



# California Regional Water Quality Control Board

## Los Angeles Region



Linda S. Adams  
Agency Secretary

Recipient of the 2001 Environmental Leadership Award from Keep California Beautiful

Arnold Schwarzenegger  
Governor

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Mr. Ernest T. Mansi, P.E.  
MGA Development  
300 Esplanade Drive, Suite 430  
Oxnard, CA 93036

**WATER QUALITY CERTIFICATION FOR PROPOSED VENTU PARK TRACT 5377 PROJECT (Corps' Project No. 2006-02186-AJS), UNNAMED WATERS TRIBUTARY TO ARROYO CONEJO, CITY OF NEWBURY PARK, VENTURA COUNTY (File No. 05-012)**

Dear Mr. Mansi:

Regional Board staff has reviewed your request on behalf of Centex Homes (Applicant) for a Clean Water Act Section 401 Water Quality Certification for the above-referenced project. Your application was deemed complete on June 15, 2007.

I hereby issue an order certifying that any discharge from the referenced project will comply with the applicable provisions of sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment Effluent Standards) of the Clean Water Act, and with other applicable requirements of State law. This discharge is also regulated under State Water Resources Control Board Order No. 2003 - 0017 - DWQ, "General Waste Discharge Requirements for Dredge and Fill Discharges that have received State Water Quality Certification" which requires compliance with all conditions of this Water Quality Certification.

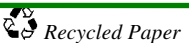
The Applicant shall be liable civilly for any violations of this Certification in accordance with the California Water Code. This Certification does not eliminate the Applicant's responsibility to comply with any other applicable laws, requirements and/or permits.

Should you have questions concerning this Certification action, please contact Valerie Carrillo, Lead, Section 401 Program, at (213) 576-6759.

[Original Signed by] \_\_\_\_\_  
Tracy J. Egoscue  
Executive Officer

10-16-07  
Date

**California Environmental Protection Agency**



*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

## DISTRIBUTION LIST

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Diane Noda  
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2493 Portola Road, Suite B  
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## ATTACHMENT A

### Project Information File No. 05-012

1. Applicant: MGA Development  
300 Esplanade Drive, Suite 430  
Oxnard, CA 93036  
  
Phone: (805) 988-4114      Fax: (805) 988-4116
  
2. Applicant's Agent: Mr. Jan-Erik Sand  
300 Esplanade Drive, Suite 430  
Oxnard, CA 93036  
  
Phone: (805) 988-4114      Fax: (805) 988-4116
  
3. Project Name: Ventu Park Tract 5377
  
4. Project Location: Newbury Park, Ventura County  
  
Longitude:                      Latitude:  
118.54<sup>o</sup>                              34.10<sup>o</sup>
  
5. Type of Project: Housing Development
  
6. Project Description: *Purpose:*  
The purpose of the proposed project is to develop 82 single-family detached units, providing affordable housing within the City of Thousand Oaks.  
  
*Description:*  
The proposed project is consistent with all of the elements of the City of Thousand Oaks' General Plan. The proposed land use would allow 6.68 dwelling units per net acre. The City is ensuring that the development of this site will provide affordable high-density housing.  
  
The proposed project is located in the City of Thousand Oaks, on a 14.36-acre site along Ventu Park Road, west of the 101 Freeway. The project will dedicate 5.77 acres to open space, placing dwellings within an area of 5.84 acres. The remaining areas will be

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within brush clearance zones. The site layout protects sensitive areas (oak tree groves) by developing away from them and leaving that portion of the property to remain natural. The proposed subdivision includes dwellings that are clustered together in some sections in order to maintain natural areas for open space and some minimal communal areas for recreation. The largest portions of open space on the property are also consistent with natural runoff patterns, and will allow for natural water retention on-site through the tree areas and other existing vegetation.

In order to develop the proposed subdivision, impacts within an ephemeral vegetated streambed will occur. Approximately 1.369 acres of vegetated streambed will be permanently impacted (1502 linear feet). Project grading is expected to take place in a single phase and will involve the generation of 27,000 cubic yards of cut and will require 55,000 cubic yards of fill. The additional fill material needed for the project will be imported.

Since the preparation of the MND, several revisions of the proposed project have taken place. The originally proposed project consisted of a net development area within 8.73 acres. The project as proposed currently has been decreased in size by 2.89 acres.

Additionally, the Applicant has incorporated Low Impact Development (LID) measures within the development such as the clustering of units, allowing the preservation of multiple oak trees on site, and an open space portion of 5.77 acres. Within the development area, 5.52 acres of the open space will be free of clearing, grading, and building. Stormwater runoff will be naturally retained on-site through these undeveloped areas. A report detailing the exact designs for LID to be implemented and the effectiveness will be submitted to the Regional Board for approval prior to construction.

- |   |  |
|---|--|
| 7. Federal Agency/Permit:               | U.S. Army Corps of Engineers<br>NWP No. 39 (Permit No. 2006-02186-AJS)   |
| 8. Other Required Regulatory Approvals: | California Department of Fish and Game<br>Streambed Alteration Agreement |

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9. California Environmental Quality Act Compliance: The City of Thousand Oaks approved the project's Mitigated Negative Declaration on November 22, 2004.
10. Receiving Water: Unnamed waters tributary to Arroyo Conejo (Hydrologic Unit No. 403.64)
11. Designated Beneficial Uses: MUN\*, GWR, FRSH, REC-1, REC-2, WARM, WILD, RARE  
\*Conditional beneficial use
12. Impacted Waters of the United States: Non-wetland waters (streambed): 1.369 permanent acres
13. Dredge Volume: None
14. Related Projects Implemented/to be Implemented by the Applicant: The Applicant has not identified any related projects carried out in the last 5 years or planned for implementation in the next 5 years.
15. Avoidance/Minimization Activities: The Applicant has proposed to implement several Best Management Practices, including, but not limited to, the following:
- Ground cover will be placed or stabilizers will be applied to all inactive portions of any graded areas in order to stabilize loose soil and prevent any erosion.
  - Any grading, clearing, earth moving, or excavation operations will be ceased during any periods of high winds.
  - All trucks will be required to cover any loaded material.
  - Streets will be swept at the end of each day if any visible soil material has been carried onto adjacent roads.
  - All equipment will be maintained in good condition in order to avoid any leaks or spills within the project site.

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- Grading and construction equipment will be kept within designated areas in order to avoid impacts within waters. The staging areas will be kept away from any jurisdictional areas.

16. Proposed  
Compensatory  
Mitigation:

The Applicant has proposed to provide in-lieu funding to a conservation organization for the restoration of riparian stream habitat, since there is insufficient jurisdictional area on the project site for in-kind mitigation. This proposal has been pre-approved by the California Department of Fish and Game.

17. Required  
Compensatory  
Mitigation:

The Regional Board will require the Applicant to provide compensatory mitigation at a ratio of 3:1 for all permanent impacts associated with the proposed project. Therefore, 0.336 acres of jurisdictional waters (streambed) restoration/creation will be required to be provided with the in-lieu funding. In addition, 4.107 acres of compensatory mitigation will be required for impacts to riparian areas within Department of Fish and Game jurisdiction. The 0.336 acres shall be inclusive within the area of 4.107 acres.

The Final Mitigation Plan proposal for in-lieu funding shall be provided to the Regional Board before project commencement. The plan shall include the details of the exact mitigation location and restoration/creation activities planned.

*See Attachment B Conditions of Certifications, Additional Conditions for modifications and additions to the above proposed compensatory mitigation.*

## ATTACHMENT B

### Conditions of Certification File No. 05-012

#### STANDARD CONDITIONS

Pursuant to §3860 of Title 23 of the California Code of Regulations (23 CCR), the following three standard conditions shall apply to this project:

1. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to §13330 of the California Water Code and Article 6 (commencing with 23 CCR §3867).
2. This Certification action is not intended and shall not be construed to apply to any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to 23 CCR Subsection 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
3. Certification is conditioned upon total payment of any fee required pursuant to 23 CCR Chapter 28 and owed by the Applicant.

#### ADDITIONAL CONDITIONS

Pursuant to 23 CCR §3859(a), the Applicant shall comply with the following additional conditions:

1. The Applicant shall submit to this Regional Board copies of any other final permits and agreements required for this project, including, but not limited to, the U.S. Army Corps of Engineers' Section 404 Permit and the California Department of Fish and Game's Streambed Alteration Agreement. **These documents shall be submitted prior to any discharge to waters of the State.**
2. The Applicant shall adhere to the most stringent conditions indicated with either this certification, the CDFG's Streambed Alteration Agreement, or the ACOE Section 404 Permit.
3. The Applicant shall comply with all water quality objectives, prohibitions, and policies set forth in the *Water Quality Control Plan, Los Angeles Region (1994)*.
4. The Avoidance/Minimization activities proposed by the Applicant as described in Attachment A, No. **15**, are incorporated as additional conditions herein.

## **ATTACHMENT B**

### **Conditions of Certification File No. 05-012**

5. The Applicant and all contractors employed by the Applicant shall have copies of this Certification, the approved maintenance plan, and all other regulatory approvals for this project on site at all times and shall be familiar with all conditions set forth.
6. Fueling, lubrication, maintenance, operation, and storage of vehicles and equipment shall not result in a discharge or a threatened discharge to waters of the State. At no time shall the Applicant use any vehicle or equipment which leaks any substance that may impact water quality. Staging and storage areas for vehicles and equipment shall be located outside of waters of the State.
7. All excavation, construction, or maintenance activities shall follow best management practices to minimize impacts to water quality and beneficial uses. Dust control activities shall be conducted in such a manner that will not produce downstream runoff.
8. No construction material, spoils, debris, or any other substances associated with this project that may adversely impact water quality standards, shall be located in a manner which may result in a discharge or a threatened discharge to waters of the State.
9. All waste and/or dredged material removed shall be relocated to a legal point of disposal if applicable. A legal point of disposal is defined as one for which Waste Discharge Requirements have been established by a California Regional Water Quality Control Board, and is in full compliance therewith. Please contact Rodney Nelson, Land Disposal Unit, at (213) 620-6119 for further information.
10. The Applicant shall implement all necessary control measures to prevent the degradation of water quality from the proposed project in order to maintain compliance with the Basin Plan. The discharge shall meet all effluent limitations and toxic and effluent standards established to comply with the applicable water quality standards and other appropriate requirements, including the provisions of Sections 301, 302, 303, 306, and 307 of the Clean Water Act. This Certification does not authorize the discharge by the applicant for any other activity than specifically described in the 404 Permit.
11. The discharge shall not: a) degrade surface water communities and populations including vertebrate, invertebrate, and plant species; b) promote the breeding of mosquitoes, gnats, black flies, midges, or other pests; c) alter the color, create visual contrast with the natural appearance, nor cause aesthetically undesirable discoloration of the receiving waters; d) cause formation of sludge deposits; or e) adversely affect any designated beneficial uses.
12. The Applicant shall allow the Regional Board and its authorized representative entry to the premises, including all mitigation sites, to inspect and undertake any activity to determine compliance with this Certification, or as otherwise authorized by the California Water Code.



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13. Application of pesticides must be supervised by a certified applicator and be in conformance with manufacturer's specifications for use. Compounds used must be appropriate to the target species and habitat. All pesticides directed toward aquatic species must be approved by the Regional Board. Pesticide utilization shall be in accordance with State Water Resources Control Board Water Quality Order Nos. 2004-0008-DWQ and 2004-0009-DWQ.
14. The Applicant shall not conduct any construction activities within waters of the State during a rainfall event. The Applicant shall maintain a **five-day (5-day) clear weather forecast** before conducting any operations within waters of the State.
15. If rain is predicted after operations have begun, grading activities must cease immediately and the site must be stabilized to prevent impacts to water quality, and minimize erosion and runoff from the site.
16. Sediment removal at each phase shall not go beyond the extent as defined in the application packet.
17. The grading, stabilization and re-vegetation will be phased to limit the exposed or working face such that the graded area can be stabilized within 24 hours after the first prediction of rain during the 5-day forecast or within 24 hours after final grading of the phased area.
18. The Applicant shall utilize the services of a qualified biologist with expertise in riparian assessments during all construction activities involving vegetation clearing. The biologist shall be available on site during construction activities to ensure that all protected areas are marked properly and ensure that no vegetation outside the specified areas is removed. The biologist shall have the authority to stop the work, as necessary, if instructions are not followed. The biologist shall be available upon request from this Regional Board for consultation within 24 hours of request of consultation.
19. No activities shall involve wet excavations (i.e., no excavations shall occur below the seasonal high water table). A minimum **5-foot** buffer zone shall be maintained above the existing groundwater level. If construction or groundwater dewatering is proposed or anticipated, the Applicant shall file a **Report of Waste Discharge** to this Regional Board and obtain any necessary NPDES permits/Waste Discharge Requirements prior to discharging waste. Sufficient time should be allowed to obtain any such permits (generally 180 days). If groundwater is encountered without the benefit of appropriate permits, the Applicant shall cease all activities in the areas where groundwater is present, file a Report of Waste Discharge to this Regional Board, and obtain any necessary permits prior to discharging waste.

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20. All project/construction activities not included in this Certification, and which may require a permit, must be reported to the Regional Board for appropriate permitting. Bank stabilization and grading, as well as any other ground disturbances, are subject to restoration and revegetation requirements, and may require additional Certification action.
21. All surface waters, including ponded waters, shall be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. If surface water diversions are anticipated, the Applicant shall develop and submit a **Surface Water Diversion Plan** (plan) to this Regional Board. The plan shall include the proposed method and duration of diversion activities, structure configuration, construction materials, equipment, erosion and sediment controls, and a map or drawing indicating the locations of diversion and discharge points. Contingency measures shall be a part of this plan to address various flow discharge rates. The plan shall be submitted prior to any surface water diversions. If surface flows are present, then upstream and downstream monitoring for the following shall be implemented:
  - pH
  - temperature
  - dissolved oxygen
  - turbidity
  - total suspended solids(TSS)
  - Downstream TSS shall be maintained at ambient levels
  - Where natural turbidity is between 0 and 50 Nephelometric Turbidity Units (NTU), increases shall not exceed 20%. Where natural turbidity is greater than 50 NTU, increases shall not exceed 10%.

Analyses must be performed using approved US Environmental Protection Agency methods, where applicable. These constituents shall be monitored for on a daily basis during the first week of diversion and/or dewatering activities, and then on a weekly basis, thereafter, until the in-stream work is complete.

Results of the analyses shall be submitted to this Regional Board by the 15th day of each subsequent sampling month. A map or drawing indicating the locations of sampling points shall be included with each submittal. Diversion activities shall not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any such violations may result in corrective and/or enforcement actions, including increased monitoring and sample collection.

22. The Applicant shall restore all areas of TEMPORARY IMPACTS to waters of the United States and all other areas of temporary disturbance which could result in a discharge or a threatened discharge to waters of the State. Restoration shall include grading of disturbed areas to pre-project contours and revegetation with native species. The Applicant shall

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implement all necessary Best Management Practices to control erosion and runoff from areas associated with this project.

23. The Applicant shall provide COMPENSATORY MITIGATION to offset the proposed permanent loss of 0.112 acres within waters of the United States by creating or restoring riparian habitat at a minimum 3:1 area replacement ratio (**0.336 acres**). The Applicant shall also provide compensatory mitigation for the proposed permanent impacts within Fish and Game jurisdiction by creating or restoring riparian habitat within **4.107 acres**. As an alternative, the Applicant may provide adequate funding to a third party organization for the creation or restoration of a total of 4.107 acres (which specifically includes 0.112 acres of waters) of riparian habitat within waters of the United States. The mitigation site shall be located within the watershed unless otherwise approved by this Regional Board. The boundary of the mitigation site shall be clearly identified on a map of suitable quality and shall be defined by latitude and longitude. This information shall be submitted to this Regional Board for approval prior to any disturbance within waters of the United States and shall include copies of any agreements made between the Applicant and a third party organization regarding compensatory mitigation efforts.
24. The Applicant proposes funding to a third-party organization for the creation or restoration of a total of **4.107 acres** (including 0.112 acres of waters) of vegetated streambed riparian habitat within waters of the United States. Funding shall apply to mitigation acreage only, exclusive of administrative costs. The mitigation site shall be located within the watershed unless otherwise approved by this Regional Board. The Applicant shall submit a **Proposed Mitigation Report** which shall include:
  - (a) Documentation from the third party indicating that funds have been used for mitigation acreage only, which do not include administrative costs.
  - (b) The boundary of the mitigation site shall be clearly identified on a map of suitable resolution and quality and shall also be defined by latitude and longitude.
  - (c) The type(s) of mitigation shall be described (e.g., removal of exotics and/or replanting with native species, etc.)
  - (d) Success criteria shall be established.

**This information shall be submitted to this Regional Board for approval prior to any disturbance within waters of the United States** and shall include copies of all agreements made between the Applicant and a third party organization regarding compensatory mitigation efforts.

25. All open space and mitigation areas shall be placed within a conservation easement to ensure preservation in perpetuity. Documentation of proper easement placement shall be submitted to the Regional Board within one year.

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26. The Applicant shall submit to this Regional Board **Annual Mitigation Monitoring Reports** (Annual Reports) by **January 1<sup>st</sup>** of each year for a minimum period of **five (5) years** following this issuance of 401 Certification or until mitigation success has been achieved and documented. The Annual Reports shall describe in detail all of the project/construction activities performed during the previous year and all restoration and mitigation efforts; including percent survival by plant species and percent cover. The Annual Reports shall describe the status of other agreements (e.g., mitigation banking) or any delays in the mitigation process. At a minimum the Annual Reports shall include the following documentation and answered appropriately whether or not mitigation has been performed:
- (e) Color photo documentation of the pre- and post-project and mitigation site conditions;
  - (f) Geographical Positioning System (GPS) coordinates in decimal-degrees format outlining the boundary of the project and mitigation areas;
  - (g) The overall status of project including a detailed schedule of work;
  - (h) Copies of all permits revised as required in Additional Condition 1;
  - (i) Water quality monitoring results (as required) compiled in an easy to interpret format;
  - (j) A certified Statement of “no net loss” of wetlands associated with this project;
  - (k) Discussion of any monitoring activities and exotic plant control efforts; and
  - (l) A certified Statement from the permittee or his/her representative that all conditions of this Certification have been met.
27. Prior to any subsequent maintenance activities within the project areas, including clearing, maintenance by-hand, and/or the application of pesticides, the Applicant shall submit to this Regional Board a NOTIFICATION of any such activity. Notification shall include: (a) the proposed schedule; (b) a description of the existing conditions; (c) the area of proposed impact within waters of the State; (c) a description of any existing aquatic resources (e.g., wetland/riparian vegetation); and (d) any proposed compensatory mitigation. Notifications must be submitted a minimum of **three (3) weeks** prior to commencing work activities.

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**Conditions of Certification  
File No. 05-012**

28. All applications, reports, or information submitted to the Regional Board shall be signed:
- (a) For corporations, by a principal executive officer at least of the level of vice president or his duly authorized representative, if such representative is responsible for the overall operation of the facility from which discharge originates.
  - (b) For a partnership, by a general partner.
  - (c) For a sole proprietorship, by the proprietor.
  - (d) For a municipal, State, or other public facility, by either a principal executive officer, ranking elected official, or other duly authorized employee.

29. Each and any report submitted in accordance with this Certification shall contain the following completed declaration:

“I declare under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who managed the system or those directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Executed on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
(Signature)  
(Title)”

30. The Applicant shall ensure a Report of Waste Discharge (RoWD) be filed for the proposed project, should any person discharge waste, or propose to discharge waste, other than into a community sewer system, which could affect the quality of the waters of State per Section 13260(a) of the California Water Code. Please note that the Applicant is required to file a complete RoWD/Form 200 with this Regional Board at least 120 days prior to commencing the discharge from the proposed project. The Form 200 can be downloaded from the State Board’s website at <http://www.swrcb.ca.gov/sbforms/form200.pdf>.
31. The project shall ensure connection to a Public Sewage Treatment System within 12 months of installation of the sewerage lateral collection line within 200 feet of the property. The project shall maintain compliance with Assembly Bill 885 and all local requirements for operation and maintenance of septic systems.

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### Conditions of Certification File No. 05-012

32. All communications regarding this project and submitted to this Regional Board shall identify the Project File Number **05-012**. Submittals shall be sent to the attention of the Nonpoint Source Unit.
33. Any modifications of the proposed project may require submittal of a new Clean Water Act Section 401 Water Quality Certification application and appropriate filing fee.
34. The project shall comply with the local regulations associated with the Regional Board's **Municipal Stormwater Permit** issued to Ventura County and co-permittees under NPDES No. CAS004002 and Waste Discharge Requirements Order No. 00-108. This includes the Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and all related implementing local ordinances and regulations for the control of stormwater pollution from new development and redevelopment. The project shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES) **General Permit** for Storm Water Discharges Associated with Construction Activity, Order No. 99-08-DWQ. All stormwater treatment systems shall be located outside of any water of the State and shall not be used as a wetland or riparian mitigation credit.
35. Coverage under this Certification may be transferred to the extent the underlying federal permit may legally be transferred and further provided that the Applicant notifies the Executive Officer at least 30 days before the proposed transfer date, and the notice includes a written agreement between the existing and new Applicants containing a specific date of coverage, responsibility for compliance with this Certification, and liability between them.
36. The Applicant or their agents shall report any noncompliance. Any such information shall be provided verbally to the Executive Officer within 24 hours from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue and steps taken or planned to reduce, eliminate and prevent recurrence of the noncompliance. The Executive Officer, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
37. *Enforcement:*
  - (a) In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation

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### Conditions of Certification File No. 05-012

constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

- (b) In response to a suspected violation of any condition of this Certification, the State Water Resources Control Board (SWRCB) or Regional Water Quality Control Board (RWQCB) may require the holder of any permit or license subject to this Certification to furnish, under penalty of perjury, any technical or monitoring reports the SWRCB deems appropriate, provided that the burden, including costs, of the reports shall be a reasonable relationship to the need for the reports and the benefits to be obtained from the reports.
  - (c) In response to any violation of the conditions of this Certification, the SWRCB or RWQCB may add to or modify the conditions of this Certification as appropriate to ensure compliance.
38. This Certification shall expire **five (5) years** from date of this Certification. The Applicant shall submit a complete application prior to termination of this Certification if renewal is requested.