

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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[TENTATIVE] WASTE DISCHARGE REQUIREMENTS ORDER
R8-2025-0044

ORDER INFORMATION

Status: TENTATIVE
Program: Dredged or Fill Material Program
Discharger(s): Beaumont Pointe Partners, LLC
Project: Beaumont Pointe Specific Plan
County: Riverside County
CIWQS WDID: 332025-03
Prior Order(s): (none)

CERTIFICATION

I, ERIC T. LINDBERG, Executive Officer, hereby certify that the following is a full, true, and correct copy of the order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on December 12, 2025.

ERIC T. LINDBERG, PG CHG
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA BASIN REGION

ORDER R8-2025-0044

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
BEAUMONT POINTE SPECIFIC PLAN PROJECT RIVERSIDE COUNTY

FINDINGS

The Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) hereby finds as follows:

1. This Order prescribes Waste Discharge Requirements (WDRs) for the Beaumont Pointe Specific Plan (Project) of Beaumont Pointe Partners, LLC (Discharger).
2. Receiving waters and groundwater potentially impacted by this Project are protected in accordance with the operative Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) and all other pertinent water quality plans and policies. The Basin Plan includes water quality standards, which consist of existing and potential beneficial uses of waters of the State, water quality objectives to protect those uses, and the state and federal antidegradation policies.
3. The Santa Ana Water Board has the authority to regulate the discharge of dredged and fill materials by prescribing WDRs pursuant to Water Code section 13263. The Santa Ana Water Board has determined that WDRs are necessary to adequately address the Project's potential impacts on the beneficial uses of waters of the State.
4. This Order is issued in compliance with the State Water Resources Control Board's (State Water Board) *State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Dredge and Fill Procedures), as revised on April 6, 2021.
5. On November 18, 2024, the United States Army Corps of Engineers issued an Approved Jurisdictional Determination, which determined that waters of the United States were not present within the Project boundaries.
6. On January 13, 2025, on behalf of the Discharger, Glenn Lukos Associates, Inc. submitted an *Application for Discharges of Dredged or Fill Material to Waters of the State* (Application) for the Project, assigned Santa Ana Water Board WDID No. 332025-03.
7. On January 23, 2025, Santa Ana Water Board staff deemed the Application complete, and requested supplemental Project information.

8. On June 26, 2025, the Application was denied without prejudice requiring an updated compensatory mitigation proposal and supplemental information about the final drainage conditions for the Project site.
9. On October 22, 2025, the Discharger submitted the required supplemental information.

Project Description and Discharge Characteristics

10. The Project purpose is to construct a mix-use development consisting of recreational/ entertainment and general commercial uses. The Project is separated into an industrial park, which consists of four large buildings (600,000 to 1.38 million square feet) intended for light industrial, warehousing and light manufacturing, and an entertainment area featuring sit-down and casual dining, a hotel and active entertainment, within 262.8 acres.
11. The Project site totals 539.9 acres and is located in the northern terminus of the San Jacinto Mountains as they transition into the San Gorgonio Pass and the right of way of the State Route 60 (SR-60). More specifically, the Project is located within the unincorporated community of Beaumont in Riverside County (Assessor Parcel Number 422-060-002, 422-060-005, 422-060-009, 422-060-010, 422-060-016, 422-060-017, 422-060-018, 422-060-021, 422-060-022, 422-170-005, and 422-170-008. The four (4) parcels for offsite conservation include 422-170-007, 422-170-009, 422-170-010, and 422-170-011 (Latitude: 33.0936084° N, Longitude: -117.043857° W). Maps showing the Project location are found in Attachment A of this Order.
12. The Project includes the construction/improvement of four (4) main roadways for onsite circulation, including 4th Street, Jack Rabbit Trail, Entertainment Avenue, and Industrial Way.
13. The Project includes 277.12 acres of proposed open space, including 124.70 acres as "Maintained Open Space", and 152.42 acres designated as "Conservation Land".
14. The Project will be constructed in two (2) phases and has an estimated construction duration of 30 months. Once complete, the Project is expected to result in approximately 9,848,388 square feet of new impervious surface.
15. The Project site is vacant and undeveloped except for the paved portion of Jack Rabbit Trail. The Project site contains several unmarked dirt roads and trails that are located throughout the property.
16. The existing topography consists of hillsides, canyons, valleys, and ridges with elevations between 2,300 and 2,450 feet mean sea level. The highest elevations occur along a central divide between the northeastern and southwestern portions of the Project Site.

17. The northeastern portion of the Project site generally consists of gentle valleys and has been subject to disturbance in the form of grazing and unauthorized off-road motorized vehicle use.
18. The southwestern and southern portions of the Project site have been subject to minor disturbance due to the steep terrain consisting of canyons divided by ridgelines associated within the Badlands formation.
19. The Project site supports the following vegetation/land cover types: chaparral, non-native grassland, Riversidean sage scrub, and southern riparian scrub.
20. The Project site is located along a ridge, and its topography naturally drains either to the north or the south then offsite. The Project site contains 17 unnamed drainages ("Drainages A" through "Q") and 14 associated tributaries that discharge to these features ("Tributaries C-1, G-1, I-1, I-2, I-3, I-4, K-1, K-2, M-1, N-1, O-1, P-1, P2, and P-3").
21. The onsite and offsite waters of the State associated with the Project total 2.33 acres (23,737 linear feet).
22. "Drainage A" and "B" originate onsite and generally flow north into culverts under the SR-60 freeway to San Timoteo Creek.
23. "Drainages C" through "Q" as well as their associated tributaries drain generally to the south into culverts under Gilman Springs Road to Mystic Lake.
24. "Drainages A" through "Q" (and associated tributaries) are characterized as ephemeral drainage features that convey surface water flows in direct response to precipitation, except for a limited wetland area within "Drainage L" that is supported by high groundwater.
25. A summary of the waters of the State is found in Table 1 below.

Table 1: Summary of Waters of the State

Drainage Name	Waters of the State (acres)	Wetland Waters of State (acres)	Linear Feet
Drainage A	0.04	0.00	1,096
Drainage B	0.36	0.00	1,008
Drainage C	0.04	0.00	733
Tributary C-1	0.02	0.00	382
Drainage D	0.06	0.00	797
Drainage E	0.03	0.00	478
Drainage F	<0.01	0.00	52

Drainage Name	Waters of the State (acres)	Wetland Waters of State (acres)	Linear Feet
Drainage G	0.20	0.00	2,091
Tributary G-1	0.01	0.00	408
Drainage H	0.05	0.00	1,188
Drainage I	0.07	0.00	1,476
Tributary I-1	0.01	0.00	533
Tributary I-2	0.01	0.00	501
Tributary I-3	0.03	0.00	954
Tributary I-4	0.01	0.00	299
Drainage J	0.04	0.00	547
Drainage K	0.02	0.00	461
Tributary K-1	0.01	0.00	330
Tributary K-2	0.02	0.00	261
Drainage L	0.17	0.02	1,344
Drainage M	0.05	0.00	767
Tributary M-1	0.01	0.00	305
Drainage N	0.13	0.00	1,480
Tributary N-1	0.02	0.00	592
Drainage O	0.01	0.00	419
Tributary O-1	0.01	0.00	109
Drainage P	0.72	0.00	2,076
Tributary P-1	0.01	0.00	435
Tributary P-2	0.02	0.00	250
Tributary P-3	0.02	0.00	560
Drainage Q	0.10	0.00	1,805
Total	2.31	0.02	23,737

26. The vegetation associated with the ephemeral drainage features consist of non-native upland species including tree tobacco, jimsonweed, Russian thistle, riggut brome, and native species such as desert croton and Coulter's horseweed.
27. The vegetation associated with the riparian areas includes mulefat, sand bar willow, yellow willow, sycamore, and narrowleaf cattail.

28. The development of the Project will result in the permanent physical loss or modification of 0.31 acre (5,606 linear feet), of water of the State ephemeral drainages, and 0.01 acre of riparian habitat associated with upstream portions of “Drainage B”, “Drainage C”, “Drainage E”, “Drainage G”, “Drainage I”, “Drainage L”, “Tributary I-1”, “Tributary I-2”, and “Tributary I-3”. Impacts are summarized in Table 2 below.
29. The permanent impacts to waters of the State are a result of the alteration of the Project site, replacement of pervious surfaces from clearing, grading, and grubbing, and construction of energy dissipators. These permanent alterations are a result of the constructed warehouse facilities, roadways, structures, walkways, and landscaping.
30. Riprap and apron energy dissipators are proposed for the discharge points of “Drainage I” and “Drainage B”. “Drainage I” is proposed to have a riprap energy dissipator at the V-ditch outfall, while “Drainage B” is proposed to have a riprap and apron dissipator at a straight headwall outfall.

Table 2: Summary of Impacts to Waters of the State

Drainage Name	Waters of the State (acres)	Wetland Waters of the State (acres)	Linear Feet
Drainage B	0.12	0	1,008
Drainage C	0.01	0	381
Drainage E	0.01	0	7
Drainage G	0.08	0	1,048
Drainage I	0.03	0	969
Drainage L	0.01	0	105
Tributary I-1	0.01	0	533
Tributary I-2	0.01	0	501
Tributary I-3	0.03	0	954
Total	0.31	0	5,506

31. The impact to riparian habitat is associated with the grading for manufactured/ maintained slopes, within the “Maintained Open Space”. The “Maintained Open Space”, totaling 124.70 acres, will be managed and serve as a buffer between the development footprint and “Conservation Land”. This area will be impacted by remedial grading, manufactured slopes, and/or used for wildfire fuel modification purposes. The disturbed areas within the “Maintained Open Space” will be replanted with native vegetation to the greatest extent possible.

32. In addition, the Project will permanently alter the amount of impervious surfaces onsite. The potential indirect impacts associated with the Project include runoff containing pollutants such as tire-wear residues, petroleum products such as oil and grease, landscaping fertilizers and pesticides, as well as litter and other types of wastes to downstream waters of the State. Other potential sources of urban pollutants include sediment, nutrients, toxic organic compounds, trash/debris, bacteria, pesticides, and heavy metals.
33. The Project includes the construction of an onsite storm drain system, which is proposed to capture stormwater runoff from impervious surfaces. The proposed post-construction stormwater drain system will be designed to accommodate anticipated stormwater flows of 100-year, 1-hour storm events.¹
34. The proposed storm drain system will be divided into seven (7) drainage management areas, and consist of catch basins, grated inlets, storm drainpipes with sizing varying from 18-inches to 48-inches, and four (4) extended detention basins², to provide stormwater treatment and peak flow mitigation for each of their respective drainage areas before discharging offsite, with the exception of Basin 1.
35. Basin 1 is proposed to serve as a detention area for offsite stormwater flows originating from the southern hills.
36. Where feasible, stormwater runoff from the impervious areas will drain towards landscaped areas before entering the storm drain system.
37. Phase 1 of the Project will include four (4) discharge points: three (3) along the northerly boundary adjacent to SR-60, and one (1) at the southern boundary discharging into "Drainage I" towards Mystic Lake. Phase 2 will include one (1) discharge point along the northerly boundary adjacent to SR-60 and one (1) at the western boundary to "Drainage B."

¹ The basins will be designed in accordance with the *Riverside County LID BMP Design Handbook* for the Santa Ana River Watershed.

² The extended detention basin outlets are designed to meet the following requirements: Drain 50% of the design capture volume within 24 hours and drain 100% of the design capture volume within 72 hours.

38. The “Conservation Land”, totaling 152.24 acres, will be conserved as natural habitat to support the Reserve Assembly as required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)³.
39. The Project also includes the conservation of an additional 78.40 acres of land located adjacent to, but offsite of the Project boundary under the MSHCP Reserve Assembly.
40. The Discharger has proposed to provide compensatory mitigation for the direct permanent physical loss and modification to waters of the State through the purchase of total 0.93 acre of Ephemeral Stream System Enhancement credits from the Soquel Canyon Mitigation Bank (3:1 mitigation to impact ratio).
41. In addition to the enhancement credits, the Discharge will provide financial security in the form of a Letter of Credit (LOC) for an amount sufficient to purchase 1.29 acres of credits from the Riverpark Mitigation Bank.

Basin Plan and Regulatory Considerations

42. The Project will impact 0.31 acre of ephemeral drainages and tributaries to San Timoteo, Reach 3 and Mystic Lake.
43. Mystic Lake has the following designated existing or potential and intermittent beneficial uses: Municipal and Domestic Supply (MUN), Water Contact Recreation (REC1), Non-contact Water Recreation (REC2), Warm Freshwater Habitat (WARM), Preservation of Biological Habitats of Special Significance (BIOL), Wildlife Habitat (WILD), and Rare, Threatened, or Endangered Species (RARE).
44. San Timoteo, Reach 3 has the following beneficial uses (existing or potential): Groundwater Recharge (GWR), REC1, REC2, WARM, WILD, and RARE.
45. This Order is adopted per Water Code section 13263, subdivision (a), which provides that the Santa Ana Water Board may, after any necessary hearing, prescribe requirements (WDRs) as to the nature of any proposed discharge with relation to the conditions existing in the disposal area or receiving waters upon, or into which, the discharge is made or proposed. The WDRs are required to implement any relevant water quality control plans that have been adopted and take into consideration the beneficial uses to be protected, the water quality objectives

³ The MSCHP is a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in Western Riverside County. The MSHCP is divided into 16 separate Area Plans, each with its own conservation goals and objectives. The Project is within the Pass Area Plan as well as the Reche Canyon/Badlands Area Plan.

reasonably required for that purpose, other waste discharges, the need to prevent nuisance, and the provisions of Water Code section 13241.

46. This Order is also adopted pursuant to Water Code section 13267, subdivision (b)(1) which authorizes the Santa Ana Water Board to require technical and monitoring program reports, submitted under penalty of perjury, from persons discharging or proposing to discharge waste within the Santa Ana Region, in connection with the issuance of WDRs. This Order incorporates requirements for water quality monitoring and Project reporting, which are necessary to ensure that the discharge of dredged and fill materials complies with WDRs and is protective of the water quality. In accordance with Water Code section 13267, the burden, including costs, of generating these reports bears a reasonable relationship to the need for the report and the benefits to be obtained from them.
47. The Santa Ana Water Board has considered the state antidegradation policies (State Water Board Resolution 68-16) and finds that the discharge permitted under this Order is consistent with those policies. Filling wetlands, riparian areas, headwaters, and other waters causes partial or complete loss of the beneficial uses provided by those waters. This Order requires that impacts to waters of the State be mitigated through avoidance and minimization to the maximum extent practicable and that unavoidable loss of beneficial uses is offset with compensatory mitigation, including the restoration (reestablishment or rehabilitation), enhancement, and/or preservation of other waters of the State.
48. This Order is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Water Code section 13330 and California Code of Regulations, title 23, section 2050 et seq. Additionally, the Santa Ana Water Board reserves the right to suspend, cancel, or modify and reissue this Order, after providing notice to the Discharger, if the Santa Ana Water Board determines that the Project fails to comply with any of the conditions of this Order; or when necessary to implement any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.).
49. The provisions of this Order are severable and, if any provision of this Order or the application of any provisions of this Order to any circumstance is held invalid, the application of such provision to other circumstances and the remainder of this Order shall not be affected thereby.
50. A request for modification, revocation and re-issuance, or termination of this Order or a notification of planned changes or anticipated noncompliance does not meet any requirements of this Order.
51. The requirements prescribed herein do not authorize the commission of any act causing injury to the property of another, nor protect the Discharger from liabilities

under federal, state, or local laws, nor guarantee the Discharger a capacity right in the receiving waters.

52. This Order does not convey any property rights of any sort, or any exclusive privilege. The ability to discharge waste is a privilege, not a right; nothing in this Order shall create a vested right to continue any discharge authorized herein, which are subject to rescission or modification. (Wat. Code, § 13263, subd. (g).)

California Environmental Quality Act and Public Participation

53. On June 4, 2024, the City of Beaumont, as the lead agency under the California Environmental Protection Act (CEQA; Pub. Resources Code, § 21000 et seq.) certified an Environmental Impact Report (EIR) for the Project (State Clearinghouse 2020099007). The lead agency filed a Notice of Determination with the County of Riverside on June 5, 2024.
54. In adopting this Order, the Santa Ana Water Board is acting as a “responsible agency” under CEQA. As a responsible agency, the Santa Ana Water Board is “responsible for considering only the effects of those activities involved in a project which it is required by law to carry out or approve.” (Pub. Resources Code, § 21002.1, subd. (d).) In approving this Order, the Santa Ana Water Board has considered the EIR certified by the City of Beaumont and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the EIR pertaining to impacts to water quality. Compliance with the mitigation measures of the EIR and conditions in this Order will reduce potentially adverse impacts to water quality to a less than significant level and protect beneficial uses of receiving waters.
55. The Santa Ana Water Board has notified the Discharger and other interested agencies and persons of its intent to prescribe WDRs for the discharge and has provided them with an opportunity for public hearing to submit comments.
56. The adoption of this Order was preceded by a public hearing, where the Santa Ana Water Board heard and considered all timely pertinent comments.

REQUIREMENTS

IT IS HEREBY ORDERED, pursuant to Water Code sections 13263 and 13267, that the Discharger shall comply with the following:

A. Discharge Specifications

1. Activities associated with the Project shall not cause or threaten to cause a condition of nuisance, contamination or pollution as defined in Water Code section 13050.

2. The groundwater in the vicinity of the Project shall not be degraded resulting from the Project activities or placement of fill materials for the Project.
3. The Discharger shall, as applicable, obtain coverage under and comply with the State Water Board's NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order 2022-0057-DWQ), as amended by Order 2012-0006-DWQ; NPDES No. CAS000002) and any subsequent amendments (Construction General Permit). If the Project construction activities do not require coverage under the Construction General Permit, the Discharger shall develop and implement a runoff management plan or equivalent construction best management practices (BMP) plan, to prevent the discharge of sediment and other pollutants during construction activities.
4. The Discharger shall comply with the local regulations associated with the Santa Ana Water Board's Municipal Stormwater Permit issued to Riverside County and co-permittees under NPDES No. CAS618033 and WDRs Order R8-2010-0033 and subsequent iterations thereof.
5. If construction dewatering discharges, including temporary stream diversions, are necessary to carry out the Project, the Discharger shall enroll and comply with the Santa Ana Water Board Order R8-2020-0006, *General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality*.
6. Discharges of fill materials shall be limited to the placement of native fill and "inert waste," as defined in California Code of Regulations, title 27, section 20230. The discharge of fill materials other than native soil is prohibited.
7. The Discharger shall implement construction and post-construction best management practices (BMPs). Including but not limited to:
 - a. Prior to construction activities, the Discharger shall delineate the work area with brightly colored fencing or other methods to ensure temporary and permanent impacts to waters of the State do not exceed the limits authorized in this Order.
 - b. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
 - c. Motorized equipment shall not be maintained or parked near any stream crossing or channel, in such a manner that petroleum products or other pollutants might enter these areas under any flow conditions. Vehicles and equipment shall not be driven or operated in waters of the State, except as necessary to complete the proposed Project.

- d. All stockpiles shall be placed outside of drainage areas or other surface waters and protected in such a manner to be prevented from entering waters of the State.
- e. Erosion control or sedimentation prevention methods of fiber rolls, sand or gravel bags, rice mats, straw wattles, or similar measures.
- f. The disturbed areas within the "Maintained Open Space" shall be revegetated with native vegetation to the greatest extent possible.
- g. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances.

B. Discharge Prohibitions and Post-Construction Monitoring

- 1. The permanent impacts to waters of the State from the Project shall not exceed the quantities identified in Finding 28 and Table 2.
- 2. The Discharger shall not undertake any activities involving or resulting in any discharge to waters of the State prior to submittal of proof of compensatory mitigation credits purchase from Soquel Canyon Mitigation Bank.
- 3. The impacts to waters of the State are not authorized and shall not occur until the Discharger submits to the Santa Ana Water Board the receipt of purchase of 2.14 acres of Ephemeral Stream System enhancement credits from Soquel Canyon Mitigation Bank and copy of the LOC for Riverpark Mitigation Bank.
- 4. Except as expressly authorized in another WDRs order, waste shall not be discharged in a manner or location other than as described in the Application referenced in Finding 6 or other findings herein.
- 5. Except for authorized fill material discharges to waters of the State, the direct discharge of wastes, including rubbish, refuse, bark, sawdust, or any other solid or liquid wastes, into water channels, surface waters, or any place where they would contact or be eventually transported to surface waters, including flood plains is prohibited.
- 6. The discharge of oil or other floating materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
- 7. The discharge of silt, sand, clay, or other earthen materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
- 8. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.

9. The Discharger shall visually inspect the Project site during the rainy season for a period of two (2) years once the Project is complete to ensure excessive erosion, stream instability, indirect impacts, or other water quality pollution is not occurring in or downstream of the Project site. If water quality pollution is occurring, contact the Santa Ana Water Board staff within three (3) working days.⁴

C. Mitigation Requirements

1. The Discharger shall provide compensatory mitigation for authorized impacts to waters of the State through the purchase of 0.93 acre of Ephemeral Stream System Enhancement credits from Soquel Canyon Mitigation Bank.
2. The Discharger shall provide preservation of 2.0 acres of waters of the State through the conservation of areas designated as "Conservation Land" totaling 152.24 acres.
3. The Discharger shall retain responsibility for providing compensatory mitigation until the Santa Ana Water Board has received documentation of the credit purchases.

D. Provisions

1. The Discharger shall maintain a copy of this Order at the Project site so that it is always available to site operating personnel. Key operating personnel shall be familiar with the Order's content.
2. The Discharger shall take all reasonable steps to minimize or prevent any discharge that has a reasonable likelihood of adversely affecting human health and the environment.
3. This Order is not transferable to any person without written approval by the Santa Ana Water Board's Executive Officer. Prior to any change in ownership, the Discharger shall notify the Santa Ana Water Board's Executive Officer in writing at least 30 days in advance. The notice shall include a written transfer agreement between the existing owner and the new owner. At a minimum, the transfer agreement shall contain a specific date for transfer of responsibility for compliance with this Order and an acknowledgment that the new owner or operator is liable for compliance with this Order from the date of transfer. The Santa Ana Water Board may require modification or revocation and reissuance

⁴ Additional permits or actions may be required to carry out any necessary site remediation. (Wat. Code, § 13304, subd. (a).)

of this Order to change the name of the Discharger and incorporate other requirements as may be necessary under the Water Code.

4. Beginning in January 2027, the Discharger shall submit an annual report for each calendar year (Jan. 1 to Dec. 31). Such reports shall be due by January 31st (of the following calendar year). Such reporting shall continue until January 31 of the year following issuance of a *Notice of Project Complete Letter* to the Discharger.⁵ The contents of the annual report shall include a construction summary, Project status and schedule (including ground disturbance, site clearing and grubbing, and site construction), and the implementation status of BMPs during the active discharge period. If the Project has not started, the Discharger shall provide an estimated start date and reasons for any expected delays.
5. The Discharger shall submit a *Commencement of Construction Report* at least seven (7) days prior to start of initial groundbreaking activities.
6. The Discharger shall submit a *Request for Notice of Completion of Discharges Notice* following completion of active Project construction activities, including any required restoration and Discharger-responsible mitigation. This request shall be submitted to Santa Ana Water Board staff within 30 days following the completion of all Project construction activities. Upon acceptance of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Completion of Discharges Letter*, which will end the active discharge period and, if appropriate, associated annual fees.
7. The Discharger shall submit a *Request for Notice of Project Complete Notice* when construction and any required post-construction monitoring is complete and no further Project activities will occur. This request shall be submitted to Santa Ana Water Board staff within 30 days following the completion of all Project activities. Upon approval of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Project Complete Letter* and prepare a draft order terminating this Order for approval by the Santa Ana Water Board. The *Notice of Project Complete Letter* will end the post-discharge monitoring period, and either the expiration or Board approval of the termination of this Order will end the associated annual fees.
8. The Discharger shall retain records of all monitoring information, including all calibration and maintenance records, copies of all reports required by this Order, and records of all data used to complete the application for this Order. Records shall be maintained for a minimum of five years from the date of the

⁵ An annual report need not be submitted if a *Notice of Project Complete Letter* is issued on or before April 1 of that calendar year.

sample, measurement, report, or application. Records may be maintained electronically. This period may be extended during for any unresolved enforcement action or litigation regarding this discharge or when requested by the Santa Ana Water Board.

9. The Discharger shall report any noncompliance that may endanger human health or the environment. Information shall be provided orally to the Santa Ana Water Board office and the Office of Emergency Services within twenty-four (24) hours of when the Discharger becomes aware of the incident. If noncompliance occurs outside of business hours, the Discharger shall leave a message on the Santa Ana Water Board's office voicemail. A written report shall also be provided within five business days of the time when the Discharger becomes aware of the incident. The written report shall contain a description of the noncompliance and its cause, the period of noncompliance, the anticipated time to achieve full compliance, and the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. All other forms of noncompliance shall be reported with the Discharger's next scheduled Monitoring Report, or earlier if requested by the Executive Officer.
10. Before initiating a new discharge or making a material change in the character, location, or volume of an existing discharge, the Discharger shall report all pertinent information in writing to the Santa Ana Water Board, and if required by the Santa Ana Water Board, obtain revised requirements before any modifications are implemented.
11. The Discharger shall allow the Santa Ana Water Board, or an authorized representative, upon presentation of credentials and other documents as may be required by law to:
 - a. Enter premises where a regulated facility or activity is located or conducted, or where records are kept under the requirements of this Order;
 - b. Access and copy any records that are kept under the requirements of this Order;
 - c. Inspect any facility, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and
 - d. Photograph, sample, or monitor for the purpose of assuring compliance with this Order or as otherwise authorized by the Water Code.
12. If the Project is not completed within five years of adoption of this Order, the Discharger shall submit a Project status report. The Project status report shall

be filed no later than 180 days before the fifth anniversary of the Order's adoption date.⁶

LIST OF ATTACHMENTS

ATTACHMENT A—MAPS AND PHOTOS

ATTACHMENT B—REPORTS AND NOTIFICATIONS

ATTACHMENT C—SIGNATORY REQUIREMENTS

ENFORCEMENT

The Santa Ana Water Board reserves the right to take any enforcement action authorized by law. Accordingly, failure to timely comply with any provisions of this Order may subject the Discharger to enforcement action. Such actions include, but are not limited to, the assessment of administrative civil liability pursuant to Water Code sections 13323, 13268, and 13350, a Time Schedule Order (TSO) issued pursuant to Water Code sections 13300 and 13308, or referral to the California Attorney General for recovery of judicial civil liability.

ADMINISTRATIVE REVIEW

Any person aggrieved by this Santa Ana Water Board action may petition the State Water Board for review in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050 et seq. To be timely, the petition must be received by the State Water Board by 5:00 pm on the 30th day after the date of this Order; if the 30th day falls on a Saturday, Sunday or state holiday, the petition must be received by the State Water Board by 5:00 pm on the next business day. The law and regulations applicable to filing petitions are available on the [State Water Board website](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) (http://www.waterboards.ca.gov/public_notices/petitions/water_quality). Copies will also be provided upon request.

⁶ Based on Santa Ana Water Board staff's review and discussion of the report, a new dredge and fill application in accordance with California Code of Regulations, title 23, division 3, chapter 9 may be required to maintain the activity coverage beyond five years. The application, with filing fee, will be discussed between the Discharger and Santa Ana Water Board staff regarding any need for additional information and changes in fees prior to the issuance of new WDRs.

ATTACHMENT A—MAPS AND PHOTOS

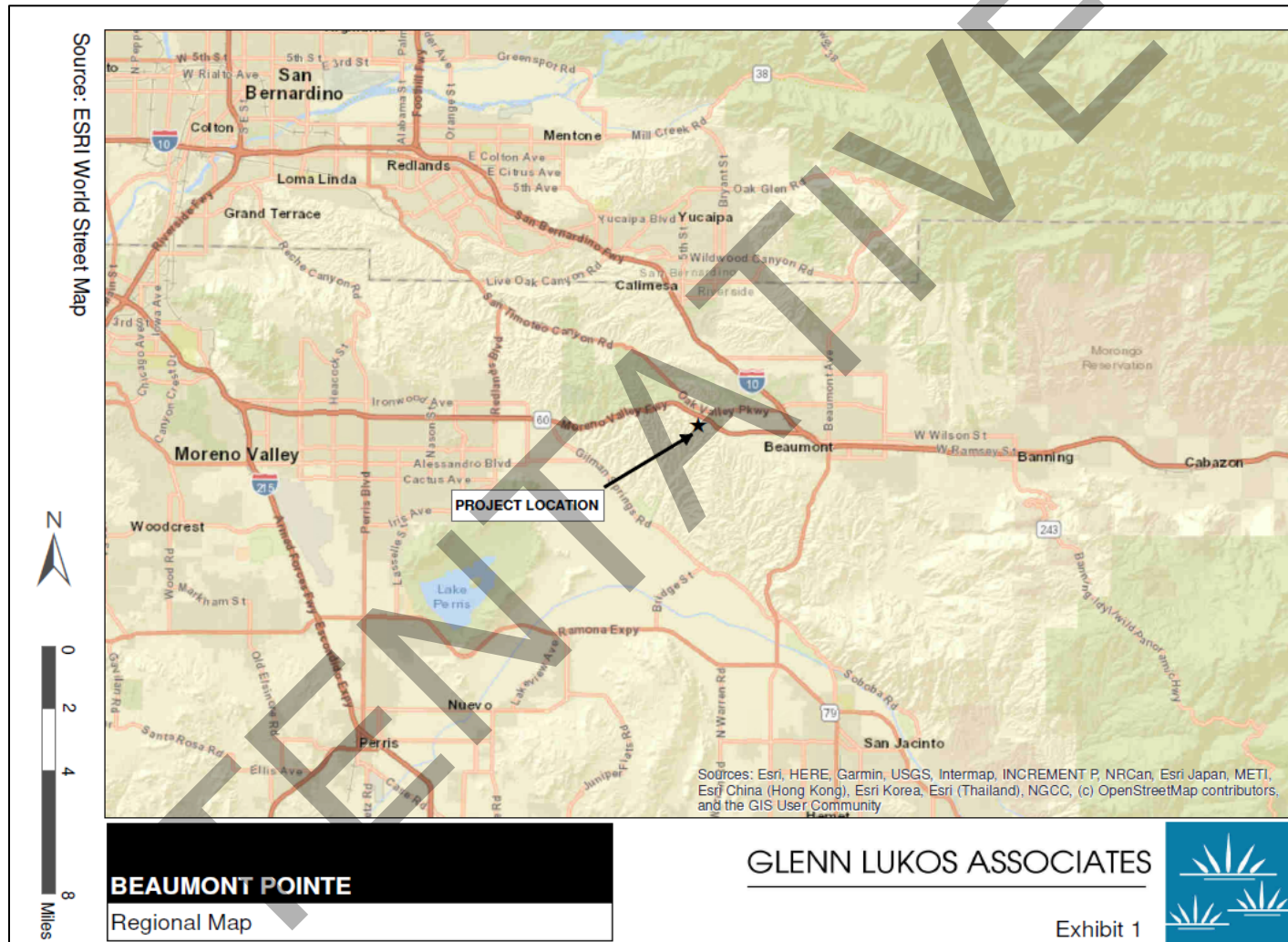


Figure 1: Regional Map

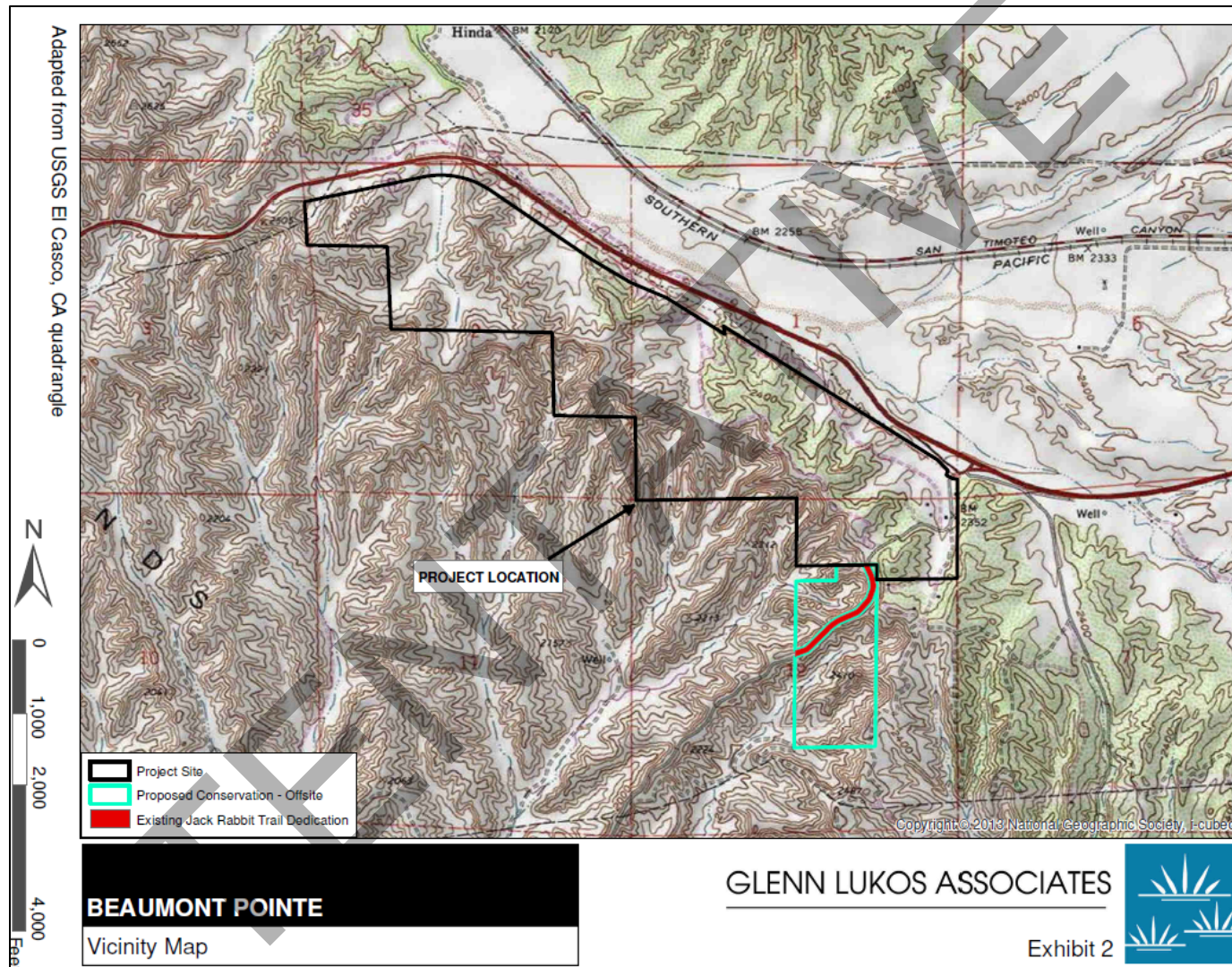


Figure 2: Vicinity Map

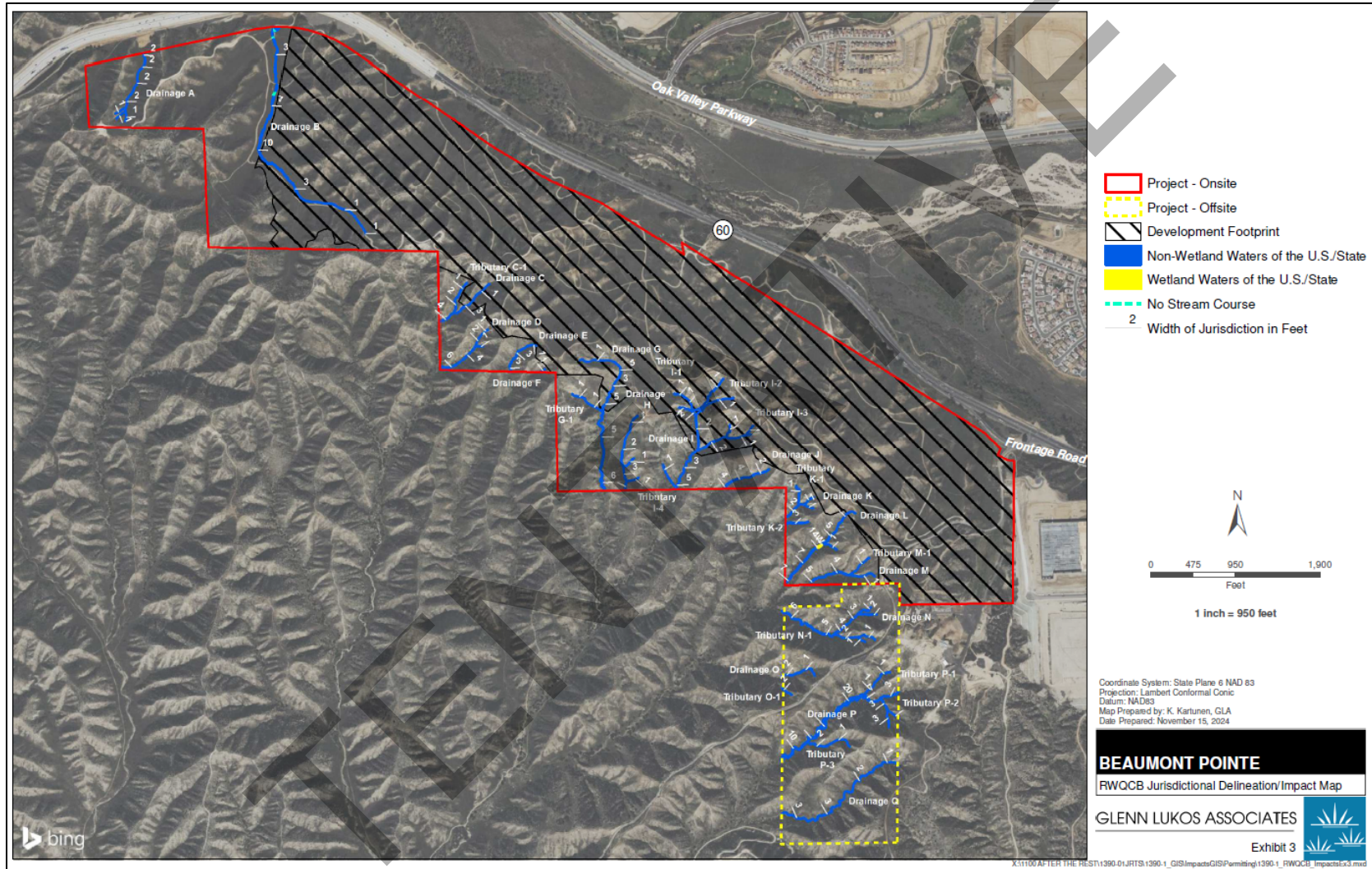


Figure 3: Waters of the State Jurisdictional Delineation/Impact Map

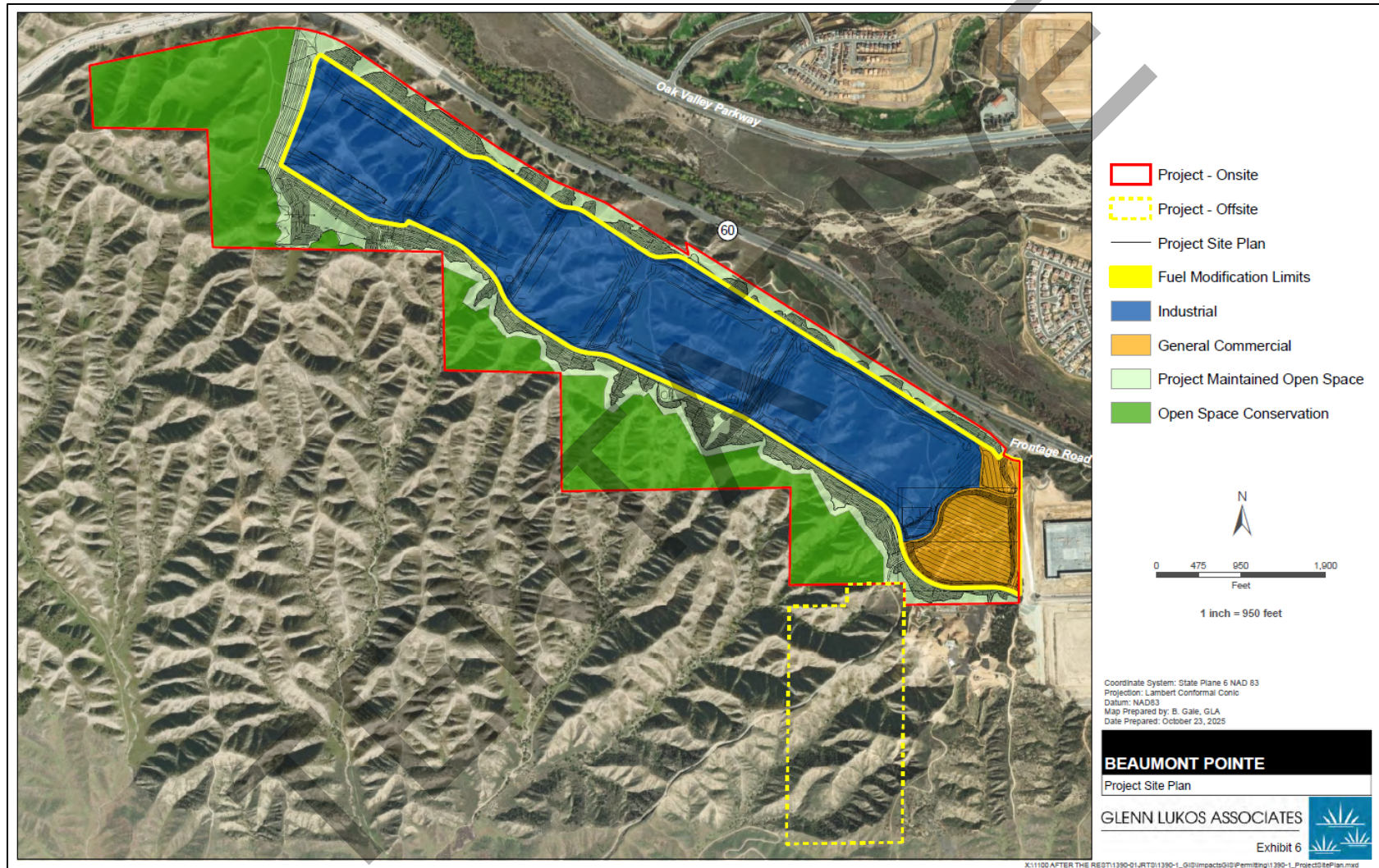


Figure 4: Project Site Plan

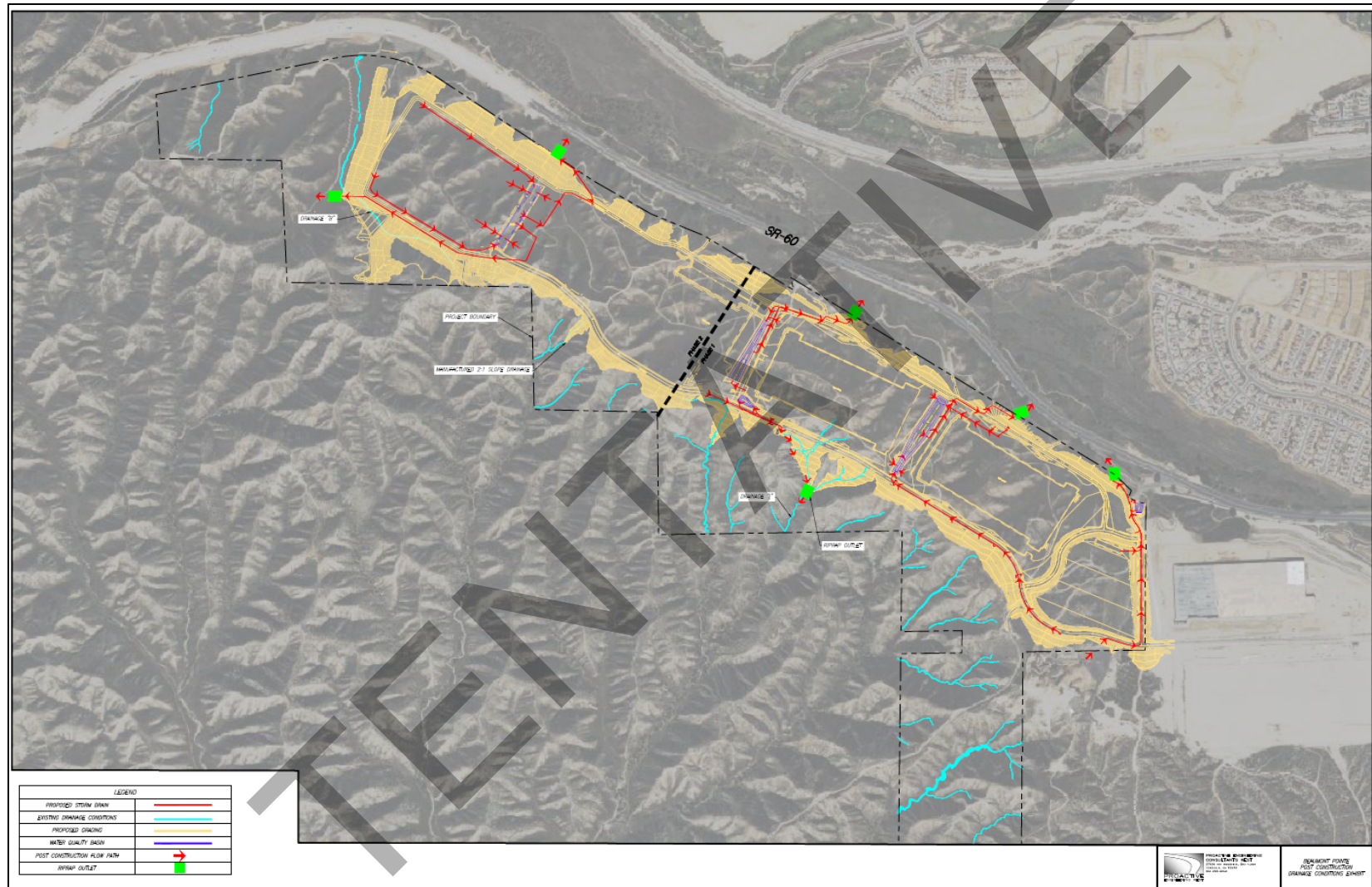


Figure 5: Post-Construction Discharge Locations

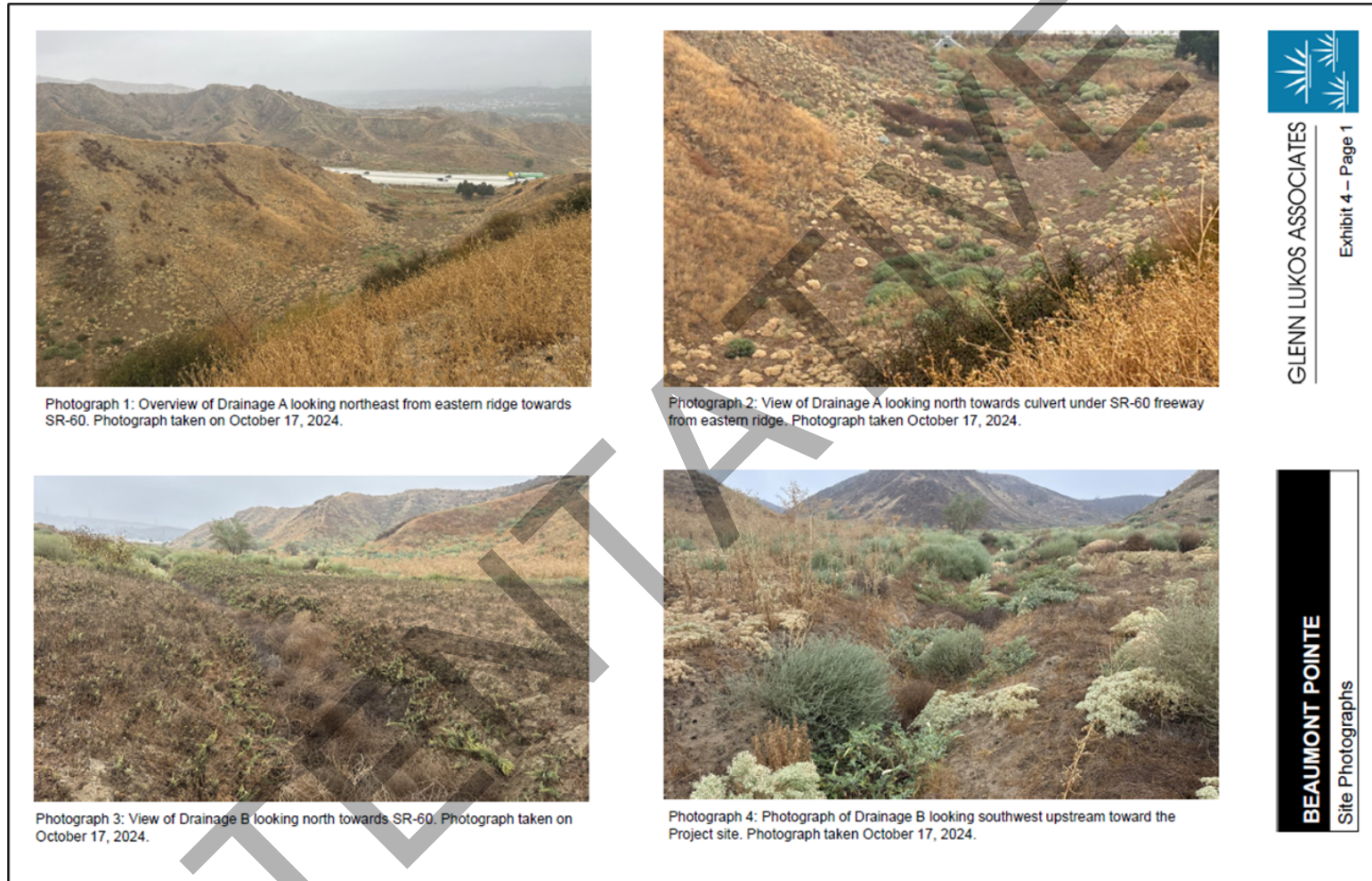


Figure 6: Site Photographs (1 of 4)



Photograph 5: View Tributary C-1 depicting a representative view of Drainage C, D, and E. Photograph taken from top of ridge looking southwest.



Photograph 6: View of Tributary I-1 looking southwest towards Mystic Lake from ridge. This view is representative of Drainages F, G, I and their associated tributaries. Photograph taken on October 17, 2024.



Photograph 7: View of Tributary I-2 looking southwest towards Mystic Lake from ridge. This view is representative of Drainages I, J, K and their associated tributaries.



Photograph 8: View of Drainage L looking southwest towards Mystic Lake from ridge. Note riparian vegetation in canyon. Photograph taken October 17, 2024.



GLENN LUKOS ASSOCIATES

Exhibit 4 – Page 2

BEAUMONT POINTE

Site Photographs

Figure 7: Site Photographs (2 of 4)

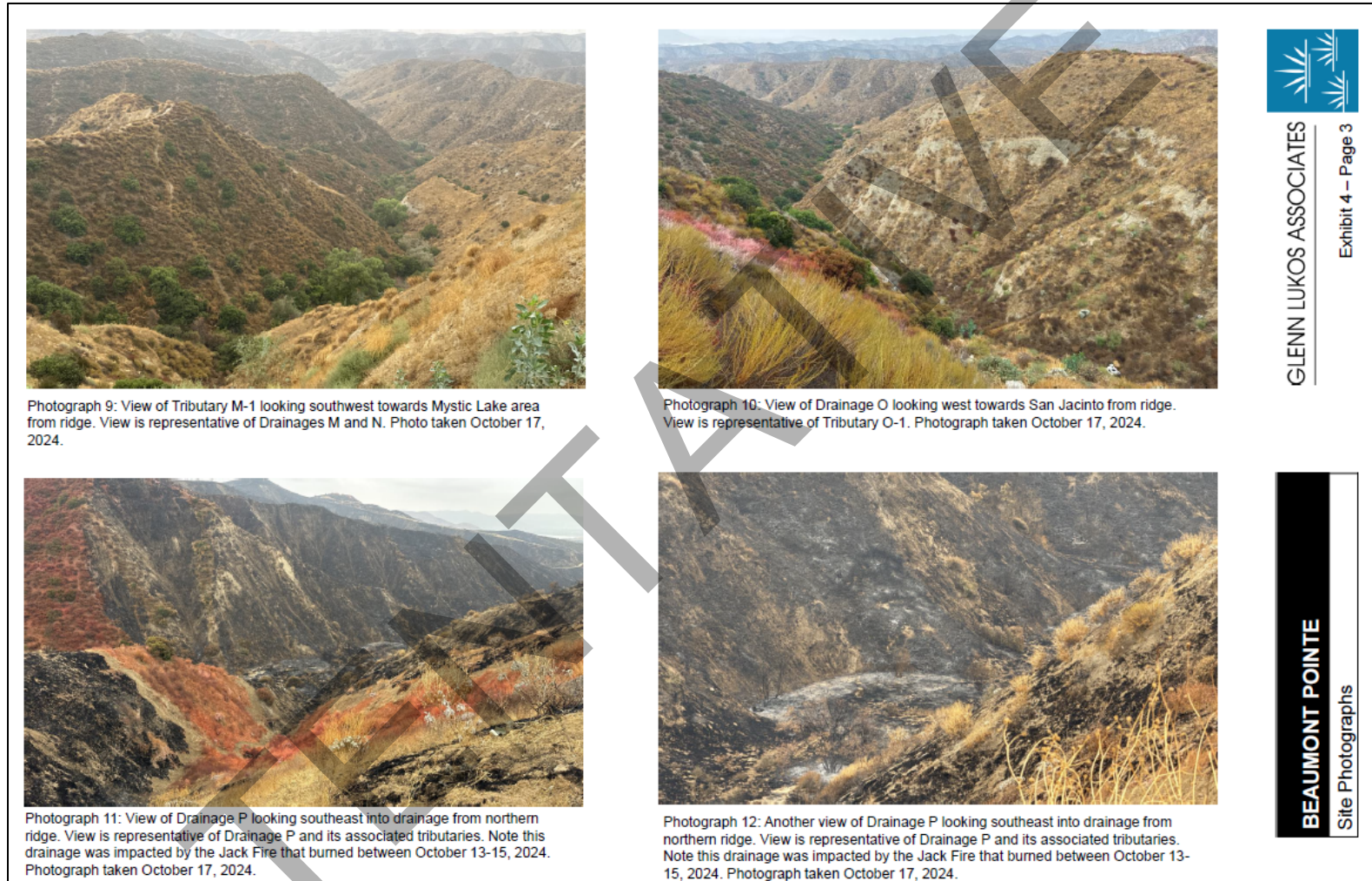


Figure 8: Site Photographs (3 of 4)



Figure 9: Site Photographs (4 of 4)

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Copies of this Form
To identify your Project, it is necessary to include a copy of the Project-specific Report and Notification Cover Sheet below with your report (see below). Please retain a copy for your records.

Report Submittal Instructions
1) Check the box on the <i>Report and Notification Cover Sheet</i> next to the report or notification you are submitting. a) Part A (Annual Report): Submitted annually from the anniversary of the Project effective date until a <i>Notice of Project Complete Letter</i> is issued. b) Part B (Project Status Notifications): Used to notify the Santa Ana Water Board of the status of the Project schedule that may affect Project billing. 2) Sign the <i>Report and Notification Cover Sheet</i> and attach all information requested for the Report Type. 3) Electronic Report Submittal Instructions: a) Submit signed <i>Report and Notification Cover Sheet</i> and required information via email to: RB8-401Reporting@waterboards.ca.gov b) Include in the subject line of the email: Order R8-2025-0044 and Report Type Name c) Additionally, electronically submit Annual Reports using the State Water Board's California Integrated Water Quality System (CIWQS) Program website California Integrated Water Quality System Project (CIWQS) California State Water Resources Control Board. The CIWQS website will provide additional information for report submittal in the event there will be a planned service interruption for electronic submittal.

Definition of Reporting Terms

- 1) **Active Discharge Period:** The active discharge period begins with the effective date of this Order and ends on the date that the Discharger receives a *Notice of Completion of Discharges Letter* or, if no post-construction monitoring is required, a *Notice of Project Complete Letter*. The Active Discharge Period includes all elements of the Project, including site construction and restoration, and any Discharger-responsible compensatory mitigation construction.
- 2) **Request for Notice of Completion of Discharges Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that have post construction monitoring requirements (e.g., if site restoration were required to be monitored for five (5) years following construction). Santa Ana Water Board staff will review the request and send a *Completion of Discharges Letter* to the Discharger upon approval. This letter will initiate the post-discharge monitoring period and a change in fees from the annual active discharge fee to the annual post-discharge monitoring fee.
- 3) **Request for Notice of Project Complete Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that either have completed post-construction monitoring and achieved performance standards or have no post-construction monitoring requirements and no further Project activities are planned. Santa Ana Water Board staff will review the request and send a *Project Complete Letter* to the Discharger upon approval. Termination of annual invoicing of fees will correspond with the expiration or termination by Board action of this Order.

Map/Photo Documentation Information

When submitting maps or photos, please use the following formats.

1. **Map Format Information:**

Preferred map formats of at least 1:24000 (1" = 2000') detail (listed in order of preference):

- **GIS shapefiles:** The shapefiles shall depict the boundaries of all Project areas and extent of aquatic resources impacted. Each shape should be attributed with the extent/type of aquatic resources impacted. Features and boundaries should be accurate to within 33 feet (10 meters). Identify datum/projection used and, if possible, provide map with a North American Datum of 1983 (NAD83) in the California Teale Albers projection in feet.
- **Google KML files** saved from Google Maps: My Maps or Google Earth Pro. Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. Include URL(s) of maps. If this format is used, include a

Map/Photo Documentation Information	
spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.	
• Other electronic format (CAD or illustration format) that provides a context for location (inclusion of landmarks, known structures, geographic coordinates, or USGS DRG or DOQQ). Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.	
2.	Photo-Documentation: Include a unique identifier, date stamp, written description of photo details, and latitude/longitude (in decimal degrees) or map indicating location of photo. Successive photos should be taken from the same vantage point to compare pre/post-construction conditions.

Report and Notification Cover Sheet
Project: Beaumont Pointe Specific Plan
Discharger: Beaumont Pointe Partners, LLC
Order No.: R8 2025-0044
Order Effective Date: December 12, 2025

Report Type Submitted
☐ Report Type 1: Annual Report
☐ Report Type 2: Commencement of Construction Report
☐ Report Type 3: Noncompliance with Water Quality Standards Report
☐ Report Type 4: Request for Notice of Completion Discharges Notice
☐ Report Type 5: Request for Notice of Project Complete Notice
☐ Report Type 6: Transfer of Property Ownership Report

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

STATEMENT OF AUTHORIZATION (include if authorization has changed since application was submitted)

I hereby authorize _____ to act in my behalf as my representative in the submittal of this report, and to furnish upon request supplemental information in support of this submittal.

Report Type 1	Annual Report
Purpose:	Notify the Santa Ana Water Board staff of Project status during both the active discharge and post-discharge monitoring periods.
When to Submit:	The reporting period is from January 1st to December 31st. The Discharger shall submit an annual report each year no later than January 31st for the previous reporting period if the Order's is effective at least 90 days within the reporting period. Annual reporting shall continue until a <i>Notice of Project Complete Letter</i> is issued to the Discharger.
Report Contents:	Part A, including but not limited to: 1. Project progress and schedule, including initial ground disturbance, site clearing and grubbing, road construction, site construction, and the implementation status of construction stormwater BMPs. If construction has not started, provide estimated start date and reasons for delay. Part B, including but not limited to: 1. Status of compensatory mitigation site installation. 2. For Mitigation Bank or In-Lieu Fee (ILF) mitigation, status or proof of purchase of credit types and quantities. 3. Include the name of bank/ILF Program and contact information.

BEAUMONT POINTE PARTNERS, LLC

BEAUMONT POINTE SPECIFIC PLAN

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 2	Commencement of Construction
Purpose:	Notify the Santa Ana Water Board staff prior to the start of construction.
When to Submit:	Must be received at least seven (7) days to start of initial ground disturbance activities.
Report Contents:	1. Date of commencement of construction. 2. Anticipated date when discharges to waters of the State will occur. 3. Project schedule milestones, including a schedule for onsite compensatory mitigation, if applicable.

Report Type 3	Noncompliance with Water Quality Standards Report
Purpose:	Notifies Santa Ana Water Board staff that a violation of compliance with water quality standards has occurred.
When to Submit:	Report any event that causes a violation of water quality standards within three (3) working days of the noncompliance event notification to Santa Ana Water Board staff.
Report Contents:	The report shall include: the cause; the location shown on a map; and the period of noncompliance, including exact dates and times. If the noncompliance has not been corrected, include: the anticipated time it is expected to continue; the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance; and any monitoring results, if required by Santa Ana Water Board staff.

Report Type 4	Request for Notice of Completion of Discharge Letter
Purpose:	Notify Santa Ana Water Board staff that post-construction monitoring is required and that active Project construction, including any compensatory mitigation is complete.
When to Submit:	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
Report Contents:	1. Status of stormwater Notice of Termination(s), if applicable. 2. Status of post-construction storm water BMP installation. 3. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized. 4. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable.

Report Type 5	Request for Notice of Project Complete Notice
Purpose:	Notify Santa Ana Water Board staff that construction and/or any post-construction monitoring is complete, or is not required, and no further Project activity is planned.
When to Submit:	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
Report Contents:	1. Status of post-construction monitoring. 2. Status of post-construction stormwater BMP inspections.

Report Type 6	Transfer of Property Ownership
Purpose:	Notify Santa Ana Water staff of change in ownership of the Project or Discharger-responsible mitigation area.
When to Submit:	At least 30 working days prior to the transfer of ownership.
Report Contents:	1. A statement that the Discharger has provided the purchaser with a copy of this Order and that the purchaser understands and accepts: • the Order's requirements and the obligation to implement them or be subject to administrative and/or civil liability for failure to do so; and • responsibility for compliance with any long-term BMP maintenance plan requirements in this Order. 2. A statement that the Discharger has informed the purchaser to submit a written request to the Santa Ana Water Board to be named as the Discharger in a revised order.

ATTACHMENT C—SIGNATORY REQUIREMENTS

All Documents Submitted in Compliance With this Order Shall Meet the Following Signatory Requirements

1. All applications, reports, or information submitted to the Santa Ana Water Board shall be signed and certified as follows:
 - a. For a corporation, by a responsible corporate officer of at least the level of vice-president.
 - b. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
 - c. For a municipality, or a State, federal, or other public agency, by either a principal executive officer or ranking elected official.
2. A duly authorized representative of a person designated in items 1.a through 1.c above may sign documents if:
 - a. The authorization is made in writing by a person described in items 1.a through 1.c above.
 - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
 - c. The written authorization is submitted to the Santa Ana Water Board staff contact prior to submitting any documents listed in item 1 above.
3. Any person signing a document under this section shall make the following certification:

“I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.”