

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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**[TENTATIVE] WASTE DISCHARGE REQUIREMENTS ORDER
R8-2025-0079**

ORDER INFORMATION

Status:	TENTATIVE
Program:	Dredged or Fill Material Program
Discharger(s):	PSIP WR Green River, LLC
Project:	Green River Ranch Business Park Industrial Project
County:	Riverside County
CIWQS WDID:	332025-07
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 REGION

ORDER R8-2025-0079

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
GREEN RIVER RANCH BUSINESS PARK INDUSTRIAL 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 Green River Ranch Business Park Industrial Project (Project) of PSIP WR Green River, 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 March 5, 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. 332025-07.
6. On March 21, 2025, the United States Army Corps of Engineers issued an Approved Jurisdictional Determination that waters of the United States are not present on the Project site.

7. On April 4, 2025, Santa Ana Water Board staff deemed the Application incomplete, and requested supplemental information about the Project information and proposed compensatory mitigation.
8. The Application was deemed complete on August 11, 2025.

Project Description and Discharge Characteristics

9. The Project purpose is to construct an industrial service development, associated with the Green River Ranch Specific Plan.¹ The Project consists of five industrial buildings totaling 746,167 square feet with associated infrastructure on 78.87 acres.
10. The entire Project totals approximately 165.9 acres (including onsite areas and offsite disturbance) and is located within the City of Corona in Riverside County. The Project site is generally bordered by Green River Road and State Route 91 (SR-91) to the north, SR-91 to the west, residential development to the east, and undeveloped open space to the east and south (Latitude: 33.876461° N, Longitude: -117.655390° W). The Accessor's Parcel Numbers within the Project site include: 101-180-015, 101-180-014, 101-180-037, 101-180-038, 101-190-034, 101-440-020, 102-360-043, and 102-360-060. Maps showing the Project location are found in Attachment A of this Order.
11. The Project includes 80.77 acres designated as "Open Space General" and 2.57 acres of an onsite oak woodland mitigation area.
12. The Project also includes 11.62 acres of offsite road improvements for Green River Road, Dominquez Ranch Road and sewer improvements at Green River Road/Palisades Drive and re-paving the existing Fresno Road alignment.
13. A total of 14.15 acres designated as "Estate Residential"² are proposed to be disturbed by grading associated with business park industrial component of the Project.

¹ The Green River Specific Plan includes planning areas for business park industrial uses, general commercial, estate residential, open space, and conservation. The Project covers Planning Areas 1, 2, and 3 of the Green River Specific Plan ('Business Park Industrial').

² The "Estate Residential" land use designation is intended to provide for single-family detached residences and allow for up to 32 dwelling units with a minimum lot size of 20,000 square feet. However, the foreseeable near-term residential development of that area is still speculative.

14. The estimated construction duration for the Project is 30 months. Upon completion, the Project will create approximately 1,494,108 square feet of new impervious surface.
15. The existing topography consists of a relatively flat, semi-developed area in the north that was once an active horse ranch. The southern portion of the Project site consists of gently sloping hills that transition to steep slopes that lead into the Santa Ana Mountains. The southern portion is comprised of the lower sections of steep canyons that are characteristic of the Santa Ana Mountains. As these canyons descend to the north, the banks flatten out into narrow streambeds that are ultimately captured in a series of pipes and culverts on the south side of Green River Road. Elevations within the Project site range from approximately 525 feet above mean sea level (MSL) at Green River Road to over 2,500 feet above MSL in the southcentral portion of the site.
16. The Project site supports the following vegetation/land cover types: coast live oak woodland, elderberry savannah, coastal sage scrub, Riversidean sage scrub/mixed chaparral, disturbed mixed chaparral, lower montane mixed chaparral, mixed chaparral, southern mixed chaparral, saltbush scrub, ruderal/non-native grassland, disturbed/developed, and residential/urban.
17. The Project site contains three (3) major drainage systems, referred to herein as "Drainage Systems A, B, and C". Each of these systems includes minor tributaries that are part of the larger drainage systems.
18. The onsite water of the State total approximately 2.90 acres (16,744 linear feet) of ephemeral waters.
19. "Drainage System A" totals approximately 0.39 acre. "Drainage System A" originates within the Project area and meanders in a northerly direction for approximately 6,078 linear feet before ultimately continuing offsite. This drainage system is comprised of a main drainage feature and several other drainage features, and noncontiguous rills that traverse across the Project site ("Tributaries A1 – A5"). The downstream segments of "Tributaries A1 – A4" are conveyed as undefined sheet flow across the flat area.
20. "Drainage System B" totals approximately 0.98 acre. "Drainage System B" is comprised of a main drainage feature and two tributaries that traverse across the Project site ("Tributaries B1 – B2"). This drainage system originates at the southern boundary of the Project site and meanders in a northerly direction for approximately 4,986 linear feet before continuing offsite on the northern portion of the Project site. The upstream portion of "Drainage System B" is part of a steep canyon ranging from one (1) to twelve feet in width. The downstream portion flattens out as it traverses through the flat semi-developed area and ranges from one (1) to 70 feet in width.

21. “Drainage System C” totals approximately 1.53 acres. “Drainage System C” is comprised of a main drainage feature and other tributaries that traverse across the Project site (“Tributaries C1 – C4”). This drainage system originates within the Project site and meanders in a northerly direction for approximately 5,680 linear feet before continuing offsite. The majority of “Drainage System C” is part of a steep canyon ranging from one (1) to eight (8) feet in width. The downstream portion of “Drainage System C” flattens out as it traverses the Project site and ranges from one (1) to 66 feet in width.
22. The onsite drainages are characterized as ephemeral features that convey surface water flows in direct response to precipitation.
23. A summary of the onsite 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)	Linear Feet
Drainage A	0.26	2,111
Tributary A1	0.07	1,274
Tributary A2	0.02	11
Tributary A3	0.01	695
Tributary A4	0.03	1,987
Drainage B	0.92	3,267
Tributary B1	0.02	543
Tributary B2	0.05	1,185
Drainage C	1.22	3,287
Tributary C1	0.05	N/A
Tributary C2	0.02	34
Tributary C3	0.03	891
Tributary C4	0.21	1,468
Total	2.90	16,744

24. The development of the Project will result in a total of 2.08 acres of temporary and permanent impacts to waters of the State.
25. A total of 0.13 acre of waters of the State would be temporarily disturbed for the onsite restoration and establishment of streambed and oak woodland habitat within the 2.57-acre “Mitigation Area”
26. A total of 1.95 acres of waters of the State will be permanently impacted through the physical loss or modification of onsite waters as a result of the alteration of the

Project site and replacement of pervious surfaces from clearing, grading, and grubbing. These permanent alterations are a result of the construction of the business industrial buildings, facilities, manufactured slopes, detention basins and paved surfaces such as driveways/walkways.

Table 2: Summary of Impacts to Waters of the State

Drainage Name	Temporary Impacts (acres)	Permanent impacts (acres)
Drainage A	0.09	0.14
Tributary A1	0.04	-
Tributary A2	-	0.02
Tributary A3	-	0.01
Tributary A4	-	0.02
Drainage B	-	0.56
Tributary B2	-	0.04
Drainage C	-	0.97
Tributary C3	-	0.01
Tributary C4	-	0.18
Total	0.13	1.95

27. The proposed manufactured slopes will be designed around the development pads, transitioning into natural conditions on the southern side of the development. The manufactured slopes will be landscaped/replanted for both stabilization and aesthetic purposes. This area is zoned as "Estate Residential" with a potential future use for residential development.
28. 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.
29. The Project includes the construction of an onsite storm drain system which is proposed capture stormwater runoff from impervious surfaces and upstream areas.
30. The proposed post-construction stormdrain system will be divided into 11 drainage management directing storm water into a gutter system, storm drainpipes, and underground catch basins.

31. The Project includes the installation of 10 Biotreatment Units (Modular Wetland System), (4) detention basins, and two underground detention chambers to provide water quality biotreatment before discharging offsite at designated discharge points.
32. The “Open Space General” area totals 80.77 acres. This area will be conserved and preserved as natural open space to support the Reserve Assembly as required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)³.
33. The Discharger has proposed to provide compensatory mitigation for the permanent impacts to 1.95 acres of waters of the State through the purchase of a total 1.95 acres of Ephemeral Stream System Enhancement credits from the Soquel Canyon Mitigation Bank (1:1 mitigation to impact ratio).
34. In addition, the Discharger will restore 2.57 acres of onsite oak woodland habitat in the western portion of the Project site (“Mitigation Area”). The “Mitigation Area” will include 0.88 acre of a newly established drainage to support aquatic resource functions, and 1.56 acres of oak woodland habitat buffer between the newly established drainage and adjacent development areas.
35. Lastly, the Discharger will provide financially security in the form of a Letter of Credit for an amount sufficient to purchase 4.77 acres of credits from the Riverpark Mitigation Bank.

Basin Plan and Regulatory Considerations

36. The Project's onsite drainage systems (“Drainage Systems A, B, C”) are tributary to the Prado Basin and the Santa Ana River, Reach 2. Reach 2 of the Santa Ana has the following designated beneficial uses (existing or potential): Agricultural Supply, Ground Water Recharge, Water Contact Recreation, Non-Contact Water Recreation, Warm Freshwater Habitats, Wildlife Habitat, and Preservation of Rare, Threatened, or Endangered Species.
37. This Order is adopted pursuant to 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

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 MSHCP Temescal Aea Plan.

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

38. This Order is also adopted per 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 material 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.
39. 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), establishment (creation), enhancement, and/or preservation of other waters of the State.
40. 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.)
41. 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.
42. A request for modification, revocation and re-issuance, or termination of this Order or a notification of planned changes or anticipated noncompliance does not stay any requirements of this Order.

43. 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.
44. 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 discharges authorized herein, which are subject to rescission or modification. (Wat. Code, § 13263, subd. (g).)

California Environmental Quality Act and Public Participation

45. On February 6, 2025, the City of Corona, 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 Green River Specific Plan (State Clearinghouse No. 2022080640). The lead agency filed a Notice of Determination with the County of Riverside County Clerk on February 6, 2025.
46. 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 Corona and subsequently provided 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.
47. 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.
48. The adoption of this Order was preceded by a public hearing, wherein 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 2009-0009-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 proposed manufactured slopes 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 temporary and permanent impacts to waters of the State from the Project shall not exceed quantities identified in Findings 24-26 and Table 2.
- 2. The Discharger shall not undertake any activities involving or resulting in any discharge into waters of the State prior to the submittal of the proof of compensatory mitigation credit 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. The impacts to waters of the State shall not occur until a final habitat mitigation and monitoring plan (HMMP) has been submitted and approved by Santa Ana Water Board staff.
- 5. 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 5 or other findings herein.

6. 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.
7. 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.
8. 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.
9. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.
10. 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. Restoration and Mitigation Requirements

1. The Discharger shall restore 0.13 acre of temporary disturbance to waters of the State to pre-Project conditions at a 1:1 ratio. The restoration shall include grading of disturbed areas to pre-Project contours and revegetation with native vegetation species.
2. The Discharger shall provide a total of 2.83 acres of compensatory mitigation for impacts waters of the State through a combination of onsite permittee-responsible establishment, and offsite enhancement credits.
3. The Discharger shall provide compensatory mitigation for authorized permanent impacts to waters of the State through permittee-responsible onsite establishment of 0.88 acres of in-kind streambed and associated habitat.

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

4. The Discharger shall provide offsite compensatory mitigation through the purchase of 1.95 acres of Enhancement Ephemeral Stream System credits at the Soquel Canyon Mitigation Bank.
5. The Discharger shall provide preservation of 1.83 acres of waters of the State through the conservation of areas designated as "Open Space General" and "Mitigation Area" totaling 83.34 acres.
6. The Discharger shall retain responsibility for providing compensatory mitigation until the Santa Ana Water Board has received documentation of the credit purchase and implemented of the approved HMMP.
7. For the permittee-responsible compensatory mitigation, the Discharger shall submit a final compensatory mitigation plan for review and approval by Santa Ana Water Board staff within 60 days prior to initiating impacts within waters of the State. The final compensatory mitigation plan shall include all plan elements as outlined in the Dredge and Fill Procedures, Subpart J – *Compensatory Mitigation for Losses of Aquatic Resources*, including the following:
 - a. **Workplan:** Detailed written specifications and work descriptions for the compensatory mitigation, including, but not limited to, the responsible parties; ownership status; funding mechanism; geographic boundaries; construction methods, timing, and sequence; source(s) of water, existing functions and values; methods for establishing the desired plant community; plans to control invasive plant species; and erosion control measures.
 - b. **Maintenance:** A description and schedule of maintenance requirements to ensure the continued viability of the resource once initial construction is completed.
 - c. **Performance Standards.** Ecologically based standards that will be used to determine whether compensatory mitigation is achieving its objectives; rationale for performance standards; acreage to be enhanced; types of habitats to be enhanced; and functions and values.
 - d. **Monitoring:** A description of parameters to be monitored to determine if the compensatory mitigation is on track to meet performance standards and if adaptive management is needed.
 - e. **Adaptive Management:** A management strategy to address unforeseen changes in site conditions or other components of compensatory mitigation including the party or parties responsible for implanting adaptive management measures.

8. The permittee-responsible compensatory mitigation shall occur concurrently with Project construction and shall begin within 180 days of authorized impacts to waters of the State.
9. The Discharger is responsible for the permittee-responsible compensatory mitigation in perpetuity. However, the Discharger may transfer the compensatory mitigation requirements associated with long-term management when the following conditions have been met:
 - a. Performance standards are met.
 - b. A transfer agreement to a third party has been approved by the Santa Ana Water Board.
 - i. A transfer agreement shall be submitted from an authorized representative of the third party (transferee) for acceptance by the Santa Ana Water Board. This agreement shall demonstrate acceptance and understanding of the responsibility to comply with and fully satisfy the required compensatory mitigation and long-term management conditions. Failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the Santa Ana Water Board under Water Code section 13385, subdivision (a).
 - ii. Notification of transfer of responsibilities meeting the above condition must be provided to the Santa Ana Water Board. A draft transfer agreement is due to the Santa Ana Water Board no less than 30 days prior to the transfer of the mitigation responsibility. A final transfer agreement is due to the Santa Ana Water Board within 30 days of the completion of the transfer.
 - c. An approved non-wasting endowment, trust, or other appropriate financial instrument has been provided by the Discharger to the third party for long-term management of the "Mitigation Area".
 - d. A conservation easement, deed restriction, or other appropriate restrictive covenant for the mitigation site has been recorded and approved by the Santa Ana Water Board.

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 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
5. The Discharger shall submit a *Commencement of Construction Report* at least seven days prior to start of initial ground-breaking activities.
6. The Discharger shall submit a *Request for Notice of Completion of Discharges Letter* 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 Letter* 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

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.

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 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

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.

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.

TENTATIVE

ATTACHMENT A—MAPS AND PHOTOS

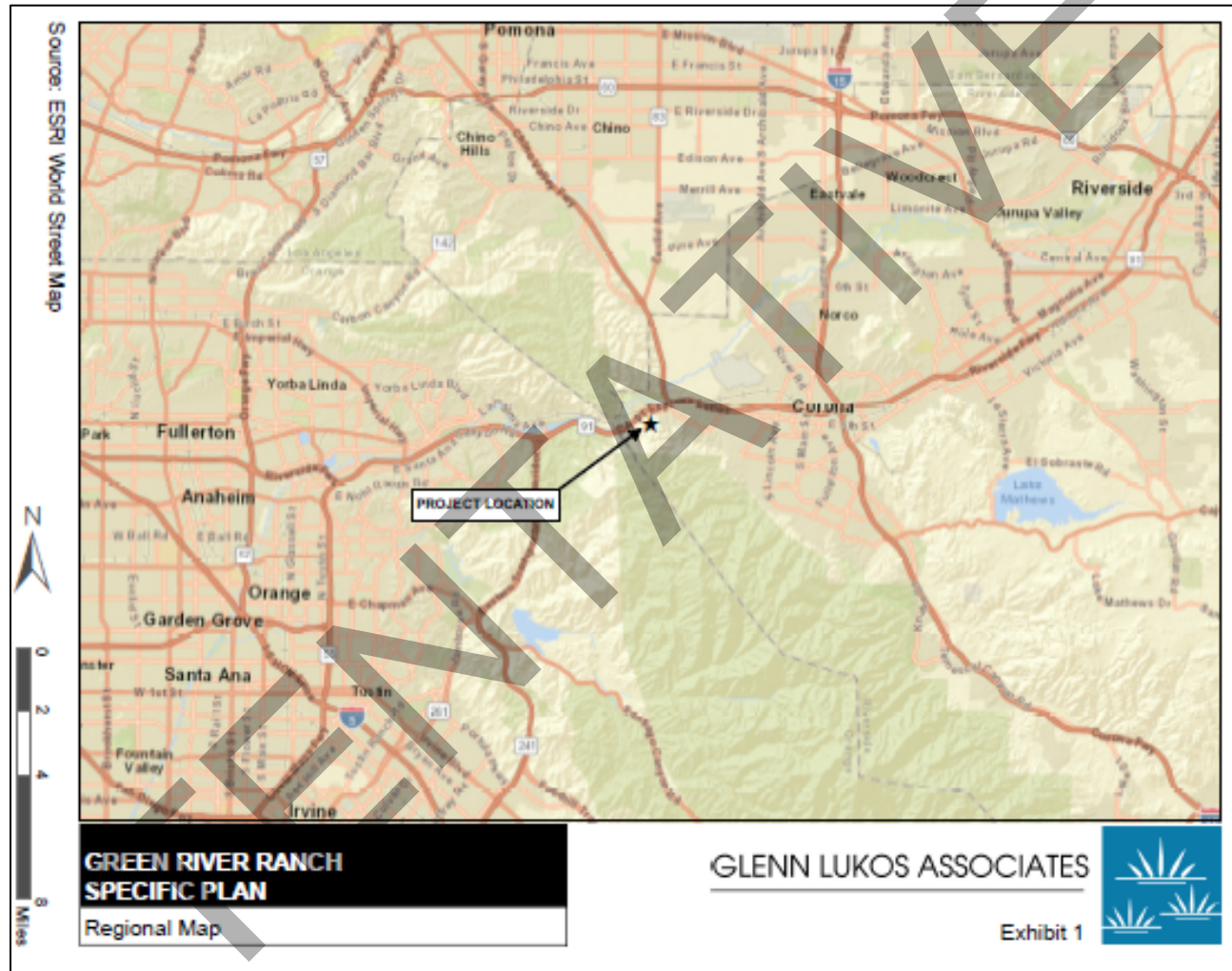


Figure 1: Regional Map

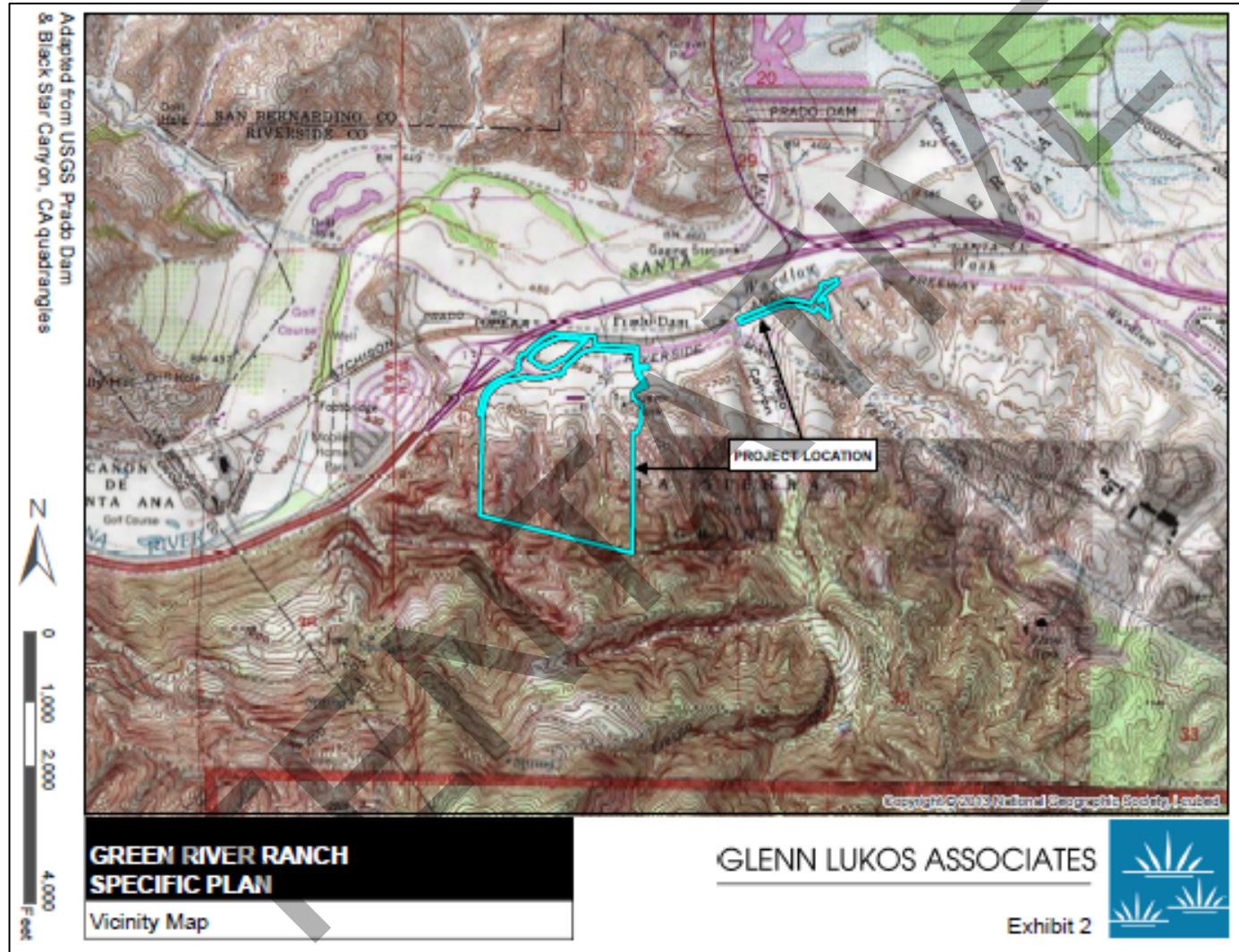


Figure 2: Vicinity Map for Green River Specific Plan

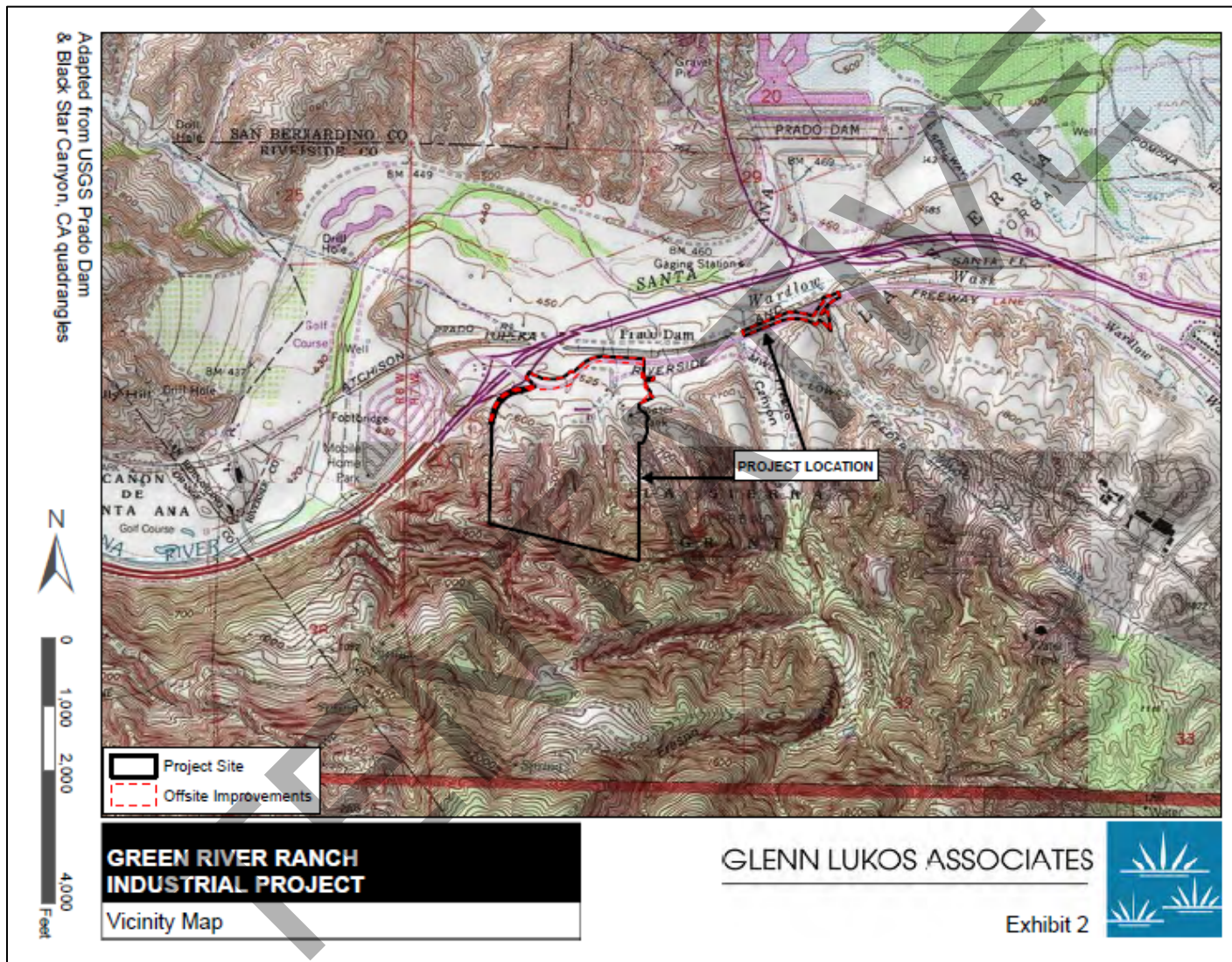


Figure 3: Vicinity Map for the Green River Ranch Business Park Industrial Project



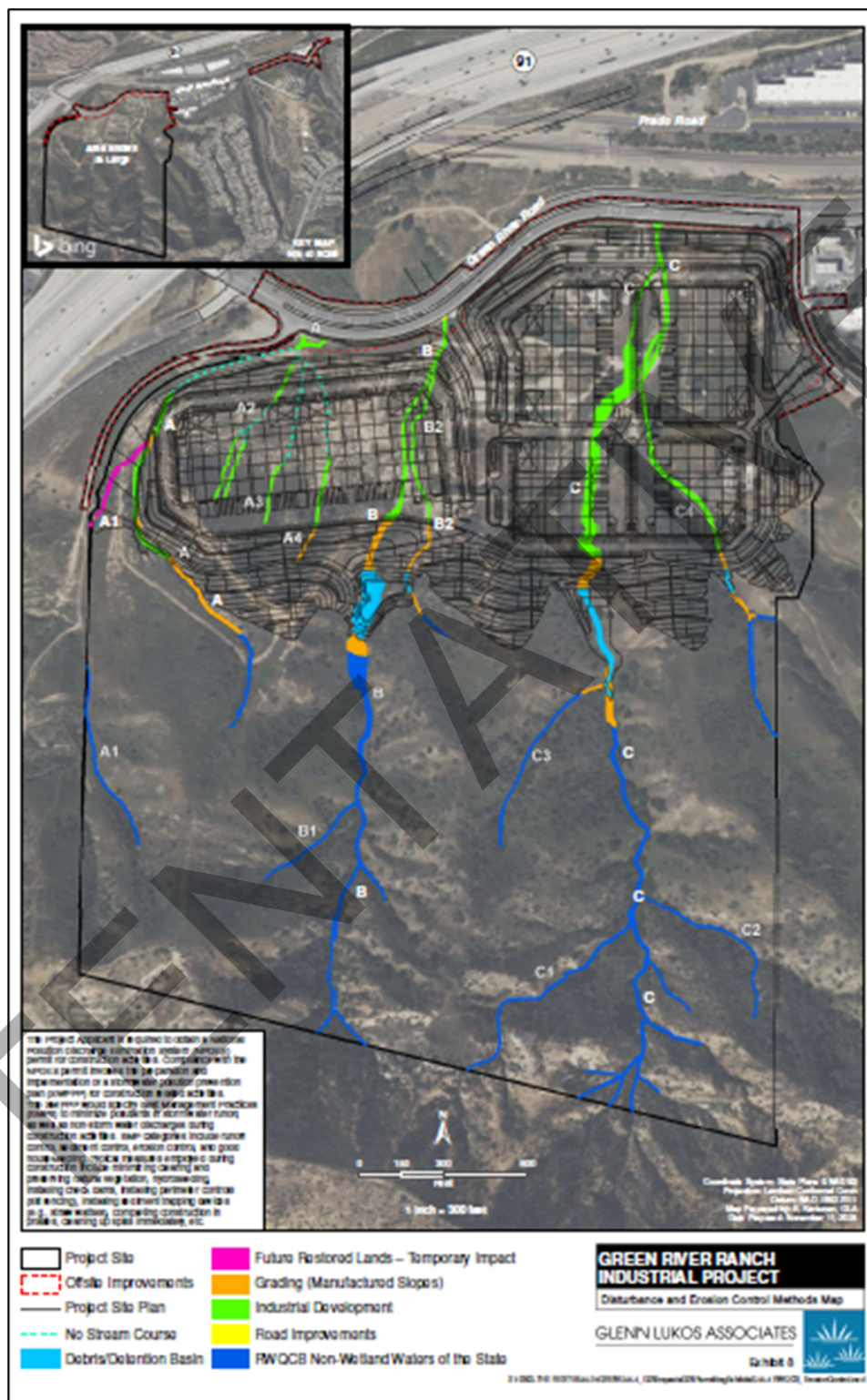


Figure 5: Site Plan



Photograph 1: Representative photo of ephemeral drainage feature Drainage B within the Study Area depicting incised sandy bottomed channel. View facing southern portion of Study Area that abuts Santa Ana Mountains. Photograph taken March 02, 2020.



Photograph 2: Representative photo of ephemeral drainage feature Drainage C within the Study Area depicting incised sandy bottomed channel. Photograph taken March 02, 2020.



Photograph 3: Representative photo of ephemeral drainage features within steep canyons at southern portion of the Study Area. View facing east towards Drainage System C. Photograph taken March 02, 2020.



Photograph 4: Representative photo of ephemeral drainage features within Drainage System B depicting transition from mountainous southern property boundary to central portion of the Study Area. View facing northeast towards State Route 91. Photograph taken March 02, 2020.



GLENN LUKOS ASSOCIATES

Exhibit 4 – Page 1

GREEN RIVER RANCH INDUSTRIAL
PROJECT

Site Photographs

Figure 6: Site Photographs (1 of 2)

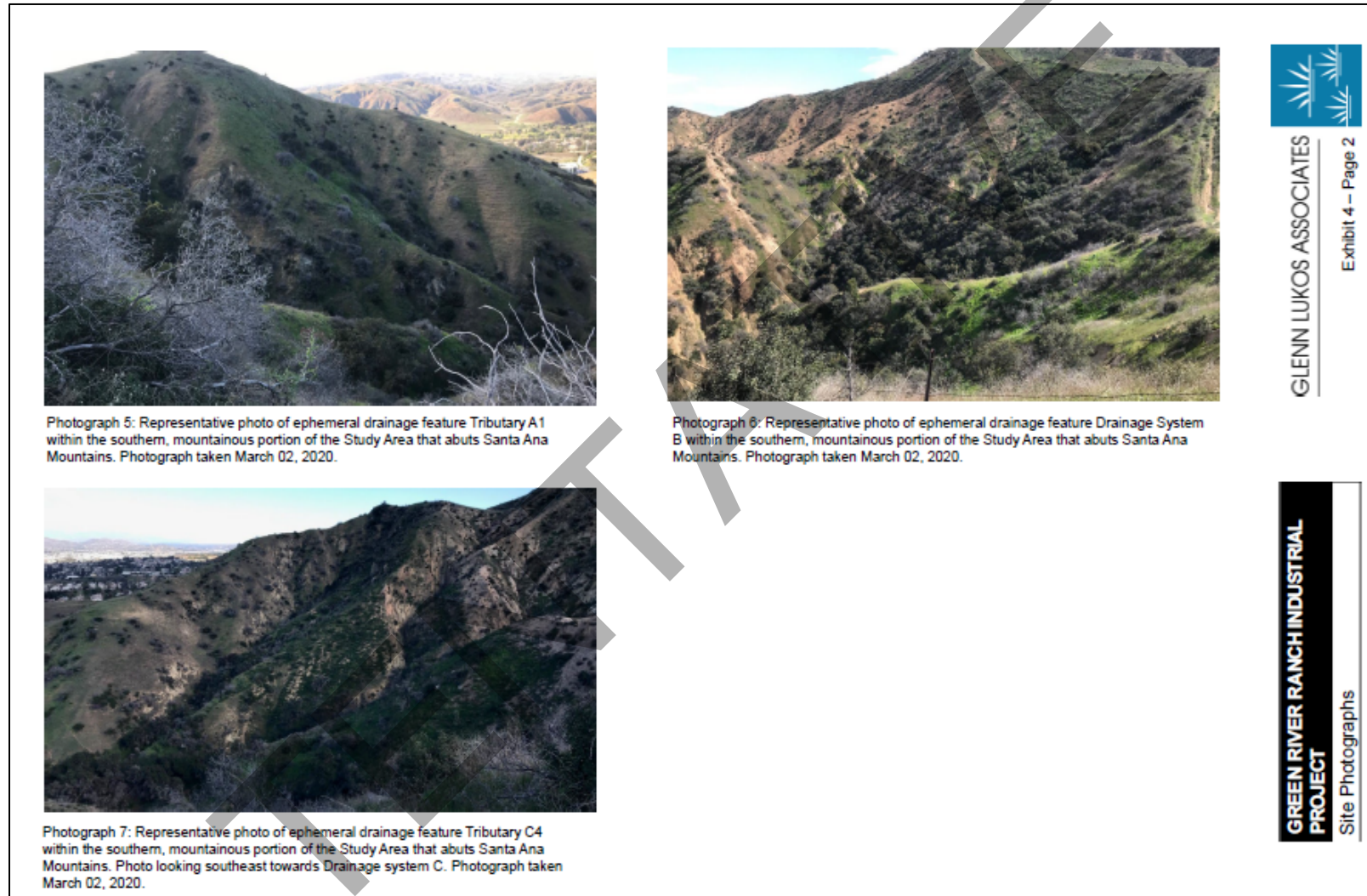


Figure 7: Site Photographs (2 of 2)

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 R8-2025-0079 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: Green River Ranch Business Park Industrial Project
Discharger: PSIP WR Green River, LLC
Order No.: R8-2025-0079
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 of Discharges Letter
☐ Report Type 5: Request for Notice of Project Complete Letter
☐ 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.

PSIP WR GREEN RIVER, LLC

GREEN RIVER RANCH BUSINESS PARK INDUSTRIAL PROJECT

ATTACHMENT B—REPORTS AND NOTIFICATIONS

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. Planned date of initiation of compensatory mitigation site installation. 2. If installation is in progress, a map of what has been completed to date. 3. If the compensatory mitigation site has been installed, provide a final map and information concerning attainment of performance standards contained in the compensatory mitigation plan. 4. For Mitigation Bank or In-Lieu Fee (ILF) mitigation, status or proof of purchase of credit types and quantities. 5. Include the name of bank/ILF Program and contact information.

PSIP WR GREEN RIVER, LLC

GREEN RIVER RANCH BUSINESS PARK INDUSTRIAL PROJECT

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.

PSIP WR GREEN RIVER, LLC

GREEN RIVER RANCH BUSINESS PARK INDUSTRIAL PROJECT

ATTACHMENT B—REPORTS AND NOTIFICATIONS

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 mitigation and Discharger-responsible 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 storm water 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. 5. An updated monitoring schedule for mitigation for temporary impacts to waters of the state and Discharger-responsible compensatory mitigation during the post-discharge monitoring period, if applicable.

PSIP WR GREEN RIVER, LLC

GREEN RIVER RANCH BUSINESS PARK INDUSTRIAL PROJECT

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 5	Request for Notice of Project Complete Letter
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:	Part A: Mitigation for Temporary Impacts (if applicable) 1. A report establishing that the performance standards outlined in the restoration plan have been met for Project site upland areas of temporary disturbance that could result in a discharge to waters of the state. 2. A report establishing that the performance standards outlined in the restoration plan have been met for restored areas of temporary impacts to waters of the state. Pre- and post-photo documentation of all restoration sites. Part B: Discharger-Responsible Compensatory Mitigation (if applicable) 1. A report establishing that the performance standards outlined in the compensatory mitigation plan have been met. 2. Status on the implementation of the long-term maintenance and management plan and funding of endowment. 3. Pre- and post-photo documentation of all compensatory mitigation sites. 4. Final maps of all compensatory mitigation areas (including buffers).

PSIP WR GREEN RIVER, LLC

GREEN RIVER RANCH BUSINESS PARK INDUSTRIAL PROJECT

ATTACHMENT B—REPORTS AND NOTIFICATIONS

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.”