

**REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION**

**EXECUTIVE OFFICER SUMMARY REPORT
AUGUST 14, 2024**

ITEM NO. 6

SUBJECT

Consideration of Tentative Order No. R9-2024-0077, *Waste Discharge Requirements for Greystar, The Terraces Development Project, Riverside County* (Tentative Order No. R9-2024-0077). (Christopher Means)

STAFF RECOMMENDATION

Staff recommends adoption of Tentative Order No. R9-2024-0077 (**Supporting Document 1**).

KEY ISSUES

1. Tentative Order No. R9-2024-0077 establishes Waste Discharge Requirements (WDRs) for Greystar (Discharger) to construct 899 apartment units on a 38.7 gross (31.39 net) acre site located north of Murrieta Hot Springs Road, west of Interstate 15, within the Murrieta Creek Hydrologic Unit (Basin Number 902.32) of the Santa Margarita Watershed (**Supporting Document 2**).
2. Tentative Order No. R9-2024-0077 authorizes the permanent discharge of fill material to a total of 0.14 acre (918 linear feet) of ephemeral non-wetland waters of the State, and 0.04 acre of wetland waters of the State in the Murrieta Creek.
3. Tentative Order No. R9-2024-0077 furthers the California Wetlands Conservation Policy (Executive Order W-59-93)¹. Commonly known as the “No Net Loss Policy” for wetlands, the Executive Order requires state agencies to “ensure no overall net loss [of wetlands] and achieve a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California in a manner that fosters creativity, stewardship and respect for private property.”

PRACTICAL VISION

Adoption of Tentative Order No. R9-2024-0077 is consistent with the goals of the *Recover Stream, Wetland, and Riparian Areas* chapter of the *San Diego Water Board Practical Vision* (Practical Vision)² to achieve a meaningful net gain of wetlands, efficiently exercise regulatory discretion over proposed projects to dredge, fill or alter

¹ California Wetlands Conservation Policy
[Executive Department State of California](#)

² Practical Vision:

https://www.waterboards.ca.gov/sandiego/water_issues/programs/practical_vision/

wetlands, stream, and riparian areas. San Diego Water Board regulation of activities that impact these habitats is critical to the recovery of wetland, stream, and riparian systems since these activities can have severe, long-term effects if not properly regulated and mitigated.

DISCUSSION

The purpose of this item is to provide the San Diego Water Board with information to assist in its consideration of Tentative Order No. R9-2024-0077.

The Terraces Development Project (Project) consists of 11, four-story apartment buildings and 12 two-story carriage unit buildings constructed in two phases. Phase I consists of 634 single and multi-bedroom units ranging in size from 743 square feet to 1,292 square feet. A total of 24 two-story, one-bedroom/one-bathroom (1,052 square feet) carriage units will also be constructed as part of Phase I. A total of 1,135 parking spaces, a leasing center, clubhouse, swimming pool, and various walking paths and green space areas will be provided throughout the Project. A dog park and other outdoor open space area will also in Phase 1. Phase 2 consists of 241 single and multi-bedroom units and 379 parking spaces. The Project as proposed would result in the addition of approximately 32.1 acres of new impervious surface.

To comply with the San Diego Water Board Regional Municipal Stormwater Permit,³ a Water Quality Management Plan has been developed for the Project. Offsite runoff will be treated with modular wetland systems. Onsite Project runoff will be treated with a combination of modular wetland systems and biofiltration basins. Both off- and on-site stormwater will be mitigated for hydromodification with underground storage basins. The total area dedicated to an on-site stormwater management system will be approximately 0.38 acre.

Tentative Order R9-2024-0077 authorizes the permanent discharge of fill material to a total of 0.14 acre (918 linear feet) of ephemeral non-wetland waters of the State, and 0.04 acre of wetland waters of the State in Murrieta Creek. Compensatory mitigation for the permanent impacts to 0.18 acre of waters of the State will be achieved at a 3.3 to 1 ratio through the purchase of 0.6 acre Re-established Floodplain Waters of the United States (U.S.) mitigation credits at the San Luis Rey Mitigation Bank. The Discharger provided an April 12, 2024, signed purchase agreement as proof of purchase of the credits.

Typically, this Project would have been permitted through a Clean Water Act Section 401 Certification issued by the San Diego Water Board's Executive Officer for both waters of the U.S. and/or State. Due to recent U.S. Supreme Court's Sackett Decision, the extent of waters of the U.S. has been redefined and reduced. Therefore, the aquatic resources at this project are waters of the State and the proposed dredge/fill activities require WDRs adopted by the San Diego Water Board.

³ [San Diego Municipal Storm Water Permit | San Diego Regional Water Quality Control Board \(ca.gov\)](https://www.sandagwater.com/Portals/0/Files/Regulatory/Permits/2024/2024-0077/San_Diego_Municipal_Storm_Water_Permit_San_Diego_Regional_Water_Quality_Control_Board_ca.gov.pdf)

PUBLIC NOTICE

San Diego Water Board staff sent notification of this action to the Discharger and known interested parties on June 14, 2024. Additionally, Board staff posted Tentative Order No. R9-2024-0077, the transmittal letter (**Supporting Document 3**), and Notice of Public Hearing and Comment Period (**Supporting Document 4**) on the San Diego Water Board website on June 14, 2024. These actions satisfy the 30-day public notification and comment requirements of Water Code section 13167.5. San Diego Water Board staff did not receive any comments during the public comment period.

SUPPORTING DOCUMENTS

1. Tentative Order No. R9-2024-0077
2. Regional Vicinity Map
3. Transmittal Letter
4. Notice of Public Hearing and Comment Period