

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Diego Regional Water Quality Control Board

April 12, 2018

Certified Mail – Return Receipt Requested

Article Number: 7011 0470 0002 8952 9681

Mr. Ken Kraemer
Roripaugh Valley Restoration, LLC
4675 MacArthur Court, Suite 15
Newport Beach, CA 92660

In reply/refer to:
R9-2013-0076:793292:dbradford

Subject: Amendment No. 1 to Clean Water Act Section 401 Water Quality Certification No. R9-2013-0076 for the Roripaugh Ranch Project

Mr. Kraemer:

Enclosed find Amendment No. 1 (Certification Amendment) to Clean Water Act Section 401 Water Quality Certification No. R9-2013-0076 (Certification) issued by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) in response to an amendment request submitted by Roripaugh Valley Restoration, LLC for the Roripaugh Ranch Project (Project). The Certification Amendment shows changes in underline/strikeout format to indicate added and removed language. A complete copy of the Certification has also been enclosed for your reference.

Failure to comply with the Certification Amendment may subject Roripaugh Valley Restoration, LLC to enforcement actions by the San Diego Water Board including administrative enforcement orders requiring Roripaugh Valley Restoration, LLC to cease and desist from violations or to clean up waste and abate existing or threatened conditions of pollution or nuisance; administrative civil liability in amounts of up to \$10,000 per day per violation; referral to the State Attorney General for injunctive relief; and/or referral to the District Attorney for criminal prosecution.

In the subject line of any response, please include reference number R9-2013-0076: 793292:dbradford. For questions or comments, please contact Darren Bradford by telephone at (619) 521-3356 or by email at darren.bradford@waterboards.ca.gov.

Respectfully,

DAVID W. GIBSON
Executive Officer

TOMAS MORALES, CHAIR | DAVID GIBSON, EXECUTIVE OFFICER

Enclosure:

Clean Water Act Section 401 Water Quality Certification No. R9-2013-0076 for the Roripaugh Ranch Project

DWG:jgs:eb:dlb

cc:

U.S. Army Corps of Engineers, Regulatory Branch
San Diego Field Office
Peggy Bartels
Peggy.J.Bartels@usace.army.mil

California Department of Fish and Wildlife
South Coast Region
Habitat Conservation Planning – South
Habitat Conservation Planning -South
Kim.Freeburn@wildlife.ca.gov

U.S. EPA
Melissa Scianni
Scianni.melissa@epa.gov

State Water Resources Control Board
Division of Water Quality
Water Quality Certification and Wetlands Unit
Stateboard401@waterboards.ca.gov

Barry Jones
Helix Environmental Planning
BarryJ@helixepi.com

Tech Staff Info & Use	
Certification No.	R9-2013-0076
Party ID	529381
File No.	R9-2013-0076
WDID	9000002584
Regulatory ID	389824
Place ID	793292
Person ID	529384

San Diego Regional Water Quality Control Board

Amendment No. 1 to Clean Water Act Section 401
Water Quality Certification No. R9-2013-0076

PROJECT: Roripaugh Ranch Project
Certification Number R9-2013-0076

APPLICANT: Roripaugh Valley Restoration, LLC
4675 MacArthur Court, suite 15
Newport Beach, CA 92660

Reg. Meas. ID: 389824
Place ID: 793292
Party ID: 529381
Person ID: 529384
WDID: 9000002584

On June 25, 2014, Clean Water Act Section 401 Water Quality Certification No. R9-2013-0076 (Certification) was issued to Roripaugh Valley Restoration, LLC (Applicant) for the Roripaugh Ranch Project (Project).

By letter dated January 31, 2018, Helix Environmental Planning, Inc., on behalf of the Applicant, requested the Certification be amended to revise the work along reaches of Long Valley Wash and Santa Gertrudis Creek. The revised project description will not result in any new impacts to waters of the United States and/or State, and may result in an overall improvement in long-term functions and services for both drainages.

PROJECT CHANGES

Long Valley Wash Upstream of Loop Road – The Project was originally permitted to construct an in-line sediment basin within Long Valley Wash upstream of Loop Road. The previous plans called for Armor Flex lining of the side slopes and the western portion of the channel bottom (Attachment 1). The channel bottom was to be fully maintained, including the periodic removal of sediment to limit downstream transport of sediment. The revised Project replaces the Armor Flex side slopes with earthen side slopes, places three grade control structures constructed of ungrouted rip-rap within the channel (Attachment 2), and eliminates the need for ongoing sediment removal. The revised design will allow for active sediment transport through Long Valley Wash and there will be the potential for some habitat to develop within the channel bottom and side slopes, as these areas will not need to be maintained for flood or sediment conveyance purposes.

Santa Gertrudis Creek upstream of Butterfield Stage Road – The project was originally permitted to place Armor Flex along the length of the channel slopes and lower third of the channel bottom (Attachment 3). The channel bottom would be fully maintained. The revised Project replaces the Armor Flex side slopes with ungrouted rip-rap side slopes and buried rip-rap over a portion of the channel bottom (Attachment 4). The revised design may allow for a generally wider sandy bottom channel but is still

anticipated to be maintained by Riverside County Flood Control and Water Conservation District (RCFCWCD).

Santa Gertrudis Creek downstream of Butterfield Stage Road – Santa Gertrudis Creek was realigned to its current location as part of the previous grading conducted prior to 2004. The original approvals assumed that the channel would be lined with Armor Flex (Attachment 5). This portion of Santa Gertrudis Creek, including the previously approved lining of the channel with Armor Flex, was not included in the most recent permits. The applicant has worked to develop a design that avoids existing jurisdictional areas by widening the existing channel by up to 40 feet to the north side of the channel and using ungrouted rip-rap instead of Armor Flex. All work will occur in uplands at least five feet away from waters of the United States and/or State (Attachment 6).

Based on the Applicant's request, the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) is amending the Certification to allow hydromodification design changes to the channel that will result in a net decrease in hardened surfaces (i.e., Armor Flex) within Long Valley Wash and Santa Gertrudis Creek as well as a decrease in overall in-stream maintenance requirements. Except as modified or superseded by the Certification modifications set forth below, all of the findings, provisions and other requirements of Certification No. R9-2013-0076 remain in full force and effect. The following changes are made to Certification No. R9-2013-0076 and are shown in underline/strikeout format to indicate added and removed language:

Page 2, PROJECT DESCRIPTION is modified as follows:

The Applicant proposes to construct ~~2,058 residential units on 805 acres, including 1,044 low and low medium density single family units and 1,014 medium density single family units. The Project also includes 15.4 acres (110,000 square feet) of commercial uses, a 12-acre elementary school site, a 20-acre middle school site, a 5.1-acre neighborhood park, a 19.7-acre community park with lighted athletic fields, 9.1-acres of private recreational facilities, 220.8-acres of biological habitat, 56.6-acres of flood control and landscaped slopes, and a 2-acre fire station site.~~ 2,015 dwelling units on a 804.7-acre site. The project also includes 15.2 acres of neighborhood commercial uses, a 12.2-acre elementary school site, a 20.4-acre middle school site, 28.5 acres for two public park sides and a park and ride facility, 10.3 acres of private recreational facilities, 203.8 acres of biological habitat, 35.3 acres of flood control and restored habitat, 21.2 acres of landscaped slopes, and a 2-acre fire station site.

Approximately 582 acres of the 805 acre project site was graded by a previous owner in 2003 and a large majority of the impacts to jurisdictional features have already occurred subject to the requirements of Water Quality Certification No. 01C-091. Although the site was graded, the Project was not completed. The

original project impacts totaled 3.38 acres (28,107 linear feet) of waters of the United States and/or State, including 0.5 acre of wetland waters, and 2.88 acres of non-wetland waters. Additional impacts to 2.85 acres (3,273 linear feet) of waters of the United States and/or State are the result of impacts beyond the original project limits that were not previously authorized, as well as the planned impacts associated with Long Valley Wash and Santa Gertrudis Creek that have not yet occurred.

Additional impacts to Santa Gertrudis Creek and Long Valley Wash are proposed to eliminate erosion and flooding threats to existing public infrastructure and to allow for the Applicant to meet previous mitigation obligations for the Project. Impacts to Santa Gertrudis Creek will occur as a result of re-grading and rip-rap slope protection in order to allow for sediment transport downstream through already constructed culverts under Butterfield Stage Road. In Long Valley Wash, the Applicant proposes to eliminate the originally proposed use of Armorflex along the side slopes for approximately 4,600 linear feet of the channel, thus allowing for a low flow channel and the incorporation of riparian and upland buffer restoration. This will support a 100 year frequency flow in the channel without flooding surrounding homes. Un-grouted rip-rap drop structures will be installed at ~~either end of the Project area in Long Valley Wash, as well as 6 locations within the channel~~ nine locations within the footprint of the project to reduce flow velocities to non-erosive conditions. The rip-rap drop structures in Long Valley Wash will require maintenance for the removal of trash and vegetation surrounding the drop structure, and repositioning the rip-rap should it become displaced. In addition, an in-line sedimentation basin, previously authorized under Water Quality Certification No. 01C-091, will be replaced with ungrouted riprap drop structures and a concrete apron to be constructed in Long Valley Wash to decrease sediment transport over time upstream of Loop Road. Although counted as a permanent impact, the channel bottom upstream of loop road will no longer be subject to periodic sediment removal as previously planned, making more vegetation growth possible in this section.

The Project will convert approximately ~~194.5~~ 200 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases ~~will consist of one detention basin along each of the two conveyances in order~~ are proposed to reduce the peak discharges from the development to pre-Project conditions. These BMPs will be designed, constructed, and maintained ~~to meet Riverside County's Low Impact Development (LID) Capture Volume and hydromodification treatment requirements in accordance with Regional Boards Order No. R9-2010-0016 for the Santa Margarita Region ("2010 MS4 Permit").~~ However, following the adoption of Order R9-2013-0001, as amended by Order Nos. R9-2015-0001 and

R9-2015-0100, supporting documentation will also be prepared to the standards that currently apply for the San Diego Region. The Project has been designed to maintain existing overall drainage patterns and runoff volumes/velocities leaving the site. Storm water will be conveyed through a network of storm water management features that meet the Priority Development Project LID requirements, and provide for water quality treatment and hydromodification management prior to outletting to the proposed and existing storm drain outfalls. Proposed BMPs include 11 regional biofiltration basins within Roripaugh Ranch Phase II, as well as additional site LID site design BMPs. One biofiltration basin will also be configured to provide detention of the 100-year storm event in order to reduce the peak discharges from the development to pre-Project conditions prior to outletting to Santa Gertrudis Creek, including 1 large bioretention basin facility, 16 extended detention basins or swales, and linear bioretention swales. The Project has been designed to maintain existing overall drainage patterns and runoff volumes/velocities leaving the site.

Page 19, MONITORING AND REPORTING REQUIREMENTS condition VI.K is deleted as follows:

~~**Electronic and Paper Media Documents.** The Applicant must submit all reports and information required under this Certification in both hardcopy (paper) and electronic format. The preferred electronic format for each report submission is one file in PDF format that is also Optical Character Recognition (OCR) capable. All paper and electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2013-0076:PIN 793292.~~

Page 21, MONITORING AND REPORTING REQUIREMENTS condition VI.N is replaced as follows::

~~**Document Submittal Address.** The Applicant must submit reports required under this Certification, or other information required by the San Diego Water Board, to:~~

~~Executive Officer
California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2013-0076:PIN 793292
2375 Northside Drive, Suite 100
San Diego, California 92108~~

Electronic Document Submittal. The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes (MB) will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2013-0076:793292:dbradford
2375 Northside Drive, Suite 100
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF) format, and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2013-0076:793292:dbradford.

Notification: Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification Amendment. Copies of the law and regulations applicable to filing petitions may be found on the Internet at: http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Amendment No. 1 to Certification No. R9-2013-0076 issued on April 12, 2018.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

12 April 2018

Date



- Riversidean Sage Scrub
- Channel Bottom
- Trails
- Armor Flex
- Rip-rap
- Proposed Sewer Location

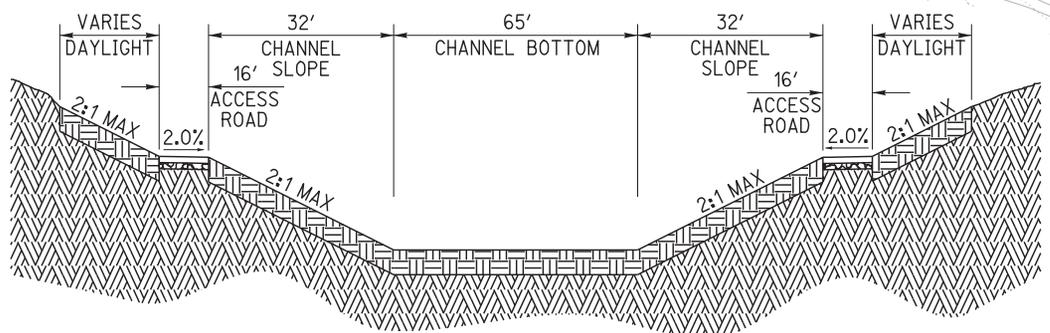
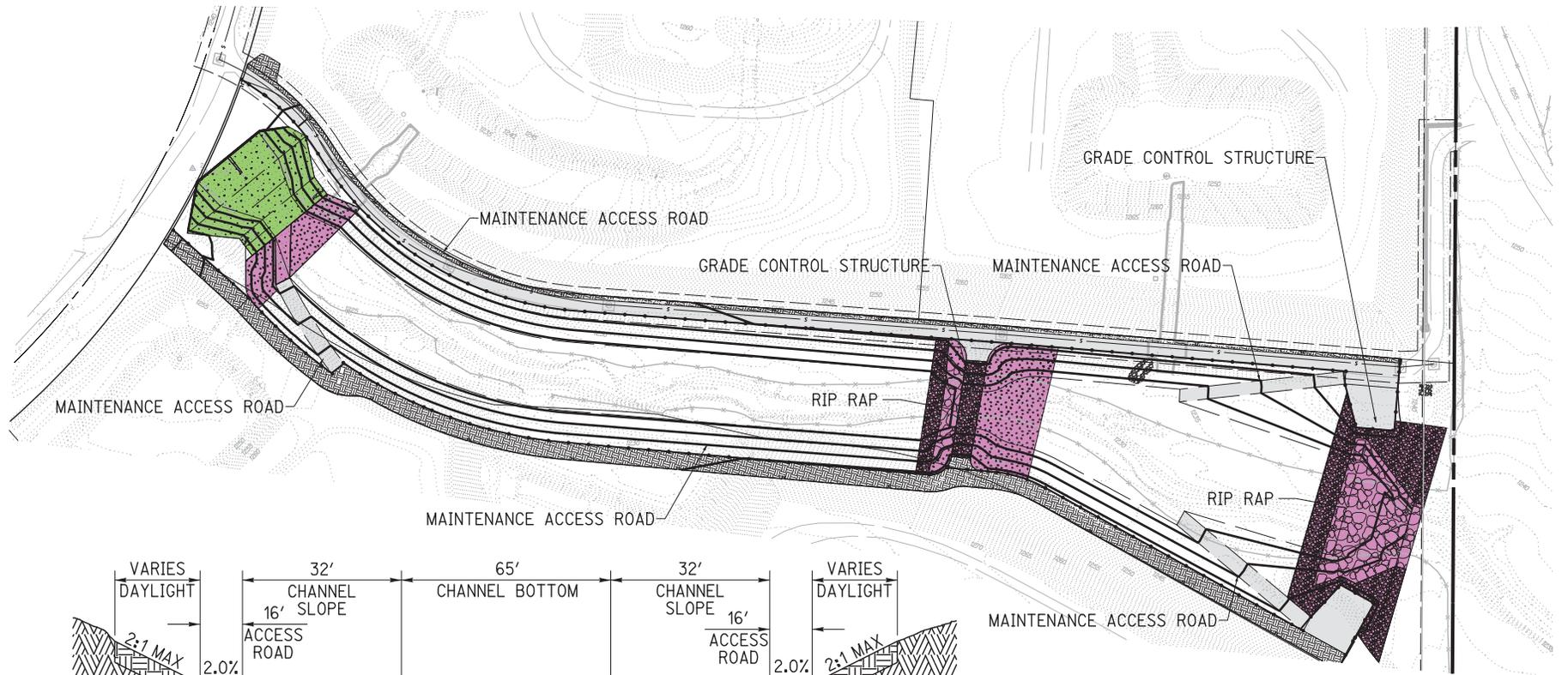
Long Valley Wash Channel Restoration/Flood Control Area (Not Mitigation)

RORIPAUGH RANCH

Attachment 1

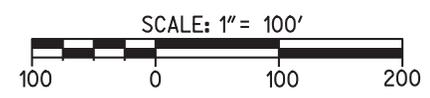
I:\PROJECTS\RORIPAUGH RANCH\01_RORIPAUGH MAPS\PHD\2018_0104\Attachment 1.mxd RVP 01 01/06/18 EV

PROJECT: RORIPAV01_KoripughMangRO_Maps_2018_10104_Matamoras_2_RVK-01_010618-EV



LEGEND

- CONCRETE
- RIP-RAP VARYING SIZE

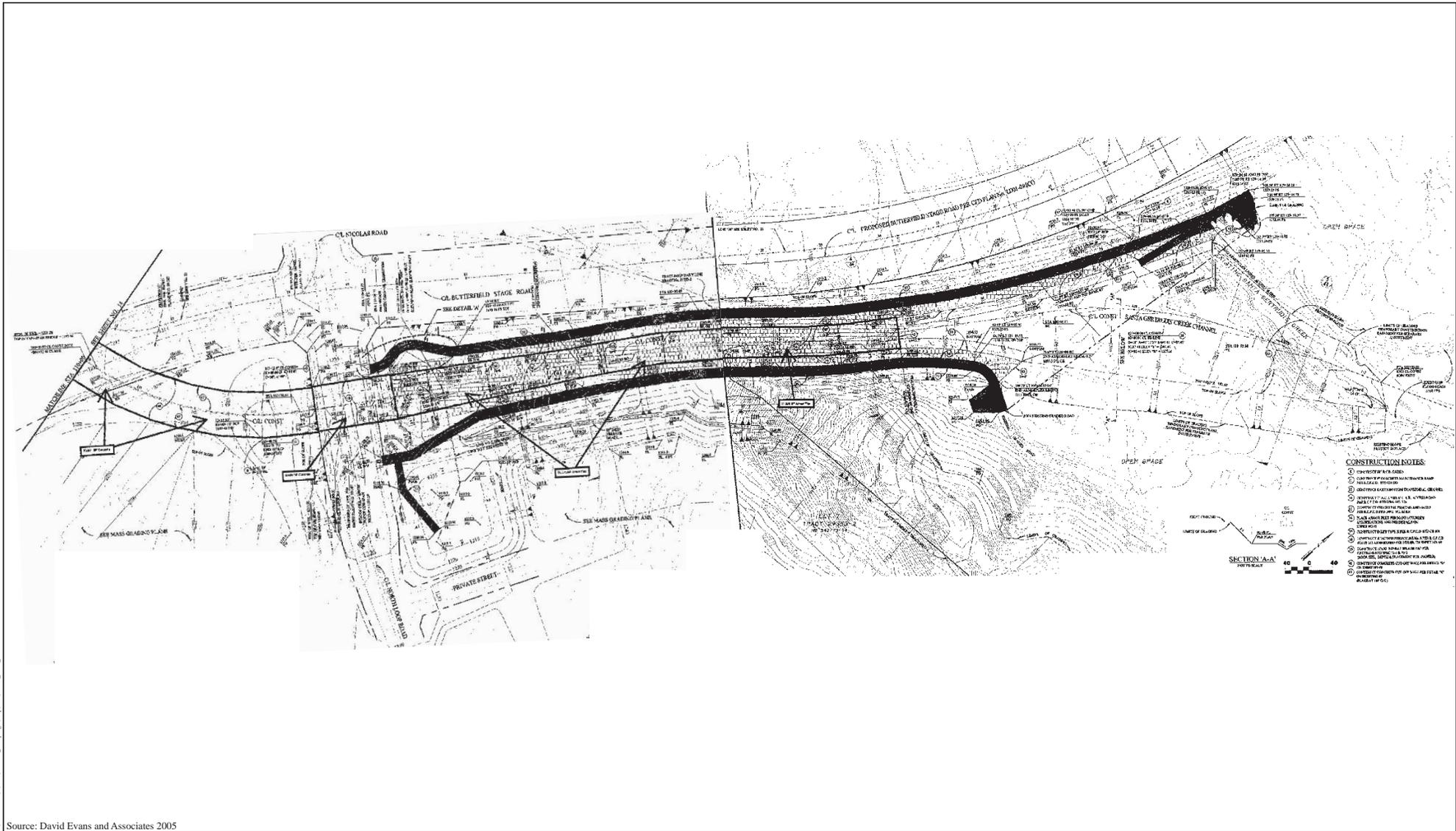


Source: Rick Engineering Company 2017

Long Valley Wash Channel Mitigation

RORIPAUGH RANCH

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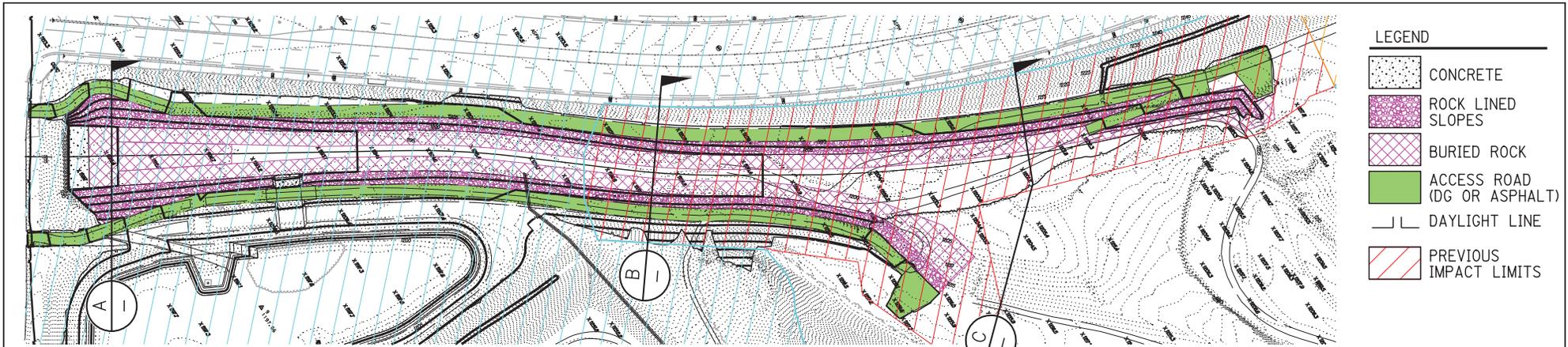


Source: David Evans and Associates 2005

Plan - Santa Gertrudis Creek Channel

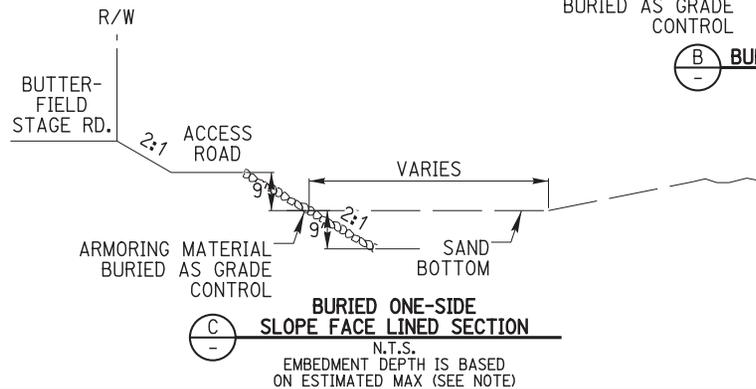
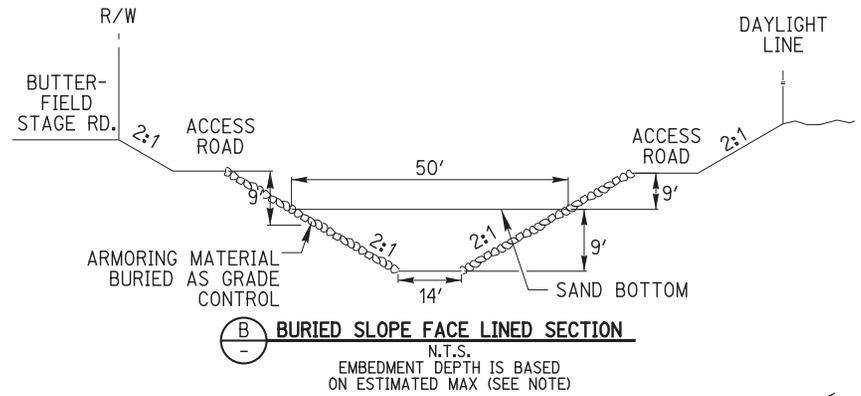
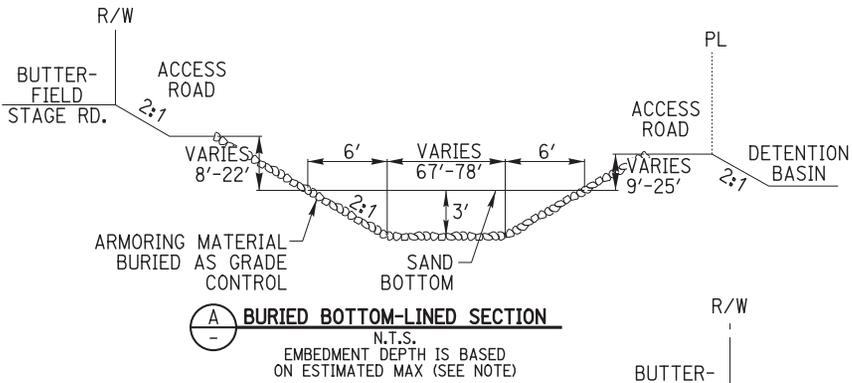
RORIPAUGH RANCH

Attachment 3



LEGEND

	CONCRETE
	ROCK LINED SLOPES
	BURIED ROCK
	ACCESS ROAD (DG OR ASPHALT)
	DAYLIGHT LINE
	PREVIOUS IMPACT LIMITS



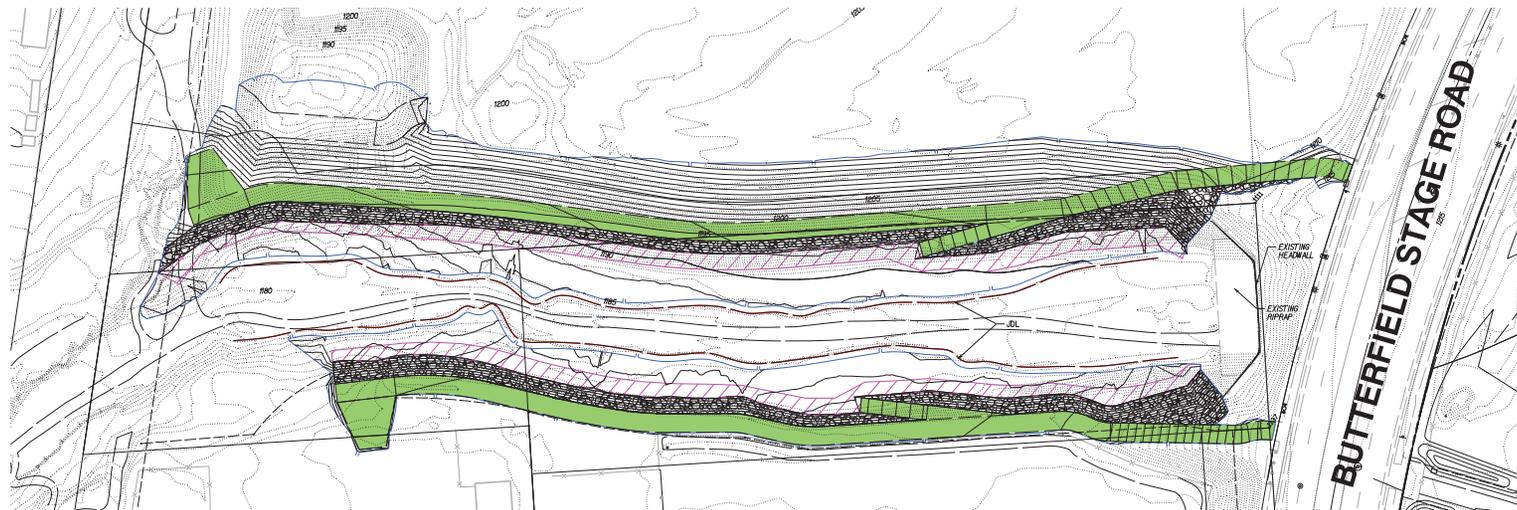
NOTE:
 FINAL ROCK EMBEDMENT DEPTH WILL VARY
 ACROSS THE LENGTH OF THE CHANNEL,
 PENDING FINAL SEDIMENT TRANSPORT RESULTS.

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Source: Rick Engineering Company 2017

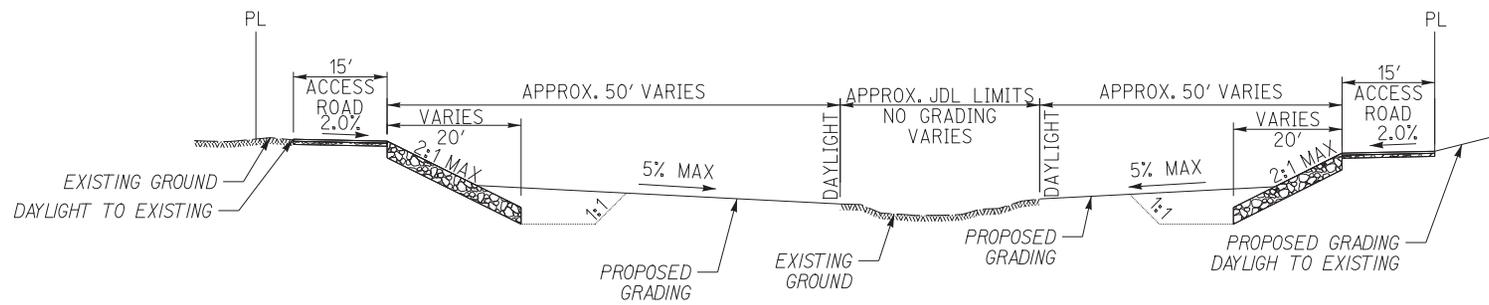
Santa Gertrudis Creek Channel - Optimized Riprap Exhibit

RORIPAUGH RANCH



LEGEND

-  ROCK LINED SLOPES
-  BURIED ROCK
-  ACCESS ROAD (DG OR ASPHALT)
-  DAYLIGHT LINE
-  JDL



TYPICAL X-SECTION
N.T.S.



I:\PROJECTS\RIP\RV\01_Roripaugh\Map\PHD_Maps_2018_01\04_Altamirano_6_RVK_01_012018_E-V

Source: Source: Rick Engineering Company 2018

Santa Gertrudis Creek Channel

RORIPAUGH RANCH