

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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[Santa Ana Water Board Website](https://www.waterboards.ca.gov/santaana) (<https://www.waterboards.ca.gov/santaana>)

**TENTATIVE WASTE DISCHARGE REQUIREMENTS ORDER
R8-2025-0063**

ORDER INFORMATION

Status:	TENTATIVE
Program:	Dredged or Fill Material Program
Discharger(s):	Oak Hills West, LLC
Project:	Oak Hills West Residential Tract 38652
County:	Riverside County
CIWQS WDID:	332024-20
Prior Order(s):	332006-13

CERTIFICATION

I, JAYNE JOY, 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 July 25, 2025.

JAYNE JOY
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA BASIN REGION

ORDER R8-2025-0063

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
OAK HILLS WEST RESIDENTIAL TRACT 38652
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 Oak Hills West Residential Tract 38652 Project (Project) of Oak Hills West, 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 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 California 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 October 30, 2006, the Santa Ana Water Board issues a Clean Water Act Section 401 Water Quality Certification (Certification; WDID No. 332006-13) to W.L. Homes for the Project (pervious tract number 28920).
6. The Certification authorized permanent impacts of 0.05 acre to waters of the United States, associated with the features identified at "Features 1F" and "1G". Those impacts required to be offset through the purchase of 0.25 acres of enhancement credits through the Santa Ana Watershed Association In-Lieu Fee Program.

7. When the Certification was issued, only “Features 1F” and “1G” were identified as jurisdictional waters of the United States.
8. The Certification expired on October 30, 2011, before any ground-disturbing activities started.
9. On September 18, 2024, the Army Corps of Engineers determined that waters of the United States were no longer present within the Project boundaries.
10. On October 12, 2024, on behalf of the Discharger, VCS Environmental submitted an *Application for Discharges of Dredged or Fill Material to Waters of the State* (Application) and updated biological technical report for the Project, which was assigned Santa Ana Water Board WDID No. 332024-20.
11. The Application was deemed complete on June 4, 2025.

Project Description and Discharge Characteristics

12. The Project involves the development of a single-family residential subdivision to provide residential housing units and associated infrastructure within the City of Menifee.
13. Access to the Project will be provided by the connection between the public street system at the southern intersection of Ridgemoor Road and Boulder Crest Way, as well as Ganymede Way to the east.
14. The entire Project site totals 77.81 acres. The residential development consists of 37 residential lots and a common area on approximately 15.5-acre of the Project site.
15. The remaining 62.31 acres of the Project site will be avoided and remain as preserved open space.
16. The Project site is generally open space and undeveloped land that contains unnamed trails and evidence of offroad vehicle use.
17. The topography slightly slopes to the east with increasing elevations towards the west. The elevations on the Project site range from approximately 1,520 to 1,615 feet above mean sea level. The site supports the following vegetation types, brittle bush scrub, California buckwheat scrub, and tamarisk thickets.
18. The Project site is located within the City of Menifee in Riverside County and encompasses approximately 77.81 acres (Assessor Parcel Number 34-160-010, 34-160-012; Latitude 33.699606° N, Longitude -117.227478° W). Maps showing the Project location are found in Attachment A of this Order.

19. A total of 0.97 acre of ephemeral waters of the State are present within the 77.81-acre Project site.
20. A total of 0.58 acre of ephemeral waters of the State are present within the proposed 62.31-acre preserved open space area.
21. A total of 0.39 acre (4,059 linear feet) of ephemeral waters of the State are present within the proposed 15.5-acre development area. The development area contains eight (8) drainage features, identified as “Feature 1A” through “1H”. Table 1 below summarizes the waters of the State within the development area.
22. “Feature 1A” is a single narrow, concrete v-ditch that flows southward along the eastern boundary of the Project Site before existing through a culvert offsite to the south/southeast.
23. “Features “1B” through “Feature 1D” are single earthen ephemeral features on the hills of downhill slopes. These features drain towards “Feature 1A”, which lead to the existing culvert and then offsite.
24. “Feature 1E” is an earthen ephemeral feature, that flows southeast into “Feature 1F”.
25. “Feature 1F” and “Feature 1G” are earthen ephemeral drainages that bisects the Project site from west to east connecting to “Feature 1A.” “Feature 1F” also contains one smaller drainage that branches off the but does not connect to any other drainages downstream.
26. “Feature 1F” and “Feature 1G” were previously identified as a containing a total of 0.05 acre of water of the United States.
27. “Feature 1H” is an earthen ephemeral drainage along the edge of an existing dirt road until it disappears and is assumed to continue as sheet flow.

Table 1: Summary of the Onsite Waters of the State

Drainage	Width (feet)	Length (linear feet)	Total Area (acre)
1A	3	958.5	0.07
1B	2.3	220.2	0.012
1C	4.15	246.2	0.023
1D	3.77	594.7	0.051
1E	3.3	270.9	0.021
1F	5.91	946.9	0.13
1G	4.75	706.1	0.08

Drainage	Width (feet)	Length (linear feet)	Total Area (acre)
1H	1.5	116	0.004
TOTAL	28.68	4,059	0.39

28. The implementation of the Project will result in the permanent physical loss or modification of the 0.39 acre (4,059 linear feet) of ephemeral waters of the State.
29. The permanent impacts to waters of the State are due to mass grading for the construction of residential development, which includes roadways, manufactured slopes, fuel modification zones, retaining walls, v-ditches, splash walls, and storm drains.
30. “Feature 1A” will remain as a modified open concrete v-ditch for a portion of its length, before transitioning underground toward the proposed water detention basin. The impacts for the whole length of this feature have been classified as permanent.
31. A portion of “Feature 1F” will remain as a modified single earthen ephemeral feature before entering the development area and transitioning underground towards the proposed onsite drainage system. Rip-rap will be installed at the uppermost portion of the feature to prevent downstream erosion. The impacts for the whole length of this feature have been classified as permanent.
32. The Project site’s drainage pattern will be replaced with an underground storm drain system, which includes a series of inlets, catch basins, and a water detention basin.
33. Surface flows originating from the preserved open space area will be captured and directed into the proposed storm drain system before continuing offsite.
34. The Project will impact ephemeral drainages tributaries to Salt Creek. Salt Creek has the following intermittent beneficial uses: Water Contact Recreation, Non-Contact Water Recreation, Warm Freshwater Habitat, and Wildlife Habitat.
35. Compensatory mitigation authorized for impacts to “Features 1F” and “Feature 1G” was completed in 2006, through the purchase of 0.25 acre of enhancement credits from Santa Ana Watershed Association In-Lieu Fee Program for the eradication of *Arundo donax*¹ in waters of the United States.
36. The Discharger has proposed to provide compensatory mitigation for additional impacts to “Features 1A” through “1E” by purchase of a total of 0.55 acre of

¹ Also known as giant reed or Arundo, is an invasive species in California. Arundo is fast growing reed that grows 10 to 30 feet tall in cane-like clumps. Arundo and can be found in damp riparian areas, replacing native riparian trees and grasses.

Ephemeral Stream System enhancement credits from the Soquel Canyon Mitigation.

37. In addition to the compensatory mitigation credits, the Project includes the preservation in-perpetuity of approximately 62.31 acres (80 percent) of the Project site containing approximately 0.58 acre of waters of the State.

Regulatory Considerations

38. 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 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.
39. 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 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.
40. The Santa Ana Water Board has considered the federal and state antidegradation policies (State Water Board Resolution 68-16 and 40 C.F.R § 131.12) 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.
41. 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 (Wat. Code, § 13000 et seq.).

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 meet 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).)

CEQA and Public Participation

45. On February 16, 2025, the City of Menifee as the lead agency under the California Environmental Protection Act (CEQA; Pub. Resources Code, § 21000 et seq.) conducted an updated Initial Study and adopted a Mitigated Negative Declaration (MND) for the Project (State Clearinghouse 2025020535). The lead agency filed a Notice of Determination with County of Riverside on April 23, 2025.
46. The Santa Ana Water Board is a responsible agency under CEQA for the purposes of issuing this Order. 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 MND adopted by City of Menifee and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the MND pertaining to impacts to water quality. The Santa Ana Water Board finds that compliance with the mitigation measures of the MND 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 Santa Ana Water Board, in a public meeting, heard and considered all comments pertaining to the WDRs for the discharge.

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.
7. Construction and post-construction best management practices (BMPs) shall be implemented. Including, but not limited to:
 - a. Clearly marking the Project boundary to ensure impacts to waters of the State do not exceed the authorized impacts under this Order.

B. Discharge Prohibitions

1. 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.
2. 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 0.55 acres of Ephemeral Stream System enhancement credits from Soquel Canyon Mitigation Bank.
3. Except as expressly authorized in another WDRs order, waste shall not be discharged in a manner or location other than as described in the findings herein.
4. 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.
5. 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.
6. 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.
7. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.
8. During the grading and filling operation, there shall be no onsite fueling, lubrication, changing of oil or other equipment fluids and their filters, or any other maintenance or storage of construction equipment within or next to drainage areas or other surface runoff conveyances.

C. Mitigation Requirements

1. The Discharger shall submit to the Santa Ana Water Board the receipt of the purchase of 0.55 acres of Stream System enhancement credits from Soquel Canyon Mitigation Bank.
2. The Discharger shall provide compensatory mitigation for authorized impacts to waters of the State by purchasing 0.55 acres of mitigation enhancement credits at the Soquel Canyon Mitigation Bank.

3. The Discharger shall retain responsibility for providing compensatory mitigation until the Santa Ana Water Board has received documentation of the credit purchase.
4. The Permittee shall preserve in-perpetuity 62.81 acres of the Project site, which includes 0.58 acres of waters of the State.
5. The preserve site shall be permanently protected through an appropriate real estate or other legal instrument (e.g., easement, title transfer to state resource agency or land trust).

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. 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 effective date is at least 90 days within the reporting period. Annual reporting shall continue until a *Notice of Project Complete Letter* is issued to the Permittee. 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 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 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. This Order becomes effective on the date of adoption by the Santa Ana Water Board.
13. 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 date².

² 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.

LIST OF ATTACHMENTS

Attachment A—MAPS
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.

ATTACHMENT A—MAPS

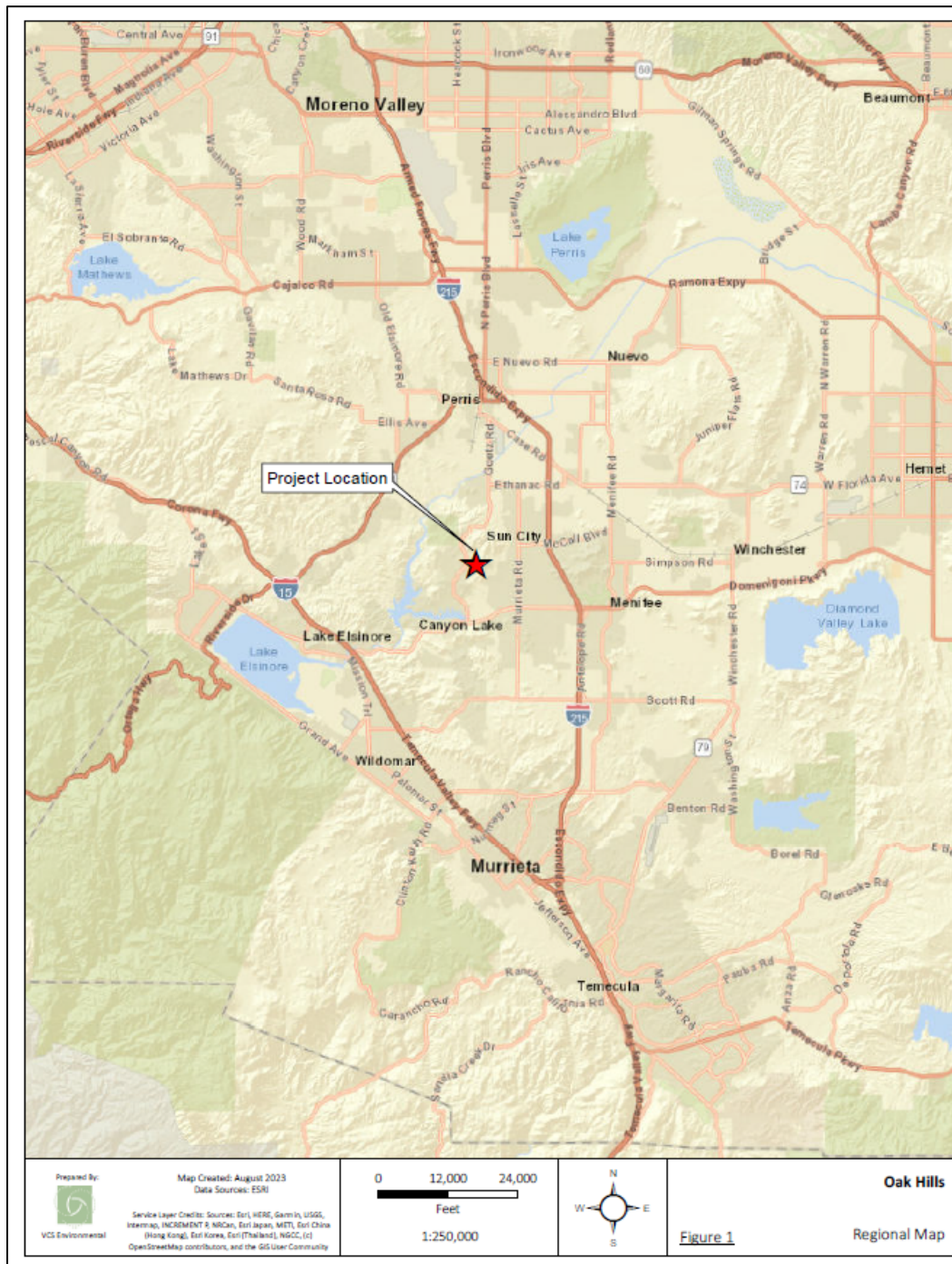


Figure 1: Regional Map



Figure 2: Aerial Map



Figure 3: Jurisdictional Map

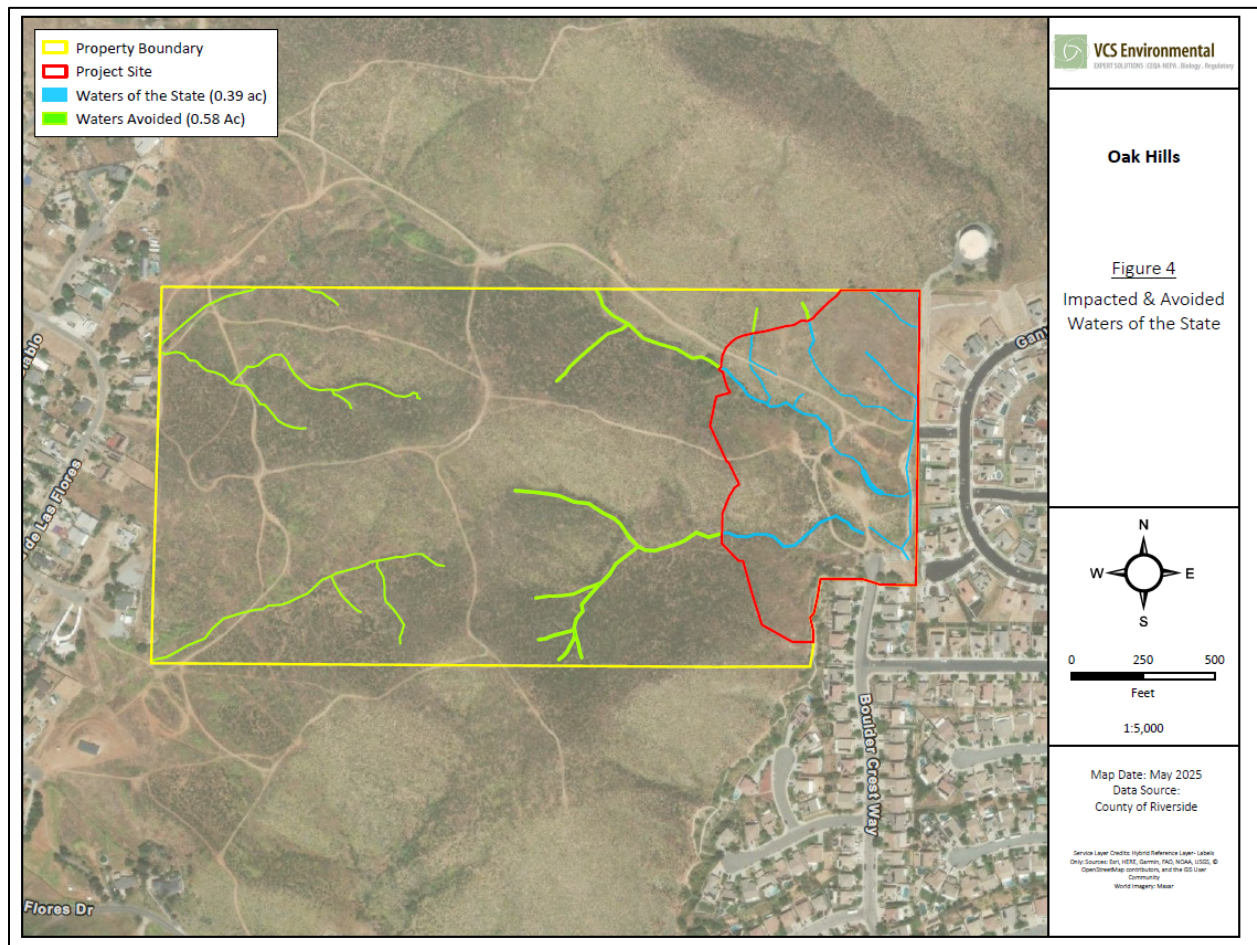


Figure 4: Impacted and Avoided Waters of the State

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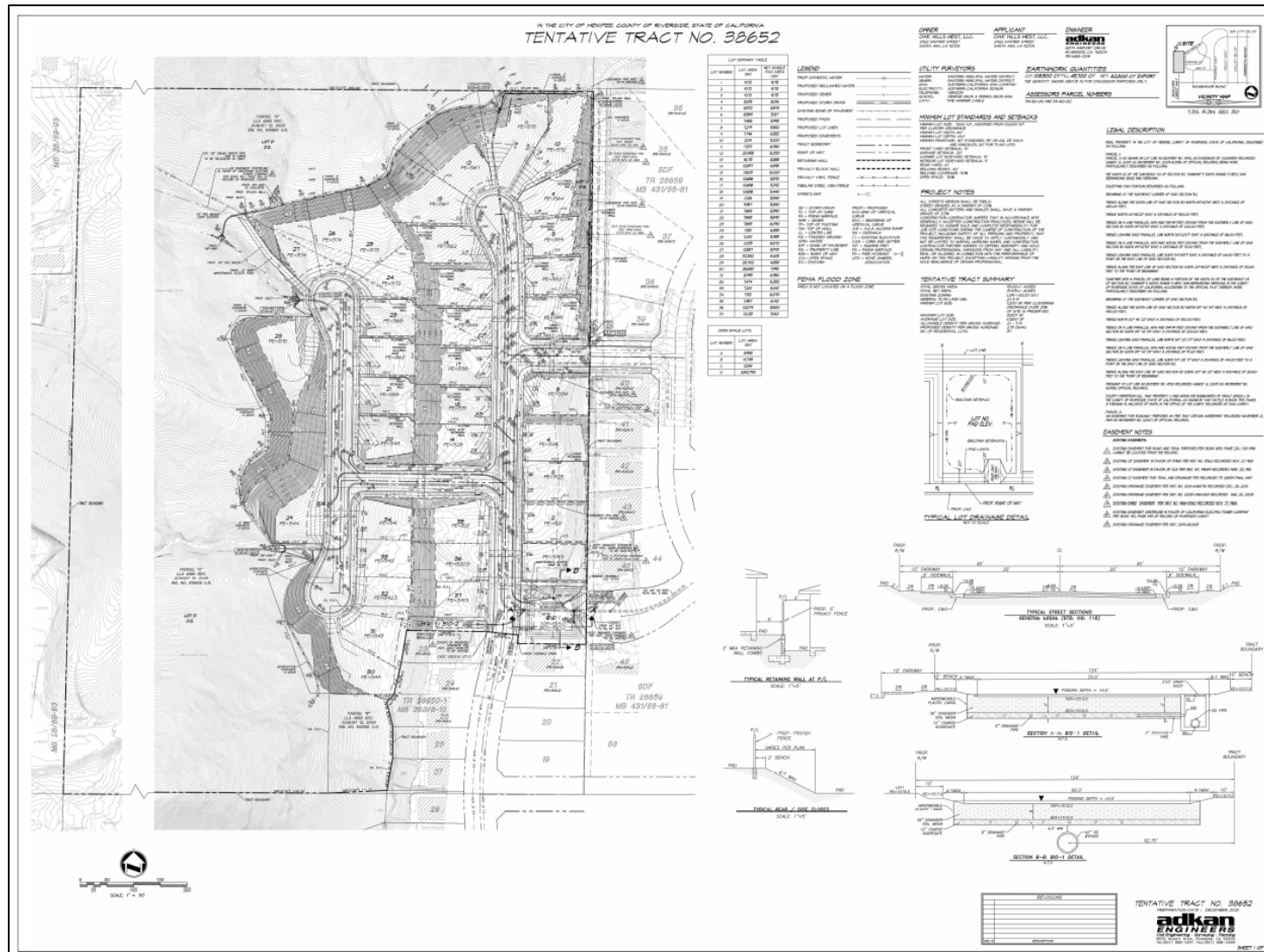


Figure 5: Tentative Tract Map

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 *Report and Notification Cover Sheet* next to the report or notification you are submitting.
 - a) Part A (Annual Report): 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 effective date is at least 90 days within the reporting period. Annual reporting shall continue until a *Notice of Project Complete Letter* is issued to the Discharger.
 - 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 *Report and Notification Cover Sheet* and attach all information requested for the Report Type.
- 3) Electronic Report Submittal Instructions:
 - a) Submit signed *Report and Notification Cover Sheet* and required information via email to: RB8-401Reporting@waterboards.ca.gov
 - b) Include in the subject line of the email: Order R8-2025-0063 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.	
<ul style="list-style-type: none">• 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.• Aquatic resource maps marked on paper USGS 7.5-minute topographic maps or Digital Orthophoto Quarter Quads (DOQQ) printouts. 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.

OAK HILLS WEST, LLC

OAK HILLS WEST RESIDENTIAL TRACT 38652

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report and Notification Cover Sheet
Project: Oak Hills West Residential Tract 38652
Discharger: Oak Hills West, LLC
Order No.: R8-2025-0063
Order Effective Date: July 25, 2025

Report Type Submitted
<input type="checkbox"/> Report Type 1: Annual Report
<input type="checkbox"/> Report Type 2: Commencement of Construction Report
<input type="checkbox"/> Report Type 3: Request for Notice of Completion Discharges Letter
<input type="checkbox"/> Report Type 4: Request for Notice of Project Complete Letter
<input type="checkbox"/> Report Type 5: 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 effective date is 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:	<p>Part A:</p> <ol style="list-style-type: none">1. Project progress and schedule, including initial ground disturbance, site clearing and grubbing, road construction, site construction, and the implementation status of construction storm water BMPs. If construction has not started, provide estimated start date and reasons for delay. <p>Part B:</p> <ol style="list-style-type: none">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.

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ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 2:	Commencement of Construction Report
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:	<ol style="list-style-type: none"> 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:	Request for Notice of Completion of Discharge Notice
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:	<ol style="list-style-type: none"> 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.

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ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 4:	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:	<p>Part A: Mitigation for Temporary Impacts (if applicable)</p> <ol style="list-style-type: none"> 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. <p>Part B: Discharger-Responsible Compensatory Mitigation (if applicable)</p> <ol style="list-style-type: none"> 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).

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ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 5:	Transfer of Property Ownership Report
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:	<ol style="list-style-type: none">1. A statement that the Discharger has provided the purchaser with a copy of this Order and that the purchaser understands and accepts:<ul style="list-style-type: none">• 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.”