

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SANTA ANA REGION

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**[TENTATIVE] WASTE DISCHARGE REQUIREMENTS ORDER  
R8-2026-0003**

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**ORDER INFORMATION**

**Status:** TENTATIVE  
**Program:** Dredged or Fill Material Program  
**Discharger(s):** TTLC Riverside Chicago, LLC  
**Project:** Arroyo Vista –Tentative Tract Map 38510  
**County:** Riverside County  
**CIWQS WDID:** 332025-13  
**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 February 6, 2026.

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ERIC T. LINDBERG, PG CHG  
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SANTA ANA REGION

**ORDER R8-2026-0003**

WASTE DISCHARGE REQUIREMENTS  
FOR  
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE  
ARROYO VISTA – TENTATIVE TRACT MAP NO. 38510  
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 Arroyo Vista Tentative Tract Map No. 38510 Project (Project) of TTLC Riverside Chicago, 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 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 regulates the discharge of fill materials to waters of the State.
5. 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.
6. On June 26, 2025, on behalf of the Discharger, EMLT Consulting, Inc. submitted an *Application for Discharges of Dredged or Fill Material to Waters of the State* (Application) for the Project, which was assigned Santa Ana Water Board WDID No. 332025-13.

7. On July 24, 2025, Santa Ana Water Board staff deemed the Application incomplete and requested supplemental Project information.
8. On October 16, 2025, the United States Army Corps of Engineers determined that waters of the United States were not present within Project boundaries.
9. The Application was deemed complete on October 20, 2025.

### **Project Description and Discharge Characteristics**

1. The Project's purpose is to construct a single-family residential development consisting of up to 231 dwelling units on 87.57 acres (Tentative Tract Map No. 38510).
2. The Project also includes frontage improvements, a 0.25-acre sewer lift station, three (3) water quality basins on 5.39 acres, four (4) natural open space lots, associated trailheads, and parking areas on 23.82 acres and 23.14 acres of roadways.
3. The 140-acre Project site is in the northern portion of the City of Riverside, in an area known as Lake Matthews or Woodcrest in Riverside County (Latitude: 33.89055° N, Longitude: -117.35194° W). Specifically, the Project site is located northwest of the intersection of Chicago Avenue and Iris Avenue. The Assessor's Parcel Numbers (APNs) are 245-300-001 and 245-300-004. The Project site is located within a mixed-use area characterized by residential developments to the east, commercial establishments such as dining and automotive services, to the south, and undeveloped, disturbed land to the west. Maps showing the Project location are found in Attachment A of this Order.
4. The Project is expected to be implemented in three phases. Phase 1 includes developing 84 residential lots, internal roads, a sewer lift station, a trailhead/parking area, an open space lot, and two (2) water quality detention basins on the central portion of the Project site, south of Goldenstar Creek. Phase 2 involves developing 35 residential lots and internal roads on the southwest corner. Phase 3 includes developing 112 residential lots, two open space lots, a water quality detention basin, and internal roads north of Goldenstar Creek.
5. The Project has an estimated construction duration of 39 months. Once complete, the Project is expected to result in 4,863,909 square feet (111.66 acres) of impervious surface.
6. The Project site is currently undeveloped and contains a combination of rolling hills with riverine drainage (arroyo) features, rocky outcrops and flat areas. The site elevations range from 1,415 to 1,550 feet above mean sea level.



7. The vegetation/land cover on the Project site is dominated by southern willow scrub, Riversidean sage scrub, non-native grassland, and disturbed habitat.
8. The northern portion of the Project site once contained orange groves, which have since been removed. Historical activities have resulted in a disturbed landscape characterized by exposed soils, scattered wood chips, and minimal vegetation over much of the site. In contrast, the onsite drainage features support riparian vegetation along the incised channels, with patches of natural and rocky terrain.
9. Approximately, 16.39 acres of bedrock milling sites were identified on the Project site. These sites are man-made depressions that were utilized to process food and has been linked to local tribal cultural resource.
10. The Project site contains a total of 1.48 acres (6,893 linear feet) of waters of the State—referenced herein as “Drainage 1,” “Drainage 2,” and “Drainage 3.” A summary of the onsite waters is found in Table 1 below.
11. “Drainage 1” is the primary ephemeral drainage onsite, extending approximately 4,795 linear feet. Indicators of an ordinary high water mark (OHWM)<sup>1</sup> varies in width from approximately 2 to 13 feet. This drainage is an earthen channel that enters the site at the southeastern corner of the Project site and flows to the northwest corner where it converges with “Drainage 2.” “Drainage 1” conveys surface water flows during precipitation events and runoff discharges originating from the upstream residential developments. The dominant vegetation species consist of arroyo willow and black willow, interspersed with diverse assemblages of riparian trees, shrubs and herbaceous understory species.
12. The northwest portion of the Project site contains two small unnamed drainages tributaries to “Drainage 1,” referenced herein as “Drainage 1a and 1b.” These drainages are included in the acreage totals for “Drainage 1.” “Drainage 1a” is approximately 0.06 acre and “Drainage 1b” is approximately 0.03 acre. The dominant vegetation species include California Buckwheat, deerweed, and short-pod mustard.
13. “Drainage 2” flows from east to west and is located within the northwest corner of the Project site. The OHWM indicator varies in width from 12 to 18 feet wide. This drainage is an earthen channel that enters the site from the northwest portion of the Project site and stretches approximately 803 linear feet. “Drainage 2” conveys surface flows during precipitation events and runoff discharges originating from

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<sup>1</sup> Indicators of an OHWM is the identified through physical characteristics that correspond by fluctuation of water.

residential developments upstream. This drainage contains a small percentage of arroyo willow and mulefat; however, the majority of the drainage is unvegetated.

14. “Drainage 3” enters via corrugated metal sheets off Iris Avenue in the middle of the southern border of Project site and extends 1,295 linear feet from south to north before discharging into “Drainage 1.” The indicators of an OHWM range from 3 to 6 feet. “Drainage 3” receives surface water flows via direct precipitation and stormwater runoff originating from Iris Avenue and residential developments to the south. This drainage is dominated by short-pod mustard and Russian thistle; however, there is a small percentage of salt cedar and mulefat in the middle of the drainage.

**Table 1: Summary of Waters of the State Onsite**

<b>Drainage Name</b>	<b>Waters of the State (acres)</b>	<b>Length (Linear Feet)</b>
1	1.12	4,795
2	0.25	803
3	0.11	1,295
<b>Total</b>	<b>1.48</b>	<b>6,893</b>

15. The development of the Project will result in the temporary and permanent impact to 0.39 acre of waters of the State.
16. The Project will result in the permanent physical loss or modification of 0.25 acre (1,915 linear feet) of waters of the State ephemeral drainages.
17. The permanent impacts will result from the alteration of the Project site and replacement of pervious surfaces from clearing, grading, grubbing, and construction of two (2) road crossings and culvert installations, associated headwalls, riprap, and concrete aprons for energy dissipation.
18. A total 0.14 acre (408 linear feet) of permanent impacts to “Drainage 1” are associated with the construction of the two (2) road crossing and installation of an outfall structure.
19. One (1) road crossing will be constructed over a segment of the northwest portion of “Drainage 1.” This road crossing requires the installation of an approximately 215 foot long, 14 foot-wide, and 9-foot-high pre-cast reinforced concrete box culvert with a concrete bottom. At the inlet of the culvert there will be approximately 20 feet in total of riprap, concrete apron and a concrete headwall. At the outlet, where surface flows will continue downstream, approximately 35 feet in total made up of a concrete headwall, concrete apron and riprap will be installed. The reinforced concrete box culvert at this crossing will extend beyond the width of the road crossing leaving the inlet and outlet exposed. The exposed areas will be filled with

compacted fill material that will be stabilized following construction with native vegetation via hydroseeding and planting.

20. The second upstream road crossing will be crossing over a segment of the southern portion of "Drainage 1". The road crossing will include the installation of an approximate 200 foot-long, 14 foot-wide, and 9-foot-high pre-cast reinforced concrete box culvert with a concrete bottom. At the inlet of the culvert there will be approximately 20 feet in total of riprap, concrete apron, and a concrete headwall. At the outlet, there will be approximately 20 feet in total of a concrete headwall, concrete apron and riprap.
21. The outfall structure will be constructed along the banks of the "Drainage 1b." The outfall structure will consist of a corrugated pipe, and require installation of energy dissipation features, such as concrete aprons and riprap. The concrete apron will be constructed downstream of the outfall pipe for approximately 10 linear feet and 14 to 18 linear feet of riprap.
22. "Drainage 3" will be permanently filled as a result of grading the site for preparation of the residential development.
23. A total of 0.14 acre of temporary impacts will occur at "Drainage 1" associated with temporary grading, equipment mobilization, and temporary energy dissipation features (i.e., riprap and check dams). No vegetation will be removed, and temporary features will be removed and returned to pre-Project contours after Project completion.
24. 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.
25. The Project involves the constriction of three (3) water quality basins. These basins will provide treatment via bioretention of the 85th percentile storm event. In addition, the basins will provide additional volume/depth to meet detention requirements for storm events.
26. The proposed onsite drainage system will provide stormwater management for two (2)-year, and 10-year County's storm events in accordance with Riverside County's interim criteria for sizing increased runoff detention facilities.
27. Overflow structures sized for the 100-year storm event located within the basins will collect larger storm flows and detain flows for 72 hours and discharge them via storm drains to the energy dissipater structures adjacent to the "Drainage 1". Offsite

runoff will be bypassed through the site and into the “Drainage 1” via an underground storm drain systems.

28. Runoff generated within the Project area, as well as roadside surface flows entering outside the Project limits, will be diverted to the proposed water quality basins prior to discharge into “Drainage 1.” Surface flow runoff from Iris Avenue captured by “Drainage 3” will be redirected by an under storm drain and discharged into “Drainage 1.”
29. The Project will avoid direct impacts to approximately 14.66 acres of bed rock milling sites through avoidance and relocation, when preservation in place is not possible.
30. The “Open Space/Natural Resources” areas have been designated as Lot E (no build), Lot F (Fuel Treatment Zone 2), Lot G (Fuel Treatment Zone 1B) and Lot I (portion located in the roadside fuel treatment). The purpose of these “Open Space/Natural Resource” areas is to preserve and protect the site’s natural resources, including riverine drainages and hillsides. Deed restrictions are recorded to restrict the development within these areas.
31. The Discharger has proposed to provide permittee-responsible compensatory mitigation for 0.25 acre of permanent impacts to waters of the State<sup>2</sup>.
32. To offset the permanent impacts, the Discharger proposes to enhance 2.75 acres (5,500 linear feet) of riparian/riverine habitat associated with “Drainage 1” and a portion of “Drainage 2 (maps of the mitigation area are included in Attachment A). The enhancement activities include the removal of invasives and nonnative species (i.e., Mexican fan palm, salt cedar, Arundo, and tree tobacco).
33. Once the compensatory mitigation is complete, a conservation easement will be placed over “Drainage 1” and “Drainage 2” for a total of 2.75 acres. The easement boundaries are defined by the top of bank and/or outer dripline of riparian vegetation. The Rivers and Land Conservancy is proposed to be the grantee of the conservation easement.
34. Approximately 92 percent of all riparian/riverine habitats onsite will be avoided and preserved in perpetuity through a conservation easement and deed restrictions.

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<sup>2</sup> Including 0.24 acres of permanent impacts to streambed under the California Department of Fish and Wildlife jurisdiction.

### **Basin Plan and Regulatory Considerations**

35. The Project would impact two (2) ephemeral drainage, “Drainage 1” and “Drainage 3,” which are tributaries to Goldenstar Creek.
36. Goldenstar Creek has the following designated beneficial uses (existing or potential): Municipal and Domestic Supply, Water Contact Recreation, Non-contact Water Recreation, Wildlife Habitat, Rare, Threatened, or Endangered Species, Spawning, Reproduction, and Development.
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 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 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.
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 enhancement, and/or preservation of other waters of the State. The mitigation requirements in this Order comply with the State Water Board’s Dredge and Fill Procedures.
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. The filling of a request by the Discharger 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.

#### **California Environmental Quality Act and Public Participation**

44. On July 31, 2025, the Riverside County Planning Department, as the lead agency under the California Environmental Protection Act (CEQA; Pub. Resources Code, § 21000 et seq.) certified an Environmental Impact Report (EIR) for the Project (State Clearinghouse 2023030118). The lead agency filed a Notice of Determination with Riverside County Clerk on October 8, 2025.
45. 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.” (*Id.*, § 21002.1, subd. (d).)
46. The Santa Ana Water Board has considered the EIR certified by Riverside County Planning Department and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the EIR pertaining to impacts to water quality. The Board finds that 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 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 San Bernardino County and co-permittees under NPDES No. CAS618036 and WDRs Order R8-2010-0036, 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. Fill material other than native soil shall not be discharged as part of the Project.
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. There shall be no 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. 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.
- d. 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 Project.
- e. Erosion control or sedimentation prevention methods of fiber rolls, sand or gravel bags, rice mats, straw wattles, or similar measures.
- f. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances.

**B. Discharge Prohibitions and Post-Construction Monitoring**

1. The permanent impacts to waters of the State from the Project shall not exceed quantities identified in Finding 16.
2. The temporary impacts to waters of the State from the Project shall not exceed quantities identified in Finding 23.
3. The impacts to waters of the State are not authorized and shall not occur until a final Habitat Mitigation and Monitoring Plan (HMMP) has been submitted and approved by the Santa Ana Water Board staff.
4. Except as expressly authorized in another WDRs order, waste shall not be discharged in a manner or location other than as described in the Application referenced in Finding 3 or other findings herein.
5. Except for authorized fill material discharges to waters of the State, the direct discharge of wastes, including rubbish, refuse, bark, sawdust, or any other solid or liquid wastes, into water channels, surface waters, or any place where they



would contact or be eventually transported to surface waters, including flood plains, is prohibited.

6. The discharge of oil or other floating materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
7. The discharge of silt, sand, clay, or other earthen materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
8. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.
9. Once Project construction has been completed (not including compensatory mitigation and monitoring activities per section C below), the Discharger shall visually inspect and comprehensively photograph the Project site—specifically the “Drainage 1” watercourse, drainage improvements and outfall structures—for two consecutive rainy seasons (Oct.-April) to ensure the Project site is not causing excessive erosion or stream instability (See § A.1, above.). At a minimum, such inspection shall occur within seven days of any storm resulting in at least half an inch of precipitation over a 24-hour period.<sup>3</sup>

During precipitation events, the Discharger shall take photographs of “Drainage 1” to document observable indicators of erosion, stream instability or other site conditions. If any signs of erosion or stream instability are observed during the visual inspection (e.g., rills, scouring, wash-outs), or the Discharger otherwise becomes aware that the Project is causing or substantially contributing to increased sedimentation and turbidity to “Drainage 1,” the Discharger shall contact the Santa Ana Water Board staff member overseeing the Project within three (3) working days. Additional permits or actions may be required to carry out any necessary site remediation.

### **C. Restoration and Mitigation Requirements**

1. The Discharger shall restore all temporary impacts to waters of the State to pre-Project contours at a 1:1 ratio. All temporary dissipation features (i.e. check-damns and riprap) shall be removed after road crossing, culvert and outfall installation are completed.

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<sup>3</sup> In the event there are multiple storms occurring within a single week, a single inspection shall occur within seven days of the final 24-hour period with precipitation.

2. The Discharger shall provide compensatory mitigation for the authorized permanent impacts to 0.25 acre of waters of the State through enhancement of 2.75 acres of riparian/riverine ephemeral streambed habitat.
3. The enhancement activities outlined in the Habitat Mitigation and Monitoring Plan (HMMP) shall begin at the start of construction for the Project and shall be implemented for at least a five (5) period.
4. The enhancement activities shall include the removal of invasive and nonnative vegetation species (i.e., Mexican fan palm, salt cedar, Arundo, short-pod mustard and tree tobacco).
5. Following the removal of invasive and non-native species, the enhancement activities shall include hydroseeding all disturbed areas with a native seed mix to further stabilize the disturbed areas.
6. If erosion, sedimentation, or bare soil is observed, additional stabilization or re-seeding shall be conducted.
7. The final performance standard used to evaluate the success of the compensatory mitigation site ("Drainage 1 and 2") shall include the percent cover of invasive and non-native species on the easement site over a five (5) year period. Invasive species shall not account for more than 10 percent of relative plant cover<sup>4</sup> over the entire easement area, with no individual colony greater than or equal to 5 percent of relative plant cover.
8. Following the completion of the compensatory mitigation enhancement activities the Discharger shall conduct quarterly maintenance of the compensatory mitigation site for the first year. Such maintenance may be reduced to once a year for the four remaining years, with written approval from Santa Ana Water Board's Executive Officer.
9. A conservation easement shall be placed over "Drainage 1" and "Drainage 2" to be preserve in perpetuity for a total of 2.75 acres of riparian/riverine ephemeral streambed habitat.
10. The Discharger has submitted a draft HMMP as part of the Application. The Discharger shall provide a final HMMP for review and approval by the Santa Ana Water Board staff at least 60 days before Project commencement.

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<sup>4</sup> "Relative plant cover" is defined as the cover of a particular species as a percentage of total plant cover. Thus, relative cover will always total 100%, even when total absolute cover is quite low.

11. The final HMMP shall include all compensatory 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, responsible parties, ownership status; funding mechanism; geographic boundaries; existing functions and values, construction methods, timing, and sequence; source(s) of water and as-built conditions.
  - b. Maintenance: A description and schedule of maintenance requirements to ensure that continued viability of the resource once initial construction is completed.
  - c. Performance Standards: Ecological 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 implementing adaptive management measures.
12. The permittee-responsible compensatory mitigation shall occur concurrently with Project construction and shall begin within 90 days of authorized impacts to waters of the State.
13. If compensatory mitigation for the authorized permanent impacts to waters of the State is not initiated within 90 days of the impacts, additional compensatory mitigation may be required to offset temporal loss of waters of the State.
14. 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 conditions 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 endowment fund has been provided by the Discharger to the third party for long-term management of the mitigation site.
- 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 31 (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.<sup>5</sup> 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 construction.
5. The Discharger shall submit a *Commencement of Construction Report* at least seven days prior to start of initial groundbreaking activities.
6. The Discharger shall submit a *Request for Notice of Completion of Discharges Letter* following completion of active Project construction activities. 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. The Discharger shall not transfer the Project site until the Santa Ana Water Board staff issue a *Notice of Project Complete Letter* to the Discharger.
7. The Discharger shall submit a *Request for Notice of Project Complete Letter* to the Board staff once all Project activities (including compensatory mitigation) and the required post-construction monitoring (see § B.9) have been completed. Upon Board staff concurrence that the above conditions have been met, Board staff shall issue a *Notice of Project Complete Letter* to the Discharger. Upon receipt of this notice, the Discharger will no longer be required to perform any monitoring under this Order.
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

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<sup>5</sup> 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.

(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.<sup>6</sup>

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<sup>6</sup> 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

### **LIST OF ATTACHMENTS**

ATTACHMENT A—MAPS AND PHOTOS

ATTACHMENT B—REPORTS AND NOTIFICATIONS

ATTACHMENT C—SIGNATORY REQUIREMENTS

### **ENFORCEMENT**

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

### **ADMINISTRATIVE REVIEW**

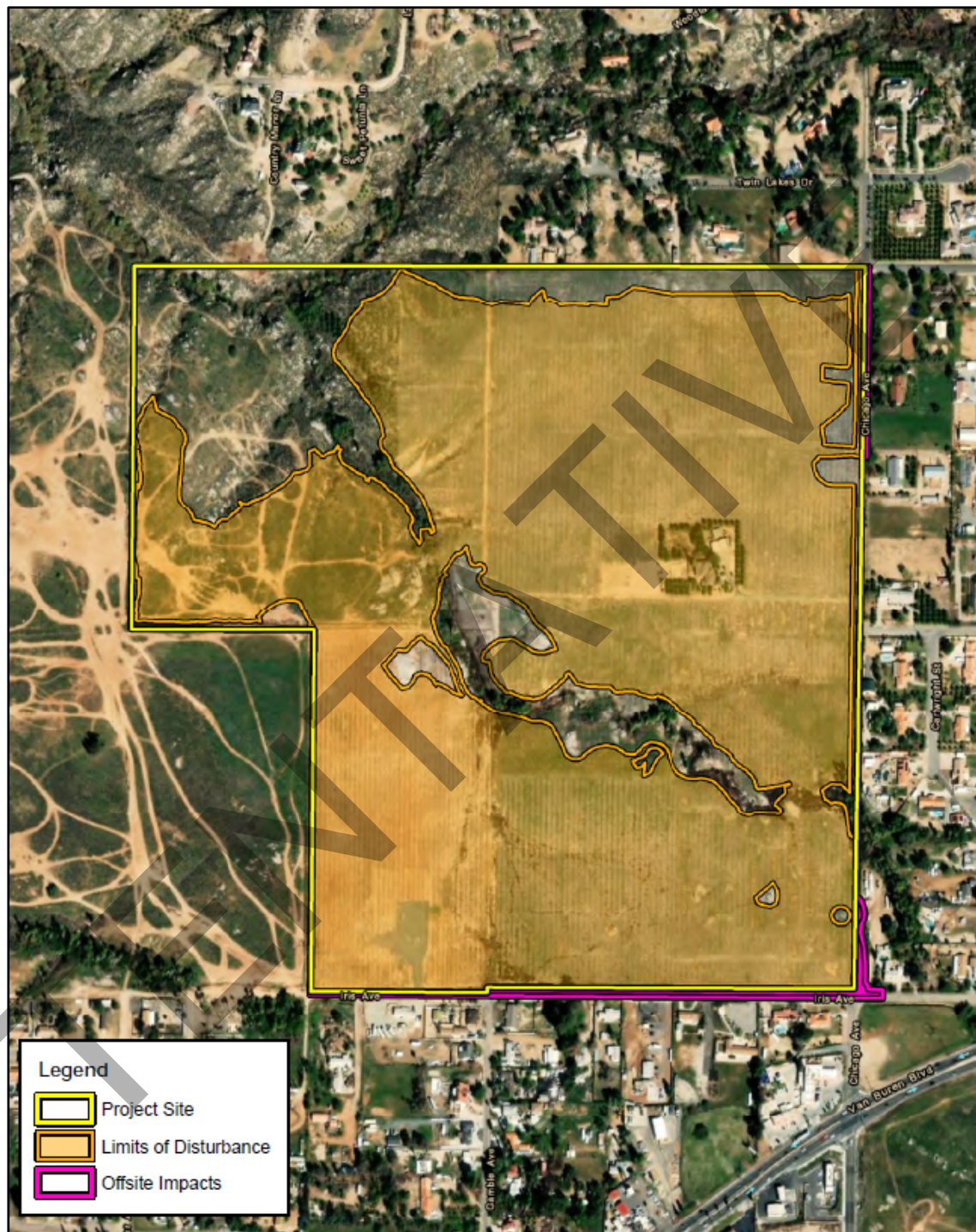
Any person aggrieved by this Santa Ana Water Board action may petition the State Water Board for review in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050 et seq. To be timely, the petition must be received by the State Water Board by 5:00 pm on the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

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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.

### Figure 1: Map of Project Location





**Figure 2: Project Boundary**

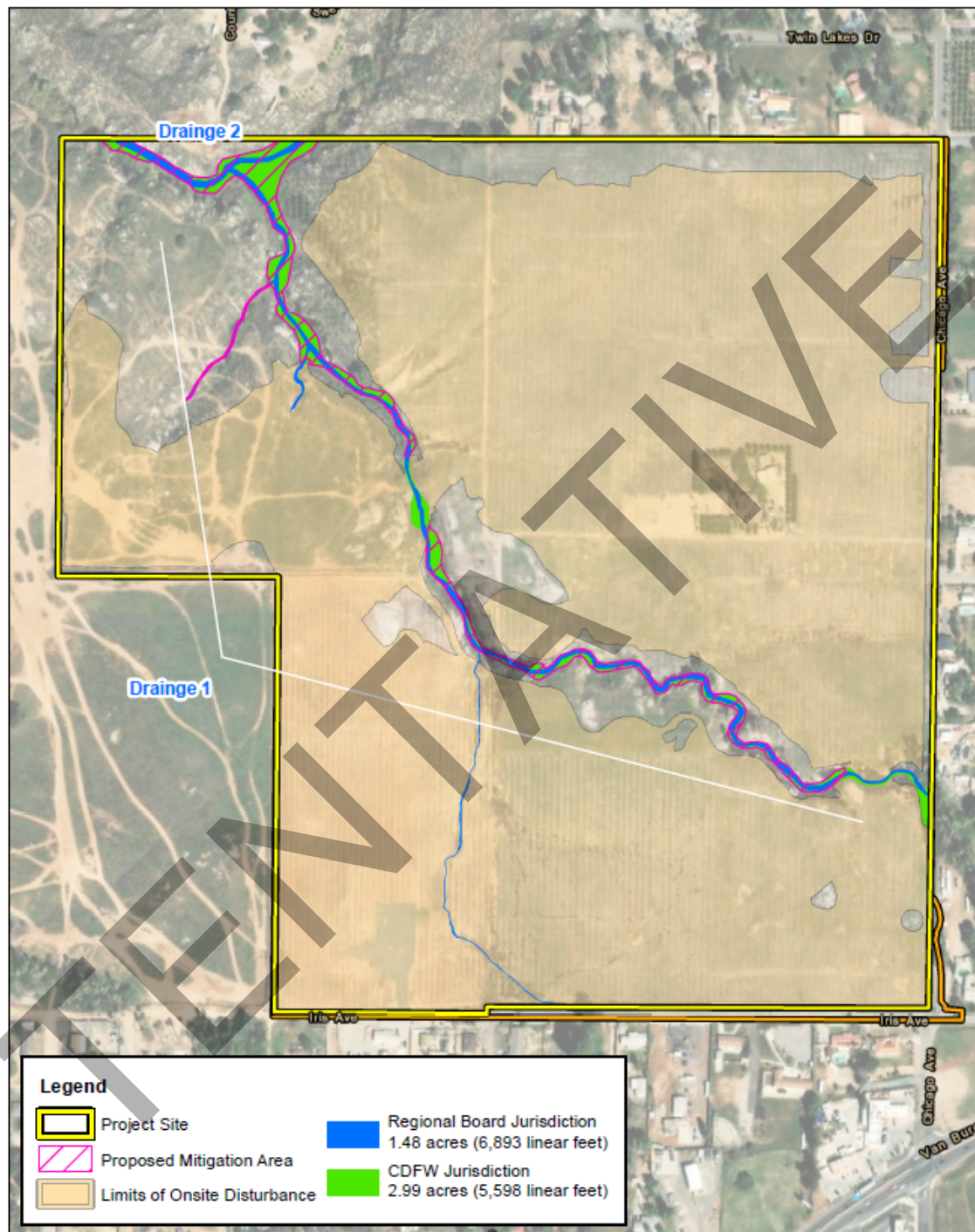




**Figure 3: Jurisdictional waters of the state and impacts**







**Figure 5: Mitigation Site**



**Figure 6: “Drainage 1” entering the Project site from the north**





**Figure 7: “Drainage 2” looking west across from “Drainage 1” at the northwest portion of the Project site.**



**Figure 8 "Drainage 1" at the southern portion of the Project site**





**Figure 9: Palm trees and invasive non-native species, within the eastern portion of “Drainage 1”**





**Figure 10: View of “Drainage 1” looking north before it leaves the Project site at the southeast corner**



**Figure 11: View looking west across the southern part of the Project site**





**Figure 12: Looking north across the northern portion of the Project site**

## 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): Submitted annually from the anniversary of the Project effective date until a *Notice of Project Complete Letter* 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 *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](mailto:RB8-401Reporting@waterboards.ca.gov)
  - b) Include in the subject line of the email: Order R8-2026-0003 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 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
<b>Project:</b> Arroyo Vista – Tentative Tract Map No. 38510
<b>Discharger:</b> TTLC Riverside Chicago, LLC
<b>Order No.:</b> R8-2026-0003
<b>Order Effective Date:</b> February 6, 2026

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: Noncompliance with Water Quality Standards Report
<input type="checkbox"/> Report Type 4: Request for Notice of Completion Discharges Letter
<input type="checkbox"/> Report Type 5: Request for Notice of Project Complete Letter
<input type="checkbox"/> Report Type 6: Transfer of Property Ownership Report

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_

Report Type 1	Annual Report
<b>Purpose:</b>	Notify the Santa Ana Water Board staff of Project status during both the active discharge and post-discharge monitoring periods.
<b>When to Submit:</b>	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 Notice of Project Complete Letter is issued to the Discharger.
<b>Report Contents:</b>	<p><b>Part A, including but not limited to:</b></p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p><b>Part B, including but not limited to:</b></p> <ol style="list-style-type: none"> <li>1. Planned date of initiation of compensatory mitigation site installation.</li> <li>2. If installation is in progress, a map of what has been completed to date.</li> <li>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.</li> </ol>

Report Type 2	Commencement of Construction
<b>Purpose:</b>	Notify the Santa Ana Water Board staff prior to the start of construction.
<b>When to Submit:</b>	Must be received at least seven (7) days to start of initial ground disturbance activities.
<b>Report Contents:</b>	<ol style="list-style-type: none"> <li>1. Date of commencement of construction.</li> <li>2. Anticipated date when discharges to waters of the state will occur.</li> <li>3. Project schedule milestones, including a schedule for onsite compensatory mitigation, if applicable.</li> </ol>



<b>Report Type 3</b>	<b>Noncompliance with Water Quality Standards Report</b>
<b>Purpose:</b>	Notifies Santa Ana Water Board staff that a violation of compliance with water quality standards has occurred.
<b>When to Submit:</b>	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.
<b>Report Contents:</b>	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.

<b>Report Type 4</b>	<b>Request for Notice of Completion of Discharge Letter</b>
<b>Purpose:</b>	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.
<b>When to Submit:</b>	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
<b>Report Contents:</b>	<ol style="list-style-type: none"> <li>1. Status of storm water Notice of Termination(s), if applicable.</li> <li>2. Status of post-construction storm water BMP installation.</li> <li>3. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized.</li> <li>4. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable.</li> <li>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.</li> </ol>

Report Type 5	Request for Notice of Completion Discharge Letter
<b>Purpose:</b>	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.
<b>When to Submit:</b>	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
<b>Report Contents:</b>	<p>Status of storm water Notice of Termination(s), if applicable.</p> <ol style="list-style-type: none"> <li>1. Status of post-construction storm water BMP installation.</li> <li>2. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized.</li> <li>3. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable.</li> <li>4. 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.</li> </ol>

Report Type 6	Request for Notice of Project Complete Letter
<b>Purpose:</b>	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.
<b>When to Submit:</b>	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
<b>Report Contents:</b>	<p><b>Part A: Restoration for Temporary Impacts</b> (if applicable)</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>

Report Type 6	Request for Notice of Project Complete Letter
	<p><b>Part B: Permittee-Responsible Compensatory Mitigation</b> (if applicable)</p> <ol style="list-style-type: none"> <li>1. A report establishing that the performance standards outlined in the compensatory mitigation plan have been met.</li> <li>2. Status on the implementation of the long-term maintenance and management plan and funding of endowment.</li> <li>3. Pre- and post-photo documentation of all compensatory mitigation sites.</li> <li>4. Final maps of all compensatory mitigation areas (including buffers).</li> </ol>
Report Type 7	Transfer of Property Ownership
<b>Purpose:</b>	Notify Santa Ana Water staff of change in ownership of the Project or Discharger-responsible mitigation area.
<b>When to Submit:</b>	At least 30 working days prior to the transfer of ownership.
<b>Report Contents:</b>	<ol style="list-style-type: none"> <li>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"> <li>• 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</li> <li>• responsibility for compliance with any long-term BMP maintenance plan requirements in this Order.</li> </ul> </li> <li>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.</li> </ol>

### **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.”