CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

ORDER NO. R5-2011-0018

WASTE DISCHARGE REQUIREMENTS
FOR
TEJON MOUNTAIN VILLAGE, LLC
TEJON MOUNTAIN VILLAGE
KERN COUNTY

The California Regional Water Quality Control Board, Central Valley Region, (hereafter Central Valley Water Board) finds that:

Discharger

1. Tejon Mountain Village, LLC (hereafter Discharger), submitted a Report of Waste Discharge (RWD) for dredge and fill discharges related to the construction of the Tejon Mountain Village project (Project), located east of Interstate 5 (I-5) near Lebec, on 16 November 2009. The application was deemed complete on 24 December 2009. As described in findings that follow, this Order regulates discharges of dredge and fill materials to specific waters of the State and discharges of wastes associated with storm water runoff to specific waters of the State.

Project Location and Description

2. The Project site is in southwestern Kern County, near the Lebec Road interchange, approximately 40 miles south of Bakersfield and 60 miles north of Los Angeles. The Discharger intends to develop a 26,417 acre mountain resort community, including up to 3,450 residences, approximately 160,000 square feet of commercial, and 350,000 square feet of resort facilities (hotel/spa); passive and active recreational facilities to include private community centers and 36 holes of golf; riding and hiking trails, and equestrian facilities; and approximately 21,335 acres of open space preservation. The Project site has 36 acres of in-holdings, including a 1-acre private in-holding and a 35-acre parcel owned by the California Department of Water Resources (DWR). The site encompasses multiple sections in Township 9 North, Range 18 West, San Bernardino Base and Meridian (SBBM), and lies mainly within the Lebec and Pastoria Creek USGS 7.5-minute quadrangles; the eastern portion is within the Winters Ridge quadrangle, and small portions of the site intersect the Grapevine (northwest) and Frazier Mountain (west-central) quadrangles. See Attachment A.1. for a general location map.

3. Installation of Project infrastructure and amenities will necessitate discharges of dredge and fill materials to Project site waters. Project development will increase the amount of impervious surface and alter the natural drainage patterns within the Project area. It will also create discharges of wastes with storm water runoff

associated with construction activities to Project site waters. Project disturbance areas will include construction of new access roads and driveways, modification to existing access roads, grading to create building pads, installation of utility lines, and construction areas around new structures. To protect water quality, these discharges require regulation.

Receiving Waters

4. The Project site drains to the north toward the extreme southern edge of the San Joaquin Valley. The Project site is in the Grapevine Hydrologic Unit, which is part of the Tulare Lake Hydrologic Region. The site encompasses five local watersheds: Castac Lake, Grapevine Creek, Tehachapi Mountain Range, Pastoria Creek, and Tunis Creek, all of which are included in either the San Emigdio Hydrologic Area or the Tejon Creek Hydrologic Area in the Grapevine Hydrologic Unit. The DWR designation for the San Emigdio Hydrologic Area is 556.30, and for the Tejon Creek Hydrologic Area it is 556.20.

Castac Lake Watershed

The Castac Lake Watershed drains to Castac Lake, an alkali lake almost entirely surrounded by the Project site. The Castac Lake Watershed receives drainage from a 60.3 square-mile area, including the area drained by Cuddy Creek passing through the communities of Pinon Pine Estates, Cuddy Valley, Lake of the Woods, Frazier Park, and portions of the Los Padres National Forest west of I-5. Castac Lake is adjacent to the southeastern part of the Project and also receives drainage from that area. In heavy rain years, when lake capacity is exceeded, Castac Lake overflows into Grapevine Creek.

Grapevine Creek Watershed

The main stream through the Grapevine Creek Watershed is Grapevine Creek which runs north through Castac Valley, paralleling Interstate 5. The western portion of the drainage area is west of I-5 and includes flow from O'Neil Creek. The eastern portion of the drainage is within the Project site and includes flows from Short Canyon, Rising Canyon, and Wildhorse Creeks. Grapevine Creek occasionally receives overflow from Castac Lake. Several natural springs sustain perennial flows in the creek and wetlands in certain portions of the watershed, primarily along I-5 in the vicinity of Fort Tejon, north of the Project. Grapevine Creek terminates on the San Joaquin Valley floor.

Tehachapi Mountain Range Watershed

The Tehachapi drainage area is in the north-central and northwestern portions of the Project site. The drainage area includes Monroe Creek, Silver Creek, Squirrel Creek, and many other smaller drainages extending eastward

immediately north of Geghus Ridge. These creeks are ephemeral and drain into Live Oak Canyon, which eventually joins with Pastoria Creek.

Pastoria Creek Watershed

Bear Trap Canyon, Palos Altos Creek, and Pastoria Creek are included in the Pastoria drainage area. This drainage area includes most of the northeastern portion of the Project site. Pastoria drainages infiltrate into an alluvial wash at the base of the Tehachapi Mountains and do not reach the San Joaquin Valley floor.

Tunis Creek Watershed

The Tunis Creek watershed is less than 1 square mile. It is delineated as a separate watershed in this report because Tunis Creek does not discharge into Pastoria Creek until approximately 7 miles downstream of the Project area boundary. Tunis drainages infiltrate into an alluvial wash at the base of the Tehachapi Mountains and do not reach the San Joaquin Valley floor.

Site Regulation

5. Generally, the federal Clean Water Act (CWA) and regulations promulgated thereunder apply to the discharges of dredged and fill materials and the discharges of pollutants to waters of the United States (waters of the U.S.) Waters that do not fall under the regulatory umbrella of the federal CWA and its regulations are commonly called non-jurisdictional waters. Waters of the State, as defined by California Water Code (CWC) Section 13050, include both waters of the U.S. and non-jurisdictional waters.

6. The U.S. Army Corps of Engineers (Corps) approved a jurisdictional delineation of the site on 2 October 2008 that identifies Castac Lake and the waters that drain thereto as waters of the U.S.

7. Within the Castac Lake Watershed, the Corps approved delineation indicated there will be discharges of dredged and fill materials at 39 locations in waters of the U.S that are subject to regulation under federal CWA Sections 401 and 404. On 14 January 2010, the Central Valley Water Board issued a CWA Section 401 Water Quality Certification for proposed discharges of dredge and fill materials at these locations. Since issuance of Certification, the Discharger has modified the project to avoid all federal jurisdictional wetlands on the site and to decrease the impacts to waters of the U.S., resulting in a reduction of impact locations from the original 39 to 27.

8. Discharges of pollutants associated with construction related storm water runoff in the Castac Lake Watershed are also subject to National Pollutant Discharge Elimination System permitting under CWA Section 402. The Discharger must file a Notice of Intent to comply with *State Water Resources Control Board Order*

No. 2009-0009-DWQ [As Amended By Order No. 2010-0014-DWQ], National Pollutant Discharge Elimination System General Permit No. CAS000002, Waste Discharge Requirements For Discharges Of Storm Water Runoff Associated With Construction And Land Disturbance Activities (Construction General Permit) to cover discharges of construction related storm water to waters of the U.S.

9. Although Castac Lake is not a part of the project and management of the lake is not conducted by the Discharger, the discharge of pollutants to Castac Lake from the Project in the Castac Lake Watershed are subject to the mitigation measures set forth in the Water Quality Plan (described in Finding 29 below) and the Final Environmental Impact Report for the Project described in Findings 37-40 below. Mitigation measures include requirements for low impact development, storm water source control, site design, treatment control, and hydromodification control to prevent impact to Castac Lake and potential discharge from Castac Lake to Grapevine Creek.

10. The Corps has determined that Grapevine and Pastoria Creek and a number of smaller drainages that are tributaries to Grapevine and Pastoria Creek, including Rising Canyon, are non-jurisdictional due to their nature as non-navigable, isolated water bodies. However, these non-jurisdictional drainages and associated wetlands are waters of the State subject to regulation under the CWC.

11. Construction of Project infrastructure and amenities will involve the proposed discharge of structural materials and/or earthen materials (fill) at 136 project locations that are in non-jurisdictional waters, as listed in Attachment B. With respect to discharges of dredged and fill materials, this Order regulates only these proposed discharges to non-jurisdictional waters.

12. This Order also regulates waste discharges associated with construction related storm water runoff and post-construction storm water runoff to Project site non-jurisdictional waters.

13. This Order is necessary to adequately address potential and planned impacts to waters of the State from the Project, to require mitigation for these impacts to comply with the *Water Quality Control Plan for the Tulare Lake Basin, Second Edition, Revised January 2004* (Basin Plan), to fulfill its obligation to act on the Discharger's application, and to satisfy the objectives of the California Wetlands Conservation Policy (Executive Order W-59-93, signed 23 August 1993). The goals of the California Wetlands Conservation Policy include ensuring "no overall loss" and achieving a "…long-term net gain in the quantity, quality, and permanence of wetland acreage and values."

14. This Order does not regulate discharges from the proposed Project wastewater treatment facility, water reclamation facility, or ongoing municipal storm water

discharges. If applicable, these discharges will be regulated under separate orders.

Site-Specific Conditions

15. The Project site is generally undeveloped. Portions of the property have been altered from their natural condition by decades of ranching, farming, nonnative foraging by wild hogs, and utility easement activities. Existing development is limited almost entirely to the land adjacent to I-5 and existing land uses include ranching, agriculture, and hunting facilities. The Project site contains corrals, ranch buildings, five employee homes, two hunting cabins, and over 200 miles of paved and unpaved roads. The site is also crossed by numerous utilities of various types, including major electrical transmission lines, gas lines, telecommunications lines, and the California Aqueduct.

16. Elevation ranges from 2,586 to 5,408 feet above mean sea level (msl), with most of the site between 3,400 to 4,400 feet above msl. The topography varies from broad ridges to intervening narrow drainages. The largest areas of relatively flat terrain are around Castac Lake and in the Grapevine Creek Valley along the Project's western boundary. Soils found on site are characterized generally by steep to very steep slopes. The soils range from shallow to very deep, with the majority being deep. They are well drained to excessively drained, with moderately slow to very rapid subsoil permeability and slow to very rapid runoff. The soil's capacity to hold water ranges from very low to very high, with most site soils having low water-holding capacity. The erosion hazard is moderate to very high, largely dependent on slope steepness, although a small portion of the site consists of rock outcrops with little erosion potential.

17. The climate of the Project site is influenced by a moist Mediterranean atmosphere to the west and a drier continental climate to the east. Consequently, the climate is characterized as hot and semiarid to subhumid. Summer temperatures are often high with low humidity, while winter temperatures remain low with relatively abundant moisture compared with the more arid areas to the east. Precipitation occurs primarily from November through April; average annual rainfall is about 13 inches. Average temperatures range from approximately 30°F to 60°F during the winter and from approximately 60°F to 80°F during the summer.

Impacts and Mitigation and Monitoring Plan for Discharges of Dredge and Fill to Waters of the State

18. As described in Findings 7 and 11, the Project includes 163 water locations that will be impacted. There are 27 sites that will be impacted that are within jurisdictional waters of the U.S. The remaining 136 sites are within non-jurisdictional waters of the State. Total permanent impacts to non-jurisdictional

waters will result in the fill of 1.18 acres of wetlands and riparian habitat, and 4.97 acres of un-vegetated streambed. Project activities will also result in temporary impacts to 0.37 acres of un-vegetated streambed and 2.0 acres of wetlands that are non-jurisdictional waters. Additionally, this Order allows for unidentified impacts of up to 0.66 acres to ephemeral or perennial drainages and up to 0.45 acres of wetlands/riparian that are within non-jurisdictional waters. This allowance addresses impacts associated with the construction of custom homes, primarily resulting from the construction of driveways to the custom homes that would cross the waters of the State perpendicularly. The precise location and acreage of each impact area will be determined when the custom home sites are developed over time. Waters of the State and the limits of disturbance are illustrated on Attachment A.3.

19. The Discharger's RWD includes its application to the California Department of Fish and Game (DFG) for a California Fish and Game Code Section 1602 Master Streambed Alteration Agreement. The application states that dredge and fill activities will be conducted largely when water bodies are dry. When they are not dry, water will be diverted around dredge and fill sites. Stream channel alignment will be restored after construction. Equipment will not be allowed to work in areas of ponded or flowing water unless there is no practical alternative and only with prior approval from DFG, the Corps, and the Central Valley Water Board. Water containing mud, silt or other pollutants will not be allowed to enter flowing streams or to be placed in locations that may be subject to normal storm flows when normal storm flows can be expected to occur. In addition, the Discharger will implement erosion/sediment control measures throughout all phases of project development. These measures are described in more detail in Findings 26 through 29 and Findings 39 and 40 below, and in Attachment C.

20. The Discharger submitted a document entitled *Draft Conceptual Wetlands Mitigation and Monitoring Plan* (Mitigation Plan) on 24 December 2009. The Mitigation Plan proposes to mitigate for impacts to both the jurisdictional and non-jurisdictional waters of the State at two mitigation sites, Cuddy Creek and Pastoria Creek, as shown in Attachment A.4. Due to reductions in impacts to jurisdictional waters described in Finding 7, the overall size of the mitigation has been reduced slightly from that described in the Mitigation Plan. This Order approves the Mitigation Plan and the reduced mitigation, for the purposes of this Order.

21. For all permanent impacts to non-jurisdictional waters of the State previously discussed, the Discharger proposes creation of 1.18 acres of wetlands/riparian habitat and 4.97 acres of unvegetated streambed, and enhancement of 0.88 acres of wetlands at the Cuddy Creek mitigation site.

22. For temporary impacts to non-jurisdictional waters of the State at Pastoria Creek, the Discharger proposes to restore the 2.00 acres that will be temporarily impacted in situ after the work is complete. To offset the temporal loss of 0.11

acre of wetland resulting from the construction work at the DWR parcel, the Mitigation Plan proposes enhancement of two wetland areas, approximately one mile upstream from the DWR parcel, totaling 9.00 acres.

23. The Discharger proposes to create a total of 7.24 acres of waters of the State/U.S. (1.18 acres of jurisdictional wetland/riparian and 6.06 acres of jurisdictional streambed), restore 2.00 acres of waters of the State (wetland/riparian), and enhance 9.00 acres of waters of the State (wetland/riparian) as compensatory mitigation for the proposed Project. In summary, temporary and permanent impacts to 9.61 acres of waters of the State will be mitigated by the establishment, enhancement, and restoration of 19.49 acres, which is an average 2:1 mitigation ratio overall.

24. The Mitigation Plan requires the Discharger to conduct maintenance and monitoring to ensure success at the mitigation sites. The 5-year monitoring plan proposed in the Mitigation Plan includes a combination of assessment methods to ensure the success of the mitigation sites. This Order requires the Discharger to proceed with the proposed Mitigation Plan and requires monitoring and adaptive management measures to ensure its successful implementation.

25. Due to the effort in avoiding and minimizing impacts to waters of the State, the Project avoids permanent impacts to 202.9 acres of the on-site waters of the State (both jurisdictional and non-jurisdictional), including 116.2 acres of wetlands/riparian, and 86.7 acres unvegetated streambed within the Project boundaries. These waters are included in approximately 21,335 acres of the Project site that will be set aside for open space. Mitigation Measure 4.4-12 in the biological resources section of the Final Environmental Impact Report, as discussed below in Findings 37 - 40, requires recording of an easement or deed restriction that precludes development on project open space. The open space within each planning area will be assured upon recordation of the tentative tract map for each planning area.

Construction Storm Water Management

26. As stated in Finding 8, construction activities in jurisdictional areas will require coverage under the Construction General Permit. Many of the requirements in this Order are excerpted from the Construction General Permit. This Order includes requirements for discharge of wastes in storm water associated with construction activity in non-jurisdictional areas. Site Best Management Practices (BMPs) must be implemented to reduce or eliminate pollutants/wastes in storm water discharges from construction activity to effect Best Practicable Treatment or Control (BPTC). The State Water Resources Control Board has defined BPTC as treatment or control that is technically achievable using the “best efforts”, including proper operation and maintenance.

27. The Construction General Permit establishes a technology based numeric action limit for turbidity. Additionally, it defines a qualifying rain event as one producing ½ inch of precipitation or more. It prescribes monitoring and reporting requirements to assure effectiveness of BMPs and compliance with discharge requirements and water quality objectives. The turbidity numeric action limitation and the monitoring and reporting requirements established in this Order are similar to those in the General Construction Permit. This Order also incorporates many of the definitions in the General Construction Permit (i.e. that of a qualifying rain event). As stated in Finding 8, construction activities in jurisdictional areas of the Project require coverage under the Construction General Permit; therefore, this Order should provide an equal level of protection.

28. Site specific storm water pollution prevention plans (SWPPPs) will be developed for each construction phase of the Project. The SWPPPs will identify measures to implement the construction storm water mitigation measures included in the Final Environmental Impact Report noted above and described in the California Environmental Quality Act (CEQA) findings below. The SWPPPs will be posted on the Central Valley Water Board website for a thirty-day public comment period. This Order does not preclude the Discharger from implementing requirements imposed by municipalities, counties, drainage districts, and other local agencies regarding discharges of storm water to separate storm sewer systems or other watercourses under their jurisdiction.

29. The Discharger submitted a document entitled *Draft Final Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report* (Water Quality Plan) on 7 July 2008, as Appendix I1 of the Tejon Mountain Village Specific Plan Draft Environmental Impact Report. The Water Quality Plan identifies pollutants and hydrologic conditions of concern, analyzes potential changes in water quality and hydrologic conditions from the Project, and demonstrates how the mitigation measures for the Project will reduce water quality impacts to a less than significant level. The Water Quality Plan proposes implementation of an adaptive hydromodification strategy that includes:

    a. implementation of hydromodification BMPs, such as low impact development measures, detention basins, swales, and others;
    b. monitoring of BMP performance and stream flows and sediment loads to determine effectiveness; and
    c. implementation of BMP modifications if post-Project flows do not meet pre-Project flows consistent with the performance standard describe below.

    Hydromodification controls must meet a performance standard based on “erosion potential.” Post construction development must meet an erosion potential criteria of 1.0 that correlates to no change from existing conditions with a maximum variance of 20%.

This Order approves and requires implementation of the hydromodification strategy, effectiveness criteria, and monitoring plan along with the mitigation measures proposed by the Water Quality Plan and incorporated into the Final EIR that are applicable to the project activities described in Findings 11 and 12.

Basin Plan, Beneficial Uses, and Water Quality Objectives

30. The Basin Plan designates beneficial uses, establishes narrative and numerical water quality objectives, contains implementation plans and policies for protecting all waters of the Basin, and incorporates, by reference, plans and policies of the State Water Board. Pursuant to section 13263(a) of the California Water Code (CWC), these requirements implement the Basin Plan.

31. Surface waters on the Project site are categorized as West Side Streams in the Basin Plan. The Basin Plan states West Side Streams are surface waters in Hydrologic Units 556 and 559 and portions of 541 and 542. Castac Lake is in Hydrologic Unit 556 and is considered to be included in the West Side Streams category. The designated beneficial uses of West Side Streams are Agricultural Supply; Groundwater Recharge; Industrial Service Supply; Industrial Process Supply; Rare, Threatened, or Endangered Species Habitat; Water Contact Recreation; Noncontact Water Recreation; Warm Freshwater Habitat; and Wildlife Habitat.

32. Groundwater on the Project site is located within the Castac Lake Valley groundwater basin and has the following designated beneficial uses: Municipal and Domestic Water Supply, Agricultural Supply, and Industrial Service Supply.

33. This Order implements receiving water limits based on Basin Plan water quality objectives to ensure that the discharges authorized herein, in combination with other sources, do not cause exceedences of Basin Plan water quality objectives or impairment of designated beneficial uses.

Antidegradation Analysis

34. The State Water Resources Control Board (State Water Board) established California's antidegradation policy in State Water Board Resolution No. 68-16, which requires that high quality of waters of the State be maintained "consistent with the maximum benefit to the people of the State." Pursuant to this policy, a Report of Waste Discharge must include information regarding the nature and extent of the discharge and the potential for the discharge to affect surface or ground water quality in the region. In addition, the discharger must identify treatment or control measures to be taken to minimize or prevent water quality degradation.

35. As described in the following, the permitted discharges will be controlled through the requirements herein, the application of mitigation measures for construction

and post-construction activities and the discharges of dredge and fill materials. The permitted discharges will not cause violations of water quality objectives, or unreasonably affect beneficial uses, and is to the maximum benefit of the people of the State. More specifically, for the following reasons, the permitted discharge is consistent with the antidegradation provisions of State Water Board Resolution No. 68-16:

a. *The degradation will not result in water quality less than that prescribed in the Basin Plan.*

This Order contains discharge prohibitions, effluent limits, discharge specifications, receiving water limits, and provisions that require compliance with Basin Plan water quality objectives; thus this Order does not authorize exceedences of Basin Plan water quality objectives. As previously noted, the Water Quality Plan includes an analysis demonstrating that the Project's mitigation measures will effectively control pollutants/wastes of concern (POCs); mainly turbidity, sediment, and construction related pollutants, such that the discharges authorized herein will not result in receiving water quality less than that prescribed in the water quality objectives in the Basin Plan.

b. *The degradation will not unreasonably affect present and anticipated beneficial uses.*

While the discharges authorized herein may cause some degradation with respect to POCs, this Order ensures beneficial uses are maintained or enhanced through implementation of the requirements in this Order and in the comprehensive Water Quality Plan, by construction and post-construction measures that includes low impact development practices, source control mitigation measures, site design mitigation measures, treatment control mitigation measures, hydromodification measures, and groundwater mitigation measures.

Based on quantitative and qualitative assessments documented in the Water Quality Plan, the Project's mitigation measures will control discharges of POCs such that the discharges of dredged and fill materials and construction storm water associated with the activities covered by this Order will not unreasonably affect beneficial uses of surface water and groundwater receiving waters.

c. *Dischargers must use the best practicable treatment or control to avoid pollution or nuisance and maintain the highest receiving water quality consistent with maximum benefit to the people of the State.*

As described above, dredge and fill activities will proceed largely during dry conditions and water will be diverted around dredge and fill sites if it is flowing during dredge and fill activities. Stream channel alignments shall be restored after construction. Sites will be stabilized prior to the wet season minimizing

discharges of wastes. Wetland and streambed lost to dredge and fill activities will be replaced in designated mitigation areas. Project storm water treatment controls will be implemented to maintain high receiving water quality, consistent with the maximum benefit to the people of the State. Construction storm water BMPs require sediment and erosion control measures and good housekeeping measures to reduce or eliminate pollutants in storm water run-off. Additionally, storm water treatment controls are designed and sized to mitigate hydromodification impacts through retention, infiltration, and evaporation in accordance with flow-duration matching criteria, which maintain the predevelopment runoff rates. The treatment controls shall meet or exceed criteria in the Bakersfield and Los Angeles County Standard Urban Storm Water Management Program. Waters of the State will be created, restored or enhanced to mitigate for all temporary and permanent impacts. Implementation of these measures reflects BPTC.

d. *Any change in water quality must be consistent with maximum benefit to the people of the State*

Degradation, should it occur, will comply with water quality objectives and protect designated beneficial uses. The Project meets the needs of Kern County as set forth in Kern County's *Findings of Fact in Support of Findings Relating to Significant Environmental Impacts, State CEQA Guidelines Section 15091, for Tejon Mountain Village (Exhibit A),* which is part of the Final Environmental Impact Report. Specifically the Final Environmental Impact Report states the Project accommodates the need for regional housing, promotes the need for orderly development, and contributes to regional infrastructure improvements. The Project will provide needed economic benefits as well as needed funding for community buildings, programs, and services, including providing $500,000 to partially fund Kern County's costs for a new Frazier Park Community Center or expanding an existing center, providing funds for community wildfire planning and community education, and providing a funding mechanism for firefighting and paramedic services and community funds through homeowner assessments. It will enhance public access and recreational opportunities as well as conserve natural resources and habitat for sensitive species and historical ranching. Specifically, the Project will construct and dedicate a multiuse trail available to the public along the western boundary of Castac Lake and permanently protect 80% of the Project area.

36. Given Finding 35 (a.-d.), the proposed discharges authorized herein comply with Resolution 68-16.

CEQA

37. The County of Kern, acting as CEQA (Public Resources Code Section 21000, et seq.) lead agency, certified the Final Environmental Impact Report for the Tejon Mountain Village Project (*Tejon Mountain Village Specific Plan and Community Plan*) on October 5, 2009 (SCH No. 2005101018). A Notice of Determination was filed with the State Clearinghouse on October 29, 2009, by the County of Kern.

38. The County of Kern adopted a Statement of Overriding Considerations for significant impacts considered unavoidable and not reduced by mitigation. The unavoidable significant impacts not expected to be reduced by mitigation listed in the Final Environmental Impact Report were related to aesthetics/light and glare, air quality and climate change, biological resources (cumulative impacts to California condor rangewide), hazards and hazardous materials, noise, population and housing, and transportation and traffic.

39. The Final Environmental Impact Report states that the potential significant impacts identified in the hydrology and water quality section (related to violation of water quality standards, depletion of the groundwater supply, alteration of existing drainage patterns, runoff, water quality degradation, structures placed within 100-year flood hazard area, and exposing people or structures to flooding or levee/dam failure or inundation by seiche, tsunami, or mudflow) would be reduced to less than significant by mitigation. The Final Environmental Impact Report includes Mitigation Measures related to hydrology and water quality, as summarized in Attachment C.

40. The Central Valley Water Board, acting as a CEQA-responsible agency in compliance with CCR, title 14, section 15096, subdivision (g)(2), evaluated the significant and potentially significant impacts to water quality identified in the Final Environmental Impact Report. The mitigation measures include requirements for preparation and implementation of a storm water pollution prevention plan and implementation of best management practices (BMPs) related to discharge from construction activities, implementation of post-construction storm water BMPs, and implementation of low impact development practices using non-structural and structural measures to insure preservation of pre-construction drainage patterns. The Central Valley Water Board finds that these mitigation measures for significant and potentially significant water quality impacts in the Final Environmental Impact Report, supplemented with the provisions in this Order, are adequate to reduce water quality impacts to less than significant levels.

General Findings

41. Pursuant to CWC Section 13263(g), discharge of waste into waters of the State is a privilege, not a right, and adoption of this Order does not create a vested right to continue the discharge.

42. The Central Valley Water Board will review this Order periodically and will revise requirements when necessary.

43. California Water Code Section 13267(b) states that:

> In conducting an investigation specified in subdivision (a), the regional board may require that any person who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste within its region, or any citizen or domiciliary, or political agency or entity of this state who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge, waste outside of its region that could affect the quality of waters within its region shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires. The burden, including costs, of these reports shall bear a reasonable relationship to the need for the report and the benefits to be obtained from the reports. In requiring those reports, the regional board shall provide the person with a written explanation with regard to the need for the reports, and shall identify the evidence that supports requiring that person to provide the reports.

44. The technical reports required by this Order and the attached Monitoring and Reporting Program No. R5-2011-0018 are necessary to assure compliance with these waste discharge requirements. The Discharger operates the Project that discharges the waste subject to this Order.

Public Notice

45. All the above and the supplemental information and details in the attached Information Sheet, which is incorporated by reference herein, were considered in establishing the following conditions of discharge.

46. The Discharger and interested agencies and persons have been notified of the intent to prescribe waste discharge requirements for this discharge, and they have been provided an opportunity for a public hearing and an opportunity to submit their written views and recommendations.

47. All comments pertaining to the discharge were heard and considered in a public meeting.

IT IS HEREBY ORDERED that, pursuant to Sections 13263 and 13267 of the California Water Code (CWC), the Tejon Mountain Village, LLC and its agents, successors, and assigns, in order to meet the provisions contained in Division 7 of the CWC and regulations adopted thereunder, shall comply with the following:

A. Prohibitions

1. Discharge of dredge and fill materials to waters of the State not described in Findings 7, 11, 18, and Attachment B are prohibited.

2. Discharge shall not violate any discharge prohibitions contained in the Basin Plan.

3. Discharge causing pollution, contamination, or nuisance as defined in Water Code section 13050 is prohibited.

4. The discharge of waste classified as "'hazardous', as defined in section 2521(a) of Title 23, CCR, section 2510 et seq., is prohibited. Discharge of waste classified as 'designated', as defined in CWC section 13173, in a manner that causes violation of groundwater limitations, is prohibited.

5. Discharge containing or consisting 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.

6. Operation of equipment in areas of flowing or standing water is prohibited without prior permission from the Central Valley Water Board, CDFG, and the Corps.

7. Fueling, cleaning, or maintenance of vehicles or equipment; and storage of construction materials and heavy equipment within any areas where an accidental discharge to waters of the State may occur is prohibited.

B. Numeric Action Limitation

1. The Numeric Action Limit storm event daily average for turbidity in storm water discharges associated with construction activities is 250 Nephelometric Turbidity Units (NTU). The Discharger shall take actions as described below if the discharge is above this turbidity value.

2. Whenever the results from a storm event daily average indicate that the discharge exceeds the Numeric Action Limit for turbidity, the Discharger shall conduct a construction site and run-on evaluation to determine whether pollutant source(s) associated with the site's construction activity may have caused or contributed to the Numeric Action Limit exceedences and shall immediately implement corrective actions if they are needed to reduce the

turbidity level in the discharge.

3. The site evaluation shall be documented in the SWPPP.

C. Discharge Specifications

1. Dredge and fill activities will be conducted when water bodies are dry to the maximum extent practicable.

2. When work within the boundaries of waters of the State is necessary and water is flowing, the entire stream flow must be diverted around the work area, temporarily, as needed to control discharges of waste.

3. The Discharger shall notify the Central Valley Water Board in writing seven (7) days in advance of the start of any in-water activities.

4. Stream channel alignment will be restored after construction.

5. Water containing mud, silt or other pollutants shall not be allowed to enter flowing streams or to be placed in locations that may be subject to normal storm flows when normal storm flows can be expected to occur.

6. Except for specific dredge and fill activities described in the RWD, soil, silt, or other materials shall not be placed where such materials could pass into surface water or surface water drainage courses.

7. The Discharger shall comply with all California Department of Fish and Game Code Section 1600 requirements for the project.

8. The Discharger shall implement the mitigation measures specified in the Final Environmental Impact Report for the project as they pertain to biology, hydrology and water quality impacts.

9. All areas disturbed by project activities shall be protected from washout or erosion.

10. Restoration of temporary disturbances and temporary discharges of dredge and fill materials to waters of the State must be achieved **within 6 months** of completing work in the area of the temporary impact. Initial restoration must include implementing measures to fully restore conditions to support all beneficial uses for the water body temporarily impacted. Restoration must include, but is not limited to, grading to pre-project contours and re-vegetation with native species. The Discharger must implement BMPs to control erosion and runoff from areas associated with temporary dredge and fill activities.

11. The Discharger shall minimize or prevent discharges of pollutants/wastes in storm water and authorized non-storm water discharges associated with construction activities through the use of controls, structures, and best management practices that achieve Best Practicable Treatment or Control.

12. The Discharger shall develop a site specific SWPPP for each phase of construction. The SWPPP must ensure that:

    a. All pollutants and their sources associated with construction activity are controlled;
    b. Site BMPs are implemented, effective, and result in reduction of elimination of discharges of pollutants/wastes in storm water and authorized non-storm water discharges from construction activities to the BPTC standard;
    c. All non-storm water discharges from construction activities are identified and either eliminated, controlled, or treated;
    d. Stabilization BMPs are installed to reduce or eliminate pollutants/wastes after construction is complete.

13. The Discharger must, at all times, maintain appropriate types and sufficient quantities of materials on site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the State.

14. The Discharger must implement BMPs to prevent the discharge of pollutants/wastes into off-site mitigation areas from storm water and non-storm water runoff.

15. The Discharger must implement hydromodification control BMPs to preserve the long-term pre-Project flow distribution in the channels under post-construction conditions. A post-construction erosion potential of 1.0, which correlates with no change from the existing conditions, with a maximum variance of 20% above and below this objective, shall be maintained. Methods shall include low impact development practices and treatment control measures that are designed and sized in accordance with criteria in the Water Quality Plan.

16. The Discharger must maintain, in perpetuity, post-construction control and treatment measures for storm water consistent with the Water Quality Plan, or must identify in writing to the Central Valley Water Board, the entity that is legally responsible for maintaining the post-construction controls at the Project site.

17. The Discharger must provide BMPs for erosion stabilization for all areas of disturbed soil regardless of time of year, including erosion from rainfall, non-storm water runoff, and wind.

18. The Discharger must stabilize from erosion all finished slopes, open space, utility backfill, and graded or filled lots within two weeks from when excavation or grading activity has been completed.

19. The Discharger must control run-on from offsite areas, route flows away from disturbed areas in a manner that does not cause onsite or offsite erosion, and provide controls to minimize run-on and problems from storm water flows into active or disturbed project areas from offsite areas.

20. The Discharger must, at all times, maintain effective perimeter controls and stabilize all construction entrances/exits sufficiently to control erosion and soil or sediment discharges from the site.

21. The Discharger must properly install and effectively maintain all BMPs for storm drain inlets and perimeter controls, runoff control BMPs, and stabilized entrances/exits.

22. The Discharger must ensure that construction activity traffic to and from the Project is limited to entrances and exits that employ effective controls to prevent offsite tracking of soil.

23. The Discharger must comply with the following source control requirements for all construction projects:

    a. Maintain vegetative cover to the extent possible by developing the project in a way that reduces the amount of soil exposed to erosion at any time.

    b. Inspect and remove accumulated deposits of soil at all inlets to the storm drain system at frequent intervals during rainy periods.

    c. Provide buffer strips and/or vegetation protection fencing between the active construction area and any water bodies.

    d. Provide “good housekeeping” measures for construction materials, waste management, vehicle storage and maintenance, and landscape materials at all times including, but not limited to, the list of required measures in Attachment D, which is made a part of this Order.

D. Receiving Water Limitations

Receiving Water Limitations are based upon water quality objectives contained in the Basin Plan and are a required part of this Order. The discharges authorized herein, in combination with other sources, shall not cause the following in surface waters:

1. **Ammonia.** The un-ionized ammonia in amounts which adversely affect beneficial uses. In no case shall the discharge of wastes cause concentrations of un-ionized ammonia (NH3) to exceed 0.025 mg/l (as N) in receiving waters.

2. **Biostimulatory Substances.** Biostimulatory substances that promote aquatic growths in concentrations that create nuisance or adversely affect beneficial uses.

3. **Bacteria.** The fecal coliform concentration in any 30-day period to exceed a geometric mean of 200 MPN/100 mL, nor more than 10 percent of the total number of fecal coliform samples taken during any 30-day period to exceed 400 MPN/100 mL

4. **Chemical Constituents.** Chemical constituents in concentrations that adversely affect beneficial uses.

5. **Color**. Discoloration that creates nuisance or adversely affects beneficial uses.

6. **Dissolved Oxygen.** Concentrations of dissolved oxygen to fall below 5.0 mg/L.

7. **Floating Material.** Floating material in amounts that cause nuisance or adversely affect beneficial uses.

8. **Oil and Grease.** Oils, greases, waxes, or other materials that create nuisance, result in a visible film or coating on the surface of the water or on objects in the water, or otherwise adversely affect beneficial uses.

9. **Pesticides.** Pesticides to be present, individually or in combination, in concentrations that adversely affect beneficial uses; and pesticide increases in bottom sediments or aquatic life in concentrations that adversely affect beneficial uses.

10. **Radioactivity.** Radionuclides to be present in concentrations that are deleterious to human, plant, animal or aquatic life; or that result in the accumulation of radionuclides in the food web to an extent that presents a hazard to human, plant, animal, or aquatic life.

11. **Salinity.** Waters shall be maintained as close to natural concentrations of dissolved matter as is reasonable considering careful use of the water resources

12. **Sediment.** The suspended sediment load and suspended sediment discharge rate of waters to be altered in such a manner as to cause nuisance or adversely affect beneficial uses.

13. **Settleable Material.** Deposition of material that causes nuisance or adversely affects beneficial uses.

14. **Suspended Material.** Suspended material to be present in concentrations that cause nuisance or adversely affect beneficial uses.

15. **Taste and Odors.** Taste- or odor-producing substances to in concentrations that cause nuisance or otherwise adversely affect beneficial uses.

16. **Temperature.** Natural temperatures of waters shall not be altered unless it can be demonstrated to the satisfaction of the Regional Water Board that such alteration in temperature does not adversely affect beneficial uses.

17. **Toxicity.** Toxic substances to be present in the water column, sediments, or biota in concentrations that produce detrimental physiological responses in human, plant, animal, or aquatic life, whether caused by a single substance or interactive effect of multiple substances.

18. **Turbidity.** Waters shall be free of change in turbidity that cause nuisance or adversely affect beneficial uses. Increases in turbidity attributable to controllable water quality factors shall not exceed the following limits:

    a. where natural turbidity is between 0 and 5 NTUs, increases shall not exceed 1 NTU;
    b. where natural turbidity is between 5 and 50 NTUs, increase shall not exceed 20 percent.
    c. where natural turbidity is equal to or between 50 and 100 NTUs, increases shall not exceed 10 NTUs; and
    d. where natural turbidity is greater than 100 NTUs increases shall not exceed 10 percent.

    In determining compliance with the above limits, the Central Valley Water Board may prescribe appropriate averaging periods provided that beneficial uses will be fully protected.

E. Groundwater Limitations

The discharges authorized herein, in combination with other sources, shall not cause groundwater to contain waste constituents in concentrations greater than the ambient quality.

F. Provisions

1. The Discharger must comply with the *Standard Provisions and Reporting Requirements for Waste Discharge Requirements*, dated 1 March 1991, which is made part of this Order.

2. The Discharger must comply with Monitoring and Reporting Program, No. R5-2011-0018, which is made a part of this Order, and future revisions thereto as specified by the Executive Officer.

3. A copy of this Order shall be kept at the project site for reference by project personnel. Personnel shall be familiar with its contents.

4. The Discharger shall submit to the Central Valley Water Board a copy of the SWPPP for each construction phase at least **60 days** prior to breaking ground on the phase.

5. This Order hereby approves the *Draft Final Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report* as final for the purposes of this Order. Any subsequently proposed modifications to the report must be submitted 90 days prior to implementation to the Executive Officer for approval. The Discharger shall not implement the proposed changes until it obtains written approval from the Executive Officer

6. This Order hereby approves the *Draft Conceptual Wetlands Mitigation and Monitoring Plan*, with a modification in the mitigation area to reflect the area described in Finding 23, as final for the purposes of this Order. Any subsequently proposed modifications to the report must be submitted 90 days prior to implementation to the Executive Officer for approval. The Discharger shall not implement the proposed changes until it obtains written approval from the Executive Officer.

7. The discharges, including discharges of fill material, must be limited to those described in the RWD submitted by the Discharger on 16 November 2009, the Findings, or the conditions of this Order. The Project must be constructed and operated in accordance with the RWD, its supporting documents, and this Order. The Discharger shall file a supplemental RWD if material changes in location, quantity, or character of the discharge are required.

8. The Discharger must implement the measures described in the Mitigation Plan (Finding 20). The initial construction of the compensatory mitigation in the Castac Lake watershed for discharge of fill to waters of the State must be completed **within 1 year of initial impacts** to waters of the State. The initial construction of the compensatory mitigation in the Pastoria Creek watershed for discharge of permanent fill to waters of the State in Pastoria Creek must be completed **within 1 year of initial impacts** to waters of the State. Within

30-days of initial completion of the compensatory mitigation sites, the Discharger shall submit complete sets of as-built plans for the sites to the Executive Officer for review.

9. All mitigation areas for permanent impacts must be protected in perpetuity from land-use and maintenance activities that would threaten water quality or beneficial uses within the mitigation area. **One-hundred and twenty (120) days prior to initiating grading within waters of the State**, the Discharger must submit a draft conservation easement for the Cuddy Creek and Pastoria Creek mitigation sites to the Central Valley Water Board's Executive Officer for review and acceptance. The language of the conservation easement must follow the California Department of Fish and Game (CDFG) and/or U.S. Fish and Wildlife Service (USFWS) templates and guidelines for conservation easements and must identify the third-party nonprofit entity qualified to hold a conservation easement under California Civil Code, Section 815.3, to whom the conservation easement would be granted. The conservation easement must include provisions and responsibilities of the Discharger and the designated land trust organization, including any future transfers of the easement or fee interest that may be anticipated, and must grant access rights to Central Valley Water Board staff. The conservation easement must also specify the purposes for which it is established and include a list of prohibited activities that are inconsistent with the maintenance of the mitigation site, such as development, dredging, mowing, and/or other nonemergency activities that would result in permanent or temporary disturbance of the mitigation area.

10. **One-hundred and twenty (120) days** prior to initiating grading in waters of the State, the Discharger must provide to the Central Valley Water Board's Executive Officer a performance bond for 120% of the amount required to complete on-site establishment (creation) and enhancement. If the management entity to which the mitigation sites will be conveyed requires annual fees in perpetuity, then prior to release of the financial security, the Discharger must provide to the Central Valley Water Board's Executive Officer evidence that funding has been provided for in perpetuity. The Discharger must also provide the Central Valley Water Board the terms of the funding assurances to be established for monitoring and perpetual management and maintenance of the mitigation features and habitat in the conserved mitigation site. The principal in the endowment should generate sufficient revenue to cover the costs described in the Monitoring and Reporting Program including funding for any extended monitoring and maintenance activities, as well as contingency measures, that the Central Valley Water Board's Executive Officer may determine are necessary to meet the mitigation requirements for the Project.

11. The Discharger must provide the name and contact information of any third party accepting responsibility (liability) for implementing the mitigation

requirements of this Order. Written notification must be submitted to the Central Valley Water Board within **60 days of the proposed transfer of responsibility**. The notification must include a signed statement from the new party demonstrating acceptance and understanding of the responsibility to meet the mitigation conditions and applicable requirements of this Order, or the liability will remain with the Discharger.

12. **No later than 5 years** from the date that the as-built plans for the mitigation area are submitted to the Central Valley Water Board, the mitigation areas must fully meet the established functional success criteria of the Mitigation Plan. If the mitigation areas fail to meet the criteria, the Discharger must provide by this date a technical report proposing remedial measures, for acceptance by the Central Valley Water Board's Executive Officer, to be implemented within 1 year following the determination that success criteria were not met.

13. Any and all monitoring reports required by this Order are required pursuant to CWC section 13267.

14. The Discharger must attach a signed, certified cover letter to all monitoring reports provided to the Central Valley Water Board. The certified cover letter must clearly identify any violations of this Order, discuss corrective actions taken or planned, and propose a time schedule for completing identified corrective actions. Identified violations must include a description of the violation.

15. The Central Valley Water Board may revise or modify this Order for reasons including, but not limited to, revisions to the Project and ensuring consistency with changes in the Central Valley Water Board's riparian and wetland policy. The Central Valley Water Board may review and revise waste discharge requirements in accordance with CWC Section 13263, subdivisions (e) and (f).

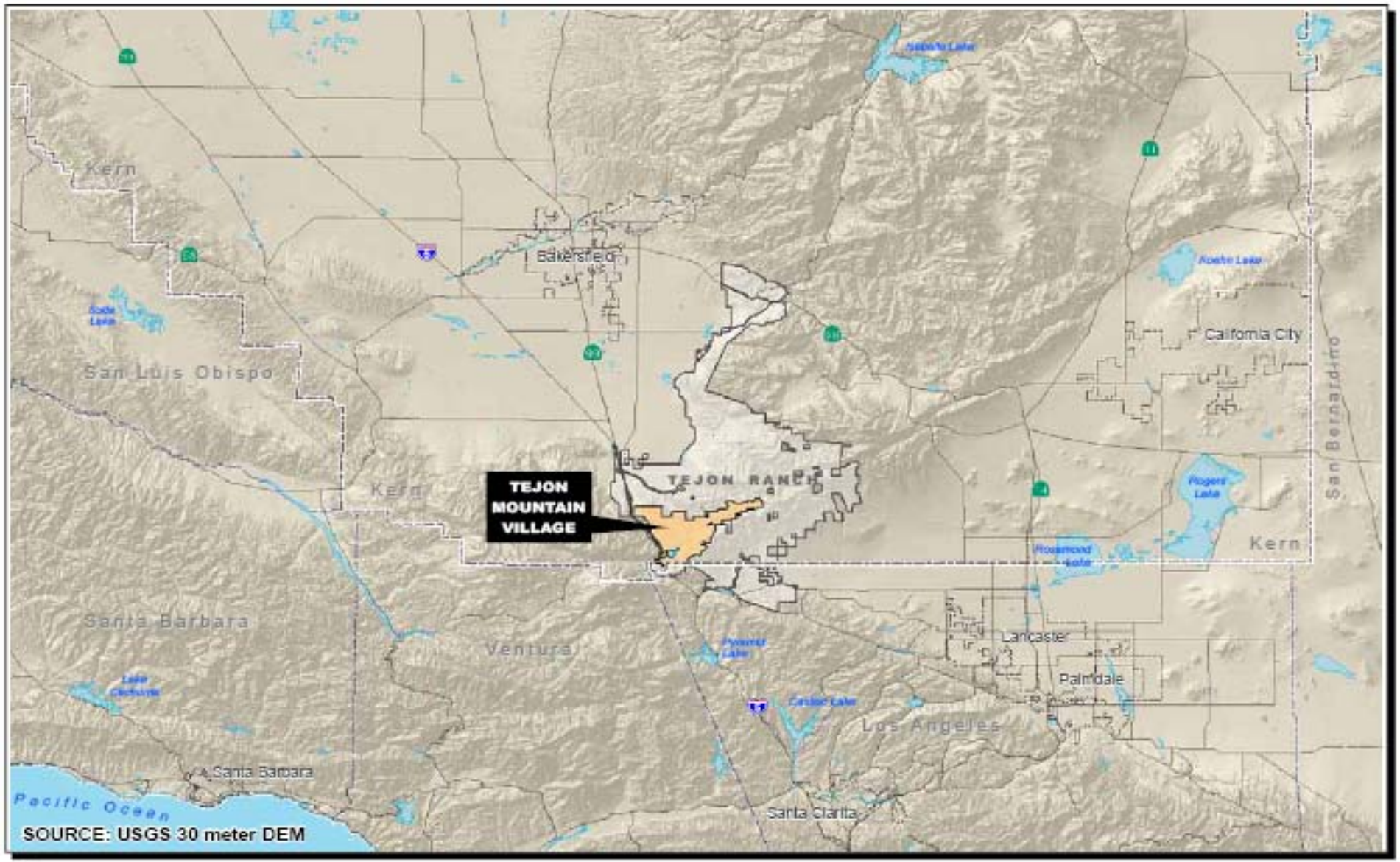
I, Pamela C. Creedon, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, Central Valley Region, on 8 April 2011.

Original signed by:

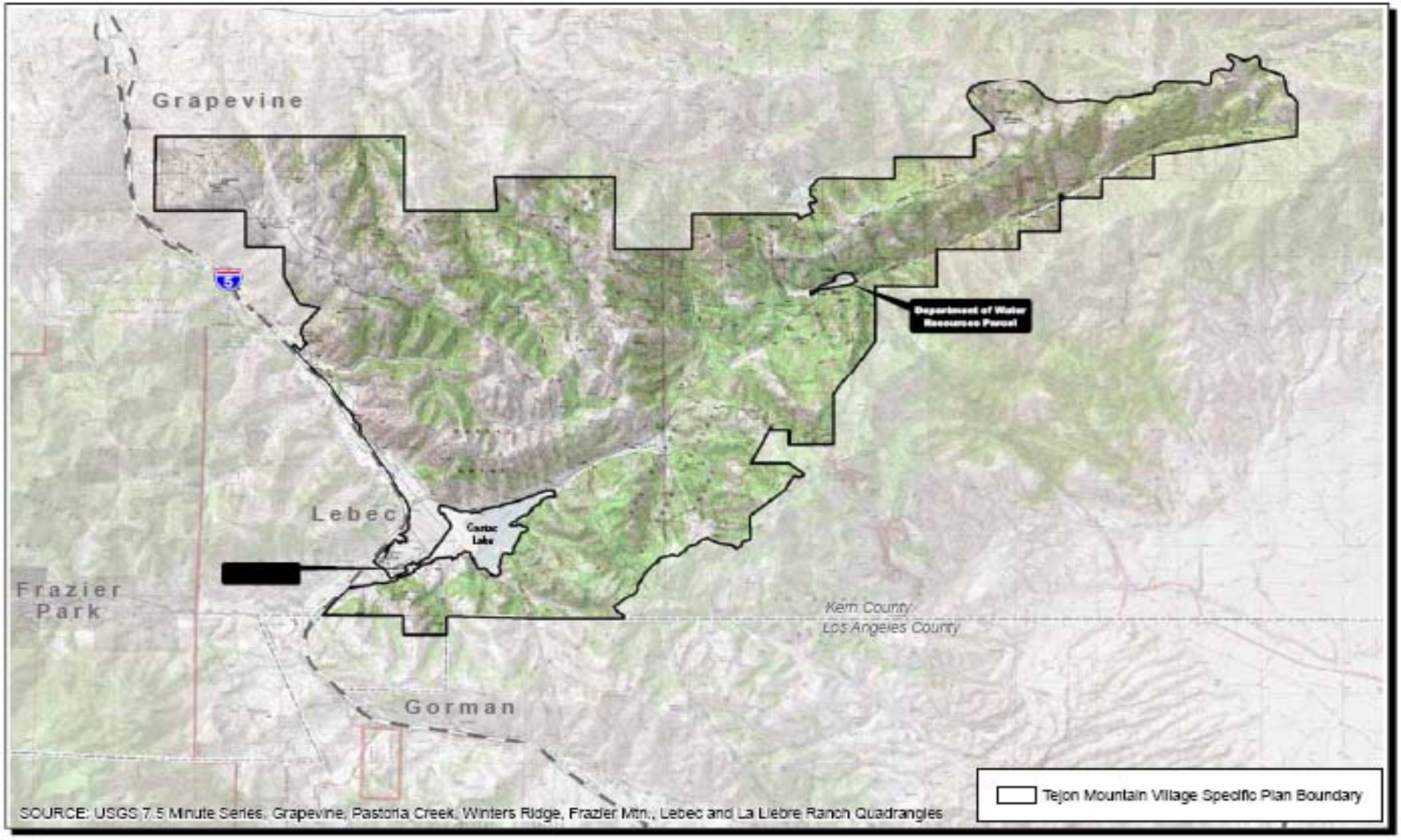
_____

PAMELA C. CREEDON, Executive Officer

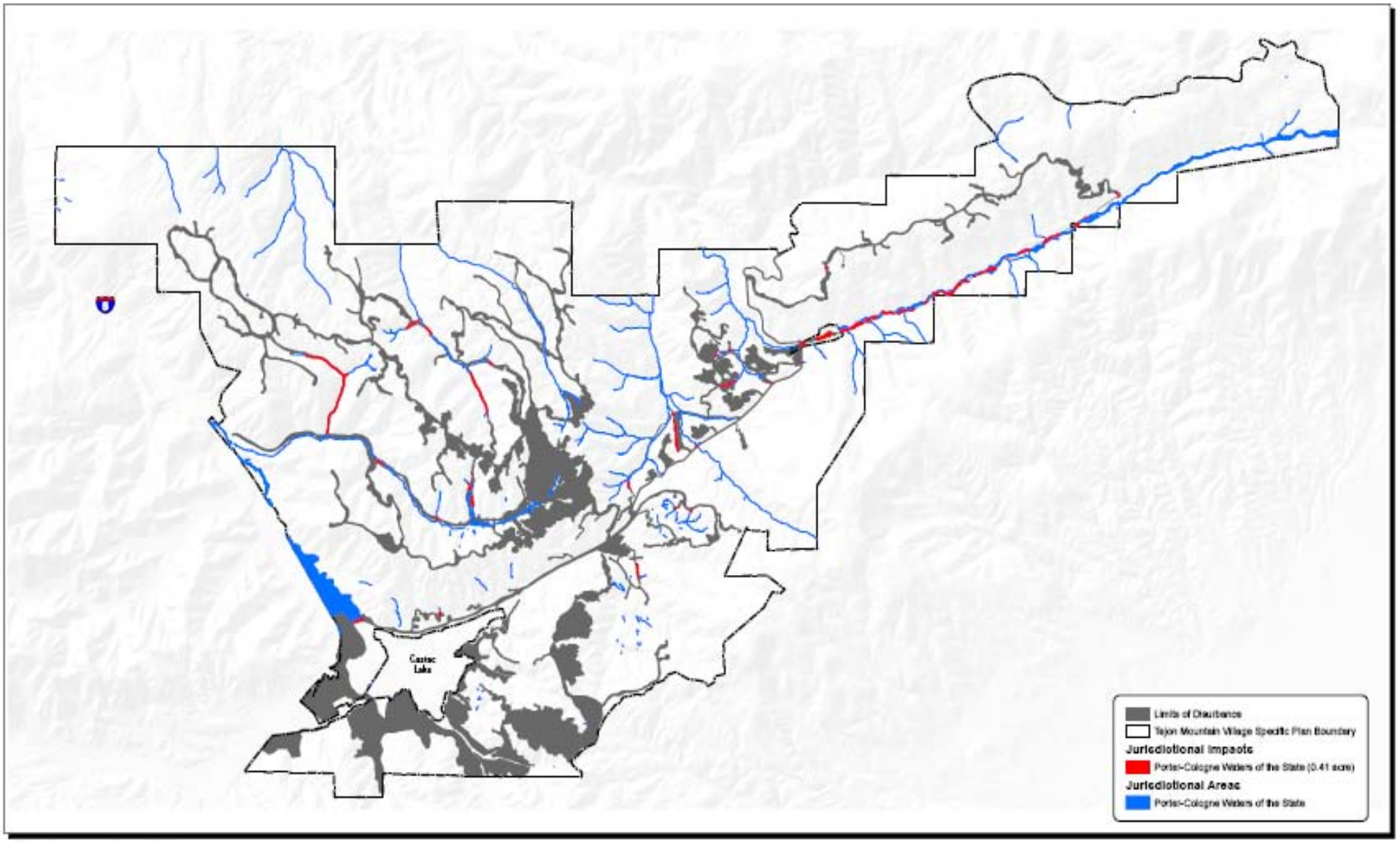
Attachments:
A. Location Map and Project Area Map
B. Dredge and Fill Location Identification Number and Attributes
C. California Environmental Quality Act Mitigation Measures
D. Good Site Management “Housekeeping”
Information Sheet
Standard Provisions for Waste Discharge Requirements
Monitoring and Reporting Program R5-2011-0018



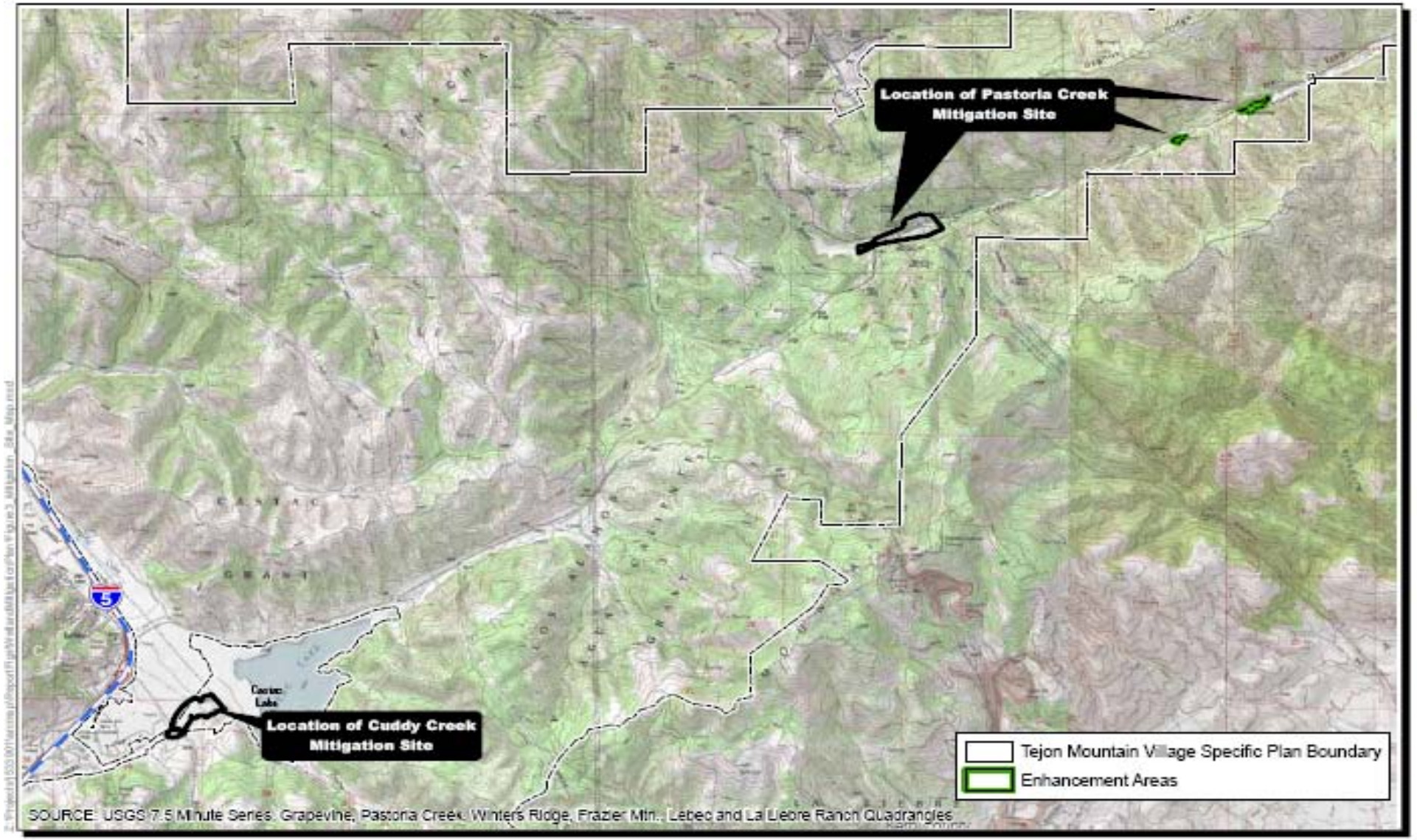
REGIONAL MAP



VICINITY MAP



WATERS OF THE STATE/ DISTURBANCE LIMITS



MITGATION SITE MAP

Attachment B

WDRs Order No. R5-2011-0018
Tejon Mountain Village LLC
Tejon Mountain Village
Kern County

Dredge and Fill Location Identification Number and Attributes

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
1	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	AVOIDED	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83062023100	34.84144209060
2	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	AVOIDED	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83062023100	34.84144209060
3	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	AVOIDED	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83062023100	34.84144209060
4	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.02	753	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83027141400	34.84193005410
5	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.06	2,614	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83001089200	34.84224998820
6	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	491	Adjacent to Castac Lake	LEBEC	NA	NA	-118.82979783300	34.84250172010
7	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Bridge Crossing	Less than 0.01	162	Dry Field	LEBEC	NA	NA	-118.82816303000	34.84412393540

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
8	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	173	Dry Field	LEBEC	NA	NA	-118.82742206800	34.84596753630
9	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.03	1,242	Tributary to Castac Lake	LEBEC	NA	NA	-118.83505180900	34.83401984590
10	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.11	4,955	Tributary to Castac Lake	LEBEC	NA	NA	-118.83242191700	34.83283002930
11	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	Less than 0.01	64	Tributary to Crane Canyon	LEBEC	NA	NA	-118.83107998500	34.82204243220
12	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.03	1,237	Tributary to Crane Canyon	LEBEC	NA	NA	-118.83107998500	34.82204243220
13	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.02	683	Tributary to Crane Canyon	LEBEC	NA	NA	-118.82913198800	34.82070169260
14	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	Less than 0.01	77	Tributary to Crane Canyon	LEBEC	31	09N 18W	-118.82964407400	34.82019494920
15	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	6	Tributary to Crane Canyon	LEBEC	31	09N 18W	-118.82964407400	34.82019494920

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
16	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.11	4,753	Tributary to Crane Canyon	LEBEC	31	09N 18W	-118.82911666800	34.81932041400
17	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	521	Tributary to Crane Canyon	LEBEC	31	09N 18W	-118.82911666800	34.81932041400
18	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	AVOIDED	AVOIDED	Tributary to Dry Field	LEBEC	NA	NA	-118.80163192100	34.85301654580
19	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.01	468	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.81806369600	34.83467952830
20	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.01	340	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.81781842300	34.83544550270
21	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.02	690	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.81665909000	34.83297952050
22	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.01	242	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.81471864700	34.84055495900
23	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	427	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.81118761400	34.84620122520

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
24	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	589	Tributary to Hamilton Canyon	LEBEC	NA	NA	-118.82648675900	34.82760796780
25	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.03	1,421	Tributary to Hamilton Canyon	LEBEC	NA	NA	-118.82045601900	34.82543159130
26	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	374	Tributary to Hamilton Canyon	LEBEC	NA	NA	-118.82045601900	34.82543159130
27	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.02	937	Tributary to Hamilton Canyon	LEBEC	NA	NA	-118.81841039500	34.82494998460
28	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	56	Tributary to Hamilton Canyon	LEBEC	NA	NA	-118.81841039500	34.82494998460
29	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Resort Residential	0.01	610	Tributary to Hamilton Canyon	LEBEC	NA	NA	-118.81658964000	34.82368394060
30	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	AVOIDED	AVOIDED	Tributary to South Canyon	LEBEC	NA	NA	-118.83312086900	34.82926149000
31	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Grading for Village Mixed Use	AVOIDED	AVOIDED	Cuddy Creek	LEBEC	35	09N 19W	-118.86339442700	34.82650835430

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
32	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Bridge Crossing	0.13 Temporary 0.02 Permanent	6,335	Cuddy Creek	LEBEC	35	09N 19W	-118.85700827900	34.82886647310
33	404/401 Jurisdictional Areas: Non-Wetlands	Ephemeral	Bridge Crossing	0.24 Temporary 0.04 Permanent	12,138	Cuddy Creek	LEBEC	35	09N 19W	-118.85650211700	34.82909009860
34	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.02	993	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76640614500	34.88578588310
35	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.06	2,650	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76600101300	34.88577233100
36	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.02	735	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76553252400	34.88585560080
37	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.03	1,152	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76488630100	34.88599787370
38	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.17	7,192	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76439029800	34.88617860950
39	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	349	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76438222000	34.88623088020

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
40	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.07	3,250	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76388984400	34.88645974130
41	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.04	1,916	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76367835500	34.88662817740
42	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.33	14,341	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76313633600	34.88673827630
43	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.23	9,858	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76173051900	34.88720852290
44	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	11	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76127210300	34.88751758000
45	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	AVOIDED	AVOIDED	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76113623800	34.88759563570
46	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.08	3,589	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76067930500	34.88762782010
47	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.06	2,550	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76047042900	34.88774530300

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
48	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.02	673	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76023852500	34.88778946010
49	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.05	2,056	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75864315300	34.88849107650
50	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	251	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75783252200	34.88844683120
51	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	38	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75773632100	34.88843634590
52	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	Less than 1	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75759578200	34.88847944560
53	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	3	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75754191200	34.88853674490
54	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.02	1,064	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75718789400	34.88845254980
55	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	306	Bear Trap Canyon	WINTERS RIDGE	NA	NA	-118.71408424100	34.90693254870

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
56	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	56	Bear Trap Canyon	WINTERS RIDGE	NA	NA	-118.71379153800	34.90638146850
57	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.02	904	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74934944500	34.89099778960
58	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.05	1,970	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74895414700	34.89132393190
59	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.04	1,798	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74838308400	34.89151456630
60	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	257	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74717267000	34.89164090470
61	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.04	1,663	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74673143600	34.89132921870
62	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.05	2,076	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74617142500	34.89131864540
63	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.09	3,753	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74570980200	34.89151341300

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
64	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	486	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74557402500	34.89151757510
65	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	90	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74535917000	34.89174891270
66	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	171	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74530078600	34.89177246620
67	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	1	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74462493900	34.89256883620
68	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.10	4,151	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74448878200	34.89264536950
69	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	529	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74319048300	34.89353350200
70	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.13	5,722	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74307596200	34.89339211230
71	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	11	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74135781400	34.89414066540

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
72	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	27	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74068274800	34.89435044070
73	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	66	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74003792300	34.89460191290
74	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	490	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74002035100	34.89459185630
75	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	37	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73996884400	34.89462398620
76	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.65	28,449	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73812196100	34.89517483700
77	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	64	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73498438200	34.89673299780
78	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.04	1,872	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73238873000	34.89773639100
79	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	73	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73155691600	34.89802928660

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
80	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.03	1,350	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.73107268700	34.89815338000
81	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	28	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.73101207000	34.89809738050
82	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.09	4,011	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72782185600	34.89939772660
83	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	13	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72757335500	34.89984369280
84	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	264	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72719412000	34.89985245110
85	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.04	1,742	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72671134200	34.90010674700
86	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	586	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72605765000	34.90025452110
87	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	241	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72549528900	34.90044234860

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
88	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	422	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72526135900	34.90052401850
89	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	45	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72227290500	34.90166070510
90	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	199	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72191263300	34.90183659430
91	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	13	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72164660200	34.90202192490
92	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	190	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72151131100	34.90211913500
93	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	304	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72143155400	34.90223907830
94	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.03	1,357	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.71996952200	34.90306870800
95	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	575	Bear Trap Canyon	PASTORIA CREEK	11	09N 18W	-118.75695921500	34.88841049680

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
96	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.05	2,123	Bear Trap Canyon	PASTORIA CREEK	11	09N 18W	-118.75540081900	34.88857257840
97	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.04	1,697	Bear Trap Canyon	PASTORIA CREEK	11	09N 18W	-118.75465867500	34.88879549600
98	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	104	Bear Trap Canyon	PASTORIA CREEK	11	09N 18W	-118.75350745800	34.88880826070
99	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.05	2,301	Bear Trap Canyon	PASTORIA CREEK	11	09N 18W	-118.75312697000	34.88890160200
100	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	46	Bear Trap Canyon	PASTORIA CREEK	11	09N 18W	-118.75280652600	34.88909131120
101	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	28	Bear Trap Canyon	WINTERS RIDGE	11	09N 18W	-118.75087633200	34.88992346880
102	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	286	Bear Trap Canyon	WINTERS RIDGE	11	09N 18W	-118.75064220400	34.89003650750
103	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	0.01	469	Bear Trap Canyon	WINTERS RIDGE	11	09N 18W	-118.75039962100	34.89016023870

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104	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Emergency Vehicle Access	Less than 0.01	4	Bear Trap Canyon	WINTERS RIDGE	12	09N 18W	-118.74915474600	34.89094786650
105	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	533	Short Canyon	PASTORIA CREEK	NA	NA	-118.86932239100	34.88115585900
106	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	207	Short Canyon	PASTORIA CREEK	NA	NA	-118.86931472100	34.88121272560
107	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.03	1,467	Silver Canyon	PASTORIA CREEK	NA	NA	-118.84604659100	34.88526841790
108	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.03	1,392	Silver Canyon	LEBEC	NA	NA	-118.83619250000	34.87601228210
109	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.07	3,083	Silver Canyon	PASTORIA CREEK	NA	NA	-118.83619250000	34.87601228210
110	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	409	Skinner Canyon	LEBEC	NA	NA	-118.79430125500	34.86791128110
111	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	30	Stock Pond near Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.77426061300	34.88083181110

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
112	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.12	5,075	Stock pond near Geghus Ridge	PASTORIA CREEK	NA	NA	-118.76970077900	34.89523621990
113	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	43	Tributary to Dry Field	LEBEC	NA	NA	-118.79839309600	34.85848472720
114	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	147	Tributary to Dry Field	LEBEC	NA	NA	-118.79528679200	34.85811730220
115	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	13	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.81061694800	34.84674686360
116	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	28	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.80572588700	34.84995172120
117	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	20	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.80553317900	34.84963522500
118	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	1	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.80550233400	34.84958087960
119	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	440	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.80549386000	34.84907250930

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
120	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	59	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.80547929500	34.84952566770
121	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.03	1,269	Tributary to Dry Field Canyon	LEBEC	NA	NA	-118.80539401400	34.84834096000
122	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	146	Tributary to Palos Altos Canyon	LEBEC	NA	NA	-118.80741030700	34.86237217190
123	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	227	Tributary to Palos Altos Canyon	LEBEC	NA	NA	-118.80735329000	34.86177393970
124	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	295	Tributary to Palos Altos Canyon	LEBEC	NA	NA	-118.79890714700	34.87278277950
125	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	140	Tributary to Palos Altos Canyon	LEBEC	NA	NA	-118.79865650200	34.87168076540
126	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.08	3,307	Tributary to Palos Altos Canyon	LEBEC	NA	NA	-118.79829793800	34.86932593210
127	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	116	Tributary to Pastoria Canyon	PASTORIA CREEK	NA	NA	-118.79084775700	34.88185139960

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
128	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road/Grading for Resort Residential	0.02	798	Tributary to Pastoria Canyon	PASTORIA CREEK	NA	NA	-118.78840285200	34.87740809770
129	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	135	Tributary to Pastoria Canyon	PASTORIA CREEK	NA	NA	-118.78819592500	34.88258981410
130	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	25	Tributary to Pastoria Canyon	PASTORIA CREEK	NA	NA	-118.78099578400	34.87787695450
131	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.04	1,809	Tributary to Silver Canyon	PASTORIA CREEK	NA	NA	-118.84911499800	34.88609739700
132	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	Less than 0.01	196	Tributary to Silver Canyon	PASTORIA CREEK	NA	NA	-118.83407062900	34.88022248310
133	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Ephemeral	Road	0.01	468	Unnamed Drainage	LEBEC	NA	NA	-118.84336722900	34.84209344970
134	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Tejon-Castac Water District Turnout Facility	Temporary, Less than 0.01	Less than 1	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.77481726700	34.88332476470
135	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Tejon-Castac Water District Turnout Facility	Temporary, Less than 0.01	168	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.77476104100	34.88323903900

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136	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.02	661	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.77439114000	34.88362511010
137	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.02	689	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.77395879000	34.88375228490
138	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Tejon-Castac Water District Turnout Facility	Temporary, Less than 0.01	36	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.77151753400	34.88437408710
139	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.02	893	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76436999100	34.88622094630
140	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.05	2,141	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76368379700	34.88659673100
141	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.03	1,332	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76049542500	34.88768943670
142	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.01	451	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75883842400	34.88849345210
143	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.01	260	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75826791400	34.88842064740

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
144	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.03	1,386	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.75759816500	34.88847910100
145	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	Less than 0.01	6	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74716988100	34.89165135970
146	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.08	3,280	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74569746700	34.89150106630
147	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.02	796	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74470218900	34.89247754000
148	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	Less than 0.01	25	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74428831300	34.89288596720
149	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.01	572	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.74317339500	34.89350392200
150	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.02	663	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73999682100	34.89460000890
151	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	Less than 0.01	6	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73861321800	34.89514668870

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152	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	Less than 0.01	7	Bear Trap Canyon	WINTERS RIDGE	1	09N 18W	-118.73126152600	34.89810945730
153	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.02	850	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.73110707700	34.89811808420
154	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Emergency Vehicle Access	0.03	1,446	Bear Trap Canyon	WINTERS RIDGE	6	09N 17W	-118.72156344300	34.90209547770
155	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.01	409	Rising Canyon	LEBEC	NA	NA	-118.85522711600	34.86507409820
156	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.21	9,036	Short Canyon	LEBEC	NA	NA	-118.86420952100	34.87607160470
157	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.28	12,367	Short Canyon	PASTORIA CREEK	NA	NA	-118.86420952100	34.87607160470
158	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.01	435	Tributary to Rising Canyon	LEBEC	NA	NA	-118.84402906100	34.85659027690
159	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.01	282	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83802522800	34.86189287940

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
160	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	Less than 0.01	20	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83784972300	34.86144729690
161	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	Less than 0.01	172	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83780789000	34.86115995430
162	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	Less than 0.01	27	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83739698200	34.86134430040
163	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	Less than 0.01	133	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83711863500	34.86257103910
164	Porter-Cologne Jurisdictional Areas: Non-Wetlands	Perennial	Road	0.03	1,140	Wildhorse Canyon	PASTORIA CREEK	NA	NA	-118.86420952100	34.87607160470
165	404/401 Jurisdictional Areas: Wetlands	Wetland	Bridge Crossing	AVOIDED[1]	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.85715404700	34.84058674230
166	404/401 Jurisdictional Areas: Wetlands	Wetland	Road	AVOIDED	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83935371900	34.83201705480
167	404/401 Jurisdictional Areas: Wetlands	Wetland	Grading for Resort Residential	AVOIDED	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.83688166500	34.83546395430
168	404/401 Jurisdictional Areas: Wetlands	Wetland	Road	AVOIDED	AVOIDED	Adjacent to Castac Lake	LEBEC	NA	NA	-118.82999741700	34.84231868470

[1] The 404/401 jurisdiction in this area was reduced in size. The previous impact was 0.66 acre. Due to the reduction in the size the jurisdictional area, the area avoid totals 0.22 acre and not 0.66 acre.

Location Identification (ID)	Jurisdiction	Type	Impact Type	Impact Area in Acres	Impact in Area Square Feet	Location	USGS Quadrangle	Section	Township and Range	Longitude	Latitude
169	404/401 Jurisdictional Areas: Wetlands	Wetland	Road	AVOIDED	AVOIDED	Dry Field	LEBEC	NA	NA	-118.82456284000	34.84734038700
170	404/401 Jurisdictional Areas: Wetlands	Wetland	Road	AVOIDED	AVOIDED	Dry Field	LEBEC	NA	NA	-118.82161851100	34.84877465290
171	Porter-Cologne Jurisdictional Areas: Wetlands	Ephemeral	Road	0.01	517	Silver Canyon	LEBEC	NA	NA	-118.83467559400	34.87277581340
172	Porter-Cologne Jurisdictional Areas: Wetlands	Perennial	Tejon-Castac Water District Turnout Facility	Temporary 2.00	86,944	Bear Trap Canyon	PASTORIA CREEK	NA	NA	-118.76987470000	34.88479089830
173	Porter-Cologne Jurisdictional Areas: Wetlands	Wetland	Road	0.30	12,924	Adjacent to Castac Lake	LEBEC	NA	NA	-118.85886624300	34.84103609880
174	Porter-Cologne Jurisdictional Areas: Wetlands	Wetland	Road	0.15	6,415	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83745871800	34.85968733330
175	Porter-Cologne Jurisdictional Areas: Wetlands	Wetland	Road	Less than 0.01	Less than 1	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83729488500	34.85655789340
176	Porter-Cologne Jurisdictional Areas: Wetlands	Wetland	Road	0.28	11,996	Tributary to Rising Canyon	LEBEC	NA	NA	-118.83724181300	34.85892459210

Attachment C

WDRs Order No. R5-2011-0018
Tejon Mountain Village LLC
Tejon Mountain Village
Kern County

CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATION MEASURES

Kern County adopted a Final Environmental Impact Report on 5 October 2009 for the Tejon Mountain Village Specific and Community Plan. The Final Environmental Impact Report the implementation of water quality related mitigation measures and monitoring summarized below:

1. Prior to the initiation of construction activity Tejon Mountain Village, LLC shall prepare and implement a storm water pollution prevention plan (SWPPP) and the identified erosion and sedimentation control options that meet applicable best practical treatment or control. (#176, 4.8-1)

2. During all phases of construction, Tejon Mountain Village, LLC shall implement erosion control, including limiting the area and duration of exposure of disturbed soil, physical soil stabilization measures, soil roughening of exposed areas, vegetative stabilization, and application of water or other dust control measures. (#177, 4.8-1)

3. During all phases of construction, Tejon Mountain Village, LLC shall implement sediment control measures as appropriate including perimeter protection, storm drain inlet protection, sediment capture, velocity reduction, and sediment track out control. (#178, 4.8-1)

4. During all phases of construction, Tejon Mountain Village, LLC shall implement waste and materials management measures including measures to avoid release and control solid, sanitary, concrete, hazardous, and equipment-related wastes, and measures to protect material stockpiles using covers, water or soil binders, or perimeter control measures. (#179, 4.8-1)

5. During all phases of construction, Tejon Mountain Village, LLC shall implement non-storm water management measures to reduce or eliminate pollutants, to insure the discharge does not cause a violation of water quality standards. (#180, 4.8-1)

6. During all phases of construction, Tejon Mountain Village, LLC shall implement training and education measures including training individuals who are responsible for SWPPP implementation and compliance, providing signage that identifies SWPPP requirements, and disseminating SWPPP requirements to custom lot contractors. (#181, 4.8-1)

7. During all phases of construction, Tejon Mountain Village, LLC shall conduct maintenance, monitoring and inspections as required to ensure compliance with construction storm water control measures. (#182, 4.8-1)

8. Tejon Mountain Village, LLC shall insure a responsible agency is identified and obligated to provide post-construction maintenance and monitoring of common area storm water treatment controls. (#185, 4.8-1)

9. Tejon Mountain Village, LLC shall insure bioretention areas shall be designed, constructed and maintained to provide storm water treatment control at locations identified in the TMV Specific Plan and in accordance with the structural and sizing criteria identified in the Water Quality Plan. (#202, 4.8-1)

10. Tejon Mountain Village, LLC shall insure that vegetated swales or filter strips shall be designed, constructed and maintained to provide storm water treatment control for roadside locations in accordance with the structural and sizing criteria identified in the Water Quality Plan. (#203, 4.8-1)

11. Tejon Mountain Village, LLC shall insure implementation of a monitoring and adaptive management plan with the following elements: regular hydromodification and treatment control facility performance monitoring, periodic dry-weather monitoring, basin performance monitoring, stream stability and geomorphology monitoring, and annual evaluation to ensure compliance with the objectives in the Water Quality Plan. (#205, 4.8-1)

12. Tejon Mountain Village, LLC shall insure the Project design incorporates Low Impact Development elements, including reduction of impervious surfaces, use of permeable paving materials, minimization of soil disturbance during development, and reduction of land coverage of buildings to the maximum extent feasible. (#208, 4.8-1)

13. Tejon Mountain Village, LLC shall insure the Project design reduce the amount of directly connected impervious areas by using vegetated and open area buffers to the maximum extend feasible. (#209, 4.8-1)

14. Tejon Mountain Village, LLC shall insure the Project protects on-site slopes and channels by designing the Project to conserve riparian and wetland areas; conserving large blocks of habitat; avoiding floodplain incursions; and avoiding geological hazards, steep and unstable slopes, and fault zones. (#211, 4.8-1)

15. Tejon Mountain Village, LLC shall insure the Project drainage plan culvert and road crossing design preserves the hydrologic regime of existing drainage courses. (#214, 4.8-3)

16. Tejon Mountain Village, LLC shall insure the Project drainage design maximizes the use of natural drainage courses, controls erosion and sedimentation, and avoids the potential for flooding. The Project drainage design must protect natural drainages and maintain existing drainage patterns to the extent feasible. The Project drainage

design must manage increased runoff from increased impervious surfaces through use of LID techniques. (#215, 4.8-3)

17. Tejon Mountain Village, LLC shall insure all engineered embankments and berms are designed to include bank stabilization measures. ((#217, 4.8-3)

18. Tejon Mountain Village, LLC is required to manage flows to reduce the potential for flooding in Grapevine Creek, including completion of required modifications to Lake Drive to increase lake storage capacity. (#218, 4.8-3)

Attachment D

WDRs Order No. R5-2011-0018
Tejon Mountain Village LLC
Tejon Mountain Village
Kern County

Good Site Management "Housekeeping"

1. Dischargers shall implement good site management (i.e., "housekeeping") measures for construction materials that could potentially be a threat to water quality if discharged. At a minimum, dischargers shall implement the following good housekeeping measures:

    a. Conduct an inventory of the products used and/or expected to be used and the end products that are produced and/or expected to be produced. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.).

    b. Cover and berm loose stockpiled construction materials that are not actively being used (i.e. soil, spoils, aggregate, fly-ash, stucco, hydrated lime, etc.).

    c. Store chemicals in watertight containers (with appropriate secondary containment to prevent any spillage or leakage) or in a storage shed (completely enclosed).

    d. Minimize exposure of construction materials to precipitation. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.).

    e. Implement BMPs to prevent the off-site tracking of loose construction and landscape materials.

2. Dischargers shall implement good housekeeping measures for waste management, which, at a minimum, shall consist of the following:

    a. Prevent disposal of any rinse or wash waters or materials on impervious or pervious site surfaces or into the storm drain system.

    b. Ensure the containment of sanitation facilities (e.g., portable toilets) to prevent discharges of pollutants to the storm water drainage system or receiving water.

    c. Clean or replace sanitation facilities and inspecting them regularly for leaks and spills.

d. Cover waste disposal containers at the end of every business day and during a rain event.

e. Prevent discharges from waste disposal containers to the storm water drainage system or receiving water.

f. Contain and securely protect stockpiled waste material from wind and rain at all times unless actively being used.

g. Implement procedures that effectively address hazardous and nonhazardous spills.

h. Develop a spill response and implementation element of the SWPPP prior to commencement of construction activities.

i. Ensure the containment of concrete washout areas and other washout areas that may contain additional pollutants so there is no discharge into the underlying soil and onto the surrounding areas.

3. Dischargers shall implement good housekeeping for vehicle storage and maintenance, which, at a minimum, shall consist of the following:

   a. Prevent oil, grease, or fuel to leak in to the ground, storm drains or surface waters.

   b. Place all equipment or vehicles, which are to be fueled, maintained and stored in a designated area fitted with appropriate BMPs.

   c. Clean leaks immediately and disposing of leaked materials properly.

4. Dischargers shall implement good housekeeping for landscape materials, which, at a minimum, shall consist of the following:

   a. Contain stockpiled materials such as mulches and topsoil when they are not actively being used.

   b. Contain all fertilizers and other landscape materials when they are not actively being used.

   c. Discontinue the application of any erodible landscape material within 2 days before a forecasted rain event or during periods of precipitation.

   d. Apply erodible landscape material at quantities and application rates according to manufacture recommendations or based on written specifications by

knowledgeable and experienced field personnel.

e. Stack erodible landscape material on pallets and covering or storing such materials when not being used or applied.

5. Dischargers shall conduct an assessment and create a list of potential pollutant sources and identify any areas of the site where additional BMPs are necessary to reduce or prevent pollutants in storm water discharges and authorized non-storm water discharges. This potential pollutant list shall be kept with the SWPPP and shall identify all non-visible pollutants which are known, or should be known, to occur on the construction site. At a minimum, when developing BMPs, dischargers shall do the following:

   a. Consider the quantity, physical characteristics (e.g., liquid, powder, solid), and locations of each potential pollutant source handled, produced, stored, recycled, or disposed of at the site.

   b. Consider the degree to which pollutants associated with those materials may be exposed to and mobilized by contact with storm water.

   c. Consider the direct and indirect pathways that pollutants may be exposed to storm water or authorized non-storm water discharges. This shall include an assessment of past spills or leaks, non-storm water discharges, and discharges from adjoining areas.

   d. Ensure retention of sampling, visual observation, and inspection records.

   e. Ensure effectiveness of existing BMPs to reduce or prevent pollutants in storm water discharges and authorized non-storm water discharges.

6. Dischargers shall implement good housekeeping measures on the construction site to control the air deposition of site materials and from site operations. Such particulates can include, but are not limited to, sediment, nutrients, trash, metals, bacteria, oil and grease and organics.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

MONITORING AND REPORTING PROGRAM NO. R5-2011-0018
FOR
TEJON MOUNTIAN VILLAGE, LLC
TEJON MOUNTAIN VILLAGE PROJECT
KERN COUNTY

All reports and information required herein are required pursuant to California Water Code (CWC) Section 13267.

I. CONSTRUCTION STORM WATER MONITORING

A. Construction Site Storm Water Monitoring Program Requirements

1. Pursuant to CWC Section 13267, the Discharger shall develop and implement a written site-specific Construction Site Monitoring Program (CSMP) in accordance with the requirements of this Monitoring and Reporting Program (MRP). The CSMP shall include all monitoring procedures and instructions, location maps, forms, and checklists as required in this MRP. The CSMP shall be developed prior to the commencement of construction activities, and revised as necessary to reflect project revisions. The CSMP shall be a part of the Storm Water Pollution Prevention Plan(s) (SWPPPs), included as an appendix or separate SWPPP chapter.
2. When a change of ownership occurs for all or any portion of the construction site prior to completion or final stabilization, the new discharger shall comply with these requirements as of the date the ownership change occurs.

B. Objectives

The CSMP shall be developed and implemented to address the following objectives:

1. To demonstrate that the site is in compliance with the Discharge Prohibitions and applicable Numeric Action Levels.
2. To determine whether non-visible pollutants are present at the construction site and are causing or contributing to exceedances of water quality objectives.
3. To determine whether immediate corrective actions, additional Best Management Practice (BMP) implementation, or SWPPP revisions, are necessary to reduce pollutants in storm water discharges and authorized non-storm water discharges.

C. Visual Monitoring (Inspection) Requirements for Qualifying Rain Events

1. The Discharger shall visually observe (inspect) storm water discharges at all discharge locations within two business days (48 hours) after each qualifying rain event.
2. The Discharger shall visually inspect the discharge of stored or contained storm water that is derived from and discharged subsequent to a qualifying rain event producing precipitation of ½ inch or more at the time of discharge. Stored or contained storm water that will likely discharge after operating hours due to anticipated precipitation shall be observed prior to the discharge during operating hours.
3. The Discharger shall conduct inspections during business hours only.
4. The Discharger shall record the time, date and rain gauge reading of all qualifying rain events.
5. Within 2 business days (48 hours) prior to each qualifying rain event, the Discharger shall inspect:
   a. All storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources. If needed, the Discharger shall implement appropriate corrective actions.
   b. All BMPs to identify whether they have been properly implemented in accordance with the SWPPP. If needed, the Discharger shall implement appropriate corrective actions.
   c. Any storm water storage and containment areas to detect leaks and ensure maintenance of adequate freeboard.
6. For the inspections described in 5.a and 5.c above, the Discharger shall observe the presence or absence of floating and suspended materials, a sheen on the surface, discolorations, turbidity, odors, and source(s) of any observed pollutants.
7. Within two business days (48 hours) after each qualifying rain event, the Discharger shall conduct post rain event inspections to (1) identify whether BMPs were adequately designed, implemented, and effective, and (2) identify additional BMPs and revise the SWPPP accordingly.
8. The Discharger shall maintain on-site records of all inspections, personnel performing the inspections, inspections dates, weather conditions, locations inspected, and corrective actions taken in response to the inspected.

D. Water Quality Sampling and Analysis

1. The Discharger shall collect storm water grab samples from sampling locations, as defined in Section I.E. The storm water grab sample(s)

obtained shall be representative of the flow and characteristics of the discharge.

2. At minimum, the Discharger shall collect 3 samples per day of the qualifying event.
3. The Discharger shall ensure that the grab samples collected of stored or contained storm water are from discharges subsequent to a qualifying rain event (producing precipitation of ½ inch or more at the time of discharge).
4. The Discharger shall analyze its samples for:
   a. pH and turbidity.
   b. Any additional parameters for which monitoring is required by the Executive Officer.

E. Storm Water Discharge Water Quality Sampling Locations

1. The Discharger shall perform sampling and analysis of storm water discharges to characterize discharges associated with construction activity from the entire project disturbed area.
2. The Discharger shall collect effluent samples at all discharge points where storm water is discharged off-site.
3. The Discharger shall ensure that storm water discharge collected and observed represent[1] the effluent in each drainage area based on visual observations of the water and upstream conditions.
4. The Discharger shall monitor and report site run-on from surrounding areas if there is reason to believe run-on may contribute to an exceedance of Numeric Action Limits.
5. The Discharger shall select analytical test methods from the list provided in Table 1 below.
6. All storm water sample collection preservation and handling shall be conducted in accordance with Section I.G “Storm Water Sample Collection and Handling Instructions” below.

[1] For example, if there has been concrete work recently in an area, or drywall scrap is exposed to the rain, a pH sample shall be taken of drainage from the relevant work area. Similarly, if sediment laden water is flowing through some parts of a silt fence, samples shall be taken of the sediment-laden water even if most water flowing through the fence is clear.

F. Visual Observation and Sample Collection Exemptions

1. The Discharger shall be prepared to collect samples and conduct inspections until the minimum requirements of Sections I.C and I.D above are completed. The Discharger is not required to physically collect samples or conduct visual observation (inspections) under the following conditions:

a. During dangerous weather conditions such as flooding and electrical storms.
b. Outside of scheduled site business hours.

2. If no required samples or inspections are collected due to these exceptions, the Discharger shall include an explanation in its SWPPP and in the Annual Report documenting why the sampling or inspections were not conducted.

G. Storm Water Sample Collection and Handling Instructions

1. The Discharger shall refer to Table 1 below for test methods, detection limits, and reporting units.
2. The Discharger shall ensure that testing laboratories will receive samples within 48 hours of the physical sampling (unless otherwise required by the laboratory), and shall use only the sample containers provided by the laboratory to collect and store samples.
3. The Discharger shall designate and train personnel to collect, maintain, and ship samples in accordance with the Surface Water Ambient Monitoring Program's (SWAMP) 2008 Quality Assurance Program Plan (QAPrP).[2]

[2] Additional information regarding SWAMP's QAPrP and QAMP can be found at http://www.waterboards.ca.gov/water_issues/programs/swamp/. QAPrP:http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/qapp/swamp_qapp_master090108a.pdf. QAMP: http://www.waterboards.ca.gov/water_issues/programs/swamp/qamp.shtml.

H. Monitoring Methods

1. The Discharger shall include a description of the following items in the CSMP:
   a. Inspection locations, inspection procedures, and inspection follow-up and tracking procedures.
   b. Sampling locations and sample collection and handling procedures. This shall include detailed procedures for sample collection, storage, preservation, and shipping to the testing lab to assure that consistent quality control and quality assurance is maintained. The Discharger shall attach to the monitoring program an example Chain of Custody form used when handling and shipping samples.
   c. Identification of the analytical methods and related method detection limits (if applicable) for each parameter required in Section I.D above.
2. The Discharger shall ensure that all sampling and sample preservation are in accordance with the current edition of "Standard Methods for the Examination of Water and Wastewater" (American Public Health Association). All monitoring instruments and equipment (including the Discharger's own field instruments for measuring pH and turbidity) shall be calibrated and maintained in accordance with manufacturers' specifications to ensure accurate measurements. The Discharger shall ensure that all laboratory analyses are conducted according to test

procedures under 40 CFR Part 136, unless other test procedures have been specified in this Order or by the Central Valley Water Board Executive Officer. With the exception of field analyses conducted by the Discharger for turbidity and pH, all analyses shall be sent to and conducted at a laboratory certified for such analyses by the State Department of Health Services. The Discharger may conduct its own field analysis of pH and may conduct their own field analysis of turbidity if the Discharger has sufficient capability (qualified and trained employees, properly calibrated and maintained field instruments, etc.) to adequately perform the field analysis.

I. Analytical Methods

1. The Discharger shall refer to Table 1 below for test methods, detection limits, and reporting units.
2. pH: The Discharger shall perform pH analysis on-site with a calibrated pH meter or a pH test kit. The Discharger shall record pH monitoring results on paper and retain these records in accordance with Section I.M, below.
3. Turbidity: The Discharger shall perform turbidity analysis using a calibrated turbidity meter (turbidimeter), either on-site or at an accredited lab. Acceptable test methods include Standard Method 2130 or USEPA Method 180.1. The results will be recorded in the site log book in Nephelometric Turbidity Units (NTU).

Table 1. Test Methods and Detection Limits

Parameter	Test Method/Protocol	Minimum Detection Limit	Reporting Units
pH	Field test with calibrated meter	0.2	pH units
Turbidity	EPA 180.1 and/or field test with calibrated portable meter	1	NTU

J. Non-Storm Water Discharge Monitoring Requirements

1. **Visual Monitoring Requirements:**
   a. The Discharger shall inspect each drainage area for the presence of (or indications of prior) unauthorized and authorized non-storm water discharges and their sources.
   b. The Discharger shall conduct one inspection quarterly in each of the following periods: January-March, April-June, July-September, and October-December. Inspections are only required during daylight hours (sunrise to sunset).

c. The Discharger shall ensure that inspections document the presence or evidence of any non-storm water discharge (authorized or unauthorized), pollutant characteristics (floating and suspended material, sheen, discoloration, turbidity, odor, etc.), and source. The Discharger shall maintain on-site records indicating the personnel performing the inspections, the dates and approximate time each drainage area and non-storm water discharge was observed, and the response taken to eliminate unauthorized non-storm water discharges and to reduce or prevent pollutants from contacting non-storm water discharges.

2. Effluent Sampling Locations:
   a. The Discharger shall sample effluent at all discharge points where non-storm water and/or authorized non-storm water is discharged off-site.
   b. The Discharger shall send all non-storm water sample analyses to a laboratory certified for such analyses by the State Department of Public Health.
   c. The Discharger shall monitor and report run-on from surrounding areas if there is reason to believe run-on may contribute to an exceedance of Numeric Action Levels.

K. Non-Visible Pollutant Monitoring Requirements

1. The Discharger shall collect one or more samples during any breach, malfunction, leakage, or spill observed during a visual inspection which could result in the discharge of pollutants to surface waters that would not be visually detectable in storm water.
2. The Discharger shall ensure that water samples are large enough to characterize the site conditions.
3. The Discharger shall collect samples at all discharge locations that can be safely accessed.
4. The Discharger shall collect samples during the first two hours of discharge from rain events that occur during business hours and which generate runoff.
5. The Discharger shall analyze samples for all non-visible pollutant parameters (if applicable) - parameters indicating the presence of pollutants identified in the pollutant source assessment required. The Discharger shall modify its CSMPs to address these additional parameters in accordance with any updated SWPPP pollutant source assessment.
6. The Discharger shall collect a sample of storm water that has not come in contact with the disturbed soil or the materials stored or used on-site (uncontaminated sample) for comparison with the discharge sample.
7. The Discharger shall compare the uncontaminated sample to the samples of discharge using field analysis or through laboratory analysis.[3]

8. The Discharger shall keep all field /or analytical data in the SWPPP document.

[3] For laboratory analysis, all sampling, sample preservation, and analyses must be conducted according to test procedures under 40 CFR Part 136. Field discharge samples shall be collected and analyzed according to the specifications of the manufacturer of the sampling devices employed.

L. Watershed Monitoring Option

The Central Valley Water Board's Executive Officer may approve a proposal to substitute an acceptable watershed-based monitoring program by determining if the watershed-based monitoring program will provide substantially similar monitoring information in evaluating discharger compliance with the requirements of this Monitoring and Reporting Program.

M. Numeric Action Level Exceedance Report

1. In the event that any effluent sample exceeds an applicable Numeric Action Level, the Discharger shall electronically submit all storm event sampling results to the Central Valley Water Board no later than 10 days after the conclusion of the storm event.
2. The Discharger shall certify each Numeric Action Level Exceedance Report in accordance with the Standard Provisions and Reporting Requirements, 1 March 1991.
3. The Discharger shall retain an electronic or paper copy of each Numeric Action Level Exceedance Report for a minimum of 5 years after the date the Annual Report is filed or as required by IV..
4. The Discharger shall include in the Numeric Action Level Exceedance Report:
   a. The analytical method(s), method reporting unit(s), and method detection limit(s) of each analytical parameter (analytical results that are less than the method detection limit shall be reported as "less than the method detection limit").
   b. The date, place, time of sampling, inspections, and/or measurements, including precipitation.
   c. A description of the current BMPs associated with the effluent sample that exceeded the Numeric Action Level and the proposed corrective actions taken.

N. Post-Construction Monitoring

The Discharger shall develop and implement a Post-construction Monitoring Plan consistent with the *Draft Final Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report* (Water Quality Plan) and the *Tejon Mountain Village Specific and Community Plan Final Environmental*

Impact Report (FEIR). The Post-construction Monitoring Plan(s) shall include the following elements as applicable:

1. Storm Water Treatment Facility (Facility) Maintenance Monitoring:
   a. All common-area, storm water treatment-control areas shall be inspected at least once per year.
   b. Appropriate records of the inspection and maintenance activities shall be maintained by the responsible entity.
   c. Common-area, storm water treatment-control maintenance responsibilities and obligations shall be included in the conditions, covenants, and restrictions (CC&Rs), or similar restrictions, applicable to all private residences, commercial areas, or other privately owned or managed facilities within the Project.
   d. Storm water treatment Facility maintenance monitoring shall be implemented on an ongoing basis and shall be initiated when structural treatment measures become operational. Records of all maintenance monitoring and adaptive management activities shall be maintained by the responsible entity.

2. Storm Water Treatment Facility Performance Monitoring:
   a. Wet Weather Monitoring. Visual inspection of representative swales and bioretention areas during storm events will be conducted to verify storm flow capacities and identify areas of scouring, clogging, or sediment and debris accumulation.
   b. Dry Weather Monitoring. Field inspection of representative swales and bioretention areas during dry weather conditions will be conducted to evaluate if there are unanticipated dry weather flows. Vegetation density and type and sediment accumulation will be visually inspected to ascertain the vegetation health and to assess maintenance requirements.
   c. Measurement of Basin Drawdown Rates. During selected storms, drawdown rates in water quality basins will be observed to ensure that the detention times are adequate. Flow duration basins will be visually observed to assess potential changes in infiltration capacity.
   d. Adaptive management provisions shall be incorporated.
   e. Storm water treatment Facility performance monitoring shall be implemented on an ongoing basis and shall be initiated when structural treatment measures become operational. Records of all Facility monitoring and adaptive management activities shall be maintained by the responsible entity.

3. Hydromodification Control Performance Monitoring:
   a. Periodic surveys and a photographic record of selected channel cross sections to evaluate: a) bed and bank conditions and materials, including high-water marks; b) sediment sources; c) new sources of bank distress; and d) vegetation suitability to meet conveyance and habitat objectives.
   b. Aerial photographs of the Project area shall be taken every 5 years until the Project is considered complete by Kern County to identify new sources of sediment, identify event-related land use disturbance or evidence of channel change and instability, and to assess discontinuities in sediment transport.
   c. Adaptive management provisions to maintain hydrologic conditions, stream stability, and geomorphology conditions.
   d. Monitoring of all hydromodification control and adaptive management activities shall be implemented from Project approval to 5 years following the completion of construction in each watershed. Appropriate records of all hydromodification control monitoring and adaptive management activities shall be maintained by the responsible entity.

4. Grapevine Creek Monitoring:
   e. Hydrologic and vegetation conditions in Grapevine Creek shall be monitored for 2 years after completion of construction of the Lake Drive crossing to assess if vegetation is adversely affected by reduced peak flow caused by culvert modifications of Lake Drive for flood-control purposes.
   f. The monitoring program shall include monitoring of vegetation and pollutants of concern at a downstream monitoring location on the east side of Interstate 5 (I-5) for a 2-year period following the completion of Lake Drive improvements.
   g. The monitoring plan shall specify performance criteria. Corrective measures shall be implemented as necessary for specific problems or conditions of concern indentified.
   h. At the conclusion of the 2-year monitoring period, a report detailing the findings and any corrective actions taken (if necessary) shall be transmitted to the Central Valley Water Board for review.
   i. Appropriate records of the monitoring shall be maintained by the responsible entity.

II. DREDGE AND FILL AND COMPENSATORY MITIGATION MONITORING

A. Dredge and Fill Activity Monitoring

1. The Discharger shall document the start dates and end dates for each individual dredge and fill project within non-jurisdictional waters.
2. The Discharger shall conduct inspections during business hours only.
3. Within 2 business days (48 hours) prior to each qualifying rain event, the Discharger shall inspect all active dredge and fill locations to identify any spills, leaks, or uncontrolled pollutant sources, and BMPs that need to be maintained or installed prior to the onset of precipitation. If needed, the Discharger shall implement appropriate corrective actions.
4. For the inspections described in 3 above, the Discharger shall observe the presence or absence of floating and suspended materials, a sheen on the surface, discolorations, turbidity, odors, and source(s) of any observed pollutants within the affected water body.
5. Within two business days (48 hours) after each qualifying rain event, the Discharger shall conduct post rain event inspections to (1) identify whether BMPs were adequately designed, implemented, and effective, and (2) identify additional BMPs.
6. The Discharger shall maintain on-site records of all inspections, personnel performing the observations, observation dates, weather conditions, locations observed, and corrective actions taken in response to the observations.
7. The Discharger shall take photographs of all completed, stabilized dredge and fill projects.
8. During in water work, the Discharger shall monitor turbidity and pH 100 feet upstream and 100 feet downstream of the dredge and fill activities to determine compliance with applicable receiving water conditions.

B. Compensatory Mitigation Monitoring (Associated with Dredge and Fill Discharges)

The Discharger must monitor the mitigation sites in accordance with the *Draft Conceptual Wetlands Mitigation and Monitoring Plan for the Tejon Mountain Village Project* (Mitigation Plan), dated December 2009, or subsequent revisions thereto, approved by the Executive Officer. Monitoring frequencies are in Table 2:

Table 2

Period	Frequency	Annual Report Due
Initial Construction/Installation	Weekly	1 February
Day 1 – Day 120	Monthly	1 February
Year 1	Monthly	1 February
Year 2	Every Other Month	1 February
Year 3	Every Other Month	1 February
Year 4	Quarterly	1 February
Year 5	Quarterly	1 February

1. **Construction/installation monitoring**
   The Discharger's Habitat Restoration Specialist shall conduct visual observations (inspections) weekly during construction at the mitigation sites. Each inspection shall be documented in an inspection report. Photographic documentation of site condition/progress during the inspection shall be included in each inspection report.

2. **120-Day Plant Establishment Monitoring**
   After successful installation of mitigation measures at the mitigation sites, the 5-year long term monitoring phase will begin. During the first 120 days, the Discharger's Habitat Restoration Specialist shall conduct monthly inspections of the sites. The inspections shall document the success/failures of implemented mitigation measures and document repairs and/or plant replacements done in response to failures. Each inspection shall be documented in an inspection report. Photographic documentation of site condition/progress during the inspection shall be included in each inspection report.

3. **Continued Monitoring**
   After the 120-Day Plant Establishment Monitoring period described above, the mitigation sites shall be inspected at the frequency in Table 2, above. Each inspection shall be documented in an inspection report. The inspection report shall include a description of the project status, site conditions, and

recommended maintenance activities and remedial actions. The reports shall include a detailed discussion of qualitative and quantitative monitoring results and a description of project progress towards meeting the mitigation success criteria. Photographic documentation of site condition/progress during the inspection shall be included in each inspection report.

III. REPORTING

A. Numeric Action Level Exceedance Reporting

The Discharger shall electronically submit all Numeric Action Level Exceedance Reports, described in I.N above, to the Central Valley Water Board no **later than 10 days after the conclusion of the storm event**. Summaries of Numeric Action Level Exceedance Reports shall be included in the Annual Report described in III.C.1 below.

B. Required Program Plans

The Discharger shall submit a copy of the CSMP with each SWPPP for each phase of construction in accordance with WDRs Order No. R5-2011-0018, Provision 4.

C. Annual Reporting Requirements

1. Construction Storm Water Annual Report

a. The Discharger shall submit a Construction Storm Water Annual Report by no later than **September 1** of each year. The Construction Storm Water Annual Report shall contain at minimum:

i. A summary and evaluation of all sampling and analysis results, including copies of laboratory reports; the analytical method(s), method reporting unit(s), and method detection limit(s) of each analytical parameter (analytical results that are less than the method detection limit shall be reported as "less than the method detection limit");
ii. A summary of all corrective actions taken during the compliance year; identification of any compliance activities or corrective actions that were not implemented;
iii. A summary of all Numeric Action Level reports;
iv. A summary of all violations of the WDRs Order R5-2011-xxxx;
v. The names of individual(s) who performed the facility inspections, sampling, visual observation (inspections), and/or measurements;
vi. The dates, places, times of facility inspections, sampling, visual observations, and/or measurements, including precipitation (rain

gauge); and the visual observation and sample collection exception records and reports specified in the CSMP.

vii. Documentation of all training for individuals responsible for all activities associated with compliance with WDRs Order No. R5-2011-0018 and this MRP;

viii. Documentation of all training for individuals responsible for BMP installation, inspection, maintenance, and repair; and

ix. Documentation of all training for individuals responsible for overseeing, revising, and amending the SWPPPs.

b. The Discharger shall certify each Construction Storm Water Annual Report in accordance with the signatory requirements in Standard Provisions.

2. **Post-Construction Storm Water Annual Report**

a. The Discharger shall submit a Post-Construction Storm Water Annual Report by no later than **September 1** of each year, commencing with the beginning of Project construction and continuing until five years following completion of Project construction. The Post-Construction Storm Water Annual Report shall contain at minimum:

i. A list of all Storm Water Treatment Facilities that have been completed and:

(a) The entities responsible for maintaining each Facility,

(b) Summaries of all inspections and maintenance performed, including, but not limited to, the names and titles of the individuals who performed the inspections; the dates, places, and times of Facility inspections; and/or any results of measurements taken or maintenance activities performed;

(c) A summary and evaluation of all maintenance monitoring results.

ii. For completed Facilities:

(a) Summaries of wet weather monitoring inspections of representative swales and bioretention areas during storm events;

(b) Documented storm flow capacities and descriptions of areas of scouring, clogging, or sediment and debris accumulation and resulting corrective actions

(c) The results and evaluation of basin drawdown monitoring and discussions of any adaptive management actions taken.

(d) Summaries of dry weather monitoring inspections of representative swales and bioretention areas during dry weather conditions;

(e) Descriptions of dry weather flows and any corrective actions taken.

iii. Hydromodification Control Performance Monitoring
(a) Summaries of hydromodification control performance monitoring including results of periodic surveys, photographic records of selected channel cross sections and related evaluations of bed and bank conditions and materials, high-water marks; sediment sources; any new sources of bank distress; and vegetation suitability to meet conveyance and habitat objectives.
(b) Copies of any areal photographs of the Project area taken during the previous year

iv. Grapevine Creek Monitoring:
(a) Summaries describing progress toward implementing and completing the required Grapevine Creek Monitoring Plan and Evaluation Report.

3. **Dredge and Fill Activity Monitoring Annual Report**
a. The Discharger shall submit a Dredge and Fill Activity Monitoring Annual Report by no later than **February 1** of each year. The Dredge and Fill Activity Monitoring Annual Report shall contain at minimum:
i. A running list of all dredge and fill projects initiated or completed, their start dates, their end dates if applicable, and their Location Identification Number as listed in Attachment B of WDRs Order No. R5-2011-0018;
ii. summaries of all inspections and results obtained;
iii. summaries and evaluations of all monitoring results including a summary of all corrective actions taken during the year; identification of any compliance activities or corrective actions that were not implemented;
iv. a summary of all violations of the WDRs Order R5-2011-0018 and corrective actions taken;
v. the names of individual(s) who performed the inspections, sampling, and/or measurements;
vi. the date, place, time of inspections, sampling, visual observations, and/or measurements.
vii. copies of photographs taken during inspections

4. **Compensatory Mitigation Monitoring (Associated with Dredge and Fill Discharges) Annual Report**

a. The Discharger shall submit a Compensatory Mitigation Monitoring (Associated with Dredge and Fill Discharges) Annual Report by no later

than **February 1** of each year. The Compensatory Mitigation Monitoring (Associated with Dredge and Fill Discharges) Annual Report shall contain at minimum:

i. Summaries of all mitigation site inspections conducted during the reporting year including the inspection dates, locations, the names of individual(s) who performed the inspections, any sampling and/or measurement results; and copies of photographs taken during the inspections;
ii. A description of the progress made toward completing the mitigation site and complying with the success criteria approved by the Executive Officer.

IV. Records

A. The Discharger must maintain the following records on site and available to Central Valley Water Board staff:

1. All sampling and analyses results and records including laboratory data sheets,
2. Meter calibration records,
3. Complete copies of qualitative and quantitative data gathered,
4. All quality control and quality assurance records,
5. Complete copies of all inspection reports and records, incident reports and records,
6. All photographic evidence gathered as a result of monitoring and assessment activities,
7. Reports of corrective actions and adaptive management measures implemented, and
8. All plans and reports referenced by and/or required by this Monitoring and Reporting Program.

B. These records must be retained for a period of at least 5 years from the date of the sample, inspection, measurement, report, or application, or 5 years from the date of Project completion, whichever is longer.

Original signed by:

Ordered by:_____
PAMELA C. CREEDON, Executive Officer

8 April 2011

_____
(Date)

INFORMATION SHEET

INFORMATION SHEET- ORDER No. R5-2011-0018
TEJON MOUNTAIN VILLAGE, LLC
TEJON MOUNTAIN VILLAGE
KERN COUNTY

On 16 November 2009, Tejon Mountain Village, LLC submitted a Report of Waste Discharge (RWD) for proposed discharge of fill to waters of the State, and discharge of storm water related to construction activities to waters of the State resulting from the to development of a 26,417 acres mountain resort community, Tejon Mountain Village (Project) in southwestern Kern County near the community of Lebec, on a portion of Tejon Ranch that is currently used for cattle grazing and hunting. The Project will include up to 3,450 homes, commercial areas, a hotel/spa, two golf courses, riding and hiking trail, an equestrian facility, a fire station, private community centers, and utilities, and will require installation of roads and infrastructure to serve the project needs. Development will be restricted to a 5,082 acre building area with the remaining 21,335 acres being preserved as ranchland and open space.

The Project area currently contains oak savannahs and woodlands, chaparral, grasslands, and riparian habitats, and much of the area has been altered from it natural condition by decades of ranching and farming and disturbance from a non-native pig population. The area contains over 200 miles of paved and unpaved roads developed over the years to facilitate ranching activities and to provide access to various utility easements crossing the area, including the California Aqueduct, major electrical transmission lines, gas lines, and telecommunication lines. The development plan will use many of the existing roads.

Avoidance of impacts to waters of the State, including wetlands and riparian areas, was a primary planning consideration in establishing the location of land uses and infrastructure within the Project. Due to the effort in avoiding and minimizing waters of the State, the project avoids impacts to 202.9 acres, or 97% of the on-site waters of the State, including 116.2 acres of wetlands/riparian, and 86.7 acres unvegetated streambed, within the project boundaries. Overall, on Tejon Ranch, the lands to the north, south, and east of the Project site are owned by Tejon Ranch Company (Ranch) and are primarily used for ranching and hunting. In 2008, the Ranch entered into a Conservation and Land Use Agreement (Ranchwide Agreement) with Audubon California, the Endangered Habitats League, the Natural Resources Defense Council, the Planning and Conservation League, the Sierra Club (collectively Resource Organizations), and the newly formed nonprofit Tejon Ranch Conservancy (Conservancy). The Ranchwide Agreement sets the process for conservation of 240,000 acres (90%) of Tejon Ranch and establishes and funds the Conservancy to develop and implement a Ranchwide management plan to restore and enhance the conserved land. Under the Ranchwide Agreement, 178,000 acres of the 240,000 acres was designated as conserved open space area. In November 2010, the Conservancy secured state funding to purchase conservation easements on the additional 62,000 acres with grant funding provided by the Wildlife Conservation

Board. Therefore, 240,000 acres of Tejon Ranch will be conserved adjacent to and within the vicinity of the Project.

Historically, subdivision development consisted of mass grading and leveling of large areas of land, exposing soil to the erosive effects of rainfall and wind, and increasing the potential for significant sediment discharge from the site to surface waters. Modification of the vegetation and soil characteristics, altering the terrain, and introducing impervious surfaces such as pavement and buildings resulted in modification of the natural watershed and stream processes. The Project has been planned to disturb as little of the land surface as possible by fitting development to the existing terrain and grading as little as necessary. It is designed to preserve and integrate the natural environment and historic land use patterns in large, contiguous open spaces in conjunction with a smaller residential and resort community. Development is planned to avoid natural drainages and wetland areas and to maintain the pre-development hydrology of the site through use of low impact development techniques including an extensive system of vegetative swales, basins, and landscape source controls to protect surface water quality.

Portions of the Project drain to Castac Lake, an alkali lake almost entirely surrounded by the Project and are subject to regulation under Section 404/401 of the Clean Water Act for dredge or fill of waters of the U.S. and the NPDES storm water program. The remainder of the Project is located in areas that drain to waters that have been determined by the Army Corps of Engineers to be isolated, non-navigable waterbodies, and therefore, not considered waters of the U.S., and therefore, not eligible for regulation under the NPDES storm water program or Section 404/401 of the Clean Water Act. This makes it necessary to regulate storm water discharges associated with construction activity and fill activities to waters of the State with this proposed Order.

The prohibitions in the Order are largely based on prohibitions in the Basin Plan or parts of the California Code of Regulations and California Water Code that restrict discharges to those proposed by the discharger and evaluated by and authorized by the regional boards. The numeric action level of 250 NTU for turbidity in storm water discharges associated with construction activity was established by the *State Water Resources Control Board Order No. 2009-0009-DWQ [As Amended By Order No. 2010-0014-DWQ], National Pollutant Discharge Elimination System General Permit No. CAS000002, Waste Discharge Requirements For Discharges Of Storm Water Runoff Associated With Construction And Land Disturbance Activities* (Construction General Permit). Discharge specifications in the proposed Order are largely designed to ensure discharges meet the water quality objectives listed in the Basin Plan or to ensure the Discharger implements measures it proposed to protect water quality. Receiving Water Limits are based on the water quality objectives in the Basin

Plan. Monitoring and reporting requirements and SWPPP requirements in the proposed Order are also similar to the requirements in the Construction General Permit and to the reporting and monitoring requirements normally included in a 401 Water Quality Certification issued by the Central Valley Water Board. Inclusion of Low Impact Development requirements are also based on Construction General Permit requirements.

To comply with the goals of the California Wetlands Conservation Policy, which include ensuring “no overall loss” and achieving a “…long-term net gain in the quantity, quality, and permanence of wetland acreage and values,” Tejon Mountain Village LLC is proposing to mitigate permanent impacts to unvegetated channel and marsh/grassland jurisdictional areas at a 1:1 ratio. Permanent impacts to riparian forest and woodlands will be mitigated at a 3:1 ratio. Temporary impacts will be mitigated at a 1:1 ratio by restoring the temporarily impacted habitat after construction. However, an additional 9.00 acres of enhancement of marsh/grasslands jurisdictional areas will occur to mitigate for the temporary impacts in the Pastoria Canyon watershed. In summary, temporary and permanent impacts to 9.61 acres of waters of the State will be mitigated by the establishment, enhancement, and restoration of 19.49 acres, which is an average 2:1 mitigation ratio overall.

The mitigation ratios applied for permanently impacted waters are consistent with the U.S. Army Corps of Engineers' (ACOE) and the Environmental Protection Agency's Compensatory Mitigation for Losses of Aquatic Resources, Final Rule (73 FR 19594-19705) to provide permittee-responsible compensatory mitigation of "no net loss" of wetland acreage and function. Lower ratios are used for impacts to jurisdictional areas that have the capacity to quickly establish the replacement functions and services lost. Likewise, higher ratios are used for impacts to jurisdictional areas that may be subject to a temporal loss of functions and services due to the amount of time required to establish the physical and biotic structure that was previously provided by the lost aquatic resource. The 1:1 mitigation ratio proposed for unvegetated stream channels and marsh and grassland impacts is based on the rationale that the functions and services of such resources can be replaced within a short time frame (e.g., less than 1 year), without significant temporal loss. Long-term success is ensured through proper design and adaptive management. Tejon Mountain Village LLC submitted a draft wetland mitigation and monitoring plan which includes a functional assessment of the proposed mitigation areas and demonstrates that implementation of the plan will result in a net increase in aquatic resources. The proposed Order will require implementation of the mitigation plan.

Tejon Mountain Village LLC has proposed many mitigation measures included in this proposed Order to insure protection of water quality during development of the Project. The measures, an antidegradation analysis and best practicable treatment or control are discussed in detail in the Order. Maintaining compliance with this Order will result in compliance with the antidegradation analysis.