
Los Angeles Regional Water Quality Control Board

TENTATIVE WATER QUALITY ORDER NO. R4-2026-XX-XXXX WASTE DISCHARGE REQUIREMENTS

Effective Date: Date Signed

Program Type: Fill/Excavation

Project Type: Residential

Project: Moorpark 67/North Ranch Residential Development Project

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I. Order

This Order for Waste Discharge Requirements (Order) is issued at the request of Moorpark Property 67 LLC (hereinafter Permittee) for the Project. This Order is for the purpose described in the application and supplemental information submitted by the Permittee. The application was received on September 9, 2024. The application was deemed complete on June 9, 2026.

II. Public Notice

The Water Board complied with its applicable public notice requirements. The Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) provided public notice of the draft order pursuant to Water Code section 13167.5 from June 16, 2026, to July 16, 2026.

III. Project Purpose

The Project's purpose is to provide residential housing through the development of 134 residential units and five residential estate lots in an approximately 68-acre project site. The Project also provides 15% of the 134 units as affordable housing, which have been counted towards the City's Regional Housing Needs Allocation (RHNA) obligation for 2021 through 2029.

IV. Project Description

Background

The Project is located on a 68-acre property in the City of Moorpark, in Ventura County. The site is mainly undeveloped, except for a single-family residence and garage in the northeast corner, a storage shed and tennis court in the northwest section and a Southern California Edison (SCE) power pole and associated access road in the eastern section of the site. Remnant citrus groves remain in the northern section from prior agricultural use.

The Project site is located immediately east of Gabbert Canyon Channel, an unlined, intermittent blueline stream primarily fed by precipitation runoff. Gabbert Canyon Channel flows south into the Gabbert Canyon Debris Basin and connects to Calleguas Creek, which ultimately discharges to the Pacific Ocean. While the Permittee's property includes a small, 0.43 acre portion of the Gabbert Canyon Channel in the northwestern corner of the property, the Project does not include any work in this corner.

Additionally, the Project site contains an unnamed, natural ephemeral stream bisecting the middle of the property. Hydrology surveys do not show any established connections between the unnamed stream onsite and adjacent northern waterways. The stream conveys flows south to a concrete drainage ditch located offsite near the eastern edge of the property, which ultimately connects offsite to Calleguas Creek and the Pacific

Ocean via the same route as the Gabbert Canyon Channel. The unnamed stream is currently developed with two culverts (likely constructed with the roadways between 1980 and 1994) that directs flows under the existing two roadways onsite. The Project includes work in and adjacent to the unnamed stream.

Proposed Work

The Project will consist of the construction of 134 single-family residential lots with homes in a new residential planned development that includes new streets, landscaping, trails, and related improvements on the Project site. The 134 residential lots will be built in rows sited atop a large segment of the unnamed creek. Additionally, five estate lots will be built in the northern section of the Project site. Estate lots are generally defined as land parcels that exceed average suburban lots in size and can accommodate larger-scale single-family development. The Project will grade and stabilize the five estate lots for future residential development. All remaining, undeveloped areas of the Project site (including 0.43 acres of Gabbert Canyon Channel) will be designated as open space. The Project also includes construction of a new drainage system, including a 0.16 acre debris basin built near the northern section of the property and a subterranean storm drain pipeline built throughout the Project site. The drainage system will contain continuous deflective separation units and bioinfiltration units to treat runoff before ultimate discharge to the Gabbert Canyon Channel offsite.

The Project development will permanently fill 0.55 acres (1,242 linear feet) of the 0.72 acre (1,689 linear foot) ephemeral creek for construction of the new residential units. A 0.17 acre (447 linear foot) northern section of the creek will be preserved. The area selected for avoidance supports intact mulefat (*Baccharis salicifolia*) scrub that exhibits higher functions and values than the portion proposed for impact, as evidenced by greater native plant cover and structural complexity, providing improved bank stability, increased infiltration, and higher wildlife use opportunities. The five estate lots and the associated fuel modification buffers will not require impacts to the creek. No impacts to Gabbert Canyon Channel will take place.

V. Project Location

The Project site is located at 5979 Gabbert Road in northwestern Moorpark (APNs 511-0-190-285 and 511-0-190-305). The site is bordered by Gabbert Road to the east, residential areas to the north, the Union Pacific railroad tracks to the south, and the Gabbert Road and Elwin Lane intersection to the west. The site is located 2,000 feet south of Moorpark Golf Course and 2,000 feet north of the SCE Moorpark Substation.

Latitude: 34.287901°

Longitude: -118.905203°

Maps showing the Project location are found in Attachment A of this Order.

VI. Project Impact and Receiving Waters Information

The Project is located within the jurisdiction of the Los Angeles Water Board. Receiving waters and groundwater potentially impacted by this Project are protected in accordance with the applicable water quality control plan (Basin Plan) for the region and other plans and policies which may be accessed online at:

http://www.waterboards.ca.gov/plans_policies/.

The Basin Plan includes water quality standards, which consist of existing and potential beneficial uses of waters of the state, water quality objectives to protect those uses, and the state and federal antidegradation policies.

Receiving Water: Calleguas Creek (Hydrologic Unit Code: 180701030103)

Designated Beneficial Uses: MUN, IND, PROC, AGR, GWR, REC1, REC2, WARM, and WILD

VII. Description of Direct Impacts to Waters of the State

Total Project fill/excavation quantities for all impacts are summarized in Table 1. Permanent impacts are categorized as those resulting in a physical loss in area and also those degrading ecological condition only.

Table 1: Total Project Fill/Excavation Quantity for Permanent Physical Loss of Area Impacts

Aquatic Resources Type	Acres	Cubic Yards	Linear Feet
Stream Channel	0.55		1,242

IX. Avoidance and Minimization

The Project qualified as a tier 3 project and the Project is the least environmentally damaging practicable alternative. (State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State, section IV.A.1.h).

The Project considered the following alternatives:

Previous Design Alternative

In 2006, a previous Project design included development of 630 single-family residences throughout the full 68-acre property. This alternative would maximize housing (and the required 15% affordable units) but would also require fill of the entire 0.72 acre ephemeral stream. The current Project design now avoids the upper portion of the stream, or approximately 0.17 acres. The current design will result in substantially less impact within jurisdictional waters of the State as compared to the original design.

Additionally, the impacted portion of the unnamed stream would have originally been diverted into an underground storm drainpipe and into the Gabbert Wash southwest of

the site. This would have eliminated several beneficial uses of the subject creek segment, including wildlife habitat, groundwater recharge, and irrigation for riparian habitat. The Project has been redesigned to convey the water through the site and back into the unnamed stream where it continues south of the Project site. This redesign ensures that water will continue to flow into the downstream portion of the stream and will ultimately preserve the capacity of the stream to convey water south through the natural channel.

Avoidance Alternative (Multi-Unit Density)

This alternative would concentrate the 134 residential units within high density multi-unit structures, which would require a lesser development footprint and could reduce the extent of the ephemeral drainage displaced by fill. However, this would also require re-zoning the Project site. The subject parcels are currently designated 'Rural 1 (R1 DU/AC)' and 'Neighborhood Low (NL 8 DU/AC)' in the City's zoning code. These designations limit residential uses to single-family units at a maximum density of five units per acre. The Project site is surrounded primarily by 'Rural Residential' zoning designations intended to maintain a low-density residential setting complementary to agricultural uses. The Project includes the five estate lots fringing the northern site boundary to create a transition between the 134 new units and the existing sparse rural development north of the Project site. An alternative that relies on a high-density condensed residential development would conflict with the City's stated goals for the subject 'Rural Residential' area per their zoning code and may not be approved at the local level. This alternative is therefore infeasible.

Avoidance Alternative (Relocation)

This alternative would concentrate the residential development on one side of the Project site in order to avoid or reduce fill of the ephemeral drainage. However, the City's zoning code currently limits housing density to five units per acre on the Project site. The units would also require new roadways, fuel modification buffers, and a drainage basin that further reduce the buildable envelope.

Three scenarios were considered under this alternative:

- Concentrating all development east of the channel would allow up to 34 residential units onsite, a 72% decrease in housing density compared to the current proposal. The number of affordable housing units onsite (i.e. 15% of the total units as required by the City) would be reduced from the proposed 20 units to five units. This design alternative would eliminate all permanent impacts to the drainage channel, but would not generate the revenue needed to fund the project or provide the affordable housing density required by the City's Regional Housing Needs Allocation.
- Concentrating all development west of the channel would allow up to 82 residential units onsite, a 37% decrease in housing density compared to the current proposal. The number of affordable housing units onsite would be reduced from the proposed 20 units to 12 units. This design alternative would reduce the proposed extent of filled waters to a single bridge connecting North

Hills Parkway road to the new development. North Hills Parkway is defined as a major arterial roadway in the Circulation Element of the City General Plan and is anticipated to be utilized as a new alignment for Caltrans State Route 118. North Hills Parkway must meet Caltrans' stringent major arterial roadway geometric design criteria. The roadway cannot feasibly be relocated around the drainage that runs generally north south or perpendicular to the proposed alignment of North Hills Parkway. This design would also fail to generate the revenue needed to fund the project or provide the affordable housing density required by the City's Regional Housing Needs Allocation.

- Shifting development to the northern corner of the Project site would significantly reduce the maximum allowable number of units. This alternative design could achieve a development footprint that impact less than 0.55 acres of the uppermost channel, thus reducing permanent impacts compared to the current project design. However, this would restrict development to less than half of the site and result in a similar reduction in housing units. This design would also fail to generate the revenue needed to fund the project or provide the affordable housing density required by the City's Regional Housing Needs Allocation.

Offsite Alternative

As an alternative to the current Project design, the Project would be developed on a different property within the City of Moorpark, CA (City). The feasibility of this alternative is dependent upon availability of alternative land that meets the requirements of the Project's overall purpose, does not substantially increase costs associated with the Project, and does not result in a high likelihood that the construction schedule would be delayed. Per the City of Moorpark General Plan, Land Use element, the City has four (4) specific plans that contain visions and directions for future real estate development. They are as follows:

- Downtown Specific Plan, adopted October 7, 1998, and amended July 15, 2020. Encompasses the Moorpark Downtown Area and Old Moorpark along and surrounding Moorpark Avenue and High Street. Envisions transforming Downtown Moorpark into a vibrant commercial and residential destination in the heart of the City.
- Hitch Ranch Specific Plan, which includes development of 755 residential units (372 single-family and 383 multi-family), public parks, associated roadways and infrastructure, as well as expansive open space, trails, and manufactured slopes. The development of Hitch Ranch is currently underway.
- Moorpark Highlands Specific Plan, which covers a 445-acre site in the northern section of Moorpark. Phased development of a new residential neighborhood will be carried out under this plan, which is nearing construction.

- Carlsberg Specific Plan, which covers a 500-acre site in the southeastern area of Moorpark. This Plan has been substantially implemented and includes a mix of uses such as residential, subregional retail/businesses, open space, nature preserve, park space, and institutional.

None of these Specific Plan areas would be feasible as alternative locations for buildout of the Project as they all have either been substantially developed, or substantial development is currently underway. Therefore, they would not provide a developable space big enough to support the Project. Moreover, as the Applicant owns the current Project Site and the Project has already been approved by the City under a Mitigated Negative Declaration (MND), acquiring land on one of these sites would result in restarting the entitlement process with the City.

X. Compensatory Mitigation

The Permittee is required to provide compensatory mitigation, as described in section XVI.I, for permanent impacts.

XI. California Environmental Quality Act (CEQA)

The City of Moorpark, as lead agency, received a Mitigated Negative Declaration for the proposed Project on September 22, 2022. The public review period ended on October 21, 2022. The City adopted an initial study/mitigated negative declaration (IS/MND) [State Clearinghouse (SCH) No. 2022090401] for the Project on January 18, 2023. The Los Angeles Water Board is a responsible agency under CEQA (Pub. Res. Code, § 21069) and has reviewed and considered the environmental document. The Los Angeles Water Board finds that the environmental document prepared by the City of Moorpark adequately addresses all environmental effects for project activities that it is required to approve. The Project will not have significant adverse impacts on the environment, provided that mitigation, including the mitigation presented in Mitigated Negative Declaration, is carried out as conditioned in this Order. In adopting this Order, the Los Angeles Water Board has eliminated or substantially lessened the less-than-significant effects on water quality and therefore approves the Project.

XII. Human Right to Water Policy

It is the policy of the State of California that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. This Order promotes that policy by requiring discharges to meet contaminant levels designed to protect human health and ensure that water is safe for domestic use (Water Code section 106.3).

XIII. Petitions for Reconsideration

Any person aggrieved by this action of the Los Angeles Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in

accordance with Water Code section 13320 and title 23, California Code of Regulations, sections 2050 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Order, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Note that filing a petition does not stay the requirements of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request or may be found on the Internet at: http://www.waterboards.ca.gov/public_notices/petitions/water_quality.

XV. Findings

1. This Order is adopted pursuant to the California Porter-Cologne Water Quality Control Act (Water Code § § 13000, et seq.). In the event the definition of Waters of the United States is altered to encompass these waters of the state, this Order also complies with, and is issued pursuant to, section 401 of the Clean Water Act. Discharges to waters of the state are prohibited except when in accordance with Water Code section 13264. Notwithstanding any determinations made by the U.S. Army Corps or other federal agency pursuant to 40 C.F.R. section 121.9, dischargers must comply with the entirety of this Order because the Order also serves as waste discharge requirements in accordance with State Water Board Water Quality General Order No. 2003-0017-DWQ. Discharges to waters of the state are prohibited except when in accordance with Water Code section 13264.
2. This Order also comports with section 401 of the Clean Water Act. In the event that federal definitions of Waters of the United States are amended to incorporate the waters of the state at issue in this Order, this Order may also constitute water quality certification for the proposed project.
3. Failure to comply with any condition of this Order shall constitute a violation of the Porter-Cologne Water Quality Control. The Permittee and/or discharger may then be subject to administrative and/or civil liability pursuant to Water Code section 13350.
4. In the event of any violation or threatened violation of the conditions of this Order, the violation or threatened violation shall be subject to any remedies, penalties, process, or sanctions as provided for under state and federal law.
5. In response to a suspected violation of any condition of this Order, the Los Angeles Water Board may require the holder of this Order to furnish, under penalty of perjury, any technical or monitoring reports the Los Angeles Water Board deem appropriate, provided that the burden, including costs, of the reports shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. The additional monitoring requirements ensure that permitted discharges and activities comport with any applicable effluent limitations, water quality standards, and/or other appropriate requirement of state law.

6. This Order does not provide coverage under the Construction General Permit. As applicable, dischargers shall maintain compliance with conditions described in, and required by, NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 20090009-DWQ; NPDES No. CAS000002 as amended by Order No. 2010-0014-DWQ, Order No. 2012-0006-DWQ, Order WQ 2022-0057-DWQ and any amendments thereto). Enrollment in the Construction General Permit may be required for construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale. For ground disturbing activities that do not require enrollment in Order No. 2009-0009-DWQ, project plans included with the application shall include appropriate erosion and sediment control measures as described in the *Best Management Practices* section below.
7. This Order does not authorize any act which results in the taking of a threatened, endangered or candidate species or any act, which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish & G. Code, §§ 2050-2097) or the federal Endangered Species Act (16 U.S.C. §§ 1531-1544). If a “take” will result from any act authorized under this Order held by the Permittee, the Permittee must obtain authorization for the take prior to any construction or operation of the portion of the Project that may result in a take. The Permittee is responsible for meeting all requirements of the applicable endangered species act for the Project authorized under this Order.

XVI. Conditions

The Los Angeles Water Board has independently reviewed the record of the Project to analyze impacts to water quality and designated beneficial uses within the watershed of the Project. In accordance with this Order, the Permittee may proceed with the Project under the following terms and conditions:

A. Authorization

Impacts to waters of the state shall not exceed quantities shown in Table 1.

B. Reporting and Notification Requirements

The following section details the reporting and notification types and timing of submittals. Requirements for the content of these reporting and notification types are detailed in Attachment C, including specifications for photo and map documentation during the Project. Written reports and notifications must be submitted using the Reporting and Notification Cover Sheet located in Attachment C, which must be signed by the Permittee or an authorized representative.

1. Project Reporting

- a. **Annual Reporting:** The Permittee shall submit an Annual Report each year on the anniversary of Project effective date. Annual Reporting requirements are detailed in Attachment C. Annual reporting shall continue until a Notice of Project Complete Letter is issued to the Permittee.

2. Project Status Notifications

- a. **Commencement of Construction:** The Permittee shall submit a Commencement of Construction Report at least seven (7) days prior to start of initial ground disturbance activities and, if applicable, corresponding Waste Discharge Identification Number (WDID #) issued under the NPDES General Permit for Storm Water Dischargers Associated with Construction and Land Disturbance Activities (Order WQ 2022-0057-DWQ; NPDES No. CAS000002).
- b. **Request for Notice of Project Complete Letter:** The Permittee shall submit a Request for Notice of Project Complete Letter when construction and any post-construction monitoring is complete,¹ and no further Project activities will occur. This request shall be submitted to Los Angeles Water Board staff within thirty (30) days following completion of all Project activities and any post-construction monitoring. Upon approval of the request, the Los Angeles Water Board staff shall issue a Notice of Project Complete Letter to the Permittee which will end the post discharge monitoring period and associated annual fees. Completion of post-construction monitoring shall be determined by Los Angeles Water Board staff and shall be contingent on successful attainment of restoration and mitigation performance criteria.

3. Conditional Notifications and Reports

The following notifications and reports are required as appropriate.

a. Accidental Discharges of Hazardous Materials²

Following an accidental discharge of a reportable quantity of a hazardous material, sewage, or an unknown material, the following applies (Wat. Code, § 13271):

¹ Completion of post-construction monitoring shall be determined by Los Angeles Water Board staff and shall be contingent on successful attainment of restoration and mitigation performance criteria..

² "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous

- i. As soon as (A) Permittee has knowledge of the discharge or noncompliance, (B) notification is possible, and (C) notification can be provided without substantially impeding cleanup or other emergency measures then:
 - a. first call – 911 (to notify local response agency)
 - b. then call – Office of Emergency Services (OES) State Warning Center at: (800) 852-7550 or (916) 845-8911
 - c. Lastly, follow the required OES procedures as set forth in the [Office of Emergency Services' Accidental Discharge Notification Web Page](https://www.caloes.ca.gov/office-of-the-director/operations/response-operations/fire-rescue/hazardous-materials/spill-release-reporting/) (<https://www.caloes.ca.gov/office-of-the-director/operations/response-operations/fire-rescue/hazardous-materials/spill-release-reporting/>)
- ii. Following notification to OES, the Permittee shall notify the Los Angeles Water Board, as soon as practicable (ideally within 24 hours). Notification may be via telephone, e-mail, or delivered written notice.
- iii. Within five (5) working days of notification to the Los Angeles Water Board, the Permittee must submit an Accidental Discharge of Hazardous Material Report.

b. Violation of Compliance with Water Quality Standards:

The Permittee shall notify the Los Angeles Water Board of any event causing a violation of compliance with water quality standards. Notification may be via telephone, e-mail, or delivered written notice.

- i. Examples of noncompliance events include: lack of any reporting in a timely manner, lack of storm water treatment following a rain event, discharges causing a visible plume in a water of the state, water contact with uncured concrete, and exceedances of limits for the analytes for In-Water Work or Diversions listed below.
- ii. This notification must be followed within three (3) working days by submission of a Violation of Compliance with Water Quality Standards Report.

c. In-Water Work or Diversion

- i. If stream diversion will be necessary, the Permittee shall submit to Los Angeles Water Board staff a Stream Diversion Plan, with a diagram and a narrative description of the method to divert the stream and associated best management

substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. (Health & Saf. Code, § 25501.)

practices (BMPs) for acceptance, at least 30 days in advance of any stream diversion.

- ii. During in-water work or stream diversion, water quality monitoring shall be conducted. Requirements for water quality monitoring are below.
- iii. The Permittee shall notify the Los Angeles Water Board at least forty-eight (48) hours prior to initiating work in water or stream diversions. Notification may be via telephone, e-mail, or delivered written notice.
- iv. Within three (3) working days following completion of work in water or stream diversions, an In-Water Work/Diversions Water Quality Monitoring Report must be submitted to Los Angeles Water Board staff.

d. Modifications to Project

Project modifications may require an amendment of this Order. The Permittee shall give advance notice to Los Angeles Water Board staff if Project implementation as described in the application materials is altered in any way or by the imposition of subsequent permit conditions by any local, state or federal regulatory authority by submitting a Modifications to Project Report. The Permittee shall inform Los Angeles Water Board staff of any Project modifications that will interfere with the Permittee's compliance with this Order.

e. Transfer of Property Ownership:

This Order is not transferable in its entirety or in part to any person or organization except after receiving certification for the Project from the Los Angeles Water Board. In addition:

- i. The Permittee must notify the Los Angeles Water Board of any change in ownership or interest in ownership of the Project area by submitting a Transfer of Property Ownership Report. The Permittee and purchaser must sign and date the notification and provide such notification to the Los Angeles Water Board at least 30 days prior to the transfer of ownership.
- ii. Until such time as a new Order has been issued, the Permittee shall continue to be responsible for all requirements set forth in this Order.

f. Transfer of Long-Term BMP Maintenance

If maintenance responsibility for post-construction BMPs such as debris basins is legally transferred, the Permittee must submit to the Los Angeles Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer or designer specifications. The Permittee must provide such notification to the Los Angeles

Water Board with a Transfer of Long-Term BMP Maintenance Report at least 10 days prior to the transfer of BMP maintenance responsibility.

C. Water Quality Monitoring

1. General

If surface water is present, continuous visual surface water monitoring shall be conducted to detect accidental discharge of construction related pollutants (e.g. oil and grease, turbidity plume, or uncured concrete).

2. Accidental Discharges/Noncompliance

Upon occurrence of an accidental discharge of hazardous materials or a violation of compliance with a water quality standard, Los Angeles Water Board staff may require water quality monitoring based on the discharge constituents and/or related water quality objectives and beneficial uses.

3. In-Water Work or Diversions

For projects involving planned work in water or stream diversions, a water quality monitoring plan shall be submitted to Los Angeles Water Board staff for acceptance at least 30 days in advance of any discharge to the affected water body. Water quality monitoring shall be conducted in accordance with the approved plan.

During planned work in water or stream diversions any discharge(s) to waters of the state shall conform to the following water quality standards:

- a. Oil and Grease. Waters shall not contain oils, greases, waxes or other materials in concentrations that result in a visible film or coating on the surface of the water or on objects in the water, that cause nuisance, or that otherwise adversely affect beneficial uses.
- b. Dissolved Oxygen. At a minimum, the mean annual dissolved oxygen concentration of all waters shall be greater than 7 mg/L, and no single determination shall be less than 5.0 mg/L, except when natural conditions cause lesser concentrations.

The dissolved oxygen content of all surface waters designated as WARM shall not be depressed below 5 mg/L as a result of waste discharges.

- c. pH. The pH of inland surface waters shall not be depressed below 6.5 or raised above 8.5 as a result of waste discharges. Ambient pH levels shall not be changed more than 0.5 units from natural conditions as a result of waste discharge.

- d. Turbidity. Downstream TSS shall be maintained at ambient levels. Where natural turbidity is between 0 and 50 Nephelometric Turbidity Units (NTU), increases shall not exceed 20%. Where natural turbidity is greater than 50 NTU, increases shall not exceed 10%.

Sampling shall be conducted in accordance with Table 2 sampling parameters.³

Table 2: Sample Type and Frequency Requirements

Parameter	Unit of Measurement	Type of Sample	Minimum Frequency
Oil and Grease	N/A	Visual	Continuous
Dissolved Oxygen	mg/L and % saturation	Grab	Every 4 Hours
pH	Standard Units	Grab	Every 4 hours
Turbidity	NTU	Grab	Every 4 hours
Temperature	°F (or as °C)	Grab	Every 4 hours

Baseline sampling shall be conducted at a minimum of one location within the project boundary for each phase. All other sampling shall take place at a minimum of two locations. In streams or flowing water, the sample locations shall be upstream and downstream of the Project. Results of the analyses shall be submitted to this Regional Board by the 15th day of each subsequent sampling month. A map or drawing indicating the locations of sampling points shall be included with each submittal. A summary of results shall discuss the analysis. Every measurement not meeting the compliance limits shall be accompanied by an explanation, the actions taken to correct the degradation to waters, and addressed in *Violation of Compliance with Water Quality Standards* report described above.

³ Pollutants shall be analyzed using the analytical methods described in 40 Code of Federal Regulations Part 136; where no methods are specified for a given pollutant, the method shall be approved by Los Angeles Water Board staff. Grab samples shall be taken between the surface and mid-depth and not be collected at the same time each day to get a complete representation of variations in the receiving water. A hand-held field meter may be used, provided the meter utilizes a U.S. EPA-approved algorithm/method and is calibrated and maintained in accordance with the manufacturer's instructions. A calibration and maintenance log for each meter used for monitoring shall be maintained onsite.

4. Post-Construction

The Permittee shall visually inspect the Project site during the rainy season for five (5) years to ensure excessive erosion, stream instability, or other water quality pollution is not occurring in or downstream of the Project site. If water quality pollution is occurring, contact the Los Angeles Water Board staff member overseeing the Project within three (3) working days. The Los Angeles Water Board may require the submission of a Violation of Compliance with Water Quality Standards Report. Additional permits may be required to carry out any necessary site remediation.

D. Standard Conditions

1. This Order is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Water Code section 13330, and California Code of Regulations, title 23, chapter 28, article 6 commencing with section 3867, inclusive. Additionally, the Los Angeles Water Board reserves the right to suspend, cancel, or modify and reissue this Order, after providing notice to the Permittee, if the Los Angeles Water Board determines that: the Project fails to comply with any of the conditions of this Order; or, when necessary to implement any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.) or federal Clean Water Act section 303 (33 U.S.C. § 1313).

E. Fees Received

1. This Order is conditioned upon total payment of any fee required under title 23 of the California Code of Regulations. The total fee amount required by the California Code of Regulations, title 23, sections 3833(b)(3) and 2200(a)(3), Category A - Fill & Excavation Discharges (Fee Code 84) is \$7,982. An application fee of \$2985.00 was received on June 12, 2024. An additional fee of \$6,918.00 based on total Project impacts was received on July 9, 2025. With subsequent revisions to jurisdictional acreage numbers, an additional \$4731.00 was received on November 4, 2025.
2. **Annual Fees:** This Order is subject to annual billing based on the fee schedule in effect at the time of billing. Annual billing will continue until the Project, including monitoring, is complete and the Los Angeles Water Board receives an acceptable request for a Notice of Project Complete Letter (see Attachment C). Invoices are usually sent out at the end of each calendar year.⁴

⁴ Annual invoices are issued for projects active for any amount of time in the current fiscal year (July 1 – June 30).

To stop annual billing, the Permittee must request a Notice of Project Complete Letter from the Los Angeles Water Board. Los Angeles Water Board staff will verify if the conditions of the Order are met and may conduct a site visit to confirm compliance

F. General Compliance

1. Permitted actions must not cause a violation of any applicable water quality standards, including impairment of designated beneficial uses for receiving waters as adopted in the Basin Plans by any applicable Los Angeles Water Board or any applicable State Water Board (collectively Water Boards) water quality control plan or policy. The source of any such discharge must be eliminated as soon as practicable.
2. The Permittee must, at all times, fully comply with engineering plans, specifications, and technical reports submitted to support this Order; and all subsequent submittals required as part of this Order. The conditions within this Order and Attachments supersede conflicting provisions within Permittee submittals.
3. The Permittee shall adhere to all requirements in the mitigation monitoring and reporting program (MMRP), titled 'Attachment M' of the 'Final Mitigated Negative Declaration North Ranch Residential Project' dated November 2022 which is incorporated herein by reference.

G. Administrative

1. Signatory requirements for all document submittals required by this Order are presented in Attachment B of this Order.
2. **Site Access:** The Permittee shall grant Los Angeles Water Board staff, or an authorized representative (including an authorized contractor acting as a Los Angeles Water Board representative), upon presentation of credentials and other documents as may be required by law, permission to:
 - a. Enter upon the Project or compensatory mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records are kept.
 - b. Have access to and copy any records that are kept and are relevant to the Project or the requirements of this Order.
 - c. Inspect any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order.
 - d. Sample or monitor for the purposes of assuring Order compliance.

3. A copy of this Order shall be provided to any consultants, contractors, and subcontractors working on the Project. Copies of this Order shall remain at the Project site for the duration of this Order. The Permittee shall be responsible for work conducted by its consultants, contractors, and any subcontractors.
4. A copy of this Order must be available at the Project site(s) during construction for review by site personnel and agencies. All personnel performing work on the Project shall be familiar with the content of this Order and its posted location at the Project site.
5. Lake and Streambed Alteration Agreement – The Permittee shall submit a signed copy of the Department of Fish and Wildlife's lake and streambed alteration agreement to the Los Angeles Water Board immediately upon execution and prior to any discharge to waters of the state.
6. This Order shall expire **five (5) years** from date of this Order. The Applicant shall submit a complete application at least 90 days prior to termination of this Order if renewal is requested.

H. Best Management Practices

The Permittee shall additionally mitigate the significant effects of the Project by implementing the following BMPs. The BMPs are intended to reduce erosion and manage the construction site to ensure water quality objectives are met in surface and groundwaters during construction. Low Impact Design (LID) BMPs are included in order to ensure water quality objectives are met in surface and groundwaters after construction.

1. Site Management
 - a) The Permittee shall ensure proper use of equipment and construction material.
 - b) The Permittee shall conduct fueling operations at least 50 feet away from jurisdictional areas.
 - c) Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.
2. Fugitive Dust
 - a) The Permittee shall implement the use of sand fences and watering.
3. Sediment Control and Stabilization/Erosion Control
 - a) The Permittee shall stabilize graded areas.

- b) The Permittee shall schedule grading for the dry season, installing temporary diversions as needed in the event of rain.
- c) The Permittee shall provide effective sediment controls and filtration methods.
- d) The Permittee shall properly stage stockpiles and hazardous materials away from non-impacted streams.
- e) The Permittee shall place sandbag barriers to control sediment.
- f) The Permittee shall use sediment control BMPs such as filtration devices and barriers, such as fiber rolls, silt fences, straw bale barriers, and gravel inlet filters, and/or settling devices, such as sediment traps or basins.
- g) The Permittee shall place sediment control BMPs at appropriate locations along the site perimeter and at all operational internal inlets to the storm drain system at all times during the rainy season.

4. Special-Status Species

- a) The Permittee shall have a qualified designated biologist on site to ensure all best management practices are implemented. The designated biologist shall be authorized to stop any Project activities if necessary to protect fish and wildlife resources. The Designated Biologist shall be present during work in waters of the state.
- b) No more than three (3) days prior to the initiation of work, the designated biologist shall conduct avian nesting surveys at the appropriate time of day/night during appropriate weather conditions. If an active nest is confirmed, the designated biologist shall establish a buffer surrounding the nest and monitor the nest during Project activities. If Project activities must take place within the buffer, a qualified acoustician shall monitor noise as work approaches the edge of the occupied habitat as directed by the designated biologist(s). If the noise meets or exceeds the 60 dB(A) Leq threshold; is a substantial increase over existing ambient levels; and/or if the designated biologist(s) determines that activities are disturbing nesting activities, the designated biologist(s) shall have the authority to halt the Project activities.
- c) No more than ten (10) days prior to the initiation of work, the designated biologist shall conduct surveys to determine the presence of sensitive herpetofauna species. If any special status herpetofauna species is positively identified within the Project area, then the analysis and recommendation section shall include measures that will be taken for avoidance based on species- and site-specific information. Should any special status reptiles be found during pre-Project surveys in an identified work area, the Designated

Biologist shall delay all Project ground-disturbing or vegetation-disturbing activities until the species has left the work area voluntarily.

- d) Prior to implementing work in waters of the state, the designated biologist shall conduct at least two (2) focused rare plant surveys of the Project area during the plant blooming period. Survey limits shall be determined by the designated Biologist and shall include all areas within the Project footprint.

5. Invasive Species

- a) The Permittee shall conduct Project activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants, animals, and microbes (e.g., algae, fungi, parasites, bacteria, etc.), from one Project site and/or watershed to another.
- b) The Permittee shall decontaminate all tools and equipment that will enter the streambed and contact water or wetted soils prior to entering and after exiting the stream. If equipment is operating to avoid contact with water or wetted soil, then it is otherwise permissible to conduct the work without specialized decontamination procedures for aquatic invasive animal species. If decontamination for aquatic invasive animal species is applicable, the Permittee shall decontaminate Project gear and equipment utilizing one of three methods: drying, using a hot water soak, or freezing, as appropriate to the type of gear or equipment. For all methods, Permittee shall begin the decontamination process by thoroughly scrubbing equipment, paying close attention to small crevices such as boot laces, seams, net corners, etc., with a stiff-bristled brush to remove all organisms.

6. Stormwater

- a) The project shall comply with the local regulations associated with the Los Angeles Water Board's Municipal Stormwater Permit issued to Los Angeles and Ventura County and co-permittees under NPDES No. CAS004004 and Waste Discharge Requirements Order No. R4-2021-0105 or subsequent order.
- b) Per the Regional MS4 Permit, the Project shall ensure detention and percolation of the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour, for each hour of a storm event; or (2) The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity (for each hour of a storm event), as determined from the local historical rainfall record, multiplied by a factor of two.
- c) The Permittee shall comply with the 2011 Update to the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, inclusive of the June 2018 Errata Update (LID Technical Guidance Manual).

The LID Technical Guidance Manual provides guidance for the implementation of stormwater management control measures in new development and redevelopment projects in the County of Ventura and the incorporated cities therein. These guidelines are intended to improve water quality and mitigate potential water quality impacts.

- d) If the Project is not required to obtain coverage under the Construction General Permit, Project plans shall include the appropriate erosion and sediment control, and stormwater management conditions described below.
- e) If the Project is not required to obtain coverage under the Construction General Permit, Project plans shall include the appropriate erosion and sediment control, and stormwater management conditions described below.

Erosion and Sediment Control

- i. No later than 24 hours prior to the start of a likely rain event, the Permittee shall ensure that disturbed areas that drain to waters of the state are protected with correctly installed erosion control measures (e.g., jute, straw, coconut fiber erosion control fabric, coir logs, straw) or revegetated with propagules (seeds, cuttings, divisions) of locally collected native plants. The likely rain event is defined as any weather pattern that is forecast to have a 50 percent or greater probability of producing precipitation in the Project area. The Permittee shall obtain daily a printed copy of the precipitation forecast information (and keep for record) from the National Weather Service Forecast Office.
- ii. The timing for installation of the post-construction stormwater BMP subdrains, soils, mulch, and plants shall be scheduled to ensure that the installed bioretention areas do not receive runoff from exposed or disturbed areas that have not been landscaped. The constructed post-project stormwater BMPs shall not receive site runoff until all Project landscaping is planted, and effective erosion control measures implemented to ensure that the stormwater features are protected from sediment accumulation.

Stormwater Management

- i. Disturbed areas shall be temporarily stabilized to prevent erosion and accidental discharge into waters of the state no later than 24 hours prior to any likely precipitation event. A likely precipitation event is any weather pattern that is forecast to have a 50 percent probability of producing precipitation in the Project area, as predicted by the National Weather Service. If commencement of a precipitation event is

predicted to begin less than 24 hours after the forecast is issued, temporary stabilization of the disturbed in-water work areas shall begin immediately.

- ii. No individual construction activity that could discharge sediment or other pollutants may be initiated if that activity and its associated erosion control measures cannot be completed prior to the onset of precipitation. After any rain event, the Permittee shall inspect all sites currently under construction and all sites scheduled to begin construction within the next 72 hours for erosion and sedimentation problems and take corrective action as needed. Prior to start-up of any phase of the project that may result in sediment-laden runoff to the project site the Permittee shall consult weather forecasts from the National Weather Service, and construction plans made to meet this condition.

I. Compensatory Mitigation for Permanent Impacts⁵

1. Final Compensatory Mitigation Plan

The Permittee shall provide compensatory mitigation for impacts to waters of the state in accordance with the “Moorpark 67/North Ranch Residential Project Compensatory Mitigation Plan” (Compensatory Mitigation Plan) dated April 2026 and incorporated herein by reference and approved through the issuance of this Order. For the 0.55 acres of impact within waters of the State, the permittee will provide 1.65 acres of compensatory mitigation. This will include 0.17 acres of stream channel rehabilitation onsite and 1.48 acres of stream channel rehabilitation at an offsite mitigation area located 0.25 miles north of the Project site within the Calleguas Creek watershed. The proposed onsite rehabilitation area is located within a larger 13.22 acre upland habitat restoration area required by the United States Fish and Wildlife (USFW) and California Department of Fish and Wildlife (CDFW). The proposed offsite rehabilitation area is located in and adjacent to a larger 13.71 acre upland enhancement area required by USFW as improved habitat for coastal California gnatcatcher (*Polioptila californica*), a threatened native avian species. The Permittee is also enhancing 1.14 acres of stream channel at the offsite mitigation site through removal of invasive weeds and hand-seeding native vegetation as needed.

Any deviations from, or revisions to, the “Moorpark 67/North Ranch Residential Project Compensatory Mitigation Plan” must be pre-approved by Los Angeles Water Board staff. The monitoring period shall continue until the Los Angeles Water

⁵ Compensatory Mitigation is for permanent physical loss and permanent ecological degradation of a water of the state.

Board staff determines that performance standards have been met. This may require the monitoring period to be extended.

2. Permittee-Responsible Compensatory Mitigation Responsibility

- a. Installation of Permittee responsible compensatory mitigation shall be completed within 90 days of authorized impacts.
- b. The Permittee is responsible for the required compensatory mitigation in perpetuity. However, the Permittee may transfer the compensatory mitigation requirements associated with long-term management when the following conditions have been met:
 - i. Performance standards are met.
 - ii. A Transfer Agreement to a third party has been approved by Los Angeles Water Board staff.
 - iii. An endowment fund has been provided by the Permittee to a third party for management in perpetuity of the mitigation site.
 - iv. A conservation easement, deed restriction, or other appropriate restrictive covenant for the mitigation site has been recorded and approved by Los Angeles Water Board staff.
- c. Transfer of Long-Term Permittee-Responsible Compensatory Mitigation and Management Responsibility
 - i. A transfer agreement shall be submitted from an authorized representative of the new party (transferee) for acceptance by Los Angeles Water Board staff. This agreement shall demonstrate acceptance and understanding of the responsibility to comply with and fully satisfy the required compensatory mitigation and long-term management conditions. Failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the Los Angeles Water Board under Water Code section 13385, subdivision (a).
 - ii. Notification of transfer of responsibilities meeting the above condition must be provided to the Los Angeles Water Board staff. A draft transfer agreement is due to Los Angeles Water Board staff no less than thirty (30) days prior to the transfer of the mitigation responsibility. A final transfer agreement is due to Los Angeles Water Board staff within 30 days of the completion of the transfer.

3. Total Required Compensatory Mitigation

- a. The Permittee is required to provide compensatory mitigation for the authorized permanent impact to stream channel by providing onsite (0.17 acres) and offsite (1.48 acres) stream channel rehabilitation at a minimum 3:1 area replacement ratio (1.65 acres).
- b. Total required Project compensatory mitigation information for permanent physical loss of area, ecological degradation and temporal loss is summarized in Table 3.

Table 3: Total Required Project Compensatory Mitigation Quantity for Permanent Physical Loss of Area

Aquatic Resource Type	Mitigation Type	Units	Est.	Re-est.	Reh.	Enh.
Stream Channel	Permittee-Responsible	Acres			1.65	

XVII. Conclusion

I hereby issue the Order for the Moorpark 67/North Ranch Residential Development Project 4WQC40124118 certifying that as long as all of the conditions listed in this Order are met, any discharge from the referenced Project will comply with the applicable provisions of Water Code section 13264 and Clean Water Act sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment Effluent Standards).

Except insofar as may be modified by any preceding conditions, all Order actions are contingent on: (a) the discharge being limited and all proposed mitigation being completed in strict compliance with the conditions of this Order and the attachments to this Order; and, (b) compliance with all applicable requirements of Statewide Water Quality Control Plans and Policies, the Regional Water Boards' Water Quality Control Plans and Policies.

CERTIFICATION

I, Susana Arredondo, do hereby certify that the foregoing is a full, true, and correct copy of waste discharge requirements adopted by WATER QUALITY ORDER NO. R4-2026-XX-XXXX (WDID No. 4WQC40124118) adopted by the Los Angeles Water Board on the date signed.

Susana Arredondo
Executive Officer
Los Angeles Water Quality Control Board

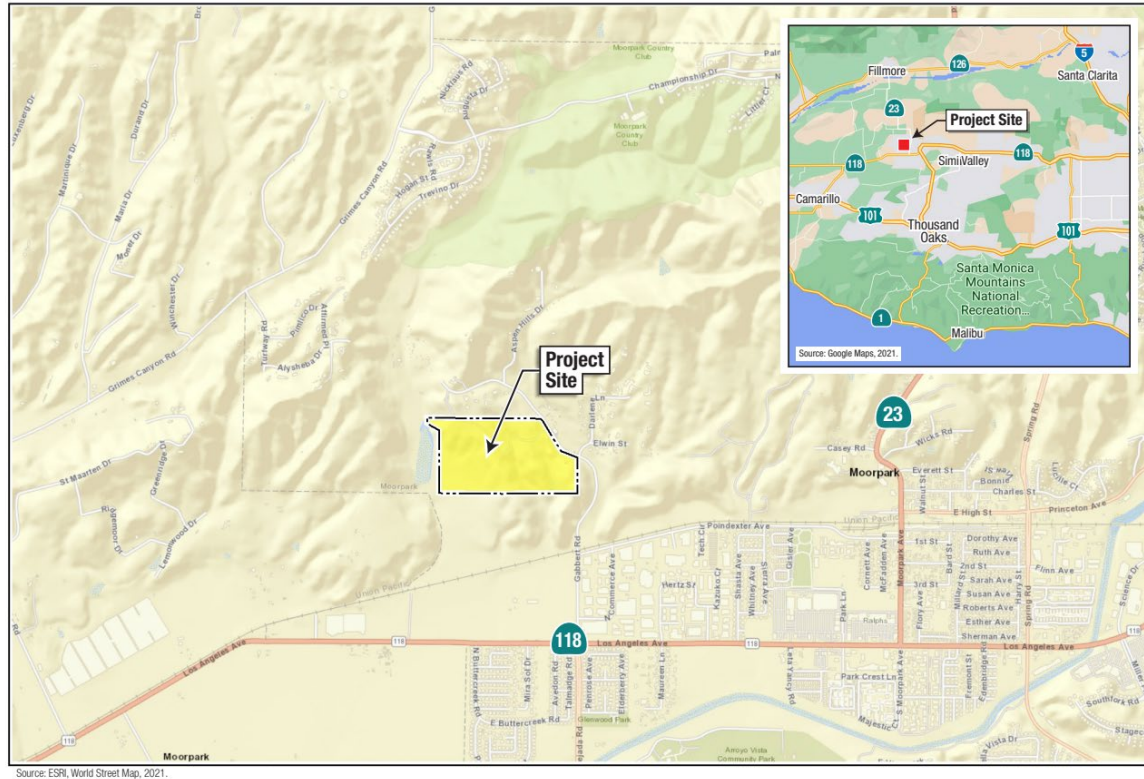


Figure 1. Regional site map. (Source: *Jurisdiction Delineation Memo* dated August 2024)

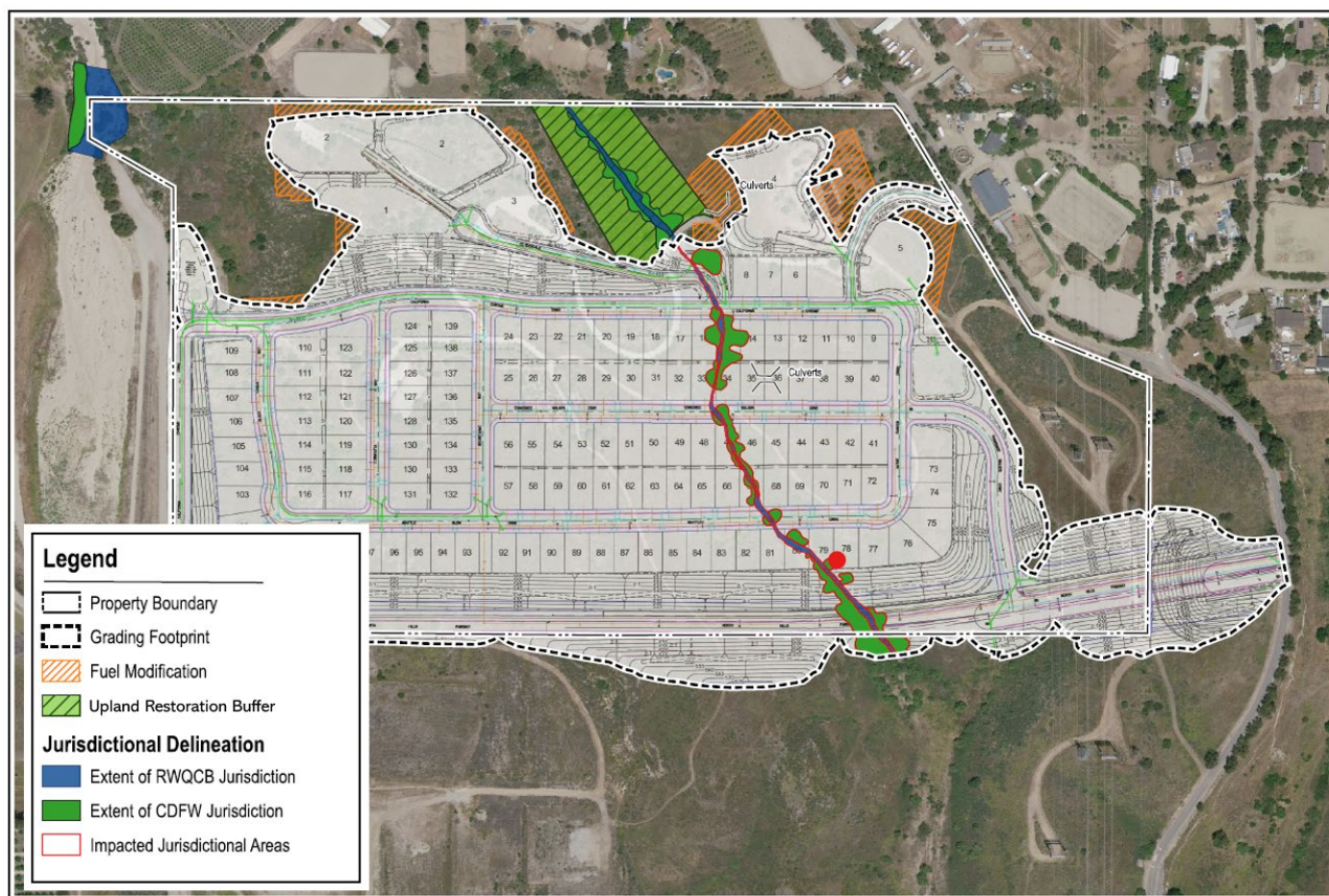


Figure 2. Impacts map. (Source: Impact Map dated January 2026)

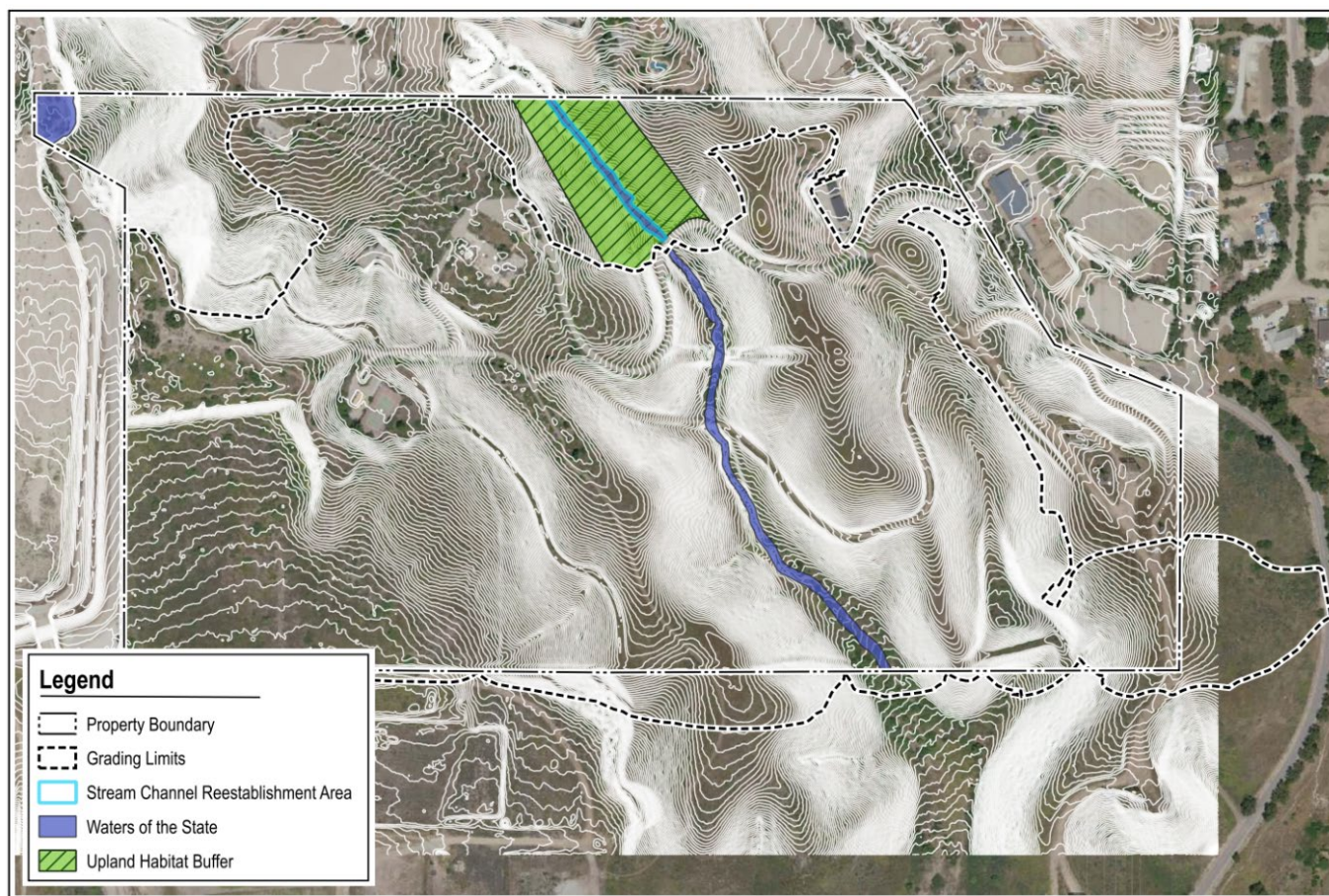


Figure 3. Onsite stream channel rehabilitation area map. (Source: Moorpark 67/North Ranch Residential Project Compensatory Mitigation Plan dated April 2026)

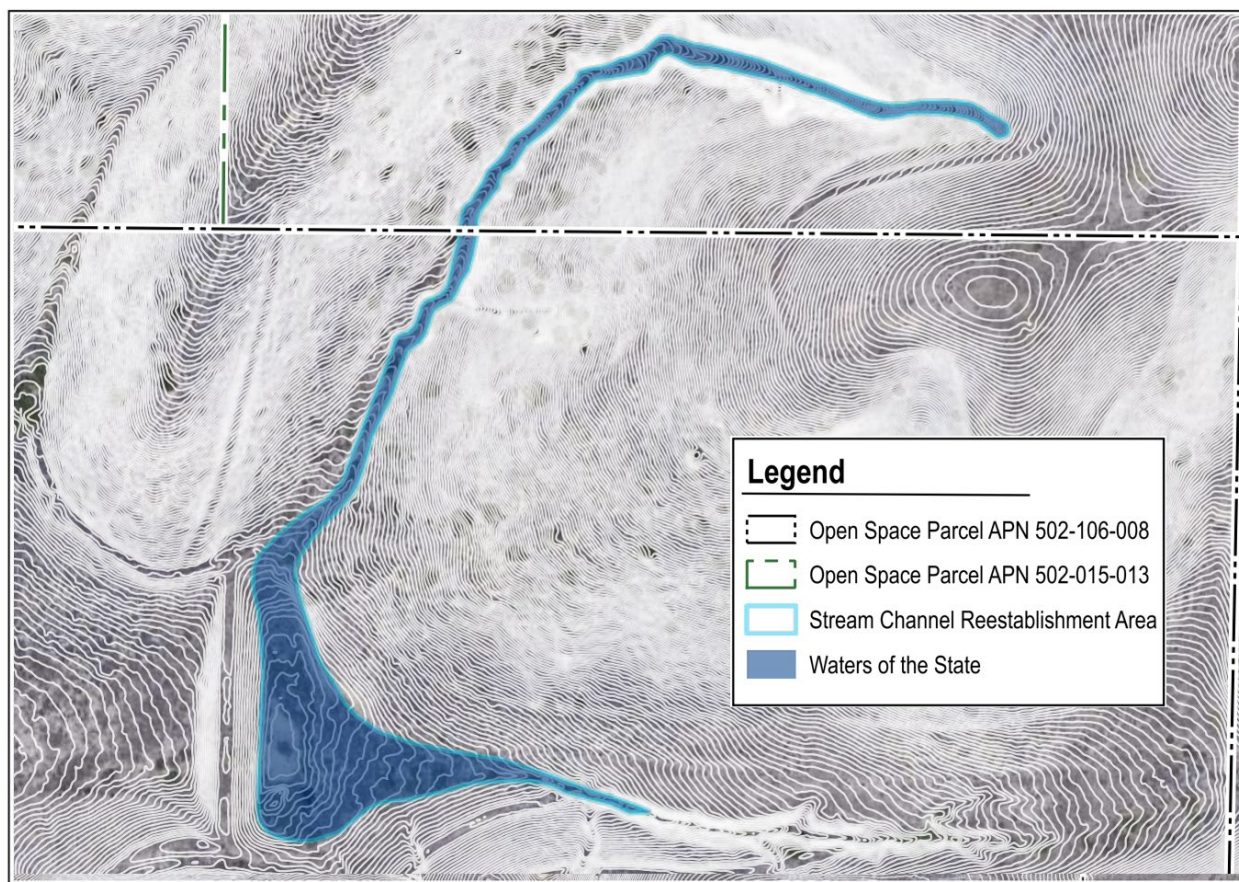


Figure 4. Offsite stream channel rehabilitation area map. (Source: Moorpark 67/North Ranch Residential Project Compensatory Mitigation Plan dated April 2026)



Figure 5. Onsite and offsite mitigation area map. (Source: *Jurisdiction Delineation* dated January 2026)

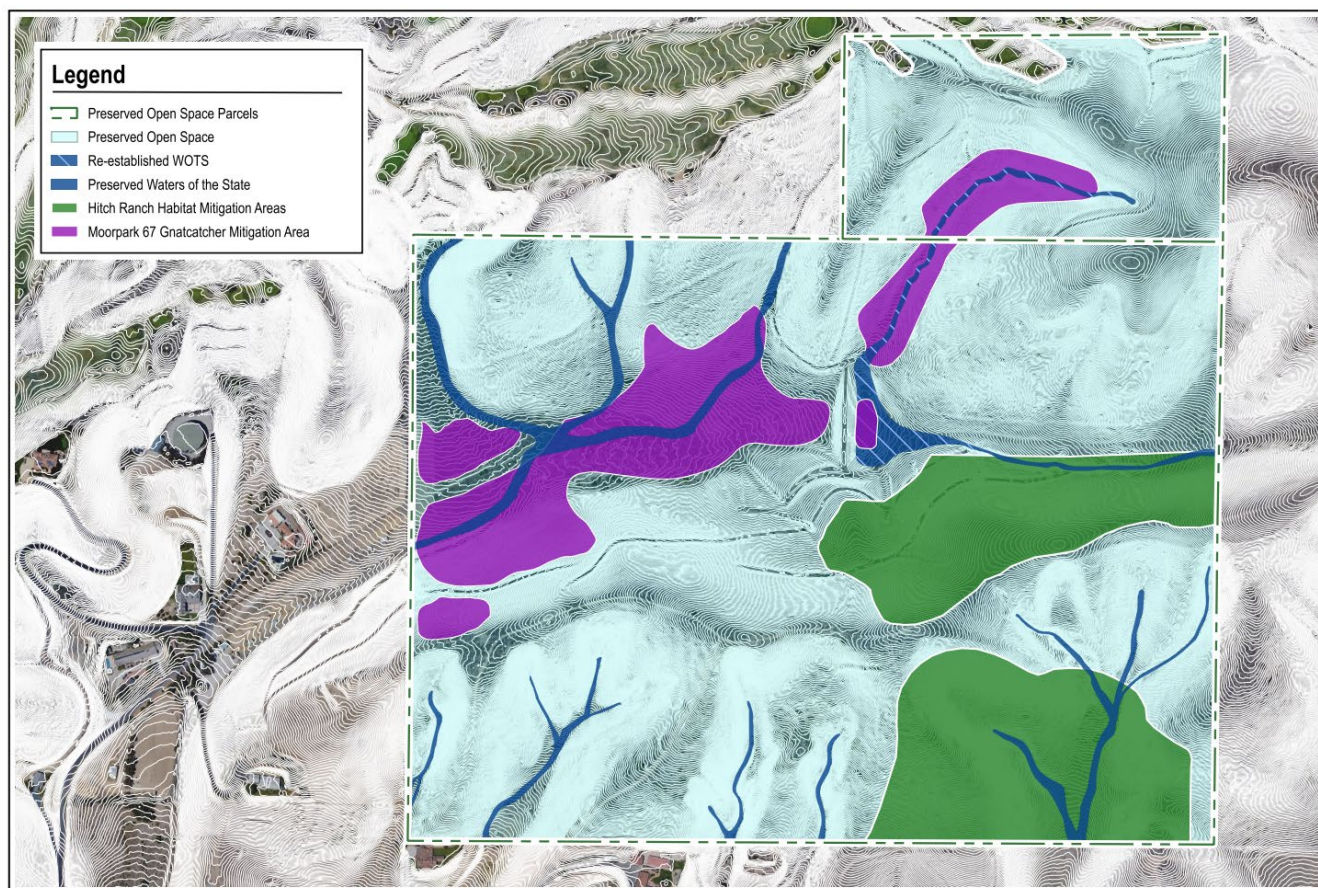


Figure 6. Offsite habitat preservation and enhancement map. (Source: *Offsite Enhancement Preserved Resources Map* dated May 29, 2026.)

Attachment B
Signatory Requirements

SIGNATORY REQUIREMENTS

*All Documents Submitted In Compliance With This Order
Shall Meet The Following Signatory Requirements:*

1. All applications, reports, or information submitted to the Los Angeles Water Quality Control Board (Los Angeles Water Board) must be signed and certified as follows:
 - a) For a corporation, by a responsible corporate officer of at least the level of vice-president.
 - b) For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
 - c) For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.
2. A duly authorized representative of a person designated in items 1.a through 1.c above may sign documents if:
 - a) The authorization is made in writing by a person described in items 1.a through 1.c above.
 - b) The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
 - c) The written authorization is submitted to the Los Angeles Water Board Staff Contact prior to submitting any documents listed in item 1 above.
3. Any person signing a document under this section shall make the following certification:

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

Report and Notification Requirements

Copies of this Form: Include a copy of the Project specific Cover Sheet below with your report. Please retain a copy for your records.

Report Submittal Instructions:

1. Check the box on the Report and Notification Cover Sheet next to the report or notification you are submitting.
 - a) **Annual Report:** This report will be submitted annually from the anniversary of Project effective date until a Notice of Project Complete Letter is issued.
 - b) **Project Status Notifications:** Used to notify the Los Angeles Water Board of the status of the Project schedule that may affect Project billing.
 - c) **Conditional Notifications and Reports:** Required on a case-by case basis for accidental discharges of hazardous materials, violation of compliance with water quality standards, notification of in-water work, or other reports.
2. Sign the Report and Notification Cover Sheet and attach all information requested for the Report Type.
3. **Electronic Report Submittal Instructions:**
 - a) Submit signed Report and Notification Cover Sheet and required information via email to: RB4-401Certification@waterboards.ca.gov.
 - b) Include in the subject line of the email: Subject: ATTN: Chloe Seifert; File No: 24-118, Reg. Measure ID: 458372 Report

Definition of Reporting Terms:

Active Discharge Period: The active discharge period begins with the effective date of this Order and includes all elements of the Project including site construction and restoration, and any Permittee responsible compensatory mitigation construction.

Request for Notice of Completion of Discharges Letter: This request by the Permittee to the Los Angeles Water Board staff pertains to projects that have post construction monitoring requirements, e.g. if site restoration was required to be monitored for 5 years following construction. Los Angeles Water Board staff will review the request and send a Completion of Discharges Letter to the Permittee upon approval. This letter will initiate the post-discharge monitoring period and a change in fees from the annual active discharge fee to the annual post-discharge monitoring fee.

Post-Discharge Monitoring Period: The post-discharge monitoring period begins when all elements of the Project including site construction and restoration, and any Permittee

responsible compensatory mitigation construction have taken place. The Post-Discharge Monitoring Period includes continued water quality monitoring of compensatory mitigation monitoring.

Request for Notice of Project Complete Letter: This request by the Permittee to the Los Angeles Water Board staff pertains to projects that have completed construction and/or any post-construction monitoring and achieved performance standards, and no further Project activities are planned. Los Angeles Water Board staff will review the request and send a Project Complete Letter to the Permittee upon approval. Termination of annual fee invoicing will correspond with the date of this letter.

Effective Date: Date of Order issuance.

Map and Photo Documentation Information:

When submitting maps or photos, please use the following formats.

1. **Map Format Information:** preferred map formats of at least 1:24000 (1" = 2000') detail (listed in order of preference):
 - a. **GIS shapefiles.** The shapefiles must depict the boundaries of all protected areas and extent of aquatic resources impacted. Each shape should be attributed with the extent/type of aquatic resources impacted. Features and boundaries should be accurate to within 33 feet (10 meters). Identify datum/projection used and if possible, provide map with a North American Datum of 1983 (NAD38) in the California Teale Albers projection in feet.
 - b. **Google KML files** saved from Google Maps: My Maps, or Google Earth Pro. Maps must show the boundaries of all project areas and extent/type of aquatic resources impacted. Include URL(s) of maps. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.
 - c. **Other electronic format** (CAD or illustration format) that provides a context for location (inclusion of landmarks, known structures, geographic coordinates, or USGS DRG or DOQQ). Maps must show the boundaries of all project areas and extent/type of aquatic resources impacted. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.
 - d. Aquatic resource maps marked on paper **USGS 7.5 minute topographic maps** or **Digital Orthophoto Quarter Quads (DOQQ)** printouts. Maps must show the boundaries of all project areas and extent/type of aquatic resources impacted. If this format is used include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.
2. **Photo-Documentation:** Include a unique identifier, date stamp, written description of photo details, and latitude/longitude (in decimal degrees) or map indicating location of photo. Successive photos should be taken from the same vantage point to compare pre/post construction conditions.

Project Reporting

A. Annual Report

Report Purpose:

Notify the Los Angeles Water Board staff of Project status during both the active discharge and post-discharge monitoring periods.

When to Submit:

Annual reports shall be submitted each year on the anniversary of Project effective date. Annual reports shall continue until a Notice of Project Complete Letter is issued to the Permittee.

Report Contents:

The contents of the annual report shall include the topics indicated below for each project period. Report contents are outlined in Annual Report Topics below.

During the Active Discharge Period:

- Topic 1: Construction Summary
- Topic 2: Mitigation for Temporary Impacts Status
- Topic 3: Compensatory Mitigation for Permanent Impacts Status

During the Post-Discharge Monitoring Period

- Topic 1: Mitigation for Temporary Impacts Status
- Topic 2: Compensatory Mitigation for Permanent Impacts Status

B. Annual Reporting Topics

1. Topic 1 – Construction Summary

When to Submit:

With the annual report during the Active Discharge Period

Report Contents:

- Project progress and schedule including initial ground disturbance, site clearing and grubbing, road construction, site construction, and the implementation status of construction storm water best management practices (BMPs¹). If construction has not started, provide estimated start date and reasons for delay.
- Color photos, pre-project and current.
- Map showing general Project progress.
- If applicable:
 - a. Summary of any conditional reports sent during the year such as “Accidental Discharge of Hazardous Material Report” or “Violation of Compliance with Water Quality Standards Report”.
 - b. Copies of revised permits from other agencies.
 - c. Compilation of all water quality monitoring results for the year in a spreadsheet format.

2. Topic 2 – Mitigation for Temporary Impacts Status

When to Submit:

¹ Best Management Practices (BMPs) is a term used to describe a type of water pollution or environmental control.

With the annual report during both the Active Discharge Period and Post-Discharge Monitoring Period.

Report Contents: *(If not applicable, report N/A)*

- Planned date of initiation and map showing locations of mitigation for temporary impacts to waters of the state and all upland areas of temporary disturbance which could result in a discharge to waters of the state.
- If mitigation for temporary impacts has already commenced, provide a map and information concerning attainment of mitigation success.

3. Topic 3 – Compensatory Mitigation for Permanent Impact Status

When to Submit:

With the annual report during both the Active Discharge Period and Post-Discharge Monitoring Report.

Report Contents: *(If not applicable, report N/A)*

Part A – Permittee Responsible

- Planned date of initiation of compensatory mitigation site installation.
- If installation is in progress, a map of what has been completed to date.
- If the compensatory mitigation site has been installed, provide a final map and information concerning attainment of performance standards contained in the compensatory mitigation plan.

Part B – Mitigation Bank or In-Lieu Fee

- Status or proof of purchase of credit types and quantities.
- Include the name of bank/ILF Program and contact information.
- If ILF, location of project and type if known.

Project Status Notifications

A. Commencement of Construction

Report Purpose:

Notify Los Angeles Water Board staff prior to the start of construction.

When to Submit:

Must be received at least seven (7) days prior to start of initial ground disturbance activities.

Report Contents:

- Date of commencement of construction.
- Anticipated date when discharges to waters of the state will occur.
- Project schedule milestones including a schedule for onsite compensatory mitigation, if applicable.

B. Request for Notice of Project Complete Letter

Report Purpose:

Notify Los Angeles Water Board staff that construction and/or post-construction monitoring is complete, or is not required, and no further Project activity is planned.

When to Submit:

Must be received by Los Angeles Water Board staff within thirty (30) days following completion of all Project activities.

Report Contents:

Part A – Project Construction

- Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized.

Part B – Mitigation for Temporary Impacts

- A report establishing that areas of temporary impacts to waters of the state, and upland areas of temporary disturbance which could result in a discharge to waters of the state, have been successfully restored and all identified success criteria have been met. Pre- and post-photo documentation of all restoration sites.

Part C – Permittee Responsible Compensatory Mitigation

- A report establishing that the performance standards outlined in the compensatory mitigation plan have been met.
- Status on the implementation of the long-term maintenance and management plan and funding of endowment.
- Pre- and post-photo documentation of all compensatory mitigation sites.
- Final maps of all compensatory mitigation areas (including buffers).

Part D – Post-Construction Storm Water BMPs

- Date of storm water permit Notice of Termination(s), if applicable.
- Report status and functionality of all post-construction BMPs.

Conditional Notifications and Reports

A. Accidental Discharge of Hazardous Material Report

Report Purpose:

Notifies Los Angeles Water Board staff that an accidental discharge of hazardous material has occurred.

When to Submit:

Within five (5) working days following the date of an accidental discharge. Continue reporting as required by Los Angeles Water Board staff.

Report Contents:

- The report shall include the OES Incident/Assessment Form, a full description and map of the accidental discharge incident (i.e. location, time and date, source, discharge constituent and quality, aerial extent, and photo documentation). If applicable, the OES Written Follow-Up Report may be substituted.
- If applicable, any required sampling data, a full description of the sampling methods including frequency/dates and times of sampling, equipment, locations of sampling sites.

- Locations and construction specifications of any barriers, including silt curtains or diverting structures, and any associated trenching or anchoring.

B. Violation of Compliance with Water Quality Standards Report

Report Purpose:

Notifies Los Angeles Water Board staff that a violation of compliance with water quality standards has occurred.

When to Submit:

The Permittee shall report any event that causes a violation of water quality standards within three (3) working days of the noncompliance event notification to Los Angeles Water Board staff.

Report Contents:

The report shall include: the cause; the location shown on a map; and the period of the noncompliance including exact dates and times. If the noncompliance has not been corrected, include: the anticipated time it is expected to continue; the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance; and any monitoring results if required by Los Angeles Water Board staff.

C. In-Water Work and Diversions Water Quality Monitoring Report

Report Purpose:

Notifies Los Angeles Water Board staff of the completion of in-water work.

When to Submit:

Within three (3) working days following the completion of in-water work. Continue reporting in accordance with the approved water quality monitoring plan.

Report Contents:

As required by the approved water quality monitoring plan.

D. Modifications to Project Report

Report Purpose:

Notifies Los Angeles Water Board staff if the Project, as described in the application materials, is altered in any way or by the imposition of subsequent permit conditions by any local, state, or federal regulatory authority.

When to Submit:

Prior to any alteration or modification of Project activities.

Report Contents:

A description and location of any alterations of Project activities. Identify any Project modifications that will interfere with the Permittee's compliance with the Order. Any alteration may require an Amendment, to be determined by Los Angeles Water Board staff.

E. Transfer of Property Ownership Report

Report Purpose:

Notifies Los Angeles Water Board staff of change in ownership of the Project or Permittee-responsible mitigation area.

When to Submit:

At least 10 working days prior to the transfer of ownership.

Report Contents:

- A statement that the Permittee has provided the purchaser with a copy of this Order and that the purchase understands and accepts:
 - a) the Order's requirements and the obligation to implement them or be subject to administrative and/or civil liability for failure to do so; and
 - b) responsibility for compliance with any long-term BMP maintenance plan requirements in this Order.
- A statement that the Permittee has informed the purchase to submit a written request to the Los Angeles Water Board to be named as the permittee in a revised order.

F. Transfer of Long-Term BMP Maintenance Report

Report Purpose:

Notifies Los Angeles Water Board staff of transfer of long-term BMP maintenance responsibility.

When to Submit:

At least 10 working days prior to the transfer of BMP maintenance responsibility.

Report Contents:

A copy of the legal document transferring maintenance responsibility of post-construction BMPs.

Report and Notification Cover Sheet*

Project: Moorpark 67 Residential Development Project

Permittee: Moorpark Property 67 LLC

Reg. Measure ID: 458372

Place ID: 896429

File No: 24-118

Report Type Submitted

Project Reporting

- ☐ Annual Report

Project Status Notifications

- ☐ Request for Completion of Eelgrass Survey
☐ Commencement of Construction
☐ Request for Notice of Project Complete Letter

Conditional Notifications and Reports

- ☐ Accidental Discharge of Hazardous Material Report
☐ Violation of Compliance with Water Quality Standards Report
☐ In-Water Work/Diversions Water Quality Monitoring Report
☐ Modifications to Project Report
☐ Transfer of Property Ownership Report

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

Print Name²

Affiliation and Job Title

Signature

Date

²STATEMENT OF AUTHORIZATION (include if authorization has changed since application was submitted)

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

Permittee's Signature

Date

***This Report and Notification Cover Sheet must be signed by the Permittee or a duly authorized representative and included with all written submittals.**