



### Los Angeles Regional Water Quality Control Board

Mr. Damien Delany Delta-JC, LLC 9034 W. Sunset Bl. West Hollywood, CA 90069 VIA CERTIFIED MAIL RETURN RECEIPT REQESTED No. 7012 3460 0001 6366 0892

TECHNICALLY CONDITIONED WATER QUALITY CERTIFICATION FOR PROPOSED WILDWOOD PRESERVE HOUSING PROJECT (Corps' Project No. SPL-2014-26-AJS), CALLEGUAS CREEK REACH 11, SANTA ROSA VALLEY, VENTURA COUNTY (File No. 14-021)

Dear Mr. Delany:

Board staff has reviewed your request on behalf of Delta-JC, LLC (Applicant) for a Clean Water Act Section 401 Water Quality Certification for the above-referenced project. Your application was deemed complete on August 15, 2014.

I hereby issue an order certifying that any discharge from the referenced project will comply with the applicable provisions of 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) of the Clean Water Act, and with other applicable requirements of State law. This discharge is also regulated under State Water Resources Control Board Order No. 2003 - 0017 - DWQ, "General Waste Discharge Requirements for Dredge and Fill Discharges that have received State Water Quality Certification" which requires compliance with all conditions of this Water Quality Certification.

Please read this entire document carefully. The Applicant shall be liable civilly for any violations of this Certification in accordance with the California Water Code. This Certification does not eliminate the Applicant's responsibility to comply with any other applicable laws, requirements and/or permits.

Should you have questions concerning this Certification action, please contact Valerie Carrillo Zara, P.G., Lead, Section 401 Program, at (213) 576-6759.

Samuel Unger, P.E.
Executive Officer

12-8-14

CHARLES STRINGER, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

#### DISTRIBUTION LIST

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Antal Szijj (via electronic copy) U.S. Army Corps of Engineers Regulatory Branch, Ventura Field Office 2151 Alessandro Drive, Suite 110 Ventura, CA 93001

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# Project Information File No. 14-021

1. Applicant:

Damien Delany Delta-JC, LLC 9034 W. Sunset Bl.

West Hollywood, CA 90069

Phone: (310) 432-5476

Fax: (310) 247-1525

2. Applicant's Agent:

Greg Kelly

LC Engineering Group 889 Pierce Ct, Suite 101 Thousand Oaks, CA 91360

Phone: (805) 497-1244

Fax: (818) 991-5942

3. Project Name:

Wildwood Preserve Housing

4. Project Location:

Santa Rosa Valley, Ventura County

<u>Latitude</u>	<u>Longitude</u>		
34.237683	118.920761		
34.236357	118.923253		
34.233244	118.923216		
34.233235	118.926574		
34.226006	118.926478		
34.226041	118.920674		

5. Type of Project:

Housing Development

6. Project Purpose:

The proposed project will develop the site with a new, gated residential community, including 18 lots for custom residential homes, a public equestrian trail, and a new bridge to cross the Arroyo Santa Rosa Creek. It will also provide for the conservation of the southerly, hillside portion of the site, as well as rehabilitate, expand and provide a conservation easement for the entire riparian zone at the Arroyo Santa Rosa Creek.

7. Project Description:

The project site encompasses 124 acres in the Santa Rosa Valley immediately north of Mountclef Ridge between Barbara Drive and Blanchard Road.

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Arroyo Santa Rosa flows from east to west across the site and is channelized and stabilized with grouted rip-rap in various sections. The soft bottom and banks of Arroyo Santa Rosa contain mature vegetation, including cattails (Typha latifolia) on the sandbars in the streambed and umbrella sedge (Cyperus eragrostis), arroyo willow (Salix lasiolepis), stinging nettle (Urtica dioica), narrow-leaf willow (Salix exigua), coyote brush, and stands of mugwort (Artemisia douglasiana) and mulefat on the banks. Some sections of the banks are infested with non-native species such as black mustard, fennel (Foeniculum vulgare), and non-native grasses. An agricultural ditch, Blanchard Road Drain, which is regularly graded, parallels the eastern boundary of the site, collects runoff from both residential uses and commercial use north of Santa Rosa Road and conveys it south to Arroyo Santa Rosa.

The proposed project will develop the site with a new, gated residential community, including 18 lots for custom residential homes, 1.05 acres (3,820 linear feet) of public equestrian trail, and a new bridge to cross the Arroyo Santa Rosa Creek. Lots 9-10 and 12-18 include a proposed grading/development area, a vegetation clearance area, and an area that would be subject to restrictive covenants. One equestrian trail would be located adjacent to Santa Rosa Road, and another would extend from Santa Rosa Road to, and along, the portion of Arroyo Santa Rosa Creek located within the proposed subdivision.

Construction of the new bridge across Arroyo Santa Rosa Creek for access to proposed Lots 9-18 will also entail two abutments within the creek, one on either end of the bridge, as well as one or more piers that support the bridge, all of which will be constructed outside of waters of the US. The bridge and abutments will be constructed primarily of steel and concrete. Construction will occur during the dry season to avoid any work in the streambed while water is flowing. There will be a temporary crossing through the channel during the dry season for accessing the property on the other side of the Arroyo during construction. There will be some widening of the Arroyo in the vicinity of the project in order to mitigate the effects of the development on the 100-year storm water surface elevations. Widening will include reconstruction of one culvert outlet and relocation of one storm drain pipe that discharges into the Arroyo.

Blanchard Road Drain conveys urban flows from north of Santa

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Rosa Road to the Arroyo. The proposed development would extend the existing culvert that runs under Santa Rosa Road approximately 75 feet south of Santa Rosa Road in order to accommodate the entrance to the proposed project. A bridge/culvert system will be used such that the improvements will not encroach upon the waters of the U.S.

The proposed project will require site grading to create building pads, development of home and ancillary structures, installation of utilities, development of roadways, construction of equestrian trails, and widening of the Blanchard Road Drain and the Santa Rosa Creek. The total amount of material to be excavated will be approximately 175,000 cubic yards, all of which will remain on site. The grading will involve approximately 40.7 acres or 30.6% of the total site area. Within the vegetation clearance areas, vegetation may be cleared, but grading and the placement of structures will not be permitted. Vegetation clearance for fire protection purposes may also be required outside of the vegetation clearance areas, depending on where home structures are placed.

No fill will be placed in Arroyo Santa Rosa Creek for the proposed grading and development.

The project will temporarily impact 0.05 acres of streambed. In addition, 0.63 acres of riparian areas under California Department of Fish and Wildlife jurisdiction outside of waters of the U.S., will be impacted. Riparian habitat is being mitigated per the Riparian Mitigation and Restoration Plan, dated May 2007, by Impact Sciences, Inc.

8. Federal Agency/Permit:

U.S. Army Corps of Engineers (Permit No. SPL-2014-26-AJS)

9. Other Required Regulatory Approvals:

California Department of Fish and Wildlife Streambed Alteration Agreement No. 1600-2014-0024-R5

10. California
Environmental Quality
Act Compliance:

The Ventura County Planning Division - Resource Management Agency approved the project's Final Environmental Impact Report (SCH 2008011018) on November 24, 2009.

11. Receiving Water:

Arroyo Santa Rosa tributary to Calleguas Creek Reach 11 (Hydrologic Unit Code: 180701030105)

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12. Designated Beneficial Uses:

MUN\*, GWR, FRSH, REC-1, REC-2, WARM, WILD

\*Conditional beneficial use

13. Impacted Waters of the United States:

Non-wetland waters (streambed): 0.05 temporary acres

14. Dredge Volume:

None

15. Related Projects
Implemented/to be
Implemented by the
Applicant:

The Applicant has not identified any related projects carried out in the last 5 years or planned for implementation in the next 5 years.

16. Avoidance/
Minimization
Activities:

The Applicant has proposed to implement several Best Management Practices, including, but not limited to, the following:

- Bridge abutments and piers will be constructed on the left and right banks of the watercourse outside of the ordinary high water mark (outside of Waters of the US) so that the bridge will span the watercourse, minimizing any impacts to any fish, wildlife and plant resources.
- Construction in the Arroyo and the Drain will occur during the dry season to avoid any work in these streambeds while water is flowing.
- Sandbags and silt fencing will be used to prevent any sediment from entering the watercourse.
- Best Management Practices (BMP) will be implemented to reduce dust, dirt, and construction debris from leaving the construction area.
- BMPs will be implemented during construction to reduce potential impacts associated with leaks and spills of oil, fuel, or machinery fluids.
- Vegetation that can be preserved will be identified and flagged to avoid disturbance and removal. Work areas within the river and impacts on sensitive habitats will be minimized to the extent feasible.

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17. Proposed
Compensatory
Mitigation:

The Applicant has developed a Riparian Mitigation and Restoration Plan, which includes native riparian creation and enhancement within Arroyo Santa Rosa Creek. The plan includes the creation of 1.39 acres of riparian habitat and enhancement by removal of nonnative invasive plant species.

18. Required
Compensatory
Mitigation:

The Regional Board will require the Applicant to provide 1.39 acres of riparian habitat creation as specified in the Riparian Mitigation and Restoration Plan.

See Attachment B, Conditions of Certifications, Additional Conditions for modifications and additions to the above proposed compensatory mitigation.

## Conditions of Certification File No. 14-021

### STANDARD CONDITIONS

Pursuant to §3860 of Title 23 of the California Code of Regulations (23 CCR), the following three standard conditions shall apply to this project:

- 1. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to §13330 of the California Water Code and Article 6 (commencing with 23 CCR §3867).
- 2. This Certification action is not intended and shall not be construed to apply to any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to 23 CCR Subsection 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- 3. Certification is conditioned upon total payment of any fee required pursuant to 23 CCR Chapter 28 and owed by the Applicant.

### ADDITIONAL CONDITIONS

Pursuant to 23 CCR §3859(a), the Applicant shall comply with the following additional conditions:

- 1. The Applicant shall submit to this Regional Board copies of any other final permits and agreements required for this project, including, but not limited to, the U.S. Army Corps of Engineers' (ACOE) Section 404 Permit and the California Department of Fish and Wildlife's (CDFW) Streambed Alteration Agreement. These documents shall be submitted prior to any discharge to waters of the State.
- 2. The Applicant shall adhere to the most stringent conditions indicated with either this Certification, the CDFW's Streambed Alteration Agreement, or the ACOE Section 404 Permit.
- 3. The Applicant shall comply with all water quality objectives, prohibitions, and policies set forth in the *Water Quality Control Plan, Los Angeles Region (1994)*, as amended.
- 4. The Avoidance/Minimization activities proposed by the Applicant as described in Attachment A, No. 16, are incorporated as additional conditions herein.
- 5. The Applicant and all contractors employed by the Applicant shall have copies of this Certification, and all other regulatory approvals for this project on site at all times and shall be familiar with all conditions set forth.

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- 6. Fueling, lubrication, maintenance, operation, and storage of vehicles and equipment shall not result in a discharge or a threatened discharge to waters of the State. At no time shall the Applicant use any vehicle or equipment which leaks any substance that may impact water quality. Staging and storage areas for vehicles and equipment shall be located outside of waters of the State.
- 7. All excavation, construction, or maintenance activities shall follow best management practices to minimize impacts to water quality and beneficial uses. Dust control activities shall be conducted in such a manner that will not produce downstream runoff.
- 8. No construction material, spoils, debris, or any other substances associated with this project that may adversely impact water quality standards, shall be located in a manner which may result in a discharge or a threatened discharge to waters of the State. Designated spoil and waste areas shall be visually marked prior to any excavation and/or construction activity, and storage of the materials shall be confined to these areas.
- 9. All waste or dredged material removed shall be relocated to a legal point of disposal if applicable. A legal point of disposal is defined as one for which Waste Discharge Requirements have been established by a California Regional Water Quality Control Board, and is in full compliance therewith.
- 10. The Applicant shall implement all necessary control measures to prevent the degradation of water quality from the proposed project in order to maintain compliance with the Basin Plan. The discharge shall meet all effluent limitations and toxic and effluent standards established to comply with the applicable water quality standards and other appropriate requirements, including the provisions of Sections 301, 302, 303, 306, and 307 of the Clean Water Act. This Certification does not authorize the discharge by the applicant for any other activity than specifically described in the 404 Permit.
- 11. The discharge shall not: a) degrade surface water communities and populations including vertebrate, invertebrate, and plant species; b) promote the breeding of mosquitoes, gnats, black flies, midges, or other pests; c) alter the color, create visual contrast with the natural appearance, nor cause aesthetically undesirable discoloration of the receiving waters; d) cause formation of sludge deposits; or e) adversely affect any designated beneficial uses.
- 12. The Applicant shall allow the Regional Board and its authorized representative entry to the premises, including all mitigation sites, to inspect and undertake any activity to determine compliance with this Certification, or as otherwise authorized by the California Water Code.
- 13. Application of pesticides must be supervised by a certified applicator and be in conformance with manufacturer's specifications for use. Compounds used must be appropriate to the target species and habitat. All pesticides directed toward aquatic species must be approved

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by the Regional Board. Pesticide utilization shall be in accordance with State Water Resources Control Board Water Quality Order Nos. 2011-0002-DWQ and 2004-0009-DWQ.

- 14. The Applicant shall not conduct any construction activities within waters of the State during a rainfall event. The Applicant shall maintain a five-day (5-day) clear weather forecast before conducting any operations within waters of the State.
- 15. If rain is predicted after operations have begun, grading activities must cease immediately and the site must be stabilized to prevent impacts to water quality, and minimize erosion and runoff from the site.
- 16. The grading, stabilization and re-vegetation will be phased to limit the exposed or working face such that the graded area can be stabilized within 24 hours after the first prediction of rain during the 5-day forecast or within 24 hours after final grading of the phased area.
- 17. The Applicant shall utilize the services of a qualified biologist with expertise in riparian assessments during any vegetation clearing activities. The biologist shall be available on site during construction activities to ensure that all protected areas are marked properly and ensure that no vegetation outside the specified areas is removed. The biologist shall have the authority to stop the work, as necessary, if instructions are not followed. The biologist shall be available upon request from this Regional Board for consultation within 24 hours of request of consultation.
- 18. No activities shall involve wet excavations (i.e., no excavations shall occur below the seasonal high water table). A minimum **5-foot** buffer zone shall be maintained above the existing groundwater level. If construction or groundwater dewatering is proposed or anticipated, the Applicant shall file a **Report of Waste Discharge** (ROWD) to this Regional Board and obtain any necessary NPDES permits/Waste Discharge Requirements prior to discharging waste.
- 19. All project/ maintenance activities not included in this Certification, and which may require a permit, must be reported to the Regional Board for appropriate permitting. Bank stabilization and grading, as well as any other ground disturbances, are subject to restoration and revegetation requirements, and may require additional Certification action.
- 20. All surface waters, including ponded waters, shall be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. If surface water diversions are anticipated, the Applicant shall develop and submit a **Surface Water Diversion Plan** (plan) to this Regional Board. The plan shall include the proposed method and duration of diversion activities, structure configuration, construction materials, equipment, erosion and sediment controls, and a map or drawing indicating the locations of diversion and discharge points.

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Contingency measures shall be a part of this plan to address various flow discharge rates. The plan shall be submitted prior to any surface water diversions. If surface flows are present, then upstream and downstream monitoring for the following shall be implemented:

- •pH
- temperature
- dissolved oxygen
- turbidity
- total suspended solids(TSS)

Analyses must be performed using approved US Environmental Protection Agency methods, where applicable. These constituents shall be measured at least once prior to diversion and then monitored for on a daily basis during the first week of diversion and/or dewatering activities, and then on a weekly basis, thereafter, until the in-stream work is complete.

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. Diversion activities shall not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. 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%. Any such violations may result in corrective and/or enforcement actions, including increased monitoring and sample collection.

- 21. The Applicant shall restore all areas of TEMPORARY IMPACTS to waters of the United States and all other areas of temporary disturbance which could result in a discharge or a threatened discharge to waters of the State. Restoration shall include grading of disturbed areas to pre-project contours and revegetation with native species. Restored areas shall be monitored and maintained with native species as necessary for five years.
- 22. The Applicant shall provide COMPENSATORY MITIGATION to offset the proposed temporary loss of 0.05 acres waters of the United States by creating or restoring riparian habitat within 1.39 acres, as specified in the Riparian Restoration and Mitigation Plan. The mitigation site shall be located within the Arroyo Santa Rosa Creek unless otherwise approved by this Regional Board. The Applicant shall submit a Proposed Mitigation Report which shall include:
  - (a) The boundary of the mitigation site shall be clearly identified on a map of suitable resolution and quality and shall also be defined by latitude and longitude.
  - (b) The type(s) of mitigation shall be described (e.g., removal of exotics and/or replanting with native species, etc.)
  - (c) Success criteria shall be established.

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This information shall be submitted to this Regional Board for approval prior to any project activities which take place within waters of the United States and shall include copies of all agreements made between the Applicant and a third party organization regarding compensatory mitigation efforts.

- 23. The Applicant shall submit to this Regional Board Annual Mitigation Monitoring Reports (Annual Reports) by January 1st of each year for a minimum period of five (5) years following this issuance of 401 Certification until or mitigation/(project) success/(completion) has been achieved and documented. The Annual Reports shall describe in detail all of the project/construction activities performed during the previous year and all restoration and mitigation efforts; including percent survival by plant species and percent cover. The Annual Reports shall describe the status of other agreements (e.g., mitigation banking) or any delays in the mitigation process. At a minimum the Annual Reports shall include the following documentation and answered appropriately whether or not mitigation has been performed:
  - (a) Color photo documentation of the pre- and post-project and mitigation site conditions;
  - (b) Geographical Positioning System (GPS) coordinates in decimal-degrees format outlining the boundary of the project and mitigation areas;
  - (c) The overall status of project including whether or not work has begun on the Project and a detailed schedule;
  - (d) Copies of all permits revised as required in Additional Condition 1;
  - (e) Water quality monitoring results for each reach (as required) compiled in an easy to interpret format;
  - (f) A certified Statement of "no net loss" of wetlands associated with this project;
  - (g) Discussion of any monitoring activities and exotic plant control efforts; and
  - (h) A certified Statement from the permittee or his/her representative that all conditions of this Certification have been met.
- 24. All applications, reports, or information submitted to the Regional Board shall be signed:
  - (a) For corporations, by a principal executive officer at least of the level of vice president or his duly authorized representative, if such representative is responsible for the overall operation of the facility from which discharge originates.
  - (b) For a partnership, by a general partner.

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- (c) For a sole proprietorship, by the proprietor.
- (d) For a municipal, State, or other public facility, by either a principal executive officer, ranking elected official, or other duly authorized employee.
- 25. Each and any report submitted in accordance with this Certification shall contain the following completed declaration:

"I declare under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who managed the system or those directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Executed on the _	day of	at	·	•
				(Signature)
				(Title)"

- 26. The Applicant shall ensure a Report of Waste Discharge (ROWD) be filed for the proposed project, should any person discharge waste, or propose to discharge waste, other than into a community sewer system, which could affect the quality of the waters of State per Section 13260(a) of the California Water Code. Please note that the Applicant is required to file a complete RoWD/Form 200 with this Regional Board at least 120 days prior to commencing the discharge from the prop0sed project. The Form 200 can be downloaded from the State Board's website at <a href="http://www.swrcb.ca.gov/sbforms/form200.pdf">http://www.swrcb.ca.gov/sbforms/form200.pdf</a>.
- 27. The project shall ensure connection to a Public Sewage Treatment System within 12 months of installation of the sewerage lateral collection line within 200 feet of the property. The project shall maintain compliance with Assembly Bill 885 and all local requirements for operation and maintenance of septic systems.
- 28. All communications regarding this project and submitted to this Regional Board shall identify the Project File Number 14-021. Submittals shall be sent to the attention of the 401 Certification Unit.
- 29. Any modifications of the proposed project may require submittal of a new Clean Water Act Section 401 Water Quality Certification application and appropriate filing fee.

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- 30. The project shall comply with the local regulations associated with the Regional Board's Municipal Stormwater Permit issued to Ventura County and co-permittees under NPDES No. CAS004002 and Waste Discharge Requirements Order No. R4-2010-0108. This includes the Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and all related implementing local ordinances and regulations for the control of stormwater pollution from new development and redevelopment. The project shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity, Order No. 2012-0011-DWQ. All stormwater treatment systems shall be located outside of any water of the State and shall not be used as a wetland or riparian mitigation credit.
- 31. Coverage under this Certification may be transferred to the extent the underlying federal permit may legally be transferred and further provided that the Applicant notifies the Executive Officer at least 30 days before the proposed transfer date, and the notice includes a written agreement between the existing and new Applicants containing a specific date of coverage, responsibility for compliance with this Certification, and liability between them.
- 32. The Applicant or their agents shall report any noncompliance. Any such information shall be provided verbally to the Executive Officer within 24 hours from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue and steps taken or planned to reduce, eliminate and prevent recurrence of the noncompliance. The Executive Officer, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.

## 33. Enforcement:

- (a) In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.
- (b) In response to a suspected violation of any condition of this Certification, the State Water Resources Control Board (SWRCB) or Regional Water Quality Control Board (RWQCB) may require the holder of any permit or license subject to this Certification to furnish, under penalty of perjury, any technical or monitoring reports the SWRCB deems appropriate, provided that the burden, including costs, of the reports shall be a

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reasonable relationship to the need for the reports and the benefits to be obtained from the reports.

- (c) In response to any violation of the conditions of this Certification, the SWRCB or RWQCB may add to or modify the conditions of this Certification as appropriate to ensure compliance.
- 34. This Certification shall expire **five (5) years** from date of this Certification. The Applicant shall submit a complete application at least 90 days prior to termination of this Certification if renewal is requested.