



EDMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

## California Regional Water Quality Control Board, San Diego Region

February 7, 2013

Mr. Ryan Woosley  
Lennar  
980 Monticeto Drive, Suite 302  
Corona, CA 92879

**Certified Mail – Return Receipt Requested**

Article Number: 7011 0470 0002 8961 5827

**In reply refer to / attn:**  
**784532:dbradford**

**SUBJECT: CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION NO. 12C-062; BELLE MAISON AT CHARDONNAY HILLS PROJECT**

Mr. Woosley:

Enclosed find Clean Water Act Section 401 Water Quality Certification 12C-062 (Certification) for discharges to waters of the United States/State and acknowledgment of enrollment under State Water Resources Control Board Order No. 2003-017-DWQ for the **Belle Maison at Chardonnay Hills** (Project). A description of the Project can be found in the Project information sheet, location map, and site maps which are included as Attachments 1 through 4 to the Certification.

Any petition for reconsideration of this Certification must be filed with the State Water Resources Control Board within 30 days of certification action (23 CCR § 3867). If no petition is received, it will be assumed that you have accepted and will comply with all the conditions of this Certification.

Failure to comply with all conditions of this Certification may subject you to enforcement actions by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board), including administrative enforcement orders requiring you to cease and desist from violations, or to clean up waste and abate existing or threatened conditions of pollution or nuisance; administrative civil liability in amounts of up to \$10,000 per day per violation; referral to the State Attorney General for injunctive relief; and, referral to the District Attorney for criminal prosecution.

In the subject line of any response, please include the reference number 784532:dbradford. For questions or comments, please contact Darren Bradford by phone at (858) 637-7137 or by email at dbradford@waterboards.ca.gov.

Respectfully,



DAVID W. GIBSON  
Executive Officer  
San Diego Water Board

DG:js:db:kd:dlb

Enclosure:

Clean Water Act Section 401 Water Quality Certification No. 12C-062 for Belle Maison at Chardonnay Hills Project, with 4 attachments.

E-copies: Refer to Attachment 2 of Certification 12C-062 for Distribution List.

Tech Staff Info & Use	
File No.	12C-062
WDID	9000002491
Reg. Measure ID	386773
Place ID	784532
Party ID	535786
Person ID	535787



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### California Regional Water Quality Control Board, San Diego Region

#### Action on Request for Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements for Discharge of Dredged and/or Fill Materials

**PROJECT: Belle Maison at Chardonnay Hills  
Certification Number 12C-062, WDID: 900002491**

**APPLICANT: Mr. Ryan Woosley (Agent)  
Lennar (Applicant)  
980 Monticeto Drive, Suite 302  
Corona, CA 92879**

CIWQS  
Reg. Meas. ID: 386773  
Place ID: 784532  
Party ID: 535786  
Person ID: 535787

#### ACTION:

<input type="checkbox"/> Order for Low Impact Certification	<input type="checkbox"/> Order for Denial of Certification
<input checked="" type="checkbox"/> Order for Technically-conditioned Certification	<input type="checkbox"/> Waiver of Waste Discharge Requirements
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017 DWQ	<input type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004 DWQ

#### PROJECT DESCRIPTION

The Belle Maison at Chardonnay Hills Project (Project) consists of the construction of 37 single family residential dwellings and a total of 4 new internal streets, three of which are culs-de-sac, within Tentative Tract 23103-2. The approximately 17.5 acre Project is located 1,000 feet north of the intersection of Rancho California Road and Butterfield Stage Road in the City of Temecula, Riverside County, California. Access to the Project will be from Butterfield Stage Road. The Project was originally Certified (No. 05C-071) on November 3, 2005. Certification No. 05C-071 expired on November 3, 2010.

The Project will add approximately 10.75 acres of additional impervious surface. Runoff from rooftops will be drained into adjacent landscape areas, conveyed to the street gutters and ultimately flow into six Home Owners Association (HOA) maintained Bio-Retention Basins for treatment. The Bio-Retention Basins must treat 100 percent of impervious surfaces associated with the Project. The Project drains into an existing 54-inch City of Temecula maintained MS4 facility which ultimately discharges into the Santa Margarita River.

Compensatory mitigation for permanent impacts to 0.014 acre of wetlands and 0.043 acre (1,351 linear feet) of ephemeral drainage to Murrieta Creek has been achieved by the purchase of 0.1 acre (1,351 linear feet) of credits for the re-establishment of vernal pool waters of the United States from the Barry Jones Wetland Mitigation Bank and 0.04 acre credit from the Santa Margarita Arundo Removal program. Because the mitigation credits were purchased in 2005 and the mitigation bank is fully functional, there is no temporal loss of functions of waters of the State for the impacts associated with this project. The Barry Jones Wetland Mitigation Bank is conserved through a recorded conservation easement.

This compensatory mitigation provides a ratio of 2.45:1 (area mitigated:area impacted) for permanent impacts. The proposed mitigation will adequately offset the adverse impacts attributed to the Project considering the overall size and scope of impact. The amount of compensatory mitigation is sufficient to provide reasonable assurance that replacement of the full range of lost aquatic resource(s) and/or functions will be provided in perpetuity.

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## I. STANDARD CONDITIONS

Pursuant to section 3860 of Title 23 of the California Code of Regulations (23 CCR), the following three standard conditions apply to all water quality certification actions:

- A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and Article 6 (commencing with section 3867 of 23 CCR).
- B. This Certification action is not intended and shall not be construed to apply to any discharge from 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 that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- C. This Certification action is conditioned upon total payment of any fee required under chapter 28 (commencing with section 3830) of 23 CCR and owed by the applicant.

## II. ADDITIONAL CONDITIONS: GENERAL

- A. Water Quality Certification No. 12C-062 (Certification) is only valid if the project begins no later than 5 (five) years from the date of issuance. If the project has not begun within 5 years from the date of issuance, then this Certification shall expire 5 years from the date of issuance.
- B. Lennar (Applicant) must comply with the requirements of State Water Resources Control Board Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification*. These General Waste Discharge Requirements are accessible at:  
[http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/generalorders/gowdr401regulated\\_projects.pdf](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf).
- C. The Applicant must, at all times, fully comply with the engineering plans, specifications and technical reports submitted to the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board), to support this Certification and all subsequent submittals required as part of this Certification and as described herein. The conditions within this Certification must supersede conflicting provisions within such plans submitted as part of this Certification action. Any modifications thereto, would require notification to the San Diego Water Board and reevaluation for individual Waste Discharge Requirements and/or Certification amendment.

- D. During construction, the Applicant must maintain a copy of this Certification at the project site. This Certification must be available at all times to site personnel and agencies.
- E. Upon presentation of credentials, the Applicant must permit the San Diego Water Board or its authorized representative(s) to:
  - 1. Enter onto project premises, including all areas on which wetland fill or wetland mitigation is located or in which records are kept.
  - 2. Access and/or copy any records required to be kept under the terms and conditions of this Certification.
  - 3. Inspect any treatment equipment, monitoring equipment, or monitoring method required by this Certification.
  - 4. Sample any discharge or surface water covered by this Certification.
- F. In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation must 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 (CWA), 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.
- G. In response to a suspected violation of any condition of this Certification, the San Diego Water Board may, pursuant to Water Code sections 13267 and 13383, require the holder of any permit or license subject to this Certification to investigate, monitor, and report information on the violation. The only restriction is that the burden, including costs of preparing the reports, must bear a reasonable relationship to the need for and the benefits to be obtained from the reports.
- H. In response to any violation of the conditions of this Certification, or if the results of the Project have unintended impacts to water quality, the San Diego Water Board may modify the conditions of this Certification as appropriate to ensure compliance.

### **III. ADDITIONAL CONDITIONS: CONSTRUCTION BEST MANAGEMENT PRACTICES**

- A. Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and Best Management Practices (BMPs) implementation and maintenance.

- B. The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.
- C. The Applicant must enroll in and comply with the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*.
- D. The treatment, storage, and disposal of wastewater during the life of the project must be done in accordance with waste discharge requirements established by the San Diego Water Board pursuant to Water Code section 13260.
- E. Discharges of concentrated flow during construction or after completion must not cause downstream erosion or damage to properties or stream habitat.
- F. Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm flows. Pollutants discharged to areas within a stream diversion area must be removed at the end of each work day or sooner if rain is predicted.
- G. All surface waters, including ponded waters, must 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. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- H. All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant is responsible for implementing and maintaining BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be revegetated with native species appropriate for the area. The revegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be found online at <http://www.cal-ipc.org/ip/inventory/weedlist.php>.
- I. Substances hazardous to aquatic life including, but not limited to, petroleum products, raw cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State, except as authorized by this Certification. BMPs must be implemented to prevent such discharges during each project activity involving hazardous materials.



- J. Removal of vegetation must occur by hand, mechanically, or using United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to prevent impacts to beneficial uses of waters of the United States and/or State. Use of aquatic pesticides must be done in accordance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.

#### IV. ADDITIONAL CONDITIONS: POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. The Applicant shall not allow post-construction discharges to cause onsite or offsite downstream erosion, and/or damage to properties or damage to stream habitats from the project site.
- B. All storm drain inlet structures within the Project boundaries must be stamped and/or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. All post-construction BMPs, including those described in the *Water Quality Management Plan (WQMP) for: TR 23103-2 Chardonnay 37*, dated July 2, 2012 (and any subsequent versions submitted to the San Diego Water Board) and prepared by VSL Engineering, must be implemented, installed, and functional prior to construction completion and maintained in perpetuity.
- D. Post-construction BMPs, including but not limited to, six (6) bio-retention areas, as described in the WQMP (and any subsequent versions submitted to the San Diego Water Board), must treat 100 percent of the added impervious surface and must be sized to comply with the following numeric sizing criteria:

1. Volume

Volume-based BMPs must be designed to mitigate (infiltrate, filter, or treat) either:

- a. The volume of runoff produced from a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record; or
- b. The volume of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85<sup>th</sup> percentile 24-hour runoff event; or

2. Flow

Flow-based BMPs must be designed to mitigate (infiltrate, filter, or treat) either:

- a. The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour; or

- b. The maximum flow rate of runoff produced by the 85<sup>th</sup> percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or
  - c. The maximum flow rate of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85<sup>th</sup> percentile hourly rainfall intensity multiplied by a factor of two
- E. All post-construction BMPs, including but not limited to, six (6) bio-retention areas, as described in the WQMP (and any subsequent versions submitted to the San Diego Water Board), must comply with the current (as of the issuance date of the this Certification) requirements in *California Regional Water Quality Control Board, San Diego Region Order No. R9-2007-0001, NPDES No. CAS0108758, Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County Of San Diego*. The Applicant must:
- 1. No less than two times per year, assess the performance of the systems on protection of the receiving waters and identify any necessary corrective measures;
  - 2. Have all preventive and corrective maintenance performed;
  - 3. Maintain a log documenting all BMP inspections and maintenance activities.
- F. The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Stormwater Quality Association guidance. Maintenance activities shall include, but are not limited to:
- 1. Semiannual inspection for the beginning and end of the wet season for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows; and
  - 2. Removal of accumulated trash and debris as needed to ensure proper functioning of the BMP.
- G. Post-construction BMPs must be installed and functional prior to occupancy and/or planned use of development areas.

## V. ADDITIONAL CONDITIONS: COMPENSATORY MITIGATION

- A. Unavoidable impacts to an unnamed ephemeral tributary to Murrieta Creek within the San Juan Watershed must be limited to:

1. Permanent Impacts - 0.014 acre of wetland waters of the United States and/or State and 0.043 acre (1,351 linear feet) of non-wetland waters of the United States and/or State.
  2. Temporary Impacts – None
- B. Compensatory mitigation must include the purchase of 0.1 acre of credits for the re-establishment of vernal pool waters of the United States from Barry Jones Wetland Mitigation Bank and 0.04 acre credit from the Santa Margarita Arundo Removal program.
  - C. The Barry Jones and Santa Margarita Mitigation Sites must be maintained free of non-native and invasive plant species in perpetuity.
  - D. The physical integrity of the Barry Jones and Santa Margarita Mitigation Sites must be maintained in perpetuity.
  - E. For the purpose of determining mitigation credit for the removal of exotic/invasive plant species, only the actual area occupied by exotic/invasive plant species shall be quantified to comply with mitigation requirements.
  - F. The Applicant must restore all areas of temporary disturbance which could result in a discharge or a threatened discharge to waters of the United States and/or State. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with this Project.

## VI. NOTIFICATION REQUIREMENTS

- A. The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within 24 hours from the time the discharger becomes aware of the circumstances. A written submission shall also be provided within five days of the time the discharger 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 San Diego Water Board, 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.
- B. This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms.

1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego 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 specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of this Certification in the event that a transferee fails to comply.

- C. The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the actual commencement of dredge, fill, and discharge activities.

## VII. REPORTING REQUIREMENTS

- A. The Applicant must submit Geographic Information System (GIS) shape files of the impact and mitigation sites within 30 days of project impacts and the mitigation sites within 30 days of mitigation installation. All impact and mitigation sites shape files must

be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.

- B. The Applicant must submit annual progress reports describing status of compliance with all requirements of this Certification to the San Diego Water Board prior to **January 1** of each year following the issuance of this Certification until the project has reached completion. The Applicant must submit a Final Project Annual Report to the San Diego Water Board prior to **January 1** following completion of the project. The reports must include the following:
1. Date of construction initiation.
  2. Date of construction completion.
  3. Status of BMPs for the project.
  4. Final Project Report: Photo documentation of implemented post-construction BMPs. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.
- C. The submittal of information under this Certification is required pursuant to Water Code sections 13267 and 13283. Civil liability may be administratively imposed by the San Diego Water Board for failure to furnish requested information pursuant to Water Code sections 13268 or 13385.
- D. All reports and information submitted to the San Diego Water Board must be submitted in both hardcopy and electronic format. The preferred electronic format for each report submission is one file in PDF format that is also Optical Character Recognition (OCR) capable.
- E. All applications, reports, or information submitted to the San Diego Water Board must be signed and certified as follows:
1. For a corporation, by a responsible corporate officer of at least the level of vice president.
  2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
  3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.

4. A duly authorized representative may sign applications, reports, or information if:
  - a. The authorization is made in writing by a person described 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 San Diego Water Board Executive Officer.
- F. All applications, reports, or information submitted to the San Diego Water Board must be signed and certified as follows:

*"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."*

- G. The Applicant must submit reports required under this Certification, or other information required by the San Diego Water Board, to:

Executive Officer  
California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification; Project No. 10C-038  
9174 Sky Park Court, Suite 100  
San Diego, California 92123

## VIII. CEQA FINDINGS

- A. City of Temecula is the lead agency under the California Environmental Quality Act (Public Resources Code section 21000, et seq., (CEQA)), and filed a Notice of Determination for the Mitigated Negative Declaration titled *Planning Application No. PA04-0392, Vinyards View Estates Tract Map*, State Clearing House No. 200500941, August 10, 2005.
- B. The San Diego Water Board has reviewed the lead agency's Negative Declaration and finds that the project as proposed will not have a significant effect on the environment if compensatory mitigation is accomplished as conditioned in this Certification.

## IX. PUBLIC NOTIFICATION OF PROJECT APPLICATION

- A. On August 1, 2012, receipt of the project application was posted on the San Diego Water Board web site to serve as appropriate notification to the public. No public comments were received.

## X. SAN DIEGO WATER BOARD CONTACT PERSON

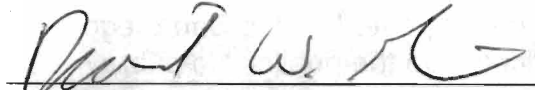
Darren Bradford, Environmental Scientist  
California Regional Water Quality Control Board, San Diego Region  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123  
Telephone: 858-637-7137  
Email: [DBradford@waterboards.ca.gov](mailto:DBradford@waterboards.ca.gov)

## XI. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Belle Maison at Chardonnay Hills Project** (Certification Project No. 12C-062) 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. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description on the attached Project Information Sheet, and (b) on compliance with all applicable requirements of the Water Quality Control Plan for the San Diego Basin Region (9) (Basin Plan).

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. 12C-062 issued on February 7, 2013.



DAVID W. GIBSON  
Executive Officer  
San Diego Water Board

2-7-2013  
Date

- Attachments:
1. Project Information
  2. Distribution List
  3. Location Maps
  4. Project Site Plans
  5. Mitigation Receipts

### ATTACHMENT 1 PROJECT INFORMATION

Applicant: Mr. Ryan Woosley (Agent)  
Lennar (Applicant)  
980 Monticeto Drive, Suite 302  
Corona, CA 92879  
Telephone: 951-817-3555  
Email: Ryan.Woosley@Lennar.com

Applicant  
Representatives: L&L Environmental Inc.  
Attention: Leslie Irish  
5455 Morgan Avenue  
Riverside, CA 92509  
Telephone: 951-681-4929  
Facsimile: 951-681-6531  
Email: LIrish@llenviroinc.com

Project Name: Belle Maison @ Chardonnay Hills

Project Location: The proposed project site is located east of Interstate 15, west of Butterfield Stage Road, and north of Rancho California Road in the City of Temecula. It is within Sections 28 and 33, Township 7S, Range 2W on the USGS Bachelor Mountain quad map. The project center reading is located at latitude 33.523959 and longitude -117.100041.



Type of Project: Residential Development.

Project Description: The Belle Maison at Chardonnay Hills Project (Project) consists of the construction of 37 single family residential dwellings and a total of 4 new internal streets, three of which are culs-de-sac, within Tentative Tract 23103-2. The approximately 17.5 acre project is located 1,000 feet north of the intersection of Rancho California Road and Butterfield Stage Road in the City of Temecula, Riverside County, California. Access to the project will be from Butterfield Stage Road. The Project was originally Certified (No. 05C-071) on November 3, 2005. Certification No. 05C-071 expired on November 3, 2010.

The Project will add approximately 10.75 acres of additional impervious surface. Runoff from rooftops will be drained into adjacent landscape areas, conveyed to the street gutters and ultimately flow into six Home Owners Association (HOA) maintained Bio-Retention Basins for treatment. The Bio-Retention Basins must treat 100 percent of impervious surfaces associated with the Project. The project drains into an existing 54-inch City of Temecula maintained MS4 facility which ultimately discharges into the Santa Margarita River.

Federal Agency/Permit: U.S. Army Corps of Engineers §404, Nationwide Permit 29, *Residential Developments*, Ms. Peggy Bartels.

Other Required Regulatory Approvals: California Department of Fish and Game (CDFG) § 1602 Streambed Alteration Agreement, Mr. Juan Torres.

California Environmental Quality Act (CEQA) Compliance: Mitigated Negative Declaration, *Planning Application No. PA04-0392, Vinyards View Estates Tract Map*, City of Temecula, State Clearing House No. 200500941, August 10, 2005.

Receiving Waters: Unnamed tributary to Murrieta Creek. Santa Margarita hydrologic unit, Murrieta Creek hydrologic sub area.

Impacted Wetlands of Permanent –

the United States and State: Wetlands 0.014  
Streambed 0.043-acre, 1,351-linear feet

Temporary –  
Wetlands None  
Streambed None

Dredge Volume: None

Related Projects Implemented/to be Implemented by the Applicant(s): None

Compensatory Mitigation: Compensatory mitigation for permanent impacts to 0.014 acre of wetlands and 0.043 acre (1,351 linear feet) of ephemeral drainage to Murrieta Creek has been achieved by the purchase of 0.1 acre of credits for the re-establishment of vernal pool waters of the United States from the Barry Jones Wetland Mitigation Bank and 0.04 acre credit from the Santa Margarita Arundo Removal program. Because the mitigation credits were purchased in 2005 and the mitigation bank is fully functional, there is no temporal loss of functions of waters of the State for the impacts associated with this project. This provides a ratio of 2.45:1 (area mitigated:area impacted) for permanent impacts.

Best Management Practices (BMPs): Construction and Post-construction BMPs are described in the *Water Quality Management Plan (WQMP) for: TR 23103-2 Chardonnay 37*, prepared by VSL Engineering, and dated July 2, 2012. BMPs must include, but not be limited to:

- Catch basin and inlet protection.
- Headwall outlet protection.
- Silt fencing
- Fiber rolls.
- Gravel bag berms.
- Concrete washout area.
- Stabilized construction entrance/exit.
- Spill prevention and control.
- Street sweeping and vacuuming.

Public Notice: On August 1, 2012, receipt of the project application was

posted on the San Diego Water Board web site to serve as appropriate notification to the public. No public comments were received.

Fees: Total Due: \$0.00  
Paid: \$640.00 (Check No. 12150)  
Paid: \$304.00 (Check No. 12161)  
Paid: \$12,753.00 (Check No. 343181)

CIWQS: Regulatory Measure ID: 386773  
Place ID: 784532  
Party ID: 535786  
Person ID: 535787  
WDID 9000002491

## ATTACHMENT 2 DISTRIBUTION LIST

Mr. Peggy Bartels  
U.S. Army Corps of Engineers  
Regulatory Branch  
Peggy.J.Bartels@usace.army.mil

Mr. Juan Torres  
California Department of Fish and Game  
jtorres@dfg.ca.gov

U.S. EPA, OWOW, Region 9  
75 Hawthorne St.,  
San Francisco, CA 94105  
R9-WTR8-Mailbox@epa.gov

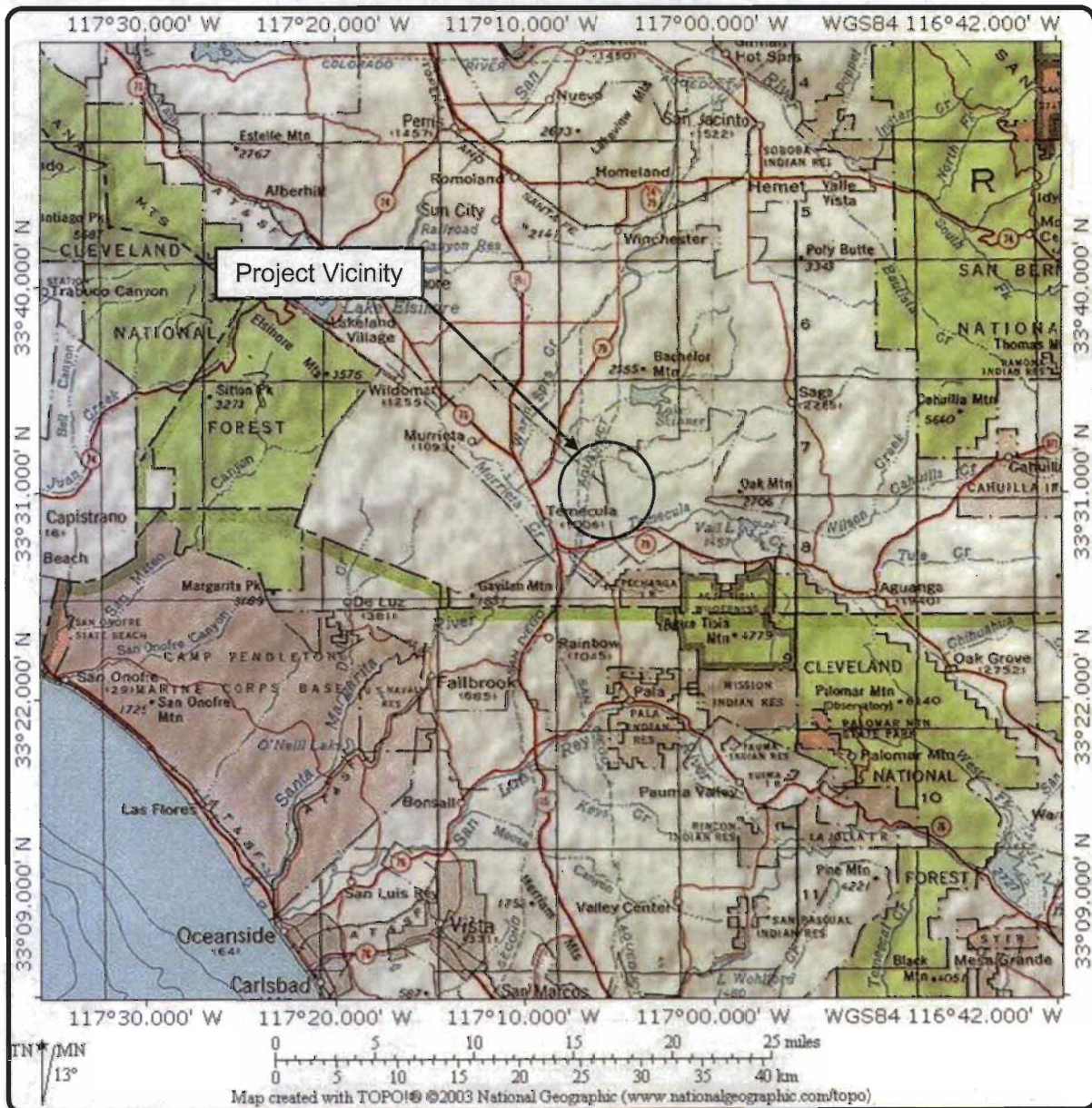
State Water Resources Control Board  
Division of Water Quality  
401 Water Quality Certification and Wetlands Unit  
P.O. Box 100  
Sacramento, CA 95812-0100  
Stateboard401@waterboards.ca.gov

Leslie Irish  
L&L Environmental Inc.  
LlIrish@llenviroinc.com

Lennar  
Belle Maison at Chardonay Hills  
Certification No. 12C-062

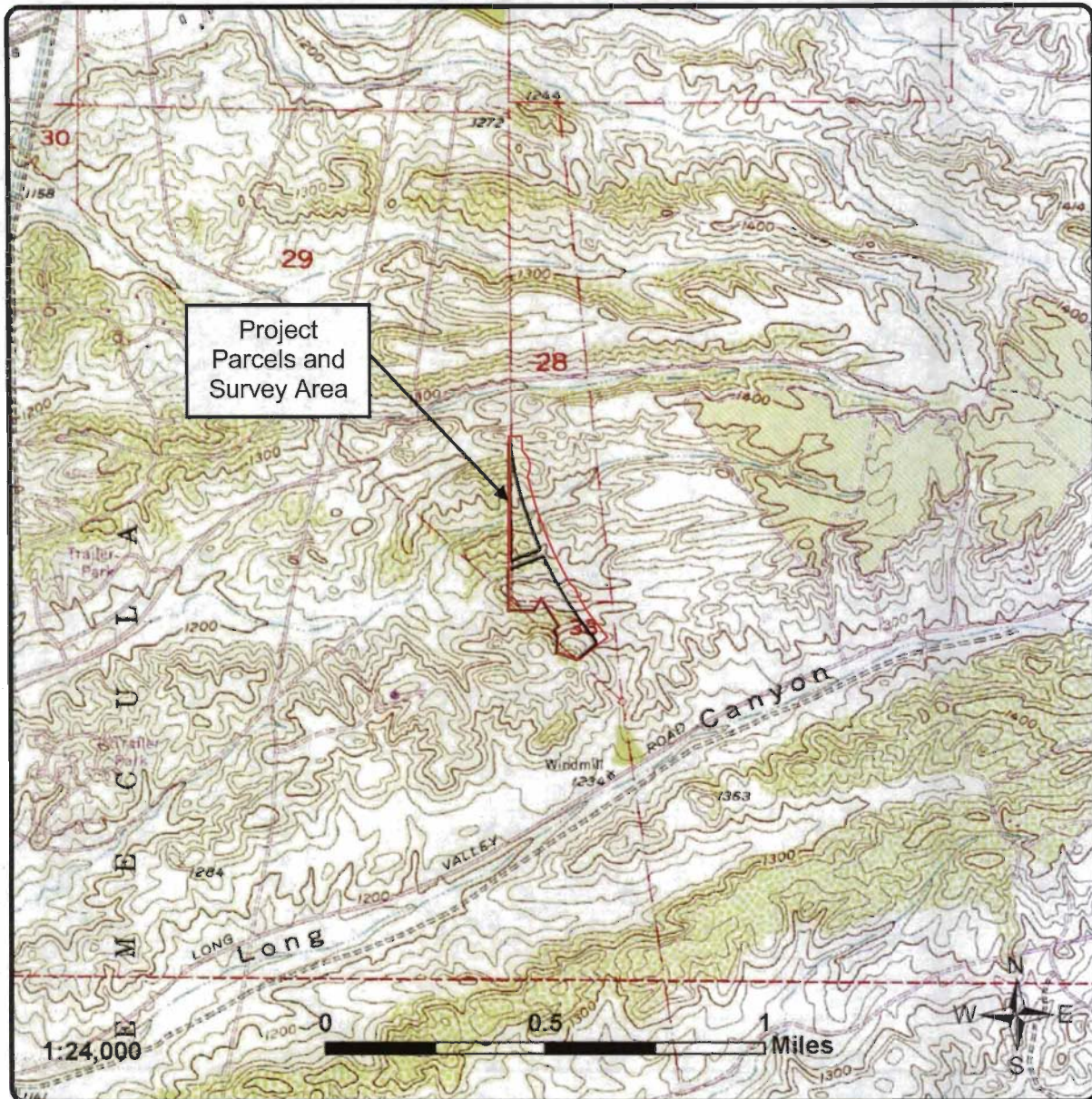
February 7, 2013

**ATTACHMENT 3  
PROJECT LOCATION**



**L&L Environmental, Inc.**  
*BIOLOGICAL AND CULTURAL  
INVESTIGATIONS AND MONITORING*  
  
LH-12-311  
June 2012

**Figure 1**  
**Project Vicinity Map**  
*Belle Maison @ Chardonay Hills,  
City of Temecula  
County of Riverside, California*



**L&L Environmental, Inc.**

BIOLOGICAL AND CULTURAL  
INVESTIGATIONS AND MONITORING

LH-12-311  
June 2012

**Figure 2**

**Project Location Map**

(USGS Bachelor Mountain [1991] quadrangle)

Belle Maison @ Chardonnay Hills,  
City of Temecula  
County of Riverside, California

Lennar  
Belle Maison at Chardonnay Hills  
Certification No. 12C-062

February 7, 2013

**ATTACHMENT 4  
SITE MAP**

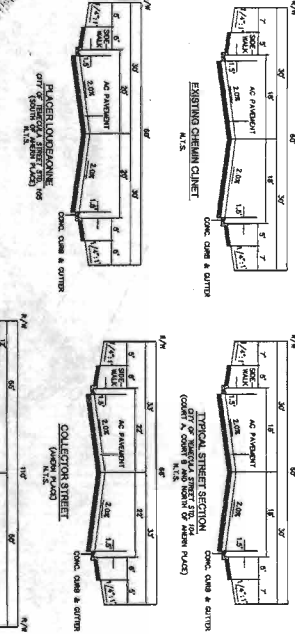
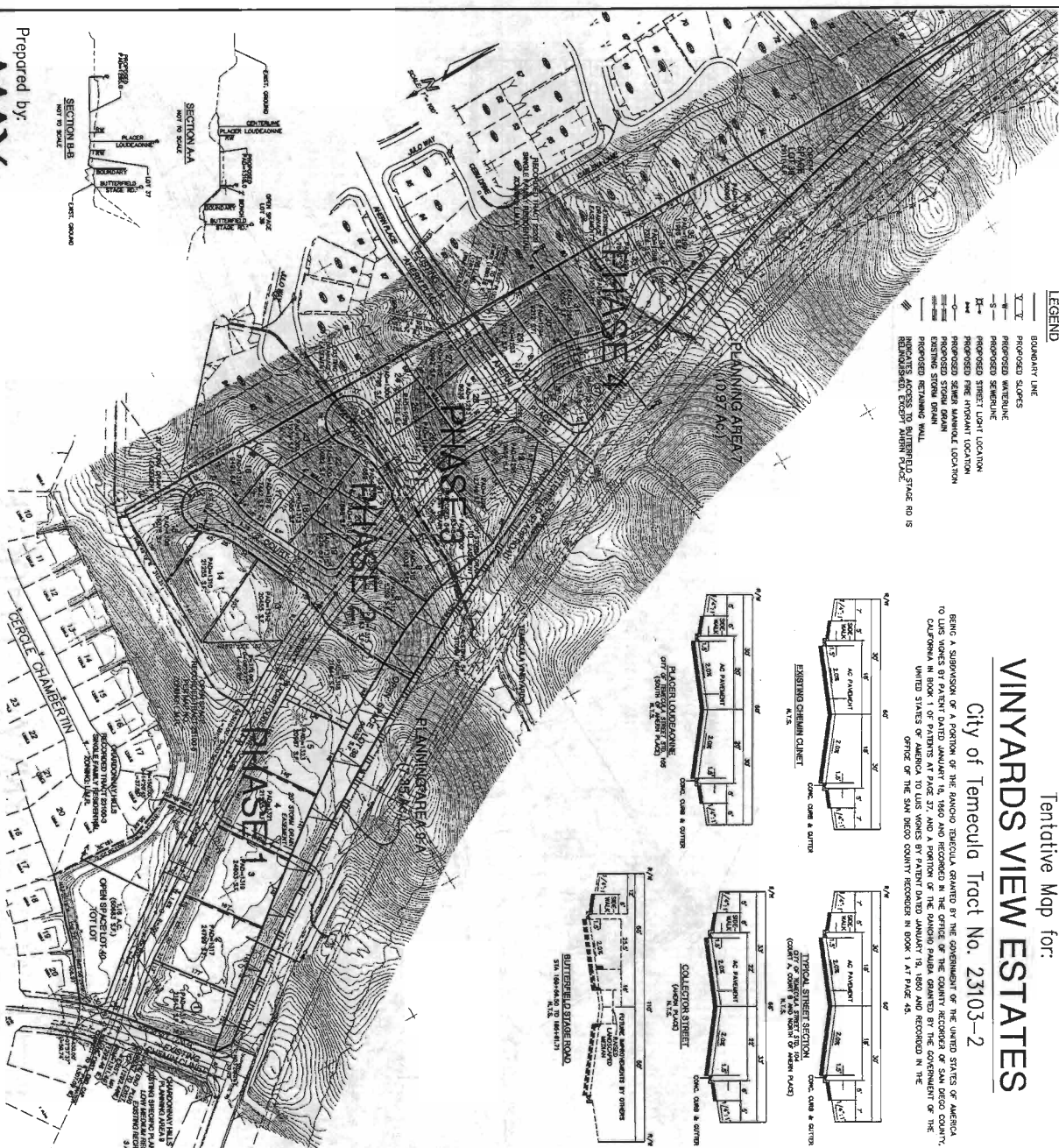
# VINYARDS VIEW ESTATES

City of Temecula Tract No. 23103-2

Tentative Map for:

- LEGEND**
- BOUNDARY LINE
  - PROPOSED SLOPES
  - PROPOSED SIDEWALK
  - PROPOSED STREET LIGHT LOCATION
  - PROPOSED FIRE HYDRANT LOCATION
  - PROPOSED SEWER MANHOLE LOCATION
  - EXISTING STORM DRAIN
  - EXISTING STORM DRAIN WALL
  - PROPOSED ACCESS TO BUTTERFIELD DRIVE NO 15
  - REPROPOSED, EXCEPT SURFACE GRADE

BEING A SUBDIVISION OF A PORTION OF THE RANCHO TEMECULA GRANTED BY THE GOVERNMENT OF THE UNITED STATES OF AMERICA TO LUIS VONES BY PATENT DATED JANUARY 16, 1860 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA IN BOOK 1 OF PATENTS AT PAGE 37, AND A PORTION OF THE RANCHO PALMA GRANTED BY THE GOVERNMENT OF THE UNITED STATES OF AMERICA TO LUIS VONES BY PATENT DATED JANUARY 19, 1860 AND RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER IN BOOK 1 AT PAGE 40.



Prepared by:  
**MAX GROUP**  
 PLANNING • ENGINEERING • SURVEYING  
 8000 MacArthur Blvd., Suite 4000, San Diego, CA 92121  
 TEL: 619-594-0000 FAX: 619-594-0001



**GENERAL INFORMATION:**

1. GENERAL LAND USE: VACANT
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. EXISTING ZONING: SPECIFIC PLAN OVERLY (SP)
4. GENERAL PLAN LAND USE DESIGNATION: PA 7 - LOW MEDIUM DENSITY
5. SPECIFIC PLAN AMENDMENT LAND USE CHANGE OF PA 7 FROM "L" (LOW) RESIDENTIAL DISTRICT TO "L2" (LOW) RESIDENTIAL DISTRICT AND NO CHANGE TO PA 9.
6. SPECIFIC PLAN AMENDMENT ZONE CHANGE OF PA 7 FROM "L" (LOW) RESIDENTIAL DISTRICT TO "L2" (LOW) RESIDENTIAL DISTRICT AND NO CHANGE TO PA 9.
7. PROPOSED MAJOR SERVICE WILL BE PROVIDED BY:
  - a. EXISTING WATER SERVICE WILL BE PROVIDED BY:
  - b. EXISTING SEWER SERVICE WILL BE PROVIDED BY:
  - c. EXISTING GAS SERVICE WILL BE PROVIDED BY:
8. ALL UTILITIES SHALL BE UNDERGROUND:
  - a. WATER: CALIFORNIA GAS COMPANY
  - b. SEWER: SOUTHERN CALIFORNIA GAS COMPANY
  - c. TELEPHONE: VERIZON TELEPHONE
  - d. CABLE: ANTELLA COMMUNICATIONS
9. ALL UTILITIES SHALL BE CONSTRUCTED AT A GRADE OF 2.1'.
10. ALL STREETS SHALL BE CONSTRUCTED AT A GRADE OF 2.1'.
11. CONTOUR INTERVAL: 1'
12. THE SUBDIVISION RESERVES THE RIGHT TO REEVALUATE FINAL LOTS FOR THIS TENTATIVE TRACT MAP.
13. PROPOSED DEVELOPMENT IS WITHIN THE TEMECULA UNIFIED SCHOOL AND LOCAL SCHOOL DISTRICTS.
14. ALL STREETS TO BE CONSTRUCTED PER CITY OF TEMECULA REQUIREMENTS.
15. PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED PER CITY OF TEMECULA REQUIREMENTS.

**NOTES:**

1. DISTURBED SOILS ARE SHOWN ON THE PLAN AND SHALL BE RESTORED TO ORIGINAL CONDITION.
2. DISTURBED SOILS SHALL BE RESTORED TO ORIGINAL CONDITION.
3. DISTURBED SOILS SHALL BE RESTORED TO ORIGINAL CONDITION.
4. ALL WALLS AND FENCES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. THIS PROJECT DOES NOT FALL WITHIN THE FLOOD HAZARD AND FLOODWAY OR WITHIN A SPECIAL HAZARD ZONE.
6. LOTS 1 THRU 9 AND 13 THRU 15 TO BE CONSTRUCTED AS PHASE 1.
7. LOTS 10 THRU 12 AND 21 THRU 28 TO BE CONSTRUCTED AS PHASE 2.
8. LOTS 29 THRU 37 TO BE CONSTRUCTED AS PHASE 3.

**EARTHWORK QUANTITIES:**

CUT	14,534 C.Y.
FILL	16,000 C.Y.
STORMWATER	4,000 C.Y.
IMPORT	2,400 C.Y.
EXPORT	0 C.Y.

**ASSESSOR'S PARCEL NUMBERS:**  
 863-380-007, 863-050-008

**STATISTICAL INFORMATION**

NO. OF LOTS:	37 RESIDENTIAL LOTS
TOTAL AREA:	3,979 SQ. FT.
TOTAL AREA:	10,897 A.C.
TOTAL AREA:	7.35 A.C.
TOTAL AREA:	18.32 A.C.

NO. RES. LOT AREA (PA 7): 10,897 SQ. FT. (0.25 A.C.)  
 NO. RES. LOT AREA (PA 9): 22,150 SQ. FT. (0.51 A.C.)  
 MINIMUM LOT SIZE PA 7:  
 MINIMUM LOT SIZE PA 9:

**LOT AREA:**

LOT	AGE	AREA (SQ. FT.)	AREA (AC.)	PLANNING AREA (SQ. FT.)	PLANNING AREA (AC.)	REMARKS
1	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
2	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
3	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
4	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
5	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
6	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
7	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
8	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
9	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
10	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
11	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
12	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
13	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
14	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
15	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
16	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
17	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
18	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
19	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
20	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
21	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
22	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
23	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
24	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
25	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
26	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
27	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
28	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
29	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
30	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
31	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
32	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
33	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
34	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
35	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
36	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
37	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
38	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
39	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	
40	20	7,278 SF.	0.166 AC.	7,278 SF.	0.166 AC.	

**OWNER:**  
 VINYARDS VIEW ESTATES, LLC  
 10000 MacArthur Blvd., Suite 4000, San Diego, CA 92121  
 PHONE: 619-594-0000

**ENGINEER:**  
 MAX GROUP, INC.  
 8000 MacArthur Blvd., Suite 4000, San Diego, CA 92121  
 PHONE: 619-594-0000

**DATE PREPARED:** 08/24/04

**REVISIONS:**

REVISION 5:	04/27/05
REVISION 4:	01/04/05
REVISION 3:	11/08/04
REVISION 2:	09/30/04
REVISION 1:	08/27/04

**CITY OF TEMECULA**

Tentative Tract Map for  
 VINYARDS VIEW ESTATES  
 TRACT 23103-2  
 SPECIFIC PLAN 09A-038

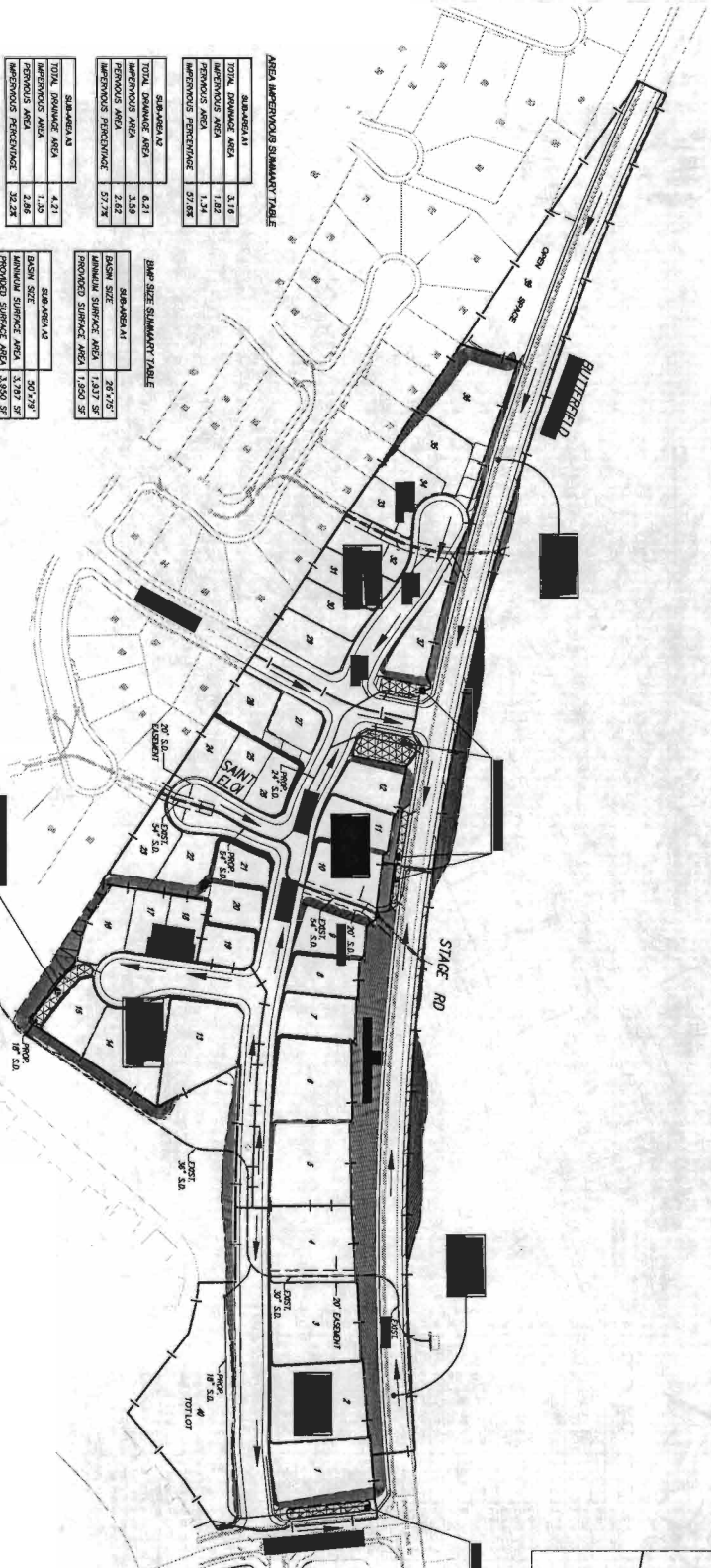
**SHEET 1**



# TR 23103-2 CHARDONNAY 37

## CITY OF TEMECULA, COUNTY OF RIVERSIDE

### WATER QUALITY MANAGEMENT PLAN SITE MAP



**AREA IMPROVEMENT SUMMARY TABLE**

SUB-AREA A1	4.21
TOTAL DRAINAGE AREA	3.18
IMPROVED AREA	1.92
IMPROVEMENT PERCENTAGE	37.7%

SUB-AREA A2	4.31
TOTAL DRAINAGE AREA	3.86
IMPROVED AREA	2.62
IMPROVEMENT PERCENTAGE	37.7%

SUB-AREA A3	4.21
TOTAL DRAINAGE AREA	2.36
IMPROVED AREA	1.26
IMPROVEMENT PERCENTAGE	43.7%

SUB-AREA A4	2.84
TOTAL DRAINAGE AREA	1.76
IMPROVED AREA	1.08
IMPROVEMENT PERCENTAGE	61.0%

SUB-AREA B1	20.02
TOTAL DRAINAGE AREA	15.28
IMPROVED AREA	11.27
IMPROVEMENT PERCENTAGE	73.8%

SUB-AREA B2	17.94
TOTAL DRAINAGE AREA	12.97
IMPROVED AREA	9.60
IMPROVEMENT PERCENTAGE	73.8%

SUB-AREA B3	15.28
TOTAL DRAINAGE AREA	10.00
IMPROVED AREA	7.50
IMPROVEMENT PERCENTAGE	75.0%

**WQMP NOTES:**  
 1. 37% IMPROVEMENT  
 2. 1.92 AC IMPROVEMENT  
 3. 1.92 AC IMPROVEMENT  
 4. 1.08 AC IMPROVEMENT

**BASE SIZE SUMMARY TABLE**

SUB-AREA A1	261,293
BASE SIZE	1,500 SF
FOUNDATIONAL SURFACE AREA	1,500 SF

SUB-AREA A2	301,293
BASE SIZE	1,500 SF
FOUNDATIONAL SURFACE AREA	1,500 SF

SUB-AREA A3	125,100
BASE SIZE	1,500 SF
FOUNDATIONAL SURFACE AREA	2,000 SF

SUB-AREA A4	800 SF
BASE SIZE	800 SF
FOUNDATIONAL SURFACE AREA	1,000 SF

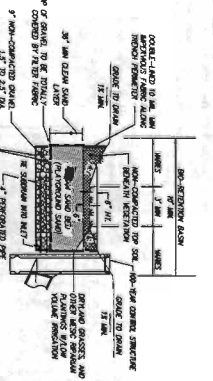
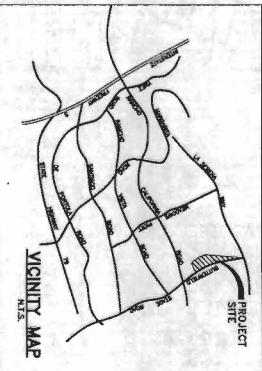
SUB-AREA B1	20,020
BASE SIZE	15,280 SF
FOUNDATIONAL SURFACE AREA	1,500 SF

SUB-AREA B2	17,940
BASE SIZE	12,970 SF
FOUNDATIONAL SURFACE AREA	1,500 SF

SUB-AREA B3	15,280
BASE SIZE	10,000 SF
FOUNDATIONAL SURFACE AREA	1,500 SF



**VSTL** civil engineering  
 planning & surveying  
 4953 COUNTY CENTER DRIVE, SUITE 100, TEMECULA, CA 92591  
 TEL: (951) 298-3500, FAX: (951) 298-3831

**EXHIBIT "WO-1"**  
 CITY OF TEMECULA  
 TR 23103-2  
 WQMP SITE MAP



**L&L Environmental, Inc.**

*BIOLOGICAL AND CULTURAL  
INVESTIGATIONS AND MONITORING*

LH-12-311  
November 2012

**Figure 7c  
JD in the Review Area**

(Photo obtained from Google Earth, 6-7-2012,  
Original jurisdictional mapping by Glenn Lukos & Assoc.)

*Belle Maison @ Chardonnay Hills,  
City of Temecula  
County of Riverside, California*

**ATTACHMENT 5  
MITIGATION RECEIPTS**



PB OAKS, LLC

2121 E. PACIFIC COAST HWY.  
SUITE 290  
CORONA DEL MAR, CA 92625  
TEL 949-640-6002  
FAX 949-640-6019

September 6, 2005

Ms. Ethel Parrenas  
May Group  
8555 Aero Drive, Suite 305  
San Diego, CA 92123

Re: Barry Jones Wetland Mitigation Bank Credit Purchase

Dear Ms. Parrenas:

Enclosed please find the following documents:

1. Duplicate original of fully executed original Mitigation Credit Purchase Agreement and Acknowledgment; and
2. Originally executed Acknowledgment of Sale of Mitigation Credits for one-tenth of one (0.1) credit for the Vineyards View Estates project.

The enclosed documents should satisfy certain mitigation requirements for wetland habitat values relating to your Vineyards View Estates project located in Riverside County, California.

Should you have any questions or need additional information, please do not hesitate to call me at (949) 640-6002. Our best wishes to you for a successful project and thank you for your purchase of the Credit.

Very truly yours,

A handwritten signature in cursive script that reads "Karin T. Krogius".

Karin T. Krogius  
Member

C: Michael McCollum (w/encl.)

ACKNOWLEDGMENT OF SALE OF MITIGATION CREDITS

The undersigned Seller hereby acknowledges that it has sold and conveyed to VINEYARDS VIEW ESTATES, LLC, a California limited liability company ("Buyer"), one-tenth (0.1) of one wetland mitigation Credit from the Barry Jones Wetland Mitigation Bank. All terms of this conveyance shall be governed by the provisions of the Mitigation Credit Purchase Agreement between Buyer and Seller dated August 30, 2005.

Seller:

RBV MITIGATION CREDITS, LLC,  
a California Limited Liability Company

By: Karin T. Krogius  
Karin T. Krogius  
Its: Member

Dated: September 6, 2004

P.O. Box 1777  
Fallbrook, CA 92088  
Tel. 760-728-1332  
Fax. 760-723-5316

# Mission Resource Conservation District



# Fax

<b>To:</b> Dr. Stephen Neudecker	<b>From:</b> Judy Mitchell
<b>Fax:</b> (619) 462-0552	<b>Pages:</b> 3
<b>Phone:</b>	<b>Date:</b>
<b>Re:</b>	<b>CC:</b>

Urgent     For Review     Please Comment     Please Reply     Please Recycle

● **Comments:**

We received your check # 18224 for \$800.00 and will process this purchase once we receive a copy of the 401 Certification instructions requiring the purchase of 0.04 acre in the Santa Margarita In-Lieu Fee program. Please fax this information to (760) 723-5316.

Judy Mitchell

**HELIX**

environmental planning, inc.

8100 La Mesa Blvd., Suite 150

La Mesa, CA 91941-6476

fax (619) 462-0552

phone (619) 462-1515

Inland Empire Office

phone (951) 328-1700

October 26, 2005

VVE-01

Ms. Judy Mitchell, District Coordinator  
Mission Resource Conservation District  
P. O. Box 1777  
Fallbrook, CA 92088-1777

**Subject: Purchase of 0.04 acre in the Santa Margarita Arundo Control  
Fund Pursuant to 401 Water Quality Certification  
File No. 05C-071 for the Vinyards View Estates Project**

Dear Ms. Mitchell:

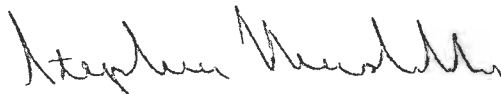
This letter is in reference to Vinyards View Estates, LLC's Vinyards View Estates project in Temecula, Riverside County, California. Construction of the proposed residential development will affect 0.02 acre of Waters of the U.S. (HELIX 2005).

We are requesting the purchase of 0.04 acre of In-Lieu Fee credit in the Santa Margarita Arundo Control Fund Program. That mitigation will be provided to the San Diego Regional Water Quality Control Board as partial compensatory mitigation pursuant to 401 Water Quality Certification 05C-071.

A check for \$800 is enclosed. Please fax and mail me a receipt for this purchase.

Please call me if you have any questions.

Sincerely,



Stephen Neudecker, Ph.D.  
Certified Senior Ecologist

cc: Marwan Younis, Vinyards View Estates, LLC

enclosure:

HELIX Check # 18224 - \$800



Phone (760) 728-1332  
Fax (760) 723-5316

Mission Resource Conservation District  
990 East Mission Road, Fallbrook, California 92028  
P.O. Box 1777, Fallbrook, California 92088-1777

[www.missionrcd.org](http://www.missionrcd.org)

Oct. 31, 2005

Helix Environmental Planning  
8100 La Mesa Blvd., Suite 150  
La Mesa, CA 91941-6476

Re: Mitigation on the Santa Margarita River

We are in receipt of your check of 800.00 for the Santa Margarita Arundo Control Removal Program – Mitigation Program for .04 acre. Please consider this your evidence of payment letter.

If you have any questions, we can be reached at (760) 728-1332. Thank-you.

Sincerely,

Judith Mitchell  
District Coordinator

Cc: Marwan Younis, Vinyards View Estates