

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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**[TENTATIVE] WASTE DISCHARGE REQUIREMENTS ORDER
R8-2026-0022**

ORDER INFORMATION

Status: TENTATIVE
Program: Dredged and Fill Material Program
Discharger: City of Irvine
Project: Irvine Gateway Village
County: Orange County
CIWQS WDID: 302025-14
Prior Order(s): (none)

CERTIFICATION

I, ERIC T. LINDBERG, Executive Officer, hereby certify that the following is a full, true, and correct copy of the order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on April 24, 2026.

ERIC T. LINDBERG, PG CHG
Executive Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

ORDER R8-2026-0022

WASTE DISCHARGE REQUIREMENTS
FOR
DISCHARGES OF DREDGED OR FILL MATERIALS TO WATERS OF THE STATE
IRVINE GATEWAY VILLAGE
ORANGE COUNTY

FINDINGS

The Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) hereby finds as follows:

1. This Order prescribes Waste Discharge Requirements (WDRs) for the Irvine Gateway Village Project (Project) for the City of Irvine (Discharger).
2. Receiving waters and groundwater potentially impacted by this Project are protected in accordance with the operative Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) and all other pertinent water quality plans and policies. The Basin Plan includes water quality standards, which consist of existing and potential beneficial uses of waters of the state, water quality objectives to protect those uses, and the state and federal antidegradation policies.
3. The Santa Ana Water Board has the authority to regulate the discharge of dredged and fill materials by prescribing WDRs pursuant to California Water Code section 13263. The Santa Ana Water Board has determined that WDRs are necessary to adequately address the Project's potential impacts on the beneficial uses of waters of the State.
4. This Order regulates the discharge of fill material to waters of the State.
5. This Order is issued in compliance with the State Water Resources Control Board's (State Water Board) *State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Dredge and Fill Procedures), as revised on April 6, 2021.
6. On November 26, 2025, Glenn Lukos Associates, Inc., on behalf of the Dischargers, submitted an *Application for Discharges of Dredged or Fill Material to Waters of the State* (Application) for the Project, which was assigned Santa Ana Water Board WDID No. 302025-14.
7. The Application was deemed complete on December 24, 2025.

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8. On February 25, 2026, the United States Army Corps of Engineers determined that waters of the United States were not present within the Project boundaries.

Project Description and Discharge Characteristics

9. The Project will develop a new residential community with a variety of housing types to address long-term housing, economic, recreational, and infrastructural needs identified by the City of Irvine.
10. The Project is in the City of Irvine at the southeast quadrant of the intersection of Portola Parkway and Jeffrey Road, Orange County, and encompasses approximately 105 acres (33.719136° N, -117.729714° W). The Project site is bordered by Portola Parkway to the south, Jeffrey Road and Hicks Haul Road to the west, and Bee Canyon Access Road to the east. Maps showing the Project location are found in Attachment A of this Order.
11. The 105-acre Project site is relatively flat and consists primarily of active agricultural fields. The Project site area has been disturbed by agricultural uses, including clearing, grading, and drainage modifications.
12. Elevations across the site range from 330 feet to 515 feet above mean sea level. Onsite surface sheet flows generally flow southwest. The surrounding land use consists of existing residential developments to the south and undeveloped reserve lands to the north and east.
13. The site contains two agricultural basins, a series of agricultural irrigation ditches, concrete V-ditches to the west, and an unnamed earthen drainage feature to the northeast.
14. The Project includes the development of a residential community and associated infrastructure, including 1,138 residential units, 287 multi-family affordable housing, a 2,750-foot extension of the Jeffrey Open Space Trail, and five (5) parks.
15. Construction of the community will require the extension of water utilities to the Project site. Utility and access connections will consist of new water lines, sewer lines, and reclaimed water lines.
16. Additionally, the Project includes improving the intersection of Jeffrey Road and "A" Street.
17. The estimated construction duration for the Project is approximately 74 months. Upon completion, the Project will create approximately 3,158,100 square feet of new impervious surface.

18. A total of 0.03 acres (577 linear feet) of ephemeral waters of the State are present as an unnamed earthen drainage on the northeastern boundary of the Project site (referenced herein as “NWW-1”).
19. Drainage “NWW-1” is earthen-bottomed and consists primarily of sand, gravel, and upland vegetation cover. Drainage “NWW-1” originates offsite and continues through the Project site for approximately 577 feet and then continues offsite before entering a culvert. The culvert conveys surface flows north of Jeffrey Road to Hicks Canyon Wash.
20. A total of 0.29 acres (1,860 linear feet) of concrete-lined V-ditches span the western and southwestern boundary of the Project site (referenced herein as “NWW-2” and “Erosion Ditch”). The concrete-lined V-ditches convey surface flows and stormwater runoff from the Project site and adjacent roads in response to precipitation events. These ditches are unvegetated and convey surface flows offsite into an existing storm drain system.
21. The onsite agricultural basins exhibited wetland hydrology and vegetation but lacked hydric soils. These basins are isolated with no connection to downstream waters of the State and are no longer in use. Thus, the basins do not meet the wetland definition and are not considered wetland waters of the State under the Procedures¹.
22. The agricultural irrigation ditches are partially concrete and earthen lined with plastic. The agricultural ditches are partially vegetated with non-native grasses and weeds. The ditches have no connectivity with downstream drainages and are no longer in use.
23. Temporary impacts to waters of the State are not anticipated.
24. Implementation of the Project will result in the permanent impact to 0.32 acres (2,437 linear feet) of ephemeral waters of the State, including drainage “NWW-1” and the concrete-lined V-ditches (“NWW-2” and “Erosion Ditch”). Acreages were calculated based on average ordinary high water mark widths multiplied by linear feet.

¹ The Water Boards define an area as wetland as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes or the area lacks vegetation.

25. The permanent impacts are a result of cut-and-fill mass grading, and replacement of pervious surfaces from clearing, grading, and grubbing to prepare the site for the development. Table 1 below summarizes impacts to waters of the State.

Table 1: Permanent Impacts to Waters of the State

Feature	Type	Acres	Linear Feet	Impact Type
NWW-1	Earthen Ephemeral Drainage	0.03	577	Permanent
NWW-2	Concrete-lined Ephemeral Drainage	0.22	1,340	Permanent
Erosion Ditch	Concrete-lined Ephemeral Drainage	0.07	520	Permanent
Total	--	0.32	2,437	Permanent

26. In addition, the Project will result in unavoidable permanent impacts to 5.02 acres of least Bell's vireo (*Vireo bellii pusillus*) habitat.
27. The Project will permanently alter the amount of impervious surfaces onsite, resulting in increased stormwater runoff and potential pollutant loading, including tire wear residues, petroleum hydrocarbons, nutrients, pesticides, heavy metals, bacteria, and trash. The Project includes the construction of an onsite storm drain system, which is proposed to capture stormwater runoff from impervious surfaces and upstream/offsite areas.
28. The proposed storm drain system is designed to convey the 25-year storm event, while a detention basin will provide additional capacity to manage the 100-year storm event and attenuate peak flows. Stormwater flows will be discharged to existing storm drain connections located just south of South Park and Jeffrey Road.
29. In addition to the storm drain system, a detention basin will capture approximately 198,000 cubic feet (~4.55 acre-feet) of stormwater and is designed in accordance with applicable local hydromodification and flood control criteria. The detention basin will have a maximum detention time of 72 hours.
30. A modular wetland treatment system will be installed to capture stormwater and provide water quality biotreatment before discharging at designated points into the storm drain system.
31. The Project's direct permanent impacts to waters of the State will be mitigated through permittee-responsible compensatory mitigation.

32. The Discharger has proposed to implement a habitat mitigation and monitoring plan (HMMP) to offset the Project impacts, through the establishment, rehabilitation, and enhancement of 5.02 acres of least Bell's vireo habitat, comprising of 0.48 acres of mulefat scrub, 1.54 acres of elderberry and laurel sumac scrub, 1.85 acres of southern willow scrub, and 1.15 acres of transitional riparian habitat within and adjacent to Hicks Canyon Wash and Rattlesnake Wash.

Table 2: Summary of Proposed Compensatory Mitigation Habitat Types

Habitat Type	Acres
Mulefat Scrub	0.48
Elderberry and Laurel Sumac Scrub	1.54
Southern Willow Scrub	1.85
Transitional Riparian Habitat	1.15
Total	5.02

33. The HMMP provides compensatory mitigation components required by the Santa Ana Water Board, California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service.
34. Although, impacts to waters of the State are to non-wetland ephemeral drainages, compensatory mitigation focuses on riparian habitat establishment, rehabilitation and enhancement that provides equivalent or greater ecological functions, including habitat, shading, and water quality benefits.
35. Both mitigation sites (Hicks Canyon Wash and Rattlesnake Wash) are within the Orange County Natural Community Conservation Planning areas.

Basin Plan and Regulatory Considerations

36. The Project would impact 0.03 acres of an earthen ephemeral drainage tributary to Hicks Canyon Wash and 0.29 acres of concrete-lined ephemeral drainages tributary to Peters Canyon Wash.
37. Hicks Canyon Wash and Peters Canyon Wash have the following designated beneficial uses (existing or potential): Rare, Threatened, or Endangered Species.
38. Hicks Canyon Wash and Peters Canyon Wash have the following designated beneficial uses (intermittent): Groundwater Recharge, Water Contact Recreation, Non-contact Water Recreation, Warm Freshwater Habitat, Wildlife Habitat
39. This Order is adopted per Water Code section 13263, subdivision (a), which provides that the Santa Ana Water Board may, after any necessary hearing, prescribe requirements (WDRs) as to the nature of any proposed discharge with relation to the conditions existing in the disposal area or receiving waters upon, or into which, the discharge is made or proposed. The WDRs are required to

implement any relevant water quality control plans that have been adopted and take into consideration the beneficial uses to be protected, the water quality objectives reasonably required for that purpose, other waste discharges, the need to prevent nuisance, and the provisions of Water Code section 13241.

40. This Order is also adopted pursuant to Water Code section 13267, subdivision (b)(1), which authorizes the Santa Ana Water Board to require technical and monitoring program reports, submitted under penalty of perjury, from persons discharging or proposing to discharge waste within the Santa Ana Region, in connection with the issuance of WDRs. This Order incorporates requirements for water quality monitoring and Project reporting, which are necessary to ensure that the discharge of dredged and fill material complies with WDRs and is protective of the water quality. In accordance with Water Code section 13267, the burden, including costs, of generating these reports bears a reasonable relationship to the need for the report and the benefits to be obtained from them.
41. The Santa Ana Water Board has considered the state antidegradation policies (State Water Board Resolution 68-16) and finds that the discharge permitted under this Order is consistent with those policies. Filling wetlands, riparian areas, headwaters, and other waters causes partial or complete loss of the beneficial uses provided by those waters. This Order requires that impacts to waters of the State be mitigated through avoidance and minimization to the maximum extent practicable and that unavoidable loss of beneficial uses is offset with compensatory mitigation, including the restoration (rehabilitation), establishment (creation), and enhancement of other waters of the State. The mitigation requirements in this Order comply with the State Water Board's Dredge and Fill Procedures.
42. This Order is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Water Code section 13330 and California Code of Regulations, title 23, section 2050 et seq. Additionally, the Santa Ana Water Board reserves the right to suspend, cancel, or modify and reissue this Order, after providing notice to the Discharger, if the Santa Ana Water Board determines that the Project fails to comply with any of the conditions of this Order; or when necessary to implement any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act (Wat. Code, § 13000 et seq.).
43. The provisions of this Order are severable and, if any provision of this Order or the application of any provisions of this Order to any circumstance is held invalid, the application of such provision to other circumstances and the remainder of this Order shall not be affected thereby.
44. A request for modification, revocation and re-issuance, or termination of this Order or a notification of planned changes or anticipated noncompliance does not stay any requirements of this Order.

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45. The requirements prescribed herein do not authorize the commission of any act causing injury to the property of another, nor protect the Discharger from liabilities under federal, state, or local laws, nor guarantee the Discharger a capacity right in the receiving waters.

California Environmental Quality Act and Public Participation

46. On November 12, 2025, the City of Irvine, as the lead agency under the California Environmental Protection Act (CEQA; Public Resources Code, § 21000 et seq.), certified an Environmental Impact Report (EIR) for the Project (State Clearinghouse 2024100742). The lead agency filed a Notice of Determination with the Office of Planning and Research and the County Clerk County of Orange on November 13, 2025.
47. The Santa Ana Water Board is a responsible agency under CEQA for the purposes of issuing this Order. As a responsible agency, the Santa Ana Water Board is “responsible for considering only the effects of those activities involved in a project which it is required by law to carry out or approve.” (Public Resources Code, § 21002.1, subd. (d).) In approving this Order, the Santa Ana Water Board has considered the EIR certified by the City of Irvine and subsequent information provided by the Discharger. More specifically, the Santa Ana Water Board considered those sections of the EIR pertaining to impacts to water quality. The Santa Ana Water Board finds that compliance with the mitigation measures of the EIR and conditions in this Order will reduce potentially adverse impacts to water quality to a less than significant level and protect beneficial uses of receiving waters.
48. There are no known tribal and/or disadvantaged communities in the vicinity of the Project site.
49. The Santa Ana Water Board has notified the Discharger and other interested agencies and persons of its intent to prescribe WDRs for the discharge and has provided them with an opportunity for a public hearing to submit comments.
50. The Santa Ana Water Board, in a public meeting, heard and considered all comments pertaining to the WDRs for the discharge.

REQUIREMENTS

IT IS HEREBY ORDERED, pursuant to Water Code sections 13263 and 13267, that the Discharger shall comply with the following:

A. Discharge Specifications

1. Activities associated with the Project shall not cause or threaten to cause a condition of nuisance, contamination or pollution as defined in Water Code section 13050.
2. The groundwater in the vicinity of the Project shall not be degraded resulting from the Project activities or placement of fill materials for the Project.
3. The Discharger shall, as applicable, obtain coverage under and comply with the State Water Board's NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order 2009-0009-DWQ, as amended by Order 2012-0006-DWQ; NPDES No. CAS000002) and any subsequent amendments (Construction General Permit). If the Project construction activities do not require coverage under the Construction General Permit, the Discharger shall develop and implement a runoff management plan or equivalent construction best management practices (BMP) plan, to prevent the discharge of sediment and other pollutants during construction activities.
4. The Discharger shall comply with the local regulations associated with the Santa Ana Water Board's Municipal Stormwater Permit issued to Orange County and co-permittees under NDPEs No. CAS618030 and WDRs Order R8-2009-0030 as amended by Order R8-2010-0062, and subsequent iterations thereof.
5. If construction dewatering discharges, including temporary stream diversions, are necessary to carry out the Project, the Discharger shall enroll and comply with the Santa Ana Water Board Order R8-2020-0006, *General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality*.
6. Discharges of fill materials shall be limited to the placement of native fill and "inert waste," as defined in California Code of Regulations, title 27, section 20230. Fill materials other than native soil shall not be discharged as part of the Project.

B. Discharge Prohibitions

1. A fee of \$5,174.00 based on total Project impacts shall be paid by the Discharger prior to the initiation of the Project activities.
2. Except as expressly authorized in another WDRs order, waste shall not be discharged in a manner or location other than as described in the Application referenced in Finding 6 or the findings herein.

3. Permanent impacts to waters of the State from the Project shall not exceed quantities identified in Finding 24.
4. If temporary impacts occur during construction (e.g., access, utility crossings, or dewatering), such impacts will be avoided or minimized to the maximum extent practicable and restored to pre-Project conditions.
5. Except for authorized fill material discharges to waters of the State, the direct discharge of wastes, including rubbish, refuse, bark, sawdust, or any other solid or liquid wastes, into water channels, surface waters, or any place where they would contact or be eventually transported to surface waters, including flood plains, is prohibited.
6. The discharge of oil or other floating materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
7. The discharge of silt, sand, clay, or other earthen materials from any activity in quantities sufficient to cause deleterious bottom deposits, turbidity, or discoloration in surface waters is prohibited.
8. Discharges to surface waters of wastes or pollutants that are not authorized by this Order or regulated by a separate permit are prohibited.

C. Construction and Post-Construction Best Management Practices

1. The Discharger shall implement construction best management practices. Including but not limited to:
 - a. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
 - b. Motorized equipment shall not be maintained or parked near any stream crossing or channel, in such a manner that petroleum products or other pollutants might enter these areas under any flow conditions. Vehicles and equipment shall not be driven or operated in waters of the State, except as necessary to complete the proposed Project.
 - c. All stockpiles shall be placed outside of drainage areas or other surface waters and protected in such a manner to be prevented from entering waters of the State.

- d. Erosion control or sedimentation prevention methods of fiber rolls, sand or gravel bags, rice mats, straw wattles, sedimentation basins, infiltration swales, or similar measures.
 - e. The disturbed areas shall be revegetated with native vegetation to the greatest extent possible.
 - f. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances
 - g. Silt fencing within 100 feet of aquatic resources shall be installed.
2. In addition, the Discharger shall implement the following post-construction best management practices:
- a. All post-construction structural treatment best management practices, including but not limited to, water quality basins, vegetated swales and media filters, must be regularly inspected and maintained in perpetuity per manufactures specifications for proprietary structural devices, and at frequencies not less than those recommended by the California Storm Water Quality Association (CASQA)² guidance, for non-proprietary measures.
 - b. Retention basins must be maintained as necessary to prevent nuisance conditions, including those associated with odors, trash, and disease vectors. Such maintenance shall not compromise the ability of the basins to perform water quality treatment required by this Order.

D. Compensatory Mitigation Requirements

1. The Discharger shall provide offsite permittee-responsible compensatory mitigation for authorized direct permanent impacts to 0.32 acres of waters of the State.
2. The Discharger shall provide a total of 5.02 acres of compensatory mitigation, which provides a net ecological benefit.
3. The compensatory mitigation shall comprise of the establishment of 0.48 acres of mulefat scrub, establishment of 1.54 acres of elderberry/laurel sumac scrub, rehabilitation of 1.85 acres of southern willow scrub, and enhancement of 1.15

² California Stormwater Quality Association (California Storm Water BMP Handbook, New Development and Redevelopment 2022), available on-line CASQA's website (<https://www.casqa.org/resources/bmp-handbooks>)

acres of transitional riparian habitat within and adjacent to Hicks Canyon Wash and Rattlesnake Wash, including 0.32 acres of streambed establishment through the excavation and grading of upland incised areas adjacent to Hicks Canyon Wash to expand the floodplain and establish riparian habitat.

4. The total required compensatory mitigation is summarized in Table 3 below.

Table 3: Summary of Total Required Compensatory Mitigation

Location	Habitat Type	Mitigation Type	Acres
Hicks Canyon Wash	Mulefat Scrub	Establishment	0.48
	Elderberry/Laurel Sumac Scrub	Establishment	1.54
Rattlesnake Wash	Southern Willow Scrub	Rehabilitation	1.85
	Transitional Riparian	Enhancement	1.15

5. The Discharger shall provide a final compensatory mitigation plan for review and approval by the Santa Ana Water Board prior to initiating the Project. The final compensatory mitigation plan shall include all plan elements as outlined in the Dredge and Fill Procedures, Subpart J – Compensatory Mitigation for Losses of Aquatic Resources, including the following:
 - a. Workplan: Detailed written specifications and work descriptions for the compensatory mitigation, including, but not limited to, the responsible parties; ownership status; funding mechanism; geographic boundaries; construction methods, timing, and sequence; source(s) of water, existing functions and values; methods for establishing the desired plant community; plans to control invasive plant species; and erosion control measures.
 - b. Maintenance: A description and schedule of maintenance requirements to ensure the continued viability of the resource once initial construction is completed.
 - c. Performance Standards. Ecologically based standards that will be used to determine whether compensatory mitigation is achieving its objectives; rationale for performance standards; acreage to be enhanced; types of habitats to be enhanced; and functions and values.
 - d. Monitoring: A description of parameters to be monitored to determine if the compensatory mitigation is on track to meet performance standards and if adaptive management is needed.

- e. Adaptive Management: A management strategy to address unforeseen changes in site conditions or other components of compensatory mitigation including the party or parties responsible for implanting adaptive management measures.
6. The permittee-responsible compensatory mitigation shall be initiated no later than 90 days following the start of authorized impacts.
7. The proposed mitigation exceeds minimum requirements and, combined with post construction BMPs and treatment controls, ensures no net loss of aquatic resource functions and is consistent with the State Water Board Resolution 68-16.
8. The Discharger is responsible for the permittee-responsible compensatory mitigation in perpetuity. However, the Discharger may transfer the compensatory mitigation requirements associated with long-term management when the following conditions have been met:
 - a. Performance standards are met.
 - b. A transfer agreement to a third party has been approved by the Santa Ana Water Board.
 - i. A transfer agreement shall be submitted from an authorized representative of the third party (transferee) for acceptance by the Santa Ana Water Board. This agreement shall demonstrate acceptance and understanding of the responsibility to comply with and fully satisfy the required compensatory mitigation and long-term management conditions. Failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the Santa Ana Water Board under Water Code section 13385, subdivision (a).
 - ii. Notification of transfer of responsibilities meeting the above condition must be provided to the Santa Ana Water Board. A draft transfer agreement is due to the Santa Ana Water Board no less than 30 days prior to the transfer of the mitigation responsibility. A final transfer agreement is due to the Santa Ana Water Board within 30 days of the completion of the transfer.
 - c. An approved non-wasting endowment, trust, or other appropriate financial instrument has been provided by the Discharger to the third party for long-term management of the mitigation site.

- d. A conservation easement, deed restriction, or other appropriate restrictive covenant for the mitigation site has been recorded and approved by the Santa Ana Water Board.

E. Provisions

1. The Discharger shall maintain a copy of this Order at the Project site so that it is always available to site operating personnel. Key operating personnel shall be familiar with the Order's content.
2. The Discharger shall take all reasonable steps to minimize or prevent any discharge that has a reasonable likelihood of adversely affecting human health and the environment.
3. This Order is not transferable to any person without written approval by the Santa Ana Water Board's Executive Officer. Prior to any change in ownership, the Discharger shall notify the Santa Ana Water Board's Executive Officer in writing at least 30 days in advance. The notice shall include a written transfer agreement between the existing owner and the new owner. At a minimum, the transfer agreement shall contain a specific date for transfer of responsibility for compliance with this Order and an acknowledgment that the new owner or operator is liable for compliance with this Order from the date of transfer. The Santa Ana Water Board may require modification or revocation and reissuance of this Order to change the name of the Discharger and incorporate other requirements as may be necessary under the Water Code.
4. The Discharger shall submit an annual report each year on the anniversary of this Order. Annual reporting shall continue until a *Notice of Project Complete Letter* is issued to the Discharger. The contents of the annual report shall include a construction summary, Project status and schedule (including ground disturbance, site clearing and grubbing, and site construction), and the implementation status of BMPs during the active discharge period. If the Project has not started, the Discharger shall provide an estimated start date and reasons for any expected delays.
5. The Discharger shall submit a *Commencement of Construction Report* at least seven days prior to start of initial groundbreaking activities.
6. The Discharger shall submit a *Request for Notice of Completion of Discharges Letter* following completion of active Project construction activities, including any required restoration and Discharger-responsible mitigation. This request shall be submitted to Santa Ana Water Board staff within 30 days following the completion of all Project construction activities. Upon acceptance of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Completion of Discharges Letter*, which will end the active discharge period and, if appropriate, associated annual fees.

7. The Discharger shall submit a *Request for Notice of Project Complete Letter* when construction and any required post-construction monitoring is complete and no further Project activities will occur. This request shall be submitted to Santa Ana Water Board staff within 30 days following the completion of all Project activities. Upon approval of the request, Santa Ana Water Board staff will issue to the Discharger a *Notice of Project Complete Letter* and prepare a draft order terminating this Order for approval by the Santa Ana Water Board. The *Notice of Project Complete Letter* will end the post-discharge monitoring period, and either the expiration or Board approval of the termination of this Order will end the associated annual fees.
8. The Discharger shall retain records of all monitoring information, including all calibration and maintenance records, copies of all reports required by this Order, and records of all data used to complete the application for this Order. Records shall be maintained for a minimum of five years from the date of the sample, measurement, report, or application. Records may be maintained electronically. This period may be extended during for any unresolved enforcement action or litigation regarding this discharge or when requested by the Santa Ana Water Board.
9. The Discharger shall report any noncompliance that may endanger human health or the environment. Information shall be provided orally to the Santa Ana Water Board office and the Office of Emergency Services within twenty-four (24) hours of when the Discharger becomes aware of the incident. If noncompliance occurs outside of business hours, the Discharger shall leave a message on the Santa Ana Water Board's office voicemail. A written report shall also be provided within five business days of the time when the Discharger becomes aware of the incident. The written report shall contain a description of the noncompliance and its cause, the period of noncompliance, the anticipated time to achieve full compliance, and the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. All other forms of noncompliance shall be reported with the Discharger's next scheduled Monitoring Report, or earlier if requested by the Executive Officer.
10. Before initiating a new discharge or making a material change in the character, location, or volume of an existing discharge, the Discharger shall report all pertinent information in writing to the Santa Ana Water Board, and if required by the Santa Ana Water Board, obtain revised requirements before any modifications are implemented.
11. The Discharger shall allow the Santa Ana Water Board, or an authorized representative, upon presentation of credentials and other documents as may be required by law to:

- a. Enter premises where a regulated facility or activity is located or conducted, or where records are kept under the requirements of this Order;
 - b. Access and copy any records that are kept under the requirements of this Order;
 - c. Inspect any facility, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and
 - d. Photograph, sample, or monitor for the purpose of assuring compliance with this Order or as otherwise authorized by the Water Code.
12. If the Project is not completed within five years of adoption of this Order, the Discharger shall submit a Project status report. The Project status report shall be filed no later than 180 days before the fifth anniversary of the Order's adoption date.³

LIST OF ATTACHMENTS

ATTACHMENT A—MAPS AND FIGURES

ATTACHMENT B—REPORTS AND NOTIFICATIONS

ATTACHMENT C—SIGNATORY REQUIREMENTS

ENFORCEMENT

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

³ Based on Santa Ana Water Board staff's review and discussion of the report, a new dredge and fill application in accordance with California Code of Regulations, title 23, division 3, chapter 9 may be required to maintain the activity coverage beyond five years. The application, with filing fee, will be discussed between the Discharger and Santa Ana Water Board staff regarding any need for additional information and changes in fees prior to the issuance of new WDRs.

ADMINISTRATIVE REVIEW

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

ATTACHMENT A—MAPS AND FIGURES

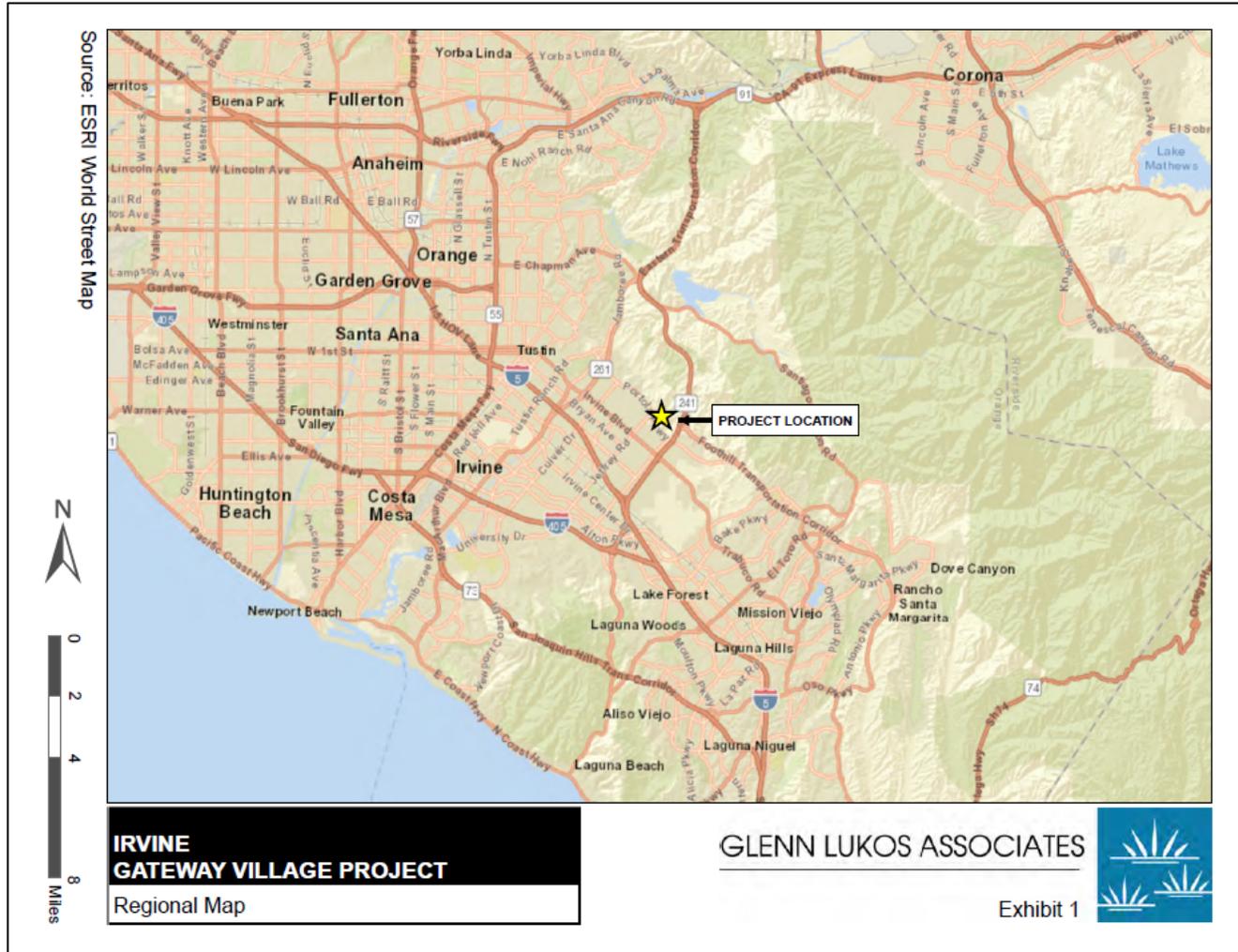


Figure 1: Project Location

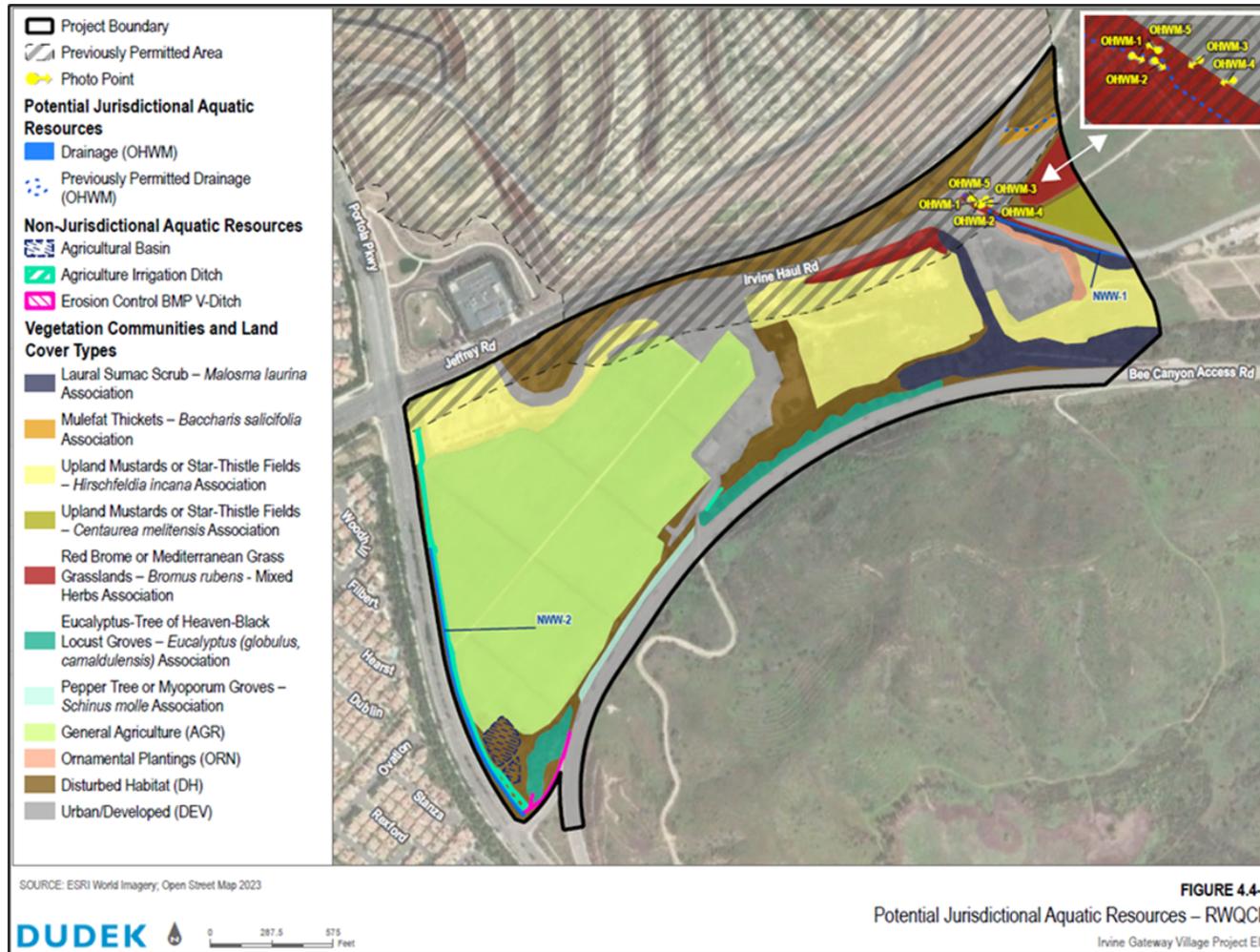


Figure 3: Jurisdictional Aquatic Resources

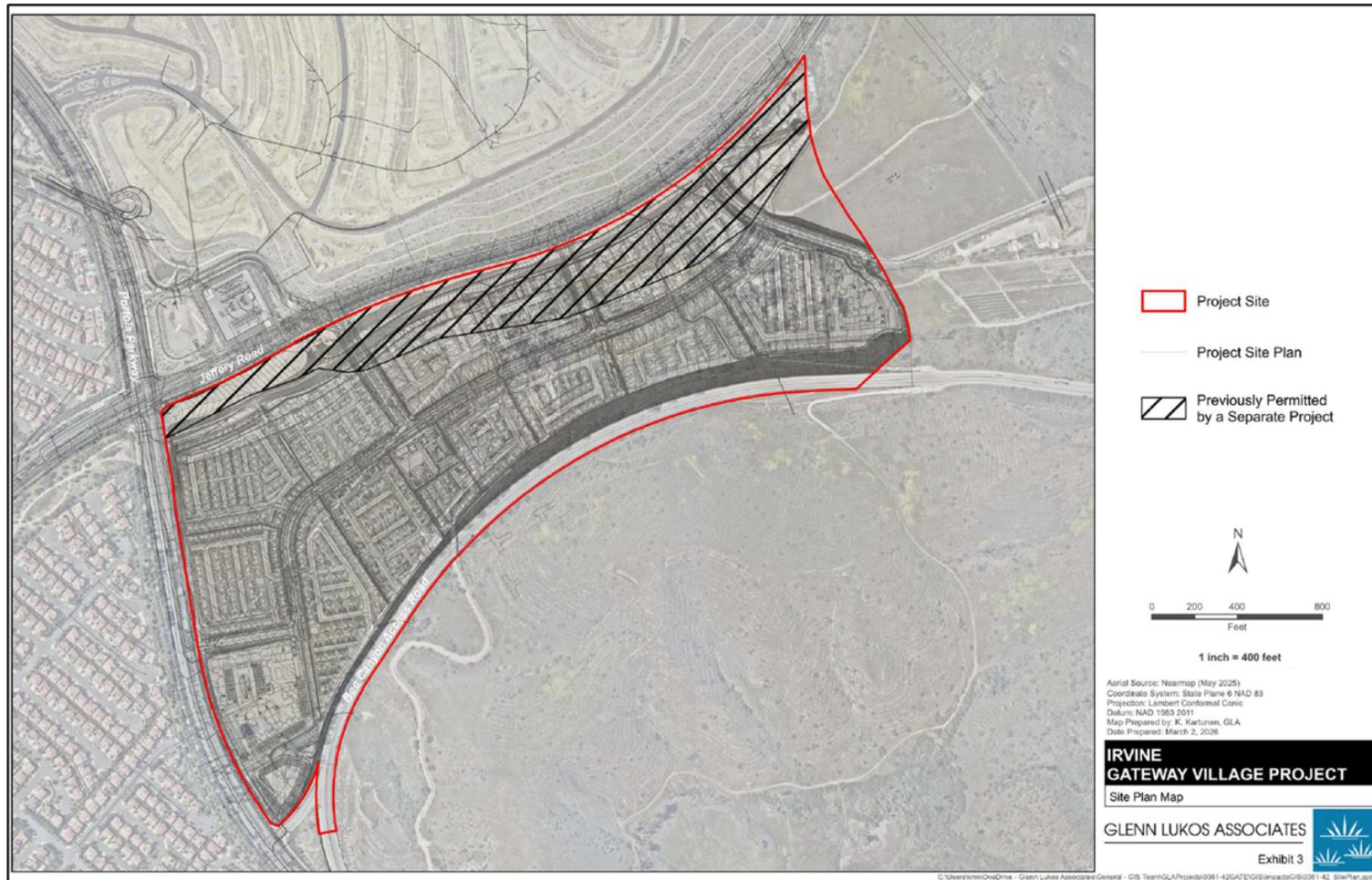


Figure 4: Project Site Plans

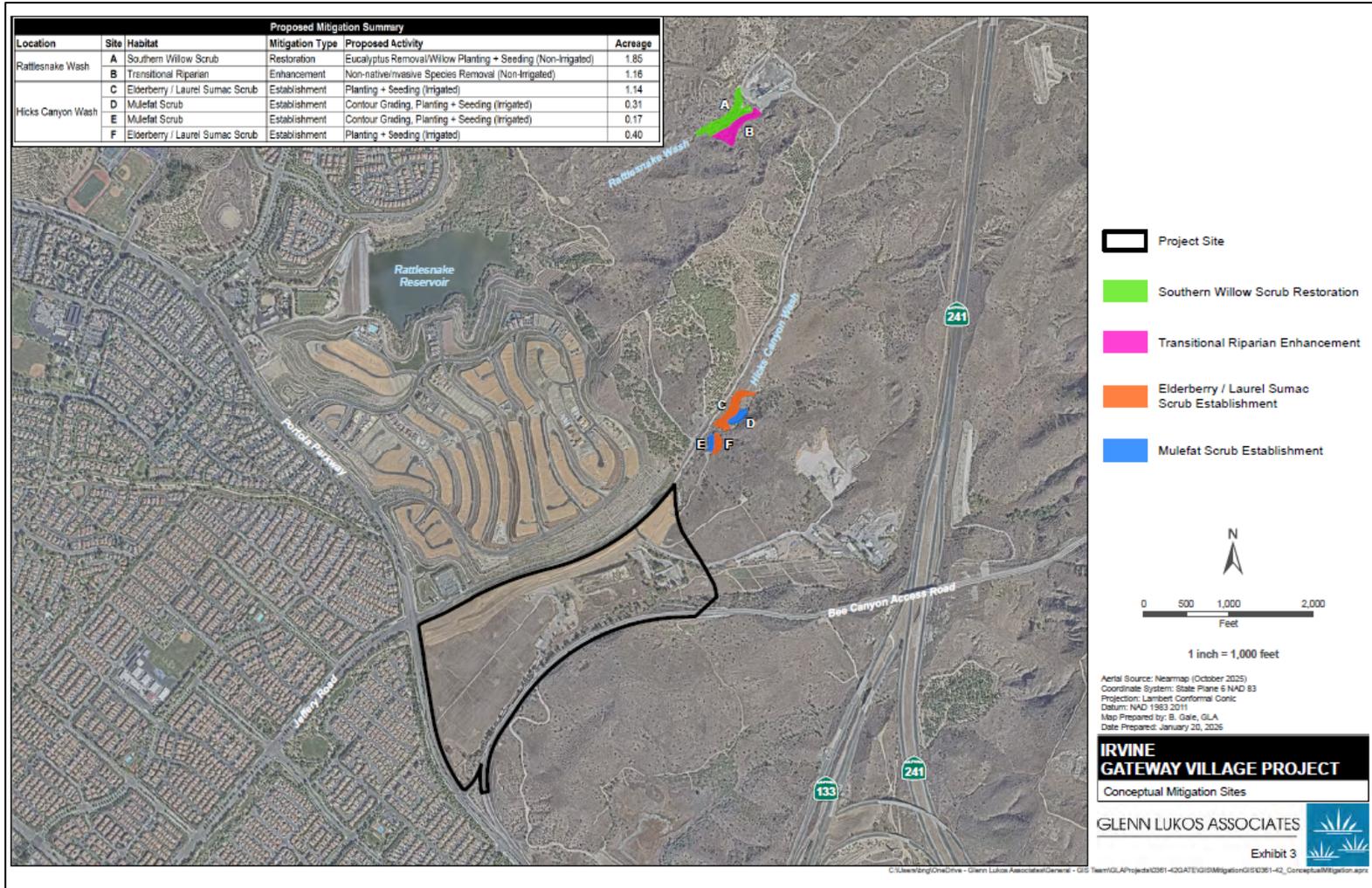


Figure 5: Proposed Mitigation Locations and Summary

ATTACHMENT B – REPORTS AND NOTIFICATIONS

Copies of this Form

To identify your Project, it is necessary to include a copy of the Project-specific Report and Notification Cover Sheet below with your report (see below). Please retain a copy for your records.

Report Submittal Instructions

- 1) Check the box on the *Report and Notification Cover Sheet* next to the report or notification you are submitting.
 - a) Part A (Annual Report): Submitted annually from the anniversary of the Project effective date until a *Notice of Project Complete Letter* is issued.
 - b) Part B (Project Status Notifications): Used to notify the Santa Ana Water Board of the status of the Project schedule that may affect Project billing.
- 2) Sign the *Report and Notification Cover Sheet* and attach all information requested for the Report Type.
- 3) Electronic Report Submittal Instructions:
 - a) Submit signed *Report and Notification Cover Sheet* and required information via email to: RB8-401Reporting@waterboards.ca.gov
 - b) Include in the subject line of the email: Order R8-2026-0022 and Report Type Name
 - c) Additionally, electronically submit Annual Reports using the State Water Board's California Integrated Water Quality System (CIWQS) Program website [California Integrated Water Quality System Project \(CIWQS\) | California State Water Resources Control Board](#). The CIWQS website will provide additional information for report submittal in the event there will be a planned service interruption for electronic submittal.

CITY OF IRVINE

IRVINE GATEWAY VILLAGE

ATTACHMENT B—REPORTS AND NOTIFICATIONS**Definition of Reporting Terms**

- 1) **Active Discharge Period:** The active discharge period begins with the effective date of this Order and ends on the date that the Discharger receives a *Notice of Completion of Discharges Letter* or, if no post-construction monitoring is required, a *Notice of Project Complete Letter*. The Active Discharge Period includes all elements of the Project, including site construction and restoration, and any Discharger-responsible compensatory mitigation construction.
- 2) **Request for Notice of Completion of Discharges Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that have post construction monitoring requirements (e.g., if site restoration were required to be monitored for five (5) years following construction). Santa Ana Water Board staff will review the request and send a *Completion of Discharges Letter* to the Discharger upon approval. This letter will initiate the post-discharge monitoring period and a change in fees from the annual active discharge fee to the annual post-discharge monitoring fee.
- 3) **Request for Notice of Project Complete Letter:** This request by the Discharger to the Santa Ana Water Board staff pertains to projects that either have completed post-construction monitoring and achieved performance standards, or have no post-construction monitoring requirements and no further Project activities are planned. Santa Ana Water Board staff will review the request and send a *Project Complete Letter* to the Discharger upon approval. Termination of annual invoicing of fees will correspond with the expiration or termination by Board action of this Order.

CITY OF IRVINE

IRVINE GATEWAY VILLAGE

ATTACHMENT B—REPORTS AND NOTIFICATIONS**Map/Photo Documentation Information**

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

- 1. Map Format Information:** Preferred map formats of at least 1:24000 (1" = 2000') detail (listed in order of preference):
 - **GIS shapefiles:** The shapefiles shall depict the boundaries of all Project areas and extent of aquatic resources impacted. Each shape should be attributed with the extent/type of aquatic resources impacted. Features and boundaries should be accurate to within 33 feet (10 meters). Identify datum/projection used and, if possible, provide map with a North American Datum of 1983 (NAD83) in the California Teale Albers projection in feet.
 - **Google KML files** saved from Google Maps: My Maps or Google Earth Pro. Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. Include URL(s) of maps. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.
 - **Other electronic format** (CAD or illustration format) that provides a context for location (inclusion of landmarks, known structures, geographic coordinates, or USGS DRG or DOQQ). Maps shall show the boundaries of all Project areas and extent/type of aquatic resources impacted. If this format is used, include a spreadsheet with the object ID and attributed with the extent/type of aquatic resources impacted.
- 2. Photo-Documentation:** Include a unique identifier, date stamp, written description of photo details, and latitude/longitude (in decimal degrees) or map indicating location of photo. Successive photos should be taken from the same vantage point to compare pre/post-construction conditions.

Report and Notification Cover Sheet
Project: Irvine Gateway Village
Dischargers: City of Irvine
Order No.: R8-2026-0022
Order Effective Date: April 24, 2026

Report Type Submitted
<input type="checkbox"/> Report Type 1: Annual Report
<input type="checkbox"/> Report Type 2: Commencement of Construction Report
<input type="checkbox"/> Report Type 3: Request for Notice of Completion Discharges Letter
<input type="checkbox"/> Report Type 4: Request for Notice of Project Complete Letter
<input type="checkbox"/> Report Type 5: Transfer of Property Ownership Report

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

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

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

CITY OF IRVINE

IRVINE GATEWAY VILLAGE

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 1	Annual Report
Purpose:	Notify the Santa Ana 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 by the effective date. Annual reports shall continue until a <i>Notice of Project Complete Letter</i> is issued to the Discharger.
Report Contents:	<p>Part A:</p> <ol style="list-style-type: none"> 1. Project progress and schedule, including initial ground disturbance, site clearing and grubbing, road construction, site construction, and the implementation status of construction storm water BMPs. If construction has not started, provide estimated start date and reasons for delay. <p>Part B:</p> <ol style="list-style-type: none"> 1. Planned date of initiation of compensatory mitigation site installation. 2. If installation is in progress, a map of what has been completed to date. 3. If the compensatory mitigation site has been installed, provide a final map and information concerning attainment of performance standards contained in the compensatory mitigation plan.

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

CITY OF IRVINE

IRVINE GATEWAY VILLAGE

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 3	Request for Notice of Completion of Discharge Letter
Purpose:	Notify Santa Ana Water Board staff that post-construction monitoring is required and that active Project construction, including any mitigation and permittee-responsible compensatory mitigation, is complete.
When to Submit:	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
Report Contents:	<ol style="list-style-type: none"> 1. Status of storm water Notice of Termination(s), if applicable. 2. Status of post-construction storm water BMP installation. 3. Pre- and post-photo documentation of all Project activity sites where the discharge of dredge and/or fill/excavation was authorized. 4. Summary of deviation discharge quantities compared to initial authorized impacts to waters of the state, if applicable. 5. An updated monitoring schedule for mitigation for temporary impacts to waters of the state and Discharger-responsible compensatory mitigation during the post-discharge monitoring period, if applicable.

Report Type 4	Request for Notice of Project Complete Letter
Purpose:	Notify Santa Ana Water Board staff that construction and/or any post-construction monitoring is complete, or is not required, and no further Project activity is planned.
When to Submit:	Must be received by Santa Ana Water Board staff within thirty (30) days following completion of all Project activities.
Report Contents:	<p>Permittee-Responsible Compensatory Mitigation (if applicable)</p> <ol style="list-style-type: none"> 1. A report establishing that the performance standards outlined in the compensatory mitigation plan have been met. 2. Status on the implementation of the long-term maintenance and management plan and funding of endowment. 3. Pre- and post-photo documentation of all compensatory mitigation sites. 4. Final maps of all compensatory mitigation areas (including buffers).

CITY OF IRVINE

IRVINE GATEWAY VILLAGE

ATTACHMENT B—REPORTS AND NOTIFICATIONS

Report Type 5	Transfer of Property Ownership
Purpose:	Notify Santa Ana Water staff of change in ownership of the Project or Discharger-responsible mitigation area.
When to Submit:	At least 30 working days prior to the transfer of ownership.
Report Contents:	<ol style="list-style-type: none"> 1. A statement that the Discharger has provided the purchaser with a copy of this Order and that the purchaser understands and accepts: <ul style="list-style-type: none"> • 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 • responsibility for compliance with any long-term BMP maintenance plan requirements in this Order. 2. A statement that the Discharger has informed the purchaser to submit a written request to the Santa Ana Water Board to be named as the Discharger in a revised order.

ATTACHMENT C—SIGNATORY REQUIREMENTS

All Documents Submitted in Compliance With this Order Shall Meet the Following Signatory Requirements

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

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