

State of California
Regional Water Quality Control Board
San Diego Region

EXECUTIVE OFFICER SUMMARY REPORT
February 13, 2008

- ITEM: 6
- SUBJECT: New Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification: Paul Garret Enterprises Inc. and Temecula Properties, LLC, Temecula 84 Project in Riverside County. The Regional Board will consider adoption of a tentative Order establishing waste discharge requirements and Section 401 Certification. (Tentative Order No. R9-2008-0003) (Kristin Schwall)
- PURPOSE: To adopt waste discharge requirements and Section 401 Certification for the fill of 0.07 acres (1,375 linear feet) of waters of the State and U.S. The proposed project is a commercial development including a Professional Hospital Supply warehouse, extension of Remington Road, and widening portions of both Winchester Road and Dendy Parkway.
- PUBLIC NOTICE: The Agenda notice for the February 13, 2008 Regional Board meeting serves as a public notice for this item. The draft tentative Order was sent to the discharger and interested parties on January 10, 2008 and also made available to the public via the Regional Board web page on January 10, 2008.
- DISCUSSION: The proposed Temecula 84 project (Project) is a commercial development on an 86-acre site, including a 25-acre graded pad for a Professional Hospital Supply warehouse facility with office space and surrounding parking infrastructure. The design includes an on-site extension of Remington Road and widening portions of both Winchester Road and Dendy Parkway. Access would be provided by Remington Road. The majority of the western parcel (no. 909-370-018) has already been graded.
- The project is located west of Winchester Road between Remington Avenue and Cherry Street in Temecula, Riverside County, California. The site is situated on unsectioned lands of the Santa Road Land Grant, Township

8 South, Range 3 West in US Geological Survey 7.5-minute Murrieta quadrangle map. The project will affect unnamed drainages to Murrieta Creek in the Murrieta Hydrologic Subarea (902.32) in the Santa Margarita Hydrologic Unit.

On-site federal jurisdictional waters total 0.05 acres of non-wetland waters of the U.S. On-site non-federal waters of the State total 0.02 acres of disturbed wetland and 0.03 acre of streambed.

The Project will affect 0.02 acres (540.5 linear feet) of ephemeral drainages classified as federal, waters of the U.S. The Project will affect 0.05 acres (834.92 linear feet) of non-federal, waters of the State. Total project effects are 0.07 acres (1,375 linear feet) of waters as shown in Table 1.

Table 1.

Temecula 84 On-site and Project Impacts Non-federal Waters of the State and Federal Waters of the U.S.		
Habitat	Existing On-site Acres (linear feet)	Project Effects Acres (linear feet)
Non-federal, State waters , Disturbed Wetlands	0.02 (84.4)	0.02 (84.4)
Non-federal, State waters, Ephemeral Drainage	0.02 (750.5)	0.02 (750.5)
Non-federal State Waters subtotal	0.05 (834.9)	0.05 (834.9)
Federal Waters of the U.S.		
Ephemeral Drainage, Non-wetland	0.1 (2,221.6)	0.02 (540.5)
Total	0.14 (3,056.52)	0.07 (1,375.42)

The proposed mitigation will adequately compensate for impacts to waters of the U.S. and State associated with the discharge of fill material. A total of 0.5 acres has been preserved at the Barry Jones Wetland Mitigation Bank by agreement dated September 28, 2007. This is a preservation ratio of more than 6:1 for the impacted waters. A total of 0.07 acres (771 linear feet) of waters of the State will be created as detailed in the *Draft Murrieta 18 Mitigation*

Plan, October 19, 2007 (Mitigation Plan) as amended by the revised Figure 5 to the Mitigation Plan submitted by e-mail dated November 29, 2007. This is a creation ratio of 1:1 for the impacted waters.

The post-construction BMPs for the project are detailed in *Project Specific Water Quality Management Plan for: PHS Warehouse, 42500 Winchester Road, City of Temecula, CA 92590, Phase 1 of Development Only, DEVELOPMENT NO. TPM 35181, DESIGN REVIEW NO. PA06-0369, September 24, 2007 (WQMP)*. The structural treatment BMPs proposed for the project include 1) grass swales {22 segments totaling 3,570 lineal feet}, 2) four proprietary media filtration units by CDS Technologies with Zeolite/Perlite/Granulated Activated Carbon (ZPG) media, and 3) four inlet inserts by Kristar. Order No. R9-2008-0003 requires BMPs which achieve medium to high removal efficiency for all areas of the project including the driveway entrances, adjacent slopes, and public streets. Additional or alternative BMPs will need to be installed in place of the proposed low pollutant removal efficiency inlet inserts to meet the requirements of Order No. R9-2008-0003.

KEY ISSUE: The discharger is evaluating alternatives to the proposed low pollutant removal efficiency inlet inserts.

LEGAL CONCERNS: None.

SUPPORTING DOCUMENTS:

1. Maps
2. Transmittal letter for Tentative Order No. R9-2008-0003.
3. Tentative Order No. R9-2008-0003.
4. Fact Sheet for Tentative Order No. R9-2008-0003.

SIGNIFICANT CHANGES:
COMPLIANCE RECORD:

N/A
N/A

RECOMMENDATION(S): Adoption of Tentative Order No. 2008-0003 is recommended.