

Central Valley Regional Water Quality Control Board

10/14/2024

Larry Gualco
Lennar Homes of California, Inc.
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ORDER AMENDING THE NOTICE OF APPLICABILITY FOR COVERAGE UNDER GENERAL ORDER NO. R5- 2020-0048, WASTE DISCHARGE REQUIREMENTS AND CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION OF THE WESTERN PLACER COUNTY HABITAT CONSERVATION PLAN PROGRAMMATIC GENERAL PERMIT, PLACER VINEYARDS PROPERTY 1A PHASE 2 ADDITIONAL AREAS PROJECT (WDID#5A31CR00534-021A1), PLACER COUNTY

This Order responds to the 13 August 2024 request for an amendment of the Notice of Applicability for coverage under Central Valley Regional Water Quality Control Board (Central Valley Water Board) General Order R5-2020-0048, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the Western Placer County Habitat Conservation Plan Programmatic General Permit, for the Placer Vineyards Property 1A Phase 2 Additional Areas Project (WDID#5A31CR00534-021). The original Notice of Applicability (NOA) was issued on 26 May 2023. The requested amendment is hereby approved. The original NOA is therefore amended as described below. Please attach this document to the original NOA.

AMENDMENT:

Lennar Homes of California, Inc. is requesting to amend the permanent impacts and compensatory mitigation on the NOA. The Project has been redesigned since the NOA was originally issued to cover additional construction required for the configuration of Placer Creek Drive. The additional construction areas cover approximately 0.75 acres and will result in permanent impacts to 0.015 acre of seasonal wetland swale.

The Certification is amended as shown below:

PROJECT DESCRIPTION:

The 60-acre Project consists of widening Baseline Road, constructing road improvements, installing a flood control facility within the Curry Creek corridor, installing of a 5.5-foot by 16-foot arch culvert where Placer Drive crosses Curry

Creek, and constructing multiple storm drain outfalls and water quality basins. Grading the project area along baseline road will permanently impact 0.032 acre of vernal pool habitat and 0.021 acre of seasonal wetland swale habitat. There will be no temporary impacts.

COMPENSATORY MITIGATION:

To mitigate for the loss of 0.032 acre of vernal pool habitat and 0.021 acre of seasonal wetland swale habitat, the Applicant shall purchase a minimum of 0.05 vernal pool mitigation credits and 0.03 seasonal wetland credits from the Western Placer County in lieu fee program for the impacted watershed prior to commencing construction. The Applicant shall provide evidence of all off-site compensatory mitigation to the Central Valley Water Board. Evidence of on-site compensatory mitigation shall be provided with the Notice of Completion. At a minimum, compensatory mitigation must achieve a ratio of 1.5:1 for permanent impacts. Compensatory mitigation must comply with the effective policy, which ensures no overall net loss of wetlands for impacts to waters of the state, at the time of Certification.

APPLICATION FEE RECEIVED:

A fee of \$2,985.00 was received on 8 October 2024 for this amendment. The fee amount was determined as required by California Code of Regulations, title 23, sections 3833(b)(3) and 2200(a)(3) and was calculated as A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator. Total fees of \$2,734.00 for the original Certification were received on 17 March 2023.

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD CONTACT:

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PUBLIC NOTICE:

The Central Valley Water Board provided public notice of the amendment pursuant to California Code of Regulations, title 23, section 3858 from 30 August 2024 to 20 September 2024. The Central Valley Water Board did not receive any comments during the comment period.

NOTICE OF APPLICABILITY:

I hereby issue an Order amending the existing Notice of Applicability for coverage General Order R5-2020-0048, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the Western Placer County Habitat Conservation Plan Programmatic General Permit, for the Placer Vineyards Property 1A Phase 2 Additional Areas Project (WDID#5A31CR00534-021A1). All other conditions and provisions of the original Notice of Applicability and any previously approved amendments remain in full force and effect, except as modified based on the conditions

of this Order. Failure to comply with the terms and conditions of the original Notice of Applicability, previously approved amendments, or of this Order may result in suspension or revocation of the Notice of Applicability.

Original Signed By Anne Walters for:

Patrick Pulupa
Executive Officer

Attachments: Figure 1 – Project Location Map

cc: [Via email only]

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Figure 1: Additional Construction Areas

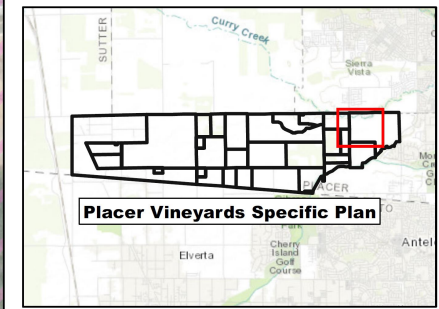
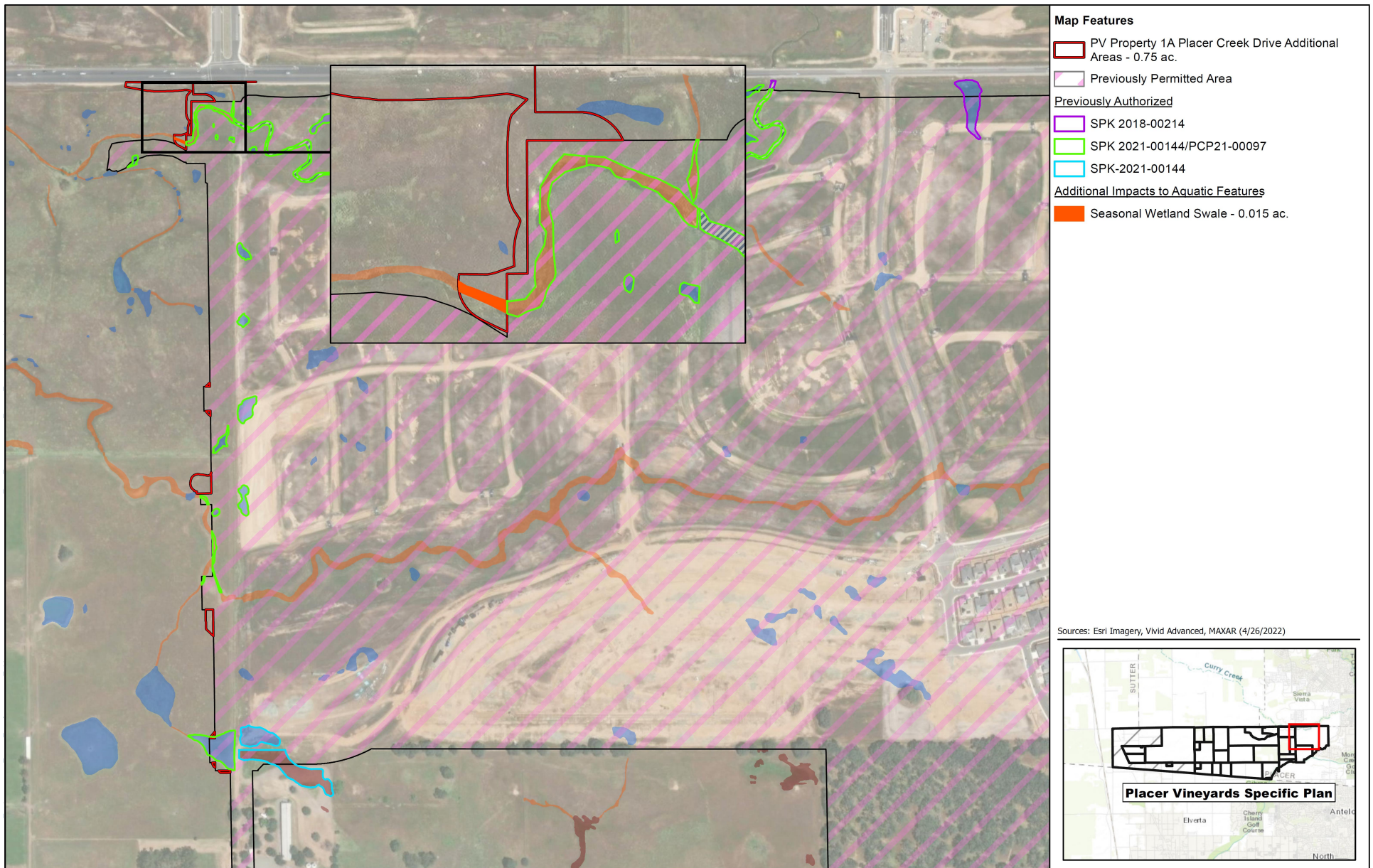


Figure 2. Proposed Impacts to PCCP Land Cover

Figure 2: Additional Impact Area



Sources: Esri Imagery, Vivid Advanced, MAXAR (4/26/2022)

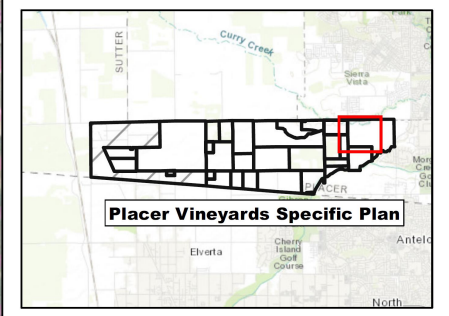


Figure 3. Proposed Impacts to Aquatic Features