22 July 2026

Robert B. Coker, Jr.
Southfork, L.P.
2140 Professional Drive #130
Roseville, CA 95661
RBC@coker-nevada.com

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, THE RIDGE PROJECT (WDID#5A31CR00534-047), PLACER COUNTY

On 30 April 2020, Southfork, L.P. (Permittee) submitted a Notice of Intent (NOI) to enroll under and comply with 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.

The Central Valley Water Board has reviewed your enrollment materials and finds The Ridge Project (Project) meets the eligibility requirements of, and is hereby enrolled under, General Order R5-2020-0048. You may proceed with your Project in accordance with the Order.

A copy of General Order R5-2020-0048 can be found on the Central Valley Water Board's Adopted Orders webpage (https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wqcerts/5a31cr00534.pdf).

Please familiarize yourself with the requirements of General Order R5-2020-0048. You are responsible for complying with all applicable Order requirements. Failure to comply with General Order R5-2020-0048 constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

PROJECT DESCRIPTION:
The 30.89-acre Project consists of the subdivision of the on-site area of the Project site to develop 34 residential lots, an internal roadway, and associated improvements. Of the 34 total residential lots: 28 medium density lots and 6 larger, low density residential lots. In addition, the proposed Project will include construction of a six-foot masonry wall along the Project frontage at Bickford Ranch Road.

Development of the proposed Project is conditioned to be dependent upon the construction of Bickford Ranch Road and associated utilities through Phase 1 of the Bickford Ranch Specific Plan (BRSP). Specifically, such improvements will include the paving of approximately 2,100 feet of Bickford Ranch Road within the off-site area of the Project, including all required water, sewer, drainage and dry utilities.

The proposed Project will also include the establishment and on-going maintenance of an off-site, 300-foot-wide Modified Shaded Fuel Break (MSFB) easement along the Project's northern boundary, north of the Caperton Canal.

Project elements that affect aquatic resources include direct impacts from the development of the site. The Project will permanently impact 0.106 acre of wetland.

PROJECT TYPE: RESIDENTIAL

ADDITIONAL CONDITION:
The Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ, as amended for discharges to surface waters comprised of storm water associated with construction activity, including, but not limited to, demolition, clearing, grading, excavations, and other land disturbance activities of one of more acres, or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres.

PROJECT LOCATION:
The Project is located East of Clark Tunnel Road and South of State Route 193.

Section 21, Township 12 North, Range 7 East, MDB&M

Latitude: 38.879444° and Longitude: 121.199872°

PROJECT SCHEDULE:
Construction of the proposed project is anticipated to commence in 2027.

PUBLIC NOTICE
The Central Valley Water Board provided public notice of the application from 8 May 2026 to 29 May 2026. The Central Valley Water Board did not receive any comments during the comment period.

COMPENSATORY MITIGATION
To mitigate for the loss of 0.106 acre of wetland, the Applicant shall purchase a minimum of 0.17 Aquatic/Wetland Complex credits from the Western Placer County In-Lieu Fee Program for the impacted watershed prior to commencing construction. The Applicant shall provide evidence of purchase of In-Lieu Fee Program credits to the Central Valley Water Board prior to commencing construction. 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.

Evidence of compliance with compensatory mitigation requirements includes providing a letter from thein-lieu fee recipient. The letter must: a) be on the in-lieu fee recipient's letterhead; b) be signed by an authorized representative of thein-lieu fee recipient; c) indicate the United States Army Corps of Engineers' SPK number; d) describe the Project name and location; and e) detail the type ofin-lieu fees paid for the Project's impacts.

APPLICATION FEE RECEIVED:
An application fee of $4,212.00 was received on 1 May 2026.

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.

Annual Fees: This authorization is subject to annual billing based on the fee schedule in effect at the time of billing. Annual billing will continue until the Project, including monitoring, is complete and the Water Board receives an acceptable request for a Notice of Project Complete Letter (see Attachment D). Invoices are usually sent out at the end of each calendar year.[1]

To stop annual billing, the Permittee must request a Notice of Project Complete Letter from the Water Board. Water Board staff will verify if the conditions of the Certification are met and may conduct a site visit to confirm compliance.

For more information on fees, visit the State Water Board's Water Quality Fees website (https://www.waterboards.ca.gov/resources/fees/water_quality/), under Water Quality Certification (WQC) Program Fees.

PROJECT SPECIFIC AVOIDANCE AND MINIMIZATION MEASURES:
The proposed Project will comply with all applicable measures identified within Master Conditions on Covered Activities Checklist, submitted as Attachment 1 of the application. The Applicant will implement the Avoidance and Minimization Measures (AMMs) and construction Best Management Practices (BMPs) outlined in the County Aquatic Resource Program (CARP) document, the Habitat Conservation Program/Natural Community Conservation Program (HCP/NCCP) document, and General Order No. 5 R5-2020-0048.

PETITIONS FOR RECONSIDERATION
Any person aggrieved by this action of the Central Valley Water Board may petition the State Water Board to review the action in accordance with California Water Code section 13320 and California Code of Regulations, title 23, sections 2050 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this NOA, except that if the thirtieth day following the date of this NOA falls on a

[1] Annual invoices are issued for projects active for any amount of time in the current fiscal year (1 July – 30 June).

Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Links to the law and regulations applicable to filing petitions may be found on the Water Quality Petitions Page (http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

If you have any questions regarding this Notice of Applicability, please contact Carter Cook by phone at (916) 464-4699 or by email at Carter.Cook@waterboards.ca.gov.

Original Signed by Anne Walters
For Patrick Pulupa
Executive Officer

Enclosure: 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

Attachments: Figure 1 – Aerial Map
Figure 2 – Aquatic Resources Impacts

cc: [Via email only]

United States Army Corps of Engineers
Sacramento District Office
Regulatory Division
SPKRegulatoryMailbox@usace.army.mil

United States Environmental Protection Agency
R9CWA401@epa.gov

CWA Section 401 WQC Program
State Water Resources Control Board
Stateboard401@waterboards.ca.gov

Richard McHenry
CA Sportfishing Protection Alliance
RMcHenry@calsport.org

Kira McCall
HELIX Environmental Planning, Inc.
KiraM@helixepi.com

Todd Wood
HELIX Environmental Planning, Inc.
ToddW@helixepi.com

Figure 1: Aerial Map



Figure 2: Aquatic Resource Impacts

