
Central Valley Regional Water Quality Control Board

18 December 2024

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ORDER AMENDING CLEAN WATER ACT SECTION 401 TECHNICALLY CONDITIONED WATER QUALITY CERTIFICATION; TAYLOR MORRISON, CREEKVIEW RANCH NORTH PROJECT (WDID#5A31CR00597A2), PLACER COUNTY

This Order responds to the 29 October 2024 request for an amendment of the Creekview Ranch North Project (Project) Section 401 Water Quality Certification (WDID#5A31CR00597). The original Water Quality Certification (Certification) was issued on 17 August 2023 and an amendment for a change in ownership was issued on 31 May 2024. The requested amendment is hereby approved. The original Certification is therefore amended as described below. Please attach this document to the original Certification.

AMENDMENT:

Since the time the Certification was issued, the Permittee has been working with Placer County to better define categories of impacts to waters of the state. As such, there are some impacts to segments of ephemeral drainages that were identified as temporary in the Certification that the County considers to be permanent, which are listed below:

- Ephemeral Drainage 1 (ED-1): this ephemeral drainage is located adjacent to a portion of the development area that will support housing and a multipurpose path. The drainage is partially within the development area and partially within a Placer County Conservation Program (PCCP) defined Stream System avoidance area. Under the current Certification, a portion of the drainage within the development area was identified as being subject to temporary impact. However approximately 94.9 square feet (0.002 acre) previously categorized as temporary impact is within an area that requires grading and fill to provide a transitional slope between the development area and the limit of the Stream System avoidance area. This change would result in the reclassification of 94.9 square feet (0.002 acre) of temporary impact as permanent.

- Ephemeral Drainage 2 (ED-2): this ephemeral drainage is in an area adjacent to a roadway, traffic roundabout, and storm water basin. Like ED-1, ED-2 is partially within the development area and partially within a PCCP defined Stream System avoidance area. Under the current Certification, a portion of drainage within the development area was identified as being subject to temporary impact. However, approximately 344.4 square feet (0.008 acre) previously categorized as temporary impact is within an area that requires grading and fill to provide a transitional slope between the roadway and roundabout and the limit of the Stream System avoidance area. This change would result in the reclassification of 344.4 square feet (0.008 acre) of temporary impact as permanent.

Taylor Morrison is requesting to amend the Certification to show these impacts as permanent. The Certification is amended as shown below:

Table 1: Total Project Fill/Excavation Quantity for Temporary Impacts¹

Aquatic Resources Type	Acres	Cubic Yards	Linear Feet
Intermittent Drainage	0.514	829	402
Ephemeral Drainage	0.001	2	20
Roadside Ditch	0.003	4	94

Table 2: Total Project Fill/Excavation Quantity for Permanent Physical Loss of Area Impacts

Aquatic Resources Type	Acres	Cubic Yards	Linear Feet
Intermittent Drainage	0.45	721	1,138
Ephemeral Drainage	0.03	50	418
Vernal Pool	0.5	812	
Seasonal Wetland	0.38	610	
Seasonal Wetland Swale	0.51	824	
Roadside Ditch	0.04	67	1,027

¹ Includes only temporary direct impacts to waters of the state and does not include area of temporary disturbance which could result in a discharge to waters of the state. Temporary impacts, by definition, are restored to pre-project conditions and therefore do not include a physical loss of area or degradation of ecological condition.

Table 3: Individual Temporary Fill/Excavation Impact Information

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
ED-4	38.7332862	-121.325244	No	0.002	2	20
ID-4	38.73191007	-121.3271268	No	0.514	829	402
RD-4	38.7290582	-121.330081	No	0.002	3	59
RD-5	38.7290739	-121.329804	No	0.001	1	35

Table 4: Individual Permanent Fill/Excavation Impact Information

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
SW-1	38.73216	-121.32536	No	0.01	15	
SW-2	38.73269	-121.32453	No	0.00021	0	
SW-3	38.73241	-121.32454	No	0.005	8	
SW-4	38.73049	-121.32357	No	0.003	4	
SW-6	38.72888	-121.32464	No	0.338	545	
SW-7	38.72895	-121.32361	No	0.023	38	

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
SWS-1	38.73337	-121.33200	No	0.231	373	
SWS-2	38.73341	-121.33190	No	0.002	4	
SWS-4	38.73298	-121.32384	No	0.062	100	
SWS-5	38.73256	-121.32243	No	0.129	209	
SWS-7	38.73001	-121.32776	No	0.01	16	
SWS-8	38.72957	-121.32222	No	0.076	122	
VP-1	38.73368	-121.33165	No	0.015	24	
VP-2	38.73353	-121.33165	No	0.003	5	
VP-3	38.73360	-121.33135	No	0.086	139	
VP-4	38.73347	-121.33132	No	0.017	27	
VP-5	38.73339	-121.33111	No	0.023	38	
VP-6	38.73330	-121.33096	No	0.004	6	
VP-7	38.73322	-121.33073	No	0.081	130	
VP-8	38.73304	-121.33057	No	0.002	3	

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
VP-9	38.73304	-121.33050	No	0.013	21	
VP-10	38.73315	-121.33050	No	0.003	5	
VP-14	38.73291	-121.32407	No	0.001	2	
VP-15	38.73301	-121.32308	No	0.001	1	
VP-16	38.73295	-121.32271	No	0.073	118	
VP-17	38.73268	-121.32350	No	0.002	2	
VP-18	38.73234	-121.32311	No	0.178	287	
VP-19	38.73296	-121.33031	No	0.002	4	
ED-1	38.72999	-121.32955	No	0.002	4	41
ED-2	38.73042	-121.32758	No	0.004	19	136
ED-4	38.73316	-121.32509	No	0.014	23	210
ID-4	38.73211	-121.32782	No	0.244	395	311
ID-5	38.72922	-121.33016	No	0.003	5	40
ID-6	38.72707	-121.32347	No	0.199	321	787

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
RD-2	38.72915	-121.33106	No	0.018	29	251
RD-3	38.72918	-121.33032	No	0.003	5	92
RD-5	38.72907	-121.32977	No	0.001	1	29
RD-6	38.72919	-121.32886	No	0.003	4	110
RD-7	38.72902	-121.32679	No	0.01	16	340
RD-8	38.72926	-121.32401	No	0.008	12	205

APPLICATION FEE RECEIVED:

No fee was required for this amendment. Total fees of \$59,209.00 for the original Certification were received on 21 June 2023. The fee amount was determined as required by California Code of Regulations, title 23, sections 3383(b)(3) and 2200(a)(3), as was calculated as category A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD CONTACT:

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PUBLIC NOTICE:

The Central Valley Water Board provided public notice of the application pursuant to California Code of Regulations, title 23, section 3858 from 22 November 2024 to 13 December 2024. The Central Valley Water Board did not receive any comments during the comment period.

WATER QUALITY CERTIFICATION:

I hereby issue an Order amending the existing Clean Water Act, Section 401 Technically Conditioned Water Quality Certification for the Creekview Ranch North Project (WDID#5A31CR00597A2). All other conditions and provisions of the original Water Quality Certification 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 Water Quality Certification, previously approved amendments, or of this Order may result in suspension or revocation of the Water Quality Certification.

Original Signed by Anne Walters for:

Patrick Pulupa
Executive Officer

Attachment: Figure 1 – Project Location Map

cc: Distribution List, page 7

DISTRIBUTION LIST
[Via email only]

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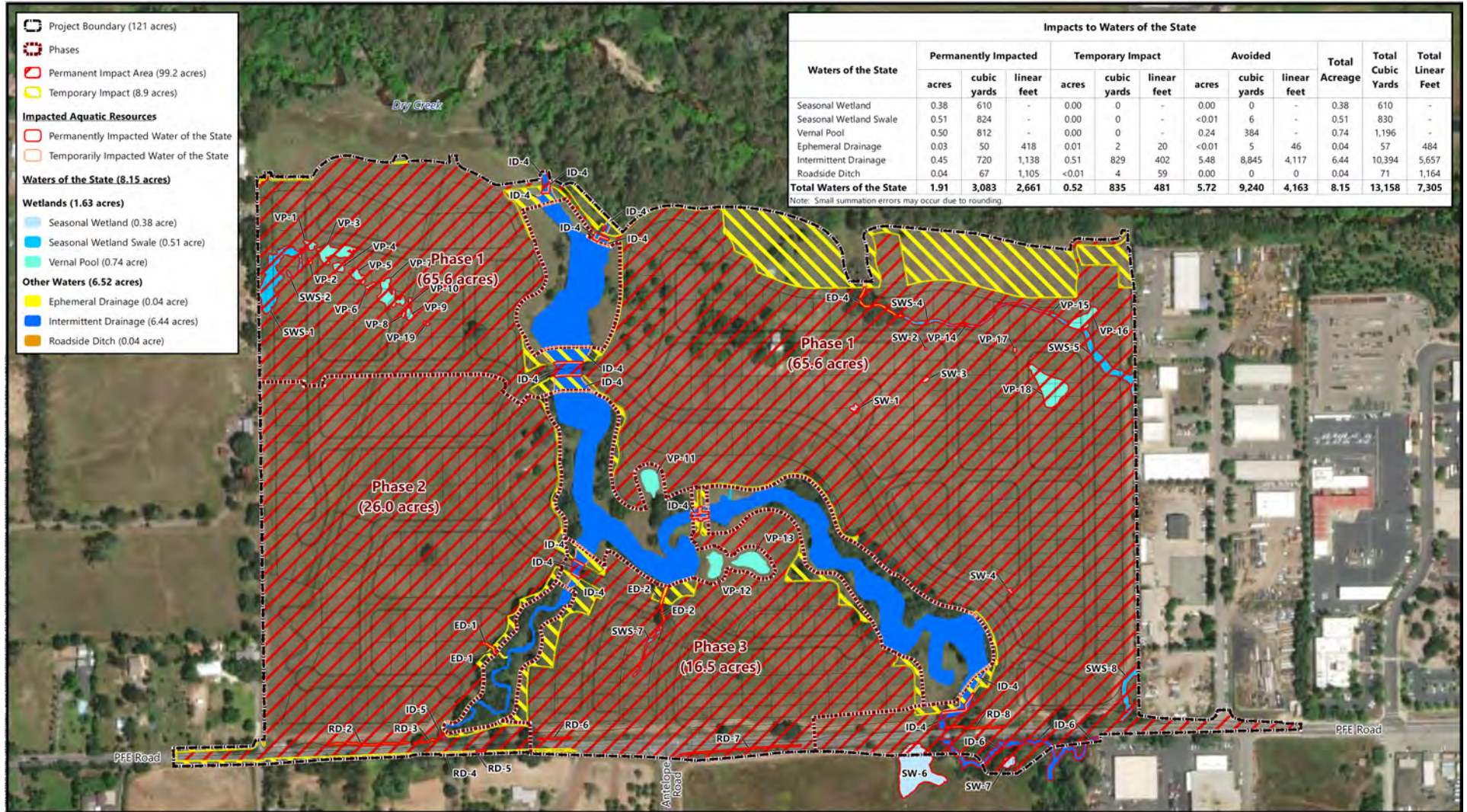
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Figure 1: Project Impacts



Notes: Small summation errors may occur due to rounding.
Aerial Source: Maxar, 26 April 2022.

Impacts to Waters of the State

Creekview Ranch North
Placer County, California

