



---

## Central Valley Regional Water Quality Control Board

27 September 2024

Curtis Tubbs  
Sierra Logistics Center, LLC  
415 Mission Street, 45<sup>th</sup> Floor  
San Francisco, CA 94705  
[CTubbs@trammellcrow.com](mailto:CTubbs@trammellcrow.com)

**NOTICE OF APPLICABILITY FOR COVERAGE UNDER ORDER NO. 2004-0004-DWQ, STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS FOR DREDGED OR FILL DISCHARGES TO WATERS DEEMED BY THE U.S. ARMY CORPS OF ENGINEERS TO BE OUTSIDE OF FEDERAL JURISDICTION, PROJECT SIERRA – ROUGH AND READY ISLAND (WDID#5B39CR00413), SAN JOAQUIN COUNTY**

On 26 August 2024, the Sierra Logistics Center, LLC (Permittee) submitted a Notice of Intent (NOI) to enroll under and comply with State Water Resources Control Board (State Water Board) Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the United States Army Corps of Engineers to be Outside of Federal Jurisdiction.

The Central Valley Water Quality Control Board (Central Valley Water Board) has reviewed your enrollment materials and finds that Project Sierra – Rough and Ready Island (Project) meets the requirements of, and is hereby enrolled under, Order No. 2004-0004-DWQ. You may proceed with your Project in accordance with the Order.

A copy of [Order 2004-0004-DWQ](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf) ([https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)) can be found on the State Water Resources Control Board's Adopted Orders webpage and is enclosed.

Please familiarize yourself with the requirements of Order No. 2004-0004-DWQ. You are responsible for complying with all applicable Order requirements. Failure to comply with Order No. 2004-0004-DWQ constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

**PROJECT DESCRIPTION:**

The 58.73-acre Project consists of construction and operation of a warehouse facility to receive, store, and distribute bulk building products and consumer goods. Construction would also include remediation of contaminated soils from past U.S. Department of the Navy activities across the full site, also referred to as Site 47.

---

MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

Project elements that affect aquatic resources include construction of a 655,200 square foot warehouse, 293,951 square foot outdoor storage area, employee parking, trailer parking, trailer storage, truck docks, rail service and spurs, detention ponds, and minor ancillary structures on the existing vacant area. The Project will permanently impact 0.18 acre of seasonal wetland and alkaline scald. Anticipated impacts to an existing drainage ditch bisecting the Project site are not regulated by this NOA.

**PROJECT LOCATION:**

The Project is located at 320 McCloy Avenue in Stockton. The approximate center of the Project area is located at latitude 37.946920°N and longitude 121.353262°W.

**APPLICATION FEE RECEIVED:**

\$2,734.00 and \$2,055.00 were received on 18 September 2024 and 23 September 2024, respectively.

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 category A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

**MITIGATION AND MINIMIZATION MEASURES:**

According to the Permittee, the following measures will be in place during construction activities to avoid, reduce, and minimize impacts to waters of the state:

- Areas of disturbance shall be limited to the Project Site, including access routes and staging areas.
- All equipment shall be maintained free of petroleum and/or synthetic fuel, lubricant, and hydraulic leaks.
- All staging, fueling, and maintenance of vehicles and equipment shall be confined to designated staging areas.
- The work site, areas adjacent to the work site, and access areas will be maintained in an orderly condition, free and clear from debris and discarded materials.
- Project-related vehicle traffic will be restricted to designated pathways within the Project Site.
- Erosion-control measures around the Project Site during and following construction will be implemented to avoid or minimize sediment runoff.

You must implement the mitigation and minimization measures proposed in your Mitigation Plan.

**COMPENSATORY MITIGATION:**

The Permittee is required to provide compensatory mitigation for the authorized impact to 0.18 acre of wetland by purchasing 0.18 Aquatic Resource Credits in the Calaveras/Stanslaus Aquatic Resource Watershed Service Area. Required credits shall be purchased from the National Fish and Wildlife Foundation (NFWF)'s Sacramento

District California In-Lieu Fee Program.

**TERMINATION OF COVERAGE:**

Upon completion of the Project, you shall submit a complete Notice of Termination (NOT) requesting to be un-enrolled under Order No. 2004-0004-DWQ. Attachment 2 to the Order contains the NOT form.

If you have questions concerning this matter, please contact Jenna Yang by phone at 916-464-4764 or by email at [Jenna.Yang@waterboards.ca.gov](mailto:Jenna.Yang@waterboards.ca.gov).

*Original Signed by Anne Walters for:*  
Patrick Pulupa  
Executive Officer

Enclosure: State Water Resources Control Board Water Quality Order No.  
2004-0004-DWQ

Attachments: Figure 1 – Project Area Regional Location Map  
Figure 2 – Project Impacts Map

cc: [Via email only]

Abigail Bobbette (SPK-2020-00950)  
United States Army Corps of Engineers  
Sacramento District Office  
Regulatory Division  
[Abigail.M.Bobbette@usace.army.mil](mailto:Abigail.M.Bobbette@usace.army.mil)

Department of Fish and Wildlife, Region 3  
[AskBDR@wildlife.ca.gov](mailto:AskBDR@wildlife.ca.gov)

United States Environmental Protection Agency  
[R9CWA401@epa.gov](mailto:R9CWA401@epa.gov)

CWA Section 401 WQC Program  
State Water Resources Control Board  
[Stateboard401@waterboards.ca.gov](mailto:Stateboard401@waterboards.ca.gov)

Bill Jennings  
CA Sportfishing Protection Alliance  
[DeltaKeep@me.com](mailto:DeltaKeep@me.com)

Figure 1: Project Area Regional Location Map

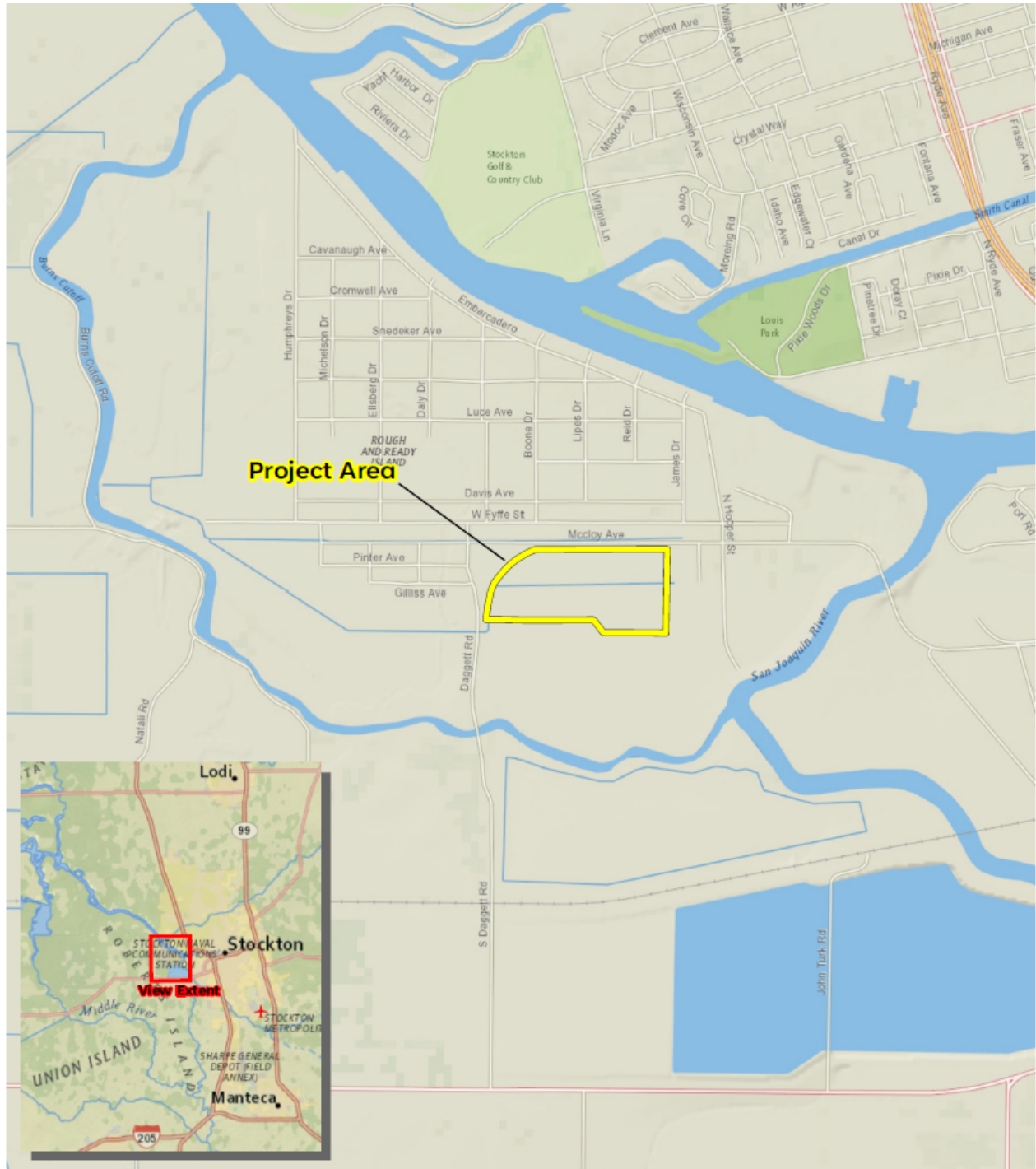




Figure 2 – Project Impacts Map

