

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL  
VALLEY REGION

11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114

**REVISED  
PUBLIC HEARING**  
concerning

TENTATIVE ORDER

WASTE DISCHARGE REQUIREMENTS ORDER R5 2021-####  
JEN CA PLACER RANCH LLC  
PLACER RANCH PROJECT  
PLACER COUNTY

This notice of public hearing has been revised to reflect the correct comment deadline of 25 October 2021.

A tentative Waste Discharge Requirements Order (Order) is proposed for the JEN CA Placer Ranch LLC (Permittee), Placer Ranch Project (Project) in Placer County. The 1,760-acre Project consists of mass grading to prepare for future development of the area, including 707 acres of commercial and office facilities, 406 acres of residential housing, 113 acres of public facilities and parks, and 265 acres of open space area. The Project is being conducted in accordance with the Placer County Habitat Conservation Plan (PCCP) by implementing General Avoidance and Minimization Measures listed in Appendix C 1 & 2 of the Western Placer County Aquatic Resources Program and Best Management Practices.

The tentative Order provides details of the proposed Project activities, including compensatory mitigation measures planned to compensate for the permanent loss of waters of the state and requiring avoidance and minimization measures to reduce on-site impacts during construction activities. The tentative Order describes technical conditions required to be met throughout the implementation of construction activities that allow for activities to meet Basin Plan objectives.

**Public Hearing Date and Location**

A public hearing concerning this matter will be held during the Central Valley Regional Water Quality Control Board (Central Valley Water Board) meeting scheduled for:

DATE: 9/10 December 2021

TIME: 9:00 a.m.

PLACE: Remote Meeting via Video Teleconference

This public meeting is currently scheduled to take place via video and teleconference, but the format may be changed in the future. Any person wishing to obtain information about

changes to the date, time, location, or format of the meeting should visit the [Board's website](https://www.waterboards.ca.gov/centralvalley/board_info/meetings) ([https://www.waterboards.ca.gov/centralvalley/board\\_info/meetings](https://www.waterboards.ca.gov/centralvalley/board_info/meetings))

The [final meeting agenda](https://www.waterboards.ca.gov/centralvalley/board_info/meetings/) ([https://www.waterboards.ca.gov/centralvalley/board\\_info/meetings/](https://www.waterboards.ca.gov/centralvalley/board_info/meetings/)) will be available at least **10 days** before the meeting. The agenda will provide the anticipated date the hearing will be held for this item and anticipated order of all agenda items; however, the Board may consider agenda items out of their listed order. The agenda materials may also include staff revisions to the tentative Order.

The [laws and regulations governing](https://www.waterboards.ca.gov/laws_regulations/) ([https://www.waterboards.ca.gov/laws\\_regulations/](https://www.waterboards.ca.gov/laws_regulations/)) this adjudicatory proceeding may be found under California Code of Regulations, title 23, section 648 et seq. and are available upon request.

In accordance with Executive Orders suspending certain provisions of the Bagley-Keene Open Meeting Act in light of the COVID-19 pandemic, this meeting will be conducted as an online meeting only. Please visit our website for information on [How to participate in online meetings](https://www.waterboards.ca.gov/centralvalley/board_info/meetings/) at: ([https://www.waterboards.ca.gov/centralvalley/board\\_info/meetings/](https://www.waterboards.ca.gov/centralvalley/board_info/meetings/)).

### **Prehearing Submission of Written Comments and Evidence**

The **Permittee** is a party to this proceeding and may present evidence, including oral testimony. As a party, the Permittee must submit written evidence or comments, if any, for the Board to consider no later than **5:00 p.m. on 25 October 2021** via email to [Greg.Hendricks@waterboards.ca.gov](mailto:Greg.Hendricks@waterboards.ca.gov).

**Interested persons** include any non-party that is interested in the outcome of the hearing. Interested persons wishing to comment in writing on the tentative Order shall submit comments no later than **5:00 p.m. on 25 October 2021** via email to [Greg.Hendricks@waterboards.ca.gov](mailto:Greg.Hendricks@waterboards.ca.gov).

Pursuant to California Code of Regulations, title 23, section 648.4, the Board Chair may refuse to admit written evidence or comments that are not submitted in accordance with this Notice and shall refuse to do so when there is a showing of prejudice to the Permittee or the Board. Excluded material will not be considered by the Board.

### **Requesting Party Status**

Persons who wish to participate in the hearing as a party must submit a request in writing no later than **5:00 p.m. on 25 October 2021** to the Central Valley Water Board via email to [Greg.Hendricks@waterboards.ca.gov](mailto:Greg.Hendricks@waterboards.ca.gov). The request must include facts demonstrating how the person will be substantially affected by the proceeding.

The Board Chair will not designate a person as a party if the Board Chair determines the designation will impair the interests of justice and the orderly and prompt conduct of the

proceeding. The Board Chair, when granting a request for party status, may impose restrictions on the requestor's hearing participation, including limiting or excluding the use of cross-examination and other procedures to promote the orderly and prompt conduct of the proceeding.

### **Visual Presentations**

Hearing participants may use PowerPoint or other visual presentations at the hearing, but the presentation content shall not exceed the scope of previously submitted written material. Presentations, if any, must be provided to the Central Valley Water Board by **12:00 p.m. on 1 December 2021**. Please contact Greg Hendricks at [Greg.Hendricks@waterboards.ca.gov](mailto:Greg.Hendricks@waterboards.ca.gov).

### **Hearing Procedure and Time Limits**

The hearing on the tentative Order will be conducted in the general order listed under California Code of Regulations, title 23, section 648.5, except that the Board Chair may modify the order for good cause.

The Permittee and any other designated Party will be advised in advance of the hearing of the total amount of time allocated for their presentation, including any witness examination, and closing statement. The Permittee and any other designated Party are invited to contact staff in advance of the hearing to discuss how much time they believe is necessary.

Interested persons may speak at the hearing and are expected to orally summarize their written submittals, if any. Each interested person will have three minutes to present oral comments. Additional time may be provided, upon request, at the discretion of the Board Chair.

### **Hearing Accommodations**

The hearing facilities will be accessible to persons with disabilities. Individuals requiring special accommodations are requested to send an e-mail to [agenda5@waterboards.ca.gov](mailto:agenda5@waterboards.ca.gov) or calling (916) 464-4839 at least 5 working days prior to the meeting. TTY users may contact the California Relay Service at 1-800-735-2929 or voice line at 1-800-735-2922.

### **Availability of Documents**

A copy of the tentative Order and related documents are available on the Central Valley Water Board's website [Tentative Orders Page](http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/) ([http://www.waterboards.ca.gov/centralvalley/board\\_decisions/tentative\\_orders/](http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/)).

A copy of the tentative Order and related documents are also available upon request by contacting Greg Hendricks by email at [Greg.Hendricks@waterboards.ca.gov](mailto:Greg.Hendricks@waterboards.ca.gov) or by phone at (916) 464-4709.

Original Digitally Signed by Adam Laputz on  
Date: 2021.09.30 13:25:27 -07:'00'

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ADAM LAPUTZ,  
Assistant Executive Officer