

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
CENTRAL VALLEY REGION  
11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114

## **NOTICE OF PUBLIC HEARING**

concerning

TENTATIVE ORDER

WASTE DISCHARGE REQUIREMENTS ORDER R5 2023-####  
FOR  
RICHLAND PLANNED COMMUNITIES, INC  
THE RANCH IN ANTIOCH MASTER PLANNED  
RESIDENTIAL COMMUNITY PROJECT  
CONTRA COSTA COUNTY

A tentative Waste Discharge Requirements Order (Order) is proposed for the Richland Planned Communities, Inc. (Permittee), The Ranch in Antioch Master Planned Residential Community Project (Project) in Contra Costa County. The 562-acre Project consists of developing 1,177 residential homes that will be arranged into two villages separated by Sand Creek. The villages will be accompanied by parks, a system of improved and natural pedestrian trails, a trail staging area, a private recreation facility, a fire station, a series of roads throughout the development, a vehicular bridge, two storm drain basins with outfalls into the creek, a village center, and offsite road improvements. Aquatic resources impacted by the project consist of a seasonal wetland swale, seasonal wetlands, ephemeral tributaries to Sand Creek, and Sand Creek, an intermittent tributary to Marsh Creek. The Project will permanently impact 0.966 acre/855 linear feet of wetland habitat and 0.094 acre/1,019 linear feet of stream channel habitat. The project will temporarily impact 0.011 acre/52 linear feet of stream channel habitat.

The tentative Order provides details of the Project activities, including compensatory mitigation measures planned to compensate for the authorized impact to 0.966 acre of wetland habitat and 0.094 acre of stream channel habitat by purchasing a minimum of 0.966 establishment or re-establishment wetland mitigation credits and 0.094 stream channel mitigation credits, respectively.

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:

RICHLAND PLANNED COMMUNITIES, INC  
THE RANCH IN ANTIOCH MASTER PLANNED RESIDENTIAL COMMUNITY  
PROJECT  
CONTRA COSTA COUNTY

DATE: 10/11 August 2023  
TIME: 8:30 a.m.  
PLACE: Central Valley Regional Water Quality Control Board  
11020 Sun Center Drive, Suite 200  
Rancho Cordova, CA 95670  
Physical Meeting Location w/ Remote Meeting Option

This public meeting is currently scheduled to take place in-person and 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 designated parties for this hearing are as follows:

Richland Planned Communities, Inc.

Only designated parties will have these rights: to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses; to impeach any witness; and to rebut the evidence against him or her. Interested persons may not cross examine witnesses and will not be subject to cross examination. Interested persons may submit evidence (e.g., photographs, eye-witness testimony, monitoring data) if the evidence is submitted in accordance with the deadlines for submitting evidence described below. Interested persons who present evidence may be subject to cross-examination. Interested persons may request status as a designated party for purposes of this hearing by submitting such request in writing to the Board **no later than 5 p.m on 1 August 2023**. The request must explain the basis for status as a designated party and in particular how the person is affected by the discharge.

Persons wishing to comment on this item must submit testimony, evidence, if any, and/or comments in writing to the Central Valley Water Board via email to [nicholas.savino@waterboards.ca.gov](mailto:nicholas.savino@waterboards.ca.gov) **no later than by 5:00 p.m. on 14 July 2023**. Written materials submitted after 5:00 p.m. on the above date will not be accepted and will not be incorporated into the administrative record absent a ruling by the Board Chair. Any party requesting to submit late materials must demonstrate good cause for the late submission, and the Chair must find that the late submission would not prejudice the Central Valley Water Board or any designated party.

All designated parties and interested persons may speak at the Central Valley Water Board meeting and are expected to orally summarize their written submittals. Oral testimony and cross examination will be limited in time by the Board Chair.

RICHLAND PLANNED COMMUNITIES, INC  
THE RANCH IN ANTIOCH MASTER PLANNED RESIDENTIAL COMMUNITY  
PROJECT  
CONTRA COSTA COUNTY

Interested parties may download the tentative Order and related documents from the Central Valley Water Board's [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/)). Copies of these documents can also be obtained by contacting or visiting the Central Valley Water Board's office at 11020 Sun Center Drive, #200, Rancho Cordova, California, 95670-6114 weekdays between 8:00 a.m. and 5:00 p.m.

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 specific date the Board Meeting will be held for this item, indicate the anticipated order of all agenda items, and may include staff revisions to the proposed order.

The [Procedures Governing Central Valley Water Board Meetings](http://www.waterboards.ca.gov/laws_regulations/) ([http://www.waterboards.ca.gov/laws\\_regulations/](http://www.waterboards.ca.gov/laws_regulations/)) may be found at Title 23, California Code of Regulations, Section 647 et seq. and are available upon request. Hearings before the Central Valley Water Board are not conducted pursuant to Government Code section 11500 et seq.

[Information on Meeting and Hearing Procedures](http://www.waterboards.ca.gov/centralvalley/board_info/meetings/mtgprocd.shtml) ([http://www.waterboards.ca.gov/centralvalley/board\\_info/meetings/mtgprocd.shtml](http://www.waterboards.ca.gov/centralvalley/board_info/meetings/mtgprocd.shtml)) is available on the Central Valley Water Board's website or by contacting any one of the Central Valley Water Board's offices. Questions regarding such procedures should be directed to the Central Valley Water Board Sacramento Office at (916) 464-3291.

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 call (916) 464-4620 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.

Anyone having questions regarding the hearing item should contact Nicholas Savino at (916) 464-4920, or by email at [nicholas.savino@waterboards.ca.gov](mailto:nicholas.savino@waterboards.ca.gov).

Please bring the above information to the attention of anyone you know who would be interested in this matter.

***Original Digitally Signed by Adam Laputz  
Date: 2023.06.14 15:46:07 -07'00'***

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ADAM LAPUTZ,  
Assistant Executive Officer