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## Central Valley Regional Water Quality Control Board

11 January 2022

Sean MacDiarmid  
Lennar Winncrest, LLC  
1420 Rocky Ridge Drive, Suite 320  
Roseville, CA 95661

Julie Hanson  
Baseline A&B Holdings, LLC  
1700 Eureka Road, Suite 150C  
Roseville, CA 95667

**ORDER AMENDING CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION AND ORDER; LENNAR WINNCREST, LLC AND BASELINE A&B HOLDINGS, LLC, PLACER VINEYARDS PROPERTY 19 DEVELOPMENT (INFRASTRUCTURE SEGMENT Q) PROJECT (WDID NO. 5A31CR00481A2), PLACER COUNTY**

This Order responds to the 12 November 2021 request for an amendment of the Placer Vineyards Property 19 Development (Infrastructure Segment Q) Project Section 401 Water Quality Certification (WDID No. 5A31CR00481). The original Water Quality Certification (Certification) was issued on 24 June 2019. An amendment (WDID No. 5A31CR00481A1) was issued on 7 May 2021. The requested amendment is hereby approved, and the original Certification is therefore amended as described below. Please attach this document to the original Certification.

**AMENDMENT:**

Lennar Winncrest, LLC and Baseline A&B Holdings, LLC (hereinafter Permittee) are requesting an amendment to the Section 401 Water Quality Certification and Order to revise the mitigation type and quantity per the Placer County Conservation Program requirements. Therefore, Section XIV.K.3; Table 6; Table 7; and Attachment B, Table 3 and Table 4 are amended in underline format below.

#### **XIV.K Compensatory Mitigation for Permanent Impacts<sup>1</sup>**

- 1. Compensatory Mitigation Plan:** The Permittee shall provide compensatory mitigation for impacts to waters of the United States and waters of the state in accordance with Clean Water Act Section 404 Mitigation Strategy (Mitigation Strategy) for the Placer Vineyards Specific Plan (PVSP) dated 22 September 2015 and incorporated herein by reference. Any deviations from, or revisions to, the Mitigation Strategy for PVSP must be pre-approved by Central Valley Water Board staff. The monitoring period shall continue until the Central Valley Water Board staff determines that performance standards have been met. This may require the monitoring period to be extended.
- 2. Purchase of Mitigation Credits by Permittee for Compensatory Mitigation.**
  - a. A copy of the fully executed agreement for the purchase of mitigation credits shall be provided to the Central Valley Water Board prior to the initiation of in water work.
  - b. The Permittee shall retain responsibility for providing the compensatory mitigation and long-term management until Central Valley Water Board staff has received documentation of the credit purchase and the transfer agreement between the Permittee and the seller of credits.
- 3. Total Required Compensatory Mitigation**
  - a. Total Required Compensatory Mitigation for Phase Q1.1**
    - i. The Permittee is required to provide compensatory mitigation for the authorized impact to 2.784 acres of riverine seasonal wetlands by purchasing 4.176 acres of vernal pool complex credits from the Placer County Conservation Program In-Lieu Fee Program.
    - ii. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.209 acre of seasonal marsh by purchasing 0.314 acre of emergent marsh from the Placer County Conservation Program In-Lieu Fee Program.
    - iii. The Permittee is required to provide compensatory mitigation for the authorized impact to 1.085 acres of seasonal wetlands by purchasing 1.628 acres of vernal pool complex credits from the Placer County Conservation Program In-Lieu Fee Program.
    - iv. The Permittee is required to provide compensatory mitigation for the authorized impact to 2.374 acres of vernal pools by purchasing

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<sup>1</sup> Compensatory Mitigation is for permanent physical loss and permanent ecological degradation of a water of the state.

3.562 acres of vernal pool credits from the Placer County Conservation Program In-Lieu Fee Program.

- v. Total required Project compensatory mitigation information for permanent physical loss of area for Phase Q1.1 is summarized in Table 6. [Establishment (Est.), Re-establishment (Re-est.), Rehabilitation (Reh.), Enhancement (Enh.), Preservation (Pres.), Unknown].

**Table 6. Required Project Compensatory Mitigation Quantity for Permanent Physical Loss of Area for Phase Q1.1**

<u>Aquatic Resource Type</u>	<u>Mitigation Type</u>	<u>Units</u>	<u>Est.</u>	<u>Re-est.</u>	<u>Reh.</u>	<u>Enh.</u>	<u>Pres.</u>	<u>Unknown</u>
<u>Vernal Pool Complex</u>	<u>In-Lieu Fee Program</u>	<u>Acres</u>						<u>5.804</u>
<u>Emergent Marsh</u>	<u>In-Lieu Fee Program</u>	<u>Acres</u>						<u>0.314</u>
<u>Vernal Pool</u>	<u>In-Lieu Fee Program</u>	<u>Acres</u>						<u>3.562</u>

**b. Total Required Compensatory Mitigation for Phase Q1.2**

- i. The Permittee is required to provide compensatory mitigation for the authorized impact to 1.655 acres of riverine seasonal wetland by purchasing 0.026 riverine/riparian complex credits and 2.457 vernal pool complex credits from the Placer County Conservation Program In-Lieu Fee Program.
- ii. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.333 acre of seasonal wetlands by purchasing 0.500 vernal pool complex credits from the Placer County Conservation Program In-Lieu Fee Program.
- iii. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.717 acre of vernal pools by purchasing 1.076 vernal pool credits from the Placer County Conservation Program In-Lieu Fee Program.
- iv. Total required Project compensatory mitigation information for permanent physical loss of area for Phase Q1.2 is summarized in Table 7. [Establishment (Est.), Re-establishment (Re-est.), Rehabilitation (Reh.), Enhancement (Enh.), Preservation (Pres.), Unknown].

**Table 7: Required Project Compensatory Mitigation Quantity for Permanent Physical Loss of Area for Phase Q1.2**

<b>Aquatic Resource Type</b>	<b>Mitigation Type</b>	<b>Units</b>	<b>Est.</b>	<b>Re-est.</b>	<b>Reh.</b>	<b>Enh.</b>	<b>Pres.</b>	<b>Unknown</b>
<u>Vernal Pool Complex</u>	<u>In-Lieu Fee Program</u>	<u>Acres</u>						<u>2.957</u>
<u>Riverine/Riparian Complex</u>	<u>In-Lieu Fee Program</u>	<u>Acres</u>						<u>0.026</u>
<u>Vernal Pool</u>	<u>In-Lieu Fee Program</u>	<u>Acres</u>						<u>1.076</u>

**Attachment B**

**Compensatory Mitigation Information**

The following table(s) show individual compensatory mitigation information and location.

**In-Lieu Fee Compensatory Mitigation Information**

**Table 3: In-Lieu Fee Program**

In-Lieu Fee Program Name:	<u>Placer County Conservation Program (PCCP) In-Lieu Fee Program</u>
Website:	<a href="http://www.placerconservation.com">www.placerconservation.com</a> ( <a href="https://placerconservation.com">https://placerconservation.com</a> )
In-Lieu Fee Program Contact Name:	Gregg McKenzie <u>or Theresa Johnson</u>
Phone:	530-745-3075 <u>or (530) 745-3129</u>
Email:	<a href="mailto:GAMckenz@placer.ca.gov">GAMckenz@placer.ca.gov</a> <u>or</u> <a href="mailto:tjohnson@placer.ca.gov">tjohnson@placer.ca.gov</a>
Mitigation Location - County:	Placer County
Latitude:	<u>To Be Determined</u>
Longitude:	<u>To Be Determined</u>

**Table 4: In-Lieu Fee Program Credit Type Information**

Aquatic Resource Credit Type	Acres	Linear Feet	Number of Credits Purchased
<u>Riverine/Riparian Complex</u>	<u>0.026</u>		<u>Not Yet Purchased</u>
<u>Emergent Marsh</u>	<u>0.314</u>		<u>Not Yet Purchased</u>
<u>Vernal Pool</u>	<u>4.638</u>		<u>Not Yet Purchased</u>
<u>Vernal Pool Complex</u>	<u>8.761</u>		<u>Not Yet Purchased</u>

**CENTRAL VALLEY WATER BOARD CONTACT:**

Daniel Warner  
364 Knollcrest Drive, Suite 205  
Redding, CA 96002  
[Daniel.Warner@waterboards.ca.gov](mailto:Daniel.Warner@waterboards.ca.gov)  
(530) 224-4848

**WATER QUALITY CERTIFICATION:**

I hereby issue an Order amending the existing Clean Water Act Section 401 Water Quality Certification and Order for Placer Vineyards Property 19 Development (Infrastructure Segment Q) Project (WDID No. 5A31CR00481A2). All other conditions and provisions of the original Water Quality Certification 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 Clint Snyder, AEO (for)  
PATRICK PULUPA, Executive Officer  
Central Valley Regional Water Quality Control Board

1/11/22  
Date

DLW: db

cc

via email: U.S. EPA, Region 9, San Francisco  
Water Quality Certification Program, SWRCB, Sacramento  
Kaitlyn A. Pascus, USACE, Sacramento  
Kent MacDiarmid, The MacDiarmid Company  
Hal Freeman, ECORP Consulting, Inc., Rocklin