
Central Valley Regional Water Quality Control Board

14 February 2024

Kevin Tyler
Park IV Group, LLC
3 Park Plaza, Suite 1920
Irvine, CA 92614
kt Tyler@oakmontmg.com

NOTICE OF APPLICABILITY FOR COVERAGE UNDER GENERAL ORDER NO. R5-2020-0048, WASTE DISCHARGE REQUIREMENTS AND CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION OF THE WESTERN PLACER COUNTY HABITAT CONSERVATION PLAN PROGRAMMATIC GENERAL PERMIT, THE IVY AT GRANITE BAY PROJECT (WDID#5A31CR00534-025), PLACER COUNTY

On 5 January 2024, Park IV Group, LLC (Permittee) submitted a Notice of Intent (NOI) to enroll under and comply with Central Valley Regional Water Quality Control Board (Central Valley Water Board) General Order R5-2020-0048, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the Western Placer County Habitat Conservation Plan Programmatic General Permit.

The Central Valley Water Board has reviewed your enrollment materials and finds the Ivy at Granite Bay (Project) meets the eligibility requirements of, and is hereby enrolled under, General Order R5-2020-0048. You may proceed with your Project in accordance with the Order.

A copy of General Order R5-2020-0048 can be found on the [Central Valley Water Board's Adopted Orders webpage](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/5a31cr00534.pdf) (https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/5a31cr00534.pdf).

Please familiarize yourself with the requirements of General Order R5-2020-0048. You are responsible for complying with all applicable Order requirements. Failure to comply with General Order R5-2020-0048 constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

PROJECT DESCRIPTION:

The 4.65-acre Project consists of developing a senior living facility and associated infrastructure. There are five seasonal wetlands located on the project site that will be impacted from the development. Wetland 1 will be impacted due to the installation of a stormwater drain, Wetlands 3 and 4 will be impacted by the development of parking lots

and landscaping, and Wetland 5 will be impacted by the development of the main building. All of Wetland 2 will be preserved and protected with BMPs such as a silt fence and wildlife friendly wattles to ensure there are no impacts from project activities. The Project will permanently impact 0.27 acre of seasonal wetland habitat.

PROJECT TYPE:

Residential

ADDITIONAL CONDITION:

The Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ, as amended for discharges to surface waters comprised of storm water associated with construction activity, including, but not limited to, demolition, clearing, grading, excavations, and other land disturbance activities of one or more acres, or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres.

PROJECT LOCATION:

The Project is located at 5630 Douglas Boulevard, in Granite Bay.

Sections 3,10, Township 10 North, Range 7 East, MDB&M

Latitude: 38.743271° and Longitude: -121.196209°

PROJECT SCHEDULE:

The project is scheduled to take place from January 2025 through January 2028.

PUBLIC NOTICE

The Central Valley Water Board provided public notice of the application from 12 January 2024 to 2 February 2024. The Central Valley Water Board did not receive any comments during the comment period.

COMPENSATORY MITIGATION

To mitigate the loss of 0.27 acre of wetland habitat, the Applicant shall purchase a minimum of 0.41 wetland credits from the Western Placer County In-Lieu Fee Program for the impacted watershed prior to commencing construction. The Applicant shall provide evidence of purchase of In-Lieu Fee Program credits to the Central Valley Water Board prior to commencing construction. At a minimum, compensatory mitigation must achieve a ratio of 1:1 for permanent impacts. Compensatory mitigation must comply with the effective policy, which ensures no overall net loss of wetlands for impacts to waters of the state, at the time of Certification.

Evidence of compliance with compensatory mitigation requirements includes providing a letter from the in-lieu fee recipient. The letter must: a) be on the in-lieu fee recipient's letterhead; b) be signed by an authorized representative of the in-lieu fee recipient; c) indicate the United States Army Corps of Engineers' SPK number; d) describe the

Project name and location; and e) detail the type of in-lieu fees paid for the Project's impacts.

APPLICATION FEE RECEIVED:

An application fee of \$7,184.00 was received on 9 January 2024. 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 A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

PROJECT SPECIFIC AVOIDANCE AND MINIMIZATION MEASURES:

The Applicant will implement the Avoidance and Minimization Measures (AMMs) and construction Best Management Practices (BMPs) outlined in the County Aquatic Resource Program (CARP) document, the Habitat Conservation Program/Natural Community Conservation Program (HCP/NCCP) document, and General Order No. R5-2020-0048.

WATER QUALITY MONITORING – NOT APPLICABLE

PETITIONS FOR RECONSIDERATION

Any person aggrieved by this action of the Central Valley Water Board may petition the State Water Board to review the action in accordance with California Water Code section 13320 and California Code of Regulations, title 23, sections 2050 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this NOA, except that if the thirtieth day following the date of this NOA falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Links to the law and regulations applicable to filing petitions may be found on the Water Quality Petitions Page (http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request."

If you have any questions regarding this Notice of Applicability, please contact Nicholas Savino by phone at (916) 464-4920 or by email at:

Nicholas.Savino@waterboards.ca.gov.

Original Signed by Anne Walters for:

Patrick Pulupa
Executive Officer

Attachments: Figure 1: Project Location
Figure 2: Aquatic Resources

cc: Distribution List, page 4

DISTRIBUTION LIST
[Via email only]

Kyler Walsh
United States Army Corps of Engineers
Sacramento District Office
Regulatory Division
Kyler.J.Walsh@usace.army.mil

United States Environmental Protection Agency
R9CWA401@epa.gov

CWA Section 401 WQC Program
State Water Resources Control Board
Stateboard401@waterboards.ca.gov

Sarah Lynch
Monk and Associates, Inc.
Sarah@monkassociates.com

Theresa Johnson
Placer County
tjohnson@placer.ca.gov

Figure 1: Project Location



Monk & Associates
Environmental Consultants
1136 Saranap Avenue, Suite Q
Walnut Creek, California 94595
(925) 947-4867

Figure 1. The Ivy at Granite Bay Project Site
Regional Map
Granite Bay, Placer County, California

County: Placer
Map Preparation Date: July 18, 2023

Figure 2: Aquatic Resources

