
Central Valley Regional Water Quality Control Board

3 July 2025

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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, MILL CREEK PROJECT (WDID#5A31CR00534-037), PLACER COUNTY

On 29 May 2025, MC1 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 Mill Creek Project (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 33.6-acre Project consists of mass grading to prepare for future development, including 128 single-family lots, two landscape corridor lots, and four park lots plus offsite infrastructure improvement including roadway widening. The Project includes the creation of a storm water detention basin that will receive storm water via two outfalls, one 30-inch storm drain outfall and one 36-inch storm drain outfall, to convey flows from

the Mill Creek development and surrounding properties to the detention basin. Primary site access will be provided by a gated entry from PFE Road. The entry will be landscaped with native vegetation and marked with enhanced hardscape features built with materials consistent with the DCWPCP and the Placer County Landscape Guidelines.

Frontage improvements to PFE Road consist of the widening of PFE Road from two 10-foot travel lanes to two 12-foot through lanes (one in each direction) and one 14-foot center two-way, left-turn lane/westbound left-turn lane, to allow left turns into the PFE Road project entry. A dedicated right-turn lane, or alternatively a deceleration taper, into the site will also be constructed along with a Class II bike lane.

Off-site improvements to PFE Road include widening of approximately 200 feet of PFE Road east from the easterly property line to support project turn lane geometry with an additional easterly 350 feet of transitional tapers back to the existing roadway. Offsite improvements also include the construction of a single-lane roundabout at the PFE/Cook Riolo Road intersection and the widening of approximately 350 feet of Cook Riolo Road to construct a northbound separated right-turn lane onto Vineyard Road.

Project elements that affect aquatic resources include direct impacts from the development of the property. The Project will permanently impact 0.542 acre of seasonal wetland swale; 0.204 acre of pond, and 0.006 acre/127 linear feet of roadside ditch.

PROJECT TYPE:

Residential

PROJECT LOCATION:

The Project is located at 2901 PFE Road, Roseville, CA 95747.

Sections 8, 9, 16, and 17, Township 10 North, Range 6 East, MDB&M

Latitude: 38.726505° and Longitude: -121.333947°

PROJECT SCHEDULE:

Construction is anticipated to begin September 2025 and end December 2030.

PUBLIC NOTICE

The Central Valley Water Board provided public notice of the application from 6 June 2025 to 27 June 2025. The Central Valley Water Board did not receive any comments during the comment period.

COMPENSATORY MITIGATION

To mitigate for the loss of 0.75 acre of wetland, pond, and roadside ditch, the Applicant shall purchase a minimum of 0.81 vernal pool constituent credits, 0.3 aquatic/wetland (including lacustrine) credits, and 0.01 riverine (including ditches) 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 1.5:1 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 \$28,158.00 was received on 30 May 2025.

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 proposed Project will comply with all applicable measures identified within Master Conditions on Covered Activities Checklist, submitted as Attachment 1 of the application. 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. 5 R5-2020-0048.

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 [Water Quality Petitions | California State Water Resources Control Board](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) (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 Carter Cook by phone at (916) 464-4699 or by email at Carter.Cook@waterboards.ca.gov.

Original Signed by Anne Walters for:
Patrick Pulupa
Executive Officer

Enclosure: 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*

Attachments: Figure 1 – Aquatic Resources Delineation
Figure 2 – Impacts to Aquatic Resources

cc: Distribution List [Via email only]

United States Environmental Protection Agency
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Figure 1 – Aquatic Resources Delineation

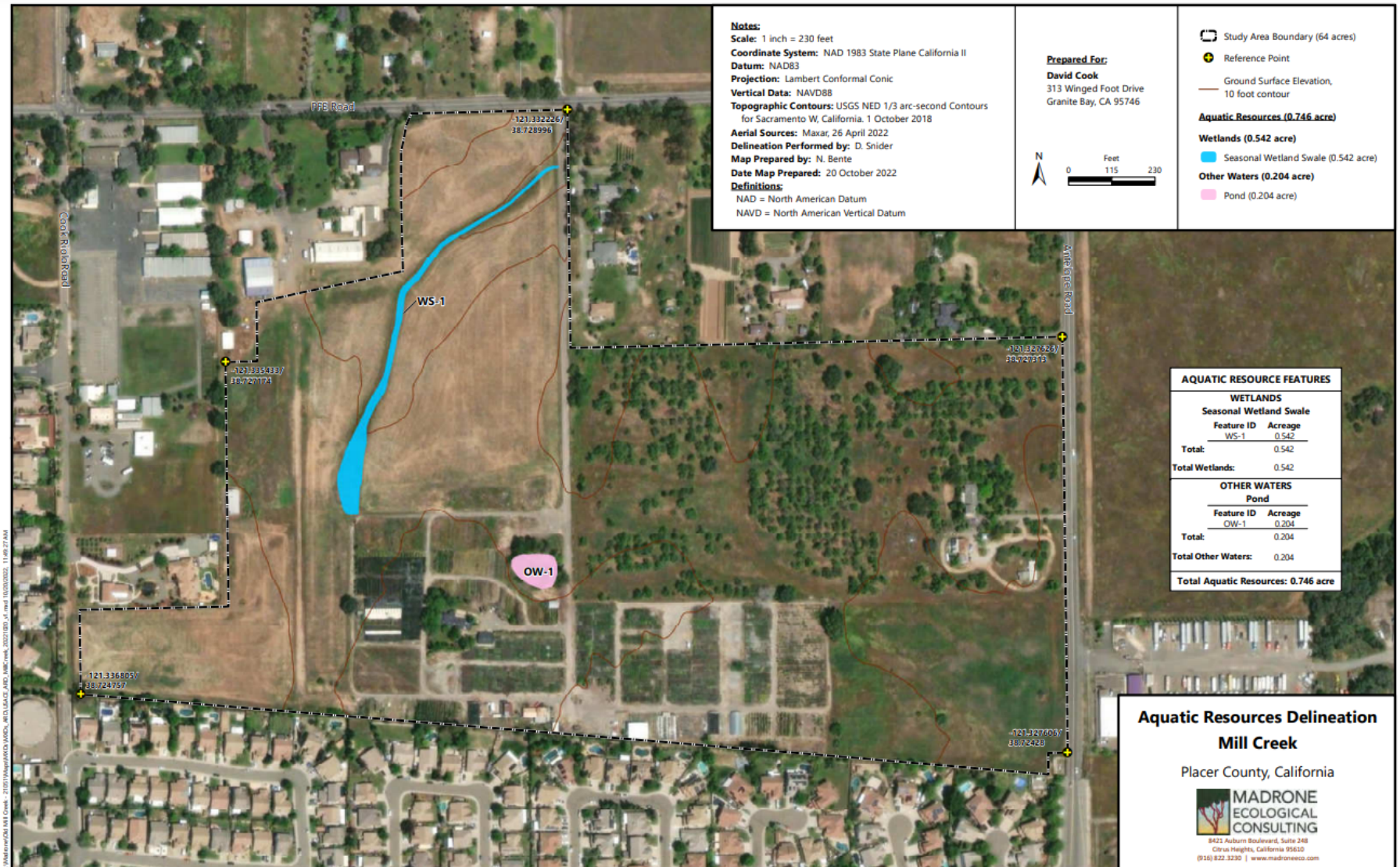


Figure 2 – Impacts to Aquatic Resources

