



Central Valley Regional Water Quality Control Board

20 January 2026

Ryan Biziewski
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ORDER AMENDING CLEAN WATER ACT SECTION 401 TECHNICALLY CONDITIONED WATER QUALITY CERTIFICATION; JMC HOMES, LEAVELL PROPERTY PROJECT (WDID#5A31CR00619A1), PLACER COUNTY

This Order responds to the 8 January 2026 request for an amendment of the Leavell Property Project (Project) Section 401 Water Quality Certification (Certification) was issued on 30 December 2025. The requested amendment is hereby approved. The original Certification is therefore amended as described below. Please attach this document to the original Certification.

AMENDMENT:

JMC Homes is requesting a correction for the vernal pool impacts from 0.492 acres to 0.496 acres. The fee submitted and the maps and mitigation totals included in the original certification are correct.

The Certification is amended as shown below:

VII. Description of Direct Impacts to Waters of the State

Table 1: Total Project Fill/Excavation Quantity for Permanent Physical Loss of Area Impacts

Aquatic Resources Type	Acres	Cubic Yards	Linear Feet
Stream Channel	0.128	798.6	792
Vernal Pool	0.496	3,151	
Wetland	3.09	22,673	

K. Compensatory Mitigation for Permanent Impacts:

7. Total Required Compensatory Mitigation

c. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.496 acre of Vernal Pool by purchasing 0.75 Vernal Pool ILF Credits from the PCCP ILF Program.

ATTACHMENT B

Individual Direct Impact Locations

The following tables show individual impacts.

Table 2: Individual Permanent Fill/Excavation Impact Information

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
Stream Channel	38.876064	-121.253801	No	0.128	798.6	792
Vernal Pool	38.876064	-121.253801	No	0.496	3,151	
Wetland	38.876064	-121.253801	No	3.09	22,673	

APPLICATION FEE RECEIVED:

No fee was required for this amendment. An application fee of \$4,212.00 was received on 15 July 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 Category A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

An additional fee of \$135,076.00 based on total Project impacts was received on 14 October 2025.

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD CONTACT:

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WATER QUALITY CERTIFICATION:

I hereby issue an Order amending the existing Clean Water Act, Section 401 Technically Conditioned Water Quality Certification for the Leavell Property Project (WDID#5A31CR00619A1). All other conditions and provisions of the original Water Quality Certification and any previously approved amendments 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.

Signed by Anne Walters for:

Patrick Pulupa
Executive Officer

cc: [Via email only]

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