

## Central Valley Regional Water Quality Control Board

23 December 2025

Milo Terzich  
USA Properties Fund, Inc.  
3200 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
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### **ORDER AMENDING CLEAN WATER ACT SECTION 401 TECHNICALLY CONDITIONED WATER QUALITY CERTIFICATION; USA PROPERTIES FUND, INC. UNIVERSITY AVENUE APARTMENTS PROJECT (WDID#5A31CR00620A1), PLACER COUNTY**

This Order responds to the 10 December 2025 request for an amendment of the University Avenue Apartments Project (Project) Section 401 Water Quality Certification (WDID#5A31CR00620). The original Water Quality Certification (Certification) was issued on 1 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:**

There is a typographical error in the original Certification. The regulatory measure identification (Reg. Measure ID) was listed as 522335. The correct Reg. Measure ID is 422335. The Certification has been amended to reflect the correct Reg. Measure ID as 422335.

Additionally, USA Properties Fund, Inc. requested an amendment to reflect the U.S. Army Corps of Engineers (USACE) approved compensatory mitigation requirement. The Certification is amended to reflect the correct mitigation requirements as approved by the USACE under section 404 of the Clean Water Act. The original Certification reflected the incorrect mitigation ratio to be purchased from the Antonio Mountain Ranch Mitigation Bank Placer County Aquatic Resource Watershed Service Area.

Page 20 of 22 of the Order has been amended as follows:

#### **7. Total Required Compensatory Mitigation**

- a. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.11 acre of vernal pool habitat by purchasing 0.11

aquatic resource credits in the Antonio Mountain Ranch Mitigation Bank Placer County Aquatic Resource Watershed Service Area.

- b. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.13 acre of wetland habitat by purchasing 0.13 aquatic resource credits in the Antonio Mountain Ranch Mitigation Bank for the Placer County service area.
- c. Total required Project compensatory mitigation information for permanent physical loss of area is summarized in Table 3. [Establishment (Est.), Re-establishment (Re-est.), Rehabilitation (Reh.), Enhancement (Enh.), Preservation (Pres.), Unknown].

**Table 3: Total Required Project Compensatory Mitigation Quantity for Permanent Physical Loss of Area**

Aquatic Resource Type	Mitigation Type	Units	Est.	Re-est.	Reh.	Enh.	Pres.	Unknown
Vernal Pool	Mitigation Bank Credits	Acres	0.11					
Wetland	Mitigation Bank Credits	Acres	0.13					

Page B-2 has been amended as follows:

**Table 4: Mitigation Type Information**

Aquatic Resource Credit Type	Acres	Linear Feet	Number of Credits Purchased
Vernal Pool	0.11		
Wetland	0.13		

**APPLICATION FEE RECEIVED:**

No fee was required for this amendment. Total fees of \$9,011.00 for the original Certification were received on 25 August 2025. The fee amount was determined as required by California Code of Regulations, title 23, sections 3383(b)(3) and 2200(a)(3), as was calculated as category A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

**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 University Avenue Apartments Project (WDID#5A31CR00620A1). 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]

Mary Bickner (SPK-2023-00275)  
United States Army Corps of Engineers  
Sacramento District Office  
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