



Central Valley Regional Water Quality Control Board

26 February 2025

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NOTICE OF APPLICABILITY FOR COVERAGE UNDER ORDER NO. 2004-0004-DWQ, STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS FOR DREDGED OR FILL DISCHARGES TO WATERS DEEMED BY THE U.S. ARMY CORPS OF ENGINEERS TO BE OUTSIDE OF FEDERAL JURISDICTION, NATOMAS 100 PROMENADE PROPERTY PROJECT (WDID#5A34CR00908), SACRAMENTO COUNTY

On 19 December 2024, Greystar Development West, LLC submitted a Notice of Intent (NOI) to enroll under and comply with State Water Resources Control Board (State Water Board) Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the United States Army Corps of Engineers to be Outside of Federal Jurisdiction.

The Central Valley Water Quality Control Board (Central Valley Water Board) has reviewed your enrollment materials and finds the Natomas 100 Promenade Property Project (Project) meets the requirements of, and is hereby enrolled under, Order No. 2004-0004-DWQ. You may proceed with your Project in accordance with the Order.

A copy of [Order 2004-0004-DWQ](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf) (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf) can be found on the State Water Resources Control Board's Adopted Orders webpage and is enclosed.

Please familiarize yourself with the requirements of Order No. 2004-0004-DWQ. You are responsible for complying with all applicable Order requirements. Failure to comply with Order No. 2004-0004-DWQ constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

PROJECT DESCRIPTION:

The 13-acre Project consists of the grading and construction of the Birchway Natomas Apartments at the Natomas 100 Promenade site, an infill multi-unit residential

NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

apartment community southeast of the Gateway Park Boulevard and North Freeway Boulevard intersection. The project would include 378 rental apartment units in three-story residential buildings, a clubhouse, and indoor and outdoor amenities.

Project elements that affect aquatic resources include grading and construction to fill a seasonal wetland. The Project will permanently impact 0.03 acre of seasonal wetland.

PROJECT LOCATION:

The Project is located at 100 Promenade Circle in Sacramento. The approximate center of the Project area is located at latitude 38.6394° and longitude 121.5012°.

PROJECT SCHEDULE:

The project will commence in April 2025 and end in December 2030.

APPLICATION FEE RECEIVED:

\$4,212.00 was received on 9 December 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 category E - Low Impact Discharges (fee code 87) with the dredge and fill fee calculator.

MITIGATION AND MINIMIZATION MEASURES:

The following best management practices (BMPs) will be followed:

- All reserve fuel supplies and hazardous materials will be stored within the confines of a designated construction area.
- Equipment refueling and maintenance will take place only within a staging area.
- Construction vehicles will be inspected daily for leaks.
- A Spill Prevention Countermeasure and Control (SPCC) plan will be prepared and implemented.
- Transportation of hazardous materials to and from the site must comply with Department of Transportation and Caltrans regulations.

You must implement the mitigation and minimization measures proposed in your Mitigation Plan.

Applicant will purchase 0.03 vernal pool re-establishment credits from Elsie Gridley Mitigation Bank.

TERMINATION OF COVERAGE:

Upon completion of the Project, you shall submit a complete Notice of Termination (NOT) requesting to be un-enrolled under Order No. 2004-0004-DWQ. Attachment 2 to the Order contains the NOT form.

If you have questions concerning this matter, please contact Peter Minkel by phone at (916) 464-4684 or by email at Peter.Minkel2@waterboards.ca.gov.

Original Signed by Anne Walters for:

Patrick Pulupa

Executive Officer

Enclosure: State Water Resources Control Board Water Quality Order No.
2004-0004-DWQ

cc: [Via email only]

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