
Central Valley Regional Water Quality Control Board

8 April 2025

Pulvy Sandhu
Mountain House Developers, LLC
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ORDER AMENDING CLEAN WATER ACT SECTION 401 TECHNICALLY CONDITIONED WATER QUALITY CERTIFICATION; MOUNTAIN HOUSE DEVELOPERS, LLC, NEIGHBORHOOD I- DRY CREEK ROAD CROSSINGS PROJECT (WDID#5B39CR00416A1), SAN JOAQUIN COUNTY

This Order responds to the 19 March 2025 request for an amendment of the Neighborhood I- Dry Creek Road Crossings Project (Project) Section 401 Water Quality Certification (WDID#5B39CR00416). The original Water Quality Certification (Certification) was issued on 17 January 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:

Mountain House Developers, LLC is requesting an amendment to change the source of compensatory mitigation for Project impacts. Mitigation credits will be obtained from Zacharias Ranch Mitigation Bank in place of the National Fish and Wildlife Foundation In-Lieu Fee Program.

The Certification is amended as shown below:

XIII.K. Compensatory Mitigation for Permanent Impacts:

5. Total Required Compensatory Mitigation

- a. The Permittee is required to provide compensatory mitigation for the authorized impact to 0.13 acre of stream channel habitat by purchasing 0.13 resource mitigation bank Credits from Zacharias Ranch Mitigation Bank.

The Certification is amended to redact Attachment B, "In-Lieu Fee Compensatory Mitigation Information," "Table 4: In-Lieu Fee Program" and "Table 5: Mitigation Type Information." The replacement section is included below.

Mitigation Bank Compensatory Mitigation Site Information

Table 4: Mitigation Bank

Mitigation Bank Name:	Zacharias Ranch Mitigation Bank
Website:	Zacharias Ranch Mitigation Bank - WES (https://wesmitigation.com/projects/zacharias-ranch/)
Mitigation Bank Contact Name:	Lisa Williams
Phone:	(916) 646-3644
Email:	LWilliams@westervelt.com
Mitigation Location - County:	Sacramento
Latitude:	38.299404
Longitude:	-121.503897

Table 5: Mitigation Type Information

Aquatic Resource Credit Type	Acres	Linear Feet	Number of Credits Purchased
Stream Channel	0.13	348	TBD

APPLICATION FEE RECEIVED:

No fee was required for this amendment. Total fees of \$6,382.00 for the original Certification were received on 9 January 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 Neighborhood I- Dry Creek Road Crossings Project (WDID#5B39CR00416A1). 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.

Original Signed by Anne Walters for:

Patrick Pulupa
Executive Officer

cc: [Via email only]

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