



Central Valley Regional Water Quality Control Board

28 February 2025

Mountain House Developers, LLC. **via email**
Bob Anders
230 S. Sterling Drive, Suite 246
Mountain House, CA 95391

Lennar Homes of California, LLC **via email**
Chris Pellegrini
2603 Camino Ramon, Suite 525
San Ramon, CA 94583

AG EHC II (LEN) CA2, LP **via email**
Steven Benson
8585 E. Hartford Drive, Suite 118
Scottsdale, AZ 85255

**REVISION 2 - NOTICE OF APPLICABILITY
WATER QUALITY ORDER 2003-0003-DWQ
STATEWIDE WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES TO LAND
WITH A LOW THREAT TO WATER QUALITY
MOUNTAIN HOUSE DEVELOPERS, LLC, LENNAR HOMES OF CALIFORNIA, LLC,
AND AG EHC II (LEN) CA2, LP,
OLD RIVER PUMP STATION AND NEIGHBORHOODS I, J, AND K UNDERGROUND
UTILITY PROJECT, SAN JOAQUIN COUNTY**

On 25 February 2022, Mountain House Developers, LLC. (Discharger) submitted a Notice of Intent to obtain coverage under Water Quality Order 2003-0003-DWQ, *Statewide General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality* (hereafter General Order) for construction dewatering at the above-referenced project. The submittal contained all the information required to evaluate applicability of the General Order; therefore, the NOI was considered complete. Based on the information provided in the NOI, the discharge meets the conditions of the General Order. The discharge is hereby covered under State Water Resources Control Board General Order 2003-0003-DWQ-0230. Please include this number on all correspondence related to this discharge.

On 31 October 2023, Mountain House Developers, LLC. notified the Central Valley Regional Water Quality Control Board (Central Valley Water Board) that a portion of the

MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

project area in Neighborhood J was sold to AG EHC II (LEN) CA2, LP. Lennar Homes of California, LLC. is developing the property for AG EHC II (LEN) CA2, LP. and installing underground utilities that require dewatering for residential housing. Underground utilities are also being installed in an adjoining property called Neighborhood K. The project will discharge extracted groundwater from Neighborhoods J and K development areas to the discharge areas shown on Attachment A. All three parties, Mountain House Developers, LLC., Lennar Homes of California, LLC., and AG EHC II (LEN) CA2, LP, are considered co-dischargers for this project. The development area shown in the original NOA was expanded to include Neighborhood K.

On 27 January 2025, Mountain House Developers, LLC. notified the Central Valley Water Board that construction will soon start within Neighborhood I, which is located northwest of Neighborhoods J and K within the existing project boundary. Dewatering processes and monitoring in Neighborhood I will be similar to Neighborhoods J and K. The addition of Neighborhood K will not increase the total volume of water to be discharged for this project. This NOA (2003-0003-DWQ-0230_REV2) is revised to include Neighborhood I.

PROJECT LOCATION AND DESCRIPTION

The construction dewatering project is located between Byron Road and Old River in Mountain House, California in San Joaquin County, as shown on Attachment A. The project consists of constructing a sewer pump station and the installation of underground utilities for residential housing (Neighborhoods I, J, and K). Dewatering is needed for both these construction activities.

Dewatering for the Old River pump station will use approximately four shallow wells pumping at 25 gallons per minute (gpm), per well, which could result in approximately 144,000 gallons per day (gpd) of discharge. Dewatering activities are expected to occur over a period of one to two weeks. The water will be pumped through a temporary pipeline southeast to a 22-acre area that will be bermed to contain, infiltrate, and evaporate the pump station dewatering discharge. As of the date this NOA was revised, the Old River pump station had been constructed and the 22-acre bermed area is no longer being used to dispose of the pump station construction dewatering.

Wells of similar capacity will be used as underground utilities are installed in the residential development areas (Neighborhoods I, J, and K), although more wells may be necessary. The water will be discharged into an area called "Lake K," which was previously excavated to serve as a lake in the future and is not considered a water of the United States. Water discharged into Lake K will be pumped to a bermed area in the northeastern portion of the project area. A 36-inch conduit exists under Mountain House Creek. Piping from Lake K will be run through the conduit and to an additional discharge area in the northeastern portion of the project. If necessary, piping may be run directly from the dewatering areas through the conduit to the additional discharge area.

Dewatering will be managed to prevent the discharge to local surface waterbodies. The groundwater quality in this area is not known to be affected by any sources of pollution and the discharge poses no risk of nuisance because it is located away from the Mountain House community.

The work was initially planned to initiate as early as May 2022. Discharges will occur intermittently as needed during construction and will continue through 2026 (or possibly longer).

The Water Quality Control Plan for the Sacramento River and San Joaquin River Basins, Fifth Edition, revised May 2018 (hereafter Basin Plan), designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting waters of the basin, and incorporates by reference plans and policies adopted by the State Water Resources Control Board. Pursuant to §13263(a) of the California Water Code (CWC), waste discharge requirements must implement the Basin Plan.

FACILITY-SPECIFIC REQUIREMENTS

The General Order and this Notice of Applicability regulates construction dewatering for the Old River Pump Station and Neighborhoods I, J, and K underground utility project.

1. Wastewater generated during construction dewatering shall be disposed of as described in the Notice of Intent, the Discharger Monitoring Program (DMP), and in accordance with the requirements contained in the General Order.
2. Construction dewatering discharged at a location or in a manner different from that described in the Notice of Intent or this Notice of Applicability is prohibited.
3. All technical reports required herein that involve evaluation, or other work requiring interpretation and proper application of engineering or geologic sciences, shall be prepared by or under the direction of persons registered to practice in California pursuant to California Business and Professions Code, section 6735, 7835, and 7835.1. As required by these laws, completed technical reports must bear the signature(s) and seal(s) of the registered professional(s) in a manner such that all work can be clearly attributed to the professional responsible for the work.
4. Monitoring results shall be submitted on a semi-annual basis in accordance the General Order's Monitoring and Reporting Program. For the January through June reporting period, the monitoring report is due August 15. For the July through December reporting period, the monitoring report is due February 15.
5. The Discharger shall submit the required annual fee (as specified in the annual billing issued by the State Water Resources Control Board) until the Notice of Applicability is officially terminated. To terminate the NOA, please submit a

Notice of Termination (Attachment 4 in the General Order) to
centralvalleysacramento@waterboards.ca.gov.

6. Failure to abide by the conditions of the General Order, including its monitoring and reporting requirements, and this letter authorizing applicability could result in enforcement actions, as authorized by provisions of the California Water Code.

DOCUMENT SUBMITTALS

All monitoring reports and other correspondence should be converted to searchable Portable Document Format (PDF) and submitted electronically. Documents that are less than 50 MB should be emailed to:

centralvalleysacramento@waterboards.ca.gov

To ensure that your submittal is routed to the appropriate staff person, the following information should be included in the body of the email or any documentation submitted to the mailing address for this office:

Facility Name: Old River Pump Station and Neighborhoods I, J, and K Underground Utility Project, San Joaquin County		
Program: Non-15 Compliance	Order: 2003-0003-DWQ-0230_REV2	CIWQS Place ID: 879727

Documents that are 50 MB or larger should be transferred to a CD, DVD, or flash drive and mailed to:

Central Valley Regional Water Quality Control Board
ECM Mailroom
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

Now that the revised NOA has been issued, the Board's Compliance and Enforcement section will resume management of your case. Brendan Kenny is your new point of contact for any questions about the Order. In addition, all monitoring and technical reports should be submitted to him. The enclosed transmittal sheet shall be included with each monitoring report. If you find it necessary to make a change to your permitted operations, Brendan will direct you to the appropriate Permitting staff. You may contact Brendan at bkenny@waterboards.ca.gov.

for PATRICK PULUPA
Executive Officer

Enclosures: Water Quality Order No. 2003-0003-DWQ
Attachment A: Site Location Map

cc w/o enc: San Joaquin County Environmental Health Department, Stockton



~ 1 mile

All site features are approximately located.

SITE LOCATION AND FEATURES MAP
OLD RIVER PUMP STATION AND
NEIGHBORHOODS I, J, AND K UNDERGROUND
UTILITY PROJECT
SAN JOAQUIN COUNTY