

Central Valley Regional Water Quality Control Board

XX October 2026

John Norman
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ORDER AMENDING WATER QUALITY ORDER NO. R5-2021-0016, WASTE DISCHARGE REQUIREMENTS; BROOKFIELD SUNSET LLC, AMORUSO RANCH PROJECT (WDID#5A31CR00520A1), PLACER COUNTY

This Order responds to the 2 April 2026 request for an amendment of Water Quality Order No. R5-2021-0016 for the Amoruso Ranch Project (Project) (WDID#5A31CR00520). The original Water Quality Order (Order) was issued on 19 February 2021. The requested amendment is hereby approved. The original Order is therefore amended as described below. Please attach this document to the original Order.

FINDINGS:

Brookfield Sunset, LLC is requesting an amendment to the scope of the project to include additional impacts to waters of the U.S. and State associated with required grading into the former NAPOTS (Not a Part of This Project) area between Phases 2 and 3. The identified overgrade areas will impact an additional 0.2 acre of waters of the U.S. The amendment will accommodate changes in the slope for grading of development areas during Phases 2 and 3 of the Project.

The Order is amended as shown below:

[...]

IV PROJECT DESCRIPTION

The approximately 674-acre Project consists of mass grading for future development, including:

- 51 acres of commercial and office facilities,
- 328 acres of residential housing,
- 17 acres of public/quasi-public uses (including a new school and 22 acres of parks),

NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

- 156.8 acres of open space, and
- 49 acres of right-of-way dedicated to Placer Parkway.

Activities associated with the project include widening Sunset Boulevard West along the north side of the project site and construction of storm water facilities in the Al Johnson Wildlife Area located to the west of the project site.

Three (3) overgrade areas are required to accommodate necessary grading for Phases 2 and 3 development areas including: one area along the northern border of Phase 2 within the NAPOTS area, and two areas along the southern border of Phase 3 within the NAPOTS area. Each overgrade area is approximately 50 feet wide to accommodate grading of lots and roadways within the development areas for Phases 2 and 3. All overgrade areas will be restored to natural grassland upon completion of grading; however, grading will result in permanent fill within wetlands and waters of the U.S.

Within the approximately 157 acres of open space, a 108.5-acre preserve will be established prior to initiation of construction activities as required by the United States Army Corps of Engineers. The preserve includes indirectly impacting 1.68 acres and protecting approximately 17.28 acres of waters of the United States. The Permittee shall place the avoided and preserved wetlands, and any vegetative buffers preserved as part of mitigation for impacts, will be sequestered into a preserve parcel prior to initiation of construction activities and considered as partial compensatory mitigation for permanent impacts as a result of Project activities.

Project development will result in permanently impacting 14.18 acres of aquatic resources (0.08 acre of stream bed habitat, 2.93 acres of vernal pool habitat, 10.94 acres of wetland habitat, and 0.23 acre of stock pond). Project activities will also temporarily impact 0.06 acre of stream bed habitat.

Approximately 22,539 cubic yards of clean fill and 250 cubic yards of concrete will be placed into 14.18 acres of stock pond, streambed, vernal pool, and wetland habitat.

VII. DESCRIPTION OF DIRECT IMPACTS TO WATERS OF THE STATE

Dewatering will occur within the Project area. Wet concrete will be placed in the project area when the work area is naturally dry.

The Project will temporarily impact 0.06 acre of streambed habitat. The Project will permanently impact 14.18 acre of stock pond, streambed, vernal pool and wetland habitat.

Total Project fill/excavation quantities for all impacts are summarized in Tables 1 through 2. Permanent impacts are categorized as those resulting in a physical loss in area and also those degrading ecological condition.

Table 2: Total Project Fill/Excavation Quantity for Permanent Physical Loss of Area Impacts

Aquatic Resources Type	Acres	Cubic Yards	Linear Feet
Stream Channel	0.08		
Vernal Pool	2.93		
Wetland	10.94		
Stock Pond	0.23		

XIV. CONDITIONS

K. Compensatory Mitigation for Permanent Impacts:

7. Total Required Compensatory Mitigation

- a. The Permittee is required to provide compensatory mitigation for the authorized impact to 14.18 acres of impacts by purchasing the appropriate Aquatic Resource Credits. Aquatic Resource Credits shall be purchased from the Western Placer In-Lieu Fee Program or an approved compensatory mitigation bank. Mitigation ratios shall meet or exceed 1.5:1 for direct impacts.

Table 4: 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
Stream Channel	In-Lieu Fee Credits	Acres						0.08
Wetland	In-Lieu Fee Credits	Acres						10.94
Lacustrine	In-Lieu Fee Credits	Acres						0.23
Vernal Pools	In-Lieu Fee Credits	Acres						2.93

ATTACHMENT B

Individual Direct Impact Locations

The following tables show individual impacts.

Table 2: Individual Temporary Fill/Excavation Impact Information

Impact Site ID	Latitude	Longitude	Indirect Impact Requiring Mitigation?	Acres	Cubic Yards	Linear Feet
Site 01	38.823170°	-121.373545°	No	0.08		
Site 02	38.823170°	-121.373545°	No	2.93		
Site 03	38.823170°	-121.373545°	No	10.94		
Site 04	38.823170°	-121.373545°	No	0.23		

[...]

Application Fee Received:

\$7,884.00 was received for this amendment on 30 April 2026.

Total fees of \$142,100.00 for the original Certification were received on 19 December 2019. 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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PUBLIC NOTICE:

This Order was publicly noticed with an opportunity to submit written comments pursuant to Water Code section 13167.5.

CERTIFICATION

I hereby issue an Order amending the existing Water Quality Order No. R5-2021-0016 for the Amoruso Ranch Project (WDID#5A31CR00520A1). All other conditions and provisions of the original Water Quality Order 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 Order, previously approved amendments, or of this Order may result in suspension or revocation of the Water Quality Order.

Patrick Pulupa
Executive Officer

Attachment: Figure 1 – Aquatic Resource Impacts NAPOTS Overgrade Area
Figure 2 – Aquatic Resource Impacts Phases 2 and 3

cc: [Via email only]

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Figure 1: Aquatic Resource Impacts NAPOTS Overgrade Area

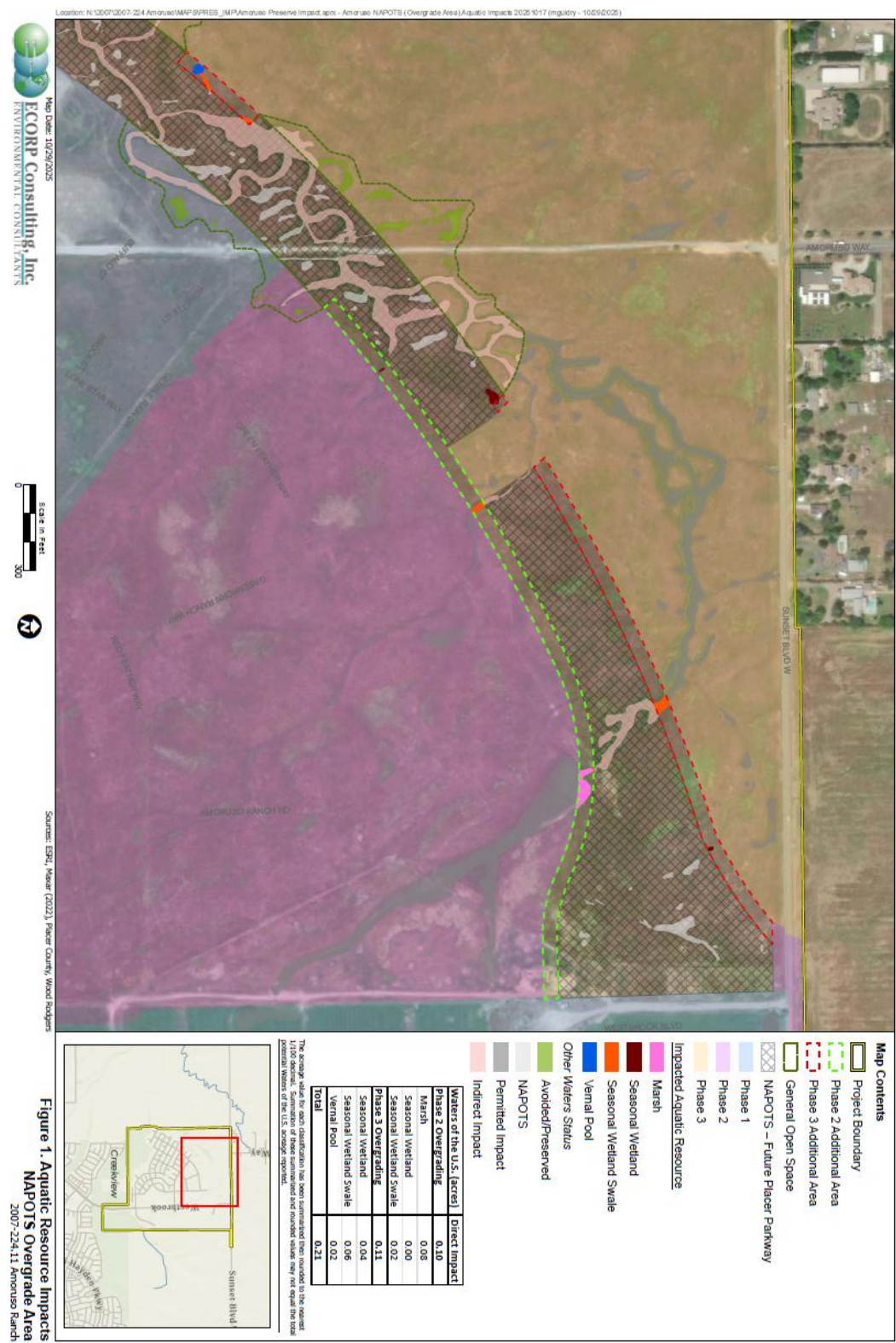


Figure 2: Aquatic Resource Impacts Phases 2 and 3

