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## Central Valley Regional Water Quality Control Board

7 May 2025

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Pleasanton, CA 94588  
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**NOTICE OF APPLICABILITY FOR COVERAGE UNDER GENERAL ORDER NO. R5-2020-0048, WASTE DISCHARGE REQUIREMENTS AND CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION OF THE WESTERN PLACER COUNTY HABITAT CONSERVATION PLAN PROGRAMMATIC GENERAL PERMIT, PLACER VINEYARDS PROPERTY 1B PROJECT (WDID#5A31CR00534-034), PLACER COUNTY**

On 25 March 2025, Ponderosa Homes II, Inc. (Permittee) submitted a Notice of Intent (NOI) to enroll under and comply with Central Valley Regional Water Quality Control Board (Central Valley Water Board) General Order R5-2020-0048, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the Western Placer County Habitat Conservation Plan Programmatic General Permit.

The Central Valley Water Board has reviewed your enrollment materials and finds the Placer Vineyards Property 1B Project (Project) meets the eligibility requirements of, and is hereby enrolled under, General Order R5-2020-0048. You may proceed with your Project in accordance with the Order.

A copy of General Order R5-2020-0048 can be found on the [Central Valley Water Board's Adopted Orders webpage](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/5a31cr00534.pdf) ([https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/401\\_wq\\_certs/5a31cr00534.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/5a31cr00534.pdf)).

Please familiarize yourself with the requirements of General Order R5-2020-0048. You are responsible for complying with all applicable Order requirements. Failure to comply with General Order R5-2020-0048 constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

**PROJECT DESCRIPTION:**

The 35-acre Project consists of building a residential community consistent with the Placer Vineyards Specific Plan. The project site will be mass graded in preparation for construction, resulting in permanent impacts to waters of the state. The site will have two open space/avoidance areas totaling 15.8 acres. A new roadway is being

constructed adjacent to the eastern property limit and impacts to a vernal pool on the Placer Vineyards Property 1B Project site have been accounted for and mitigated through the Placer Vineyards Property 1A Infrastructure Segment S2 Project (WDID#5A31CR00404-013).

Project elements that affect aquatic resources include preparing the site for construction, which includes clearing, grading, and other general ground disturbance. The Project will permanently impact 0.03 acre of seasonal wetland swale.

**PROJECT TYPE:**

Residential

**ADDITIONAL CONDITION:**

The Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ, as amended for discharges to surface waters comprised of storm water associated with construction activity, including, but not limited to, demolition, clearing, grading, excavations, and other land disturbance activities of one or more acres, or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres.

**PROJECT LOCATION:**

The Project is located South of Baseline Road, east of Watt Avenue, north of Strait Road, and west of Placer Creek Drive in the Placer Vineyard Specific Plan Area.

Section 1 and 2, Township 10 North, Range 5 East, MDB&M

Latitude: 38.746986° and Longitude: -121.386407

**PROJECT SCHEDULE:**

June 2025 through June 2030.

**PUBLIC NOTICE**

The Central Valley Water Board provided public notice of the application from 28 March 2025 to 18 April 2025. The Central Valley Water Board did not receive any comments during the comment period.

**COMPENSATORY MITIGATION**

To mitigate for the loss of 0.03 acre of seasonal wetland swale, the Applicant shall purchase a minimum of 0.05 seasonal wetland credits from the Western Placer County In-Lieu Fee Program for the impacted watershed prior to commencing construction. The Applicant shall provide evidence of purchase of In-Lieu Fee Program credits to the Central Valley Water Board prior to commencing construction. At a minimum, compensatory mitigation must achieve a ratio of 1.5:1 for permanent impacts. Compensatory mitigation must comply with the effective policy, which ensures no overall net loss of wetlands for impacts to waters of the state, at the time of Certification.

Evidence of compliance with compensatory mitigation requirements includes providing a letter from the in-lieu fee recipient. The letter must: a) be on the in-lieu fee recipient's letterhead; b) be signed by an authorized representative of the in-lieu fee recipient; c) indicate the United States Army Corps of Engineers' SPK number; d) describe the Project name and location; and e) detail the type of in-lieu fees paid for the Project's impacts.

**APPLICATION FEE RECEIVED:**

An application fee of \$4,212.00 was received on 26 March 2025. 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 E – Low Impact Discharges (fee code 87) with the dredge and fill fee calculator.

**ANNUAL FEES:**

This NOA is subject to annual billing based on the fee schedule in effect at the time of billing. Annual billing will continue until the Project, including monitoring, is complete and the Water Board receives an acceptable request for a Notice of Project Complete Letter (see Attachment D). Invoices are usually sent out at the end of each calendar year.<sup>1</sup>

To stop annual billing, the Permittee must request a Notice of Project Complete Letter from the Water Board. Water Board staff will verify if the conditions of the Certification are met and may conduct a site visit to confirm compliance.

For more information on fees, visit the [State Water Board's Water Quality Fees website](https://www.waterboards.ca.gov/resources/fees/water_quality/) (https://www.waterboards.ca.gov/resources/fees/water\_quality/), under Water Quality Certification (WQC) Program Fees.

**PROJECT SPECIFIC AVOIDANCE AND MINIMIZATION MEASURES:**

The proposed Project will comply with all applicable measures identified within Master Conditions on Covered Activities Checklist, submitted with the application. The Applicant will implement the Avoidance and Minimization Measures (AMMs) and construction Best Management Practices (BMPs) outlined in the County Aquatic Resource Program (CARP) document, the Habitat Conservation Program/Natural Community Conservation Program (HCP/NCCP) document, and General Order No. 5 R5-2020-0048.

**PETITIONS FOR RECONSIDERATION**

Any person aggrieved by this action of the Central Valley Water Board may petition the State Water Board to review the action in accordance with California Water Code section 13320 and California Code of Regulations, title 23, sections 2050 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this NOA, except that if the thirtieth day following the date of this NOA falls on a

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<sup>1</sup> Annual invoices are issued for projects active for any amount of time in the current fiscal year (1 July – 30 June).

Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Links to the law and regulations applicable to filing petitions may be found on the Water Quality Petitions Page [Water Quality Petitions | California State Water Resources Control Board](#) ([http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality)) or will be provided upon request."

If you have any questions regarding this Notice of Applicability, please contact Nicholas Savino by phone at (916) 464-4920 or by email at [Nicholas.Savino@waterboards.ca.gov](mailto:Nicholas.Savino@waterboards.ca.gov).

*Original Signed by Anne Walters for:*  
Patrick Pulupa  
Executive Officer

Enclosure: General Order R5-2020-0048, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the Western Placer County Habitat Conservation Plan Programmatic General Permit

Attachments: Figure 1: Project Location Map  
Figure 2: Project Location in Placer Vineyards Specific Plan Area  
Figure 3: Project Impacts and Avoidances Areas

cc: [Via email only]

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CWA Section 401 WQC Program  
State Water Resources Control  
Board  
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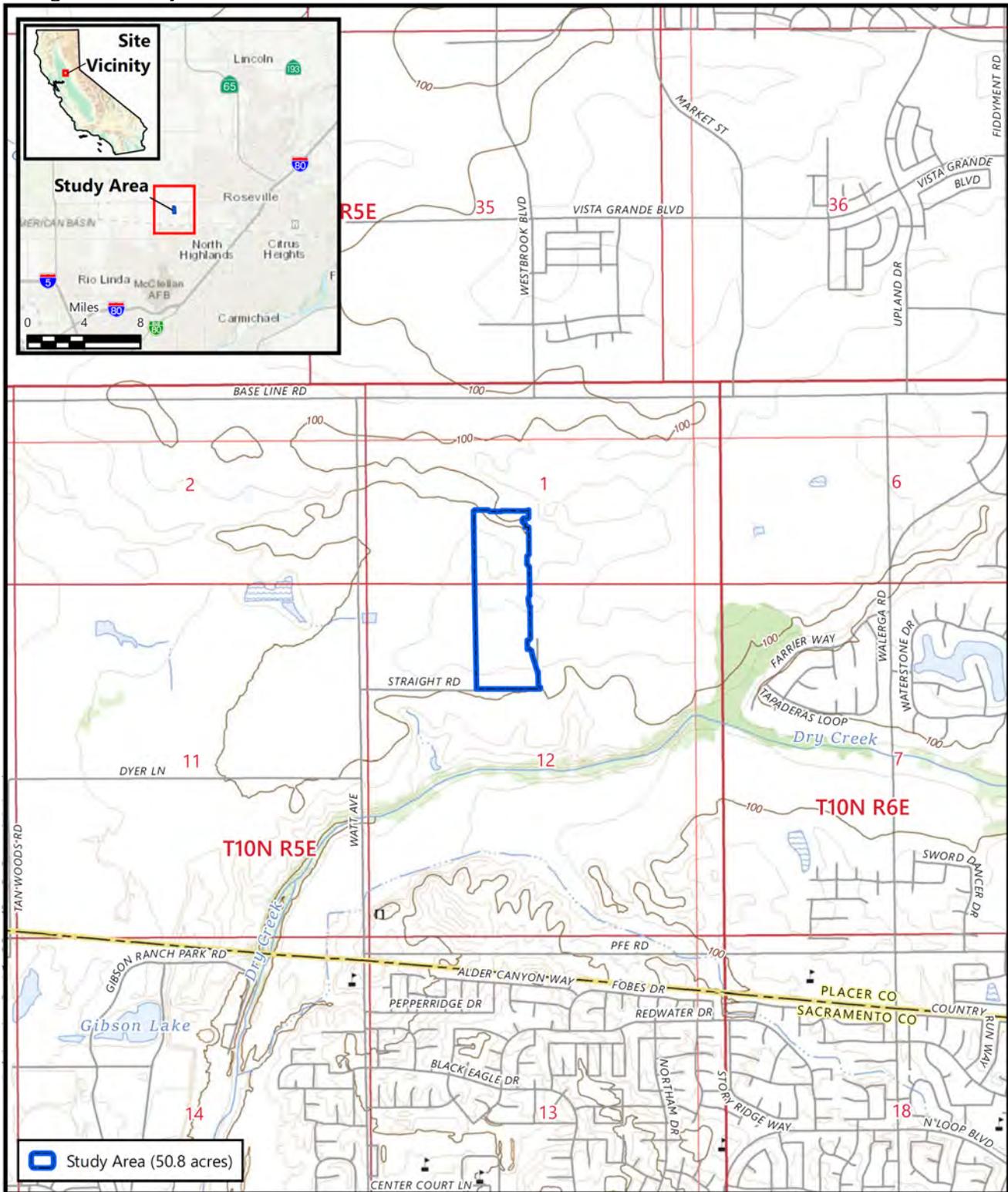
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Figure 1: Project Location



Source: United States Geologic Survey, 2022  
"Rio Linda, California" 7.5-Minute Topographic Quadrangles  
Sections 1 and 12, Township 10 North, Range 5 East, MDBM  
Latitude (NAD83): 38.743327°, Longitude (NAD83): -121.385066°

**Figure 1**  
**Site and Vicinity**

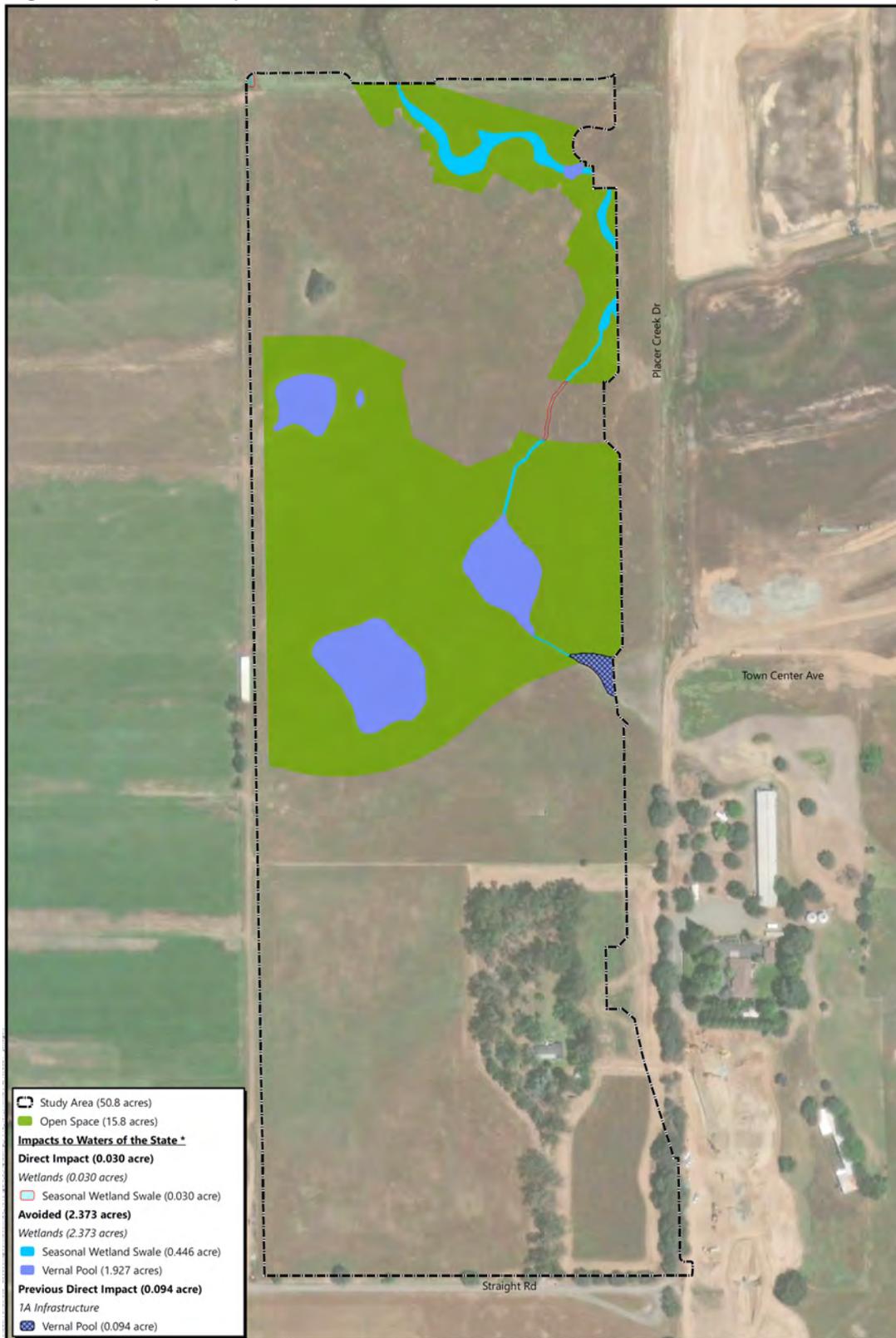
Placer Vineyards Property 1B  
Placer County, California



Figure 2: Project Location in Placer Vineyards Specific Plan Area



Figure 3: Project Impacts and Avoidances Areas



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0 200 Feet  
\* Small summation errors may occur due to rounding  
Boundary Source: Mackay and Soms  
Aquatic Resources Source: ECORP Consulting  
Aerial Source: Maxar, 26 April 2022

**Figure 3**  
**Impacts to Waters of the State**  
Placer Vineyards Property 1B  
Placer County, California  
MADRONE  
ECOLOGICAL  
CONSULTING