

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
CENTRAL VALLEY REGION  
11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114

## **PUBLIC HEARING**

Concerning

### TENTATIVE ORDER

WASTE DISCHARGE REQUIREMENTS ORDER R5 2025-####  
RICHLAND PLANNED COMMUNITIES, INC.  
TREASURE PROJECT  
SACRAMENTO COUNTY

A tentative Waste Discharge Requirements Order (Order) is proposed for the Richland Planned Communities, Inc. (Permittee), Treasure Project (Project) in Sacramento County. The 42-acre Project is part of the Laguna Ridge Specific Plan. Mass grading in preparation for residential construction will result in the fill of 12.38-acres of seasonal wetland and a drainage ditch to construct residential units and to satisfy regional drainage and circulation requirements for surrounding development and city infrastructure.

The proposed development will consist of 192 single-family residential lots/homes in a variety of sizes, with densities ranging from 3 lots per acre to 7 lots per acre. The Project will include a 2.99-acre park at the southeastern corner, adjacent to an existing master-planned stormwater detention/water quality basin.

The Project will widen Bilby Road on its northern side to add curb, gutter, and a detached sidewalk along the Project frontage. Interior roads will connect to Bilby Road on the south end and to adjacent development to the north that is currently under construction.

The tentative Order provides details of the proposed Project activities, including compensatory mitigation measures planned to compensate for the permanent loss of waters of the state and requiring avoidance and minimization measures to reduce on-site impacts during construction activities. The tentative Order describes technical conditions required to be met throughout the implementation of construction activities that allow for activities to meet Basin Plan objectives.

A public hearing concerning this matter will be held during the Central Valley Regional Water Quality Control Board (Central Valley Water Board) meeting scheduled for:

DATE: 19/20 June 2025  
TIME: 9:00 am

NOTICE OF PUBLIC HEARING  
RICHLAND PLANNED COMMUNITIES, INC.  
TREASURE PROJECT  
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PLACE: California Regional Water Board, Central Valley Region  
11020 Sun Center Drive, Suite 200  
Rancho Cordova, CA 95670

Physical meeting location with remote meeting option

This public meeting is currently scheduled to take place in-person and via video and teleconference, but the format may be changed in the future. Any person wishing to obtain information about changes to the date, time, location, or format of the meeting should visit the [Board's website](https://www.waterboards.ca.gov/centralvalley/board_info/meetings) ([https://www.waterboards.ca.gov/centralvalley/board\\_info/meetings](https://www.waterboards.ca.gov/centralvalley/board_info/meetings)).

The designated parties for this hearing are as follows:

Richland Planned Communities, Inc.

Only designated parties will have these rights: to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses; to impeach any witness; and to rebut the evidence against him or her. Interested persons may not cross examine witnesses and will not be subject to cross examination. Interested persons may submit evidence (e.g., photographs, eye-witness testimony, monitoring data) if the evidence is submitted in accordance with the deadlines for submitting evidence described below. Interested persons who present evidence may be subject to cross-examination. Interested persons may request status as a designated party for purposes of this hearing by submitting such request in writing to the Board **no later than 5 p.m. on 10 April 2025**. The request must explain the basis for status as a designated party and in particular how the person is affected by the discharge.

Persons wishing to comment on this item must submit testimony, evidence, if any, and/or comments in writing to the Central Valley Water Board via email to [Peter.Minkel2@Waterboards.ca.gov](mailto:Peter.Minkel2@Waterboards.ca.gov) **no later than by 5:00 p.m. on 10 April 2025**. Written materials submitted after 5:00 p.m. on the above date will not be accepted and will not be incorporated into the administrative record absent a ruling by the Board Chair. Any party requesting to submit late materials must demonstrate good cause for the late submission, and the Chair must find that the late submission would not prejudice the Central Valley Water Board or any designated party.

All designated parties and interested persons may speak at the Central Valley Water Board meeting and are expected to orally summarize their written submittals. Oral testimony and cross examination will be limited in time by the Board Chair.

Anyone having questions regarding the hearing item should contact Peter Minkel at (916) 464-4856, or by email at [Peter.Minkel2@Waterboards.ca.gov](mailto:Peter.Minkel2@Waterboards.ca.gov). Interested parties may download the tentative Order and related documents from the Central Valley Water Board's [Tentative Orders Page](#)

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([http://www.waterboards.ca.gov/centralvalley/board\\_decisions/tentative\\_orders/](http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/)). Copies of these documents can also be obtained by contacting or visiting the Central Valley Water Board's office at 11020 Sun Center Drive, #200, Rancho Cordova, California, 95670-6114 weekdays between 8:00 a.m. and 5:00 p.m.

The [final meeting agenda](#)

([https://www.waterboards.ca.gov/centralvalley/board\\_info/meetings/](https://www.waterboards.ca.gov/centralvalley/board_info/meetings/)) will be available at least 10 days before the meeting. The agenda will provide the specific date the Board Meeting will be held for this item, indicate the anticipated order of all agenda items, and may include staff revisions to the proposed order.

The [Procedures Governing Central Valley Water Board Meetings](#)

([http://www.waterboards.ca.gov/laws\\_regulations/](http://www.waterboards.ca.gov/laws_regulations/)) may be found at Title 23, California Code of Regulations, Section 647 et seq. and are available upon request. Hearings before the Central Valley Water Board are not conducted pursuant to Government Code section 11500 et seq.

[Information on Meeting and Hearing Procedures](#)

([http://www.waterboards.ca.gov/centralvalley/board\\_info/meetings/mtgprocd.shtml](http://www.waterboards.ca.gov/centralvalley/board_info/meetings/mtgprocd.shtml)) is available on the Central Valley Water Board's website or by contacting any one of the Central Valley Water Board's offices. Questions regarding such procedures should be directed to the Central Valley Water Board Sacramento Office at (916) 464-3291.

The hearing facilities will be accessible to persons with disabilities. Individuals requiring special accommodations are requested to send an e-mail to [agenda5@waterboards.ca.gov](mailto:agenda5@waterboards.ca.gov) or call (916) 464-4620 at least 5 working days prior to the meeting. TTY users may contact the California Relay Service at 1-800-735-2929 or voice line at 1-800-735-2922.

Please bring the above information to the attention of anyone you know who would be interested in this matter.

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ADAM LAPUTZ,  
Assistant Executive Officer

**11 March 2025**