



Central Valley Regional Water Quality Control Board

19 April 2024

Jan Haldeman
Haldeman Homes Inc.
2280 Grass Valley Hwy. #174
Auburn, CA 95603
jan@haldemanhomes.com

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, GATEWAY VILLAGE PROJECT (WDID#5A31CR00534-027), PLACER COUNTY

On 27 February 2024, the Haldeman Homes 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 Gateway Village 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).

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 2.94-acre Project consists of constructing 27 single family detached residential units. Project elements that affect aquatic resources include the grading and re-aligning of an intermittent drainage channel. The channel will be graded in order to construct the residential lots. Re-alignment of the channel will consist of constructing two bio-retention basins and a bio swale that will capture surface flow that enters the project site through

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

an existing culvert at the northeastern corner of the project site. The Project will permanently impact 0.15 acre/490 linear feet of an intermittent drainage channel.

PROJECT TYPE:

Residential Development

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:

Section 33, Township 13 North, Range 8 East, MDB&M

Latitude: 38.939717° and Longitude: -121.093434

PROJECT SCHEDULE:

May 2024 through September 2026

PUBLIC NOTICE:

The Central Valley Water Board provided public notice of the application from 1 March 2024 to 22 March 2024. The Central Valley Water Board did not receive any comments during the comment period.

COMPENSATORY MITIGATION:

To mitigate for the loss of 0.15 acre of stream channel habitat, the Applicant shall purchase a minimum of 0.23 riverine 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 \$2,985.00 was received on 9 April 2024. The remaining application fee balance of \$1,006.00 was received on 15 April 2024.

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 A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

PROJECT SPECIFIC AVOIDANCE AND MINIMIZATION MEASURES:

The proposed Project will comply with all applicable measures identified within Master Conditions on Covered Activities Checklist. 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.

WATER QUALITY MONITORING:

Water quality monitoring is not required if work is conducted when the intermittent drainage is naturally dry.

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 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.

Original Signed by Anne Walters for:
Patrick Pulupa
Executive Officer

Attachments: Figure 1: Project Location
Figure 2: Aquatic Resources
Figure 3: Project Design

Distribution List
[Via email only]

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Figure 1: Project Location

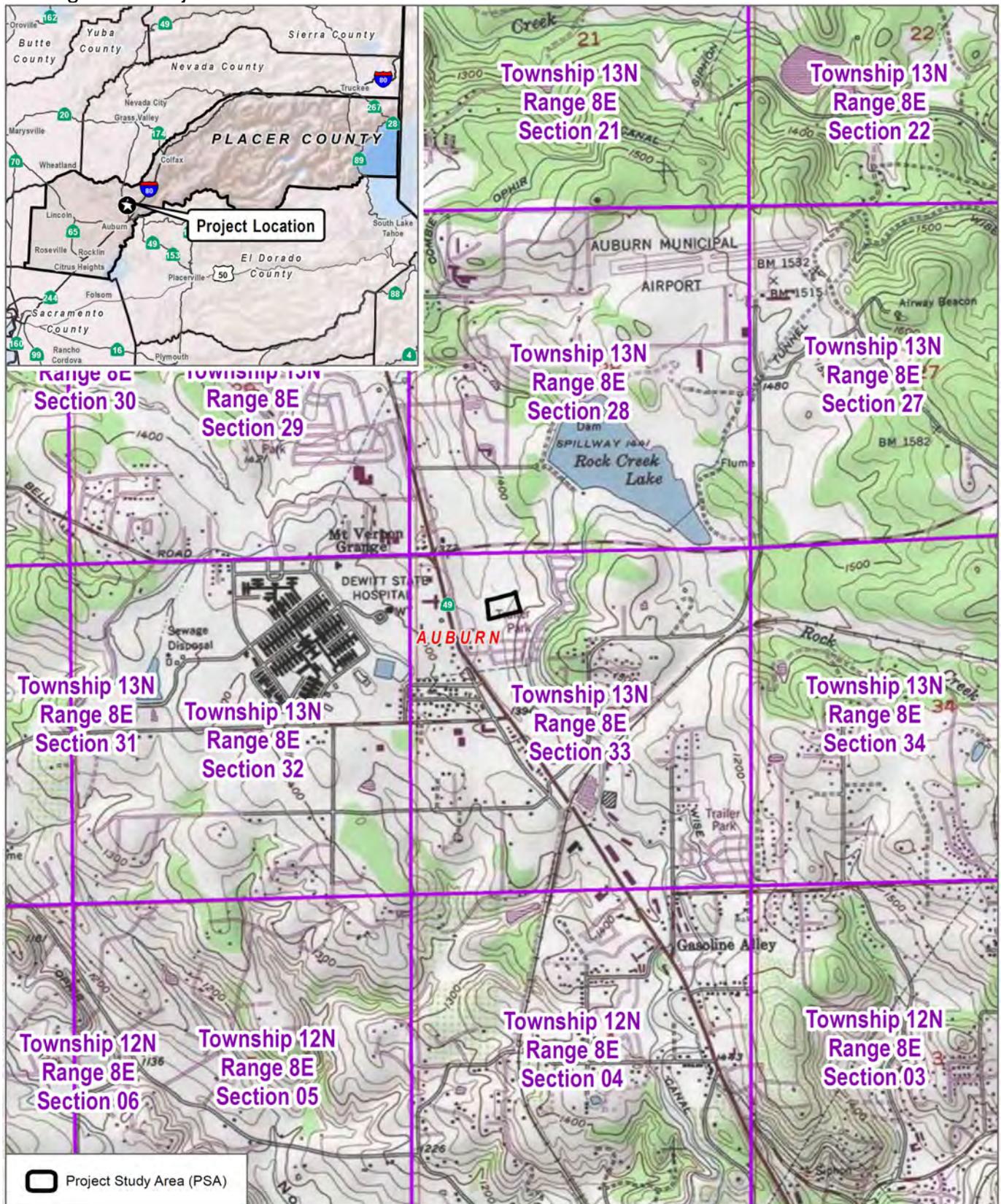


Figure 2: Aquatic Resources

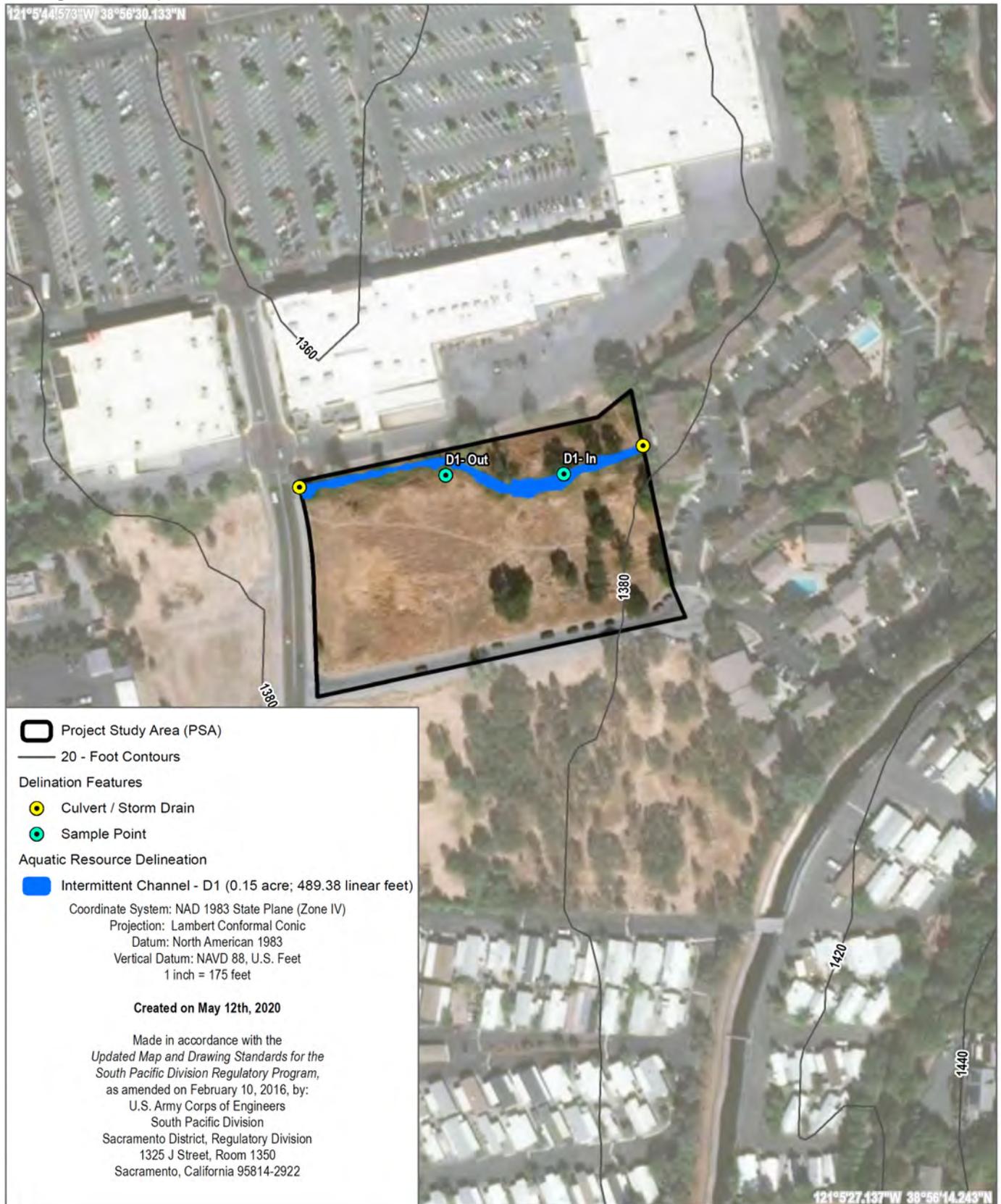
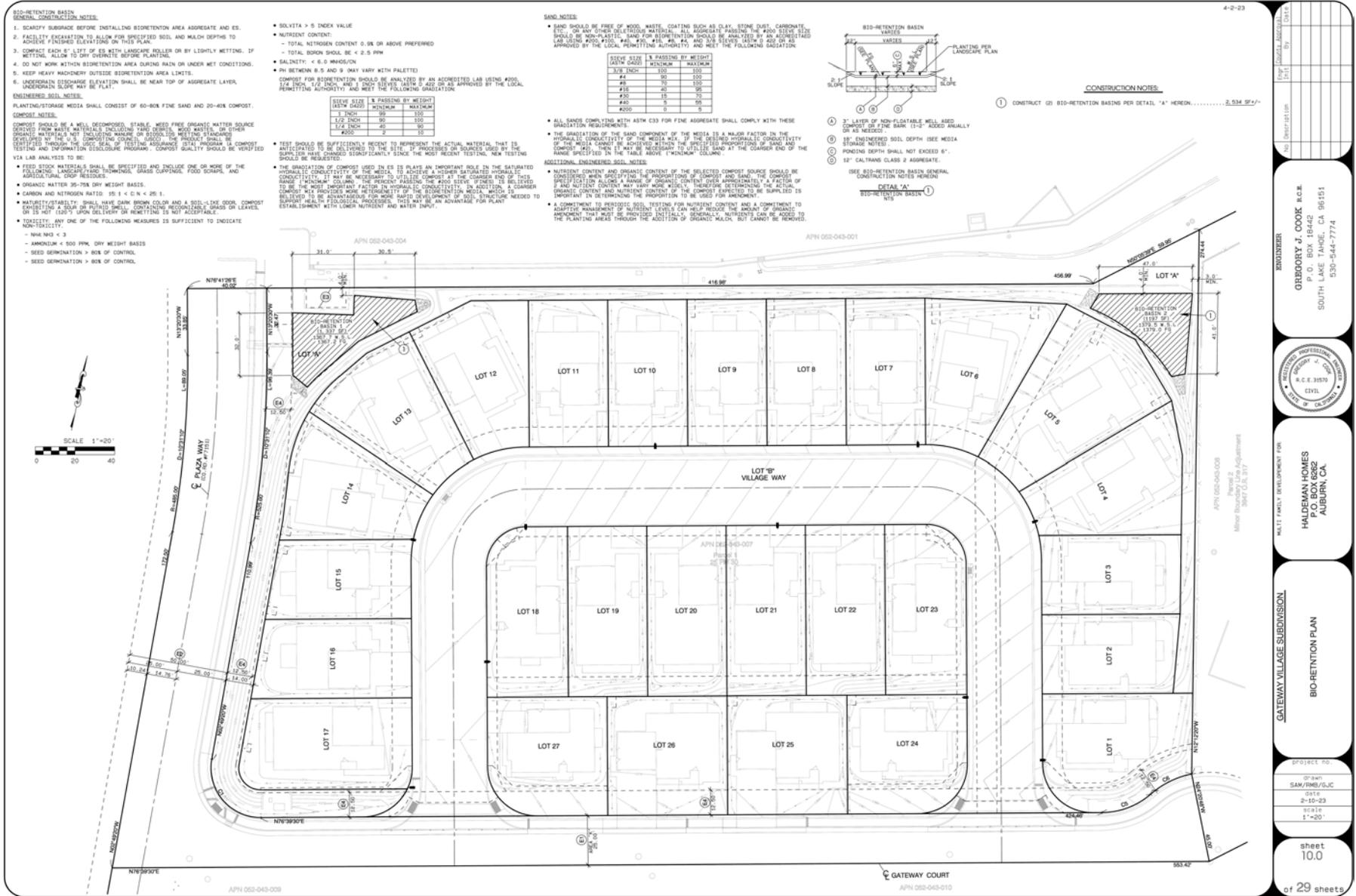


Figure 3: Project Design



4-2-23

DATE: 19 APR 2024

PROJECT: GATEWAY VILLAGE SUBDIVISION

ENGINEER: GREGORY J. COOK, R.C.E.
P.O. BOX 18422
SOUTH LAKE TAHOE, CA 96151
530-544-7774

REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA
REG. NO. 31570
CIVIL

MULTI-FAMILY DEVELOPMENT FOR
HALDEMAN HOMES
P.O. BOX 6262
AUBURN, CA

GATEWAY VILLAGE SUBDIVISION
BIO-RETENTION PLAN

PROJECT NO. 2023-011
DRAWN: SAM/RMB/GJC
DATE: 2-10-23
SCALE: 1"=20'

SHEET 10.0
OF 29 SHEETS