



Central Valley Regional Water Quality Control Board

13 January 2023

William Heartman
Sunridge Villas Property, LLC
730 Alhambra Blvd Suite 205
Sacramento, CA 95816
bheartman@srgnc.com

NOTICE OF APPLICABILITY FOR COVERAGE UNDER GENERAL ORDER NO. R5-2019-0023, WASTE DISCHARGE REQUIREMENTS AND CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION OF THE SOUTH SACRAMENTO HABITAT CONSERVATION PLAN PROGRAMMATIC GENERAL PERMIT, SUNDANCE WETLAND PROJECT (WDID#5A34CR00759-024), SACRAMENTO COUNTY

On 13 December 2022, the Sunridge Villas Property, LLC, 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 No. R5-2019-0023, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the South Sacramento Habitat Conservation Plan Programmatic General Permit.

The Central Valley Water Board has reviewed your enrollment materials and finds the Sundance Wetland Project (Project) meets the requirements of, and is hereby enrolled under, General Order R5-2019-0023. You may proceed with your Project in accordance with the Order.

A copy of the General Order No. R5-2019-0023 can be found on the [Central Valley Water Board's Adopted Orders webpage](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/sacramento/r5-2019-0023.pdf) (https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/sacramento/r5-2019-0023.pdf).

Please familiarize yourself with the requirements of General Order R5-2019-0023. You are responsible for complying with all applicable Order requirements. Failure to comply with General Order R5-2019-0023 constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

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

PROJECT DESCRIPTION:

The 0.009-acre project consists of mass grading the project site to develop residential housing and associated infrastructure. Project elements that affect aquatic resources include the permanent filling of a 0.009-acre vernal pool as a result of the mass grading.

The project will permanently impact 0.009 acre of vernal pool habitat.

PROJECT TYPE

Residential Development

PROJECT LOCATION:

The Project is located at 4100 Sunrise Boulevard in Rancho Cordova, CA.

Section 07, Township 08 North, Range 07 East, MDB&M

Latitude: 38.554626° and Longitude: -121.243137°

PROJECT SCHEDULE:

Project activities will occur between 2022 and 2026 within a work window approved by Sacramento County.

COMPENSATORY MITIGATION

To mitigate for the loss of 0.009 acre of vernal pool habitat, the Applicant shall purchase a minimum of 0.01 vernal pool mitigation credits from the SSHCP in-lieu fee program for the impacted watershed prior to commencing construction. The Applicant shall provide evidence of all off-site compensatory mitigation to the Central Valley Water Board. Evidence of on-site compensatory mitigation shall be provided with the Notice of Completion. At a minimum, compensatory mitigation must achieve a ratio of 1:1 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 approved 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 \$ 2,734.00 was received on 19 December 2022. 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 Applicant shall implement the Avoidance and Minimization Measures (AMMs) listed in Attachment E of the Applicant's application submitted on 13 December 2022.

WATER QUALITY MONITORING:

Water quality monitoring is not required for the permanent filling of 0.009 acre of vernal pool habitat.

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

Original Signed By Anne Walters for:
Patrick Pulupa
Executive Officer

cc: [Via email only]

United States Army Corps of Engineers
Sacramento District Office
Regulatory Division
SPKRegulatoryMailbox@usace.army.mil

California Department of Fish and
Wildlife,
Region 2
R2LSA@wildlife.ca.gov

Erin Campbell
United States Army Corps of Engineers
erin.m.campbell@usace.army.mil

Kellie Berry
United States Fish and Wildlife Service
Kellie_Berry@fws.gov

United States Environmental Protection
Agency
R9CWA401@epa.gov

Bill Jennings
CA Sportfishing Protection Alliance
deltakeep@me.com

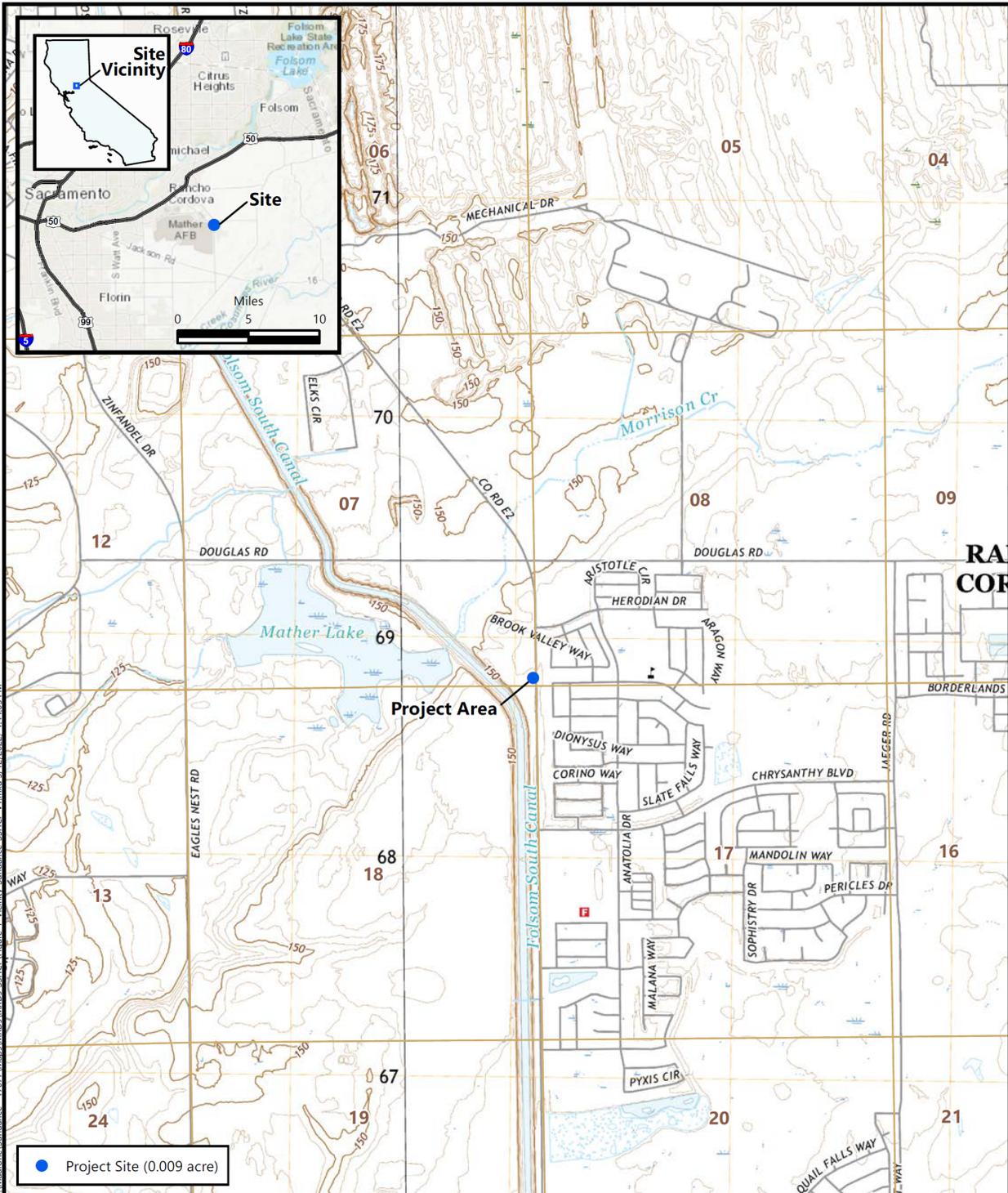
CWA Section 401 WQC Program
State Water Resources Control Board
StateBoard401@waterboards.ca.gov

Ginger Fodge
Madrone Ecological Consulting
gfodge@madroneeco.com

Kim Hudson
Sacramento County
HUDSONK@saccounty.net

Susan Lee
Madrone Ecological Consulting
slee@madroneeco.com

Figure 1: Project Location Map



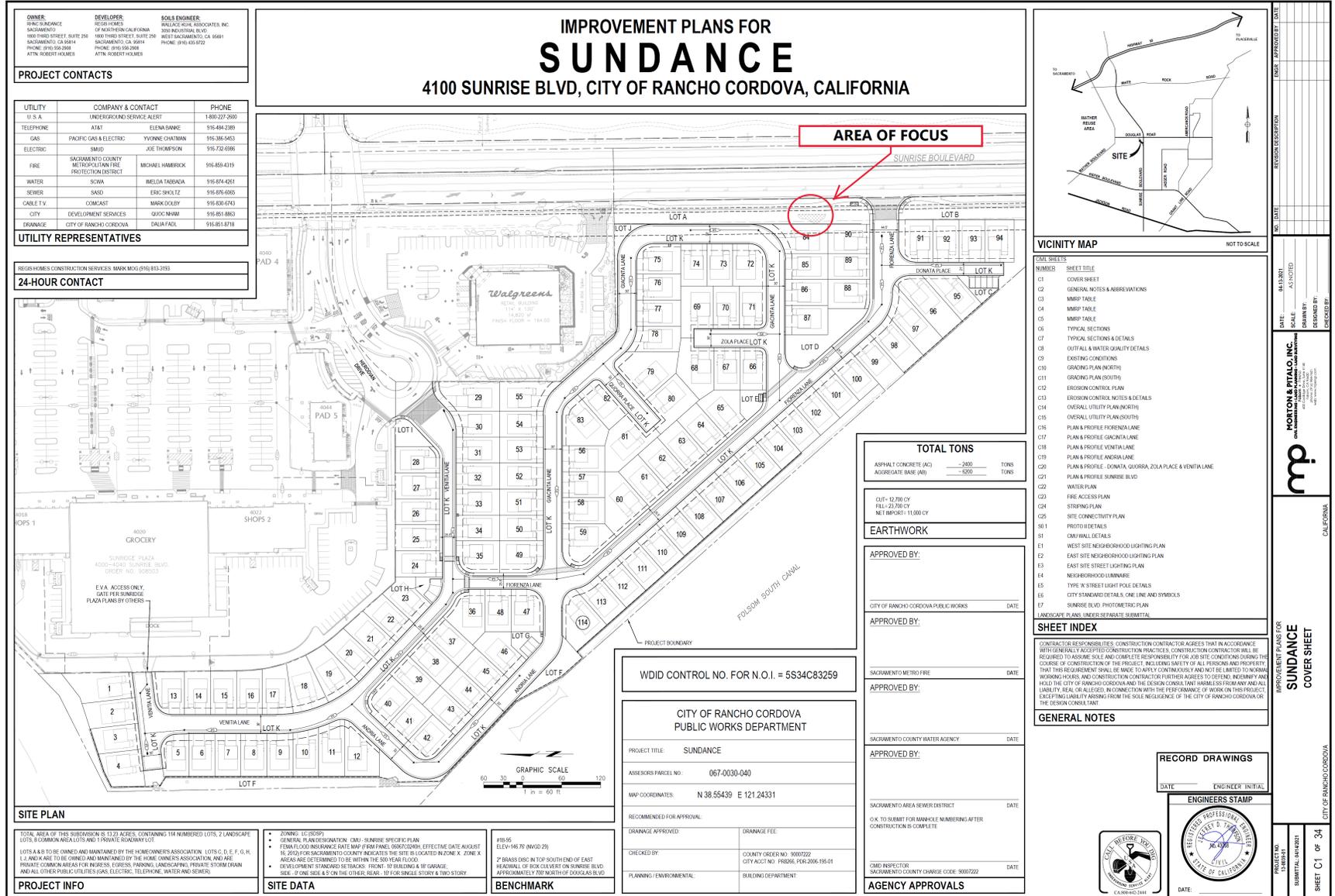
Source: United States Geologic Survey, 2021.
Section 7, Township 8 North, Range 7 East, MDB&M
"Buffalo Creek, California" 7.5-Minute Topographic Quadrangle
Longitude -121.243137, Latitude 38.554626

Figure 1
Site and Vicinity

Sundance
Rancho Cordova, Sacramento County, California



Figure 2: Impact Location Map



SITE PLAN

TOTAL AREA OF THIS SUBDIVISION IS 113.0 ACRES, CONTAINING 114 NUMBERED LOTS, 2 LANDSCAPE LOTS, 8 COMMON AREA LOTS AND 1 PRIVATE ROADWAY LOT

LOTS 1 AND 2 ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOTS 3, D, E, F, G, H, I, J, AND K ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, AND ARE PRIVATE COMMON AREAS FOR PARKING, EGRESS, PARKING, LANDSCAPING, PRIVATE STORM DRAIN AND ALL OTHER PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, WATER AND SEWER).

PROJECT INFO

SITE DATA

- ZONING: LC (2009)
- GENERAL PLAN DESIGNATION: GMJ - SUNRISE SPECIFIC PLAN
- FEMA FLOOD INSURANCE RATE MAP FROM PANEL 580K7-0009, EFFECTIVE DATE AUGUST 16, 2020 FOR SACRAMENTO COUNTY INDICATES THE SITE IS LOCATED IN ZONE X
- AREAS ARE DETERMINED TO BE WITHIN THE 50 YEAR FLOOD
- IF EQUIPMENT STANDARDS TO TRACKS: FRONT - 10 FEET WIDE & 8 FEET GARAGE, SIDE - 0 ONE SIDE & 5' ON THE OTHER, REAR - 10' FOR SINGLE STORY & TWO STORY

BENCHMARK

#18-55
ELEV=146.79 (NVD 29)
2' BRASS DISC IN TOP SOUTH END OF EAST
REAR WALL OF BOX COLLECTOR ON SUNRISE BLVD.
APPROXIMATELY 70% NORTH OF DOUGLAS BLVD

WDID CONTROL NO. FOR N.O.I. = 5S3C483259

CITY OF RANCHO CORDOVA
PUBLIC WORKS DEPARTMENT

PROJECT TITLE: SUNDANCE

ASSESSORS PARCEL NO: 067-0030-040

MAP COORDINATES: N 38.55439 E 121.24331

RECOMMENDED FOR APPROVAL:

DRAINAGE APPROVED: _____ DATE _____

DRAINAGE FILE: _____

CHECKED BY: _____ COUNTY ORDER NO: 90007222
CITY ACD NO: PR026, PER-2006-195-01

PLANNING / ENVIRONMENTAL: _____ BUILDING DEPARTMENT: _____

APPROVED BY: _____ DATE _____

CITY OF RANCHO CORDOVA PUBLIC WORKS

APPROVED BY: _____ DATE _____

SACRAMENTO METRO FIRE

APPROVED BY: _____ DATE _____

SACRAMENTO COUNTY WATER AGENCY

APPROVED BY: _____ DATE _____

SACRAMENTO AREA SEWER DISTRICT

O.K. TO SUBMIT FOR MANHOLE NUMBERING AFTER CONSTRUCTION IS COMPLETE

CMD INSPECTOR
SACRAMENTO COUNTY CHARGE CODE: 90007222

AGENCY APPROVALS

RECORD DRAWINGS

DATE: _____ ENGINEER'S INITIAL: _____

ENGINEERS STAMP

DATE: _____

SUNDANCE COVER SHEET

PROJECT NO: 13-00047
SUBMITTAL REF ID: 20230113
SHEET C1 of 34

CITY OF RANCHO CORDOVA

