23 August 2026

Jim Brecher
Vice President of Real Estate
JEN California 34 LLC
1478 Stone Point Drive, Suite 530
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VIA EMAIL
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AMENDED NOTICE OF APPLICABILITY (NOA); GENERAL WASTE DISCHARGE REQUIREMENTS ORDER R5-2022-0006-03 FOR LIMITED THREAT DISCHARGES TO SURFACE WATER; JEN CALIFORNIA 34 LLC, MACHADO RANCH PHASES 3-10 PROJECT, SAN JOAQUIN COUNTY

Our office received a Notice of Intent (NOI) on 13 June 2024 from Signature Homes, Inc., for discharge of treated groundwater to surface water. Based on the application packet and subsequent information submitted by the Discharger, staff has determined that the project meets the required conditions for approval under the General Order for Limited Threat Discharges to Surface Water (Limited Threat General Order), as a groundwater source project. This project is hereby assigned Limited Threat General Order R5-2022-0006-034 and National Pollutant Discharge Elimination System (NPDES) Permit No. CAG995002. Please reference your Limited Threat General Order number, **R5-2022-0006-034**, in your correspondence and submitted documents.

The project activities shall be operated in accordance with the requirements contained in the Limited Threat General Order and as specified in this NOA. You are urged to familiarize yourself with the entire contents of the enclosed Limited Threat General Order (https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2022-0006-03.pdf).

CALIFORNIA TOXICS RULE / STATE IMPLEMENTATION POLICY MONITORING

The Limited Threat General Order incorporates the requirements of the California Toxics Rule (CTR) and the State Water Resources Control Board's (State Water Board), *Policy for Implementation of Toxics Standards for Inland Surface Waters, Enclosed Bays, and Estuaries of California*, 2005, also known as the State Implementation Policy (SIP). Screening levels for CTR constituents and other constituents of concern are found in Attachment I of the Limited Threat General Order. Review of your water quality data in comparison to the screening values, showed no reasonable potential for the discharge to cause or contribute to an exceedance of water quality objectives in the French Camp Slough, which is a water of the United States.

NOVEMBER 2024 AMENDMENT

On 24 September 2024, the Discharger sold Phase 2 (the northeast quadrant) of the Machado Ranch Phases 2-10 development site to Meritage Homes of California, Inc., who is enrolled for permitting coverage under NOA R5-2022-0006-014 for the original Machado Ranch Project. The Discharger retains ownership of Phases 3-10. The red outlined portion of land in Attachment A shows the Project owned by the Discharger and covered by this NOA. Therefore, the effective date for discharges covered by this updated NOA for the Machado Ranch Phases 3-10 Project is 24 September 2024.

AUGUST 2026 AMENDMENT

On 7 August 2026, prior to the commencement of dewatering and discharge activities; GGM Manteca Investors transferred ownership of the parcels covered by this NOA (R5-2022-0006-034) to JEN California 34 LLC. Therefore, the effective date for discharges covered by this updated NOA for the Machado Ranch Phases 3-10 Project is 7 August 2026.

PROJECT DESCRIPTION

The Machado Ranch Phases 2 – 10 Project (Project) is located southeast of the intersection of Woodward Avenue and South Airport Way in Manteca, California, as shown in Attachment A. The Machado Ranch project includes the construction of 780 single-family residences, underground utilities, paved streets, a central park with three stormwater basins, landscaping, and associated improvements.

Based on geotechnical explorations, groundwater levels are variable but range from 5 to 15 feet below ground surface. Due to the relatively shallow depth of groundwater on the property, construction dewatering will be necessary during proposed underground utility construction. Groundwater extracted through the dewatering process for the Project will be discharged to the existing South San Joaquin Irrigation District (SSJID) Drainage Ditch 8A (Drain 8A). The original discharger obtained permission from SSJID to use Drain 8A for discharge. Drain 8A connects to Drain 8, which outfalls to the southern end of the French Camp Outlet Canal (FCOC).

Currently, SSJID Drainage Ditch 8A and Lateral “WE” cross the property. As part of the proposed development, portions of SSJID Drainage Ditch 8A and SSJID Lateral “WE” will be demolished and replaced with a 42-inch interconnection pipeline. The interconnection pipeline will connect the existing SSJID pipeline along the southern perimeter of the property to the connection point located on Woodward Avenue, as shown in Attachment A.

Construction dewatering activities are anticipated to begin in early November 2024 and continue for up to approximately 5 years. Dewatering is estimated to produce up to approximately 3.5 million gallons per day (MGD) during the initial drawdown and an average of 1.2 MGD thereafter.

Construction groundwater dewatering discharges from the northwest quadrant of the Machado Ranch development site were permitted by NOA R5-2022-0006-014. Signature Homes, Inc. (Signature) was originally identified as Facility operator and Discharger in the permit application materials and NOA. Signature sold a portion of the

development, including governance of discharge activities, to Meritage Homes of California, Inc. (Meritage), and ownership of the original NOA was transferred to Meritage on 21 November 2023 under amended NOA R5-2022-0006-014.

GGM (GGM) Manteca Investors, LLC submitted new application materials for Limited Threat General Order coverage of discharges from the remainder of the Machado Ranch development site under this NOA (R5-2022-0006-034). GGM transferred ownership of the site to JEN California 34 LLC (the current owner) in August 2026. The red outlined portion of Attachment A shows the Project owned by JEN California 34 LLC and covered by this NOA.

DISCHARGE PROHIBITIONS

Discharge prohibitions are specified in Section IV Discharge Prohibitions of the Limited Threat General Order. Based on the information provided in the NOI, the following discharge prohibitions are applicable to this discharge:

- Prohibition IV.A
- Prohibition IV.B
- Prohibition IV.C
- Prohibition IV.D. The flow rate shall not exceed 4.0 MGD.

EFFLUENT LIMITATIONS

Effluent limitations are specified in Section V. Effluent Limitations and Discharge Specifications of the Limited Threat General Order. Based on the information provided in the NOI, effluent limitations are only required for the parameter identified in items 1-4, below:

1. **pH (Section V.A.1.b.i).** The pH of all limited threat discharges within the Sacramento and San Joaquin River Basins (except Goose Lake in Modoc County) shall at all times be within the range of 6.5 and 8.5.

2. **Whole Effluent Toxicity, Chronic (Section V.A.2.a).** There shall be no chronic toxicity in the discharge.

3. **Temperature.** For discharges within the legal boundaries of the Sacramento-San Joaquin Delta, the maximum temperature of the discharge shall not exceed the natural receiving water temperature by more than 20°Fahrenheit (°F).

4. **Diazinon and Chlorpyrifos.** For water bodies as specified in Table 3-4 of the Basin Plan for the Sacramento and San Joaquin River Basin, effluent diazinon and chlorpyrifos concentrations shall not exceed the sum of one (1.0) as identified below:

    i. Average Monthly Effluent Limitation (AMEL)
    SAMEL = CD M-avg/0.079 + CC M-avg/0.012 ≤ 1.0
    CD M-AVG = average monthly diazinon effluent concentration in µg/L
    CC M-AVG = average monthly chlorpyrifos effluent concentration in µg/L

ii. Maximum Daily Effluent Limitation (MDEL)
SAWEL = CD W-avg/0.16 + CC W-avg/0.025 ≤ 1.0
CD W-AVG = average weekly diazinon effluent concentration in µg/L
CC W-AVG = average weekly chlorpyrifos effluent concentration in µg/L

French Camp Slough (confluence of Littlejohns and Lone Tree Creeks to San Joaquin River, San Joaquin County; partly in Delta Waterways, eastern portion) is listed for Toxicity, Dissolved Oxygen, Indicator Bacteria, and Chlorpyrifos on the Clean Water Act 303(d) List of impaired water bodies. A Total Maximum Daily Load (TMDL) has not yet been established for French Camp Slough for Toxicity, Dissolved Oxygen, or Indicator Bacteria. Therefore, no additional 303(d) based effluent limitations or monitoring requirements are included in this NOA for these constituents. A Total Maximum Daily Load (TMDL) has been established for French Camp Slough for Chlorpyrifos. Therefore, additional 303(d) based effluent limitations or monitoring requirements are included in this NOA for Chlorpyrifos as described above.

RECEIVING WATER LIMITATIONS

The Limited Threat General Order includes receiving surface water limitations in Section VIII.A. Based on the information provided in the NOI, only the following receiving surface water limitations are applicable to this discharge:

- Bacteria (VIII.A.2);
- Biostimulatory substances (VIII.A.3);
- Chemical constituents (VIII.A.4);
- Color (VIII.A.5);
- Dissolved oxygen (VIII.A.6.b);
- Floating material (VIII.A.7);
- Oil and grease (VIII.A.8);
- pH (VIII.A.9.a);
- Pesticides ((VIII.A.10);
- Radioactivity (VIII.A.11);
- Suspended sediments (VIII.A.12);
- Settleable substances (VIII.A.13);
- Suspended material (VIII.A.14);
- Taste and odors (VIII.A.15);
- Temperature (VIII.A.16.b);
- Toxicity (VIII.A.17); and
- Turbidity (VIII.A.18.a).

SPECIAL PROVISIONS

The Limited Threat General Order contains Provisions in Section IX.C. Based on information provided in the NOI the following site-specific special provisions are applicable to the Project.

Salinity Evaluation and Minimization Plan – The Limited Threat General Order in Section IX.C.3.c requires Dischargers with projects greater than or equal to 180 days in duration to submit and implement a Salinity Evaluation and Minimization Plan to identify and address sources of salinity discharged from the Facility. A Salinity Evaluation and Minimization Plan shall be submitted by **1 April 2025**.

For enrollees under the Salinity Control Program's Alternative Salinity Permitting Approach, Table 15 of the Limited Threat General Order includes performance-based electrical conductivity (EC) triggers to be included in the NOA to ensure the Salinity Evaluation and Minimization Plan is effective. The Discharge submitted a Notice of Intent for the Salinity Control Program in June 2024 indicating its intent to comply with the Alternative Salinity Permitting Approach and participate in the CV-SALTS Prioritization and Optimization Study. Based on effluent EC data from December 2022, the effluent concentration for EC was 690 µmhos/cm, which results in an annual average EC effluent trigger of 940 µmhos/cm per Table 15 of the Limited Threat General Order. If the calendar annual average effluent EC exceeds **940 µmhos/cm**, the Salinity Evaluation and Minimization Plan shall be reviewed and updated. The updated Salinity Evaluation and Minimization Plan shall be submitted by 1 April following the calendar year in which the electrical conductivity concentration exceeded the trigger.

MONITORING AND REPORTING

Monitoring and reporting requirements are contained in Attachment C of the Limited Threat General Order. The Discharger is required to comply with the following specific monitoring and reporting requirements for the effluent and receiving water in accordance with Attachment C of the Limited Threat General Order.

Monitoring Locations – The Discharger shall monitor the effluent and receiving water at the specified location as follows:

Table 2. Monitoring Station Locations

Discharge Point Name	Monitoring Location Name	Monitoring Location Description
001	EFF-001	A location where a representative sample of the effluent can be collected prior to discharging to Drain 8A.
	RSW-001	Interconnection Pipeline Box 9A, approximately 200 feet upstream from the point of discharge.
	RSW-002	Interconnection Pipeline Manhole 11, approximately 200 feet downstream from the point of discharge.

Effluent Monitoring – When discharging to surface water, the Discharger shall monitor the effluent at Monitoring Location EFF-001 in accordance with Table C-3 of the Limited

Threat General Order and this NOA. The applicable monitoring requirements are as follows in Table 3 and subsequent Table 3 Notes:

Table 3. Effluent Monitoring Requirements

Parameter	Units	Sample Type	Minimum Sampling Frequency
Discharge Flow Rate	MGD	Calculated	1/Day
Electrical Conductivity @ 25 ºC	µmhos/cm	Grab	1/Week
pH	standard units	Grab	1/Week
Turbidity	NTU	Grab	1/Week
Temperature	°F	Grab	1/Week
Dissolved Oxygen (DO)	mg/L	Grab	1/Week
Chronic Toxicity	--	Grab	1/Year

Table 3 Notes

1. **Electrical conductivity, pH, turbidity, temperature, and DO.** A hand-held field meter may be used, provided the meter utilizes a U.S. EPA-approved algorithm/method and is calibrated and maintained in accordance with the manufacturer's instructions. A calibration and maintenance log for each meter used for monitoring required by this Monitoring and Reporting Program shall be maintained at the Facility.
2. **All parameters, except flow.** Pollutants shall be analyzed using the analytical methods described in 40 C.F.R. part 136 or by methods approved by the Central Valley Water Board or the State Water Board.
3. **Chronic toxicity.** Chronic toxicity testing shall be conducted within 3 months of initiation of discharge. See the Monitoring and Reporting Program (Attachment C, Section V) for toxicity monitoring requirements.

Section II.B.2 of the Limitations and Discharge Requirements section of the Limited Threat General Order requires that dischargers submit new analytical results every 5 years for pollutants specified in Table I-1 of Attachment I. The Project is considered a groundwater source discharge. Therefore, the Discharger shall submit monitoring results by **1 July 2029** for the following constituents shown in Table 4 and subsequent Table 4 Notes, below:

Table 4. Effluent Characterization Monitoring

Parameter	Units	Sample Type
Biochemical Oxygen Demand (BOD)	mg/L	Grab
Total Suspended Solids (TSS)	mg/L	Grab
Dissolved Oxygen (DO)	mg/L	Grab
Hardness	mg/l	Grab
pH	standard units	Grab
Temperature	°F	Grab
Electrical Conductivity @ 25 ºC	µmhos/cm	Grab

Parameter	Units	Sample Type
Total Dissolved Solids (TDS)	mg/L	Grab
Turbidity	NTU	Grab
CTR Priority Pollutants	See Attachment I, Table I-3 of the Limited Threat General Order	See Attachment I, Table I-3 of the Limited Threat General Order

Table 4 Notes

1. **For all parameters.** The Discharger is not required to conduct effluent monitoring for constituents that have already been sampled in a given month, as required in Table E-3, except for hardness, pH, and temperature, which shall be conducted concurrently with the effluent sampling.
2. **For all parameters.** Pollutants shall be analyzed using the analytical methods described in 40 C.F.R. part 136 or by methods approved by the Central Valley Water Board or the State Water Board.
3. **For DO, pH, temperature, electrical conductivity, TDS, and turbidity.** A hand-held field meter may be used, provided the meter utilizes a U.S. EPA-approved algorithm/method and is calibrated and maintained in accordance with the manufacturer's instructions. A calibration and maintenance log for each meter used for monitoring required by this Monitoring and Reporting Program shall be maintained at the Facility.
4. **For CTR Priority Pollutants.** See Attachment I, Table I-3 of the Limited Threat General Order.

Receiving Water Monitoring - When discharging to surface water, the Discharger shall monitor the receiving water at Monitoring Locations RSW-001 and RSW-002, in accordance with Table C-5 of the Limited Threat General Order and this NOA. The applicable monitoring requirements are as follows in Table 5 and subsequent Table 5 Notes:

Table 5. Receiving Water Monitoring Requirements

Parameter	Units	Sample Type	Monitoring Frequency
Dissolved Oxygen	mg/L	Grab	1/Month
Electrical Conductivity @ 25 ºC	µmhos/cm	Grab	1/Month
pH	standard units	Grab	1/Month
Hardness (as $CaCO_3$)	mg/L	Grab	1/Month
Temperature	°F	Grab	1/Month
Turbidity	NTU	Grab	1/Month

Table 5 Notes

1. **All parameters.** Pollutants shall be analyzed using the analytical methods described in 40 C.F.R. part 136 or by methods approved by the Central Valley Water Board or the State Water Board.

2. **Handheld Field Meter.** For all parameters except for hardness, a hand-held field meter may be used, provided the meter utilizes a U.S. EPA-approved algorithm/method and is calibrated and maintained in accordance with the manufacturer's instructions. A calibration and maintenance log for each meter used for monitoring required by this Monitoring and Reporting Program shall be maintained by the Discharger.

In conducting the receiving water sampling, a log shall be kept of the receiving water conditions throughout the reach bounded by RSW-001 and RSW-002. Attention shall be given to the presence or absence of:

a. Floating or suspended matter
b. Discoloration
c. Bottom deposits
d. Aquatic life
e. Visible films, sheens, or coatings
f. Fungi, slimes, or objectionable growths
g. Potential nuisance conditions

Notes on receiving water conditions shall be summarized in the Monitoring Report.

Monitoring Report Submittals - Monitoring in accordance with the Limited Threat General Order shall begin upon initiation of discharge. Monitoring Reports shall be submitted to the Central Valley Water Board on a quarterly basis, beginning with the **Third Quarter 2024**. This report shall be submitted on **1 November 2024**. All Monitoring Reports shall specify the dates during the monitoring period the discharge did or did not occur. If monitoring samples were not obtained within 24 hours of initiation of the discharge, the Discharger must document the reasons in the corresponding Monitoring Report. If treatment and discharge has not begun there is no need to monitor. However, a certified Monitoring Report must be submitted stating that there has been no discharge. Table 5, below, summarizes the Monitoring Report due dates required under the Limited Threat General Order. Quarterly Monitoring Reports must be submitted until your coverage is formally terminated in accordance with the Limited Threat General Order, even if there is no discharge during the reporting quarter.

Table 5. Monitoring Periods and Reporting Schedule

Monitoring Period for All Sampling Frequencies	Quarterly Report Due Date
First Quarter (1 January through 31 March)	1 May
Second Quarter (1 April through 30 June)	1 August
Third Quarter (1 July through 30 September)	1 November
Fourth Quarter (1 October through 31 December)	1 February of the following year

GENERAL INFORMATION AND REQUIREMENTS

The Discharger must notify Central Valley Water Board staff within 24 hours of having knowledge of 1) the start of each new discharge, 2) noncompliance, and 3) when the discharge ceases. The Central Valley Water Board shall be notified immediately if any effluent limit violation is observed during implementation of the project.

Discharge of material other than what is described in the application is prohibited. The required annual fee (as specified in the annual invoice you will receive from the State Water Resources Control Board) shall be submitted until this NOA is officially terminated. You must notify this office in writing when the discharge regulated by the Limited Threat General Order is no longer necessary by submitting the Request for Termination of Coverage (Attachment E). If a timely written request is not received, the Discharger will be required to pay additional annual fees as determined by the State Water Resources Control Board.

ENFORCEMENT

Failure to comply with the Limited Threat General Order may result in enforcement actions, which could include civil liability. Effluent limitation violations are subject to a Mandatory

Minimum Penalty (MMP) of $3,000 per violation. In addition, late Monitoring Reports may be subject to MMPs or discretionary penalties of up to $1,000 per day late. When discharges do not occur during a quarterly monitoring period, the Discharger must still submit a quarterly certified Monitoring Report indicating that no discharge occurred to avoid being subject to enforcement actions.

COMMUNICATION

We have transitioned to a paperless office; therefore, please convert all documents to a searchable Portable Document Format (pdf). All documents, including Monitoring Reports, written notifications, and documents submitted to comply with this NOA and the Limited Threat General Order, should be submitted to the NPDES Compliance and Enforcement Unit, Attention: Mohammad Farhad at centralvalleysacramento@waterboards.ca.gov and mohammad.farhad@waterboards.ca.gov. Mr. Farhad may also be reached by phone at (916) 464-1181.

Please include the following information in the body of the email:

- Attention: NPDES Compliance Unit
- Discharger: JEN California 34 LLC
- Facility: Machado Ranch Phases 3-10
- County: San Joaquin County
- CIWQS place ID: 895829

Documents that are 50 megabytes or larger must be transferred to a DVD, or flash drive and mailed to our office, attention “ECM Mailroom-NPDES".

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 Order 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 Petitions Home Page (http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

Anne Walters
Digitally signed by Anne Walters
Date: 2026.08.24 15:38:46 -07'00'
Water Boards

Patrick Pulupa, Executive Officer

Enclosures (2): Attachment A - Project Location Map
Monitoring Report Transmittal Form (Discharger only)

cc: Peter Kozelka, U.S. EPA, Region IX, San Francisco (email only)
Prasad Gullapalli, U.S. EPA Region IX, San Francisco (email only)
Division of Water Quality, State Water Board, Sacramento (email only)

ATTACHMENT A – PROJECT LOCATION MAP

