

Central Valley Regional Water Quality Control Board

17 July 2026

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Certified Mailing Number
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NOTICE OF APPLICABILITY

**RESOLUTION R5-2023-0061
WAIVER OF WASTE DISCHARGE REQUIREMENTS, REPORTS OF WASTE
DISCHARGE, AND/OR WATER RECYCLING REQUIREMENTS FOR SPECIFIC
TYPES OF DISCHARGE WITHIN THE CENTRAL VALLEY REGION
LENNAR HOMES OF CA
AUBURN RAVINE ESTATES PROJECT
PLACER COUNTY**

On 26 June 2026, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) received a Notice of Intent (NOI) from Lennar Homes of CA, LLC. (hereafter referred to as Discharger). The Discharger seeks coverage under the Waiver of Waste Discharge Requirements, Reports of Waste Discharge, and/or Water Recycling Requirements for Specific Types of Discharge within the Central Valley Region (Low Threat Waiver, Resolution R5-2023-0061) for short-term discharge of construction dewatering groundwater to land during installation of the Auburn Ravine crossing associated with the Auburn Ravine Estates residential development project. The NOI included a project description, site map, and characterization of the proposed discharge.

The submittal contains all the information required to evaluate the applicability of the discharge under the Low Threat Waiver. The discharge qualifies for the category of Small Temporary Dewatering Projects (Category 7 in Attachment A). Based on the information provided, the proposed discharge meets the conditions of the Waiver.

The discharge is hereby covered under the Low Threat Waiver and assigned enrollee number **R5-2023-0061-0050**. Please include this number on all correspondence related to this discharge. A copy of the Low Threat Waiver is available on [Central Valley Water Board's website](https://www.waterboards.ca.gov/centralvalley).

(https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2023-0061.pdf)

PROJECT DESCRIPTION

Lennar Homes of CA, LLC owns the Auburn Ravine Estates project, a 21-acre residential land development project located between East 8th Street and East 9th Street in Lincoln, Placer County. The Form 200 identifies the facility Assessor's Parcel Numbers as 021-231-059-000 and 021-730-003-000. The facility and discharge point coordinates identified in the Form 200 are latitude 38.8966647 and longitude -121.278651703. As part of the improvement plans, the Discharger proposes to install a new sewer line crossing on the south side of Auburn Ravine, approximately 470 feet east of the intersection of Quail Creek Lane and Ferrari Ranch Road, and on the north side of Auburn Ravine south of East 8th Street. The project will install two 8-inch welded high-density polyethylene pipes and one 8-inch air pipe encased in a 36-inch steel casing pipe using horizontal directional drilling/microtunneling and two bore pits. The pipe will be installed a minimum of 8 feet below the low-water channel of the Auburn Ravine overbank area and Auburn Ravine, a perennial creek.

The Discharger estimates that construction groundwater will accumulate in the tunnel pits at approximately 7,200 gallons per day for approximately 60 days, resulting in an estimated total discharge volume of 432,000 gallons. The submittal states that groundwater will be pumped to Baker tanks for settlement and then used as construction water, used for dust control, or discharged to land using appropriate best management practices. The submittal did not include laboratory analytical results for the dewatering water; however, the Discharger stated that the bore sites are adjacent to Auburn Ravine and that the expected water quality should be similar to stormwater and water currently in Auburn Ravine.

The Discharger will notify the Central Valley Regional Water Quality Control Board prior to commencing discharge activities and within one week of completing discharge at the site. Upon request, the Discharger will submit a summary report to the Central Valley Water Board at the conclusion of the permit term documenting total discharge volumes.

Discharge to the sanitary sewer, if conducted, is not authorized by this NOA and shall be conducted only with authorization from the appropriate sanitary sewer agency. Discharge to Auburn Ravine, any surface water, or any location where the discharge may flow offsite or enter a surface water feature is prohibited. The Discharger shall maintain sediment and erosion control Best Management Practice at all inflow and outflow locations and shall conduct periodic visual monitoring at daily intervals during active dewatering operations.

The project is within the jurisdiction of the Central Valley Water Board, and the operative Water Quality Control Plan is the Sacramento and San Joaquin River Basin, Fifth Edition, revised February 2019 (hereafter Basin Plan). The Basin Plan designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting waters of the basin, and incorporates by reference plans and

policies adopted by the State Water Board. Pursuant to §13263(a) of the California Water Code, waste discharge requirements must implement the Basin Plan.

FACILITY-SPECIFIC REQUIREMENTS

Please familiarize yourself with the contents of the Low Threat Waiver, including the Conditions of Discharge (Attachment A of the Waiver). The discharge must be managed in accordance with the requirements contained in the Conditions of Discharge and with the information submitted in the NOI and this Notice of Applicability (NOA). The Discharger is responsible for compliance with the Waiver and must provide sufficient oversight to ensure compliance and prompt reporting of any non-compliance. Upon completion of all dewatering and construction activities, the Discharger shall notify the Central Valley Water Board to request termination of coverage under this NOA. Discharge of dewatering water at a location or in a manner different from that described in the NOI or this NOA is prohibited.

DOCUMENT SUBMITTAL

All monitoring reports and other correspondence should be converted to a searchable Portable Document Format (PDF) and submitted electronically. Documents that are less than 50 MB should be emailed to: centralvalleysacramento@waterboards.ca.gov.

To ensure that your submittal is routed to the appropriate staff person, the following information should be included in the body of the email or any documentation submitted to the mailing address for this office:

Facility Name: Auburn Ravine Estates
Program: Groundwater Quality Protection Permitting Program
Order: R5-2023-0061-0050
CIWQS Place ID: 907255

Documents that are 50 MB or larger should be transferred to a CD, DVD, or flash drive and mailed to:

Central Valley Regional Water Quality Control Board
ECM Mailroom
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

All documents, including responses to inspections and written notifications, submitted to comply with this NOA shall be directed, via the paperless office system, to the Compliance and Enforcement Unit, attention to Brendan Kenny. Mr. Kenny can be reached at (916) 464-4635 or Brenda.Kenny@waterboards.ca.gov. Questions regarding the permitting aspects of the Waiver, and notification for termination of coverage under this NOA, shall be directed, via the paperless office system, to the

WDR Permitting Unit, attention Vishaal Kumar. Mr. Kumar can be reached at (916) 464-4625 or by email at Vishaal.kumar@waterboards.ca.gov.

for Patrick Pulupa
Executive Officer

Attachments: Attachment A – Site Map

cc:

Placer County Environmental Health Department
Shari Rokni, CPESC, Rokni Development Company
Howard Hold, Central Valley Water Board

ATTACHMENT A – PROJECT MAP

