



Central Valley Regional Water Quality Control Board

13 October 2023

John Stanek
Tracy Phase 2, LLC and Tracy Phase 3, LLC
888 San Clemente Drive, Suite 100
Newport Beach, CA 92660
JStanek@integralcommunities.com

NOTICE OF TENTATIVE WASTE DISCHARGE REQUIREMENTS FOR TRACY PHASE 2, LLC AND TRACY PHASE 3, LLC, TRACY HILLS PHASE 2B PROJECT, SAN JOAQUIN COUNTY

TO ALL CONCERNED PERSONS AND AGENCIES:

Enclosed are tentative Waste Discharge Requirements for the Tracy Hills Phase 2B Project (Project) in San Joaquin County.

The 185.3-acre Project in the City of Tracy is a component of the overall Tracy Hills Specific Plan (THSP). The purpose of the Project is to implement the development of the next economically viable phase of the THSP which includes residential development within four THSP Phase 2 villages (Villages 15-18), as well as infrastructure improvements. The Project is estimated to take 5 years to complete starting April 2025 through October 2030. The Project includes mass grading and earthwork to support residential development within Villages 15-18. Key infrastructure improvements include construction of storm drain inlets conveying flows from onsite ephemeral drainages to piped storm drain infrastructure varying in diameters of 30- to 36-inch storm drainpipes, as well as piped conveyance of ephemeral flows through a 24-inch storm drain pipe around the Phase 2B development footprint.

Residential development proposed within Villages 15-18 requires the import of fill; therefore, the Project includes a borrow area and access road to allow access to and facilitate the import of fill from the future Phase 3 and Phase 4 development areas within the overall THSP. A 24-inch storm drainpipe will be installed to convey ephemeral flows under the borrow pit access road.

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

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: 14/15 December 2023
TIME: 8:30 a.m.
PLACE: 11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670; and
Physical Meeting Location w/ 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).

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.

Any comments or recommendations you may have concerning the enclosed tentative Waste Discharge Requirements must be submitted to this office by **5:00 pm on 13 November 2023** in order for them to receive full consideration prior to the 14/15 December 2023 Board meeting. Comments received after this time will not be considered or included in the administrative record unless allowed by the Board's Chair. In order to conserve paper and reduce mailing costs, a paper copy of the tentative Waste Discharge Requirements has been sent only to John Stanek, of the Tracy Phase 2, LLC and Tracy Phase 3, LLC. Interested parties are advised that the full text of the Waste Discharge Requirements is available on the Central Valley Water Board's web site at [Central Valley Water Board's Tentative Orders web page](http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/index.shtml) (http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/index.shtml) under the heading of "Discharger-Specific Orders for Future Regional Board Meetings".

Although it is not required, we would appreciate receiving comments before the due date above. Anyone without access to the Internet who needs a paper copy of the tentative General Order should contact Jenna Yang at (916) 464-4764 or Jenna.Yang@waterboards.ca.gov.

Stephanie Tadlock
Senior Environmental Scientist (Supervisory)

Enclosure: Notice of Public Hearing Tentative Waste Discharge Requirements

cc: Distribution List, enclosure by email only:

Kyrsten Shields
HELIX Environmental Planning, Inc.
KyrstenS@helixepi.com

Kennedy Knight
State Water Resources Control Board
Office of Chief Counsel
Kennedy.Knight@waterboards.ca.gov

Richard McHenry
CA Sportfishing Protection Alliance
rmchenry@calsport.org

Region 5 Tribes

CWA Section 401 WQC Program
Division of Water Quality
State Water Resources Control Board
Stateboard401@waterboards.ca.gov

U.S. Environmental Protection Agency
R9CWA401@epa.gov

Adam Laputz
Central Valley Water Board
Adam.Laputz@waterboards.ca.gov

Anne Walters
Central Valley Water Board
Anne.Walters@waterboards.ca.gov

Lynn Coster
Central Valley Water Board
Lynn.Coster@waterboards.ca.gov

Stephanie Tadlock
Central Valley Water Board
Stephanie.Tadlock@waterboards.ca.gov