

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
CENTRAL VALLEY REGION  
11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114

## **PUBLIC HEARING**

Concerning

### TENTATIVE ORDER

WASTE DISCHARGE REQUIREMENTS ORDER R5 2023-####  
TRACY PHASE 2, LLC AND TRACY PHASE 3, LLC  
TRACY HILLS PHASE 2B PROJECT  
SAN JOAQUIN COUNTY

A tentative Waste Discharge Requirements Order (Order) is proposed for the Tracy Phase 2, LLC and Tracy Phase 3, LLC (Permittee), 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 drainpipe 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.

The tentative Order provides details of the proposed Project activities, including compensatory mitigation measures planned to compensate for the permanent loss of waters of the state and requiring avoidance and minimization measures to reduce on-site impacts during construction activities. The tentative Order describes technical conditions required to be met throughout the implementation of construction activities that allow for activities to meet Basin Plan objectives.

TRACY PHASE 2 LLC, AND TRACY PHASE 3, LLC  
TRACY HILLS PHASE 2B PROJECT  
SAN JOAQUIN COUNTY

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](https://www.waterboards.ca.gov/centralvalley/board_info/meetings)).

The designated parties for this hearing are as follows:

Tracy Phase 2, LLC and Phase 3, LLC

Only designated parties will have these rights: to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses; to impeach any witness; and to rebut the evidence against him or her. Interested persons may not cross examine witnesses and will not be subject to cross examination. Interested persons may submit evidence (e.g., photographs, eye-witness testimony, monitoring data) if the evidence is submitted in accordance with the deadlines for submitting evidence described below. Interested persons who present evidence may be subject to cross-examination. Interested persons may request status as a designated party for purposes of this hearing by submitting such request in writing to the Board **no later than 5 p.m on 13 November 2023**. The request must explain the basis for status as a designated party and in particular how the person is affected by the discharge.

Persons wishing to comment on this item must submit testimony, evidence, if any, and/or comments in writing to the Central Valley Water Board via email to [Jenna.Yang@Waterboards.ca.gov](mailto:Jenna.Yang@Waterboards.ca.gov) **no later than by 5:00 p.m. on 13 November 2023**. Written materials submitted after 5:00 p.m. on the above date will not be accepted and will not be incorporated into the administrative record absent a ruling by the Board Chair. Any party requesting to submit late materials must demonstrate good cause for the late submission, and the Chair must find that the late submission would not prejudice the Central Valley Water Board or any designated party.

All designated parties and interested persons may speak at the Central Valley Water Board meeting and are expected to orally summarize their written submittals. Oral testimony and cross examination will be limited in time by the Board Chair.

TRACY PHASE 2 LLC, AND TRACY PHASE 3, LLC  
TRACY HILLS PHASE 2B PROJECT  
SAN JOAQUIN COUNTY

Anyone having questions regarding the hearing item should contact Jenna Yang at (916) 464-4764, or by email at [Jenna.Yang@Waterboards.ca.gov](mailto:Jenna.Yang@Waterboards.ca.gov). Interested parties may download the tentative Order and related documents from the Central Valley Water Board's [Tentative Orders Page](http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/) ([http://www.waterboards.ca.gov/centralvalley/board\\_decisions/tentative\\_orders/](http://www.waterboards.ca.gov/centralvalley/board_decisions/tentative_orders/)). Copies of these documents can also be obtained by contacting or visiting the Central Valley Water Board's office at 11020 Sun Center Drive, #200, Rancho Cordova, California, 95670-6114 weekdays between 8:00 a.m. and 5:00 p.m.

The [final meeting agenda](https://www.waterboards.ca.gov/centralvalley/board_info/meetings/) ([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.

The [Procedures Governing Central Valley Water Board Meetings](http://www.waterboards.ca.gov/laws_regulations/) ([http://www.waterboards.ca.gov/laws\\_regulations/](http://www.waterboards.ca.gov/laws_regulations/)) may be found at Title 23, California Code of Regulations, Section 647 et seq. and are available upon request. Hearings before the Central Valley Water Board are not conducted pursuant to Government Code section 11500 et seq.

[Information on Meeting and Hearing Procedures](http://www.waterboards.ca.gov/centralvalley/board_info/meetings/mtgprocd.shtml) ([http://www.waterboards.ca.gov/centralvalley/board\\_info/meetings/mtgprocd.shtml](http://www.waterboards.ca.gov/centralvalley/board_info/meetings/mtgprocd.shtml)) is available on the Central Valley Water Board's website or by contacting any one of the Central Valley Water Board's offices. Questions regarding such procedures should be directed to the Central Valley Water Board Sacramento Office at (916) 464-3291.

The hearing facilities will be accessible to persons with disabilities. Individuals requiring special accommodations are requested to send an e-mail to [agenda5@waterboards.ca.gov](mailto:agenda5@waterboards.ca.gov) or call (916) 464-4620 at least 5 working days prior to the meeting. TTY users may contact the California Relay Service at 1-800-735-2929 or voice line at 1-800-735-2922.

Please bring the above information to the attention of anyone you know who would be interested in this matter.

---

ADAM LAPUTZ,  
Assistant Executive Officer