

Central Valley Regional Water Quality Control Board

7 May 2025

Inna Miller
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**ORDER AMENDING NOTICE OF APPLICABILITY FOR COVERAGE UNDER
GENERAL ORDER NO. R5- 2020-0048, WASTE DISCHARGE REQUIREMENTS
AND CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION OF
THE WESTERN PLACER COUNTY HABITAT CONSERVATION PLAN
PROGRAMMATIC GENERAL PERMIT, STARDUST PROPERTY PROJECT
(WDID#5A31CR00534-032), PLACER COUNTY**

This Order responds to the 24 March 2025 request for an amendment of the Stardust Property Project (Project) Notice of Applicability (NOA) for coverage under Central Valley Regional Water Quality Control Board (Central Valley Water Board) General Order R5-2020-0048, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification of the Western Placer County Habitat Conservation Plan Programmatic General Permit (WDID#5A31CR00534-032). The original NOA was issued on 13 November 2024. The requested amendment is hereby approved. The original NOA is therefore amended as described below. Please attach this document to the original NOA.

AMENDMENT:

The Project has undergone engineering refinements Since the time that the NOA was issued that have resulted in changes to impacts to waters of the state. Beazer Homes Holdings, LLC is requesting to amend the NOA to reflect the changes to impacts to waters of the state. In addition, a linear feature previously identified as seasonal swale-01 has been reclassified as ephemeral drainage 01. There are no impacts to this feature, but the re-classification has been updated on the Project impact map.

The Certification is amended as shown below:

PROJECT DESCRIPTION:

Project elements that affect aquatic resources include grading the project site and installing the arched culvert in the perennial drainage. The Project will permanently impact 1.274 acres of seasonal wetland habitat, 0.061 acre of stream channel habitat, and 0.003 acre of roadside ditch. Approximately 0.064

acre of seasonal wetland will be indirectly impacted from construction activities and will be mitigated for in accordance with the Placer County Conservation Program requirements.

COMPENSATORY MITIGATION

To mitigate for the loss of 1.274 acres of seasonal wetland, 0.061 acre of stream channel, 0.003 acre of roadside ditch, and 0.064 acre of indirect impacts to seasonal wetland, the Applicant shall purchase a minimum of 2.01 seasonal wetland credits and 0.09 riverine credits from the Western Placer County In-Lieu Fee Program for the impacted watershed prior to commencing construction. The Applicant shall provide evidence of purchase of In-Lieu Fee Program credits to the Central Valley Water Board prior to commencing construction. At a minimum, compensatory mitigation must achieve a ratio of 1.5:1 for permanent and indirect impacts to seasonal wetlands, and a ratio of 1.52:1 for permanent impacts to stream channels. 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 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:

A fee of \$4,212.00 was required for this amendment and was received on 22 April 2025. Total fees of \$34,590.00 for the original NOA were received on 8 November 2024. The fee amount was determined as required by California Code of Regulations, title 23, sections 3383(b)(3) and 2200(a)(3), as was calculated as category A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD CONTACT:

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PUBLIC NOTICE:

The Central Valley Water Board provided public notice of the amendment pursuant to California Code of Regulations, title 23, section 3858 from 11 April 2025 to 2 May 2025. The Central Valley Water Board did not receive any comments during the comment period.

NOTICE OF APPLICABILITY:

I hereby issue an Order amending the existing Notice of Applicability for the Stardust Property Project (WDID#5A31CR00534-034A1). All other conditions and provisions of the original Notice of Applicability and any previously approved amendments remain in full force and effect, except as modified based on the conditions of this Order. Failure to comply with the terms and conditions of the original Notice of Applicability, previously approved amendments, or of this Order may result in suspension or revocation of the Notice of Applicability.

Original Signed by Anne Walters for:
Patrick Pulupa
Executive Officer

Attachment: Figure 1 – Updated Project Impact Map

cc: [Via email only]

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Figure 1: Updated Project Impact Map

