

---

## Central Valley Regional Water Quality Control Board

16 June 2026

Gurdeep Sahota  
3795 Thermiac Gulf Way  
Sacramento, CA 95834  
[GSahota1@gmail.com](mailto:GSahota1@gmail.com)

**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, 880 NELSON LANE PROJECT (WDID#5A31CR00534-044), PLACER COUNTY**

On 15 April 2026, Gurdeep Sahota (Permittee) submitted a Notice of Intent (NOI) to enroll under and comply with 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.

The Central Valley Water Board has reviewed your enrollment materials and finds the 880 Nelson Lane Project (Project) meets the eligibility requirements of, and is hereby enrolled under, General Order R5-2020-0048. You may proceed with your Project in accordance with the Order.

A copy of General Order R5-2020-0048 can be found on the [Central Valley Water Board's Adopted Orders webpage](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/5a31cr00534.pdf) ([https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/401\\_wq\\_certs/5a31cr00534.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/5a31cr00534.pdf)).

Please familiarize yourself with the requirements of General Order R5-2020-0048. You are responsible for complying with all applicable Order requirements. Failure to comply with General Order R5-2020-0048 constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

**PROJECT DESCRIPTION:**

The Permittee is seeking after the fact authorization for grading the 880 Nelson Lane property and planting an almond orchard. Grading the property permanently impacted 0.372 acre of vernal pool habitat. The Permittee will mitigate for permanent impacts to vernal pool habitat by purchasing In-Lieu Fee Credits from the Western Placer County In-Lieu Fee Program.

**PROJECT TYPE:**

Residential

**PROJECT LOCATION:**

The Project is located at 880 Nelson Lane in Lincoln.

Section 19, Township 12 North, Range 6 East, MDB&M

Latitude: 38.871646° and Longitude: -121.342006°

**PUBLIC NOTICE**

The Central Valley Water Board provided public notice of the application from 17 April 2026 to 8 May 2026. The Central Valley Water Board did not receive any comments during the comment period.

**COMPENSATORY MITIGATION**

To mitigate for the loss of 0.372 acre of vernal pool habitat, the Applicant shall purchase a minimum of 0.56 vernal pool ILF 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 impacts. 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 \$ 12,390.00 was received on 17 April 2026. The remaining application fee balance of \$1,501.00 was received on 10 June 2026.

The fee amount was determined as required by California Code of Regulations, title 23, sections 3833(b)(3) and 2200(a)(3), and was calculated as A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

**PROJECT SPECIFIC AVOIDANCE AND MINIMIZATION MEASURES:**

The proposed Project will comply with all applicable measures identified within Master Conditions on Covered Activities Checklist, submitted with the application. The Applicant will implement the Avoidance and Minimization Measures (AMMs) and construction Best Management Practices (BMPs) outlined in the County Aquatic Resource Program (CARP) document, the Habitat Conservation Program/Natural Community Conservation Program (HCP/NCCP) document, and General Order No. 5 R5-2020-0048.

## PETITIONS FOR RECONSIDERATION

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 NOA 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 Water Quality Petitions Page ([http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality)) or will be provided upon request."

If you have any questions regarding this Notice of Applicability, please contact Nicholas Savino by phone at (916) 464-4920 or by email at

[Nicholas.Savino@waterboards.ca.gov](mailto:Nicholas.Savino@waterboards.ca.gov).

*Original Signed by Anne Walters*  
For Patrick Pulupa  
Executive Officer

Attachments: Figure 1: Aquatic Resources Impacted  
Figure 2: Property After Grading

cc: [Via email only]

Maya Bickner (SPK-2005-00485)  
United States Army Corps of  
Engineers  
Sacramento District Office  
Regulatory Division  
[Maya.A.Bickner@usace.army.mil](mailto:Maya.A.Bickner@usace.army.mil)

United States Environmental  
Protection Agency  
[R9CWA401@epa.gov](mailto:R9CWA401@epa.gov)

CWA Section 401 WQC Program  
State Water Resources Control  
Board  
[Stateboard401@waterboards.ca.gov](mailto:Stateboard401@waterboards.ca.gov)

Richard McHenry  
CA Sportfishing Protection Alliance  
[RMcHenry@calsport.org](mailto:RMcHenry@calsport.org)

Courtney Owens  
ECORP Consulting, Inc.  
[COwens@ecorpconsulting.com](mailto:COwens@ecorpconsulting.com)

Theresa Johnson  
PCCP Biologist  
[TJohnson@placer.ca.gov](mailto:TJohnson@placer.ca.gov)

Adam Andersen  
Placer County Assistant Planner  
[AAndersen@placer.ca.gov](mailto:AAndersen@placer.ca.gov)

Figure 1: Aquatic Resources Impacted

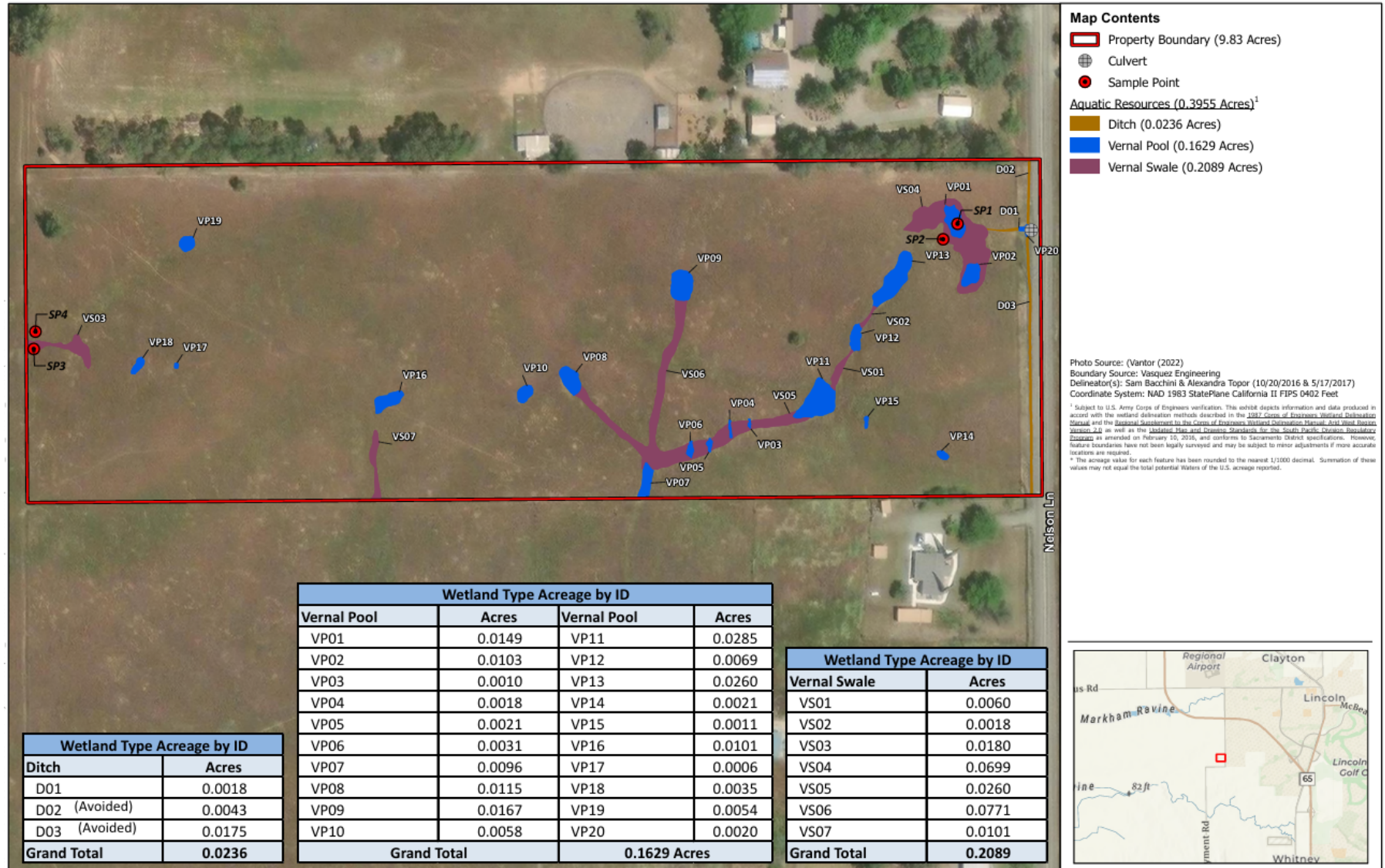




Figure 2: Property After Grading

