



Central Valley Regional Water Quality Control Board

6 February 2026

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NOTICE OF APPLICABILITY FOR COVERAGE UNDER ORDER NO. 2004-0004-DWQ, STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS FOR DREDGED OR FILL DISCHARGES TO WATERS DEEMED BY THE U.S. ARMY CORPS OF ENGINEERS TO BE OUTSIDE OF FEDERAL JURISDICTION, CONONELOS PROJECT (WDID# 5A34CR00935), SACRAMENTO COUNTY

On 23 December 2025, Tina McCauslin submitted a Notice of Intent (NOI) to enroll under and comply with State Water Resources Control Board (State Water Board) Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the United States Army Corps of Engineers to be Outside of Federal Jurisdiction.

The Central Valley Water Quality Control Board (Central Valley Water Board) has reviewed your enrollment materials and finds the Cononelos Project (Project) meets the requirements of, and is hereby enrolled under, Order No. 2004-0004-DWQ. You may proceed with your Project in accordance with the Order.

A copy of [Order 2004-0004-DWQ](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf) (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf) can be found on the State Water Resources Control Board's Adopted Orders webpage and is enclosed.

Please familiarize yourself with the requirements of Order No. 2004-0004-DWQ. You are responsible for complying with all applicable Order requirements. Failure to comply with Order No. 2004-0004-DWQ constitutes a violation of the California Water Code and may result in enforcement action or termination of enrollment under the Order.

PROJECT DESCRIPTION:

The 40-acre Project consists of constructing single family residential housing to meet existing and future demand for such housing in the City of Sacramento. The project consists of 165 single-family lots, the project will have two Final Maps: Phase 1 consists

of 67 lots, 1 park parcel, 2 open space parcels with bike trails, and three common area landscape parcels; Phase 2 will consist of 98 lots. Mass grading operations are expected to commence in March 2026. The grading does not produce soil exports. The builder plans to complete the Phase 1 civil improvement by December 2026 and begin building models and production homes for sale. The Phase 2 civil improvements will begin in April 2027, and completion is anticipated by December 2027.

Project elements that affect aquatic resources include clean fill material and grading. The Project will permanently 0.126 acres of Wetland habitat and 0.072 acres of Ditch, for a total of 0.198 acres 8,624.88 Square feet.

PROJECT LOCATION:

The Project is located at immediately west of Sorento Road, 1.2-miles south of West Elkhorn Boulevard, and 0.7-mile north of Del Paso Road in the North Natomas Portion of the City of Sacramento. The Project ranges from approximately 15 to 30 feet above mean sea level within Section 1, Township 9 North, Range 4 East, of the Rio Linda 7.5 minute quadrangle (USGS 2021). The Project is located within the North Natomas Community Plan (NNCP) planning area and is part of the greater Panhandle Annexation and Planned Unit Development Project (Panhandle PUD). The approximate center of the Project area is located at latitude 38.666293°N and longitude -121.488736°W.

PROJECT SCHEDULE:

March 2026- December 2026

APPLICATION FEE RECEIVED:

\$7,509.00 was received on 5 January 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 category A - Fill & Excavation Discharges (fee code 84) with the dredge and fill fee calculator.

MITIGATION AND MINIMIZATION MEASURES:

You must implement the mitigation and minimization measures proposed in your Mitigation Plan.

1. Reduce potential construction-related stormwater pollution during creation of habitat on the Mitigation Lands by: Adhering to requirements of SWRCB General Permit for Stormwater Discharge Associated with Construction Activity. Prepare a SWPPP that includes BMPs consistent with City's Administrative and Technical Procedures for Grading and Erosion and Sediment Control and Sacramento County's Erosion and Sediment Control Standards and Specifications (regardless of location of reserve in Sutter or Sacramento counties). Focus BMPs on control of sediment discharge into local drains (e.g., installation of silt fences, tracking controls) and release of hazardous materials from construction operations (e.g., designated staging areas).
2. Preconstruction surveys required pursuant to Section V.A.1 of the NBHCP shall encompass the habitat areas that could support dwarf downingia or rose mallow.

If dwarf downingia or rose mallow are found during the habitat surveys, mitigation shall conform to the mitigation requirements for Delta tule pea and Sanford's arrowhead as described in the NBHCP and in accordance with the California Native Plant Protection Act.

3. Preconstruction surveys required pursuant to Section V.A.1 of the NBHCP shall encompass the habitat areas where nesting birds could occur. In accordance with the requirements of the Migratory Bird Treaty Act, vegetation containing an occupied nest and an appropriate-sized buffer around the nest of Coopers' hawks, American bitterns, black terns, lark sparrows, white-tailed kites, Pacific-slope flycatchers, and Bewick's wrens shall not be removed until the nest has been abandoned by the nesting pair or the young have fledged.

TERMINATION OF COVERAGE:

Upon completion of the Project, you shall submit a complete Notice of Termination (NOT) requesting to be un-enrolled under Order No. 2004-0004-DWQ. Attachment 2 to the Order contains the NOT form.

If you have questions concerning this matter, please contact Sara Gevorgyan by phone at (916) 464-4710 or by email at Sara.Gevorgyan@waterboards.ca.gov.

Original Signed by Anne Walters

For Patrick Pulupa
Executive Officer

Enclosure: State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ

Figure 1: Location Map

cc: Distribution List: [Via email only]

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