

Central Valley Regional Water Quality Control Board

17 October 2025

Stephen Hicks
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SENT VIA EMAIL
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NOTICE OF APPLICABILITY

**WATER QUALITY ORDER 2003-0003-DWQ-0268
STATEWIDE WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES TO LAND
WITH A LOW THREAT TO WATER QUALITY
JEN CALIFORNIA 26, LLC
STONE BEETLAND DEVELOPMENT PROJECT
SACRAMENTO COUNTY**

On 29 September 2025, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) received a Notice of Intent (NOI) from ENGEO Incorporated on behalf of JEN California 26, LLC (hereafter referred to as Discharger), to obtain coverage under *Statewide General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality* (WQ Order 2003-0003-DWQ or General Order) for discharge of encountered groundwater to three basins resulting from construction dewatering activities associated with the underground utility improvements for the Stone Beetland Development Project. The submittal included a completed NOI form, Form 200, project maps, and a letter summarizing the project scope and proposed site activities. Additional documents including *Geotechnical Reports* and a *Discharge Monitoring Plan* (DMP) were submitted on October 2 and October 6, 2025, respectively. The application fee was paid online on 29 September 2025, with the remaining balance received on 2 October 2025.

The submittal contains all the information required to evaluate the applicability of the discharge under the General Order. Based on the information provided in the NOI and associated documents, the proposed discharge meets the conditions of the General Order. The discharge is hereby covered under the General Order and assigned enrollee number **2003-0003-DWQ-0268**. Please include this number on all correspondence related to this discharge. A copy of the [Low Threat General Order](#) is available on Central Valley Water Board's website at: (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf).

PROJECT DESCRIPTION

The Stone Beetland Development Project is a master-planned residential development project located east of Highway 5, north of Cosumnes River Boulevard and west of Delta Shores Circle South in Sacramento County. The site is bordered by residential development and undeveloped land to the north, the Delta Shores North development to the west, Cosumnes River Boulevard to the south, and Morrison Creek to the east. The project encompasses the construction of single-family residential structures, medium- and high-density multi-family residential structures, commercial parcels, detention basins, underground utilities, paved streets, parks, landscaping, and related infrastructure improvements.

According to the submittal, the Discharger anticipates encountering groundwater during the installation of underground utility improvements. According to several site investigations conducted at the project location, the depth to the first encountered groundwater ranges from 10 to 17 feet below the existing ground surface. Encountered groundwater will be pumped into three basins, two permanent basins (Basin 1 and Basin 2) and one temporary basin (Basin 3), as shown on Attachment A. During the construction and dewatering operations, Basin 1 and Basin 2 will not be connected to the storm drain system and no water will be discharged from the basins or into any surface waters. Temporary Basin 3 will be surrounded by an approximately 6-foot-high earthen berm. Total available storage capacity is approximately 29.12 million gallons with 2-feet of freeboard. Dewatering is expected to be conducted intermittently between October 2025 to December 2025 and March 2026 to August 2026. Depending on site conditions, the Discharger expects to pump approximately 1.1 million gallons per day (mgd) during the initial drawdown. Average discharge rates are estimated to be approximately 0.8 mgd.

Based on geotechnical investigations conducted on the property, groundwater impairments related to current or historical site use are not anticipated. Consequently, no potential pollutants of concern have been identified for the proposed discharge. According to the Discharger's DMP, if indicators of poor-quality dewatering water (i.e., odors, sheen, or discoloration) are observed, they will be documented and appropriate recommendations, including sampling and laboratory analysis, will be implemented. In accordance with the DMP, berms will be visually inspected to monitor stability of the basin slopes and berms, as well as to assess available storage capacity.

The Water Quality Control Plan for the Sacramento River and San Joaquin River Basins, Fifth Edition, revised February 2019 (hereafter Basin Plan), designates beneficial uses, establishes water quality objectives, contains implementation plans and policies for protecting waters of the basin, and incorporates by reference plans and policies adopted by the State Water Board. Pursuant to §13263(a) of the California Water Code, waste discharge requirements must implement the Basin Plan.

FACILITY-SPECIFIC REQUIREMENTS

The General Order and this NOA cover the discharge of dewatered groundwater to three basins located within the Stone Beetland Development Project in Sacramento County. The Discharger shall comply with the requirements specified in the General Order and the facility-specific requirements listed below.

1. Discharge of construction dewatering at a location or in a manner different from that described in the NOI or this NOA is prohibited.
2. In accordance with the General Order's Monitoring and Reporting Program all monitoring results, including volume and location of discharges, shall be submitted on a semi-annual basis. For the July through December reporting period, the monitoring data shall be submitted by **15 February** of each year. For the January through June reporting period, the monitoring data shall be submitted by **15 August** of year. Monitoring shall include the approximate volume of discharge at each discharge location and date of each discharge.
3. The Discharger shall submit the required annual fee (as specified in the annual billing statement issued by the State Water Resources Control Board) until this NOA is officially terminated.

Please review this NOA carefully to ensure that it completely and accurately reflects the details of the proposed discharge. Failure to comply with the requirements of this NOA, the General Order, or applicable monitoring requirements may result in enforcement action as authorized by provisions of the California Water Code, which could include civil liability.

DOCUMENT SUBMITTAL

All monitoring reports and other correspondence should be converted to a searchable Portable Document Format (PDF) and submitted electronically. Documents that are less than 50 MB should be emailed to: centralvalleysacramento@waterboards.ca.gov.

To ensure that your submittal is routed to the appropriate staff person, the following information should be included in the body of the email or any documentation submitted to the mailing address for this office:

Facility Name: Stone Beetland Project, Sacramento County
Program: NON-15
Order: 2003-0003-DWQ-0268
CIWQS Place ID: 903044

Documents that are 50 MB or larger should be transferred to a CD, DVD, or flash drive and mailed to:

Central Valley Regional Water Quality Control Board
ECM Mailroom
11020 Sun Center Drive, Suite 200
Rancho Cordova, CA 95670

All documents, including responses to inspections and written notifications, submitted to comply with this NOA shall be directed, via the paperless office system, to the Compliance and Enforcement Unit, attention to Howard Hold. Mr. Hold can be reached at (916) 464-4679 or Howard.Hold@waterboards.ca.gov. Questions regarding the permitting aspects of the General Order, and notification for termination of coverage under the NOA, shall be directed, via the paperless office system, to the WDR Permitting Unit, attention Lani Andam. Ms. Andam can be reached at (916) 464-4723 or by email at Lani.Andam@waterboards.ca.gov.

Any person aggrieved by this action of the Central Valley Water Board may petition the State Water Resources Control 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 Resources Control 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 Order falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Resources Control Board by 5:00 p.m. on the next business day. [Copies of the law and regulations applicable to filing petitions](#) may be found on the internet or will be provided upon request.
(http://www.waterboards.ca.gov/public_notices/petitions/water_quality).

For Patrick Pulupa
Executive Officer

Attachments:

Attachment A – Site Map

cc via email:

Megan Floyd, Sacramento County Environmental Health
Howard Hold, Central Valley Regional Water Quality Control Board
Victoria Drake, ENGEO Incorporated

ATTACHMENT A – SITE MAP

