Resource Concepts Inc

May 12, 2026

Via Email

Zach Carter, Environmental Scientist III
Nonpoint Source Brance, Bureau of Water Quality Planning
Nevada Division of Environmental Protection

Paperless Submittal
NDEP401@ndep.nv.gov

Subject: ***CWA Section 401 - Water Quality Certification***
Warm Springs Estates
Douglas County, Nevada

On-behalf of Santa Ynez Construction, please find enclosed a request for a Water Quality Certification pursuant to Section 401 of the Clean Water Act for the Warm Springs Estates Development Project (Project). The project is located off of Vicky Lane on private property in Douglas County, Nevada.

An Aquatic Resource Delineation Report and Approved Jurisdictional Determination has been prepared for the site and is provided under separate cover.

In support of the request for project authorization, this packet includes supplemental information for your review. Specifically, the following items are included:

Attachment 1: Project Figures
Attachment 2: Project Description and Best Management
Practices Attachment 3 Site Photos
Attachment 4: Engineered Plans and Specifications
Attachment 5: USACE NWP 14 Preconstruction Notification
Attachment 6: Stormwater Pollution Prevention Plan & General
Construction Permit

If I can be of any assistance or answer any questions regarding the project, please do not hesitate to contact me.

Sincerely,

Joanne Michael

JoAnne Michael, QSD, CPESC
Environmental Project Manager
Resource Concepts, Inc.

Enclosures

Clean Water Act Section 401 Water Quality Certification Application

Please refer to the "Clean Water Act Section 401 Water Quality Certification Application Guidance" document for assistance with completing this application.

A. Pre-Filing Meeting	
Please provide the date that a pre-filing meeting was requested from Nevada Division of Environmental Protection (NDEP) Bureau of Water Quality Planning (BWQP). *Note: If a pre-filing meeting has not been requested, please schedule a pre-filing meeting with NDEP BWQP.*	**March 27, 2026**

B. Contact Information			
Project Proponent Information			
Company Name: Santa Ynez Construction		Address: P.O. Box 489	
Applicant Name: Sam Spier, Dir of Construction		City: Minden	
Phone: 775-234-8007	Fax:	State: Nevada	
Email: sam@syvcc.us		Zip Code: 89423	
Agent Information			
Company Name: Resource Concepts Inc.		Address: 340 N. Minnesota Street	
Agent Name: JoAnne Michael		City: Carson City	
Phone: 775-883-1600	Fax:	State: Nevada	
Email: joanne@rci-nv.com		Zip Code: 89703	

C. Project General Information			
Project Location			
Project/Site Name: Warm Springs Development		Name of receiving waterbody: Carson River	
Address: Vicky Lane		Type of waterbody present at project location (*select all that apply*): ☒ Perennial River or Stream ☐ Intermittent River or Stream ☐ Ephemeral River or Stream ☐ Lake/Pond/Reservoir ☒ Wetland ☐ Other: _____ **Aquatic Resource Delineation submitted under separate cover.**	
City: Minden			
County: Douglas			
State: Nevada			
Zip Code:			
Latitude (UTM or Dec/Deg): 39.05585°		Longitude (UTM or Dec/Deg): -119.742515° WGS 84	
Township: 14N	Range: 20E	Section: 21	¼ Section:

Project Details	
Project purpose:	Develop an approximate 80-acre residential subdivision that includes 80 single-family residential lots.
Describe current site conditions: Attachments can include, but are not limited to, relevant site data, photographs that represent current site conditions, or other relevant documentation.	The approximate 80-acre Project Area is currently undeveloped. There is one dirt road through the site that extends from Vicky Lane west to the western property line. Small 2-track roads exist from the dirt road. There are no developed structures. Vegetation is predominately sagebrush, bitterbrush and rabbit brush. There is one perennial stream that daylights within the fill slope of Vicky Lane and flows northwest through the property, exiting at the northern property boundary. There are single family housing developments located to the east and south. To the west are Incline Village General Improvement District's (IVGID's) effluent treatment ponds and wetlands.
Describe the proposed activity including methodology of each project element:	The project proposes development of 80 single-family residential lots to be constructed in four phases. Overall construction sequence of each development phase includes: 1. Installation of BMPs for erosion and sediment control: silt fencing, construction entrance, inlet protection on existing structures. 2. Clear and grub vegetation on approximately 77.0 acres 3. Rough grading: mass grading of site, excavation and retention pond (approx. 80,906 CY of cut) 4. Utility installation: sewer, water, and storm drain main lines and laterals 5. Roadway construction: Placement of aggregate base and asphalt paving for Calido Way, Mystic Loop, and Jarboe Way. Installation of 109 lf concrete segmented culvert on Calido Way. 6. Final grading 7. Final stabilization: application of hydroseed/revegetation on disturbed slopes and open areas. Equipment to be used for work within jurisdictional waters includes: excavator, crane, loader, and backhoe. See Attachment 2 for a detailed project description
Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:	Total impacts to regulated waters from installation of the open bottom culvert under Calido Road include: • 199 LF (265 SF) of *temporary* impacts to AR-1: perennial stream for dewatering from the placement of 0.5 CY of gravel bags for coffer dam within 6 LF (21SF) of stream, 0.22 CY of riprap within 8 LF of stream, and 2.8 CY from placement of HDPE flexible pipe within approximately 185 LF of stream below the OHWM. • 16 LF (56 SF) of *permanent* impacts to AR-1: perennial stream from the placement of 0.69 CY of rock below

	the OHWM for the rock footings used to secure the culvert and headwalls. • 902 SF (0.02 ac) of *permanent* impacts to AR-1B: PEM1C from the placement of 11 CY of rock below the OHWM for the rock footings used to secure the culvert and headwalls. Total temporary impacts to regulated waters from installation of the gabion wall along Vicky Lane include: • Temporary impacts to 45 SF of jurisdictional wetland (AR-1A) from grading activities associated with installation of 220 LF of gabion rock wall set to stabilize the fill slope along Vicky Lane. Once the gabion wall is installed, the excavated area will be backfilled and the wetland restored in accordance with the protocols described in Attachment 2 – Detailed Project Description and Plan sheet C34 in Attachment 4. **See Attachment 1 – Figures 4, 5A and 5B for location of impacts**	
Provide the date(s) on which the proposed activity is planned to begin and end and the approximate date(s) when any discharge(s) may commence:	The construction of the Warm Springs Estates project is anticipated to be constructed in four phases: Phase 1: June 15, 2026 – November 15, 2026 Phase 2: Sept 15, 2026 – July 15, 2027* Phase 3: February 15, 2027 – July 15, 2027 Phase 4: June 15, 2027 – December 1, 2027 *Temporary and permanent impacts to regulated waters will occur under Phase 2 for road construction and installation of a gabion rock wall.	
Provide a list of the federal permit(s) or license(s) required to conduct the activity which may result in a discharge into regulated waters (see mandatory attachments):	CWA 404 Nationwide Permit 14 Linear Transportation **See Attachment 5 – NWP Preconstruction Notice**	
Provide a list of all other federal, state, interstate, tribal, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization:	Douglas County Building Permits NV Stormwater General Construction Permit Temporary Working in Waterways Permit Surface Area Disturbance Permit	
Total area of impact to regulated waterbodies (acres):	The proposed project would result in a total of 0.022 acres (958 SF) of permanent impacts to regulated water bodies (902 SF wetland impact and 56 SF stream impact), and a total of 0.007 ac (310 SF) of temporary impacts to regulated water bodies that will be restored to pre-construction conditions	
Total distance of impact to regulated waterbodies (linear feet):	16 linear feet of permanent and 199 linear feet of temporary impacts	
Amount excavation and/or fill discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary: 3.52	Permanent: 11
Amount of dredge material discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary: 0	Permanent: 0

Describe the reason(s) why avoidance of temporary fill in regulated waters is not practicable (if applicable):	Permanent impacts to AR-1 at Vicky Lane are avoided in their entirety, however, due to the proximity of the wetlands to the existing steep road cut, stabilization of the road slope with a gabion walls will require temporary disturbance for access and construction activities. Additional temporary impacts are due to installation of a gravelbag coffer dam within the existing stream channel to all work to be completed within the channel under dry conditions. All temporary impacts will be restored to preconstruction conditions.
Describe the Best Management Practices (BMPs) to be implemented to avoid and/or minimize impacts to regulated waters: Examples include sediment and erosion control measures, habitat preservation, flow diversions, dewatering, hazardous materials management, water quality monitoring, equipment or plans to treat, control, or manage discharges, etc.	To reduce impacts to regulated wetlands and other jurisdictional waters, the following BMPs and mitigation measures are proposed. BMP 1. Silt fencing will be placed and maintained around the perimeter of the active project area to clearly identify the limits of site grading, equipment staging and material stockpiling areas. All fencing and inlet protection will remain in place for the duration of project construction. BMP 2. Temporary construction access will be located at the existing drive on the east side of the project area. The temporary construction access will be maintained throughout construction until removed for placing of base for paving. Should any visible tracking occur, the roadway will be cleaned by brooms, motorized sweepers or vacuum sweepers to limit track off. BMP 3. The contractor shall maintain a clean project site, removing construction debris at the end of each activity day. Trash shall be disposed in an on-site dumpster or debris box or hauled to the Douglas County Transfer station or other licensed disposal facility. No construction materials shall be buried on site. BMP 4. Construction equipment will be kept in good conditions; spill kits shall be kept on site in case of spills or leaks. Staging area and equipment service/fueling trucks shall have spill kits stocked and ready for deployment. BMP 5. To the extent practicable, excavated soil will be temporarily stockpiled within previously disturbed upland staging areas or immediately offloaded into a haul truck. Soil stockpiled onsite shall be enclosed with fiber rolls to prevent erosion and sediment runoff. BMP 6. Silt fence will be located at top of slope along perennial stream to delineate the boundary of construction and capture sediment runoff. Silt fence shall remain in place throughout construction. BMP 7. Sediment barriers will be inspected at a minimum of once per week and following a storm event of 0.5 inches or greater. All BMPSs and graded slope surface protection measures shall be inspected to verify continued satisfactory operation and repaired or replaced as needed. Any damaged graded slope surface protection measures will be repaired, or replaced, within 24 hours upon identification of damage. BMP 8. Type 3 Catch basin protection with filter fabric and fiber rolls will be installed on all new and existing inlets. Catch basins will be fitted with Ultra-Urban Filters (Smart Sponge) for hydrocarbon and TSS removal. BMP 9. All erosion control measures shall be maintained in good working order throughout the entire course of construction. If repair is necessary, it shall be initiated within 24 hours of report. Built-up sediment shall be removed as necessary to maintain proper functioning of the BMPs. BMP 10. A maintenance inspection report will be made after each inspection. The report will contain the name of the inspector, BMP measures implemented, areas inspected, observed conditions and note

	changes necessary to the SWPPP. Reports shall be kept with the SWPPP on site. BMP 11. Work within regulated waters will be completed under low flow or no flow conditions. If needed, a temporary sand bag diversion dam will be constructed within the stream to divert water from the areas of active construction. BMP 12. Unless otherwise authorized by the CWA 404/401, permits, staging and storage of equipment, materials, fuels, lubricants, and solvents will be located more than 50 feet from aquatic resources, including wetlands. Equipment will be fueled and maintained within the designated staging areas. Adequate supplies will be available at all times to handle spills, leaks, and disposal of used liquids. BMP 13. Construction equipment will be inspected at the beginning of each shift and throughout the day to prevent spills/leaks from entering the water. Spill kits will be available onsite in case a spill event occurs. BMP 14. A designated concrete washout area will be constructed and maintained to contain liquid and solid waste from concrete trucks, pumps, and tools. This area will be lined with an impermeable liner (10-mil minimum) or use a pre-fabricated washout container to prevent discharge into the underlying soil or nearby storm drains. Washout facilities will be located at least 50 feet from storm drains, open ditches, or waterbodies, such as the on-site perennial stream. Hardened concrete waste will be broken up and disposed of as solid waste, while liquid washout water will be allowed to evaporate or be vacuumed out and disposed of at a licensed facility. BMP 15. Fill slopes within the project perimeter must drain away from the top of slope at the conclusion of each working day. BMP 16. All hazardous waste materials, including oil, grease, antifreeze, curing compounds, adhesives, and paints, will be stored in sealed, original containers within secondary containment or a job trailer to prevent leaks. Any hazardous waste generated will not be mixed with solid waste. It will be disposed of properly through a licensed commercial hazardous waste hauler or at a facility permitted to accept commercial hazardous waste. Secondary containments shall be provided for chemicals, drums, or bagged materials that require specific controls. BMP 17. A standby crew for emergency work shall be available at all times. Necessary materials shall be available on-site and stockpiled at approved locations to facilitate rapid construction of temporary BMPs or to repair damaged erosion control measures. BMP 18. Riprap protection will be installed at culvert outlets and drainage ditch confluences to prevent long-term scour. BMP 19. All areas temporarily disturbed by construction activities will be revegetated. Contractor shall place hydroseeding with temporary irrigation on all cut and fill slopes and all other temporary disturbed areas unless otherwise directed by Douglas County. BMP 20. Permanent stormwater management will be provided by a retention pond (STOR-01) located along the western edge of the development, designed to capture and infiltrate the increase in runoff volume from the 25-year storm event. The storm drain system includes curbs, gutters, and catch basins to convey runoff to the pond. See the full list of Erosion and Sediment Control BMPs in Appendix 4 of the Stormwater Pollution Prevention Plan provided in Attachment 6.

Describe how the activity has been designed to avoid and/or minimize adverse effects, both temporary and permanent, to regulated waters:	The layout of the proposed lots has been designed to avoid the perennial to the extent practicable by preserving approximately 11 acres surround the AR-1 as a common area that protects the stream and upland buffers from development. The one stream crossing utilizes an open bottom culvert to minimize impacts to AR-1 and maintain existing stream flow.
Describe any compensatory mitigation planned for this project (if applicable):	The proposed activities will result in minor (< 0.10 acres) of permanent impacts to regulated waters, therefore no mitigation is proposed.

D. Signature		
Name and Title (Print):	Phone Number:	Date:
Sam Spier - Dir. of Construction	775.400.6942	5/14/2026

X Sam Spier
Signature of Responsible Official

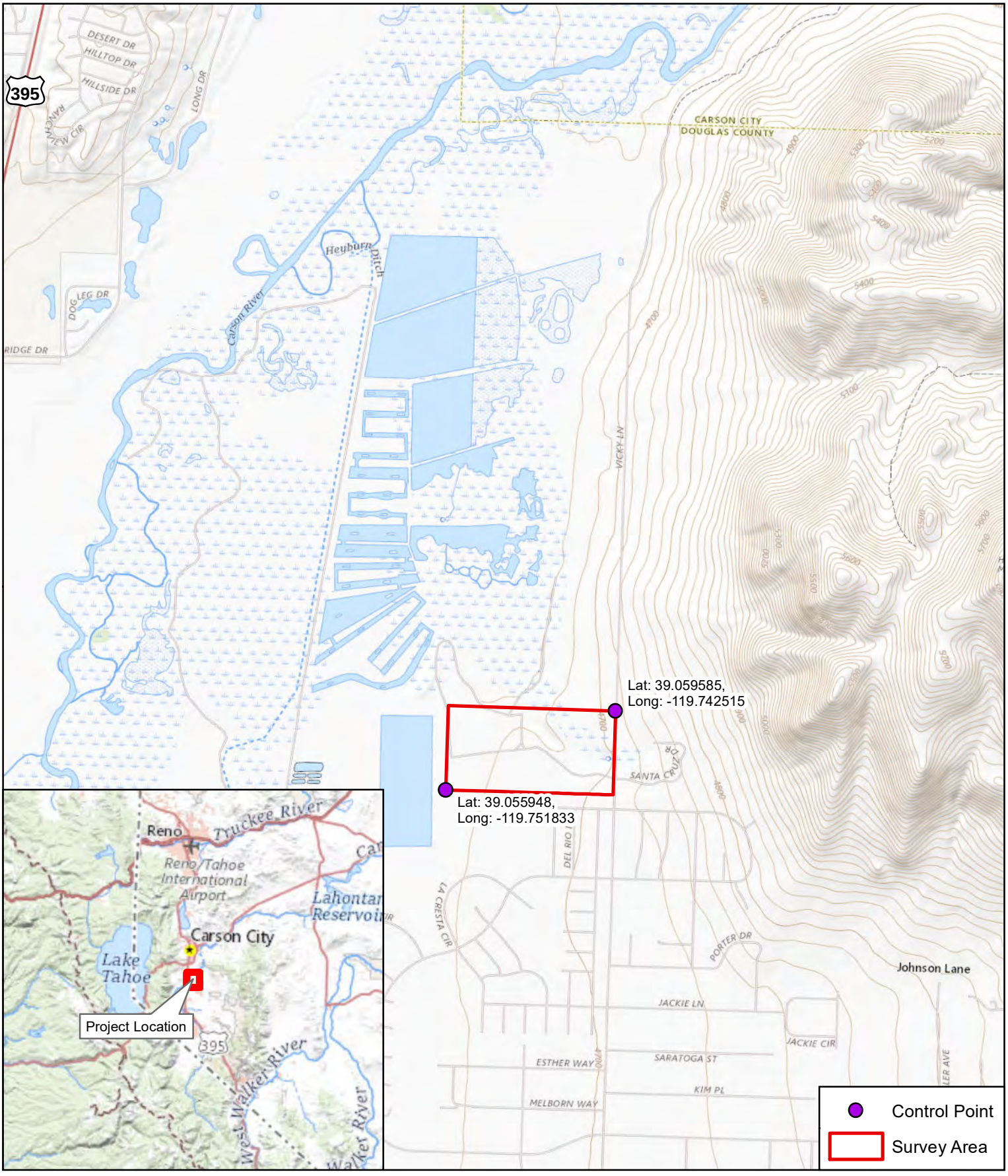
ATTACHEMENTS

Attachment 1. Figures
Attachment 2. Detailed Project Description
Attachment 3. Site Photos
Attachment 4. Project Engineered Plan Set
Attachment 5. Nationwide Permit 14 Preconstruction Notification
Attachment 6. Nevada Stormwater General Construction Permit and SWPPP

Submit the completed application materials to NDEP (ndep401@ndep.nv.gov) with the appropriate U.S. Army Corps of Engineers Regulatory Office copied on the communication (http://www.spk.usace.army.mil/Missions/Regulatory/Contacts/Contact-Your-Local-Office/).

Attachment 1

Figures



Project Name: Warm Springs Development
County: Douglas County, NV
Surveyors: JoAnne Michael, Lewis Mendive
Date: July 16, 2021
Source: USGS The National Map, 2020

Figure 1
Location Map

0 1,000 2,000 Feet
1 In = 2,000 Ft

N

8/27/2021

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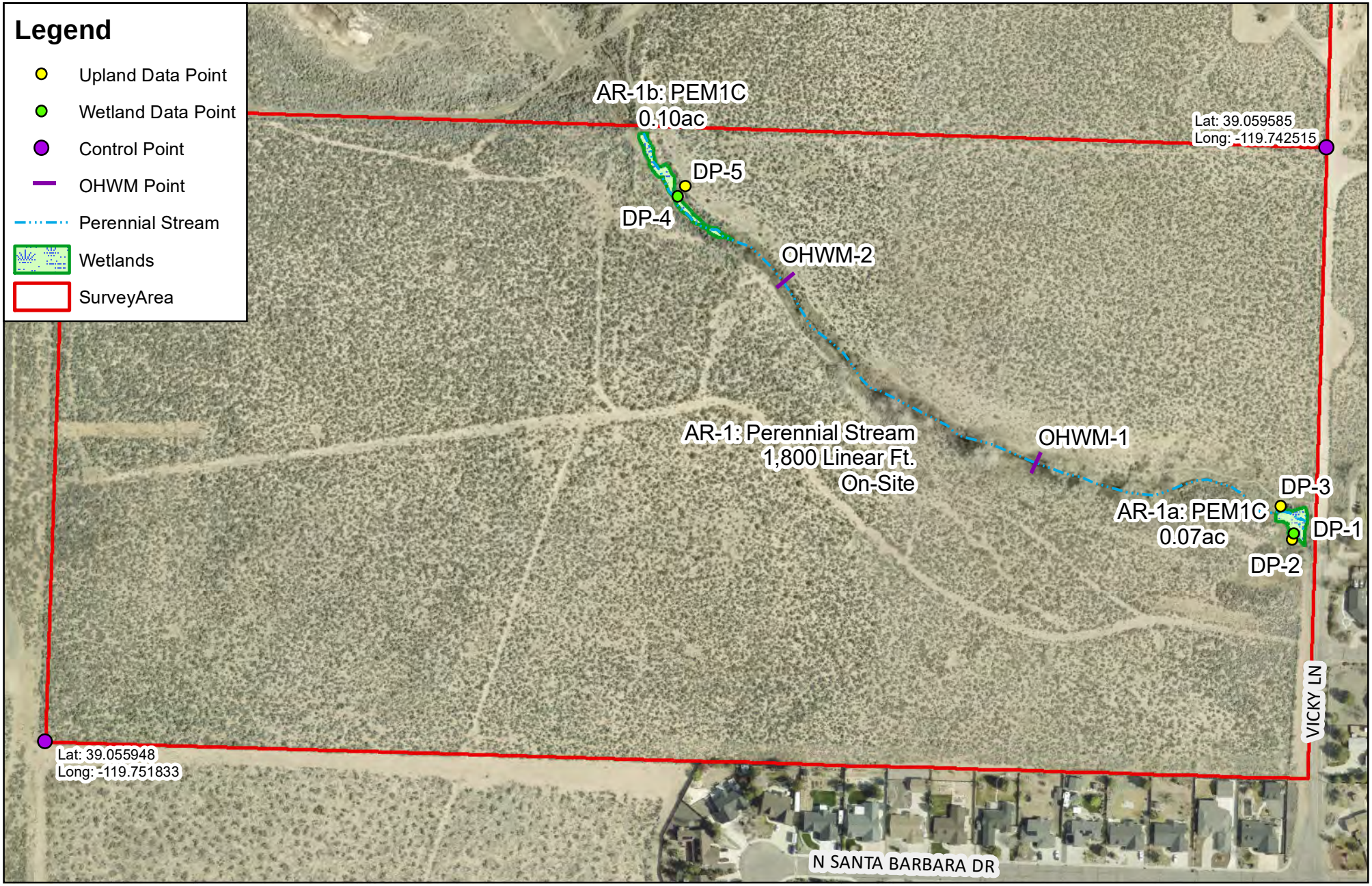
RCI Resource Concepts Inc.



Project Name: Warm Springs Estates
County: Douglas County, NV
Surveyors: JoAnne Michael, Lewis Mendive
Date: July 16, 2021
Source: ESRI Imagery Services
EagleView 7/30/2020

Figure 2
Aquatic Resource Delineation

5/12/2026

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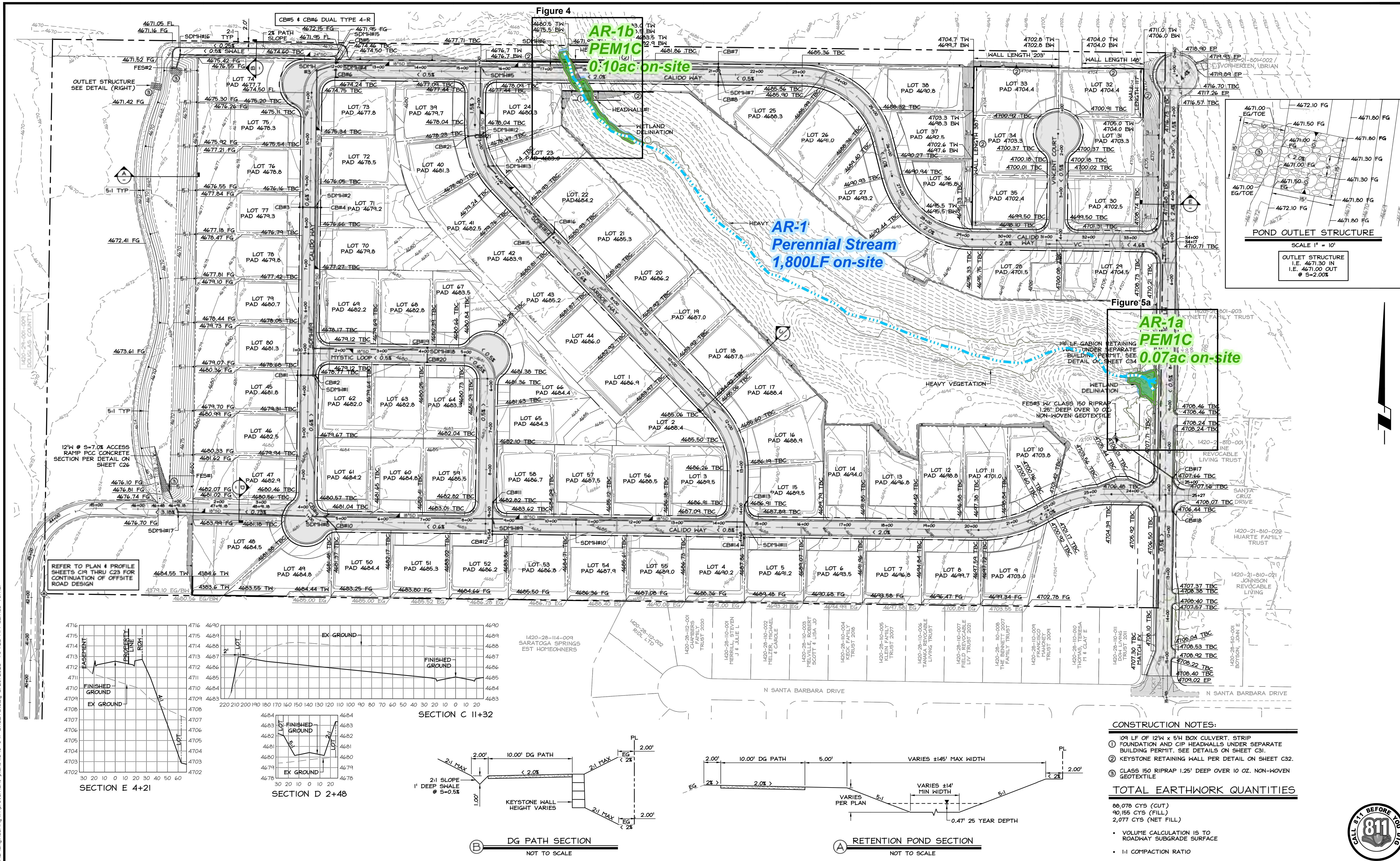


Figure 4
Figure 5a
AR-1b
PEM1C
0.10ac on-site
AR-1
Perennial Stream
1,800LF on-site
AR-1a
PEM1C
0.07ac on-site
CALIDO WAY
JARDICE WAY
MYSTIC LOOP
VINCENT COURT
N SANTA BARBARA DRIVE
SANTA CRUZ DRIVE
WETLAND DELINIATION
HEAVY VEGETATION
HEADWALL#1
OUTLET STRUCTURE SEE DETAIL (RIGHT)
REFER TO PLAN & PROFILE SHEETS C19 THRU C23 FOR CONTINUATION OF OFFSITE ROAD DESIGN
12'W @ S=7.0% ACCESS RAMP PCC CONCRETE SECTION PER DETAIL ON SHEET C26
19 LF GABION RETAINING UNDER SEPARATE BUILDING PERMIT. SEE DETAIL ON SHEET C34
FES#3 W/ CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE
POND OUTLET STRUCTURE
SCALE 1" = 10'
OUTLET STRUCTURE
I.E. 4671.30 IN
I.E. 4671.00 OUT
@ S=2.00%
SECTION E 4+21
SECTION C 11+32
SECTION D 2+48
DG PATH SECTION
NOT TO SCALE
RETENTION POND SECTION
NOT TO SCALE
CONSTRUCTION NOTES:
1 109 LF OF 12'W x 5'H BOX CULVERT. STRIP FOUNDATION AND CIP HEADWALLS UNDER SEPARATE BUILDING PERMIT. SEE DETAILS ON SHEET C31.
2 KEYSTONE RETAINING WALL PER DETAIL ON SHEET C32.
3 CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE
TOTAL EARTHWORK QUANTITIES
88,078 CYS (CUT)
90,155 CYS (FILL)
2,077 CYS (NET FILL)
• VOLUME CALCULATION IS TO ROADWAY SUBGRADE SURFACE
• 1:1 COMPACTION RATIO
CALL 811 BEFORE YOU DIG

NO.	DATE	REVISION BLOCK	BY

SCALE: 1" = 100'

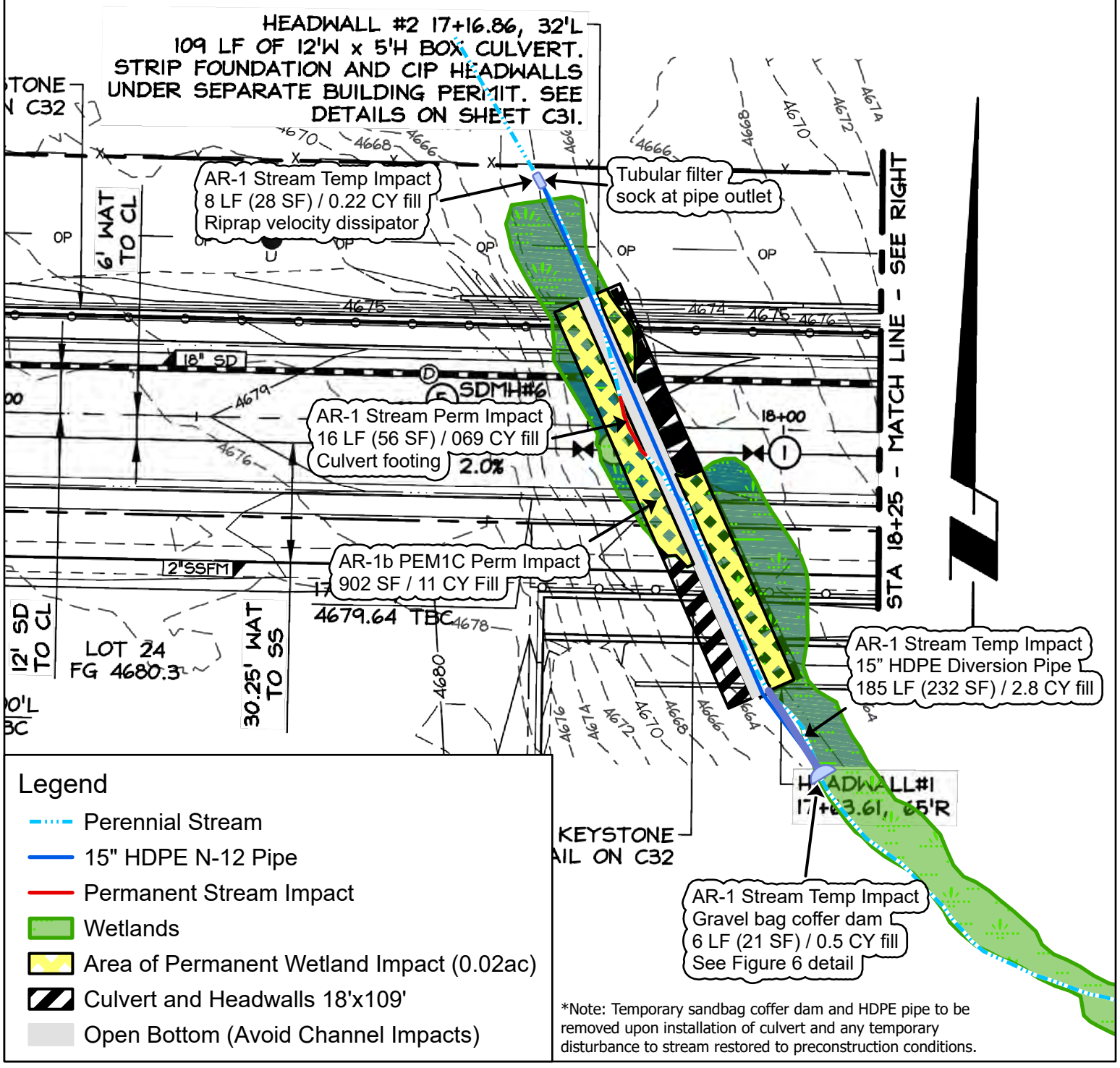
WILSON ENGINEERS
WWW.WILSON-ENGINEERS.COM
MINDEN: 1603 Esmeralda Ave, P.O. Box 2229, Minden, NV 89423, P 775.782.2322, F 775.782.7084
RENO: 9060 Double Diamond Pkwy, Unit 1B, Reno, NV 89521, P 775.782.2322, F 775.782.7084

Figure 3
WARM SPRINGS
WARM SPRINGS ESTATES, LLC
On-site Aquatic Resources

GRADING PLAN

DRAWN: ##
ENGINEER: ###
SCALE: 1"=100'
DATE: 04.02.2026
JOB: 1640-041
DRAWING: SEE PLOT STAMP
SHEET: C5
OF: 40 SHEETS

PERMIT SET - 04.02.2026



Project: Warm Springs Estates
County: Douglas Co, Nevada
Surveyor: JoAnne Michael
Date: May 6, 2026
Source: Wilson Engineers,
Warm Springs - Warm Springs Estates, LLC
Cover Sheet; Sheet C8

Figure 4
Impacts to AR-1b: PEM1C and AR-1: Perennial Stream

0 35 Feet
1 In = 35 Ft

N

5/13/2026

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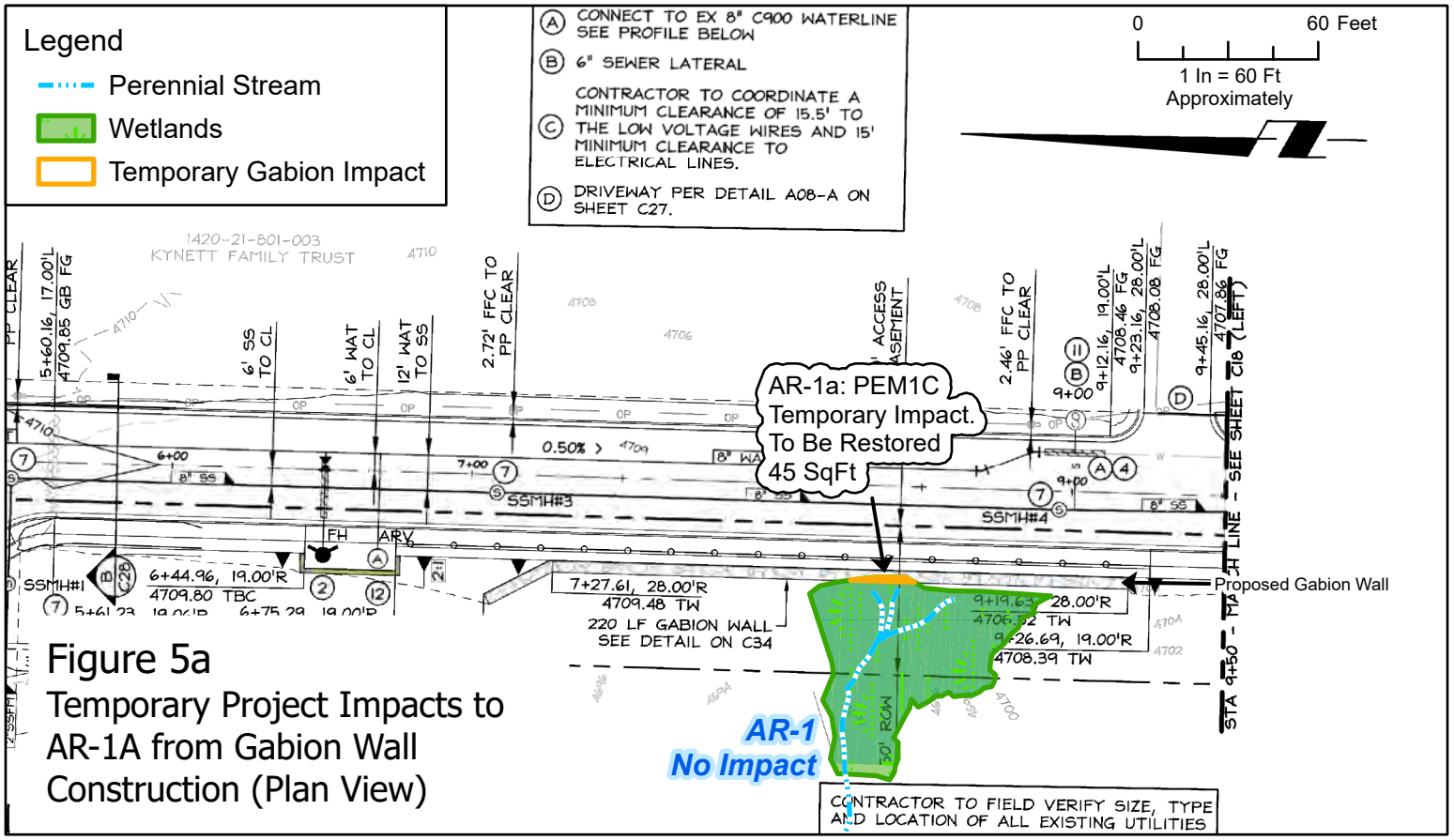

Figure 5a
Temporary Project Impacts to AR-1A from Gabion Wall Construction (Plan View)

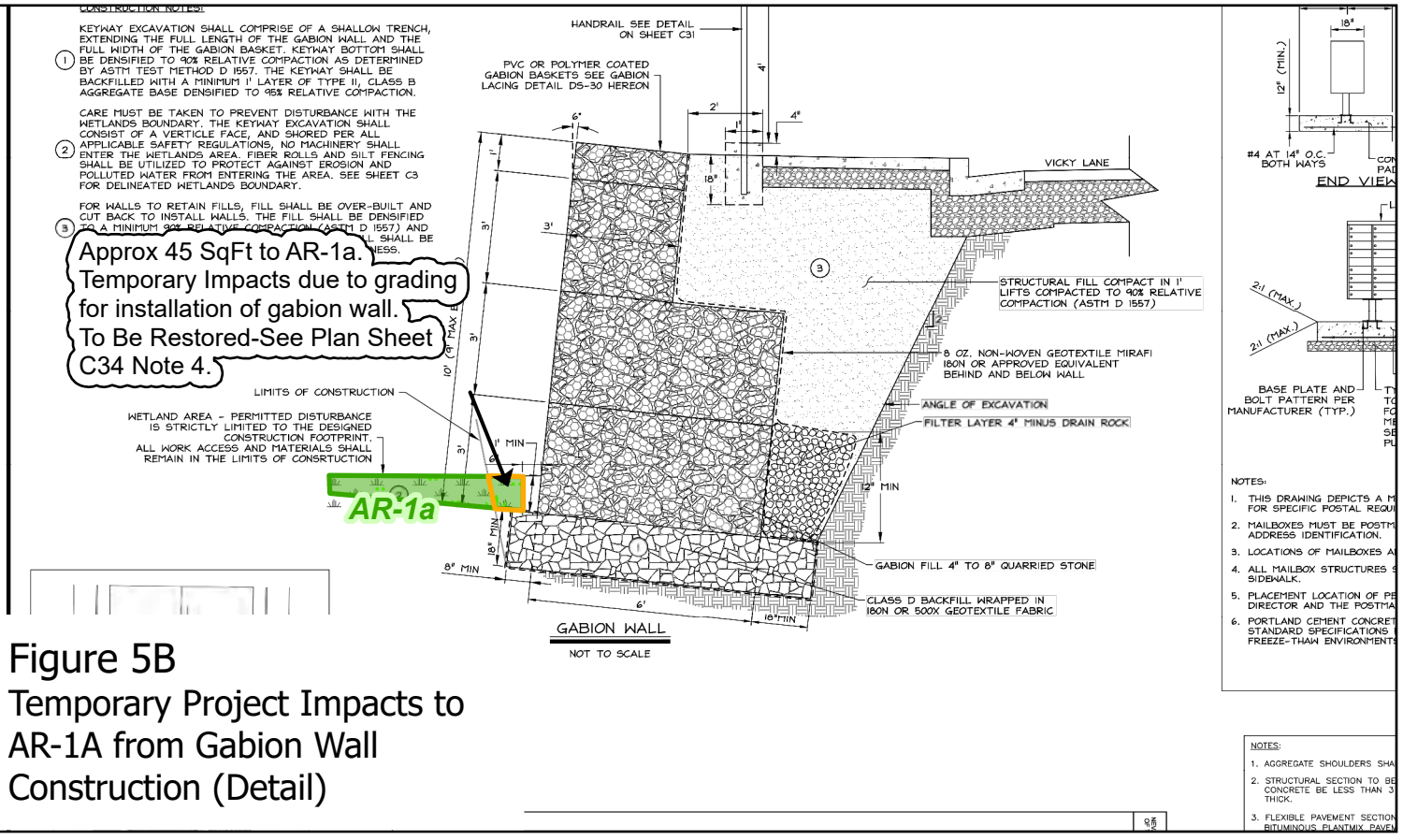

Figure 5B
Temporary Project Impacts to AR-1A from Gabion Wall Construction (Detail)

Project: Warm Springs Estates
County: Douglas Co, Nevada
Surveyor: JoAnne Michael
Date: May 6, 2026
Source: Source: Wilson Engineers, Warm Springs - Warm Springs Estates, LLC Sheet C17 and C34

Figure 5A and 5B
Temporary Project Impacts to AR-1a from Gabion Wall Construction

5/13/2026

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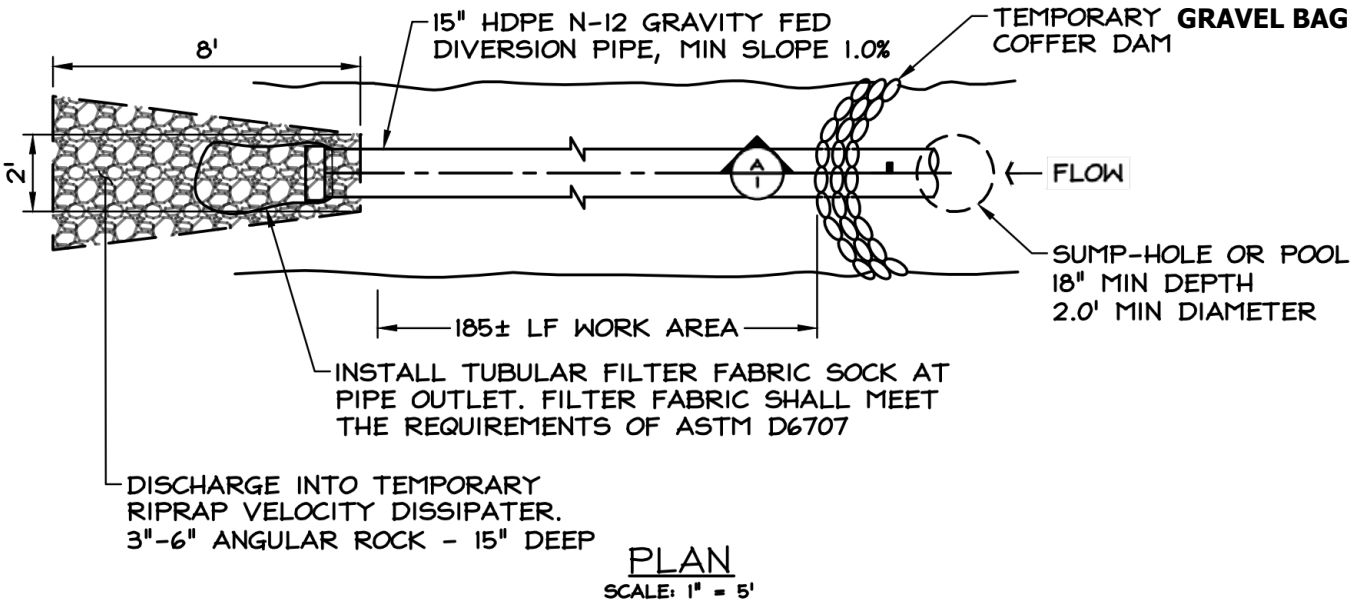
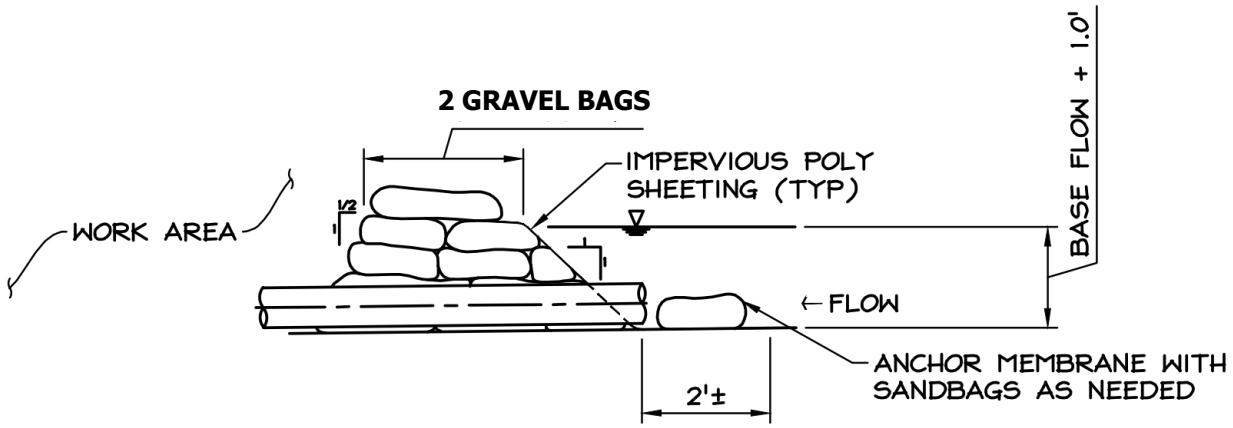
Resource Concepts Inc

NOTE:
RIPRAP VELOCITY DISSIPATER TO BE PLACED OUTSIDE OF WETLANDS AREA. DISTURBANCE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS PRIOR TO CLOSE OF PROJECT.



PLAN
SCALE: 1" = 5'



SECTION A
SCALE: 1" = 10'

WILSON ENGINEERS
WWW.WILSON-ENGINEERS.COM

MINDEN
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
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RENO
9060 Double Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7084

Figure 6

GRAVEL COFFER DAM

1640-041

05/05/2026

Attachment 2

Detailed Project Description

Attachment 2. Project Description and Best Management Practices

Introduction and Background

Santa Ynez construction is proposing to develop an approximate 80-acre residential subdivision located in the town of Minden, Douglas County, Nevada (APN 1420-00-002-014) (Reference Attachment 1 – Figure 1). The proposed development includes 80 single-family residential lots and associated site improvements such as grading, utility installation, roadway development, and drainage infrastructure. The Project will be developed in four stages commensurate with demand of the local real estate market. Construction of Phase 1 is anticipated to begin in June of 2026. Phase 2, and associated impacts to regulated waterbodies, is expected to begin in September 2026.

The proposed project area is approximately 80 acres, including all construction areas, staging areas, and access roads. The site is characterized by upland scrub-shrub vegetation community dominated by big sagebrush (*Artemisa tridentata) (*Reference Attachment 3- photo 1).

There is one prominent aquatic feature that originates from beneath the fill slope along the west side of Vicky Lane. Water seeps from the toe of the slope, forming a small emergent wetland (AR-1b, 0.07 ac). There is no culvert under Vicky Lane, and there is no stream present on the upslope (east) of the road. Instead, waters flow at the base of the road cut, forming a small emergent wetland. Three small channels are formed within the wetland below the toe of slope, which eventually converge and form one perennial stream (AR-1) that flows approximately 1,800 linear feet northwest through the Project Area. As the steep slope begins to flatten out along the northern boundary, a second emergent wetland (AR-1a, 0.10 ac) is formed (Reference Attachment 1 – Figures 2 and 3). An aquatic resource delineation was completed in July 2021 and modified in 2024 pursuant to revised jurisdictional determination regulatory guidance. An Approved Jurisdictional Determination was obtained from the US Army Corps of Engineers (USACE) in January 2026 that found all on-site aquatic resources to be federally jurisdictional under the Clean Water Act (submitted under separate cover).

Construction Activities

Overall construction sequence of each development phase includes:

1. Installation of Best Management Practices (BMPs) for erosion and sediment control: silt fencing, construction entrance, inlet protection on existing structures.
2. Clear and grub vegetation on approximately 77.0 acres.
3. Rough grading: mass grading of site, excavation and retention pond (approx. 80,906 CY of cut).
4. Utility installation: sewer, water, and storm drain main lines and laterals.
5. Roadway construction: Placement of aggregate base and asphalt paving for Calido Way, Mystic Loop, and Jarboe Way.
6. Final grading.
7. Final stabilization: application of hydroseed/revegetation on disturbed slopes and open areas.

Staging area locations will vary with construction phases and will be located on uplands within the project limits of disturbance. Staging areas will be located greater than 50 feet from all regulated waters.

Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:

To the extent practicable, the project avoids the on-site perennial stream and wetlands. The proposed development establishes a large (11.84 acre) open area centered on the main drainage and maintains the existing stream alignment. The upland buffer will serve to maintain stream stability and minimize erosion and sediment transport, which in turn protects water quality. Additionally, impacts to the on-site perennial stream is also minimized through the installation of open bottom culvert over AR-1 that is centered over the stream to minimize impacts to the channel and maintain original flow path.

Along Vicky Lane, the project proposes to install a gabion retaining wall to maintain road stability while allowing continued subsurface flow below the road to seep through the retaining wall and sustain existing flows within AR-1. The gabion retaining wall is cut into the road slope and avoids permanent impacts to the adjacent wetland; however, construction activities are anticipated to impacted the upper fringe of the wetland (approximately 22 SF) from grading activities, which will be restored upon project completion.

Phase 2 of the proposed project will result in both temporary construction related impacts and permanent impacts from installation of a pre-fabricated open bottom culvert. The impacts to regulated waters are described as follows:

1. **Calido Road Crossing and Culvert Installation (Figure 4)**

Project development includes construction of Calido Road along the northern parcel boundary. Construction of the roadway will cross AR-1, a perennial stream, and AR-1b, abutting emergent wetland located along the northern parcel boundary. Construction activities that impact AR-1 include installation of an open bottom box culvert and headwalls. The precast culvert with headwalls is approximately 109 linear feet, 12-feet wide, and 5-feet high. The 3-foot-wide footers extend into and partially obscure the open area within the culvert, leaving an open area of approximately 5.7 feet within the culvert. The open bottom culvert will be centered over the 3.5-foot-wide stream to minimize permanent stream impacts and maintain existing stream flows (see culvert detail Attachment 5 – Plan Sheet C31).

Construction Description:

Installation of the culvert will be scheduled to occur in late fall under low flow conditions. If water is flowing within the stream during installation, the site will be dewatered to allow work within the stream to occur under dry conditions. A temporary gravel bag coffer dam will be installed approximately 20 feet upstream of the active work area. The coffer dam will be constructed out of gravel bags a minimum of three high and two wide that extend from bank to bank of the stream. An 18” sump-hole or pool (2-foot minimum diameter) will be constructed upslope of the dam to capture water, which will then gravity flow through a 15” HDPE N-12 diversion pipe located within the existing stream channel through the work area. A tubular filter fabric sock will be fitted at the

pipe outlet to capture sediment. A temporary riprap velocity dissipator composed of 3"-6" angular rock will be installed in the stream bed to dissipate flow and prevent scour (see Attachment 1 – Figure 5. Gravel Bag Coffer Dam detail). The temporary diversion structure, including the gravel bag coffer dam, HDPE pipe, and riprap velocity dissipator will be removed upon final installation of the open-bottom culvert. If needed, dewatering is estimated to occur for approximately 1 week. Any temporary disturbance to the streambed will be restored to pre-project conditions to maintain the slope and capacity of the original stream. Temporary dewatering is estimated to cause temporary impacts to 199 linear feet (56 SF) of the perennial stream from placement of 0.5 CY of gravel bag fill for coffer dam within 6 LF (21SF)of stream, 0.22 CY of riprap within 8 LF (28 SF), and 185 LF of flexible pipe below the OHWM.

Once the temporary dewatering is in place, approximately 16 LF of the existing stream channel will be realigned approximately three (3) feet to the east and reconstructed outside of the proposed disturbance footprint of the culvert footings. The reconstructed channel will tie into the undisturbed channel on both ends to maintain the original drainage patterns. The reconstructed channel will be constructed to mimic the characteristics of the existing channel and maintain pre-construction condition and capacity of the original stream. The channel will be designed to approximate the bank full-width (approximately 3.5 feet) and depth (1-foot-deep) of upstream and downstream reaches. Once reconstruction is complete, the temporary water diversion will be relocated into the new channel prior to excavation of the culvert footings. See Attachment 4 – Plan Sheet C8 and details on sheet C31).

Installation of the 12-feet x 5-feet open bottom box culvert requires excavation of 36-inch-wide trenches along 109 linear feet adjacent to each side of the stream for the installation of footings. The culvert footings are installed along each outer edge of the 109 LF box culvert by excavating a 36-inches wide trench along each side and backfilling with 12" of class D drain rock and compacted to the extent possible. The drain rock is then overlayed with geotextile miriafi 500X or approved equivalent. Six-inch Type II aggregate base is then placed in one lift atop of the geotextile and compacted to 95%. The prefabricated concrete culvert and headwall are placed on top of this rock base and secured. Installation of the rock base through the wetland will cause permanent impacts to 902 SF (0.02 ac) of wetlands and 16 LF (56 SF) of the perennial stream from placement of approximately 11.69 CY of rock for installation of the culvert footings.

Specifically, total impacts to regulated waters from installation of the open bottom culvert under Calido Road include:

- 199 LF (265 SF) of *temporary* impacts to AR-1: perennial stream for dewatering from the placement of 0.5 CY of gravel bags for coffer dam within 6 LF (21SF) of stream, 0.22 CY of riprap within 8 LF of stream, and 2.8 CY from placement of HDPE flexible pipe within approximately 185 LF of stream below the OHWM.
- 16 LF (56 SF) of *permanent* impacts to AR-1: perennial stream from the placement of 0.69 CY of rock below the OHWM for the rock footings used to secure the culvert and headwalls.
- 902 SF (0.02 ac) of *permanent* impacts to AR-1B: PEM1C from the placement of 11 CY of rock below the OHWM for the rock footings used to secure the culvert and headwalls.

2. Installation of Gabion Retaining Wall along Vicky Lane (Figures 5A and 5B)

Modification to Vicky Lane includes the installation of 220 LF of a gabion rock wall to stabilize the cut slope on the west side of the road. A gabion retaining wall was specifically selected to allow water seepage to continue under the road, supporting the adjacent emergent wetland (AR-1A). Final installation of the rock wall is offset by 1-foot from wetland AR-1A: PEM1C but grading during construction is anticipated to extend into the wetland and temporarily impact approximately 22 square feet (see Attachment 1 – Figures 5A and 5B). Once the gabion wall is installed, the excavated area will be backfilled and the wetland restored. Temporary impacts will be restored in accordance with the protocols below and as shown on Plan sheet C34 in Attachment 4.

Wetland Restoration

Temporary impacts to 45 square feet of wetland would occur during site grading and installation of the rock gabion wall (Reference Attachment 1 - Figures 5A and 5B). Within wetlands, construction activities would be limited to periods when soils are dry in order to minimize disturbance to the wetland soils and hydrology.

Prior to grading for the installation of the gabion wall and any temporary impacts to wetlands, the top 6-12 inches of the wetland sod will be harvested as follows:

1. Prior to harvesting sod mats, plants should be mowed to a height of 4 inches. The sod should be moist throughout the top 6 inches prior to harvest.
2. Harvest wetland sod mats with shovels, backhoe, or a front-end loader. Cut sod vertically to a depth of at least 6-12 inches.
    a. If sod is to be lifted by hand, sod sections may be limited to 1 foot by 1-foot sections.
    b. If sod is to be lifted by backhoe or front-end loader, the width should match the width of the bucket or no greater than 3 feet, such that the mats remain small enough to manipulate by hand for final placement.
3. Lift or scalp the sod from the subgrade with a horizontal cutting motion and immediately transfer to prepared storage areas. Storage areas should be located in shaded areas and protected from wind.
4. Store sod mats on an impenetrable surface or tarp to prevent root growth and attachment to the ground below. Stored sod should be placed roots down and with edges snugly adjoining adjacent sections. Cover with wetted burlap to maintain soil moisture. Periodically wet sod mats to keep moist and do not allow them to dry out.

SOD REPLACEMENT

1. Prior to final placement of sod, the subgrade should be saturated to a depth of 4 inches.
2. Start replacement of sod mats at the upstream edge of disturbance and work down slope.
3. Sod mats should fit tightly together, similar to laying sod for a yard. Do not leave large gaps between sections. If there are voids between sod sections, they should be filled with native

soil and firmly tamped or rolled to eliminate air pockets. Immediately water the sodded areas post placement.

Best Management Practices

To minimize soil erosion and protect water quality, BMPs would be implemented in compliance with the Nevada Stormwater General Construction Permit and Surface Area Disturbance Permit. A Stormwater Pollution Prevention Plan has also been prepared by a qualified professional and is included in Attachment 6.

Temporary BMPs for the protection of soil and water resources would include:

BMP 1. Silt fencing will be placed and maintained around the perimeter of the active project area to clearly identify the limits of site grading, equipment staging and material stockpiling areas. All fencing and inlet protection will remain in place for the duration of project construction.

BMP 2. Temporary construction access will be located at the existing drive on the east side of the project area. The temporary construction access will be maintained throughout construction until removed for placing of base for paving. Should any visible tracking occur, the roadway will be cleaned by brooms, motorized sweepers or vacuum sweepers to limit track off.

BMP 3. The contractor shall maintain a clean project site, removing construction debris at the end of each activity day. Trash shall be disposed in an on-site dumpster or debris box or hauled to the Douglas County Transfer station or other licensed disposal facility. No construction materials shall be buried on site.

BMP 4. Construction equipment will be kept in good conditions; spill kits shall be kept on site in case of spills or leaks. Staging area and equipment service/fueling trucks shall have spill kits stocked and ready for deployment.

BMP 5. To the extent practicable, excavated soil will be temporarily stockpiled within previously disturbed upland staging areas or immediately offloaded into a haul truck. Soil stockpiled onsite shall be enclosed with fiber rolls to prevent erosion and sediment runoff.

BMP 6. Silt fence will be located at top of slope along perennial stream to delineate the boundary of construction and capture sediment runoff. Silt fence shall remain in place throughout construction.

BMP 7. Sediment barriers will be inspected at a minimum of once per week and following a storm event of 0.5 inches or greater. All BMPSs and graded slope surface protection measures shall be inspected to verify continued satisfactory operation and repaired or replaced as needed. Any damaged graded slope surface protection measures will be repaired, or replaced, within 24 hours upon identification of damage.

BMP 8. Type 3 Catch basin protection with filter fabric and fiber rolls will be installed on all new and existing inlets. Catch basins will be fitted with Ultra-Urban Filters (Smart Sponge) for hydrocarbon and TSS removal.

BMP 9. All erosion control measures shall be maintained in good working order throughout the entire course of construction. If repair is necessary, it shall be initiated within 24 hours of report. Built-up sediment shall be removed as necessary to maintain proper functioning of the BMPs.

BMP 10. A maintenance inspection report will be made after each inspection. The report will contain the name of the inspector, BMP measures implemented, areas inspected, observed conditions and note changes necessary to the SWPPP. Reports shall be kept with the SWPPP on site.

BMP 11. Work within regulated waters will be completed under low flow or no flow conditions. If needed, a temporary sand bag diversion dam will be constructed within the stream to divert water from the areas of active construction.

BMP 12. Unless otherwise authorized by the CWA 404/401, permits, staging and storage of equipment, materials, fuels, lubricants, and solvents will be located more than 50 feet from aquatic resources, including wetlands. Equipment will be fueled and maintained within the designated staging areas. Adequate supplies will be available at all times to handle spills, leaks, and disposal of used liquids.

BMP 13. Construction equipment will be inspected at the beginning of each shift and throughout the day to prevent spills/leaks from entering the water. Spill kits will be available onsite in case a spill event occurs.

BMP 14. A designated concrete washout area will be constructed and maintained to contain liquid and solid waste from concrete trucks, pumps, and tools. This area will be lined with an impermeable liner (10-mil minimum) or use a pre-fabricated washout container to prevent discharge into the underlying soil or nearby storm drains. Washout facilities will be located at least 50 feet from storm drains, open ditches, or waterbodies, such as the on-site perennial stream. Hardened concrete waste will be broken up and disposed of as solid waste, while liquid washout water will be allowed to evaporate or be vacuumed out and disposed of at a licensed facility.

BMP 15. Fill slopes within the project perimeter must drain away from the top of slope at the conclusion of each working day.

BMP 16. All hazardous waste materials, including oil, grease, antifreeze, curing compounds, adhesives, and paints, will be stored in sealed, original containers within secondary containment or a job trailer to prevent leaks. Any hazardous waste generated will not be mixed with solid waste. It will be disposed of properly through a licensed commercial hazardous waste hauler or at a facility permitted to accept commercial hazardous waste. Secondary containments shall be provided for chemicals, drums, or bagged materials that require specific controls.

BMP 17. A standby crew for emergency work shall be available at all times. Necessary materials shall be available on-site and stockpiled at approved locations to facilitate rapid construction of temporary BMPs or to repair damaged erosion control measures.

BMP 18. Riprap protection will be installed at culvert outlets and drainage ditch confluences to prevent long-term scour.

BMP 19. All areas temporarily disturbed by construction activities will be revegetated. Contractor shall place hydroseeding with temporary irrigation on all cut and fill slopes and all other temporary disturbed areas unless otherwise directed by Douglas County.

BMP 20. Permanent stormwater management will be provided by a retention pond (STOR-01) located along the western edge of the development, designed to capture and infiltrate the increase in runoff volume from the 25-year storm event. The storm drain system includes curbs, gutters, and catch basins to convey runoff to the pond.

See the full list of Erosion and Sediment Control BMPs in Appendix 4 of the Stormwater Pollution Prevention Plan provided in Attachment 6.

Attachment 3

Site Photos

Attachment 3 – On-Site Photographs

Photo 1. Project Area overview.

Photo 2. Overview of AR-1: perennial stream through Project Area.

Attachment 3 – On-Site Photographs

Photo 3. View of AR-1 at northern property boundary. Installation of concrete open bottomed box culvert will impact approximately 19 LF of stream will be reconstructed and realigned beneath the culvert. Culvert footings will permanently impact 902 SF of AR-1b of emergent wetland.

Photo 4. View to the southeast of AR-1 at proposed road crossing location.

Attachment 4

Project Plans and Specifications

submitted under separate cover

Attachment 5

NWP Preconstruction Notification

From: rrs@usace.army.mil
To: JoAnne Michael; sam@syvcc.us
Subject: Department of the Army Application for Department of the Army (DA) Permit Request - Warm Springs Estates
Date: Thursday, May 14, 2026 8:59:32 AM

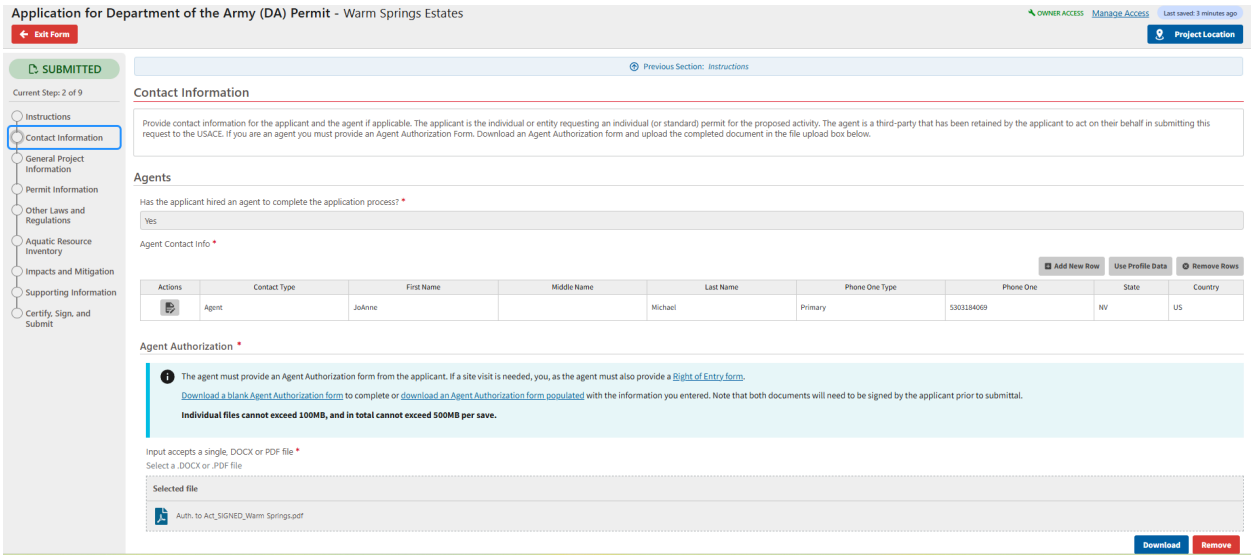
The U.S. Army Corps of Engineers, Sacramento District has received your submission for a Application for Department of the Army (DA) Permit through the Regulatory Request System. The U.S. Army Corps of Engineers Regulatory program is committed to providing you with the highest level of public service.

Your request will be processed in the order it was received, and the assigned project manager will contact you if any additional information is required to complete the review of your request.

General information about the U.S. Army Corps of Engineers' Regulatory Program is available on the Regulatory Request System homepage at: https://rrs.usace.army.mil

Information specific for your region can be found at the Sacramento District website at: http://www.spk.usace.army.mil/Missions/Regulatory.aspx

This mailbox is not monitored. If you have any questions, please contact your assigned project manager or reach out the Sacramento District directly.



Applicant

Applicant Name

Salutation (optional)

Mr.

First Name *

Sam

Middle Name (optional)

Last Name *

Spier

Applicant Address

Address *

Po Box 489

Address Line 2 (optional)

Country *

United States of America

City *

Minden

State *

Nevada

Zip Code *

89423

Applicant Contact Information

Phone Number *

Business (Phone Type) | 1 (Country Code) | (775) 234-8007 (Area Code and Phone Number) | (Extension)

Fax Number (optional)

1 (Country Code) | (Area Code and Phone Number)

Email Address *

sam@syvcc.us

SUBMITTED

Current Step: 3 of 9

- Instructions
- Contact Information
- General Project Information
- Permit Information
- Other Laws and Regulations
- Aquatic Resource Inventory
- Impacts and Mitigation
- Supporting Information
- Certify, Sign, and Submit

Previous Section: *Contact Information*

General Project Information

Project Name *

Warm Springs Estates

Has the USACE previously issued a file number for any part of the project area? *

Yes

Previous File Number(s) *

SPK-2025-00077

Project Description *

Santa Ynez Construction is proposing to develop an approximate 80-acre residential subdivision located in the town of Minden, Douglas County, Nevada (APN 1420-00-002-014). The proposed development includes 80 single-family residential lots and associated site improvements such as grading, utility installation, roadway development, and drainage infrastructure.
Overall construction sequence of each development phase includes:
1. Installation of Best Management Practices (BMPs) for erosion and sediment control: silt fencing, construction entrance, inlet protection on existing structures.
2. Clear and grub vegetation on approximately 77.0 acres.
3. Rough grading: mass grading of site, excavation and retention pond (approx. 80,906 CY of cut).
4. Utility installation: sewer, water, and storm drain main lines and laterals.
5. Roadway construction: Placement of aggregate base and asphalt paving for Calido Way, Mystic Loop, and Jarboe Way.
6. Final grading.
7. Final stabilization: application of hydroseed/revegetation on disturbed slopes and open areas.
Avoidance and Minimization: Impacts to the stream are also minimized through the installation of open bottom culvert over AR-1 that is centered over the stream to minimize impacts to the channel and maintain original flow path.

Certify, Sign, and Submit

Phase 2 of the proposed project includes construction of Calido Road, which requires temporary and permanent direct impacts to AR-1 perennial stream and AR-1b an abutting emergent wetland from installation of a 2-feet x 5-feet open bottom box culvert.
Installation of the culvert will be scheduled to occur in late fall under low flow conditions. If water is flowing within the stream during installation, the site will be dewatered to allow work within the stream to occur under dry conditions. A temporary gravel bag coffer dam will be installed approximately 20 feet upstream of the active work area.
Specifically, the project will result in the following impacts.
199 LF (265 SF) of temporary impacts to AR-1: perennial stream from the placement of 0.5 CY of gravel bags for coffer dam within 6 LF of stream, 0.22 CY of riprap within 8 LF of stream, and 2.8 CY from placement of HDPE flexible pipe within approximately 185 LF of stream below the OHWM.
16 LF (56 SF) of permanent impacts to AR-1: perennial stream from the placement of 0.69 CY of rock below the OHWM for the rock footings used to secure the culvert and headwalls.
902 SF (0.02 ac) of permanent impacts to AR-1B: PEM1C from the placement of 11 CY of rock below the OHWM for the rock footings used to secure the culvert and headwalls.
Modification to Vicky Lane includes the installation of 220 LF of a gabion rock wall to stabilize the cut slope on the west side of the road. resulting in temporary impacts to 22 SF to AR-1A: PEM1C from grading during construction. Once the gabion wall is installed, the excavated

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Project Purpose *

Develop an approximate 80-acre residential subdivision that includes 80 single-family residential lots.

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Nature of Activity *

Project development includes construction of Calido Road along the northern parcel boundary. Construction of the roadway will cross AR-1, a perennial stream, and AR-1b, abutting emergent wetland located along the northern parcel boundary. Construction activities that impact AR-1 include installation of an open bottom box culvert and headwalls. The precast culvert with headwalls is approximately 109 linear feet, 12-feet wide, and 5-feet high. The open bottom culvert will be centered over the 3.5-foot-wide stream to minimize permanent stream impacts and maintain existing stream flows.
Installation of the culvert will be scheduled to occur in late fall under low flow conditions. If water is flowing within the stream during installation, the site will be dewatered to allow work within the stream to occur under dry conditions. A temporary gravel bag coffer dam will be installed approximately 20 feet upstream of the active work area. The coffer dam will be constructed out of gravel bags a minimum of three high and two wide that extend from bank to bank of the stream. An 18 sump-hole or pool (2-foot minimum diameter) will be constructed upslope of the dam to capture water, which will then gravity flow through a 15 HDPE N-12 diversion pipe located within the existing stream channel through the work area. A tubular filter fabric sock will be fitted at the pipe outlet to capture sediment. A temporary riprap apron composed of 3-6 angular rock will be installed in the stream bed to dissipate flow and prevent scour (see Attachment 1 Figure 5. Gravel Bag Coffer Dam detail). Any temporary disturbance to the streambed will be restored to pre-project conditions to maintain the slope and capacity of the original stream.
Once the temporary dewatering is in place, approximately 16 LF of the stream channel will be shifted to the east and reconstructed outside of the proposed disturbance footprint. The reconstructed channel will tie into the undisturbed channel on both ends to maintain the original drainage patterns. The reconstructed channel will be constructed to mimic the characteristics of the existing channel and maintain pre-construction condition and capacity of the original stream. The channel will be designed to approximate the bank full-width (approximately 3.5 feet) and depth (1-foot-deep) of upstream and downstream reaches. Once reconstruction is complete, the temporary water diversion will be relocated into the new channel prior to excavation of the culvert footings.
Installation of the 12-feet x 5-feet open bottom box culvert requires excavation of 36-inch-wide trenches along 109 linear feet adjacent to each side of the stream for the installation of footings. The culvert footings are installed along each outer edge of the 109 LF box culvert by excavating a

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36-inches wide trench along each side and backfilling with 12 of class D drain rock and compacted to the extent possible. The drain rock is then overlayed with geotextile miriafi 500X or approved equivalent. Six-inch Type II aggregate base is then placed in one lift atop of the geotextile and compacted to 95%. The prefabricated concrete culvert and headwall are placed on top of this rock base and secured. Installation of the rock base through the wetland will cause permanent impacts to 902 SF (0.02 ac) of wetlands and 16 LF (56 SF) of the perennial stream from placement of approximately 11.69 CY of rock for installation of the culvert footings.
Specifically, impacts to regulated waters from installation of the open bottom culvert under Calido Road include:
199 LF (265 SF) of temporary impacts to AR-1: perennial stream from the placement of 0.5 CY of gravel bags for coffer dam within 6 LF of stream, 0.22 CY of riprap within 8 LF of stream, and 2.8 CY from placement of HDPE flexible pipe within approximately 185 LF of stream below the OHWM.
16 LF (56 SF) of permanent impacts to AR-1: perennial stream from the placement of 0.69 CY of rock below the OHWM fo

Aquatic Resources

Detailed HGM Code Information +

A complete list of Cowardin codes can be downloaded from U.S. Fish & Wildlife Service.

Table Warning

- The table includes Aquatic Resource(s) located outside the project's Area of Responsibility (AOR).

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Add New Row

	Water Name/Label *	State *	Latitude *	Longitude *	Measurement Type *	Measurement Amount *	Measurement Unit *	Local Waterway	Cowardin Code	HGM Code	JD Type	Aquatic Resource Type
	AR-1	NEVADA	38.9213443	-119.8173530	Linear	1800	FOOT		R5	RIVERINE	Approved	A3.TRIB-404
	AR-1a	NEVADA	38.9229236	-119.8171019	Area	0.07	ACRE		PEM	DEPRESS	Approved	A4-2.ADJ.WET.A2&A3-404
	AR-b	NEVADA	38.9214988	-119.8173124	Area	0.1	ACRE		PEM	DEPRESS	Approved	A4-2.ADJ.WET.A2&A3-404

Impacts *

Drag .csv or .xlsx file here or choose from folder

Add New Row

	Water Name/Label *	Impact Name *	Activity *	Type of Materials Being Discharged	Resource Type *	Permanent Loss *	Impact Duration *	Amount Type *	Proposed Length (feet) *	Proposed Width (feet) *	Proposed Area Amou
	AR-1	coffer dam	Discharge of dredged material	gravel	River/Stream	No	Temporary	Fill Area	6	3.5	21
	AR-1	Diversion Pipe	Discharge of fill material	HDPE pipe	River/Stream	No	Temporary	Fill Area	185	1.25	231.25
	AR-1	Riprap velocity dissipator	Discharge of dredged material	riprap	River/Stream	No	Temporary	Fill Area	8	3.5	28
	AR-1	culvert footing	Discharge of dredged material	gravel	River/Stream	Yes	Permanent	Fill Area	16	3.5	56
	AR-b	culvert	Discharge of dredged material	gravel	Non-Tidal Wetland	Yes	Permanent	Fill Area			902
	AR-1a	gabion wall	Discharge of dredged material	soil	Non-Tidal Wetland	No	Temporary	Fill Area			22

Provide any additional information you may have about the proposed quantity of wetlands, streams, or other types of waters directly affected by the proposed Nationwide Permit activity. This level of detail is helpful to better understand the type of impacts that are proposed for your project. *

Temporary impacts to AR-1 is from installation of an instream gravity fed temporary diversion structure, including the gravel bag coffer dam, HDPE pipe, and riprap velocity dissipator will be removed upon final installation of the open-bottom culvert.

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Mitigation

Description of Avoidance, Minimization, and Compensation *

To the extent practicable, the project avoids the on-site perennial stream and wetlands. The proposed development establishes a large (11.84 acre) open area centered on the main drainage and maintains the existing stream alignment. The upland buffer will serve to maintain stream stability and minimize erosion and sediment transport, which in turn protects water quality. Additionally, impacts to the on-site perennial stream is also minimized through the installation of open bottom culvert over AR-1 that is centered over the stream to minimize impacts to the channel and maintain original flow path.
Along Vicky Lane, the project proposes to install a gabion retaining wall to maintain road stability while allowing continued subsurface flow below the road to seep through the retaining wall and sustain existing flows within AR-1. The gabion retaining wall is cut into the road slope and avoids permanent impacts to the adjacent wetland; however, construction activities are anticipated to impacted the upper fringe of the wetland (approximately 22 SF) from grading activities, which will be restored upon project completion.

No mitigation is proposed

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SUBMITTED

Current Step: 8 of 9

- Instructions
- Contact Information
- General Project Information
- Permit Information
- Other Laws and Regulations
- Aquatic Resource Inventory
- Impacts and Mitigation
- Supporting Information
- Certify, Sign, and Submit

Previous Section: *Impacts and Mitigation*

Supporting Information

Please upload supporting documentation including project plans, state water certifications, etc. Multiple documents of the same file type can be combined and uploaded as one document.

Please ensure the values for uploaded files only include letters, digits, white-space, and the characters, '_', '.', '/', '=', '+', '-', '\', '@'. If any characters outside of these mentioned are included in the File name or Document Label fields you will receive an error message. To resolve the error, remove the uploaded documents with the "Clear Staged Documents" button, and then reupload the files again ensuring the file name and document labels only include the aforementioned characters.

Individual files cannot exceed 100MB, and in total cannot exceed 500MB per save.

Are there any supporting documents you will be uploading? *

Yes

Add New Row | Download All Documents

Actions	File Name	Document Label	Document Type	Document Created Date	Information Source/Citation
	2025-01-22 Rpt Hot Springs Meadow Delin.pdf	2025-01-22 Rpt Hot Springs Meadow Delin.pdf	Aquatic Resource Delineation Report	2025-01-22	Resource Concepts Inc.
	2026-04-09 Warm Springs Final Plans.pdf	2026-04-09 Warm Springs Final Plans.pdf	Project Plans	2026-04-09	Wilson Engineering
	2026-05-11 Attach 3 photos.pdf	2026-05-11 Attach 3 photos.pdf	Site Photographs	2026-05-12	Resource Concetps
	2026-05-13 Warm Springs Figures.pdf	2026-05-13 Warm SpringFigures.pdf	Maps Plans Plots or Plats	2026-05-13	Resource Concepts
	PaleoWest_WarmSprings_Inventory_Final.pdf	PaleoWest_WarmSpring_Inventory_Final.pdf	Historic Properties Cultural Resources Information	2023-08-23	PaleoWest LLC

SUBMITTED

Current Step: 9 of 9

- Instructions
- Contact Information
- General Project Information
- Permit Information
- Other Laws and Regulations
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- Impacts and Mitigation
- Supporting Information
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Previous Section: *Supporting Information*

Certify, Sign, and Submit

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if a completed agent authorization is provided. A Department of the Army Permit (DA) permit does not convey any property rights, either in real estate or material, or any exclusive privileges. Furthermore, a DA permit does not authorize any injury to property or invasion of rights or any infringement of Federal, state or local laws or regulations. The applicant's signature on an application is an affirmation that the applicant possesses or will possess the requisite property interest to undertake the activity proposed in the application. The district engineer will not enter into disputes but will remind the applicant of the above. The dispute over property ownership will not be a factor in the USACE public interest decision (33 FR 320.4(g)(6))

BY SUBMITTING THIS REQUEST, I AM AGREEING TO ALL OF THE FOLLOWING:

- **I consent to conduct business electronically and understand this consent can be withdrawn at any time in writing to the local USACE Regulatory office.**
- **Application is hereby made for permit or permits to authorize the work described in this application and all supporting documents submitted with the application.**
- **I certify that the information in this application is complete and accurate.**
- **I understand that the signature of the applicant or the agent will be an affirmation that the applicant possesses or will possess the requisite property interest to undertake the activity proposed in the application.**
- **I hereby certify that I have included all activities that require a USACE permit that I plan to undertake and that are reasonably related to the project proposed in this permit application.**
- **I understand that, whoever, in any matter within the jurisdiction of any department of agency of the United States, knowingly and willfully (1) falsifies, conceals, or covers up by any trick, scheme, or device a material fact; (2) makes any materially false, fictitious, or fraudulent statement or representation; or (3) makes or uses any false writing or document knowing the same to contain any materially false, fictitious, or fraudulent statement or entry; shall be fined not more than $10,000 or imprisoned not more than 5 years or both. (18 USC Section 1001)**
- **I understand that by typing my name in the text field below that I am e-signing this application and I understand that this e-signature has the same legal status as handwritten signatures.**

Signature

Signature *

JoAnne Michael

JoAnne Michael

Signature Date *

05/14/2026

Attachment 6

Stormwater Pollution Prevention Plan
and General Construction Permit