

April 12, 2005

**Public Notice for 401 Water Quality Certification and/or Waste Discharge Requirements
(Dredge/Fill Projects)**

**Kaiser Foundation Health Plan, Inc.
Kaiser Medical Office Building #5 Project
WDID No. 1B05017WNSO
Sonoma County**

On February 10, 2005, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Gary Bankhead on behalf of Kaiser Foundation Health Plan Inc., requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the fill of 0.74 acres of jurisdictional wetlands associated with the development of a 12.7 acre site located adjacent to the existing Kaiser Medical Buildings in Santa Rosa, Sonoma County. The proposed project will cause disturbances to the waters of the state associated with Piner Creek and Santa Rosa Hydrologic Subarea No. 114.22, Russian River Hydrologic Unit No. 114.00.

The proposed project involves the construction of a 2 story, 91,151 square foot medical office building located off of Old Redwood Highway, north of Fountain Grove Parkway, in Santa Rosa, Sonoma County (APN's 058-035-023, -024, -027, -028, 058-211-001, -002). As proposed, the medical office building would house areas for radiology, occupational medicine, ambulatory surgery with 4 operating rooms, sterile processing, a procedure suite with 3 procedure rooms, a pharmacy, conference rooms, café and facilities support. Accompanying infrastructure would include a 212,851 square foot parking lot with 458 parking spaces. Also included in the construction proposal are paved surfaces to accommodate a loading dock, service yard, generator pad, gas yard, ambulance area, and patient loading area; and further includes the installation of site landscaping, and a large water detention basin for stormwater treatment. According to the Applicant, the purpose of the project is to complete the development of a medical facility and supporting infrastructure that will facilitate the general medical needs and welfare of people in the Sonoma County area.

Post construction Best Management Practices (BMPs) proposed include the installation of several 2' openings along the curb and gutter throughout the site to allow drainage of runoff into a series of proposed vegetated swales located on site. Treatment of runoff will be done both through these swales, as well as through the proposed detention basin, before passive discharge into Piner Creek.

The project affects 0.74 acres+ of jurisdictional Waters of the U.S. as delineated by Mr. Sean Lohmann and Ms. Eva Buxton, both of LSA Associates, Inc., and verified by the Army Corp of Engineers (ACOE) during a site visit on January 21, 2005. This 0.74 acres includes 0.68 acres seasonal wetlands (eleven total features) and 0.06 acres of other waters (two drainage features).

Surveys were conducted for special status plant and animal species, yielding negative results for both.

Construction is projected for a duration of 18 months, suggesting a completion date of approximately October 2006. Construction is not proposed for the rainy season between October 15th and May 15th. In the event that it becomes necessary for construction to occur during this rainy season, the project will be subject to additional conditions to ensure winterization techniques are implemented, and to safeguard water quality.

Compensatory Mitigation is required for this project. The Applicant is currently seeking established mitigation banks through which they can purchase 0.74 acres creation credits and 0.74 acres of preservation credits. Regional Water Board staff will ensure that mitigation measures are adequate to compensate all loss of wetland function, value, and acreage.

Non-compensatory mitigation measures include the use of Best Management Practices for sediment and erosion control, an approved Storm Water Pollution Prevention Program (SWPPP) that will be enforced during the construction phase to prevent excess siltation from runoff leaving the site, and conducting work during the low-flow or dry season. Disturbance to Piner Creek will be avoided during construction. Post-construction measures will be utilized to prevent discharge of pollutants during the life of the project.

The City of Santa Rosa, as the lead California Environmental Quality Act (CEQA) agency, has determined that this project qualifies for a Mitigated Negative Declaration (pending), pursuant to CEQA.

The Applicant has obtained an individual permit from the U.S. Army Corp of Engineers (Corps file #22416N). The original project proposal included the extension of an existing culvert within Piner Creek, for which the Applicant obtained a Streambed Alteration Agreement (CDFG 1603) from the California Department of Fish and Game (NOT # R3-2002-0171). This culvert is no longer included in the project proposal, and as such, the CDFG 1603 is no longer applicable to the project.

Regional Water Board staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and Porter-Cologne Water Quality Control Act Authority. In addition, staff will consider all comments received during a 21-day comment period that begins on the first date of issuance of this notice. If you have any questions or comments please contact staff member Dannielle Gray at (707) 576-2683 or at DGray@waterboards.ca.gov within 21 days of the posting of this notice.