

August 3, 2005

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

**Centennial Homes
Northview 3 Residential Subdivision,
WDID No. No. 1B05051WNSO
Sonoma County**

On April 26, 2005, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Dan Morgan, on behalf of Centennial Homes, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the fill of 1.22 acres of seasonal wetlands on the Northview 3 Residential Subdivision Project in Sonoma County, California. The proposed project will cause disturbances to the waters of the state associated with seasonal wetland habitat within the Santa Rosa Hydrologic Sub Area No. 114.22, Russian River Hydrologic Unit No.114.00.

The proposed project will consist of the development of residential units on a 3.73-acre site located at 2271 and 2261 San Miguel Avenue near the corner of Francisco Avenue, in the northwest part of Santa Rosa, Sonoma County, California (APN 034-041-009 and -010). The property has been used to graze horses over the last several decades and currently supports a small home and a few small outbuildings and consists of annual grassland and seasonal wetlands. The project area is designated rural residential and is zoned Interim Open Space (IOS). The purpose of the proposed project is to develop a moderate-density residential subdivision.

The proposed project will include the development of 29 single-family residential units on lots averaging approximately 3,562 square feet. The homes will average approximately 1,312 square feet each and the housing density would be approximately 7.77 units per acre. Access to the site from San Miguel Avenue will be via Dancing Penny Way, a new street constructed along the western boundary of the site. This road will intersect with another newly constructed road (Meadowland Drive) that will provide access to the adjacent developments east and west of the project site. The residential units will be constructed along the east side of Dancing Penny Way and the north side of Meadowland Drive but most of the units will be constructed along the internal roadway that will end in a currently unnamed cul-de-sac. Parking will be provided with 152 parking spaces.

The project affects a total of 1.22 acres of low quality seasonal wetland habitat delineated by Dr. Larry P. Stromberg, Wetlands Consultant, on June 21, 2004. It is yet to be determined whether U.S. Army Corps of Engineers (ACOE) will take jurisdiction. The project site is located within the potential range of the Sonoma County distinct population segment of the California Tiger Salamander (*Ambystoma californiense*) (CTS) as mapped by the U.S. Fish and Wildlife Service (FWS). Live Oak Associates conducted a drift-fence/pitfall study for the CTS in the winter and spring of 2002-2003 and surveys for CTS larval were conducted by Biosearch Associates in the spring of 2004. All survey results were negative for any adult, juvenile or larval of CTS. At the request of Centennial Homes, Larry Stromberg requested a no-effect determination for CTS from Mr. Dan Buford of the U.S. Fish and Wildlife Service (FWS) on August 26, 2004. Potential

habitat for listed plant species occur in the wetlands on the project site. Lobb's aquatic buttercup (*Ranunculus lobbii*) was observed in the deep vernal pool in the southwest corner and in the shallower wetland in the northwest corner of the property. No species listed as rare, threatened or endangered by the state or federal government was observed in the 1998 or 2004 surveys or during previous visits in 1993 (Larry Stromberg, June 21, 2004).

Compensatory mitigation for this project will be required for this project. A final mitigation plan is not yet finalized but the applicant proposes to acquire wetland creation credits at an approved mitigation bank on the Santa Rosa Plain for the loss of the 1.22 acres of wetland habitat. Mitigation for the loss of wetland habitat is proposed at a ratio of 1:1. To mitigate for impacts of the potential habitat for listed plant species, Sonoma sunshine (*Blennosperma burkei*) preservation credits will also be acquired when preservation banks are approved and become available. Non-compensatory mitigation measures include the use of erosion control Best Management Practices (BMPs) to be employed during and following construction. A Storm Water Pollution Prevention Plan (SWPPP) will be submitted when it has been completed. Post-construction storm water treatment BMPs will also be incorporated into the project to satisfy the City of Santa Rosa's Standard Urban Storm Water Mitigation Plan (SUSMP) requirements in order to decrease potential detrimental impacts associated with storm water runoff from the developed site. Specific post-construction storm water BMPs have not yet been determined, however they must be incorporated into the final project design to achieve treatment of storm water runoff from the 85th percentile of any 24-hour storm event.

The City of Santa Rosa, as the lead California Environmental Quality Act (CEQA) agency, is currently in the process of conducting a CEQA review.

An application was submitted to the U. S. Army Corps of Engineers (ACOE) on August 26, 2004. According to the applicant a Lake and Streambed Alteration Agreement from the Department of Fish and Game is not required for the project because no stream habitat will be affected. The parcels have been annexed to the City and zoning for the project site as "IOS", a temporary zoning designation applied by the City to remain in effect until the applicant applies for rezoning as R-1-2/6 (small-lot single family residential) as part of an application to the City of Santa Rosa.

The nearest receiving water is seasonal wetland habitat and a roadside drainage ditch on the north side of San Miguel Avenue that carries runoff to Santa Rosa Creek.

Construction is projected to begin as soon as the permit is issued. Regional Water Board staff are 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 Andrew Jensen at (707) 576-2683 at ajensen@waterboards.ca.gov or Kari Wester at (707) 576-6728 at kwester@waterboards.ca.gov within 21 days of the posting of this notice.