March 8, 2006

Public Notice for Water Quality Certification and/or Waste
Discharge Requirements (Dredge/Fill Projects)
Long Acres Subdivision Phase 2 Project
Sonoma County (WDID# 1B05155WNSO)

On November 30, 2005, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from the Mr. Arthur Ralston of Brelje and Race Civil Engineers, on behalf of Mr. Michael Sass and Ms. Tracy Sass, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Long Acres Subdivision Phase 2 Project in Healdsburg, Sonoma County. The proposed project causes disturbances to waters of the state associated with a seasonal unnamed stream, tributary to Foss Creek in the Russian River Hydrologic Unit No. 114.00.

The proposed project is located near the southern end of the existing Canyon Run street improvements, at 16038 Healdsburg Avenue in Healdsburg, Sonoma County (APN # 091-040-009). The purpose of the project is to perform the subdivision improvements, including vehicular and public utilities infrastructure, intended to serve six lots. Formal designs, engineering, and development of the individual lots will be deferred to future custom home development by the individual lot owners.

The proposed project consists of construction of an access road, Long Acres Place, which will be constructed along the same alignment as an existing dirt road that currently crosses the unnamed stream via a double 24-inch diameter RCP culvert. In order for Long Acres Place to conform to traffic safety standards, and to permit public utilities to cross the stream, the finished grade elevation of the proposed road improvements will be up to 16 feet higher than the existing road grade. The original approved Tentative Map required the replacement of the existing double culvert with a new, longer culvert, which required significant fill material. However, the extension of the original culvert length would have required about 29 feet of additional length of culvert in both the upstream and downstream directions to accommodate the 2:1 fill slope. In order to reduce the impacts to the stream, the plans were revised and the final approved plans include a design with a retaining wall, which reduces the increased length of culvert to about 12.5 feet in either direction, rather than 29 feet. The total width of Long Acres Place has been narrowed to 20 feet wide at the stream crossing.

The existing double 24-inch culverts will also be replaced with a single 36-inch concrete pipe that will include a manhole to allow for the connection of the public storm drain in the roadway, thereby eliminating the necessity for a new outfall structure into the stream bank. The culvert replacement will require local over-excavation of the existing culvert crossing, and the stream channel, to a depth of approximately 4 feet. This is necessary to expose the competent soils that are necessary for the structural support of the retaining wall and new culvert structure. The inlet and outlet of the new culvert will be protected against scour by placement of rock riprap. The fill above the culvert, between the

retaining walls and the roadway surface, will contain public utility pipe crossings. No additional activities are planned within the stream and riparian corridor.

The project is scheduled to take place between June 15th and October 15th, during the low flow/dry period. However, if flows are present, the installation of the new culvert may require draining the project area, which will be accomplished by constructing temporary cofferdams and a diversion pipe that will be sized appropriately to convey flows around the construction site. Adhering to this schedule should minimize impacts to the unnamed stream and aquatic organisms.

The total linear footage of channel that will be impacted by the culvert replacement project is approximately 50 feet, 25 feet of which is existing culvert footprint. The activity will result in the placement of approximately 190 cubic yards of material into the stream channel. The placement of rock riprap for channel stabilization at the inlet and outlet will not impair surface flows into or out of a wetland area adjacent to the project site.

Compensatory mitigation for this project will be required to offset the impacts to approximately 25 feet of additional stream habitat that is required due to the additional length of culvert being installed. The mitigation will include a riparian enhancement project of approximately 50 linear feet of stream, equivalent to a 2:1 ratio.

Non-compensatory mitigation measures include the use of standard erosion control Best Management Practices (BMPs). In addition, the project will include post-construction stormwater treatment BMPs to treat the runoff from the new road surface.

The project applicant has also submitted a Preconstruction Notification to the U.S. Army Corps of Engineers (ACOE), for a Clean Water Act 404 permit.

In addition, the California Department of Fish and Game issued a letter on October 21, 2005, stating that a Lake or Steambed Alteration Agreement would not be required due to the Department's staffing constraints and inability to issue the agreement within the necessary time constraints (Notification No. 1600-2005-0473-3).

The City of Healdsburg, as the lead California Environmental Quality Act (CEQA) agency, prepared and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the Brush Tentative Major Subdivision for property located at 16038 Healdsburg Avenue (APN 091-040-009) pursuant to the CEQA (December 2, 1996; Resolution #140-96).

The project is scheduled to begin during the summer of 2006, and end prior to October 15, 2006. Staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or 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 letter. If you have any questions or

comments, please contact staff member Andrew Jensen at (707) 576-2683, or at AJensen@waterboards.ca.gov within 21 days of the posting of this notice.

The related documents and comments received are on file and may be inspected or copied at the Regional Water Board office, 5550 Skylane Blvd., Boulevard, Suite A, Santa Rosa, California. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.

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