

April 6, 2007

**Public Notice for Water Quality Certification and/or Waste  
Discharge Requirements (Dredge/Fill Projects)  
University District LLC Project  
Sonoma County (WDID# 1B06013WNSO)**

On January 21, 2005, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Ted Winfield & Associates, on behalf of University District, LLC (Applicant) requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the University District, LLC (Project) in Sonoma County. The Project will result in disturbances to Waters of the United States and State associated with seasonal wetlands draining to Laguna de Santa Rosa Sub Area No.114.21, Russian River Hydrologic Unit No. 114.00.

The proposed Project is located adjacent to the Sphere of Influence of the City of Rohnert Park. The Project is bounded on the south by Copeland Creek, on the west by existing development in the "J" Section of the City of Rohnert Park, on the north by Rohnert Park Expressway, and on the east by the Green Music Center. The latitude and longitude is 38.34551°N and -122.67844°W. The Project area is approximately 34.3 acres, including a 0.82-acre on-site public park, a 0.68-acre private recreation area, and bicycle and pedestrian trails. There will be a 150-foot buffer to protect the creek from the developed area of the Project. There will be 8.93 acres of open space which includes a water quality detention basin to provide treatment of storm water runoff. Grading will be completed in one phase, with the homes being constructed in phases over a 15 to 24 month period. The site is currently an agricultural field periodically used to produce crops of oat grain and hay.

The purpose of the Project is to construct 110 single-family homes, 72 of which will have second dwelling units over the garage. Additionally, there will be 112 high density multi-family attached homes. There is approximately 0.78 acres of total wetlands within the boundaries of the Project. There will be 0.412 acres of temporary impact to wetlands and 0.143 acres of permanent impact, totaling 0.555 acres of impact to wetlands resulting from the Project. The Project will permanently fill approximately 0.143 acres of Waters of the State and United States.

The treatment of post construction storm water for the Project will consist of the installation of a water quality pond/detention basin and a vegetated buffer strip to remove contaminants from storm water runoff before it can enter surface water. Storm water will exit the water quality/detention basin through a metering structure which will attenuate the peak stormwater runoff from the newly added impervious area of the Project. After treatment, the storm water will be conveyed to a storm drain that connects to existing storm drains within the "J" Section of Rohnert Park. These storm drains eventually flow to an existing armored outfall into Copeland Creek, a tributary to Laguna de Santa Rosa, and the Russian River. Additional water quality Best

Management Practices (BMPs) to be utilized in the Project include education for property owners to increase native and drought tolerant landscape cover, decreasing irrigation and associated runoff, minimization of hardscape and impervious cover, and regular sweeping of streets and parking areas.

Compensatory mitigation will be accomplished by purchasing 0.60 acres of wetland credit at the Hazel Mitigation Bank. The Applicant conducted plant and animal surveys for endangered species for six years with no species of concern found on-site. Additionally, the riparian area along Copeland Creek will be restored with plantings of native trees, shrubs, vines, wetland herbaceous plants, and by removal of invasive exotic plants.

Non-compensatory mitigation during construction will be achieved through the use of BMPs as described in the submitted Storm Water Pollution Prevention Plan.

The Applicant has consulted with the California Department of Fish and Game (DFG) regarding the necessity for a Lake and Streambed Alteration Agreement. DFG determined that no Streambed Alteration Agreement would be required.

A federal Clean Water Act Section 404 Nationwide Permit #39 from the Army Corps of Engineers has been applied for, file number 21263N.

The City of Rohnert Park, as the lead California Environmental Quality Act (CEQA) agency, adopted the Final Environmental Impact Report for the University District Specific Plan, SCH# 2003122014, on May 23, 2006, City of Rohnert Park Resolution No. 2006-141, per CEQA guidelines.

Staff is proposing to regulate the Project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or the 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 Stephen Bargsten at (707) 576-2653 or at [sbargsten@waterboards.ca.gov](mailto:sbargsten@waterboards.ca.gov) within 21 days of the posting of this notice.

The information contained in this public notice is only a summary of the proposed Project. The application for Water Quality Certification contains additional detail about the Project. The related documents and comments received are on file and may be inspected or copied at the Regional Water Board office, 5550 Skylane Boulevard, Suite A, Santa Rosa, California. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.