

Public Notice for Water Quality Certification and/or Waste  
Discharge Requirements (Dredge/Fill Projects)  
**Meadowood Ranch Project**  
**Sonoma County (WDID# 1B05060WNSO)**

On May 4, 2005, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Ted Winfield and Associates, on behalf of Mr. Kevin Pohlson and Brookfield Bay Area Holdings LLC, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Meadowood Ranch Project (Project) in Sonoma County. The proposed project causes disturbances to Waters of the State associated with Colgan Creek and the Russian River Hydrologic Unit No.114.21.

The proposed project consists of two parcels which are located at 2853 and 2875 Dutton Meadows Drive in Santa Rosa, APN's 043-111-005 and 043-111-006. The purpose of the project is to construct a 78 lot residential subdivision on 11.35 acres.

The project area is relatively flat terrain, previously used as agricultural/grazing lands and open space. Construction of the project will involve the removal of existing vegetation and structures, mass grading and excavating, underground utility installation paving, the construction of residential structures, landscaping, and the handling of a variety of construction materials. A detention/water quality basin will be constructed as part of the mass grading activities. The completion of construction activities will result in 78 lots with single-family detached residences as well as public streets. The houses will have attached garages located at the rear of the lots. The garages will be accessible by public alleys.

The total area of wetland fill associated with the construction of the subdivision is 1.66 acres. Construction is expected to begin with mass grading and site improvements in the early summer of 2007. The detention basin will be constructed at this time. Paving activities should be complete by October 2007. Home building activities will begin once paving is complete, and will be ongoing throughout the wet season. Construction is expected to be completed no later than fall 2008.

Compensatory mitigation for this project will be attained through the purchase of mitigation credits. Mitigation for wetland loss will be attained through the purchase of at least 1.66 acres each of both wetland creation and wetland preservation credits from Hale mitigation bank (total of at least 3.32 acres). Mitigation for the loss of 9.68 acres of California Tiger Salamander (CTS) habitat will be attained by purchasing CTS mitigation credits at a 2:1 ratio, resulting in the purchase of 19.36 acres of CTS habitat mitigation. The credits have been purchased from the Christina Preserve, the Davis Preserve, and the Hazel mitigation Bank.

Non-compensatory mitigation measures include the use of erosion control Best Management Practices (BMPs) for construction of the Project, as outlined in the Storm Water Pollution Prevention Plan submitted with the application. Post-construction

stormwater will be treated through the use of an extended detention basin, or “dry” pond. Runoff from the entire site will be routed through the storm drain system and into the detention basin, where it will undergo treatment via infiltration and settling. The detention basin is designed to the Standard Urban Stormwater Mitigation Plan criteria as developed by the City of Santa Rosa. It will contain a sediment forebay adjacent to the outlet, and a low flow channel for low volume discharges, as well as volume sufficient to attenuate storm water and prevent flooding. After treatment in the detention basin, stormwater will flow into a new storm drain system which will outlet directly into Colgan Creek. A full description of the detention basin is found in the Storm Water Mitigation Plan that was submitted with the application. Maintenance services for the detention basin will be provided by the City of Santa Rosa through annexation into a Special Tax District.

In March, the City of Santa Rosa certified an Environmental Impact Report (EIR) (SCH No.2002092016) for the project in order to comply with CEQA. The Regional Water Board has considered the environmental document. The project may have significant effects on the environment.

The Project is scheduled to begin after certification. 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 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 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.