

April 25, 2007

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

**Burbank Housing Development Corporation
Colgan Meadows Development Project
Sonoma County (WDID# 1B07008WNSO)**

On January 26, 2007, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from the Burbank Housing Development Corporation requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Colgan Meadows Development Project located in Sonoma County. The proposed project causes permanent impacts to 0.45 acres of seasonal wetlands associated with Colgan Creek, Russian River Hydrologic Unit No.114.00.

The proposed project is located on a 6.19 acre site in southwest Santa Rosa, at the corner of Bellevue Avenue and Dutton Meadow Drive (NE quadrant), Sonoma County, California. Santa Rosa, (APN. No. 043-122-011). The latitude and longitude is 38.40332°N and --122.72857°W. The purpose of the project is to create affordable housing.

The proposed project consists of the construction of an 84-unit multi-family affordable apartment project, with associated parking and landscaping, on 4.54 acres. Most of the units would be 2-stories in height with two 3-story buildings. A 1.65-acre public neighborhood park will be created at the eastern end of this acreage which also includes a proposed realignment of the Colgan Creek flood control channel. The project includes a new public street extending from Mojave Drive, which would stub to a Medium Density Parcel situated to the south.

Two years of special status plant surveys were conducted during March, April and May of 2004 and 2005. No special status plant species were found on-site. The U.S. Army Corps of Engineers approved the wetland delineation performed by Ms. Jane Valerius, Environmental Consulting, and determined that up to 0.45 acres of seasonal wetlands present on-site are considered isolated, and are therefore under the jurisdiction of the State (May 24, 2005, Corps File Number 28988N).

Compensatory mitigation for the permanent filling of 0.45 acres of seasonal wetland habitat will be attained through the purchase of 0.50 acres of preservation credits (May 3, 2006 from Davis Preserve, LLC), along with an additional 0.50 acres of creation credits (May 3, 2006 from Hazel Mitigation Preserve, LLC). Mitigation for the California Tiger Salamander (CTS) is at a 2:1 ratio. The project has purchased 9.1 acres in the Davis Preserve, LLC for CTS mitigation. The project will impact 4.54 acres of land. There is no suspected breeding habitat on the site, however the upland habitat is considered potential aestivation habitat.

Construction Best Management Practices (BMPs) will be incorporated into the final project plans in order to reduce and control soil erosion. Construction activities are proposed to take place all year, including the wet season months of October 15th

through May 15th. Therefore, additional winterization BMPs will be implemented in order to stabilize all bare soils.

Post-construction storm water treatment controls will be incorporated into the development project in order to decrease potential detrimental impacts associated with storm water runoff from the developed site. Vegetated bioswales are proposed to treat storm water runoff prior to entering the storm drain system. These gently sloping swales will slow the water velocity allowing suspended solids to be filtered by the vegetated matter. Additionally, bio-retention areas will be incorporated into the improvement plans to filter storm water prior to entering the storm drain system. These drop inlet bio-retention features will also collect water prior to release into the storm drain which will help reduce erosion and peak flow down stream from the project site. Finally, "No Dumping, Drains to Creek" will be stenciled on all drainage inlets to make the public aware of where storm water goes after it leaves the site.

The Colgan Meadows Apartment Project is scheduled to begin Spring 2007 and end in May 2008. 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 Darren Bradford at (707) 576-2466, dbradford@waterboards.ca.gov, or Stephen Bargsten at (707) 576-2653, or at sbargsten@waterboards.ca.gov, within 21 days of the posting of this notice.

This is a brief summary of this project; all 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 95403. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.