

April 30, 2007

Public Notice for Water Quality Certification and/or Waste
Discharge Requirements (Dredge/Fill Projects)
Rosen Ranch Project
Sonoma County (WDID# 1B06075WNSO)

On May 25, 2006, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Geoff Thomas, of Monk and Associates, on behalf of AR Development, LLC, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Rosen Ranch Subdivision project (Project) in Sonoma County. The proposed project causes disturbances to Waters of the State associated with the Laguna de Santa Rosa and the Russian River Hydrologic Unit No.114.21.

The proposed project will involve the construction of a seven lot single-family home subdivision and associated infrastructure. The project is located at 8830 Old Redwood Highway in Cotati. APN 046-231-043, Coordinates: 38°19'1.69°N and 122°41'41.89°W.

The 1.37 acre site currently has a single family residence, house trailers, a large barn, and various parking areas. To the west and south of the proposed project area there are "ranchette"-type developments with larger lots. To the immediate north and east of the site are high density developments. Work for the project will begin with the removal of existing buildings and infrastructure. Grading will begin with the creation of swales and building slabs. Grading will result in the loss of waters of the United States. Work will consist of standard construction techniques.

The total area of fill associated with the proposed project will be 0.003 acres, or 155 square feet. Construction is expected to begin in as soon as permits are obtained, estimated to be June 2007 and last until October 2007.

Non-compensatory mitigation measures include the applicant's implementation of erosion control best management practices (BMPs) during construction. The applicant will install straw waddles, silt fencing, and other suitable erosion control BMPs to reduce sediment discharge. All exposed soils will be hydro-seeded in late September to mid October.

Post construction stormwater will be treated by conveyance through vegetated bio-swales before being discharged to the existing City of Cotati storm drain system. All roof leaders will be disconnected from the storm drain system, instead discharging to vegetated areas. All post construction stormwater management shall be completed as outlined in the Storm Water Mitigation Plan.

Compensatory mitigation shall be completed through the purchase of 1.2-acres of California Tiger Salamander habitat creation credit as well as the purchase of 0.05-acres of wetland creation credit.

On December 4, 2006, the City of Cotati adopted a mitigated negative declaration (SCH No.2006112022) for the project in order to comply with CEQA. The Regional Water Board has considered the environmental document and any proposed changes incorporated into the project or required as a condition of approval to avoid significant effects to the environment.

The Project is scheduled to begin in June, 2007. 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 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.