

June 21, 2007

Public Notice for Water Quality Certification and/or Waste
Discharge Requirements (Dredge/Fill Projects)
Rowan Court Apartments Project
Sonoma County (WDID# 1B05007WNSO)

On January 18, 2007, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Ms. Jane Valerius, on behalf of Burbank Housing Development Corporation (Burbank Housing and Applicant) requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Rowan Court Apartments Project in Sonoma County. The proposed project causes disturbances to Waters of the State associated with seasonal wetlands and the Russian River Hydrologic Unit No.114.22.

The proposed project is located at 2045 West Steele Lane in Santa Rosa, APNs 041-021-052, 053, and 054. The purpose of the project is to build 61 units of affordable rental apartments plus one additional unit for the manager.

The proposed project consists of the construction of 61 affordable rental apartments of varying sizes. The parcel to be developed is 2.36 acres, and currently is undeveloped. In order to provide the density and adequate parking, the apartment buildings will need to be three stories high. Some of the buildings will be two stories high with parking at ground level. The planned unit count is 15 one-bedroom units, 27 two-bedroom units, and 20 three-bedroom units.

The project will impact 0.12 acres of waters of the United States, consisting of seasonal wetlands and a drainage ditch, and 0.02 acres of waters of the State, consisting of isolated wetlands.

Compensatory mitigation for this project will be attained through the purchase of 0.15 acres of wetland creation credits from the Hazel Mitigation Bank and the purchase of 0.15 acres of wetland preservation credits from the Swift Turner Conservation Bank. Non-compensatory mitigation measures include the use of standard erosion control Best Management Practices (BMPs) to eliminate or reduce project construction impacts on habitat and waters draining outside the work areas. Post construction stormwater treatment will be achieved using vegetated swales as well as an extended detention basin and a media filtration system. Stormwater will be stored underground in two 48-inch storm drain pipes before moving through a Contech media filtration unit. Treated water will then be pumped into the existing storm drain system. Maintenance will be performed by Burbank Housing, including inspections of the system before and during storm events to ensure that the system is fully operational.

On June 26, 2006, the City of Santa Rosa adopted a mitigated negative declaration 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 summer 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.

This is a brief summary of 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.