

October 12, 2007

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

**Windsor Mill Homes
(WDID# 1B07086WNSO)**

Sonoma County

On June 7, 2007, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Ms. Hope Kingma of Monk & Associates, Inc., on behalf of Windsor Mill Homes LLC, Mr. Andrew Silverman (Applicant), requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Windsor Mill project (Project) in Sonoma County. The proposed Project will impact waters of the United States and State associated with the Windsor Creek Sub Area No.114.23, Russian River Hydrologic Unit No.114.00, and to seasonal wetlands.

The proposed Project is located at 8777 Bell Road, in the town of Windsor. The Project includes eight parcels with assessor parcel numbers (APNs): 164-020-005, -006, -007, -008, -041, 066-170-011, -013, and 164-010-020. The latitude of the Project is 38° 32' 38.34" north, and longitude is -122° 48' 45.1" west. The purpose of the Project is to construct 200 residential units on the 20.5 acre site, and will include several common open space areas, a municipal park, and a public access trail and park along Windsor Creek. The Project will be constructed in phases.

The impacts to seasonal wetlands totals approximately 12,000 square feet (0.27 acres). Two clear-span bridges (one pedestrian crossing and one vehicular bridge) will be installed across Windsor Creek. Riparian habitat and some native trees will be removed during construction of the two bridges. Mitigation for the loss of riparian habitat will include revegetation of the areas near the bridges and along the length of Windsor Creek adjacent to the Project, per the Creek Revegetation & Enhancement Plan, dated March 8, 2007. Additionally, invasive plant species, specifically *Arundo donax*, will be removed within this reach of Windsor Creek.

Compensatory mitigation for the fill of seasonal wetlands will be accomplished by purchase of wetland bank credits. A total of 0.5 acres of wetland mitigation credits have been purchased (0.2 acres of preservation credits and 0.3 acres of creation credits).

Post-construction storm water runoff will be treated using a variety of treatment techniques as described in the submitted Post-Construction Storm Water Management Plan, (May 2007 revision), including, but not limited to, vegetated

swales, bio-retention/filtration units, media filters, and vegetated buffer strips. Treatment that will occur on private property will be the responsibility of the homeowner to maintain. Treatment that is situated on public property will be funded through a special tax district of the Town of Windsor, and maintenance will be performed by the Town of Windsor. All of the storm water runoff resulting from the 85 percentile storms will be treated before being discharged to storm drains, then into Windsor Creek.

Non-compensatory mitigation will be achieved through the use of Best Management Practices (BMPs) as described in the submitted Storm Water Pollution Prevention Plan.

The Applicant applied for a California Department of Fish and Game Lake and Streambed Alteration Agreement in June 2007.

The Applicant has consulted with the United States Army Corps of Engineers (USACE), File number 28885N. The Project will not be conducted within USACE jurisdiction, and thus, does not need a permit from USACE.

The Town of Windsor, as the lead California Environmental Quality Act (CEQA) agency, has adopted a Mitigated Negative Declaration, on January 23, 2006, per CEQA guidelines.

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.