

August 11, 2008

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

**New Healdsburg Venture
Grant Street Village Project
Sonoma County (WDID# 1B05108WNSO)**

On March 14, 2008 the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Linda Taverner of SCS Engineers, on behalf of New Healdsburg Venture, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the proposed Grant Street Village Development (Project). The proposed Project will occur in two phases. Only Phase 1 will be covered by this Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects). Phase 2 and a parcel owned by the City of Healdsburg will be covered under a different Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects). Phase 1 will consist of 24 residential units on individual parcels, with access from Grant Street. In order to serve the 24 residential units, sanitary sewer, and domestic water and storm drain systems will be installed. All of the systems will be temporarily terminated at the phase and property lines to allow for future connection when Phase 2 is developed. The domestic water and sanitary sewer will be tied into existing City infrastructure within Grant Street. The storm drain system will also run within Grant Street with the 30-inch diameter discharge pipe cast into the existing box culvert's southeastern headwall which will allow for drainage flows to enter Foss Creek. The majority of the installation of the discharge pipe will be from Grant Street. A hole will be drilled into the existing box culvert for the discharge pipe. The invert of this discharge pipe is above the Ordinary High Water Elevation. Phase 2 consists of 15 more homes and lots to the north of Phase 1, and also includes a City of Healdsburg lot, APN 002-093-007. Phase 2 and the City of Healdsburg lot contain waters of the state and will require their own Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects).

The proposed project is located in Healdsburg, Sonoma County, CA. Assessors Parcel Numbers 002-101-008; 002-043-001 & -02; 002-033-013. Latitude and longitude of the project is 38.6164 N and -122.8725 W.

Compensatory Mitigation is not proposed because the impact to waters of the state from the outfall is minimal; however, the Project incorporates post construction stormwater treatment on each individual house lot, and consists of vegetated swales. Additionally, there are vegetated swales within the linear park along Foss Creek. Maintenance on private lots is the responsibility of the homeowner, and Applicant shall provide educational information on proper maintenance within the CC&Rs for the subdivision as well as at transfer of ownership. City of Healdsburg shall be responsible for maintenance within the public owned areas. The public roads within Phase 1 are not receiving post construction stormwater treatment. Phase 2 will have adequate room to install post construction stormwater treatment for roads within the Phase 2 area as well as additional treatment for stormwater received from Healdsburg Avenue. This will compensate for the lack of treatment for public roads within Phase 1. Treatment

techniques may use bioretention, vegetated swales, median strips, and shall incorporate curb cuts or scuppers if necessary.

Applicant has received a California Department of Fish and Game Lake and Streambed Alteration Agreement, No. 1600-2008-0202-03, on July 25, 2008.

An U.S. Army Corps of Engineers Clean Water Act Section 404 Permit is not required because work is above Ordinary High Water Elevation and out of their jurisdiction.

The City of Healdsburg, as the lead California Environmental Quality Act (CEQA) agency, prepared a Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA), State Clearing House No. 2005122058, and filed a Notice of Determination on July 21, 2006.

At a minimum, appropriate Best Management Practices (BMPs) will be incorporated into the final Project plans in order to reduce and control soil erosion: work in and around waterways will be conducted during the dry season (May 15th through October 15th)

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 submitted in writing and received at this office by mail during a 21-day comment period that begins on the first date of issuance of this letter and ends at 5:00 p.m. on the last day of the comment period. If you have any questions or comments, please contact staff member Stephen Bargsten at (707) 576-2653, or at sbargsten@waterboards.ca.gov, or Brian Lindell at (707) 576-6732, blindell@waterboards.ca.gov.

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 Blvd., Boulevard, Suite A, Santa Rosa, California. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.