

July 2, 2009

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

Headley Properties LLC  
Yardbirds Site Project  
WDID No. 1B09068WNSO

Sonoma County

On June 10, 2009, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Ms. Mary Coopriker, of LSA Associates, on behalf of the Headley Properties LLC (Applicant), requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Yardbirds Site Project (Project), located at 5300 Commerce Boulevard and 160 Cascade Court, in Rohnert Park, Sonoma County. The latitude and longitude is approximately 38.35960° N and 122.71023° W. The proposed Project will cause permanent impacts to 0.092 acres of seasonal wetlands, within the Laguna Hydrologic Unit Subarea No. 114.21, Russian River Hydrologic Unit No. 114.00.

This is a phased Project with temporary use of the property as a storage and staging area for the continuing improvements of Highway 101 and construction of retail and residential developments in the long term. This permit will only apply to the first, temporary phase of the Project. Approximately 1.7 acres of the east parcel (APN 143-021-006) adjoining the former site of Yardbirds Hardware Store (APN 143-021-013), including the 0.092 acres of seasonal wetlands, will be graded, by small bulldozer or grader. Grading will slope toward the existing drain inlet near the center of the parcel and a new drain inlet will be constructed at the southern end of the parcel and connected to the existing storm drain system. These drain inlets will be protected during construction by hay bales and straw wattles and after construction with oil and sediment filters. The parcel will be covered with a layer of gravel and/or compacted base rock after grading. The existing drainage swale along the north border of both properties will be cleared of debris and weeds and otherwise remain unaltered. Hay bales and/or straw wattles will be used to protect the drainage swale during construction and boulders of approximately 30" diameter will be placed at the grade break along the northern edge of the east parcel to prevent vehicles from entering the drainage swale after construction. The north and west sides on the Project site are bounded by an existing chain link fence. Temporary construction fencing will be used during grading along the east and south boundaries of the site, to be replaced by chain link fencing once grading is complete.

Compensatory mitigation consists of the purchase of 0.2 acres of wetland mitigation bank credits from Hazel Mitigation Bank on May 11, 2009.

Post-construction stormwater treatment features will include maintenance of oil and sediment traps in the drain inlets. Spill procedures and a spill kit will be on site and all equipment will be properly maintained at all times to prevent spills. All future projects on this site will require a further Storm Water Pollution Prevention Plan (SWPPP) and a Standard Urban Stormwater Mitigation Plan (SUSMP) to address increased runoff due to impermeable surfaces and pollutants.

At a minimum, the following construction Best Management Practices (BMPs) will be incorporated into the final Project plans as appropriate in order to reduce and control soil erosion: work in and around waterways to be conducted only during the dry season; installation of construction barrier fencing to preclude equipment entry into sensitive areas; installation of hay bales and/or straw wattles to prevent sediment loss from immediate work area; and temporary and permanent seeding and mulching on all disturbed areas.

This Project does not contain suitable habitat for special status animal or plant species in the vicinity of the Project.

Applicant has applied for a United States Army Corps of Engineers Section 404 Nationwide Permit(s), File Number 2008-00406N.

The City of Rohnert Park, as the lead California Environmental Quality Act (CEQA) agency, has determined that this Project qualifies for a Mitigated Negative Declaration which will be certified by the City of Rohnert Park pursuant to 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 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](mailto:sbargsten@waterboards.ca.gov), within 21 days of 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. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.