

August 25, 2009

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

Seastack Enterprises, LLC, Seastack Development Project,
WDID No. 1B09033WNSO

Sonoma County

On March 17, 2009, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Douglas Spicher of WRA Environmental Consultants acting on behalf of Seastack Enterprises, LLC (Applicant), requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for activities associated with the construction of an eight lot subdivision, including widening of Airport Boulevard, extending Aviation Boulevard and creating two as yet unnamed roads, located at 1631 Airport Boulevard, Santa Rosa, in Sonoma County. The latitude and longitude is 38.51150° N and 122.79641° W. The proposed project causes permanent impacts to approximately 0.43 acres of seasonal wetlands and 51 linear feet of waters of the State associated with Redwood Creek within the Mark West Creek Hydrologic Sub Area No. 114.23, Russian River Hydrologic Unit No. 114.00.

The purpose of the project is to develop eight construction building pads for future commercial and/or light industrial facilities, as well as attendant infrastructure, including streets and underground utilities. As a condition of project approval from the County of Sonoma, the project will also restore a portion of Redwood Creek, which runs through a southern portion of the property that will not be developed. The total size of the project will cover an area of approximately 19 acres. An approximately 5.25 acre remainder lot, containing approximately 0.42 acres of seasonal wetlands, to the north of the proposed Aviation Boulevard extension is not covered by this application, and would require its own Water Quality Certification if developed in the future.

The Applicant proposes to grade and place clean fill over the majority of the project site, not including the creek area at the southern side of the site. Eight building pads will be constructed, complete with sidewalks and ranging in size from 1.2 to 3.4 acres. The project will construct necessary infrastructure for "build to suit" clients on the lots including utilities, sidewalks, sewers, and a storm water treatment/conveyance system in compliance with current standards. On the southern side of the project, Airport Boulevard will be widened and Aviation Boulevard will be extended across the northern border of the property. Two new streets will be constructed as part of the project. One street will begin at the proposed Aviation Boulevard extension, running north to south for approximately 420 feet along the west border of the project and the other will begin at this terminus and bisect the property from east to west. Drainage of the developed portion is northward, connecting to existing storm drains. Standard Urban Stormwater Mitigation Plan (SUSMP) features will be incorporated to treat the increase in onsite runoff as well as pollutants created by the increase in impervious surface. Areas to receive SUSMP treatment features during the Applicant's initial phase of build-out include landscape based treatment and/or bio-retention features along the newly widened Airport Boulevard, the extension of Aviation Boulevard, and the two new

streets. Runoff from sidewalks and other impervious surfaces will also receive treatment from SUSMP features. There will be an element of detention time associated with these SUSMP features as well, to lower the peak flow exiting the property during storm events. Final construction plans will include specific plans for post construction stormwater treatment. Additionally, all future development of the proposed lots will also be required to meet SUSMP standards for post construction stormwater treatment based on the individual construction plan for the lot.

On Redwood Creek, an existing 51 foot long culvert, located at an abandoned driveway on Airport Boulevard, will be removed and the banks will be graded to conform to those upstream and downstream of the culvert. Topsoil will be collected, stockpiled, and placed along the banks of the regraded channel and in adjacent restoration areas. Non-native vegetation will be removed and replaced with appropriate native riparian species. An existing barn will be demolished and removed, and the area will be revegetated with native plant species, such as valley oak (*Quercus lobata*), coyotebush (*Baccharis pilularis*), and sky lupine (*Lupinus nanus*). Approximately 1,020 square feet of channel and banks below ordinary high water mark and 4,900 square feet of upland area will be restored. Removal of vegetation at the creek area will be limited to only what is necessary to complete grading of stable banks and bed. The creek area will be protected by deed restrictions and/or easements or other methods so that there will be mechanisms in place to protect the site in perpetuity and ensure that all of the original ecological functions and beneficial uses are maintained.

All plantings shall be irrigated and managed, as necessary, for a minimum of five consecutive years immediately following planting. Planted vegetation shall have at least an 85% survival rate of thriving planted species at the end of five years. Annual reports shall be submitted to the Regional Water Board for five years, and shall include photos of the revegetated areas, and include survival rates and a narrative summary of the status of the restoration effort.

Compensatory mitigation for impacts to seasonal wetlands will consist of the purchase of a total of 0.45 acres wetland creation credits, 0.45 acres listed plant habitat credits, and 3.85 acres California Tiger Salamander mitigation credits.

All construction activities shall occur during the dry season. Ground disturbance will be limited to the minimum necessary and all disturbed ground will be treated with erosion control measures. Oak trees adjacent to the barn and graded areas will be protected by orange construction fencing. At a minimum, the following construction Best Management Practices (BMPs) will be incorporated into the final project plans in order to reduce and control soil erosion: Straw wattles, hay bales, erosion control matting, and/or seeding on disturbed soil. Additionally, all required BMPs shall be on-site and ready for timely deployment before the start of construction activities.

Applicant has applied to the California Department of Fish and Game for a Lake and Streambed Alteration Agreement (File No. 1600-2009-0104-3), which was issued on June 24, 2009.

Applicant has applied to US Army Corps of Engineers for a Clean Water Act Section 404 Nationwide Permit Number 39 (File No. 26937N), which was issued on September 24, 2008.

The County of Sonoma Planning Commission, as the lead California Environmental Quality Act (CEQA) agency, has filed a Notice of Determination (State Clearinghouse No. 2009069030), with the Office of Planning and Research on June 26, 2009, 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, 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.

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