

January 6, 2010

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

Abbondanza – Vintner’s Square Project
WDID No. 1B07016WNSO

Sonoma County

On February 27, 2007, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Douglas Spicher, of W.R.A. Inc., on behalf of Mr. Dino D’Argenzio (Applicant), requesting Federal Clean Water Act, section 401, Water Quality Certification (certification) and/or Waste Discharge Requirements (Dredge/Fill Projects) for activities associated with construction of a new multi-use facility, including 3 buildings and an agricultural processing area, located at 847 Airport Boulevard and 863 Mark West Station Road, in the City of Santa Rosa, latitude 38.512210°N, and longitude 122.778425 °W, Sonoma County. The proposed project will cause permanent impacts to approximately 0.075 acres, 240 linear feet, of an unnamed ephemeral stream in the Mark West Hydrologic Subarea No. 114.23, Russian River Hydrologic Area 114.00. The ephemeral stream is a tributary to Windsor Creek and thence the Russian River.

The project site consists of an approximately 4.5 acre parcel, with one residence and several associated outbuildings on the southern side, and open field on the northern side. An ephemeral stream bisects the property from east to west, approximately 210 feet north of Airport Boulevard. To the west, the stream flows into metal culverts and remains underground, ultimately draining to Windsor Creek.

The proposed project is Abbondanza Vintner’s Square, a multi-use facility, totaling 4.5 acres and including approximately 22,950 square feet of winery, tasting room and office space for three to four small wineries, approximately 8,800 square feet of professional office and retail space, and an approximately 4,500 square foot restaurant. The Applicant also proposes an approximately 3.25 acre agricultural processing area, adjacent to an existing vineyard, and all attendant infrastructure, including driveways, parking lots, and underground utilities.

The Applicant proposes to remove the existing residence, outbuildings and driveways on the southern portion of the property, totaling approximately 6,541 square feet of impervious surfaces, and bury a portion of the linear watercourse. The Project would install approximately 160 linear feet of 60-inch diameter pipe at the approximate location of the existing ephemeral stream and connect it to the existing 60-inch diameter storm drain system to the west, into which the stream currently flows. The path of an approximately 80 foot section of stream, leading up to the proposed piped section, would be curved slightly, to allow for the construction of the proposed buildings. Approximately 30 feet of the easternmost portion of the stream would remain unaltered. Parking lots, driveways, sidewalks, three buildings, and other impervious surfaces would be constructed, totaling approximately 125,274 square feet. Post-construction stormwater treatment features will be incorporated to treat the increase in stormwater runoff as well as pollutants created by the increase in impervious surface and other

activities associated with development and future use of the site. Approximately 24 Filtterra® bioretention units (or approved equivalent), eight catch basins, and 546 linear feet of "Extended Detention Basin" swales, as described in "Preliminary Storm Water Mitigation Plan for the Proposed Abbondanza Vintners Square Wine/Business Center," dated June 22, 2009 and the September 21, 2009 letter from Lescure Engineers, will be installed onsite and all storm water runoff from the project site will flow to one or more of these features before entering the storm drain system and eventually discharging to Windsor Creek. These features will provide detention time during storm events and will also allow for some infiltration to occur, retaining an outflow to the creek that is similar the pre-construction levels. The maintenance of the post-construction storm water treatment features will be the responsibility of the property owner.

The Applicant will mitigate for all impacts to waters of the State and U.S. in such a way as is deemed appropriate by the Regional Water Board.

All erosion control measures will be installed and in place by October 15 and maintained thereafter. 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 will be conducted during the dry season; installation of construction barrier fencing to preclude equipment entry into sensitive areas; straw wattles, hay bales, erosion control matting, and/or seeding of disturbed soil. Additionally, all required BMPs shall be on-site and ready for timely deployment before the start of construction activities.

The County of Sonoma, as lead California Environmental Quality Act (CEQA) agency, will file the appropriate CEQA document, pursuant to CEQA guidelines before Section 401 Water Quality Certification is issued.

The California Department of Fish and Game has determined that a Lake or Streambed Alteration Agreement is not required for this project.

The US Army Corps of Engineers has determined that this project is outside of their jurisdiction and that a Section 404, Clean Water Act permit is not required.

Regional Water Board staff are 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, please contact staff member Stephen Bargsten at (707) 576-2653 within 21 days of the posting of this notice.