

April 23, 2010

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

Drumright Subdivision Project
WDID No. 1B09082WNSO

Sonoma County

On July 8, 2009, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Darren Wiemeyer of Wiemeyer Ecological Sciences, on behalf of Mr. Jim and Mrs. Linda Drumright (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 subdivision, including seven buildings and four new stormwater outfalls to Dry Creek, located at 555 Westside Road, just west of the City of Healdsburg, latitude 38.606149° N, and longitude 122.881572° W, Sonoma County. The proposed project will cause temporary and permanent impacts to approximately 0.1 acres of seasonal wetlands and 16 linear feet, 160 square feet, of Dry Creek in the Warm Springs Hydrologic Subarea No. 114.24, Russian River Hydrologic Area 114.00. Dry Creek is tributary to the Russian River.

The approximately 16.51 acre project site is bordered by Westside Road to the south, Dry Creek to the west, and vineyards and rural residences to the north and east. Two single family residences, which previously existed on the site, have been demolished. The current site consists of one metal-sided storage building on the southwest corner, abandoned concrete slabs, a small amount of woody vegetation, heavily compacted soils and a network of gravel driveways. A two to four foot high berm runs along the western edge of the property, directing sheet flow from the parcel to a concentrated and stabilized bank area of Dry Creek on the southern half of the property. Three separate wetlands exist near the northern edge of the property, totaling approximately 0.24 acres. The two smaller wetlands, with areas of 0.05 and 0.02 acres, occur near the center of the northern property line and near the northeastern corner of the site. The largest of the three wetlands is approximately 0.17 acres and extends along the eastern border of the site, from the northeastern corner approximately 345 feet toward the south. The site was previously used by Healdsburg Sand and Gravel and, Shamrock Materials.

The proposed project is a multi-use subdivision, which will consist of Drumright Wine Warehouse and Tasting Facility, Healdsburg Animal Shelter, and Clendenen Vineyard Management. The Applicant proposes to remove the existing building and concrete slabs on the property, and fill the two smaller wetlands and 0.03 acres of the southwestern most portion of the larger wetland, totaling 0.1 acres of wetlands to be filled. The majority of the site will be graded and two parking lots, driveways, and all attendant infrastructures will be constructed. Drumright Wine Warehouse and Tasting Facility will be constructed on approximately 8.88 acres of the original parcel. The facility will consist of an approximately 64,000 square foot wine warehouse building, including case storage, tank processing area, tasting room and office space. Healdsburg Animal Shelter will construct an approximately 12,691 square foot building, containing kennels, a domestic animal clinic, training room, observation area, waiting area, and administrative offices on approximately 2.82 acres of the project site. Clendenen Vineyard Management Company will consist of two structures, totaling

approximately 13,300 square feet, and an outdoor storage yard, and will be separated from the north property line by a sound berm. The Applicant also proposes to install all attendant infrastructure, including driveways, parking lots, and underground utilities.

Post-construction storm water runoff from the proposed facilities will be treated before being released into Dry Creek. Treatment and on-site capture of stormwater will be by a combination of Low Impact Development (LID) techniques and other filtration devices or techniques. After treatment, stormwater is discharged to storm drains, which will be piped to dispersion outfalls on the western side of the property. Four rip-rap lined outfalls are situated on the bank of Dry Creek, above ordinary high water level, so as to cause a minimum of disturbance to the existing vegetation and creek bank. The proposed outfalls will require the installation of approximately eight cubic yards of rip-rap; erosion control fabric and native plantings may be used to help stabilize the outfall areas. The maintenance of the post-construction storm water treatment features will be the responsibility of the property owner.

Compensatory mitigation for impacts to seasonal wetlands will consist of the purchase of a total of 0.10 acres wetland mitigation credits at Desmond Mitigation Bank. The Applicant also proposes to construct a Riparian Restoration Area, totaling approximately 2 acres, along the east bank of Dry Creek at the project site, as proposed in "Riparian Restoration and Monitoring Plan," prepared by Darren Wiemeyer and dated October 23, 2009, and subsequent documents. The Riparian Restoration Area will be revegetated with native tree and plant species to increase riparian habitat and mitigate for impacts caused by the addition of the proposed outfalls and rip-rap. Intrusion of development within the 100 foot setback from top-of-bank of Dry Creek will be minimized, and final designs are currently being negotiated.

All plantings shall be irrigated and managed for a minimum of 5 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 revegetation effort.

Non-compensatory mitigation measures include the use of Best Management Practices (BMPs) to be employed during construction to minimize sediment production and prevent the movement of loose soil off-site. All erosion control measures will be installed and in place by October 15 and maintained thereafter by the contractor. All disturbed soil will be revegetated with native species or seeded with native grasses. If vegetation cannot be reestablished before expected rainfall, mulching, erosion control fabric, or other sediment control measures will be implemented. All equipment will be maintained in good working order and spill kits will be on hand during construction. No heavy equipment will be operated from within the channel. Construction barrier fencing will be used to preclude equipment entry into sensitive areas. All operations, including harvesting of local willow stems, will be done with respect to all wildlife and cause the minimal possible disruption. Additionally, all required BMPs shall be on-site and ready for timely deployment before the start of construction activities.

The County of Sonoma Permit and Resource Management Department, as lead California Environmental Quality Act (CEQA) agency, has adopted a Mitigated Negative Declaration, pursuant to CEQA guidelines, on March 19, 2009.

The Applicant has applied to the California Department of Fish and Game for a Lake and Streambed Alteration Agreement, Notification no. 1600-2009-0268-R3.

The Applicant has received a US Army Corps of Engineers for a Clean Water Act Section 404 Nationwide Permit, NWP 39 for Commercial and Institutional Developments, File Number 2008-00319N, on November 9, 2009.

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.

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