

November 4, 2011

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

Sonoma Garden Apartments  
WDID No. 1B1111162WNSO

Sonoma County

On August 25, 2011, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from the Mr. Ken Koss, of TK Development, LLC, on behalf of Pacific West Communities (Applicant), requesting Federal Clean Water Act, section 401, Water Quality Certification for activities associated with construction of residential apartments on a 3.88 acre parcel. The proposed project will cause permanent disturbances to 0.12 acres of vernal pool wetlands of waters of the United States and Waters of the State within in the Laguna de Santa Rosa Hydrologic Subarea No. 114.21, Russian River Hydrologic Area No. 114.00.

The proposed project site is located at 3330 and 3336 Santa Rosa Avenue, in the City of Santa Rosa, latitude 3.39600°N, longitude 122.71154°W. The primary purpose of the proposed project is to provide affordable rental housing. The project property is contained within two assessor's parcels. The site is primarily undeveloped containing a residence, old building foundations with no structures, and asphalt driveways.

The proposed project includes construction of six residential buildings totaling 60 residential units and one clubhouse/office building, open space with gardens, picnic areas, community plaza, children's playground, and 120 parking spaces. Also included is the associated infrastructure.

Post-construction stormwater treatment will be accomplished through the use of low impact development (LID) techniques, including use of bio-retention beds before stormwater enters the underground drainage system. These LID features will remove pollutants and limit channel forming discharge to Todd Creek by capturing, infiltrating, and slowly releasing storm drainage from the project site.

Compensatory mitigation for impacts to 0.12 acres of wetlands will be through purchase of wetland creation credits at an approved mitigation bank. Additional compensatory mitigation for endangered plants and the California Tiger Salamander will be through purchase of appropriate credits at approved mitigation bank(s).

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 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 to prevent delivery of sediment to waters of the State. All equipment will be maintained in good working order and spill kits will be on hand during construction. Equipment shall not be staged, or fueled, within the stream. Additionally,

all required BMPs shall be on-site and ready for timely deployment before the start of construction activities.

The Applicant has applied for authorization from the United States Army Corps of Engineers (File No. 2006-30306N) to perform the project pursuant to Clean Water Act, section 404. The Applicant has also applied to the California Department of Fish and Game for a Lake and/or Streambed Alteration Agreement. The County of Sonoma has recorded a Notice of Determination for a Mitigated Negative Declaration on August 10, 2011, in order to comply with CEQA. The proposed activities are expected to begin in 2012 and take approximately a year to complete.

The information contained in this public notice is only a summary of the Applicant's proposed activities. The application for Water Quality Certification in the Regional Water Board's file contains additional details about the proposed project including maps and photos. The application and Regional Water Board file are available for public review.

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 notice 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.

111104\_Sonoma\_Garden\_Apts\_PN