

June 6, 2013

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

Blackstone Homes, Inc.
Meadow Park II Subdivision
WDID No. 1B07018WNSO

Sonoma County

On May 9, 2013, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Blackstone Homes, Inc. (Applicant), requesting Federal Clean Water Act, section 401, Water Quality Certification for activities associated with the construction of 29 single family homes on standard city lots at 2028 Piner Road in Santa Rosa, Sonoma County (Project). The proposed Project will cause disturbances to waters of the United States associated with seasonal wetlands, within the Russian River Hydrologic Unit, Laguna Hydrologic Sub-Area No. 114.21. Total permanent impact to wetlands is 0.42 acres.

The purpose of the Project is to provide affordable housing for first-time home buyers. On March 2, 2007, the Regional Water Board received an application from Carco Investments, requesting Federal Clean Water Act, section 401, Water Quality Certification for this Project. On April 12, 2007, the Regional Water Board sent Carco Investments a letter of *"Incomplete Application for Water Quality Certification"*, that included a list of items that needed to be submitted in order to make the application complete. The Regional Water Board did not receive a response to the April 12, 2007, letter and therefore issued a *"Denial, without prejudice, of request for Federal Clean Water Act Section 401 Water Quality Certification"*, on April 28, 2008.

On February 13, 2013, the Regional Water Board was informed that fill of wetlands and grading had occurred at the Project site without a Federal Clean Water Act, section 401, Water Quality Certification and that the property was now owned by Mr. Greg Lucas, President of Blackstone Homes, Inc. Blackstone Homes, Inc. purchased the property on December 12, 2012. The fill of wetlands occurred before Mr. Greg Lucas purchased the property.

The proposed Federal Clean Water Act, section 401, Water Quality Certification will permit the construction of the remainder of the Project. As a condition of the Federal Clean Water Act, section 401, Water Quality Certification, the Applicant will be required to compensate for the work that was done without Federal Clean Water Act, section 401, Water Quality Certification.

The Applicant has requested that work on 8 of the housing unit lots begin prior to the issuance of the Federal Clean Water Act, section 401, Water Quality Certification. Regional water Board staff have approved this request with the conditions that the work on all 8 lots incorporate the approved plan for Low Impact Development (LID) treatment of storm

water. The Project is planned to commence in spring 2013. Work that would not adversely impact water quality may be done past October 15.

Mitigation includes the purchase of 0.45 acres of wetland creation and preservation credits from an approved wetland mitigation bank. This mitigation has already been purchased on April 1, 2007.

LID storm water treatment and infiltration will be employed throughout the Project, and includes Disconnected Downspouts, Rain Gardens on the majority of the lots, replacing 20% of each lots impervious surface area with pervious surface, and the replacement of catch basins with Tree Pods. In order to compensate for untreated impervious surface area, the Applicant will also be required to provide monetary support to a water quality improvement project implemented by a local agency.

The Applicant applied to the United States Army Corps of Engineers and received a Clean Water Act Section 404 individual permit, pursuant to Clean Water Act, section 404 on July 19, 2006. The Applicant has also applied to California Department of Fish and Wildlife for a Streambed Alteration Agreement.

On August 19, 2002, the City of Santa Rosa, acting as lead agency, certified a Mitigated Negative Declaration for the proposed Project in order to comply with the California Environmental Quality Act (State Clearing House No. 2002082061). The Regional Water Board has considered the environmental documentation, including any proposed changes, and would incorporate any avoidance, minimization, and mitigation measures into the Project as a condition of approval to avoid significant effects to the environment.

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 phone calls and comments submitted in writing and received within 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 Stephan.Bargsten@waterboards.ca.gov within 21 days of the posting of this notice.