



California Regional Water Quality Control Board
North Coast Region
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May 20, 2005

Mr. Nazar Eljumaily
825 Sonoma Avenue
Santa Rosa, CA 95404

Dear Mr. Eljumaily:

Subject: Request for Additional Information for Water Quality Certification for the Golden Gate Court Subdivision Project, Sonoma County, California

File: Golden Gate Court Subdivision; WDID No. 1B05003WNSO

The North Coast Regional Water Quality Control Board (Regional Water Board) received an application for Water Quality Certification/Waste Discharge Requirements on January 13, 2005. The application for a Water Quality Certification/Waste Discharge Requirements for the Golden Gate Court Subdivision Project at 3714 Golden Gate Avenue (formerly 1071 Fresno Avenue), Santa Rosa, Sonoma County included permanent disturbance to 1.5 acres, affecting approximately 0.06 acres of jurisdictional Waters of the United States. Regional Water Board staff have determined the application requires the submittal of additional information.

The Golden Gate Court Subdivision Project has a proposed start date of August 2005, with construction lasting through June 2006. The construction activity is scheduled to occur during the wet season months of October 15 through May 15. Although, at this time, the Regional Water Board has no regulation prohibiting construction from occurring during the rainy season, we strongly discourage it. The potential for an illegal discharge to waters of the United States from construction, grading or other activities during the rainy season increases dramatically over dry weather operations, which generally results in enforcement action by the Regional Water Board. Therefore we encourage and support a construction schedule that will allow for discontinuance of activity should weather become an issue.

The application included a Preliminary Storm Water Mitigation Plan (Plan) (Appendix C) which described the implementation of post-construction Best Management Practices (BMPs). However, the Plan did not include a detailed report indicating the precise locations and design calculations of all mentioned BMPs, including vegetative swales and runoff infiltration sites. The final project design shall incorporate specific post-construction storm water BMPs to achieve treatment of storm water runoff from the 85th percentile/24-hour storm event. Regional Water Board staff are required to review the post-construction BMPs to ensure adequate treatment is being proposed to protect water quality. Please submit a draft of this plan and design calculations to Regional Water Board staff.

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The Plan also lacked any projected use of specific BMPs for erosion control or sediment trapping during construction throughout the wet weather season. All bare soil should be stabilized until all construction activities are complete on site in order to reduce potential impacts to Waters of the United States.

Land disturbances on proposed projects of 1 acre or more require a construction storm water permit. As the land disturbance will be a total of 1.5 acres, MEA Pacific III, L.P. will need to apply for a General Construction Activity Storm Water Permit prior to the commencement of activities on site. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. A permit package is available for download off the Internet at www.waterboards.ca.gov.

Finally, Water Quality Certification cannot be issued without a California Environmental Quality Act (CEQA) determination. Please submit a copy of the CEQA document once it has been reviewed by the lead agency.

Please submit the following items:

1. A clear description of all methods and specific BMPs to be used throughout the entire duration of construction in order to stabilize all bare soil and reduce potential impacts to Waters of the U.S.; and
2. A complete draft and map indicating the design calculations and location of all post-construction BMPs to be incorporated into the Golden Gate Court Subdivision; and
3. A Notice of Intent (NOI) for a General Construction Activity Storm Water Permit filed with the State Water Resources Control Board (SWRCB); and
4. CEQA documentation and lead agency information; and

In order to further your application review, please provide the additional items requested above. Failure to submit this information will result in a Denial Without Prejudice of the Golden Gate Court Subdivision Project.

If you have any questions or comments, please contact Andrew Jensen at (707) 576-2683, or by email at Ajensen@waterboards.ca.gov. I am also available at (707) 576-6711, or by email at MJensen@waterboards.ca.gov.

Sincerely,

Michelle Jensen
Environmental Specialist, Intern

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cc: Mr. Evan Platt, EBA Engineering, 825 Sonoma Avenue, Santa Rosa, CA 95404

Mr. Bryan Matsumoto, U.S. Army Corps of Engineers, Regulatory Branch, 333 Market Street, San Francisco, CA 94105