
North Coast Regional Water Quality Control Board

August 8, 2014

In the Matter of
Water Quality Certification

For

**Bell Village Project
WDID 1B11172WNSO**

APPLICANT: David Hunter, OSL Management
RECEIVING WATER: Tributaries to Windsor Creek
HYDROLOGIC UNIT: Mark West Hydrologic Unit (114.23)
COUNTY: Sonoma
FILE: Bell Village Project; WDID 1B11172WNSO; ECM PIN CW-771306

BY THE EXECUTIVE OFFICER:

1. On April 1, 2014, David Hunter of OSL Management (applicant) filed an application for water quality certification (certification) under section 401 of the Clean Water Act (33 U.S.C. § 1341) with the North Coast Regional Water Quality Control Board (Regional Water Board) for activities associated with the Bell Village Project (project).
2. The Regional Water Board provided public notice of the application pursuant to Title 23, California Code of Regulations, Section 3858 on July 16, 2014, and posted information describing the project on the Regional Water Board's website. One comment was received, considered, and incorporated into conditions in this Order.
3. The purpose of the project is to convert a 32.8-acre former mobile home park to a commercial and residential development. The residential component would consist of 403 units, and the commercial component would consist of 82,275 square feet of retail

and office space. Improvements will be made to Old Redwood Highway, including construction of roundabouts and six access points.

4. The project will be constructed in four separate phases, with construction beginning in 2014 and with estimated completion in 2018. Initial groundbreaking would be in June 2014. **Phase 1** of the project involves the construction of 82,275 square feet of office and retail space in approximately the southeastern 1/3 of the project area and is estimated to be operational by 2015. Improvements to Old Redwood Highway would be initiated in the late summer of 2014 for approximately the southeastern 1/3 of the project area, while the remaining improvements to Old Redwood Highway would be completed in 2015. **Phase 2** of the project would construct residential Buildings 1 and 2, which would contain a total of 71 condominium units and 10 townhomes. Construction for Phase 2 is anticipated to begin in 2015 and become operational in 2016. Phase 3 consists of the construction of residential Buildings 3 and 4, which would contain a total of 160 condominiums and 10 townhomes. Construction for **Phase 3** is estimated to begin in 2016 and be operational by 2017. The final phase of construction, **Phase 4**, would entail the construction of the remaining residential buildings, Buildings 5 and 6, and will contain a total of 143 condominiums and nine townhomes. The project also includes recreational areas including tennis courts, bocce ball courts, a dog park, and a maintenance shed. Construction for Phase 4 is anticipated to begin in 2017 and be operational by 2018.
5. Wetland and stream fill will occur concurrently with the work in the areas and phases described above. Thus, wetlands within approximately the southeastern 1/3 of the project area will be filled in 2014, while wetlands along the northwestern 2/3 of Old Redwood Highway will be filled in 2015. Wetlands within the interior northern portion of the project area, including the stream, will likely be filled in 2015.
6. A monitoring well on the property associated with the adjacent gas station will be removed as soon as can be arranged, in coordination with the Sonoma County Department of Health Services. Construction activities in the surrounding area may proceed during the interim period, utilizing special precautions with regard to the well, per conditions in this certification.
7. Compensatory mitigation for the project includes the purchase of 0.35 acres of wetland creation credits from an approved wetland mitigation bank to mitigate for the permanent loss of 0.321 acres of wetland habitat. Bills of sale for 0.35 acres of wetland creation credits were received on June 23, 2014.
8. As a requirement of this certification, additional compensatory mitigation will be proposed for the loss of 513 linear feet of stream habitat associated with the waters identified as Wetlands A, E, and F in the application. The project will employ best management practices to prevent or reduce any discharges during and after construction. See conditions 2 and 3 below.

9. Regional Water Board staff reviewed and concurred with the Final Storm Water Mitigation Plan for Bell Village, Phase 1, submitted April 7, 2014. Submission and review of storm water plans for subsequent phases of the project will be required as conditions of this certification.
10. The applicant has applied for a Clean Water Act Section 404 authorization from the United States Army Corps of Engineers. The applicant has also applied for a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife.
11. The Town of Windsor, acting as lead California Environmental Quality Act (CEQA) agency, filed a notice of determination with the state clearinghouse stating that a mitigated negative declaration had been prepared for the project (SCH 2010092042). The notice of determination was accepted by the state clearinghouse on February 19, 2012.
12. The Russian River is identified as impaired for sediment and temperature under Clean Water Act Section 303(d). At present, total maximum daily loads (TMDLs) have not been established for this water body. If TMDLs are established and implementation plans are adopted for this watershed prior to the expiration date of the requested certification, the Regional Water Board may revise the provisions of that certification to address actions identified in such action plans. Bank erosion is identified as a source contributing to the sediment impairment. Removal of riparian vegetation is identified as a source contributing to temperature impairment. Activities that will be authorized by this Order are designed to minimize removal of riparian vegetation and reduce sediment discharges from bank erosion. Accordingly, this Order is consistent with, and implements, BMPs that would attenuate sediment and temperature adverse impacts.
13. Pursuant to Regional Water Board Resolution R1-2004-0087, *Total Maximum Daily Load Implementation Policy Statement for Sediment-Impaired Receiving Waters within the North Coast Region* (Sediment TMDL Implementation Policy), the Executive Officer is directed to “rely on the use of all available authorities, including existing regulatory standards, and permitting and enforcement tools to more effectively and efficaciously pursue compliance with sediment-related standards by all dischargers of sediment waste.”
14. The federal antidegradation policy requires that state water quality standards include an antidegradation policy consistent with the federal policy. The State Water Board established California’s antidegradation policy in State Water Board Resolution 68-16, which incorporates the federal antidegradation policy where the federal policy applies under federal law. Resolution 68-16 requires that existing quality of waters be maintained unless degradation is justified based on specific finding. The Regional Water Board’s Basin Plan implements, and incorporates by reference, both the state and federal antidegradation policies. This Order is consistent with applicable federal and

state antidegradation policies, as it does not authorize the discharge of increased concentrations of pollutants or increased volumes of treated wastewater, and does not otherwise authorize degradation of the waters affected by this project.

15. This discharge is also regulated under State Water Board Order 2003-0017-DWQ, *General Waste Discharge Requirements for Dredge and Fill Discharges that have Received State Water Quality Certification*, which requires compliance with all conditions of this water quality certification.

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0017.pdf

Receiving Water: Unnamed Tributaries to Windsor Creek, Mark West Hydrologic Unit 114.23

Filled or Excavated Area: 0.321 acres

Total Linear Impacts: 513 feet

Dredge Volume: None

Latitude/Longitude: 38551606°N/122.814269°W

Accordingly, based on its independent review of the record, the Regional Water Board certifies that the Bell Village Project (WDID 1B11172WNSO), as described in the application, will comply with sections 301, 302, 303, 306, and 307 of the Clean Water Act, and with applicable provisions of state law, provided that the applicant complies with the following terms and conditions:

All conditions of this order apply to the applicant (and all their employees) and all contractors (and their employees), sub-contractors (and their employees), and any other entity or agency that performs activities or work on the project as related to this water quality certification.

1. The project will be constructed in 4 phases as described in findings 4 and 5, above. The applicant has submitted the Final Storm Water Mitigation Plan for Bell Village, Phase 1. The applicant shall submit a proposed storm water mitigation plan for Phase 2, Phase 3, and Phase 4, at least 90 days prior to construction of each phase, for review and concurrence by Regional Water Board staff.
2. Compensatory mitigation shall be proposed for the loss of 513 linear feet of stream habitat associated with waters of the state identified in the application materials as Wetlands A, E, and F. The mitigation proposal shall be submitted for review at least 60 days prior to the commencement of any activities that may impact Wetlands A, E, and F.

3. Until written approval of the proposed compensatory mitigation for the loss of 513 linear feet of stream habitat is received from the Regional Water Board, the applicant must take measures to protect the stream from being impacted by construction activities. The work area must be fenced off and any wetlands to be avoided shall be outside of the fenced area. Workers at the site must be informed that sensitive habitats are present onsite and that no work may be performed outside of the designated (fenced) work area. Vehicle traffic to and from the work area shall only be allowed along marked, pre-established routes to avoid the wetlands or other waters of the state.
4. As described in Finding 6, above, a monitoring well on the property associated with the adjacent gas station will be properly abandoned as soon as can be arranged, in coordination with the Sonoma County Department of Health Services. Construction activities in the surrounding area may proceed during the interim period, utilizing special precautions with regard to the well. The applicant shall establish a 5-foot buffer around the well, clearly marked off with orange construction tubes and fencing. No traffic shall be allowed in this area, and no work may occur within this area until the well is properly abandoned. Grading and construction activities may occur in the area outside the buffer, but these activities may not affect the well. The applicant shall ensure that all workers are informed about the presence of the well and that it must be avoided.
5. The mitigation measures detailed in the Mitigated Negative Declaration (SCH 2010092042) are hereby incorporated by reference and are conditions of approval of this certification. Notwithstanding any more specific conditions in this certification, the applicant shall comply with all mitigation measures identified in the Mitigated Negative Declaration that are within the Regional Water Board's jurisdiction.
6. By December 31 of each year, the applicant shall submit a summary report detailing the status of the project, including which phases have been completed, which phases are under construction, which phases are still in design, the status of storm water plans for Phases 2, 3, and 4, the status of the compensatory mitigation proposal for 513 feet of stream associated with Wetlands A, E, and F, and any other information that may be relevant to the Regional Water Board. The reports shall be submitted annually until termination of this certification.
7. This certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Water Code section 13330 and title 23, California Code of Regulations, section 3867.
8. This certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to title 23, California Code of Regulations, section 3855, subdivision (b) and the application specifically identified

that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

9. The validity of this certification is conditioned upon total payment of any fee required under title 23, California Code of Regulations, section 3833, and owed by the applicant.
10. Regional Water Board staff shall be notified in writing at least five working days prior to the commencement of ground disturbing activities, with details regarding the construction schedule, in order to allow staff to be present onsite during construction, and to answer any public inquiries that may arise regarding the project.
11. No debris, soil, silt, sand, bar, slash, sawdust, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, other than that authorized by this Order, shall be allowed to enter into or be placed where it may be washed by rainfall into waters of the state. When operations are completed, any excess material or debris shall be removed from the work area.
12. All activities and best management practices (BMPs) shall be implemented according to the submitted application and the conditions in this certification. BMPs for erosion, sediment, and turbidity control shall be implemented and in place at commencement of, during, and after any ground clearing activities or any other project activities that could result in erosion or sediment discharges to surface water.
13. In accordance with state and federal laws and regulations, the applicant is liable and responsible for the proper disposal for project-generated waste. When handling, transporting, and disposing of project-generated waste, the applicant and their contractors shall comply with all applicable state and federal laws and regulations. When disposing of project-generated waste offsite, the applicant and its contractors shall:
 - a. Make appropriate arrangements to dispose of the material, including, but not limited to, property owner agreements, permits, licenses, and environmental clearances;
 - b. Obtain satisfactory evidence that the work in 13.a has been completed; and
 - c. Obtain a dated, signed manifest from the disposal site owner, or authorized representative, that identifies the type and quantity of disposed waste.
14. The applicant shall prioritize the use of wildlife-friendly, biodegradable (not photo-degradable) erosion control products wherever feasible. The applicant shall not use or allow the use of erosion control products that contain synthetic materials within waters of the United States or waters of the state at any time. The applicant shall not use or allow the use of erosion control products that contain synthetic netting for permanent erosion control (i.e. erosion control materials to be left in place for two years or more after the completion date of the project). If the applicant finds that erosion control

netting or products have entrapped or harmed wildlife, personnel shall remove the netting or product and replace it with wildlife-friendly biodegradable products. The applicant shall request approval from the Regional Water Board if an exception from this requirement is needed for a specific location.

15. Disturbance or removal of existing vegetation shall not exceed the minimum necessary to complete the project.
16. If, at any time, an unauthorized discharge to surface water (including wetlands, lakes, rivers, or streams) occurs, or any water quality problem arises, the associated project activities shall cease immediately until adequate BMPs are implemented including stopping work. The Regional Water Board shall be notified promptly and in no case more than 24 hours after the unauthorized discharge or water quality problem arises.
17. Fueling, lubrication, maintenance, storage, and staging of vehicles and equipment shall not result in a discharge or threatened discharge to any waters of the state including dry portions of the shoreline. At no time shall the applicant or its contractors allow use of any vehicle or equipment that leaks any substance that may impact water quality.
18. Prior to implementing any change to the project that may have a significant or material effect on the findings, conclusions, or conditions of this Order, the applicant shall obtain the written approval of the Regional Water Board executive officer. If the Regional Water Board is not notified of a significant alteration to the project, it will be considered a violation of this Order, and the applicant may be subject to Regional Water Board enforcement actions.
19. The Regional Water Board may add to or modify the conditions of this Order, as appropriate, to implement any new or revised water quality standards and implementation plans adopted and approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.
20. The applicant shall provide Regional Water Board staff access to the project site to document compliance with this certification.
21. In the event of any violation or threatened violation of the conditions of this Order, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under applicable state or federal law. For the purposes of section 401 (d) of the Clean Water Act, the applicability of any state law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Order. In response to a suspected violation of any condition of this certification, the State Water Board may require the holder of any federal permit or license subject to this Order to furnish, under penalty of perjury, any technical or monitoring reports the State Water Board

deems appropriate, provided that the burden, including costs, of the reports shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. In response to any violation of the conditions of this Order, the Regional Water Board may add to or modify the conditions of this Order as appropriate to ensure compliance.

22. The applicant shall provide a copy of this Order and State Water Board Order 2003-0017-DWQ to any contractor(s), subcontractor(s), and utility company(ies) conducting work on the project, and shall require that copies remain in their possession at the work site. The applicant shall be responsible for ensuring that all work conducted by its contractor(s), subcontractor(s), and utility companies is performed in accordance with the information provided by the applicant to the Regional Water Board.
23. In the event of any change in control of ownership of land presently owned or controlled by the Applicant, the Applicant shall notify the successor-in-interest of the existence of this Order by letter and shall email a copy of the letter to the Regional Water Board at the following email address: NorthCoast@waterboards.ca.gov.

To discharge dredged or fill material under this Order, the successor-in-interest must email the Regional Water Board Executive Officer at NorthCoast@waterboards.ca.gov a request for transfer of the Order. The request must contain the requesting entity's full legal name, the state of incorporation if a corporation, and the address and telephone number of the person(s) responsible for contact with the Regional Water Board.

The request must also describe any changes to the Project proposed by the successor-in-interest or confirm that the successor-in-interest intends to implement the Project as described in this Order. Except as may be modified by any preceding conditions, all certification actions are contingent on: a) the discharge being limited to and all proposed mitigation being completed in strict compliance with the Applicant's Project description, and b) compliance with all applicable requirements of the Water Quality Control Plan for the North Coast Region (Basin Plan).

24. Except as may be modified by any preceding conditions, all certification actions are contingent on a) the discharge being limited to and all proposed mitigation being completed in strict compliance with the applicant's project description, and b) compliance with all applicable requirements of the Water Quality Control Plan for the North Coast Region (Basin Plan).
25. The authorization of this certification for any dredge and fill activities expires on August 8, 2019. Conditions and monitoring requirements outlined in this Order are not subject to the expiration date outlined above, and remain in full effect and are enforceable.

If you have any questions or comments, please call Stephen Bargsten at (707) 576-2653 or Kaete King at (707) 576-2848.

Original signed by David Leland for

Matthias St. John
Executive Officer

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Web link: State Water Resources Control Board Order No. 2003-0017 -DWQ, General Waste Discharge Requirements for Dredge and Fill Discharges That Have Received State Water Quality Certification can be found at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0017.pdf

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