
North Coast Regional Water Quality Control Board

September 17, 2014

In the Matter of

Water Quality Certification

for

The Overlook Project
WDID No. 1B13056WNSO

APPLICANT: Mr. Philip Richardson
RECEIVING WATER: Wetlands
HYDROLOGIC UNIT: Russian River Hydrologic Unit No. 105.42
COUNTY: Sonoma
FILE NAME: The Overlook Project

BY THE EXECUTIVE OFFICER:

1. On May 1, 2013, Mr. Philip Richardson (Applicant) filed an application for water quality certification (certification) under section 401 of the Clean Water Act (33 U.S.C. § 1341) with the California Regional Water Quality Control Board, North Coast Region (Regional Water Board) for activities associated with The Overlook Development Project (Project). Information describing the Project was noticed for public comment on the Regional Water Board's website on August 20, 2013. We did not receive any public comments on the Project. The Project is located approximately at 7700 Windsor Road, Windsor, Sonoma County, CA, at latitude 38.5322°N, and longitude 122.8161°W. The Project would cause disturbances to waters of the United States (U.S.) associated with jurisdictional wetlands within the Russian River Hydrologic Unit No. 114.23. Permanent impacts to waters of the U.S. within jurisdictional wetlands would be approximately 0.15 acres.

2. The primary purpose of the Project is to prepare the site for 12 single family homes within the 5.92 acre lot area. The Project involves grading and filling approximately 0.15 acres of jurisdictional wetlands with approximately 100 cubic yards of fill material as well as building a through road to access each home.
3. Mitigation includes mitigation credits purchased to offset the impacts to wetlands. The applicant has purchased 0.15 acres of wetland creation credits from the Laguna Valley Mitigation Bank and 0.25 acres of wetland preservation credits at the Desmond Mitigation Bank. The Applicant has submitted the appropriate bills of sale for these mitigation credits.
4. An increase in impervious surfaces at the Project site, is proposed to be offset by on-site Low Impact Development (LID) storm water treatment BMPs.
5. The Applicant has applied for authorization from the United States Army Corps of Engineers for a Clean Water Act, section 404 permit (file no. 2007-400423N).
6. The City of Windsor, as lead California Environmental Quality Act (CEQA) agency, has produced a Mitigated Negative Declaration and filed with the State Clearinghouse (SCH No. 2008102052), pursuant to CEQA guidelines.
7. 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 reduce 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.
8. 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."
9. This discharge is also regulated under 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," which requires

compliance with all conditions of this water quality certification. (Weblink attached below).

Receiving Water:	Wetlands, Russian River Hydrologic Unit No. 105.42
Filled of Excavated Area:	Permanent impact to waters of the U.S. and State: 0.15 acres of wetlands
Fill Volume	100 cubic yards
Latitude/Longitude:	38.5322°N / 122.8161°W
Expiration:	September 17, 2019

Accordingly, based on its independent review of the record, the Regional Water Board certifies that The Overlook Development Project (WDID No. 1B13056WNSO), 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. 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.
2. 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.
3. 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.
4. The Applicant shall implement LID BMPs proposed by Robertson Engineering Inc., as submitted in the application to capture and treat storm water (85% percentile 24-hour storm event) from the new impervious surfaces created by the project. Storm water treatment for each house will include proposed rain gardens or swales in

accordance with the application for this 401 certification. The private through road serving the development will include the appropriately designed and sized vegetated swale BMPs for capture and treatment of storm water. Each individual property low impact development (LID) BMPs shall be maintained to design and function by land owners. The private through road BMPs will be maintained to design and function, through the proposed home owners association. The Project will employ BMPs to prevent or reduce any discharges during and after construction. Prior to Final Map approval, the applicant/developer will need to submit Maintenance Declaration(s) to the Town of Windsor for the long term maintenance of all onsite private BMP's. The Maintenance Declaration(s) shall be recorded contemporaneously with the Final Map.

5. The applicant has purchased 0.15 acres of wetland creation credits from the Laguna Valley Mitigation Bank and 0.25 acres of wetland preservation credits at the Desmond Mitigation Bank. The Applicant has submitted the appropriate bills of sale for these mitigation credits.
6. 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 No. 68-16. Resolution No. 68-16 incorporates the federal antidegradation policy where the federal policy applies under federal law. Resolution No. 68-16 requires that existing quality of waters be maintained unless degradation is justified based on specific findings. 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.
7. Applicant shall prioritize the use of wildlife-friendly 100% biodegradable erosion control products/BMPs whenever feasible. For purposes of this Order, photodegradable synthetic products are not considered biodegradable. Applicant shall not use or allow the use of erosion control products that contain synthetic (e.g., plastic or nylon) netting or materials for permanent erosion control (i.e., erosion control materials to be left in place for two years or after the completion date of the Project). If the Applicant finds that erosion control netting or products have entrapped or harmed wildlife, the Applicant shall remove the netting or product and replace it with wildlife-friendly biodegradable products. Applicant shall remove any remaining synthetic netting or materials remaining at the end of two years, or sooner.
8. BMPs shall be implemented as proposed in the application materials. 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. Severe and unseasonal rain events are becoming more frequent due to the effects of

climate change. Therefore, BMPs shall be immediately available for deployment at all times to prevent discharges to waters of the state.

9. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, 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.
10. The Applicant shall provide Regional Water Board staff access to the Project site to document compliance with this certification.
11. 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.
12. 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 action(s).
13. All Project work shall be conducted as described in this Order and in the application submitted by the Applicant, and shall comply with all applicable water quality standards as detailed in the Basin Plan. 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.
14. The Applicant shall provide a copy of this Order and State Water Resources Control Board (SWRCB) Order No. 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.
15. Disturbance or removal of existing vegetation shall not exceed the minimum necessary to complete the Project.
16. 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, which leaks any substance that may impact water quality.

17. 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.
18. 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.
19. 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 forward a copy of the letter to the Regional Water Board at the above address.

To discharge dredged or fill material under this Order, the successor-in-interest must send to the Regional Water Board Executive Officer a written 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).

20. The authorization of this certification for any dredge and fill activities expires on September 17, 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 Gil Falcone at (707) 576-2830 or Stephen Bargsten at (707) 576-2653.

Original Signed By David Leland For

Matthias St. John
Executive Officer

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Weblink: 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

Original to: Mr. Philip Richardson, 418 Greenwood Beach Road, Tiburon, CA 94920

cc: Mr. Charles Patterson, 1806 Ivanhoe Ave., Lafayette, CA 94549

Mr. Mike Robertson, Robertson Engineering inc.
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