

July 16, 2014

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

Bell Village Project
WDID 1B11172WNSO

Sonoma County

On April 1, 2014, the North Coast Regional water Quality Control Board (Regional Water Board) received an application from David Hunter of OSL Management (applicant), requesting Federal Clean Water Act, section 401, Water Quality Certification (certification) and/or Waste Discharge Requirements (Dredge/Fill Projects) for activities associated with the Bell Village Project (project). The proposed project would cause disturbances to waters of the United States and the state associated with tributaries to Windsor Creek in the Mark West Hydrologic Unit (114.23) of the Russian River. The project is located at 9290 Old Redwood Highway in Windsor, at latitude 38°55'16.06"N and longitude 122°81'42.69"W. Permanent impacts to waters of the United States and state would be approximately 0.233 acres to wetlands and 0.088 acres or 513 linear feet of stream.

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.

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.

Wetland and stream fill will occur concurrently with the work in the areas 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.

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 will proceed during the interim period, utilizing special precautions with regard to the well. The applicant will establish a 5-foot buffer around the well, clearly marked off with orange construction tubes and fencing. No traffic would be allowed in this area, and no work would occur within this area until the well is removed. Grading and construction activities would occur in the area outside the buffer, but these activities would not affect the well. The applicant will ensure that all workers are informed about the presence of the well and that it must be avoided.

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. 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.

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.

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.

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. 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 letter and ends at 5:00 p.m. on the last day of the comment period. If you have any questions, please contact staff member Kaete King at (707) 576-2848 or Stephen Bargsten at (707) 576-2653.