

June 5, 2015

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

Paseo Vista Townhomes
WDID 1B14001WNSO

Sonoma County

On June 10, 2014, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mike Gasparini and Allan Henderson (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 Paseo Vista Townhomes Project (project). The proposed project would cause disturbances to waters of the United States and the state associated with wetlands tributary to the Laguna de Santa Rosa (114.21). The project is located at 1960, 2000, and 2290 Dutton Avenue in Santa Rosa, at latitude 38.417306°N and longitude 122.722006°W. Permanent impacts to waters of the United States and state would be approximately 0.14 acre.

The purpose of the project is to construct a residential housing development with 167 dwelling units. The project consists of rental dwelling units that would be provided in attached 2-story triplexes, with each triplex containing one studio flat, one 1-bedroom flat and one 2-bedroom townhouse-type unit. All ownership dwelling units (total of 122) would be provided in 2-story townhouse-type row houses on "zero lot line" lots with each unit containing three bedrooms. The property will be subdivided into 137 lots so that each triplex and each townhouse would be located on its own parcel. The property will be subdivided and developed in three phases. A public roadway (Leo Drive), located within the portion of the site identified as Phase 4, would be constructed in conjunction with the development of Phase 1, but that roadway would be temporary, and would be relocated to align with the existing Leo Drive when the lands to the north are developed. When the roadway is relocated, development of the residences within Phase 4 would be constructed.

The site was formerly occupied by the Fouche Auto Wrecking facility from the early 1970s to 2001. The Regional Water Board staff has overseen cleanup actions at the site including the following:

1. In 2001 and 2002, the debris from the site was removed, including all buildings.
2. In 2004 through 2006, approximately 7,200 tons of contaminated soils were removed from the site and disposed at permitted landfills. During the removal process, approximately 700 soil samples were collected to identify any areas needing additional excavation.
3. In 2006, a geophysical survey was conducted to locate any buried debris. Approximately 11 areas of suspected buried debris were identified in the survey, and

those areas were excavated. The areas contained various miscellaneous auto and equipment parts.

4. Sixteen groundwater monitoring wells were installed to determine the impacts to groundwater and the extent of contamination both vertically and horizontally.

On February 26, 2007, Regional Water Board staff concurred that the soil cleanup actions were complete, and any remaining soil contamination would be identified in a soil and groundwater management plan to be implemented during site redevelopment. A soil and groundwater management plan was prepared in 2006, and revised in 2012 and 2014. Four areas are identified in the soil and groundwater management plan that will need additional sampling and removal. In addition, the soil and groundwater management plan outlines the process for identifying any additional areas of contamination discovered during site redevelopment, and plans for stockpiling any contamination found, sampling, and proper disposal.

The final cleanup remedy for groundwater is monitored natural attenuation. The monitored natural attenuation alternative consists of continued groundwater monitoring until the residual levels of volatile organic compounds achieve the cleanup goals. The low levels of volatile organic compounds detected in groundwater include 1,1,1-trichloroethane, 1,1-dichloroethene, and freon. Groundwater monitoring has been conducted, and the groundwater monitoring results have achieved water quality objectives. All groundwater monitoring wells will be destroyed prior to site grading.

The Regional Water Board records for the site are contained in the files known as Fouche Auto Wreckers Site, 2290 Dutton Avenue, Santa Rosa, CA, Case No. 1NS0366. The files may be reviewed at the North Coast Regional Water Quality Control Board office from 8:00am to 5:00pm Monday through Friday. Appointments are recommended and can be arranged by calling (707) 576-2220. Documents related to the former Fouche Auto Wrecking site can also be found on the Geotracker online database at the following link:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609793108

The site is adjacent to the west of the SMART rail line/bicycle & pedestrian path. The site design is intended to create a “walkable” neighborhood, utilizing a “paseo” concept whereby many of the homes would be oriented to a landscaped pedestrian walkway, or to a private park/open space area, and would include pedestrian/bicycle access to the SMART Right of Way. Site amenities would include approximately 0.9± acres of common open space areas in 3 primary separate locations and in other areas scattered throughout the site.

A 1± acre public park site located in the northeasterly corner of the site and along the SMART rail line would be dedicated to the County of Sonoma for public park purposes; the location and configuration of the largest parcel of land to be so dedicated would allow for expansion of the park area in conjunction with future development of adjacent lands.

Compensatory mitigation for permanent loss of wetlands will be the purchase of 0.15 acre of wetland creation/establishment credits from an authorized mitigation bank. The project will incorporate low impact development features that retain and treat stormwater runoff. The project will employ best management practices to prevent or reduce any discharges during and after construction. The project is expected to begin as soon as possible. Phase I is expected to be completed in the summer of 2015 and phases II and III are expected to be completed in the summer of 2016.

The applicant has received Clean Water Act Section 404 authorization from the United States Army Corps of Engineers (file number SPN-2006-301060).

On October 31, 2011, the Sonoma County Permit and Resource Management Department approved a mitigated negative declaration (SCH 2011102060) for the project in order to comply with CEQA. The Regional Water Board has considered the environmental document, BMPs, and any proposed changes incorporated into the project or required 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. 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.