



North Coast Regional Water Quality Control Board

March 14, 2025

Lakewood Hills HOA Board of Directors
c/o Mrs. Chelsea Draper
Premier Property Services
100 Stony Point Road, Suite 180
Santa Rosa, CA 95401
chelsea@premierPSInc.com

Dear Mrs. Draper:

Subject: Notice of Applicability of Coverage under Order No. R1-2020-0006 General NPDES Permit for Low Threat Discharges to Surface Waters of the North Coast Region

File: Lakewood Hills Homeowners Association, 9300 Lakewood Drive, Windsor, Sonoma County, WDID No. 1B24174NSON, Place ID CW-898580

The Lakewood Hills Homeowners Association (LHHA) submitted a Notice of Intent (NOI) on December 18, 2024, to obtain coverage under General Order No. R1-2020-0006, Waste Discharge Requirements for Low Threat Discharges to Surface Waters in the North Coast Region (General Order), for the seasonal and intermittent discharge of commingled groundwater and storm water from two man-made lakes, North Lake and South Lake, which are hydraulically connected and located within the Lakewood Hills residential community in Windsor, California. Submittal of the required application fee was received on January 6, 2025. The NOI was determined to be complete on February 19, 2025.

Based on information provided in the NOI, water characterization sample results, and in the Best Management Practices and Pollution Prevention Plan for the LHHA, Regional Water Board staff determined that the Facility's discharge, as described in the NOI, qualifies as a low threat discharge and is eligible for coverage under the General Order. Therefore, this Notice of Applicability (NOA) serves as formal notice that the General Order is applicable to the LHHA.

HECTOR BEDOLLA, CHAIR | VALERIE QUINTO, EXECUTIVE OFFICER

The Lakewood Hills development is a residential community which has two man-made lakes that are connected by a drainage canal. The lakes are filled with precipitation that falls directly into the lakes during the rainy season and are augmented with groundwater via a private well during the dry season. Chemicals, including MuckBiotic and Blue Kuro dye, were previously used to maintain the lakes for aesthetic purposes, but this practice was discontinued since 2023. Currently, no additives or other chemicals are added to the impounded water.

The water level of the lakes is managed to balance aesthetic needs and irrigation requirements of the grounds. During heavy storm events, there is potential for the lakes to exceed capacity and discharge to surface waters through the Town of Windsor's municipal storm drain system. Each lake is equipped with an overflow drain inlet that allows lake water to discharge into the storm drain system if the lakes reach their design maximum capacity. Water from the storm drain system is released through outlets along East Windsor Creek and East Windsor Creek Tributary #6 and is expected to predominantly discharge from the South Lake Overflow Drain due to surface elevations and gravity flow. The discharge of impounded water from the lakes to surface waters through the storm drain system requires enrollment under the General Order. The uses described in the submitted NOI and authorized under this General Order enrollment include:

- The seasonal and intermittent discharge of commingled groundwater and storm water to East Windsor Creek Tributary No. 6 from South Lake, through the South Lake Overflow Drain (Discharge Point 001).
- The seasonal and intermittent discharge of commingled groundwater and storm water to East Windsor Creek from South Lake, through the South Lake Standpipe (Discharge Point 002).
- The seasonal and intermittent discharge of commingled groundwater and storm water to East Windsor Creek from North Lake, through the North Lake Overflow Drain (Discharge Point 003).

A copy of the General Order is included as Attachment A, and available electronically at the [Regional Water Board website](https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/) for adopted Orders (https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/). Monitoring and Reporting Program Order No. R1-2025-0013 (MRP) replaces the MRP contained within the General Order and is included as Attachment B to this NOA.

Please carefully review the General Order and MRP and familiarize yourself with all its requirements and provisions. If you have any questions regarding this NOA or your enrollment under the General Order, or if you find it necessary to make a change to

your permitted operations, you may contact Matthew Herman, by telephone at 707-576-2683 or email at Matthew.Herman@waterboards.ca.gov.

Sincerely,

Valerie Quinto
Executive Officer

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Attachments:

Attachment A: Waste Discharge Requirements for Low Threat Discharges to Surface Waters in the North Coast Region, Order No. R1-2020-0006

Attachment B: Monitoring and Reporting Program for Lakewood Hills Homeowners Association, Order No. R1-2025-0013

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