

February 21, 2008

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

**Saggio Hills Development Company LLC,
Saggio Hills Development Project
(WDID# 1B06169WNSO)**

Sonoma County

On November 30, 2006, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Tony Korman, on behalf of Sonoma Luxury Resort, LLC, the property owner, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Saggio Hills Development Project (Project) located in Sonoma County. The proposed project causes permanent impacts to 2.08 acres of wetlands and 0.1 acres of unnamed ephemeral tributary within the Geyserville Hydrologic Unit No. 114.25.

The proposed project is an unincorporated 258.5-acre parcel located at 16840 Healdsburg Avenue in the northeastern corner of the City of Healdsburg's urban boundary area in Sonoma County, California. The latitude and longitude is 38.64688°N and -122.86785°W. The purpose of the project is to build a mixed-use development project. The project includes a combination of land uses including; residential, resort, private open space, and a public park.

The proposed project consists of a 43-acre site for a 130 key hotel resort, 37 acres for a public park and fire substation, 14.3 acres for up to 150 units of affordable housing, and 22 acres for construction of 70 privately owned residences within a 142-acre private open space network that would be owned and maintained by a homeowners association. Implementation of the project would occur in several phases, with each phase to include grading, selective removal of trees and other vegetation, construction of streets, other paved areas, utilities and buildings, and drainage improvements. Healdsburg Avenue will be improved and widened, beginning south of the project site at the Foss Creek road crossing and extending northward approximately 585 feet past the Passalacqua Drive entrance. The project site contains approximately 3.8 acres of wetlands and other waters of the United States and State, subject to regulation under Sections 404 and 401 of the Clean Water Act. The project would permanently fill approximately 2.08 acres of seasonal wetlands and permanently impact 1,100 lineal feet of ephemeral channels, resulting in the placement of up to 1,200 cubic yards of fill material into waters of the United States and State.

Mitigation for the project will consist of wetland creation at a 1:1 compensatory replacement ratio provided that the replacement wetland area is constructed before the impacted wetlands are filled, and that the created wetland is functioning and providing the same or better beneficial uses as the wetlands to be filled. If for any reason, adequate functioning is impaired, additional mitigation such as the purchase of credits from a suitable in kind mitigation bank or other equivalent mitigation would be required.

One wetland mitigation area will be adjacent to and northeast of the main preserved wetland meadow in the Community Park, and the second mitigation area would be located immediately off-site to the west in the Barbieri Brothers Park. Wetland creation work would involve the excavation of upland soils to create a series of shallow basins averaging 1.5 feet in depth to establish suitable hydrological conditions for wetland plant establishment via seeding and other means. All wetland work and planting will be supervised by a qualified biologist. In addition, approximately 2 acres of existing onsite wetlands will be preserved and protected. Annual maintenance and monitoring of created and preserved wetlands will be performed for a minimum 5 year period or until specific performance criteria have been attained. The wetland preservation and mitigation areas will be protected in perpetuity via deed restrictions recorded with the City/County.

In addition, the overall project will require 20 creek crossings to accommodate road construction and access; at these locations, all undersized culverts will be replaced with appropriate size culverts and rock energy dissipaters sufficiently sized to withstand a range of high flow events and to minimize future undercutting and channel erosion. Finally, to compensate for the loss of approximately 1,100 lineal feet of ephemeral waters associated with road realignment and resort construction work, approximately 3,500 lineal feet of creek bed, including portions of Foss Creek in the vicinity of the Community Park, will be restored by stabilizing or back-grading the banks, installing check dams in the channel where the thalweg was excessively steep, and replanting disturbed slopes with appropriate riparian and other native vegetation. The use of bioengineering techniques will be used to the maximum extent and permanent hardening of the channels by use of riprap or concrete will be avoided.

The northern property boundary of the Project is contiguous with the County of Sonoma's property containing the Healdsburg Municipal Waste-Class III unlined Landfill, Refuse Transfer Station, Recycling Facility and the Old Healdsburg Burn Dump, which are managed by the County of Sonoma, Department of Transportation and Public Works. A minimum 50 foot buffer will be maintained between the landfill property line and new facilities. Access to monitoring wells by the landfill owner/operator will be maintained. Concrete/impermeable trench plugs will be placed in trenches to aid in prevention of the spread of landfill gases and groundwater into the Project. Structures or impervious surfaces in areas around a potential influence of landfill gas and groundwater from the landfill will have engineered controls that are properly designed, constructed, and ventilated to protect against landfill gas buildup.

Proposed construction will incorporate post construction stormwater treatment best management practices (SUSMP BMPs) such as the use of vegetated swales, bio retention planters to collect and treat runoff from rooftops, and vegetated and rock-lined swales placed in landscape areas to intercept and treat runoff from parking areas, roads, and other park hardscape areas before discharging into waters of the United States or State.

At a minimum, the following construction Best Management Practices (BMPs) will be incorporated into the final Project plans in order to reduce and control soil erosion: construction activities are proposed to take place all year, including the wet season months of October 15th through May 15th, however construction/grading work in or near watercourses or wetlands shall only be done during the dry season months of May 16th through October 14th. No work is planned within wetted channels or wetted wetlands. Winterization BMPs will be implemented in order to stabilize all bare soils. Installation of construction barrier fencing to preclude equipment entry into sensitive areas; installation of silt fencing or fiber rolls to prevent sediment loss from immediate work area; topsoil salvage and reapplication; seeding and mulching; and application of erosion control fabric as necessary. All required BMPs shall be on-site and ready for timely deployment, before start of construction activities. BMPs shall be installed following the manufacturers' specifications for preparation, installation, and maintenance of these products. Qualified personnel shall inspect and keep a log of inspections of the construction site at least every fourteen calendar days and within 24 hours of the end of a rainfall event that is 0.5-inch or greater.

The applicant has applied for a California Department of Fish and Game 1600 Streambed Alteration Agreement, 2006. No endangered species are present as noted in the Draft Lake and Streambed Alteration Agreement for the Department of Fish and Game and stated in Notification Number 1600-2007-0031-3 and the Final Environmental Impact Report for the proposed project.

The applicant has applied for necessary permits with the US Army Corps of Engineers.

The Saggio Hills Development Project is scheduled to begin in summer 2008. Staff is 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. In addition, staff will consider all comments received during a 21-day comment period that begins on the first date of issuance of this letter. If you have any questions or comments, please contact staff member Stephen Bargsten at (707) 576-2653, or at sbargsten@waterboards.ca.gov, or Darren Bradford at (707) 576-2466, dbradford@waterboards.ca.gov, within 21 days of posting of this notice.

This is a brief summary of this project; all related documents and comments received are on file and may be inspected or copied at the Regional Water Board office, 5550 Skylane Blvd., Boulevard, Suite A, Santa Rosa, California. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.