

August 18, 2011

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

Campbell Creek Apartments  
WDID No. 1B11088WNHU

Humboldt County

On June 6, 2011, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Steve Strombeck (applicant) requesting Federal Clean Water Act, section 401, Water Quality Certification (certification) for proposed activities associated with construction of an apartment complex in the City of Arcata including enhancement of degraded onsite wetlands. The proposed project will cause disturbances to waters of the United States associated with wetlands in the Eureka Plain Hydrologic Unit No. 110.00.

The proposed project involves development of a 60-unit residential apartment complex with vehicle parking, pedestrian trails, a bio-swale for storm water treatment, and other related facilities. The development is located on a 4-acre parcel at the northwest corner of Samoa Boulevard and Union Street in Arcata. This parcel contains both uplands and 1.92 acres of delineated wetlands that have been degraded by plowing, vegetation removal, and seeding with non-native grass species. A planted grassland herbaceous layer, composed mostly of non-native species from seed mix, currently covers most of the site. The proposed apartment complex will be located entirely on the upland portion of the parcel.

The project design incorporates an approximately 50-foot wide setback from the onsite wetlands except for some limited areas where the setback will be reduced to approximately 40-feet wide. The project also includes a 50-foot wide wildlife corridor that will link the onsite wetlands with offsite wetlands located west of the parcel. The proposed apartment buildings will be separated from the onsite wetlands and setback area by a 3-foot high split rail fence delineating the boarder of the setback area. Buffer enhancement plantings will be installed within the setback area to provide a visual barrier from the wetland area, provide transitional habitat, increase habitat value, enhance wildlife habitat, improve sediment filtration, slow runoff, and allow percolation. The enhancement plantings are expected to increase biological function and value along with increased habitat width. The purpose of the proposed setback buffer and wetland enhancement plantings is to create a continuous vegetated buffer area around the onsite wetlands and to extend the buffer's functions into the wetland area.

The drainage plan indicates that any increase in storm water runoff from the new development will be accommodated onsite and will not lead to any increase in runoff to either the onsite wetlands or the City of Arcata's storm drain system. The primary feature of the post-construction storm water treatment system is a storm water bio-swale that will be constructed within the wetland setback area. Storm water runoff will also be slowed and filtered by rain gardens installed at each building.

The proposed project will also include revegetation and enhancement of 1.87 acres of onsite wetlands including 0.25 acres of grading within the 1.64 acres of existing and degraded three-parameter wetlands to create "hummocky microtopography." Approximately 120 cubic yards of material will be excavated to form two round

depression areas approximately 6-inches deep. The excavated material will be placed adjacent to each depression area to create two round mounds approximately 6-inches high. The depressions and mounds will be revegetated with a variety of native wetland plants including water foxtail, mugwort, tufted hairgrass, large-leaf lupin, small fescue, abruptbeak sedge, panicked bulrush, iris leaf rush, common rush, and tall flat sedge.

The proposed project does not require removal of any mature riparian vegetation and will not result in any permanent impacts to wetlands. The proposed project will result in temporary impacts to 1.64 acres of jurisdictional wetlands for the purpose of wetland enhancement. Compensatory mitigation is not required for the proposed activities. Noncompensatory mitigation for the proposed project includes the use of Best Management Practices (BMPs) for heavy equipment use in wetlands and for sediment and erosion control. A Storm Water Pollution Prevention Plan will be prepared for both the apartment complex development and wetland grading activities.

The applicant has received authorization from the U.S. Army Corps of Engineers to perform the project under Nationwide Permit No. 29 (File No. 2002-27513) pursuant to Clean Water Act, section 404. A Lake or Streambed Alteration Agreement from the California Department of Fish and Game is not required for this project. On February 22, 2011, the City of Arcata approved a Mitigated Negative Declaration (SCH No. 2011012044) for the project in order to comply with CEQA. The Regional Water Board has considered the environmental document and any proposed changes incorporated into the project or required as a condition of approval to avoid significant effects to the environment.

The applicant is required to implement the October 2010 *Restoration Plan for Campbell Creek Apartments* and the July 2010 *Wetlands Planting Plan*. These plans contain a monitoring schedule, success criteria, and plans for invasive species removal. Annual monitoring will be conducted for a minimum of three years after the wetland area is planted. Absolute cover of native wetland and riparian plants shall average seventy-five percent by year three with no more than five percent cover of invasive plants. If success criteria are not achieved in three years the monitoring period will be extended to five years with remedial actions implemented to enhance the probability of meeting the success criteria.

The information contained in this public notice is only a summary of the applicant's proposed activities. The application for certification in the Regional Water Board's file contains additional details about the proposed activities including maps, plans and detailed design drawings. 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. In addition, 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 Dean Prat at (707) 576-2801 within 21 days of the posting of this notice.