



California Regional Water Quality Control Board
North Coast Region
Geoffrey M. Hales, Chairman



Matt Rodriguez
Secretary for
Environmental Protection

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Edmund G. Brown Jr.
Governor

September 15, 2011

In the Matter of

Water Quality Certification

for the

Campbell Creek Apartments
WDID No. 1B11088NHU

APPLICANT: Mr. Steve Strombeck
RECEIVING WATER: Wetlands
HYDROLOGIC AREA: Eureka Plain Hydrologic Unit No. 110.00
COUNTY: Humboldt
FILE NAME: Campbell Creek Apartments

BY THE EXECUTIVE OFFICER:

1. On June 6, 2011, Mr. Steve Strombeck (Applicant) filed an application for water quality certification (certification) under section 401 of the Clean Water Act (33 U.S.C. § 1341) with the California Regional Water Quality Control Board, North Coast Region (Regional Water Board) for activities associated with construction of the Campbell Creek Apartments in the City of Arcata including enhancement of degraded onsite wetlands. The Regional Water Board provided public notice of the application pursuant to title 23, California Code of Regulations, section 3858 on August 18, 2011, and posted information describing the project on the Regional Water Board's website. We did not receive any public comments on this project.
2. The 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

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seed mix, currently covers most of the site. The apartment complex buildings shall be located entirely on the upland portion of the parcel.

3. 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 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 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.
4. Storm water runoff from the new development shall be accommodated onsite and shall 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 constructed within the wetland setback area. Storm water runoff shall also be slowed and filtered by rain gardens installed at each building.
5. The project includes 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.
6. The project shall not result in any permanent impacts to wetlands. The 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. Non-compensatory mitigation to address post-construction storm water runoff includes installation of a storm water bio-swale. Noncompensatory mitigation for the project also 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 shall be prepared for both the apartment complex development and wetland grading activities.

7. 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.
8. The federal antidegradation policy requires that state water quality standards include an antidegradation policy consistent with the federal policy. The State Water Board established California's antidegradation policy in State Water Board Resolution No. 68-16. Resolution No. 68-16 incorporates the federal antidegradation policy where the federal policy applies under federal law. Resolution No. 68-16 requires that existing quality of waters be maintained unless degradation is justified based on specific findings. The Regional Water Board's Basin Plan implements, and incorporates by reference, both the state and federal antidegradation policies. This Order is consistent with applicable federal and state antidegradation policies, as it does not authorize the discharge of increased concentrations of pollutants or increased volumes of treated wastewater, and does not otherwise authorize degradation of the waters affected by this project.
9. This discharge is also regulated under State Water Resources Control Board Order No. 2003-0017-DWQ, "General Waste Discharge Requirements for Dredge and Fill Discharges That Have Received State Water Quality Certification," which requires compliance with all conditions of this water quality certification. Order No. 2003-0017-DWQ can be found at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0017.pdf.

Receiving Waters: Wetlands in the Eureka Plain Hydrologic Unit No. 110.00

Filled or Excavated Area: Area Temporarily Impacted: 1.64 acres
Area Permanently Impacted: None

Total Linear Impacts: Length Temporarily Impacted: None
Length Permanently Impacted: None

Dredge Volume: None

Latitude/Longitude: 40.8624 N/124.0779 W

Accordingly, based on its independent review of the record, the Regional Water Board certifies that the Campbell Creek Apartments Project (WDID No.1B11088WNHU), as described in the application, will comply with sections 301, 302, 303, 306 and 307 of the Clean Water Act, and with applicable provisions of state law, provided that the Applicant complies with the following terms and conditions:

All conditions of this order apply to the Applicant (and all their employees) and all contractors (and their employees), sub-contractors (and their employees), and any other entity or agency that performs activities or work on the project as related to this Water Quality Certification.

1. This certification action is subject to modification or revocation upon administrative or judicial review; including review and amendment pursuant to Water Code section 13330 and title 23, California Code of Regulations, section 3867.
2. This certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to title 23, California Code of Regulations, section 3855, subdivision (b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
3. The validity of this certification is conditioned upon total payment of any fee required under title 23, California Code of Regulations, section 3833, and owed by the Applicant.
4. The Regional Water Board staff shall be notified in writing at least five working days (working days are Monday – Friday) prior to the commencement of ground disturbing activities, with details regarding the construction schedule, in order to allow staff to be present onsite during construction, and to answer any public inquiries that may arise regarding the project.
5. The Applicant shall provide Regional Water Board staff access to the project site to document compliance with this certification.
6. The Applicant shall construct the project in accordance with the project described in the application and the findings above, and shall comply with all applicable water quality standards as detailed in the Basin Plan.
7. Prior to implementing any change to the project that may have a significant or material effect on the findings, conclusions, or conditions of this Order, the Applicant shall obtain the written approval of the Regional Water Board Executive Officer. If the Regional Water Board is not notified of a significant alteration to the project, it will be considered a violation of this Order, and the Applicant may be subject to Regional Water Board enforcement action(s).
8. The mitigation measures that are detailed in the Mitigated Negative Declaration (SCH No. 2011012044) are hereby incorporated by reference and are conditions of approval of this certification. Notwithstanding any more specific conditions in this certification, the Applicant shall implement and comply with the mitigation

measures for Biological Resources, and Hydrology and Water Quality identified in the Mitigated Negative Declaration.

9. The Applicant shall implement the October 2010 Restoration Plan for Campbell Creek Apartments (Plan) prepared by Winzler and Kelly. Annual monitoring reports shall be provided to the Regional Water Board each year. Annual monitoring reports shall contain photos of the wetland enhancement areas as described in the Plan. The first wetland mitigation monitoring report shall be submitted to this office within one year of beginning ground disturbing activities on the project. A final wetland mitigation monitoring report shall be submitted which clearly demonstrates the existing 1.64 acres of three-parameter wetlands remain onsite as well as the successful enhancement of all wetlands and the associated setback/buffer area. Wetland enhancement success criteria shall be 75 percent absolute cover of native wetland and riparian plants by year three with no more than 5 percent cover by target invasive plants. If success criteria are not accomplished by the end of the three year monitoring period the monitoring program shall be extended to five years with remedial actions in place to enhance the probability of meeting the success criteria.
10. BMPs for erosion, sediment and turbidity control shall be implemented and in place at commencement of, during and after any ground clearing activities or any other project activities that could result in erosion or sediment discharges to surface waters. All BMPs shall be installed properly and in accordance with the manufacturer's specifications.
11. The Applicant shall prioritize the use of wildlife-friendly biodegradable (not photo-degradable) erosion control products wherever feasible. The Applicant shall not use or allow the use of erosion control products that contain synthetic materials within waters of the United States or waters of the State at any time. The Applicant shall not use or allow the use of erosion control products that contain synthetic netting for permanent erosion control (i.e. erosion control materials to be left in place for two years or after the completion date of the project). If the Applicant finds that erosion control netting or products have entrapped or harmed wildlife, personnel shall remove the netting or product and replace it with wildlife-friendly biodegradable products. The Applicant shall request approval from the Regional Water Board if an exception from this requirement is needed for a specific location.
12. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, other than that authorized by this Order, shall be allowed to enter into or be placed where it may be washed by rainfall into waters of the State. When operations are completed, any excess material or debris shall be removed from the work area.
13. Fueling, lubrication, maintenance, storage, and staging of vehicles and equipment shall not result in a discharge or threatened discharge to any waters of the State

including dry portions of the streambank and streambed. At no time shall the Applicant or its contractors allow use of any vehicle or equipment which leaks any substance that may impact water quality.

14. The Applicant shall provide a copy of this Order and State Water Resources Control Board (SWRCB) Order No. 2003-0017-DWQ to any contractor(s), subcontractor(s), and utility company(ies) conducting work on the project, and shall require that copies remain in their possession at the work site. The Applicant shall be responsible for ensuring that all work conducted by its contractor(s), subcontractor(s), and utility companies is performed in accordance with the information provided by the Applicant to the Regional Water Board.
15. If, at any time, an unauthorized discharge to surface water (including wetlands, rivers or streams) occurs, or any water quality problem arises, the associated project activities shall cease immediately until adequate BMPs are implemented including stopping work. The Regional Water Board shall be notified promptly and in no case more than 24 hours after the unauthorized discharge or water quality problem arises.
16. The Regional Water Board may add to or modify the conditions of this Order, as appropriate, to implement any new or revised water quality standards and implementation plans adopted and approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.
17. In the event of any violation or threatened violation of the conditions of this Order, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under applicable state or federal law. For the purposes of section 401(d) of the Clean Water Act, the applicability of any state law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Order. In response to a suspected violation of any condition of this certification, the State Water Board may require the holder of any federal permit or license subject to this Order to furnish, under penalty of perjury, any technical or monitoring reports the State Water Board deems appropriate, provided that the burden, including costs, of the reports shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. In response to any violation of the conditions of this Order, the Regional Water Board may add to or modify the conditions of this Order as appropriate to ensure compliance.
18. In the event of any change in control of ownership of land presently owned or controlled by the Applicant, the Applicant shall notify the successor-in-interest of the existence of this Order by letter and shall forward a copy of the letter to the Regional Water Board at the above address.

To discharge dredged or fill material under this Order, the successor-in-interest must send to the Regional Water Board Executive Officer a written request for transfer of the Order. The request must contain the requesting entity's full legal name, the state of incorporation if a corporation, and the address and telephone number of the person(s) responsible for contact with the Regional Water Board. The request must also describe any changes to the project proposed by the successor-in-interest or confirm that the successor-in-interest intends to implement the project as described in this Order.

19. Except as may be modified by any preceding conditions, all certification actions are contingent on: a) the discharge being limited to and all proposed mitigation being completed in strict compliance with the Applicant's project description, and b) compliance with all applicable requirements of the Water Quality Control Plan for the North Coast Region (Basin Plan).
20. The authorization of this certification for any dredge and fill activities expires on September 15, 2016. Conditions and monitoring requirements outlined in this Order are not subject to the expiration date outlined above, and remain in full effect and are enforceable.

If you have any questions or comments please call Dean Prat at (707) 576-2801.

Catherine Kuhlman
Executive Officer

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Weblink: State Water Resources Control Board Order No. 2003-0017 -DWQ, General Waste Discharge Requirements for Dredge and Fill Discharges That Have Received State Water Quality Certification can be found at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0017.pdf

Original to: Mr. Steve Strombeck, P.O. Box 37, Eureka, CA 95502

cc: Ms. Deirdre MacClelland, LACO Associates, 21 W. 4th Street,
Eureka, CA 95501

Electronic

Copies to: U.S. Army Corps of Engineers, District Engineer, 601 Startare Drive, Box 14, Eureka, CA 95501
U.S. Army Corps of Engineers, Regulatory Functions, 1455 Market Street, San Francisco, CA 94103-1398

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