



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

ANCHORAGE
Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	July 12, 2017
EXPIRATION DATE:	August 11, 2017
REFERENCE NUMBER:	POA-2002-564-M2
WATERWAY:	Blueberry Lake

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Ms. Amanda Heath at (907) 753-5582, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at Amanda.L.Heath@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Alaska's Best Water; POC: Mr. Michael Alfano, 11811 South Gambell Street, Anchorage, Alaska 99515; Phone: 907-522-1679; Email: MAlfano@akbestwater.com.

AGENT: Restoration Science & Engineering, LLC.; POC: Ms. Emily Mahanna; 911 West 8th Avenue, Suite 100, Anchorage, Alaska; Phone: 907-278-1023; Email: emahanna@restorsci.com.

LOCATION: The project site is located within Section 1, T. 12 N., R. 4 W., Seward Meridian; USGS Quad Anchorage A-8; Latitude 61.1603° N., Longitude 149.9150° W.; Tract A-1, Block 1, Industrial Park 6800; Parcel Number 012-581-17-000; in Anchorage, Alaska.

PURPOSE: The applicant's stated purpose is to consolidate the facilities of Alaska's Best Water & Coffee (ABWC) and its recent acquisition, Alaska Pure Water, at a single location that provides sufficient size to house the entire operation, has ready access to major transportation corridors, is in a central location, and zoned for industrial use.

PROPOSED WORK: The proposed project would excavate 11,374 cubic yards of wetlands, including grubbing of 2,274 cubic yards of surface organics, vegetation, and underlying peat; and discharge 18,200 cubic yards of classified structural fill (well-graded sand and gravel) on 1.41 acres of wetlands to create a pad. The pad would be for the construction of a 25,352 square foot office and warehouse building, an 8,000 square foot future store expansion area, 3,000 square foot open storage area, driveway access from Alaska's Best Place and Ressel Avenue, parking for customers and delivery trucks and areas designated for stormwater management and vegetation screening. All work would be performed in accordance with the enclosed plan (sheets 1-5), dated July 5, 2017.

ADDITIONAL INFORMATION: Previously the Corps of Engineers (Corps) had authorized placement of fill in 0.30-acre of wetlands (Individual Permit issued on June 23, 2004). A modification to this permit authorized placement of fill into 1.2 acres of wetlands was issued on December 2, 2011. Part of the area that was authorized by this modification was claimed under imminent domain for the new Alaska Best Water Road, reducing the useable space of the parcel.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

a. Avoidance: The applicant has stated that avoidance "of wetland impacts by the activity at the proposed site is not possible as the entire area available for the activity is wetland."

b. Minimization: The applicant has stated that minimization "of wetland impacts by the activity at the proposed site is not possible as the entire area available for the activity is wetland."

c. Compensatory Mitigation: The applicant is proposing compensatory mitigation in the form of purchasing credits from a local wetland bank or in-lieu fee program equivalent to the calculated wetland debits that the proposed activity would incur as calculated by the Anchorage Debit Credit Methodology.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The Corps has determined that the permit area under the National Historic Preservation Act (NHPA) is limited to the footprint of the proposed project in waters of the U.S. The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. No listed or eligible properties are within the permit area. The Corps has determined that the proposed project would have no effect to historic properties. This application is being coordinated with the State Historic Preservation Office (SHPO), and the Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area. We have determined the described activity would have no effect on any Endangered Species Act (ESA) species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a

permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authority:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER
401 Certification Program
Non-Point Source Water Pollution Control Program

ANCHORAGE

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-7564/FAX: (907) 334-2415

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers Public Notice No. **POA-2002-564-M2, Blueberry Lake**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineers Public Notice.

VICINITY MAP

TED STEVENS
INTERNATIONAL AIRPORT

RASPBERRY RD

PROJECT LOCATION

TURNAGAIN ARM

O'MALLEY RD

MINNESOTA DR.

NEW SEWARD HWY

MINNESOTA DR.

ALASKA RAILROAD

RASPBERRY RD

**SITE
LOCATION**



N.T.S.

APPLICANT: ALASKA'S BEST WATER

FILE NO. : POA-2002-564-M1

WATERWAY: BLUEBERRY LAKE

PROPOSED ACTIVITY: WETLAND FILL

LOCATION: TRACT A-1, BLOCK 1,

INDUSTRIAL PARK 6800

SEC. 1, T. 12N, R. 04W, M. SEWARD MERIDIAN

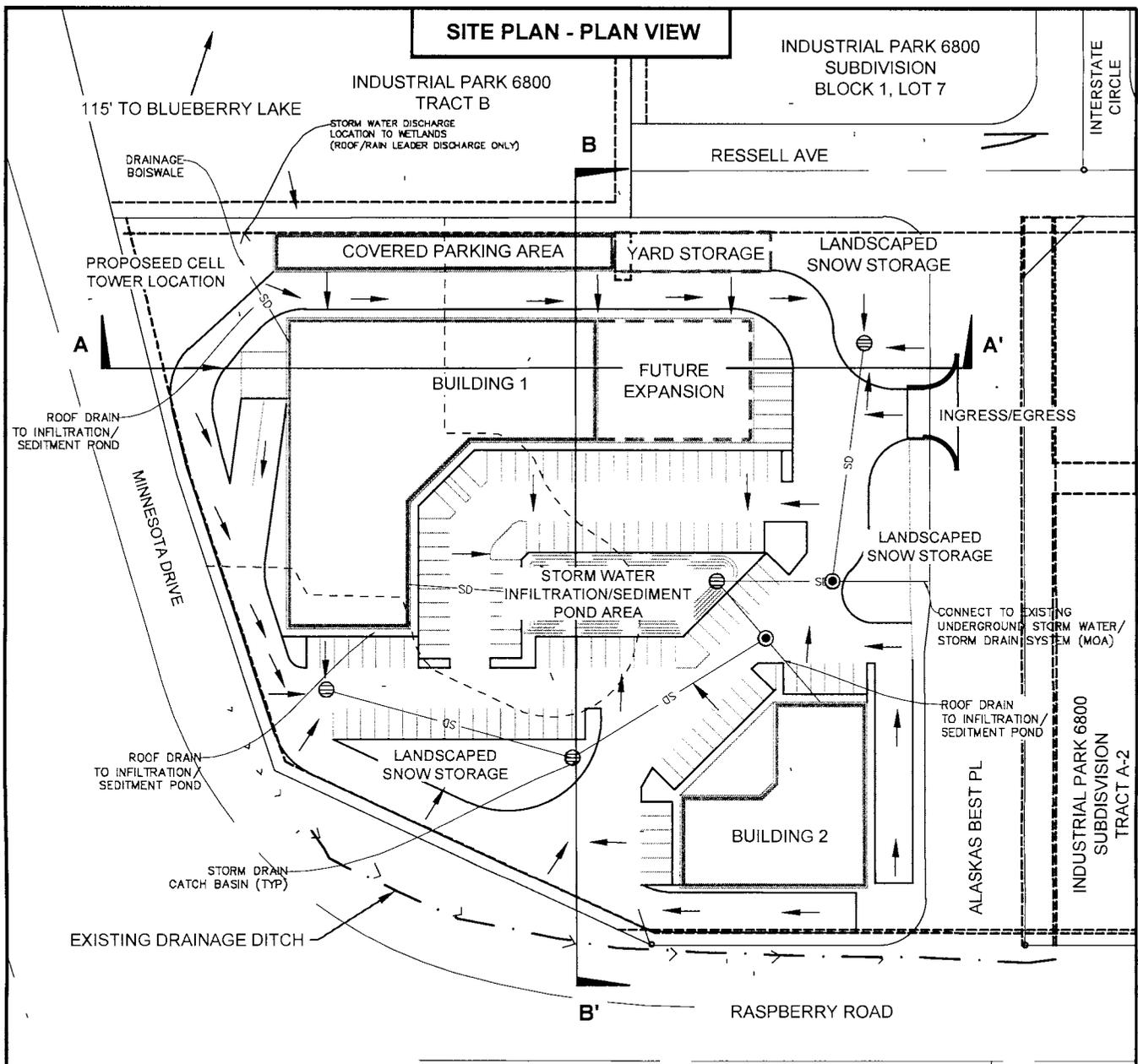
LAT: 61.16°N

LONG: -149.91° W

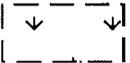
SHEET 1 OF 5

DATE: 07-5-2017

SITE PLAN - PLAN VIEW



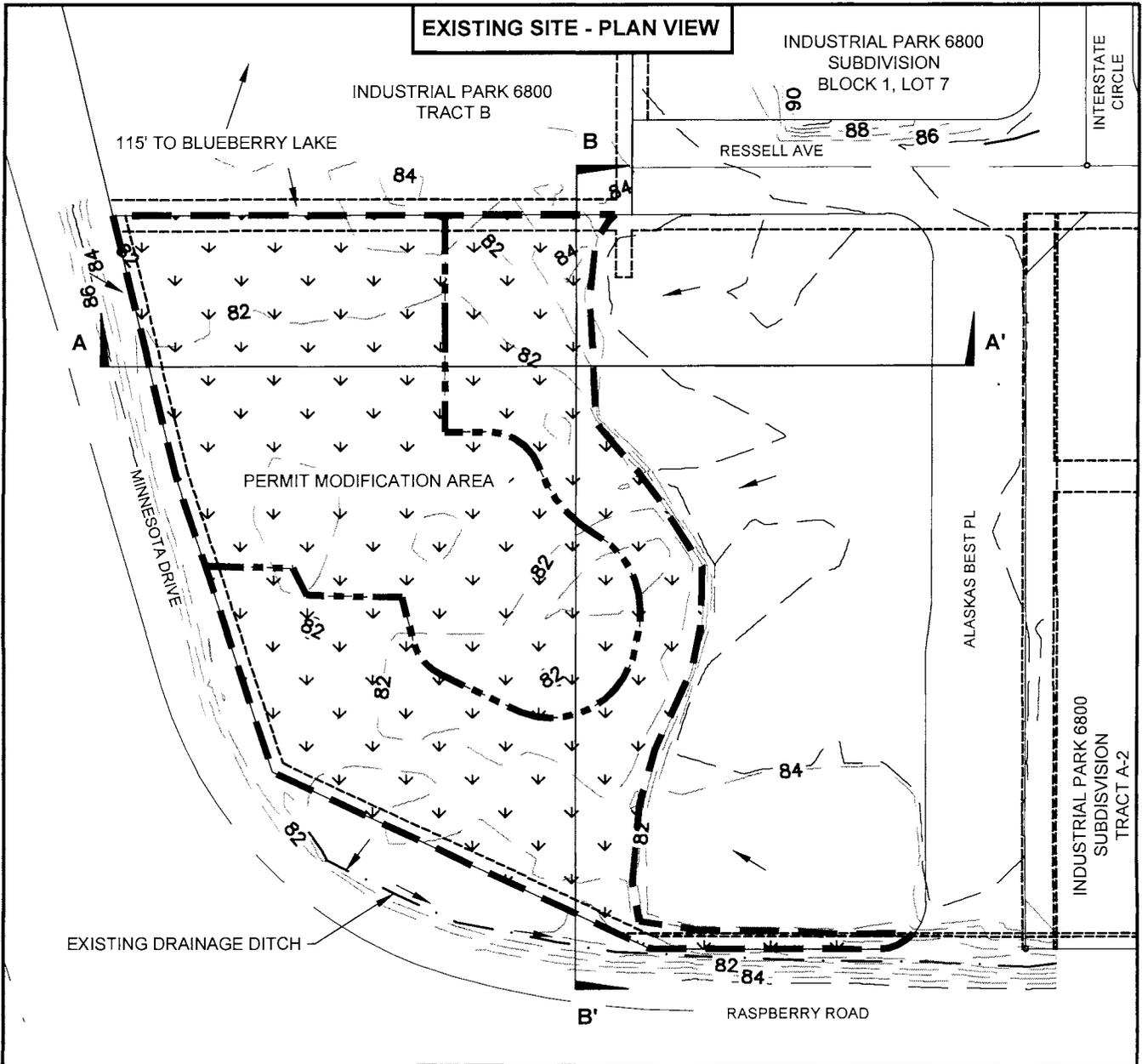
LEGEND

-  PROPOSED FILL AREA (2.71 ACRES)
-  DRAINAGE DIRECTION
-  EASEMENTS
-  TRACT A-1 BLOCK 1 WETLAND BOUNDARY
-  PERMIT MODIFICATION AREA
-  STORM DRAIN MANHOLE (TYP)



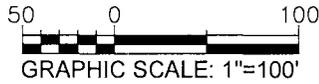
APPLICANT: ALASKA'S BEST WATER
FILE NO. : POA-2002-564-M1
WATERWAY: BLUEBERRY LAKE
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: TRACT A-1, BLOCK 1,
INDUSTRIAL PARK 6800
SEC. 1, T. 12N, R. 04W, M. SEWARD MERIDIAN
LAT: 61.16°N LONG: -149.91° W
SHEET 2 OF 5 DATE: 07-05-2017

EXISTING SITE - PLAN VIEW



LEGEND

-  DELINEATED WETLAND BOUNDARY
-  DRAINAGE DIRECTION
-  CULVERT
-  EASEMENTS
-  EXISTING MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  TRACT A-1 BLOCK 1 WETLAND BOUNDARY
-  PERMIT MODIFICATION AREA



APPLICANT: ALASKA'S BEST WATER
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WATERWAY: BLUEBERRY LAKE
PROPOSED ACTIVITY: WETLAND FILL
LOCATION: TRACT A-1, BLOCK 1,
INDUSTRIAL PARK 6800
SEC. 1, T. 12N, R. 04W, M. SEWARD MERIDIAN
LAT: 61.16°N LONG: -149.91° W
SHEET 3 OF 5 DATE: 07-05-2017

WETLAND FILL - PLAN VIEW

INDUSTRIAL PARK 6800
SUBDIVISION
BLOCK 1, LOT 7

INTERSTATE
CIRCLE

INDUSTRIAL PARK 6800
TRACT B

115' TO BLUEBERRY LAKE

STORM WATER DISCHARGE
LOCATION TO WETLANDS
(ROOF/RAIN LEADER DISCHARGE ONLY)

RESSELL AVE

DRAINAGE
BOISWALE

PROPOSED CELL
TOWER LOCATION

COVERED PARKING AREA

YARD STORAGE

LANDSCAPED
SNOW STORAGE

A

BUILDING 1

FUTURE
EXPANSION

A'

INGRESS/EGRESS

ROOF DRAIN
TO INFILTRATION/
SEDIMENT POND

CONNECT TO EXISTING
UNDERGROUND STORM WATER/
RAIN SYSTEM (MOA)

MINNESOTA DRIVE

STORM WATER
INFILTRATION/SEDIMENT
POND AREA

LANDSCAPED
SNOW STORAGE

STORM DRAIN
MANHOLE (TYP)

ROOF DRAIN
TO INFILTRATION/
SEDIMENT POND

LANDSCAPED
SNOW STORAGE

ROOF DRAIN
TO INFILTRATION/
SEDIMENT POND

STORM DRAIN
CATCH BASIN (TYP)

BUILDING 2

ALASKAS BEST PL

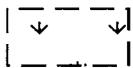
INDUSTRIAL PARK 6800
SUBDIVISION
TRACT A-2

EXISTING DRAINAGE DITCH

B'

RASPBERRY ROAD

LEGEND



PROPOSED FILL AREA (2.71 ACRES)



DRAINAGE DIRECTION



EASEMENTS



EXISTING MINOR CONTOUR



EXISTING MAJOR CONTOUR



TRACT A-1 BLOCK 1 WETLAND BOUNDARY



PERMIT MODIFICATION AREA



GRAPHIC SCALE: 1"=100'



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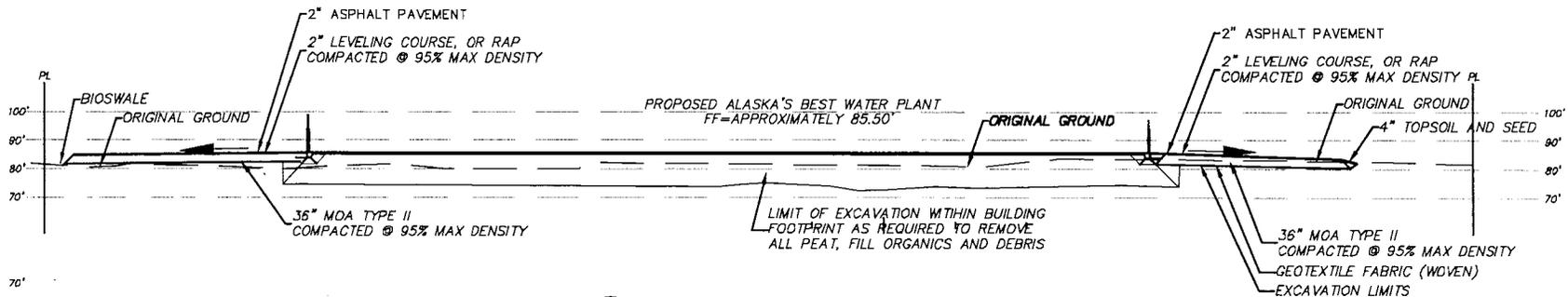
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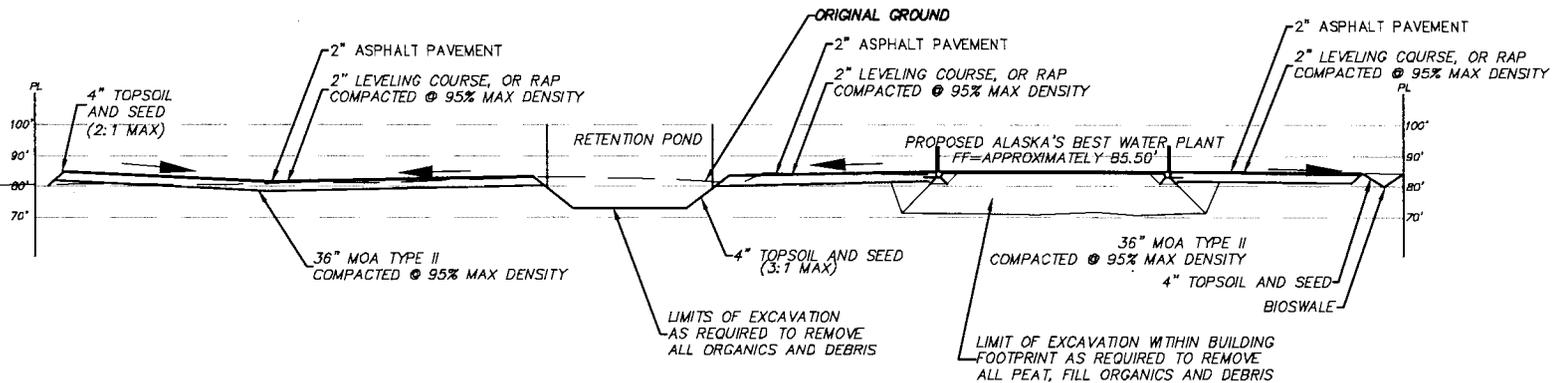
SHEET 4 OF 5

DATE: 07-5-2017

DETAILS & CROSS SECTIONS



A
A' SITE SECTION A-A' (EAST/WEST)
SCALE: N.T.S.



B
B' SITE SECTION B-B' (NORTH/SOUTH)
SCALE: N.T.S.

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