



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Regulatory Division (1145)
CEPOA-RD
1600 A Street, Suite 110
Anchorage, AK 99501-5146

PUBLIC NOTICE DATE:	November 22, 2013
EXPIRATION DATE:	December 23, 2013
REFERENCE NUMBER:	POA-2013-541
WATERWAY:	Campbell Creek

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 Shane McCoy at (907) 753-2715, toll free from within Alaska at (800) 478-2712, by fax at (907) 279-0064, or by email at Shane.M.Mccoy@usace.army.mil if further information is desired concerning this notice.

APPLICANT: JL Properties, Inc; 813 D Street, Suite 200; Anchorage, Alaska 99501

AGENT: DOWL HKM; 4041 B Street; Anchorage, Alaska 99503; Ms. Kristen Hansen, (907) 562-2000

LOCATION: The project site is located within Section 18, T. 12 N., R. 3 W., Seward Meridian; USGS Quad Map ANCHORAGE A-8; Latitude 61.1280° N., Longitude 149.8894° W.; south and west of the intersection of C Street and the 100th Avenue right-of-way; in Anchorage, Alaska.

PURPOSE: The applicant's stated purpose is to develop Alaska's first outlet mall and provide a new class of shopping within the state. The site would offer multiple retail outlets from either sole manufactures or wholesalers representing an array of merchants, in addition to cafes and restaurants.

PROPOSED WORK: The applicant proposes to develop 24.82 acres into an outlet mall with attendant features such as parking and landscaping. The project would require the placement of 480,000 cubic yards of Type II/IIA classified fill into 19.94 acres of wetlands. All work would be performed in accordance with the enclosed plan (sheets 1-4), dated November 7, 2013.

ADDITIONAL INFORMATION: The applicant would need authorization from the Alaska Department of Transportation and Public Facilities for construction within the right-of-way for associated utilities, as well as authorization from the Anchorage Water and Wastewater Utility for connection to the water and wastewater systems. Additionally, the applicant will need authorizations from the Municipality of Anchorage.

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 states there is a minimum square footage of gross leasable area needed to make the project economically viable. Additional constraints, including the need for access and parking, have resulted in the applicant looking at areas within the Municipality that have the appropriate zoning, minimum developable area of 25 acres or greater and have ease of vehicular access. The parcel proposed for development is one of two properties available with the applicable size constraint and zoning. The other parcel lies in a heavy industrial zone and has restricted access. The parcel the applicant proposes to develop has wetlands present and needs to develop the entire parcel, so the applicant states complete avoidance is not practicable.

b. Minimization: The applicant states the project would directly impact the wetlands within the parcel limits, however it is the intent of the applicant to minimize impacts to the neighboring wetlands through the use of Best Management Practices during construction, including but not limited to: utilizing a General Permit for Stormwater Discharges using a Stormwater Pollution Prevention Plan; not storing or working on machinery in wetlands; clearly staking the limits of the work; utilize silt fencing; stabilize disturbed areas; and the collection of surface water which would be treated prior to discharges into the adjacent wetlands and/or stormwater conveyance system.

c. Compensatory Mitigation: The applicant proposes the use of a combination of approaches as compensation, including a possible combination of:

- A combination of acquisition and preservation of parcels within the Laurel Acres Subdivision and/or preservation of other parcels owned by the Developer and affiliates within the Campbell Creek watershed;
- Purchase of compensatory credits from the Heritage Land Bank Mitigation Bank (the Bank has not been finalized at the time of this Public Notice);
- Payment of an in-lieu-fee, and
- The preservation of the portion of the property (0.66-acre) located in the northwest corner of the lot, north of, and separated from the rest of the parcel by, the West 100th Avenue extension.

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 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. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRs constitutes the extent of cultural resource investigations by the District Commander at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

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 listed or proposed threatened or endangered 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 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.

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

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-2013-541, Campbell Creek**, 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 Engineer's Public Notice.