US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

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

PUBLIC NOTICE DATE:	**AUGUST 4, 2008**
EXPIRATION DATE:	**SEPTEMBER 3, 2008**
REFERENCE NUMBER:	**POA-2008-681**
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. If further information is desired concerning this notice, please contact Mary Lee Plumb-Mentjes at 753-2789, by fax at (907) 753-5567, or by email at Mary.Plumb-Mentjes@usace.army.mil.

APPLICANT: Pacific Alaska Leasing Co., Attn. Brady Strahl, Vice President of Real Estate, 8401 Brayton Drive, #200, Anchorage, AK 99507

AGENT: Mr. Michael Anderson, PE, Anderson Engineering, 800 East Dimond Blvd., Suite 3-540, Anchorage, AK 99515; tel. 349-9899

LOCATION: The project site is located at 9051 King Street, within Dimond Industrial Block 1, Lot 3 BA; Wetland Unit 59, Map 68 (Anchorage Wetlands Atlas); Section 7, T. 12 N., R. 3 W., S.M.; Latitude 61.14, Longitude -149.88; on east side of King Street, north of 92nd Avenue, south of Dimond, Anchorage, Alaska.

PURPOSE: The applicant's stated purpose for the discharge of fill is to construct an industrial manufacturing and storage area to support the oil and gas industries active in Alaska.

PROPOSED WORK: Discharge 150,000 cubic yards (cy) of clean gravel fill on 9.18 acres of wetlands for a building (49,500 square feet, of which 18,000 square feet would be for administrative offices and 31,500 square feet would be for warehouse storage), storage yard (4.9 acres), and parking lot (33,280 square feet). All work would be performed in accordance with the enclosed plan (sheets 1-3), dated July 29, 2008.

ADDITIONAL INFORMATION: The entire area is wetland; these are designated "C" in the Anchorage Wetlands Management Plan (2004). The proposed project did not qualify for the Anchorage General Permits because it could not meet the hydrology requirements of the General Permit.
The peat is nearly 12 feet deep in some areas. Approximately 116,000 cubic yards of peat would be excavated and removed from the site. The parking lot and storage lots would be paved over the structural fill. The entire property would be fenced and access-controlled.

The western half of the property would have a two-story type IIB 40,000 CMU block building measuring 330 feet x 150 feet. The warehouse storage part of the building would be used for industrial storage and staging area for materials consistent with oil and gas exploration and development, e.g., cable spools and drill presses. The parking lot, 128 feet x 260 feet, would be in the front with 103 parking spaces for workers and visitors/clients. A 5-foot sidewalk would allow access to the front door of the building from the parking lot.

The area behind the building would be paved to create a truck yard/storage area. This yard would be accessed by two driveways coming off King Street at the northern and southern ends of the property. Each driveway would be 25 feet wide so as to allow access by large trucks towing tractor trailers, industrial equipment, and other wide loads. The back of the warehouse building would have several large roll-up doors for easy access by the trucks and other equipment. The storage yard would be used for staging of any materials needed for oil and gas support, e.g., pipe, steel, generators, oilfield control cabins, and mobile office trailers. Some light manufacturing would be done onsite, such as some repairs, welding, steel fabrication, and cable spooling.

Most of the project area would be impervious. The majority of the land, including the parking lot and roof drains, would drain into the northern catch basin; only approximately two acres would drain into the southern catch basin. The paved areas would be graded to sheet drain to the west into the landscaped areas north and south of the warehouse/office building. These landscaped areas would include infiltration swales for water collection. The swale to the north would be 3 feet deep and 310 feet x 50 feet in size. The swale to the south would be 2 feet deep and 319 feet x 10 feet in size. Both swales would drain to the west into beehive-grate man holes. These man holes would drain into a new onsite storm drain system, which would meter the runoff into the existing storm drain system in King Street. The two man holes would drain with 24-inch CMP pipes, 174 feet and 153 feet long. This would give an additional 1,027 cubic feet of water storage. These two CMP storm drain pipes would connect into a third man hole; the water would exit through a 6-inch pipe into the existing catch basin on King Street. The intent is for storm water to collect in the 24-inch CMP pipes and infiltration swales and be gradually released into the Municipal storm drain system. During the 10-year, 24-hour storm the maximum flow from this system would be 5.43 cubic feet per second; the total amount of water collected in the system would be 52,862 cubic feet.

The criteria for site selection were a large, relatively flat site suitable for a large, open storage yard with industrial zoning (I-1) and easy access to a major thoroughfare and the highway.

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:

1) Apply best management practices in approved SWPPP. These include protection of storm drain inlets and construction entrances/exits, regular sweeping of both the parking lot and King Street to minimize sediment tracking, sand bags and check dams to control runoff and keep sediment on-site, and silt fencing where necessary.

2) Revegetate any exposed soil, especially on slopes, as soon as possible to prevent runoff.

3) After construction, runoff from the building and parking areas would be filtered by the vegetation in the swales around the warehouse/office building.

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.

COASTAL ZONE MANAGEMENT ACT CERTIFICATION: Section 307(c)(3) of the Coastal Zone, Management Act of 1972, as amended by 16 U.S.C. 1456(c)(3), requires the applicant to certify the described activity affecting land or water uses in the Coastal Zone complies with the Alaska Coastal Management Program. A permit will not be issued until the Division of Coastal and Ocean Management, Department of Natural Resources has concurred with the applicant's certification.

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. Preliminarily, the described activity will not affect threatened or endangered species, or modify their designated critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). This application is being coordinated with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service (NMFS). 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).

Preliminarily, the described activity will not affect EFH in the project area. This Public Notice initiates EFH consultation with the NMFS. Any comments or recommendations they may have concerning EFH will be considered in our final assessment of the described work.

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, Notice of Application for Certification of Consistency with the Alaska Coastal Management Program, and Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

SARAH PALIN, GOVERNOR

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF COASTAL AND OCEAN MANAGEMENT

DIVISION OF COASTAL AND OCEAN MANAGEMENT
550 WEST 7TH AVENUE, SUITE 705
ANCHORAGE, ALASKA 99501-3559
PHONE: (907) 269-7470/FAX: (907) 269-3981

NOTICE OF APPLICATION FOR CERTIFICATION OF CONSISTENCY WITH THE ALASKA COASTAL MANAGEMENT PROGRAM

Notice is hereby given that a request is being filed with the Division of Coastal and Ocean Management for a consistency determination, as provided in Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended [16 U.S.C. 1456(c)(3)], that the project described in the Corps of Engineers Public Notice No. **POA-2008-681, Campbell Creek**, will comply with the Alaska Coastal Management Program and that the project will be conducted in a manner consistent with that program.

This project is being reviewed for consistency with the Alaska Coastal Management Program. Written comments about the consistency of the project with the applicable ACMP statewide standards and district policies must be submitted to the Division of Coastal and Ocean Management (DCOM). For information about this consistency review, contact DCOM at the address or phone number above, or visit the ACMP web site at http://www.alaskacoast.state.ak.us//Projects/projects.html.

SARAH PALIN, GOVERNOR

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-2008-681, Campbell Creek**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

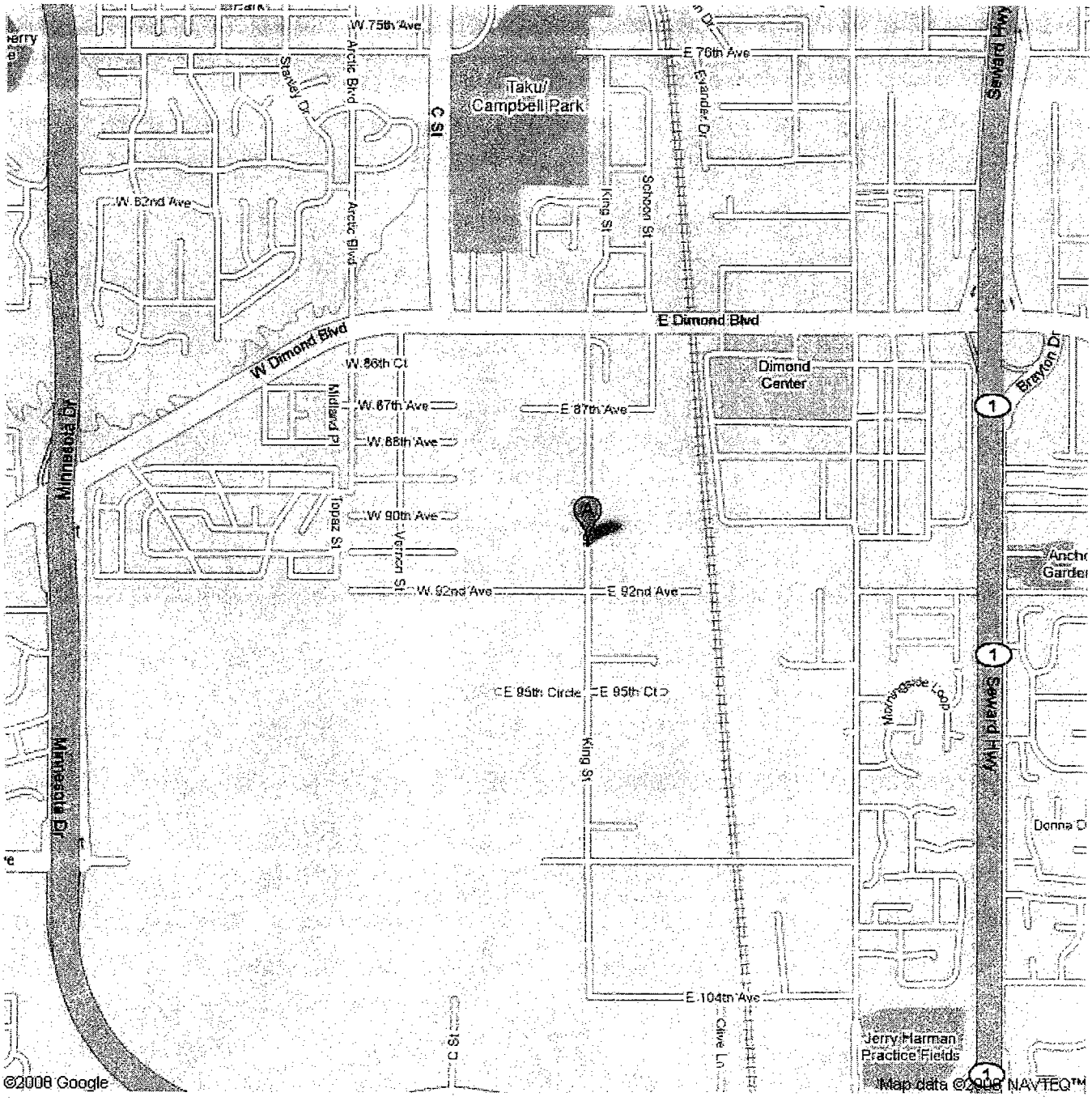
After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

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.

Google Maps

Address **9051 King St**
Anchorage, AK 99515

Get Google Maps on your phone
Text the word "GMAPS" to 466453



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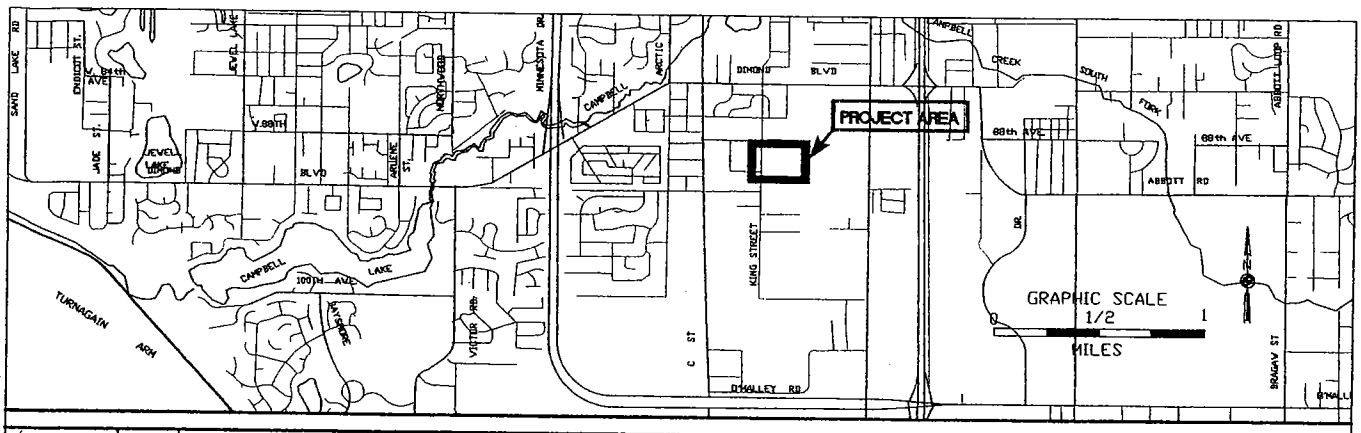
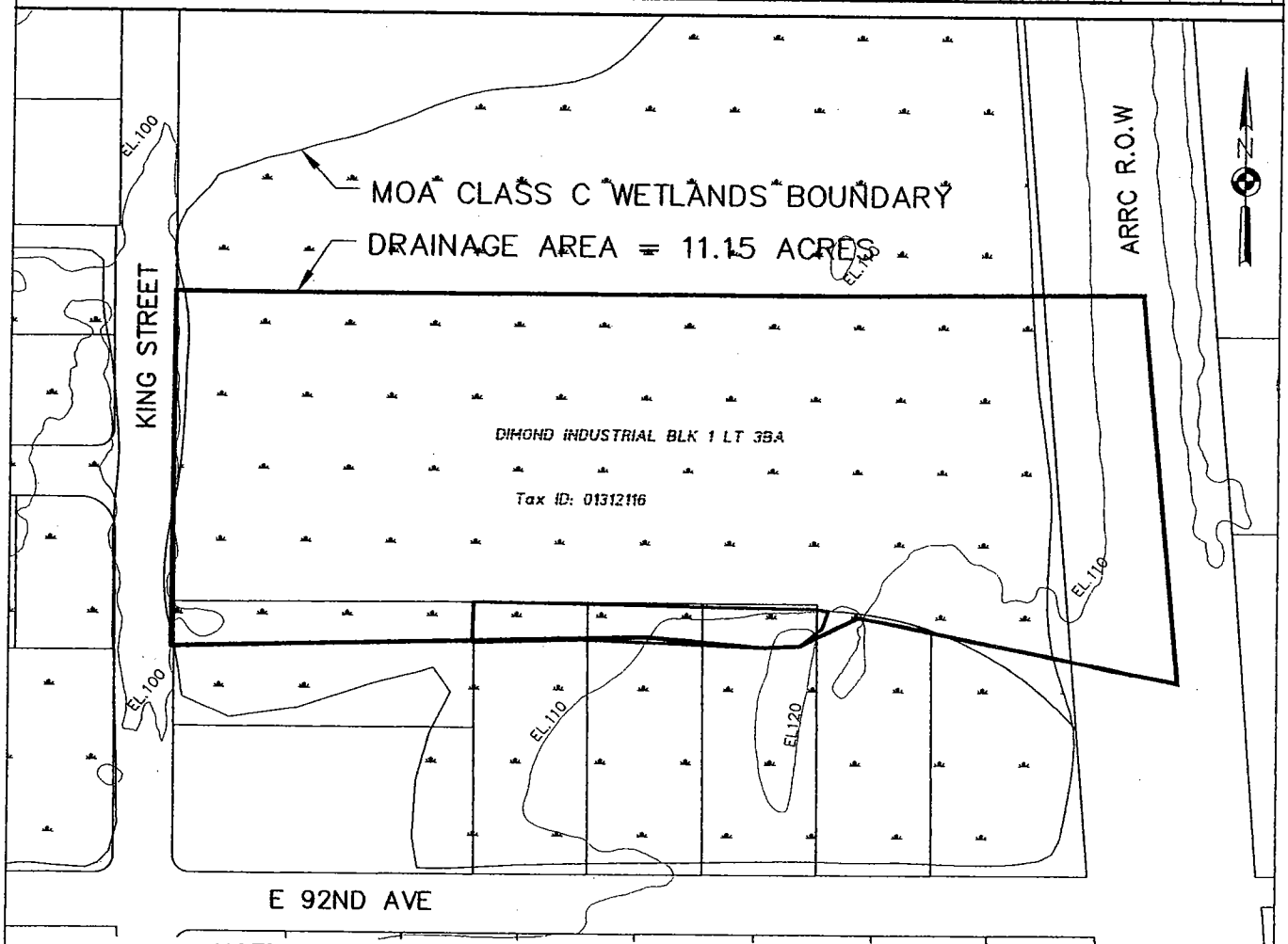




NOTE: THERE ARE NO ADJACENT A OR B WETLANDS OR WATERBODIES

PURPOSE: Warehouse Development of Class C Wetland

PERMIT: MOA General Permit

DATUM:

ADJACENT PROPERTY OWNERS:
UPLANDS: see graphic
OFFSHORE: n/a

VICINITY MAP

0 200' 400'

GRAPHIC SCALE IN FEET

Alaska Pacific Leasing Co.
8401 Brayton Drive # 200
Anchorage, AK 99507

King St. Warehouse Development

IN: Municipality of Anchorage
AT: King Street, Tax ID: 01312116
Anchorage, AK
APPLICATION BY:
KOMAN, INC.
360 W. Benson Blvd, Suite 300C
Anchorage, AK 99503-3953
SHEET: 2 OF 3 ~~DATE: 9-12-06~~

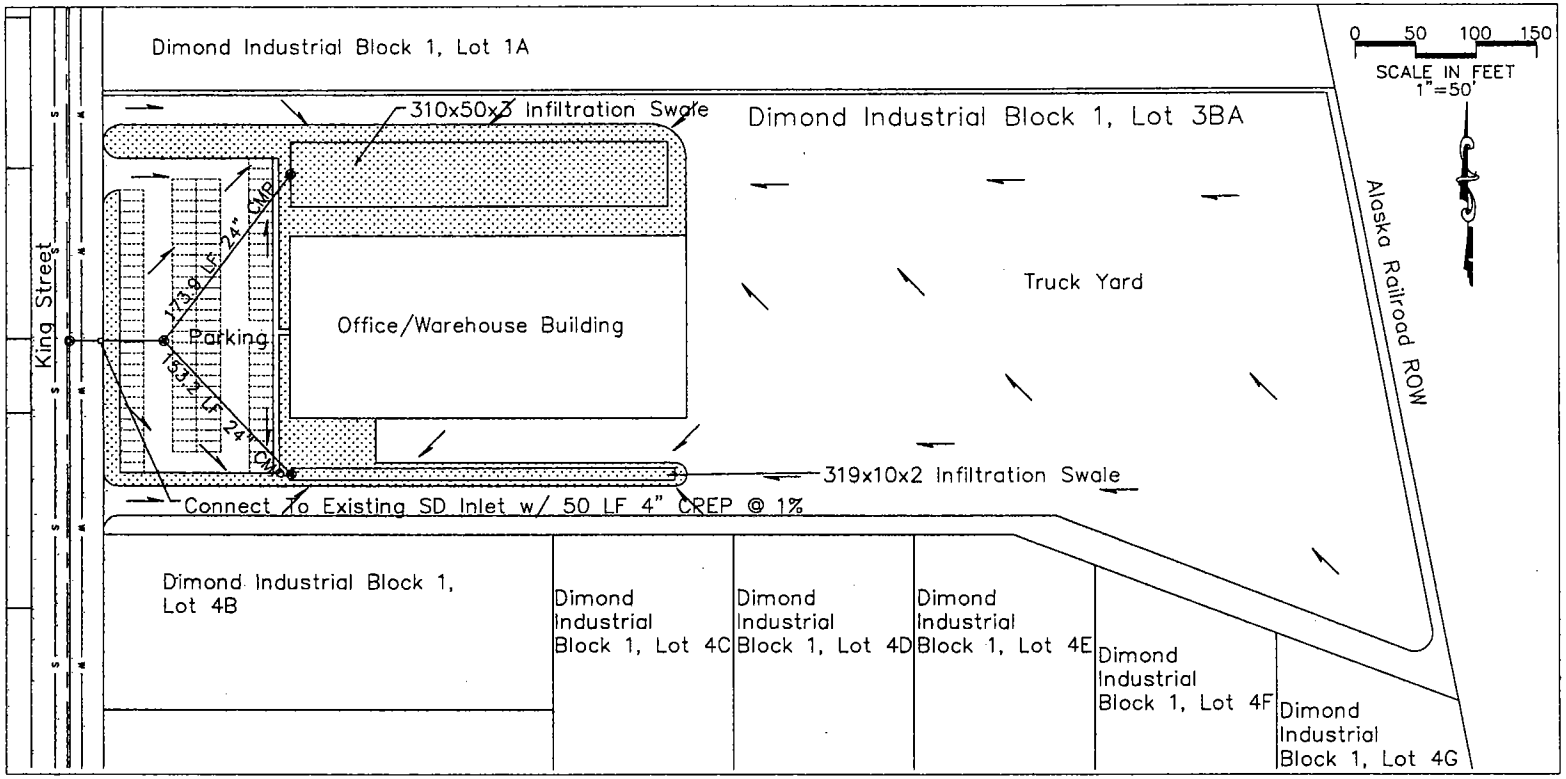
DWG. FILE: King_Permit.dwg

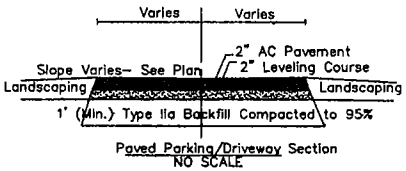
JOB NO.: ##

REV.: 0

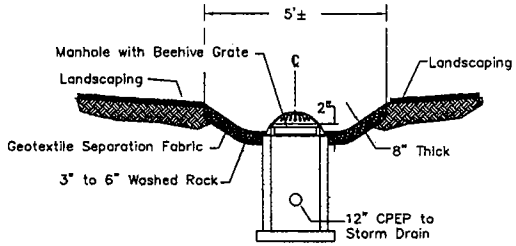
7/29/[redacted]08

POA-2008-681
Campbell Creek

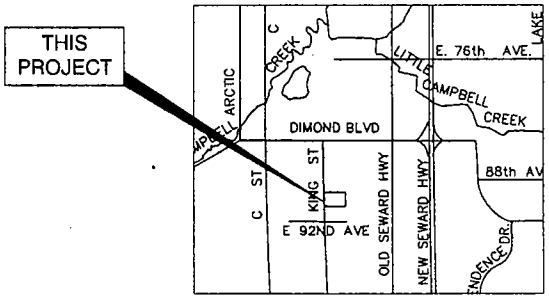




Paved Parking/Driveway Section
NO SCALE



BEEHIVE GRATE DETAIL
NO SCALE



FIELD BOOKS	TRM NO.	LOCATION	ELEV.
DESIGN	-		
STAKING			
ASBUILT			
CONTRACTOR	BASIS OF THIS DATUM		
INSPECTOR	-		
CONSTRUCTION RECORD	VERTICAL DATUM		

DATA	DATA
BASE	
TOPOGRAPHY	
PROFILE	
SANITARY SEWER	
STORM SEWER	
WATER	
GAS	
PLAN CHECK	

REV.	DATE	DESCRIPTION	BY
-	-	-	-
REVISIONS			

Alaska Pacific Leasing Co
8401 Brayton Drive #200
ANCHORAGE, AK 99507
PHONE: (907) 349-9899
OWNER

ANDERSON ENGINEERING
P.O. BOX 240773
ANCHORAGE, ALASKA 99524
PHONE: 522-7773
CONSULTANT

STATE OF ALASKA 4931 MICHAEL E. ANDERSON REGISTERED PROFESSIONAL ENGINEER
SEAL

King Street Warehouse
Drainage Plan

SCALE: AS SHOWN | DATE 7-22-08 | GRID 2531 | ACCT. NO. | SHEET 1 of 1

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