CWA 401 Water Quality Certification Request

version 2.15

(Submission #: HQD-7MZ1-NEDQQ, version 1)

Details

Site: Best Storage

Submission ID HQD-7MZ1-NEDQQ

Form Input

Form Instructions

Form Instructions

Instructions for filling out the 401 Prefiling Meeting Request Form are located on the Alaska DEC website at the link below.
401 Prefiling Meeting Request Form Instructions

Agents: For Delegation of Authority to act on behalf of the applicant in processing the application, use the following form, have signed, and upload with application.

- Delegation of Authority - 401 Application

Contact Information (1 of 2)

Required Contacts

The following **Contact Roles are *REQUIRED***. Please select the appropriate role(s) for each contact and complete the contact details. Multiple role(s) may be assigned to each unique individual.

- **Applicant** (Responsible Party)
- **Billing Contact**

Contact Role(s)
Applicant
Billing Contact

Contact

Prefix
NONE PROVIDED

First Name	Last Name
Art	Davidson

Title
Owner

Organization Name
Best Storage Alaska

Phone Type	Number	Extension
Business	907-952-3355	

Email
artdavidson43@gmail.com

Mailing Address

2200 Seward Hwy

Anchorage, Alaska 99503

United States

Contact Information (2 of 2)

Required Contacts

The following **Contact Roles are *REQUIRED***. Please select the appropriate role(s) for each contact and complete the contact details. Multiple role(s) may be assigned to each unique individual.

- **Applicant** (Responsible Party)
- **Billing Contact**

Contact Role(s)
Agent

Contact

Prefix
NONE PROVIDED

First Name	Last Name
Josh	Grabel

Title
Environmental Specialist

Organization Name
DOWL

Phone Type	Number	Extension
Business	907-562-2000	

Email
jgrabel@dowl.com

Mailing Address

5015 Business Park Blvd #4000

Anchorage, AK 99503

United States

Project / Facility Site Info

Identify the applicable federal license or permit

A copy of the federal permit or license application is required to be submitted with the request for the water quality certification. (18 AAC 15.130, 18 AAC 15.180)

Federal Agency
Army Corps of Engineers (USACE)

Permit License Number (ex. USACE: POA-XXXX-XXXX; FERC: FERC-xxxx-xxxx; EPA: AK#######)
POA-2024-00119

Project Name or Title
Best Storage

Primary Receiving Waterbody Name
South Fork Little Campbell Creek

Estimated Project Dates (+/- 30 days)

Project Estimated Start Date	Project Estimated End/Completion Date
07/01/2025	09/30/2027

Approximate date(s) when any Discharge(s) may commence (+/- 30 days)

Description	Discharge Estimated Start Date	Discharge Estimated End Date
Fill placement	07/01/2025	09/30/2027

Project Description (Nature of Activity, include all features)
The project would construct an approximately 2.46-acre fill pad in wetlands. Project details include:
- 40 feet x 480 feet parking area for 96- 10 feet x 20 feet stalls
- 40 feet x 480 feet parking area for 40- 12 feet x 40 feet stalls
- 40 feet x 250 feet parking area for 50- 10 feet x 20 feet stalls
- 40 feet x 200 feet parking area for 40- 10 feet x 20 feet stalls
- 40 feet between parking areas for maneuvering large recreational vehicles
- Fill would be placed with a 2:1 side slope
- Two access gates to the existing Best Storage Facility
- A wetland area would be surrounded by a fill berm for a retention basin that would retain wetland functions similar to the existing adjacent undisturbed wetlands. No fill would be placed in the bottom of the retention basin with wetland vegetation.

Project Purpose (Describe the reason(s) for discharge)
The purpose of the Project is to create long-term vehicle parking adjacent to the existing Best Storage facility. The current facility contains no long-term vehicle parking. The Project will meet a growing need for vehicle storage facilities near Abbot Road and the Seward Highway.

Is any portion of the work already complete?
No

Description of current activity site conditions
The site has currently been cleared of dead standing spruce trees.

Relevant Site Data, Photographs that Represent Current Site Conditions, or other Relevant Documentation
NONE PROVIDED
Comment
NONE PROVIDED

Is this a linear project? (i.e., utility line, road, etc.)
No

Project Address
[NO STREET ADDRESS SPECIFIED]
[NO CITY SPECIFIED], AK *[NO ZIP CODE SPECIFIED]*

Visit the link below to help with conversion between DMS and Latitude/Longitude
DSM - Lat/Long converter

Project Location
61.14226883447751,-149.85386225142307

Visit the following link if you need to convert the lat/long to get the **PLSS information**
Converter for Section, Township, and Range

PLSS Location (Public Land Survey System)

State Tax Parcel ID	Borough/Municipality	Meridian	Section	Township	Range
01427105000	Municipality of Anchorage	Seward	8	12 North	3 West

Directions to Site
From Gambell Street, drive south along AK-1S for 5.2 miles and exit toward Dimond Boulevard from AK-1S. Turn left and continue on E Dimond Boulevard for 0.2 miles. Turn right onto Erin Drive. The project is between the existing Best Storage Facility and Brayton Drive.

Federal Agency Contact (1 of 1)

Have you been working with anyone in the Federal Agency?
Yes

Federal Contact Role
USACE

Federal Agency Contact

First Name Tyler
Last Name Marye

Title
NONE PROVIDED

Organization Name
US Army Corps of Engineers

Phone Type	Number	Extension
Business	907-753-5778	

Email
Tyler.J.Marye@usace.army.mil

Dredge Material to be Discharged

Is dredging involved?
No

Tier Analysis

A tier analysis is comprised of a layered approach to determine the need for testing the dredge material to aid in generating physical, chemical, toxicity and bioaccumulation information, but not more information than is necessary to make factual determinations.
The tier analysis is a series of tiers (I – IV) or levels of intensity (and cost) of investigation. It is necessary to proceed through the tiers only until information is sufficient to make factual determinations, no further testing is required.

- **Tier I - Site Evaluation and History**. The initial tier (Tier I) uses readily available, existing information (including all previous testing). For certain dredge materials with readily apparent potential for environmental impact (or lack thereof), information collected in Tier I may be sufficient for making factual determinations.
- **Tier II - Chemical Testing** is concerned solely with sediment and water chemistry.
- **Tier III - Biological Testing (bioassay and/or bioaccumulation testing)** is concerned with well-defined, nationally accepte toxicity and bioaccumulation testing procedures.
- **Tier IV - Special Studies** allows for case-specific laboratory and field testing, and is intended to for use in unusual circumstances.

For more information regarding a Tier analysis, see below references

- **EPA Inland Testing Manual**
- **USACE Seattle District Civil Works DMMP User Manual**

Fill Material to be Discharged

Will Fill Material be Discharged?
Yes

For fill material, identify the material source
Existing Anchorage Material Site

Types of material being discharged and the amount of each type (cubic yards)

Type	Cubic Yards
Clean gravel	18,380

Surface area in (acres or linear feet) of wetlands or other waters filled

Surface Area	Units
2.46	Acres

Discharge Location Information (1 of 1)

Identify the location and nature of any potential discharge that may result from the proposed project and the location of receiving waters

Discharge Location ID (001, 002, 003, - increment by one)
001

NOTE: if you have a receiving water that is Wetlands, just enter the generic term "Wetlands". Do not enter "Wetlands of Tanana River", for example.

Please select 'Other' if your waterbody is not in the list below.
You can start typing the name of the waterbody to filter the list.

Receiving Waterbody / Wetlands Name
Wetlands

Discharge Location
61.14213460806965,-149.8536185109174

Other Pollutant Sources

Contaminated Site Information

Determine if your project is **within 1,500 feet** of a known Alaska DEC Contaminated Site. See the *Alaska DEC Contaminated Web Map* below. This will help you to identify if any potential pollutants/parameters of concern may be present on your project site., see DEC's website:

- **Contaminated Sites Web Map**

- Contaminated Sites Database Search website

Is the project within 1,500 feet of a known contaminated site?
Yes

Contaminated Sites

Hazard ID#	Contaminated Site Name	Contaminant Type	Latitude	Longitude	In soil or groundwater?	CS Staff Contact
23984	FDIC - Superior Mill Works	Leaking Underground Storage Tank	61.145607	-149.854777	Unknown	Nicole Hurt
24078	Warehouse/Office Complex	Petroleum	61.146027	-149.852307	Soil	Nicole Hurt
26267	Commercial Property - 8123 Hartzell Road USTs 1 & 2	Diesel Range Organics, benzene	61.146701	-149.848337	Both	Lisa Griswold
23847	Holiday Station Store #606, former Williams Express Store #5006	benzene, gasoline range organics (GRO), and diesel range organics	61.145028	-149.853686	Both	Gaige Robinson
3915	AH Partnership	DRO, benzene	61.145833	-149.849444	Soil	Lynne Bush
24028	Denali Fuel Company	BTEX, GRO, DRO	61.145740	-149.848908	Both	Mollie Dwyer
2392	Key Bank Property	DRO	61.146389	-149.844167	Soil	Sarah Cunningham
24002	Paratex Pied Piper Pest Control	Petroleum	61.145180	-149.846580	Unknown	Nicole Hurt
3314	Rock Partners - Dimond	DRO	61.142317	-149.844383	Unknown	Gaige Robinson
23717	Noah Marine Incorporated	Leaking Underground Storage Tank	61.142017	-149.849477	Unknown	Aggie Blandford
1476	ADOT&PF Abbott Road Realignment	Petroleum	61.143333	-149.849667	Both	Sarah Cunningham

Describe the identified contaminated site(s) or groundwater plume within 1,500 feet
There is only one Active and two Cleanup Complete - Institutional Controls sites within 1,500 feet of the proposed project.

Hazard ID 24028, Denali Fuel Company, Active Site- This site is a leaking underground storage tank. Contaminated soil has been removed in the past containing BTEX, GRO, DRO. A groundwater monitoring well was installed and has shown increases in contamination levels. DRO is still being detected at concentrations above ADEC groundwater cleanup levels. Denali Fuel Company is legally decreed dissolved.

Hazard ID 23847, Holiday Station Store #606, former Williams Express Store #5006, Cleanup Complete- Institutional Controls- Soil contamination was identified in 1985 during renovations. Contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment.

Hazard ID 3314, Rock Partners - Dimond- Cleanup Complete- Institutional Controls- Site is the location of the form East Dimond Center Subdivision. The tract was used for industrial purposes. All excavation and sampling was complete with respect to two diesel spill discoveries. Transfer of ownership. Next review for IC compliance in ten years from 12/3/2024.

Parameters of Concern that may be present in discharge

Parameter(s) of Concern

Identify the parameters of concern that may be present in your discharge from the dredge and/or fill material.

Note, **TURBIDITY** and **SEDIMENT** are routine parameters associated with dredge and/or fill activities.

Consider if other parameters may be present from past activities in the area such as contamianted site data, impaired waters or other relevant water quality data, or other parameters of concern identified during the application process.

Parameter(s)
Turbidity
Sediment

If known, describe respective concentrations, persistence, and potential impacts to the receiving water and data on parameters that may alter the effects of the discharge to the receiving water
The water quality parameters of concern are turbidity and sediment.
Turbidity occurs when sediment is transported into water through erosion and deposition. On construction sites, turbidity typically occurs from sediment that has not reached final stabilization.
Concentrations and Persistence
Turbidity could occur during construction, resulting in sediment input to surface waterbodies both within and beyond the boundaries of the project area. Sources of turbidity associated with the project includes permanent fill placement.
Potential Impacts
Fill material would be placed in wetlands. High turbidity has many negative effects including suffocating salmon eggs, hindering the breathing of aquatic organisms, and blocking sunlight that affects plant growth and organism food finding.
Prevention or Lessoning of Degradation
Best management practices including silt fence would be used during construction to minimize sediment inputs leaving the site until final stabilization has been achieved.
Sediment
Sedimentation occurs when soil particles, including dust will be transported by wind or water and ultimately deposited as sediment on the bottom of wetlands and waterbodies.
Concentrations and Persistence
Sediment will be generated during construction, resulting in sediment input to surface waterbodies beyond the boundaries of the project area. Sources of sedimentation associated with the project include fill placement for the fill pad.
Potential Impacts
Fill material would be placed in wetlands.
Prevention or Lessoning of Degradation
Best management practices would be used during construction to minimize sediment inputs leaving the site until final stabilization has been achieved.

Impaired Waters

An ***impaired waterbody*** are those listed as a **Category 4 [304(b)] or Category 5 [303(d)]** in the current EPA approved *Alaska's Integrated Water Quality Monitoring and Assessment Report.*

For the most recently *Approved Integrated Water Quality Monitoring And Assessment Report (Integrated Report)*, see DEC's website:

- **Integrated Water Quality Monitoring And Assessment Report** https://dec.alaska.gov/water/water-quality/integrated-report

Does a discharge of any parameter identified above occur to an impaired waterbody?
No

If determined necessary and requested by the Department, submit sufficient and credible baseline water quality information for the receiving water which meets the requirements of 18 AAC 70.016(a)(6)(A-C).

Avoidance & Minimization BMPs and Mitigation Measures

Describe how impacts are being avoided and minimized on the project site. Include best management practices (BMPs) for sediment and erosion controls that will be implemented to minimize environmental impacts, and any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge.

Include a description of any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge
All construction activities would be conducted according to the APDES Alaska Construction General Permit. A contractor-prepared SWPPP would identify all receiving waters and identify appropriate BMPs to use during construction to prevent erosion and to prevent untreated runoff from reaching nearby waterbodies.

Avoidance Measures
Avoiding impacts to waters of the U.S. is not practicable. Wetlands are unavoidable due to the size requirements of the fill pad to meet the project purpose and need.
- No design alterative completely avoided waters of the U.S.
- Most of the uplands on the parcel will be used for the fill pad.

Minimization Measures
Emphasis has been placed on minimizing unavoidable impacts to waters of the U.S. by limiting fill discharges to the minimum amount and size necessary to achieve the project purpose.
Design Methods
- A 2:1 slope for fill placement will minimize the fill footprint into wetlands within the parcel.
- Impacts will be minimized for surface connection to the remaining wetland area on the parcel with flow routed to the Northwest under Brayton Drive.
- A natural wetland stormwater retention design will be used for the project by constructing a fill material berm to enclose undisturbed wetland area.
- The retention basin design had several iterations beginning with a standard fill material design surrounding the pad boundary

Mitigation Measures
- Construction activities would be conducted according to the APDES Alaska Construction General Permit including a SWPPP identifying appropriate BMPs to use during construction to prevent erosion and untreated runoff from reaching nearby waterbodies.

The project has been designed to minimize impacts to waters of the U.S. to meet the project purpose.
- The applicant proposes preserving wetlands for permittee responsible mitigation within the same parcel as the proposed project and maintaining direct surface connection to South Fork Little Campbell Creek.

Social / Economic Importance

Social or Economic Importance

(18 AAC 70.016(c)(5): Provide information that demonstrates the accommodation of important social or economic development. The applicant shall complete either a social OR economic importance analysis (or both) for each affected community in the area where the receiving water for the proposed discharge is located.

Social Importance Analysis
Infrastructure improvements

Economic Importance Analysis
Employment, job availability, and salary impacts
Commercial activities

Describe Social and/or Economic Importance of the project
The proposed project would improve storage options for long-term vehicle parking in the vicinity of the Seward Highway and Abbott Road. Best Storage Alaska has seen a trend in increased need for vehicle storage in this area and would like to expand their existing facility with container storage to include vehicle parking on the adjacent parcel.
Construction would lead to employment of a contractor and personnel to build the fill pad.

Description of Social or Economic Importance, if needed
NONE PROVIDED
Comment
NONE PROVIDED

List of Other Permits or Certificates

*Would include but is not restricted to zoning, building, and flood plain permits.

Include a list of all other federal, interstate, tribal, state, territorial, or local agency authorizations required for the

proposed project, including all approvals or denials already received.

Agency	Type of Approval*	Identification Number	Date Applied	Date Approved	Date Denied
USACE	Section 404	POA-2024-00119	*NONE PROVIDED*	*NONE PROVIDED*	*NONE PROVIDED*

Other Agency or Local Contacts (1 of 1)

Contact Role
OTHER_REG_CNTCT

Other Agency and or Local Contacts

First Name **Last Name**
Tyler Marye

Title
Project Manager

Organization Name
US Army Corps of Engineers

Phone Type	Number	Extension
Business	907-753-5778	

Email
Tyler.J.Marye@usace.army.mil

Attachments

Copy of Federal Application (USACE, EPA, or FERC, etc.)
POA-2024-00119; Best Storage Alaska.pdf - 06/09/2025 02:55 PM
Comment
NONE PROVIDED

Figures and/or Drawings/Plan Sets. To include a map or diagram of the proposed activity site, including the proposed activity boundaries in relation to local streets, roads, and highways.
4a_Plan View.pdf - 06/09/2025 02:56 PM
3_Location & Vicinity Map.pdf - 06/09/2025 02:57 PM
4b_Elevation View.pdf - 06/09/2025 02:57 PM
Comment
NONE PROVIDED

Document Attachments
NONE PROVIDED
Comment
NONE PROVIDED

Delegation of Authority for Submission of Application
ADavidson AK Dept of Environmental Conservation.pdf - 06/09/2025 02:48 PM
Comment
NONE PROVIDED

As per 18 AAC 15.030 signing of applications, all permit or approval applications must be signed as follows:
1) in the case of corporations, by a principal executive officer of at least the level of vice president or his duly authorized representative, if the representative is responsible for the overall management of the project or operation;
2) in the case of a partnership, by a general partner;
3) in the case of a sole proprietorship, by the proprietor; and
4) in the case of a municipal, state, federal or other public facility, by either a principal executive officer, ranking elected official, or other duly authorized employee.
The project proponent hereby certifies that all information contained herein is true, accurate, and complete to the best of my knowledge and belief. The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

Agreements and Signature(s)

As per 18 AAC 15.030 signing of applications, all permit or approval applications must be signed as follows:
1) in the case of corporations, by a principal executive officer of at least the level of vice president or his duly authorized representative, if the representative is responsible for the overall management of the project or operation;
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3) in the case of a sole proprietorship, by the proprietor; and
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Signed By jgrabel@dowl.com jgrabel@dowl.com on 06/09/2025 at 2:58 PM