Agenda

Planning Commission Regular Meeting

Wednesday, September 17, 2025 at 6:30 PM
City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall	**Zoom Webinar ID: 979 8816 0903 Password: 976062**
491 E. Pioneer Avenue	https://cityofhomer.zoom.us
Homer, Alaska 99603	Dial: 346-248-7799 or 669-900-6833;
www.cityofhomer-ak.gov	(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

A. Unapproved Regular Meeting Minutes of September 3, 2025

PRESENTATIONS / VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-45

PUBLIC HEARINGS

A. Conditional Use Permit 25-02 per HCC 21.40.080 (a), Staff Report 25-46

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

A. 2025 Planning Commission Calendar

B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, October 1, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 25-15, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on September 3rd, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, SCHNEIDER, S. SMITH, WALKER, HARNESS, H. SMITH, & VENUTI

STAFF: CITY PLANNER FOSTER, PUBLIC WORKS DIRECTOR KORT & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

SCHNEIDER/HARNESS MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of August 20, 2025

HARNESS/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-41

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Title 21 Zoning Code Rewrite Update
- Next Regular Meeting is scheduled for Wednesday, September 17, 2025.
- Next Commissioner report to Council on September 8, 2025 (**Commissioner Barnwell**).

PUBLIC HEARINGS

PLAT CONSIDERATION

A. BARNETT LOT 1-A 2025 RESUB, Staff Report 25-42

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant, but no one came forward to speak.

Chair S. Smith then opened the public comment period. With no one coming forward to comment, Chair S. Smith closed the public comment period.

Chair S. Smith then opened the floor to questions and comments from the Commission.

Discussion topics included character of the neighborhood, time at which the subdivision was originally platted, water and sewer infrastructure and availability, and driveways and legal access to the property.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 25-42 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. WATER AND SEWER SERVICES WILL NEED TO BE PROVIDED TO THE NEWLY SUBDIVIDED LOT PRIOR TO RECORDING THE FINAL PLAT.
2. THE EXISTING PLAT INDICATES A TOTAL AREA OF 1.543 ACRES, YET THE PRELIMINARY PLAT INDICATES 1.542 ACRES. PLEASE CLARIFY THE TOTAL ACREAGE OF THE LOT.
3. THE NOTE, “15’ UTILITY EASEMENT PER HM99-15” AND THE ASSOCIATED DIMENSIONING ARROW WITH 15’, DEPICTED ALONG BARNETT PLACE CONFLICTS GRAPHICALLY WITH THE HATCH INDICATING 20% OR GREATER SLOPES. THIS NOTE AND DIMENSIONING SHOULD BE MOVED SO THAT THEY DO NOT CONFLICT THE HATCHING.
4. RECOMMEND SHOWING THE ENTIRE WIDTH OF STREETS (NOT JUST TO CENTERLINE).
5. ADJACENT PARCELS SHOULD BE IDENTIFIED, INCLUDING LOT 7 AND LOT 8 ACROSS BARNETT PLACE.

HARNESS/VENUTI MOVED TO AMEND THE MOTION TO INCLUDE A RECOMMENDATION #6 TO SPECIFY THAT THE ACCESS FOR LOT 1-A-2 BE FROM BARNETT PLACE.

Commissioner H. Smith noted that while he agreed with the principle behind the amendment, it’s been highlighted by the City Planner that dictating access is outside of the Commission’s purview during the platting process.

Commissioner Schneider reiterated that it’s not up to the Commission to specify where the driveway will go.

Chair S. Smith requested the Clerk to perform a roll-call vote for the proposed amendment.

VOTE (AMENDMENT): YES: BARNWELL, HARNESS, VENUTI, WALKER.
VOTE (AMENDMENT): NO: SCHNEIDER, H. SMITH, S. SMITH.

Motion carried.

Chair S. Smith opened the floor for further discussion on the main motion as amended.

Commissioner H. Smith restated that he appreciated the intent behind the amendment but noted that it's important for the Commission to stay in its lane.

Chair S. Smith requested the Clerk to perform a roll-call vote on the amended main motion.

VOTE (AMENDED MAIN MOTION): YES: WALKER, VENUTI, HARNESS, BARNWELL.
VOTE (AMENDED MAIN MOTION): NO: S. SMITH, H. SMITH, SCHNEIDER.

Motion carried.

Final Motion as Adopted (with Amendment Incorporated):

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 25-42 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. WATER AND SEWER SERVICES WILL NEED TO BE PROVIDED TO THE NEWLY SUBDIVIDED LOT PRIOR TO RECORDING THE FINAL PLAT.
2. THE EXISTING PLAT INDICATES A TOTAL AREA OF 1.543 ACRES, YET THE PRELIMINARY PLAT INDICATES 1.542 ACRES. PLEASE CLARIFY THE TOTAL ACREAGE OF THE LOT.
3. THE NOTE, "15' UTILITY EASEMENT PER HM99-15" AND THE ASSOCIATED DIMENSIONING ARROW WITH 15', DEPICTED ALONG BARNETT PLACE CONFLICTS GRAPHICALLY WITH THE HATCH INDICATING 20% OR GREATER SLOPES. THIS NOTE AND DIMENSIONING SHOULD BE MOVED SO THAT THEY DO NOT CONFLICT THE HATCHING.
4. RECOMMEND SHOWING THE ENTIRE WIDTH OF STREETS (NOT JUST TO CENTERLINE).
5. ADJACENT PARCELS SHOULD BE IDENTIFIED, INCLUDING LOT 7 AND LOT 8 ACROSS BARNETT PLACE.
6. THE ACCESS FOR LOT 1-A-2 BE FROM BARNETT PLACE.

B. RAW BIRCH 2025 REPLAT, Staff Report 25-43

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant. Chris Brasfield introduced himself as the Applicant and thanked the Commission for its time and consideration of his application.

Chair S. Smith opened the public comment period.

Jan Keiser, city resident, supported the plat but expressed concerns about drainage on the west side of the property. She cautioned against additional fill that could impact the stream and adjacent properties and recommended a wider easement than 20 feet.

Chair S. Smith then opened the floor to questions and comments from the Commission.

Chair S. Smith asked City Planner Foster if he could respond to Ms. Keiser's concerns regarding the creation of a wider easement. Mr. Foster noted that discussion pertaining to adding fill to the property wouldn't technically be appropriate until the zoning permit process.

Public Works Director Kort stated that he isn't opposed to a wider easement but added that there's an earthen wedge on the parcels that creates the building site. He reasoned that he couldn't foresee anyone adding fill further towards the stream.

There were also conversations regarding the wetlands associated with the plat and whether there should be a drainage easement on the eastern boundary.

H. SMITH/BARNWELL MOVED TO ADOPT STAFF REPORT 25-43 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. GRANT A 15' UTILITY EASEMENT FRONTING EAST END ROAD, ALONG THE ENTIRE BOUNDARY WEST OF THE 25' SEWER MAIN EASEMENT.
2. AMEND THE LEGEND TO CLEARLY DISTINGUISH BETWEEN THE VARIOUS LINE TYPES DEPICTED ON THE PLAT—INCLUDING PROPERTY LINES, SECTION LINES, AND RIGHTS-OF-WAY CENTERLINES.
3. ADJUST THE ARROW IN THE VICINITY MAP TO ACCURATELY LOCATE TRACT-A, RATHER THAN ADJACENT LOTS TO THE EAST.
4. DEDICATE A 20' WIDE DRAINAGE EASEMENT CENTERED ALONG THE LOCATION OF THE EXISTING CREEK, CONSISTENT WITH THE EASEMENT GRANTED UNDER HM 2018-40, TO BE SUBJECT TO HOMER CITY CODE WITH THE APPROXIMATE LOCATION TO BE SHOWN.

Commissioner H. Smith asked for clarification on defining exactly what was meant by "centered along the location of the existing creek." City Planner Foster specified that it would be 10 feet on each side of the centerline of the creek.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith called for a 10-minute recess at 7:55 p.m.

Chair S. Smith called the meeting back to order at 8:05 p.m.

PENDING BUSINESS

A. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

Chair S. Smith introduced the item by reading of the title and opened the floor for continued discussion on the Draft Comprehensive Plan. The Commissioners went around the dais, each reading their recommended changes and suggestions into the record.

H. SMITH/BARNWELL MOVED TO EXTEND THE MEETING TO 10:30 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

H. SMITH/WALKER MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT THE 2025 HOMER COMPREHENSIVE PLAN WITH COMMENTS ATTACHED FOR CONSIDERATION OF AMENDMENTS.

There was brief discussion regarding the wording of the motion.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: HARNESS, BARNWELL, WALKER, S. SMITH, VENUTI, H. SMITH, SCHNEIDER.

Motion carried.

NEW BUSINESS

A. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services, Memorandum PL 25-44

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of the memorandum included in the packet. Discussion topics included the Farmer's Market, what defines a "structure," parking requirements, and ADA accessibility.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING TO 10:45 P.M.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SCHNEIDER/VENUTI MOVED TO FORWARD A RECOMMENDATION THAT CITY COUNCIL ADOPT ORDINANCE 25-54 AS PRESENTED.

There was no discussion.

VOTE: NO: SCHNEIDER, H. SMITH, VENUTI, S. SMITH, WALKER, BARNWELL, HARNESS.

Motion failed.

INFORMATIONAL MATERIALS

A. 2025 Planning Commission Calendar
B. 2025 Planning Commission Meeting Dates & Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, commented that Title 21 doesn't provide the level of protection the Commission may believe it does as it's currently written. She noted that the Commission doesn't have authority over certain issues such as state-owned roads and wetlands. She also expressed concern that the Commission deferred all Comprehensive Plan amendments to City Council.

COMMENTS OF THE STAFF

City Planner Foster noted that it was a good meeting and thanked everyone for their hard work and good conversations.

Public Works Director Kort thanked the Commission for hearing him out and allowing him to present a differing viewpoint.

Deputy City Clerk Pettit thanked Commissioner Venuti for the parliamentary help and thanked the rest of the Commission for a good meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti noted that it was an interesting meeting. He encouraged the Commission to recycle any large binder clips they have laying around from previous packets. He thanked everyone for their service tonight.

Commissioner Walker thanked the Commission for their effort and comments on the Comprehensive Plan. He thanked Ms. Keiser for her public comments.

Commissioner Harness noted that while it feels good to move the Comprehensive Plan forward, it might be overwhelming to be on the receiving end of that.

Commissioner H. Smith shared his appreciation for everyone's time and for Ms. Keiser's input. He added that there's a road to home alluding to Title 21.

Commissioner Schneider thanked everyone for a productive meeting.

Commissioner Barnwell thanked Public Works Director Kort for his input on Ordinance 25-54. He added that he can't believe the Commission is through with the Comprehensive Plan and stated that he liked Ms. Keiser's idea of a synthesis memo.

Commissioner S. Smith thanked everyone for their hard work, noting all the various laydowns that were provided at the meeting.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 10:42 p.m. The next Regular Meeting is scheduled for **Wednesday, September 17th, 2025 at 6:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer,

Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

_____

Zach Pettit, Deputy City Clerk II

Approved:_____

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Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
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Staff Report Pl 25-045

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: September 17, 2025
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

City staff are currently reviewing a draft version of the new zoning code; it is anticipated a public review version of the new zoning code will be presented to the Planning Commission at their October 15, 2025 meeting for their review and comments. A public open house for review and comment of the draft code is scheduled for October 22, 2025.

Meeting Schedule

The next regular meeting date is Wednesday, October 1, 2025.

Commissioner Report to Council
9/22/25 _____

City of Homer
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Staff Report 25-046

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: September 17, 2025
SUBJECT: Conditional Use Permit (CUP) 25-02

Synopsis The applicant requests a Conditional Use Permit (CUP) per HCC 21.40.080 (a), All activities within the BCWP district involving the disturbance of the existing ground cover (i.e., topsoil or vegetation or both) resulting from excavation, grading or filling or other similar activity and involving (1) any area within 500 feet of Bridge Creek Reservoir or 100 feet from any known stream or tributary or (2) an area in excess of 6,000 square feet require a conditional use permit approved by the Planning Commission. The conditional use permit must require that the activity comply with a site-specific erosion and sediment control plan prepared and signed by a certified hydrologist, professional engineer, or soil scientist whose qualifications to prepare such a plan are reviewed and approved by the Public Works Director. The applicant proposes replacing an existing main and interior piping within the Raw Water Pump Station (RWPS) as well as constructing fiber optic cable for the SCADA systems in the RWPS, linking the RWPS to the water treatment plant building, located at 160 Crossman Ridge Road.

Applicant:	City of Homer Public Works Department 3575 Heath Street Homer, AK 99603
Location:	160 Crossman Ridge Road
Legal Description:	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
Parcel ID:	17307062
Size of Existing Lot:	7.35 acres
Zoning Designation:	Bridge Creek Watershed Protection District and Conservation District
Existing Land Use:	Institutional
Surrounding Land Use:	North: Vacant (Bridge Creek Reservoir) South: Vacant East: Vacant and Institutional West: Vacant

Comprehensive Plan:	Chapter 4, Goal 1, Objective A and D
Wetland Status:	KWF Wetlands Assessment wetlands Riverine and Discharge Slope are located on the property.
Flood Plain Status:	Not in a floodplain.
BCWPD:	Located in the Bridge Creek Watershed Protection District
Utilities:	Public utilities, water and sewer, do service the site.
Public Notice:	Notice was sent to 4 property owners of 12 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes replacing an existing main and interior piping within the Raw Water Pump Station (RWPS) as well as constructing fiber optic cable for the SCADA systems in the RWPS, linking the RWPS to the water treatment plant building, located at 160 Crossman Ridge Road.

Per the applicant, the current use for the property is a raw water pump station (RWPS) - 352 sqft. The RWPS pumps untreated water out of the reservoir to the water treatment plant.

Per the applicant, there will be no change in the use of the property. The development consists of replacing an existing main and interior piping within the RWPS as well as constructing fiber optic cable for the SCADA systems in the RWPS, linking the RWPS to the water treatment plant.

PARKING: No parking spaces are required for this project.

DENSITY: Per HCC 21.34.040 Dimensional requirements.

a. Lot Width. Lot width is unrestricted.
b. Lot Area. Lot area is unrestricted.

Raw Water Pump Station located at 160 Crossman Ridge Road

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district;

Analysis: The following uses may be permitted in the Bridge Creek Watershed Protection District and the Conservation District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

HCC 21.40.080 (a), All activities within the BCWP district involving the disturbance of the existing ground cover (i.e., topsoil or vegetation or both) resulting from excavation, grading or filling or other similar activity and involving (1) any area within 500 feet of Bridge Creek Reservoir or 100 feet from any known stream or tributary or (2) an area in excess of 6,000 square feet require a conditional use permit approved by the Planning Commission. The conditional use permit must require that the activity

comply with a site-specific erosion and sediment control plan prepared and signed by a certified hydrologist, professional engineer, or soil scientist whose qualifications to prepare such a plan are reviewed and approved by the Public Works Director

HCC 21.34.030 (c) Public utility facilities and structures that cannot be reasonably located in another district.

Finding 1: The structures and uses are authorized by the applicable code.

b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.

HCC 21.40.010 Purpose. The purpose of this chapter is to prevent the degradation of the water quality and protect the Bridge Creek Watershed to ensure its continuing suitability as a water supply source for the City's public water utility. These provisions benefit the public health, safety, and welfare of the residents of the City of Homer and other customers of the City's water system by restricting land use activities that would impair the water quality, or increase the cost for treatment.

HCC 21.34.010 Purpose. The Conservation District is applied to sensitive public lands that are critical to the maintenance of fish and wildlife resources, protect important watershed areas, or serve other key environmental functions. Private lands meeting the same criteria also may be included in the district with the consent of the owner. These lands are to be maintained in an undisturbed and natural state, except for parks with passive recreation activities and facilities (e.g., wildlife viewing, nature walks, educational and interpretive uses) and other uses that do not change the character of the land or disrupt fish and wildlife. Passive recreation activities are secondary to habitat protection and enhancement.

Applicant: The zoning district is set up to protect Homer's water source. The proposed infrastructure is needed to utilize that water source.

Analysis: The Bridge Creek Watershed Protection District is a special zoning district established to protect water quality and continue a suitable water supply for the City. This project is an infrastructure improvement necessary to utilize this resource to provide quality water to the community. Per HCC 21.40.080 (a) and (b) an Erosion and Sediment Control Plan (ESCP) is required to be submitted with the conditional use permit. Please see the ESCP as an attachment.

Finding 2: The proposed structures and uses are compatible with the purpose of the district and the ESCP has been included with the application.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Applicant: No impact.

Analysis: Other permitted uses such as parking lots incidental to a permitted or conditionally permitted use; pedestrian trails, including boardwalks and viewing platforms; would likely have a similar impact on nearby property values.

Finding 3: The proposed project is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Applicant: The surrounding land is largely undeveloped. A majority of this project replaces subgrade water conveyance pipe and upon completion is not visible.

Analysis: Existing uses of the surrounding land are currently vacant (Bridge Creek Reservoir) to the north, vacant to the south and west, and vacant and institutional to the east. A commercial use is in character with the surrounding commercial land uses.

Finding 4: The proposal is compatible with existing uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Applicant: No additional public services will be necessary.

Analysis: Public services are already provided to the property.

Finding 5: Public services and facilities are adequate to serve the existing / proposed use.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Applicant: No impact.

Analysis: The proposed project does not include the construction of any new buildings and is not of an excessive size or nature to create harmful effects on neighborhood character.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

Applicant: No, the purpose is to facilitate the provision of clean drinking water. All applicable federal. state and local regulations will be followed during construction.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

Finding 7: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

h. The proposal does or will comply with the applicable regulations and conditions specified in this title for such use.

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

Applicant: On page 6-4 of the comprehensive plan, under the section titled Goals and Objective for Public Facilities, Goal 1 Objective C is to " ... provide high-quality water and sewer services, anticipate future demand and effectively guide Homer's growth ... " This project is necessary to continue to provide high-quality water service.

Analysis: Chapter 4, Goal 1, Objective A and D, of the Homer Comprehensive Plan are supported by this project. See the attached Compliance Review of Homer Comprehensive Plan for further details.

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objective A and D, and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: The BCWPD and Conservation District are not applicable zoning districts of the CDM.

Finding 10: The BCWPD and Conservation District are not applicable zoning districts of the CDM, and therefore, does not need to comply with provisions of the CDM.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

1. Special yards and spaces: No specific conditions deemed necessary.
2. Fences and walls: No specific conditions deemed necessary.
3. Surfacing of parking areas: No specific conditions deemed necessary.
4. Street and road dedications and improvements: No specific conditions deemed necessary.
5. Control of points of vehicular ingress and egress: No specific conditions deemed necessary.
6. Special provisions on signs: No specific conditions deemed necessary.
7. Landscaping: No specific conditions deemed necessary.
8. Maintenance of the grounds, building, or structures: No specific conditions deemed necessary.
9. Control of noise, vibration, odors or other similar nuisances: The project will involve normal amounts of noise associated with construction, mostly coming from heavy equipment necessary for trenching. Work will be incompliance with noise requirements in HCC 21.59.010 b and is not expected to take place at night. Any potential water pollution shall be addressed by the project SWPPP. All equipment and materials will be stored on City property.
10. Limitation of time for certain activities: The due date for submission of bids for construction is September 15, 2025. Construction could begin as early as late September or early October 2025, but may, at the Contractor's discretion, begin at the beginning of summer 2026. All work must be completed by October 31, 2026.
11. A time period within which the proposed use shall be developed: No specific conditions deemed necessary.
12. A limit on total duration of use: No specific conditions deemed necessary.
13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when

and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS:

1. Public Works is the conditional use permit applicant.

PUBLIC COMMENTS: None submitted at the time this report was completed.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 25-02, **Staff Report 25-046**
with findings 1-10 and no recommended conditions.

Attachments

Application
Site Plan
Erosion and Sediment Control Plan
Compliance Review of Homer Comprehensive Plan
Public Notice
Aerial Map

City of Homer

www.cityofhomer-ak.gov

RECEIVED
AUG 25 2025
CITY OF HOMER
PLANNING & ZONING

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Applicant

Name: City of Homer Public Works Dept. Phone No.: (907) 435-3141

Address: 3575 Heath St. Email: dkort@ci.homer.ak.us

Property Owner (if different than the applicant):

Name: City of Homer Phone No.: (907) 435-3102

Address: 491 E. Pioneer Ave. Email: mjacobsen@ci.homer.ak.us

PROPERTY INFORMATION:

Address: 160 Crossman Ridge Rd. Lot Size: 7.35 acres KPB Tax ID # 17307062

Legal Description of Property: T 6S R 13W SEC7 Seward Meridian HM 0711238 Diamond Ridge Estates SUB Lot 1 Portion Thereof

For staff use:
Date: _____ Fee submittal: Amount _____
Received by: _____ Date application accepted as complete _____
Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire					x	x	x	x			x	

Circle applicable additional permits. Planning staff can assist with these questions.

Y/(N) Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: _____

Y/(N) Will development trigger a Development Activity Plan?
Application Status: _____

(Y)/N Will development trigger a Storm Water Plan?
Application Status: ESCP is part of bid docs

(Y)/N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: Authorization obtained under NWP-5

Y/(N) Is development in a floodplain? If yes, a Flood Development Permit is required.

Y/(N) Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: https://www.cityofhomer-ak.gov/planning/community-design-manual

Y/(N) Do the project require a traffic impact analysis?

Y/(N) Are there any nonconforming uses or structures on the property?

Y/(N) Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?

Y/(N) Does the site have a State or City driveway permit? Status: _____

Y/(N) Does the site have active City water and sewer permits? Status: _____

Conditional Use Permit Application Questions. Use additional sheets if necessary.

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

   Raw water pump station (RWPS) - 352 sqft.
   The RWPS pumps untreated water out of the reservoir to the water treatment plant.

2. What is the proposed use of the property? How do you intend to develop the property? Attach additional sheet if needed. Provide as much information as possible.

   There will be no change in the use of the property. The development consists of replacing existing an main and interior piping within the RWPS as well as constructing fiber optic cable for the SCADA systems in the RWPS, linking the RWPS to the water treatment plant.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

a. What code citation authorizes each proposed use and structure by conditional use permit?
Item b. under HCC 21.40.060 is Public utility facilities and structures. All proposed structures are authorized under this. The CUP application is required by HCC 21.40.080.

b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.
The zoning district is set up to protect Homer's water source. The proposed infrastructure is needed to utilize that water source.

c. How will your proposed project affect adjoining property values?
No impact.

d. How is your proposal compatible with existing uses of the surrounding land?
The surrounding land is largely undeveloped. A majority of this project replaces subgrade water conveyance pipe and upon completion is not visible.

e. Are/will public services adequate to serve the proposed uses and structures?
No additional public services will be necessary.

f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?
No impact.

g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?
No, the purpose is to facilitate the provision of clean drinking water. All applicable federal, state and local regulations will be followed during construction.

h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:
www.cityofhomer-ak.gov/planning/comprehensive-plan
On page 6-4 of the comprehensive plan, under the section titled Goals and Objective for Public Facilities, Goal 1 Objective C is to "...provide high-quality water and sewer services, anticipate future demand and effectively guide Homer's growth..." This project is necessary to continue to provide high-quality water service.

i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. Y/(N) Special yards and spaces
2. Y/(N) Fences, walls and screening
3. Y/(N) Surfacing of parking areas
4. Y/(N) Street and road dedications and improvements (or bonds)
5. Y/(N) Control of points of vehicular ingress and egress
6. Y/(N) Special provisions on signs
7. Y/(N) Landscaping
8. Y/(N) Maintenance of the grounds, buildings, or structures
9. (Y)/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
10. (Y)/N Time for certain activities
11. Y/(N) A time period within which the proposed use shall be developed
12. Y/(N) A limit on total duration of use
13. Y/(N) Special dimensional requirements such as lot area, setbacks, building height
14. Y/(N) Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 0

   If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)

2. How many spaces are shown on your parking plan? 0
3. Are you requesting any reductions? No

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE: Owner of record Lessee Contract purchaser

Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:
(a) apply for the conditional use permit, and
(b) bind the owner to the terms of the conditional use permit, if granted.

Applicant signature: _____ Date: 8/21/25

Property Owner signature: _____ Date: 8/22/25

Clarifications for Planning Commission

9. The project will involve normal amounts of noise associated with construction, mostly coming from heavy equipment necessary for trenching. Work will be incompliance with noise requirements in HCC 21.59.010 b and is not expected to take place at night. Any potential water pollution shall be addressed by the project SWPPP. All equipment and materials will be stored on City property.

10. The due date for submission of bids for construction is September 15, 2025. Construction could begin as early as late September or early October 2025, but may, at the Contractor's discretion, begin at the beginning of summer 2026. All work must be completed by October 31, 2026.

BRIDGE CREEK RESEVIOR
CITY WATER SOURCE

TURN SOUTH
59 Deg 40.65386 N 151 Deg 32.66241 W
ELV: 935 FT

RAW WATER PUMP STATION
59 Deg 40.63019 N 151 Deg 32.79604 W
ELV: 935 FT

MATERIAL STAGING AREA

MATERIAL STAGING AREA

WATER TREATMENT PLANT
59 Deg 40.09344 N 151 32.64734 W
Elv: 1100 FT

MAP SCALE - 1:3000
CONTOUR INTERVAL - 10FT

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
Projection: Transverse Mercator
Datum: North American 1983
False Easting: 1,640,416.6667
False Northing: 0.0000
Central Meridian: -150.0000
Scale Factor: 0.9999
Latitude Of Origin: 54.0000
Units: Foot US

RAW-WATER LINE REPLACEMENT PROJECT SITE

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

DEPARTMENT OF PUBLIC WORKS
9/18/2019

RECEIVED
AUG 25 2025
CITY OF HOMER
PLANNING & ZONING

500 250 0 500 Feet

Legend
- Easement
- Existing Lines
- Replacement Lines
- Parcels
- Streams

Erosion and Sediment Control Plan

For

Raw Water Transmission Line Replacement

Homer, Alaska

City of Homer

491 E. Pioneer Avenue

Homer, Alaska 99603

Prepared By: Forrester Cook, EIT, PMP

Company Name: DOWL

ESCP Preparation Date: February 2025

RECEIVED
AUG 25 2025
CITY OF HOMER
PLANNING & ZONING

The following Erosion and Sediment Control Plan (ESCP) has been prepared to assist bidders in successfully planning their construction means and methods to comply with the 2021 Alaska Construction General Permit (CGP), United States Army Corps of Engineers (USACE) 404/10 Permit, Alaska Department of Environmental Conservation (DEC) 401 Water Quality Certification, Alaska Department of Fish and Game (ADF&G) Title 16, and other permits associated with this project. This document is not intended to be all inclusive of the best management practices (BMP's) that will be required to reduce the potential for sediment discharge during construction and comply with permit conditions or construction specifications. This ESCP is intended to guide contractors during the bidding process and assist in the preparation of the contractor's Storm Water Pollution Prevention Plan (SWPPP) that must be approved prior to commencing construction after award. The contractor is responsible for the risk assessment analysis, planning, preparation and implementation of the SWPPP.

TABLE OF CONTENTS

APPENDICES

Appendices that are marked with **(ESCP)** are to be filled out by the Designer. All other appendices are to be filled out by the SWPPP preparer and will not be included in the ESCP.

Appendix A Site Maps and Drawings **(ESCP)**
Appendix B BMP Details
Appendix C Project Schedule
Appendix D Supporting Documentation: **(ESCP)**
- TMDLs
- Endangered Species
- Historic Properties
- DEC Non-Domestic Wastewater Plan Review Non-Objection Letter (if required)
- DEC Dewatering Permit (if required)
- Environmental Permits and Commitments
- Other Permits or Requirements

Appendix E Operator Plan Authorizations/Certifications/Delegations and Personnel Qualifications **(ESCP)**
Appendix F Permit Conditions:
- Copy of Signed Notice of Intent
- Copy of Letters from DEC Authorizing Coverage, with DEC NOI Tracking Number
- Copy of 2021 Alaska Construction General Permit

Appendix G Grading and Stabilization Records
Appendix H Monitoring Plan (if applicable) and Reports
Appendix I Training Records
Appendix J Corrective Action Log
Appendix K Inspection Records
Appendix L SWPPP Preconstruction Site Visit
Appendix M SWPPP Amendment Log
Appendix N Daily Record of Rainfall
Appendix O Hazardous Materials Control Plan
Appendix P Treatment Chemical/Active Treatment Systems
Appendix Q Other
- Anti-Degradation Analysis (if applicable)
- Correspondence with Regulatory Agencies
- Notices of Termination

1.0 PERMITTEE (5.3.1)

The City of Homer (COH) will be a permittee for the project. Upon the approval of the contractor's Storm Water Pollution Prevention Plan (SWPPP) by COH, the contractor will be required to submit a Notice of Intent (NOI) and obtain permit coverage as an operator. The contractor's contact information as well as contact information for all subcontractors must be included in the contractor's SWPPP. All subcontractors will be required to sign a certification that they have read the Alaska Construction General Permit (CGP) and the contractor's SWPPP and will adhere to their terms and conditions.

1.1 Operator(s)/Contractor(s)

Operator Information			
Organization:	Name:		Title:
Phone:	Fax (optional):	Email:	
Mailing Address:	Street (PO Box):		
	City:	State:	Zip:
Area of Control	Day-to-day operational control of those activities at a site which are necessary to ensure compliance with a SWPPP or other permit conditions.		

The contractor has day-to-day operational control over activities in the field, including subcontractors, installing, maintaining, and inspecting all erosion and sediment controls and implementation of the SWPPP.

Owner/Operator Information			
Organization: City of Homer	Name:		Title:
Phone:	Fax (optional):	Email:	
Mailing Address:	Street (PO Box): 3575 Heath Street		
	City: Homer	State: Alaska	Zip: 99603
Area of Control	Operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications.		

Repeat, as necessary.

1.2 Subcontractors

Subcontractor Information			
Organization:	Name:		Title:
Phone:	Fax (optional):	Email:	
Mailing Address:	Street (PO Box):		
	City:	State:	Zip:
Area of Control	Insert Area of Control (if more than one operator at site)		

Repeat as necessary to include all subcontractors.

2.0 STORM WATER CONTACTS (5.3.2)

Qualified Personnel	Responsibility
Contractor's Superintendent Company Name Address City, State, Zip Code Telephone # Fax/Email	Authority to stop and/or modify construction activities as necessary to comply with the SWPPP and terms of the Alaska Construction General Permit. Assess conditions at the construction site that could impact storm water quality. Assess the effectiveness of any erosion and sediment control measures selected to control the quality of storm water discharge, and familiar with Part 6 as a means to ensure compliance with the permit.
Contractor's Relief Superintendent Company Name Address City, State, Zip Code Telephone # Fax/Email	Authority to stop and/or modify construction activities as necessary to comply with the SWPPP and terms of the Alaska Construction General Permit. Assess conditions at the construction site that could impact storm water quality. Assess the effectiveness of any erosion and sediment control measures selected to control the quality of storm water discharge, and familiar with Part 6 as a means to ensure compliance with the permit.
City of Homer Public Works Director Name Address City, State, Zip Code Telephone # Fax/Email	Authority to stop and/or modify construction activities as necessary to comply with the SWPPP and the terms and conditions of the permit. Has the authority to issue changes to the design plans and specifications.
SWPPP Preparer Company Name Address City, State, Zip Code Telephone # Fax/Email	Possess the skills to assess conditions at the construction site that could impact storm water quality. Familiar with Part 5 as a means to implement the permit.

3.0 PROJECT INFORMATION (5.3.3)

3.1 Project Information

<table>
<tr><td colspan="4">Project Name:
Raw Water Transmission Line Replacement</td></tr>
<tr><td rowspan="4">Location Address:</td><td colspan="2">Street/Location:
Easement between Skyline Drive and Bridge Creek Reservoir</td><td>Borough or similar government subdivision:
Kenai Peninsula Borough</td></tr>
<tr><td>City:
Homer</td><td>State:
Alaska</td><td>Zip:
99603</td></tr>
<tr><td colspan="2">Latitude (decimal degree, 5 places):
59.67353</td><td colspan="2">Longitude (decimal degree, 5 places):
-151.54445</td></tr>
<tr><td colspan="4">Determined By: ☐ GPS ☒ Web Map: Google ☐ USGS Topo Map, Scale: ☐ Other:</td></tr>
</table>

3.2 Project Site-Specific Conditions (5.3.3)

The project corridor is located in Homer, Alaska, along the Diamond Ridge, between Skyline Drive and the Bridge Creek Reservoir. The project involves replacing approximately 3,800 linear feet of existing raw water transmission line between the Bridge Creek Reservoir intake pump station (Pump Station) and the Water Treatment Plant (WTP) near the intersection of Skyline Drive and Pine Terrace Circle. The existing 8-inch cast iron piping will be replaced with a combination of new 12-inch high-density polyethylene (HDPE) and 12-inch ductile iron (DI) piping.

Mean annual precipitation:

According to the Western Regional Climate Center (WRCC), available at https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ak3665, the Homer Airport weather station (503665) has an average annual precipitation of **24.47 inches**.

Size of the 2-yr, 24-hr storm event (in inches):

According to the National Oceanic and Atmospheric Administration (NOAA) *Atlas 14 Point Precipitation Frequency Estimates,* available at https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nc, the 2-year, 24-hour storm event for the Homer Airport weather station is **1.63 inches**.

Soil Type(s):

According to a geotechnical desktop study performed by DOWL in March of 2021, there is site-specific subsurface information available for the WTP and Pump Station, but no site-specific information for most of the water transmission main alignment. Despite this, sufficient information exists to draw general conclusions about anticipated subsurface conditions.

In the wetlands region, a surficial layer of peat deposits ranging from 1 to 5 feet thick is present. This peat layer typically consists of fibrous material associated with active vegetative growth. Beneath the peat layer, a stratum of windblown sediments (loess) is anticipated, likely composed of silt, silty sand, and silty clay. The loess is expected to overlay glacial till deposits, which are generally unsorted mixtures of silt, sand, gravel, and boulders. Exploratory drilling at the Bridge Creek Dam site revealed glacial till deposits with a maximum thickness of 30 feet overlying bedrock. At the WTP and Pump Station locations, bedrock has been encountered at depths ranging from 5 to 10.5 feet and 3.5 to 10 feet, respectively, below the original ground surface.

Slopes and Landscape Topography:

The topography slopes downward to the north from the WTP to the Pump Station. The WTP is situated at an elevation of approximately 1,090 feet above mean sea level (MSL), while the Pump Station is at about 935 feet MSL. The steepest section of the slope, estimated at a grade of 5 to 10 degrees, occurs within approximately 1,000 feet north of the WTP. Beyond this section, the slope becomes relatively gentle.

Drainage Patterns & Storm Sewer Drainage Systems:

Drainage generally flows in the direction of the Pump Station from the WTP, however, surface runoff will primarily infiltrate the ground surface prior to discharging from the project.

There are no storm sewer drainage systems within the project area.

No significant changes to drainage patterns will occur as a result of work associable with this project.

Type of Existing Vegetation:

In the project area, most of the section line easement has been cleared of trees. Vegetation primarily consists of shrubs and grasses, with smaller spruce trees encroaching along the edges of the easement.

Approximate growing season:

The growing season for the Cook Inlet ecoregion is approximated to be from May 8 to October 5, according to *the United States Army Corps of Engineer's Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region*, dated September 2007. The ground could be expected to thaw sufficiently for enough roots to grow around the beginning of May. The first hard freeze, which can end the growing season for most plants, is expected to take place near the beginning of October.

Seeding Dates:

Seeding and fertilization should occur between **May 15 and August 15**.

Clearing Window/ Time Period to Perform Vegetation Clearing:

According to the US Fish & Wildlife Service's (USFWS) *Land Clearing Timing Guidance for Alaska, Southeast Region,* available at https://dot.alaska.gov/sereg/projects/sitka_katlianbayroad/assets/1-vegetation_clearing.pdf**,** the clearing window for shrubbery or other low-lying, open vegetation is from **July 16 to April 31**.

Fish Window:

In-water work is not anticipated at any proposed work areas, and a fish window is not applicable to this project.

Historic site contamination evident from existing site features and known past usage of the site:

A search of the DEC Contaminated Site Database indicated one (1) 'Cleanup Complete – Institutional Controls' contaminated sites located within a 1500-ft radius of the project site. Categorized by Hazard ID 2067, the City of Homer-Bridge Creek Pump Station contaminated site is located within the project limits near the intake Pump Station. This contaminated site is the result of a 1993-1994 fuel release from a heating oil tank within 50 feet of the Bridge Creek Reservoir.

This one contaminated site will be impacted by construction activities. The Contractor will coordinate with the COH and DEC as necessary. Appendix A contains a map showing Hazard 2067 and its location within the project limits. Appendix D contains the DEC-approved work plan to address the estimated 11 cubic yards of contaminated soil requiring excavation and removal.

3.3 Reference Documents Available

Listed below are the reference documents available for this project. Please contact the Engineer for assistance in obtaining these documents.

- Raw Water Transmission Line Replacement Geotechnical Conditions Desktop Study, Homer, Alaska, March 2021, prepared by DOWL
- Bridge Creek Pump Station Test Pit Work Plan, Homer, Alaska, February 2024, prepared by Antheia Environmental

4.0 NATURE OF CONSTRUCTION ACTIVITY (5.3.4)

4.1 Scope of Work

The Proposed Action would:

- Replace existing CI raw water transmission line with new HDPE and DI raw water transmission line.
- Replace existing valve connections to the Pump Station to accommodate new raw water transmission lines

4.2 Project Function (5.3.4.1)

This project plans to improve and replace the existing cast iron raw water transmission lines from the Bridge Creek Reservoir intake Pump Station to the Water Treatment Plant.

4.3 Support Activities (As Applicable)

Support activities for this project are:

Support Activity	Location	Dedicated	
		Yes	No
Concrete Batch Plant	N/A – Batch plant will not be dedicated to project	☐	☑
Asphalt Batch Plant	N/A	☐	☑
Equipment Staging Yards	Refer to Site Maps located in Appendix A	☑	☐
Material Storage Areas	Contractor to designate location	☑	☐
Excavated Material Disposal Areas	Contractor to designate location	☑	☐
Borrow Areas	N/A – Borrow source won't be dedicated to project	☐	☑

4.4 Sequence and Timing of Soil-disturbing Activities (5.3.4.2)

To limit erosion and control sediment transport, all project areas where ground-disturbing activities have ceased either temporarily or permanently shall initiate stabilization measures within one (1) calendar day.

To the extent practicable, construction activities will be sequenced to minimize the amount of exposed soils. The contractor will be required to stabilize disturbed areas prior to moving on to the next area. The contractor will be required to prepare a detailed schedule for review and approval prior to commencement of construction activities, to be included in the SWPPP. The schedule will detail the sequence of activities and describe the stabilization schedule. The contractor must adapt this section to their specific plans in the project SWPPP.

4.5 Size of Property and Total Area expected to be Disturbed (5.3.4.3)

The following are estimates of the construction site:

Total project area:	**6.13 acres**
Construction site area to be disturbed	**1.31 acres**
Percentage impervious area BEFORE construction:	**0**%
Runoff Coefficient BEFORE construction:	**0.25**
Percentage impervious area AFTER construction:	**0**%
Runoff coefficient AFTER construction:	**0.25**

4.6 Identification of All Potential Pollutant Sources (5.3.4.5)

Identify and list all potential sources of sediment from construction materials and activities which may affect the quality of storm water discharges from the construction site.

Identify and list all potential sources of pollution, other than sediment, from construction materials and activities which may affect the quality of storm water discharges from the construction site.

Potential sources of sediment to storm water runoff:

Construction materials and activities that have the potential to contribute sediment pollutants to storm water runoff originating on-site include:

Trade Name Material	Storm Water Pollutants	Location
Excavation/ Backfilling/ Grading	Silt, Sand, Gravel, Organic Soil	Within project limits and areas disturbed by construction activity
Stockpiles	Silt, Sand, Gravel	Within the general construction staging area and areas of excavation and fill activities
Vehicle Tracking	Silt, Sand, Gravel, Organic Soil	At all project exits

Potential pollutants and sources, other than sediment, to storm water runoff:

Construction materials that have the potential to contribute pollutants other than sediment to storm water runoff originating on-site include:

Trade Name Material	Storm Water Pollutants	Location
Diesel Fuel/ Gasoline/ Hydraulic Oil/ Lubricants	Petroleum Distillate, Oil, Grease, Naphthalene, Xylene	Within the project limits and material staging areas
Coolant	Ethylene Glycol, Heavy Metals (Copper, Lead, Zinc)	Within the project limits and material staging areas
Sanitary Toilet	Fecal Coliform	General construction staging areas
Fertilizer	Nitrogen, Phosphorus	Areas requiring seeding operations
General Site Litter	Paper, Plastic	Within project limits and material staging areas
Portland Cement Concrete (PCC)/ Grout	Limestone, Sand, pH, Chromium	Within project limits and at concrete washout areas

No pollutant sources from areas other than construction have been identified for this project.

5.0 SITE MAPS (5.3.5)

Site map(s) and drawings are located in Appendix A.

The SWPPP must include a legible site map (or set of maps for large projects) showing the entire site and identifying the following site-specific information:

1. North Arrow
2. Property boundaries
3. Locations where earth-disturbing activities will occur, noting any phasing dictated by design
4. Location of areas that will not be disturbed and natural features to be preserved
5. Locations of all storm water conveyances including ditches, pipes, and swales
6. Locations of storm water inlets and outfalls, with a unique identification code for each outfall
7. Location where storm water and/or authorized non-storm water discharges to waters of the U.S. (including wetlands) or a Municipal Separate Storm Sewer Systems (MS4), if present
8. Direction of storm water flow and approximate slopes anticipated after grading activities
9. Locations where control measures will be installed
10. Locations where exposed soils will be or have been stabilized
11. Locations where post-construction storm water controls will be installed (i.e. seeding areas, matting, riprap, sedimentation basins, etc.)
12. Locations of support activities, if known
13. Locations where authorized non-storm water will be used
14. Locations and sources of run-on to the site from adjacent property that may contain quantities of pollutants (e.g., sediment, fertilizers and/or pesticides, paints, solvents, fuels) which could be exposed to rainfall, or snowmelt, and could be discharged from your construction site, if applicable
15. Locations of all waters of the U.S. (including significant wetland areas 10,000 square feet or greater) on the site within 2,500 feet of the site boundary (~1/2 mile on each side of road) that may be affected by storm water discharges from the site (see Section 7.1)
    a. This can be shown on a general location map (USGS quad map, a portion of a city or county map, or other map) with enough detail to identify the location of the construction site and waters of the U.S. within the one-mile distance.
16. Location of existing public water system (PWS) drinking water protection areas (DWPA) for PWS sources (e.g. springs, wells, or surface water intakes) that intersect the boundary of the proposed project/permit area. The DWPAs can be found using the interactive web map application, “Alaska DEC Drinking Water Protection Areas”, located at *http://dec.alaska.gov/das/GIS/apps.htm.*
    a. A copy of the webpage from the above URL will work with the addition of the project boundary and labels for the DWPAs by their ID numbers (see Section 9).
17. Sampling point(s), if applicable
18. Areas where final stabilization has been accomplished
19. Location of staging and material storage areas (construction materials, hazardous materials, fuels, etc.)
20. Dumpsters
21. Porta-potties
22. Concrete, paint, or stucco washout areas
23. Stabilized construction exits

6.0 DISCHARGES

Subject to compliance with the terms and conditions of the CGP, the permittee is authorized to discharge pollutants in storm water discharges from the site. If the permittee is eligible for coverage under CGP and does not comply with the requirements of the CGP, the permittee may be in violation of this general permit for otherwise eligible discharges.

Describe and identify the location of any storm water discharge associated with support activities, including discharges from dedicated asphalt and concrete plants covered by the CGP (5.3.8).

As defined in Appendix C of the 2021 ACGP, a discharge point is a location where collected and concentrated stormwater flows are discharged from the construction site. The project site is known to have three existing discharge points. The final determination of the project's discharge points will be established in the field.

Discharge Point #1: Discharge Point #1 is located approximately 50 feet directly west of the Pump Station near STA 160+00. Discharge Point #1 is a natural conveyance that discharges collected surface runoff into the Bridge Creek Reservoir collected.

Discharge Point #2: Discharge Point #2 is located approximately 50 feet directly north of the water main alignment at STA 162+00. Discharge Point #2 is a natural conveyance that discharges surface runoff into the Bridge Creek Reservoir collected from the cleared area between the easement section line around STA 161+50 to STA 162+50.

Discharge Point #3: Discharge Point #3 is located approximately 70 feet directly north of the proposed 90-degree horizontal bend in the water main alignment at STA 164+74.35. Discharge Point #3 is a natural conveyance that discharges surface runoff into the Bridge Creek Reservoir collected from the cleared area between the easement section line around STA 164+74.35 to STA 175+00.

6.1 Locations of Other Industrial Storm Water Discharges (5.3.8)

The contractor is required to identify discharges from related support activities. Portable batch plants located on department-supplied property must be included in the contractor's SWPPP and related inspections. If the COH is not a CGP operator for the site or sites listed in this subsection, then describe the sites and BMPs for them in a separate SWPPP2. In this section, explain which areas are covered within this SWPPP and which are covered within a separate SWPPP2. Also provide information on where the SWPPP2 is available for review.

Locations of additional storm water dischargers associated with construction but not provided with this project may include:

- Equipment staging areas
- Material staging areas
- Excavated material disposal areas

6.2 Allowable Non-Storm Water Discharges (1.4.3; 4.3.7; 5.3.9)

The contractor must list all allowable non-storm water discharges and describe how the discharges will be minimized and managed to reduce pollution to storm water in the contractor's SWPPP.

Allowable Non-Storm Water Discharges:

- Discharges from fire-fighting activities (1.4.3.1)
- Fire hydrant flushing (1.4.3.2)
- Waters used to wash vehicles where detergent are not used (1.4.3.3)
- Water used to control dust (1.4.3.4)
- Potable water including uncontaminated water line flushings (1.4.3.5)
- Routine external building wash down that does not use detergents (1.4.3.6)
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used (1.4.3.7)
- Uncontaminated air conditioning or compressor condensate (1.4.3.8)
- Uncontaminated, non-turbid discharges of ground water or spring water (1.4.3.9)
- Foundation or footing drains where flows are not contaminated with process materials such as solvents or contaminated groundwater (1.4.3.10)
- Uncontaminated construction dewatering waters that are treated by an appropriate control measure in compliance with Part 4.4.2 or have been treated with treatment chemicals in compliance with Part 4.6 (1.4.3.11)
- Landscape irrigation (1.4.3.12)

7.0 DOCUMENTATION OF PERMIT ELIGIBILITY RELATED TO TOTAL MAXIMUM DAILY LOADS (3.2, 5.6)

A search of the "Alaska's Final 2022 Integrated Water Quality Monitoring and Assessment Report" found listings or impairments for the **Bridge Creek Reservoir**.

7.1 Identify Receiving Waters (5.3.3.3)

Description of receiving waters:

Bridge Creek Reservoir: The Bridge Creek Reservoir is a manmade, freshwater lake located along Diamond Ridge. The manmade lake was created and is managed as a water supply source for the City of Homer's public water utility. The Reservoir provided permanent habitat to Dolly Varden and rainbow trout.

Unnamed Ponds: Two unnamed settling ponds are located adjacent to the Water Treatment Plant facility. The ponds are located from STA 194+25 to STA 198+00 and are situated between Skyline Drive to the south and west and the raw water line alignment to the east**.**

Outstanding Natural Resource Waters (2.1.6):

The DEC must be consulted, at least 30 days prior to construction activities, when determining requirements for water quality analysis on all projects that will or may discharge storm water to a Tier III water body, also known as Outstanding Natural Resource Waters (ONRW).

For this project, the contractor is not required to contact DEC prior to commencement of construction activities. Although the project may discharge storm water to the Bridge Creek Reservoir and the unnamed ponds, these water bodies are not designated as a Tier III water body. No ONRWs have been designated in Alaska by DEC as of February 2025.

7.2 Identify TMDLs (5.6.1)

Is an EPA-established or approved TMDL published for the receiving water(s) listed in Section 7.1?

☐ Yes ☑ No

TMDL: **Not applicable**

Summary of consultation with state or federal TMDL authorities (5.6.2): **Not applicable**

Measures taken to ensure compliance with TMDL (5.6.3): **Not applicable**

Are there impaired receiving waters listed in Section 7.1 without an approved TMDL? ☐ Yes ☑ No

8.0 DOCUMENTATION OF PERMIT ELIGIBILITY RELATED TO ENDANGERED SPECIES (3.3, 5.7)

8.1 Information on Endangered or Threatened Species or Critical Habitat (5.7.1)

Are endangered or threatened species and critical habitats on or near the project area?

☑ Yes ☐ No

Describe how this determination was made:

Utilizing the USFWS Information, Planning, and Conservation (IPAC) development tool located at https://ipac.ecosphere.fws.gov/, the ensuing determinations were made:

1. One threatened or endangered species may be encountered in the project area.
    a. Steller's eider has a designated non-breeding concentration area within the project boundaries. This small marine duck is currently listed as **Threatened**.

2. There are no critical habitats within the project area.
    a. Critical habitats have been designated for the Steller's eider, but the closest one is approximately 340 miles from the project location.

Although possible, it is unlikely this bird species would be encountered in the proposed project area due to existing development and roadway disturbance. The Steller eiders spend the majority of their life in coastal marine waters and there are no known nesting grounds located near the project.

Will species or habitat be adversely affected by storm water discharge?

☐ Yes ☑ No

Construction of this project is not anticipated to adversely affect the endangered species or its critical habitats.

9.0 APPLICABLE FEDERAL, STATE, TRIBAL, OR LOCAL REQUIREMENTS (4.10, 4.15)

By meeting ADEC requirements, the project will comply with all applicable federal, state, local, and tribal requirements for soil erosion control and storm water management.

The contractor will be responsible for obtaining all necessary permits and clearances for material and disposal sites, and/or equipment storage areas in accordance with the CGP for Storm Water Discharges from Construction Activities.

9.1 Historic Properties

Are there any historic sites on or near the construction site?

☐ Yes ☑ No

Describe how this determination was made:

The National Register of Historic Places, available through the National Park Service, does not list any historic sites on or near the construction site.

If cultural or paleontological resources are discovered after the initial commencement of construction activities, work that would disturb such resources is to be stopped, and the Office of History and Archaeology, a Division of Parks and Outdoor Recreation of the Alaska Department of Natural Resources (http://dnr.alaska.gov/parks/oha/), is to be notified immediately at (907) 269-8721.

It is the Contractor's responsibility, thru the Project Engineer, to get clearance for material and disposal sites that have not been assessed during the Design phase of the project.

9.2 Projects near Public Water System (PWS) (4.10)

Projects with boundaries encompassed within or intersecting Public Water System (PWS) Drinking Water Protection Area(s) (DWPA) and Provisional Protection Area(s) shall abide by the requirements set forth under section 4.10 of the ACGP. These requirements include:

1. Notifying the appropriate PWS contact of construction activity.
2. Within the DWPA, restrict activities that may significantly impact natural surface water drainage groundwater gradient.
3. Immediately notify the PWS of any potential contaminants, such as spills or excess erosion.

The project boundary encompasses **one (1)** Public Water System DWPA. Prior to construction activities, the Contractor Superintendent on behalf of both permittees, will notify the PWS contact by either email or telephone – whichever is most expedient.

The associated water system name, number, and contact information are provided below.

Water System Name	PWSID	Contact Name	Phone #	Address	Email
Homer Water System	AK2240456	Todd Cook	907-235-3174	3575 Heath St., Homer, AK-99603	tcook@ci.homer.ak.as

Appendix A contains a map showing the project boundaries and the location of the encompassed DWPA.

General Principles for Erosion and Sediment Controls.

The contractor must design, install, and maintain effective erosion and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed, and maintained to:

- Control storm water volume and velocity to minimize soil erosion and pollutant discharges;
- Control storm water discharges, including both peak flowrates and total storm water volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points;
- Minimize the amount of soil exposed during construction activity;
- Minimize the disturbance of steep slopes;
- Minimize sediment discharges from the site. The design, installation, and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity, duration of precipitation; the nature of resulting storm water runoff; and soil characteristics, including the range of soil particle sizes expected to be present on the site;
- Provide and maintain natural buffers around waters of the U.S., direct storm water to vegetated areas and maximize storm water infiltration to reduce pollutant discharges, unless infeasible;
- Minimize soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates it to be compacted.
- Unless infeasible, preserve topsoil. Preserving topsoil is not required where the intended function of a specific area of the site dictates that the topsoil be disturbed or removed.

Additional Erosion and Sediment Controls Selection and Design Considerations:

Preventing storm water from coming into contact with polluting materials is generally more effective, and less costly, than removing pollutants from storm water;

Using a combination of control measures is more effective than using control measures in isolation for minimizing pollutants in the storm water discharge;

Using technologically available, economically practicable, and achievable methods in light of best industry practices;

Assessing the type and quantity of pollutants, including their potential to impact receiving water quality, is critical to designing effective control measures that will achieve the limits in this permit;

Minimizing impervious areas at the permittee's facility and infiltrating runoff onsite (including bioretention cells, green roofs, and pervious pavement, among other approaches) can reduce runoff and improve groundwater recharge and stream base flows in local streams, although care must be taken to avoid ground water contamination;

Dissipate storm water runoff into open vegetated swales and natural depressions to reduce in stream impacts of erosive flows;

Conserving and/or restoring of riparian buffers will help protect streams from storm water runoff and improve water quality; and

Using treatment interceptors (e.g., sand filters) may be appropriate in some instances to minimize the discharge of pollutants.

Describe the Best Management Practices (BMPs) to be implemented to control pollutants in storm water discharges. For each major activity identified:

- Clearly describe appropriate control measures.
- Describe the general sequence during the construction process in which the measures will be implemented.
- Describe maintenance and inspection procedures to be undertaken for that specific BMP.
- Include protocols, thresholds, and schedules for cleaning, repairing, and/or replacing damaged or failing BMPs.
- Identify staff responsible for maintaining BMPs. (If your SWPPP is shared by multiple operators, indicate the operator responsible for each BMP.)

Categorize each BMP under one of the following areas of BMP activity as described below:

1. *Minimize the Amount of Soil Exposed during Construction Activity (4.2.2) & Site Delineation (4.2.1)*
2. *Maintain Natural Buffer Areas (4.2.3) & Clearing Vegetation (4.2.4)*
3. *Control Storm Water Discharges and Flow Rates (4.2.5)*
4. *Protect Steep Slopes (4.2.6)*
5. *Storm Water Inlet Protection (4.3.1)*
6. *Water Body Protection (4.3.2)*
7. *Down-Slope Sediment Controls (4.3.3)*
8. *Stabilized Construction Vehicle Access and Exit Points (4.3.4)*
9. *Track-Out from vehicles (4.3.5)*
10. *Dust Generation (4.3.6)*
11. *Stockpile Management (4.3.7)*
12. *Sediment Basins (4.3.9)*
13. *Dewatering (4.4)*
14. *Soil Stabilization (4.5)*
15. *Treatment Chemicals / Active Treatment Systems (4.6)*
16. *Good Housekeeping Measures (4.8)*
17. *Spill Notification (4.9)*
18. *Construction and Waste Materials (5.3.7)*
19. *Permanent/Post-Construction BMPs (4.11)*
20. *Projects near a Public Water System (PWS) (4.10)*

- Note the location of each BMP on your site map(s).
- Any structural BMPs should have design specifications and details referred to in Section 11 or included in Appendix B.

For more information or ideas on BMPs, see the DEC *Alaska Storm Water Guide*: https://dec.alaska.gov/water/wastewater/stormwater/guidance/ & for a list of Alaska specific BMPs look at the DOT&PF *Alaska SWPPP Guide*'s Appendix B - BMP Guide for Erosion & Sediment Control at http://dot.alaska.gov/stwddes/desenviron/assets/pdf/bmp/bmp_all.pdf

10.0 CONTROL MEASURES/BEST MANAGEMENT PRACTICES (4.0; 5.3.6)

Much of the guidance in this section is for both the ESCP & SWPPP preparers. Carefully read through the requirements listed below when filling out Section 10. When developing this section, think about how they are going to construct the project. Look at means and measures but do not direct the contractor…merely suggest. Consider 'prior to/upon construction' methods (i.e. upon placing culvert install a fiber roll and outlet protection).The following sections describe BMPs that will or may be used as necessary to prevent erosion and control sediment.

The selection, design, installation, maintenance, and removal of control measures must be in accordance with good engineering practices, manufacturer specifications, and address site-specific conditions such as precipitation, site topography, soil characteristics, and growing season.

The plan preparer will use this section to describe the types and locations of control measures and BMPs to be installed and maintained in accordance with CGP Part 4.0.

Describe each control measure and BMP, including installation schedule and maintenance, inspection, and removal requirements. You may include a brief description of each BMP in this section and refer to detailed installation, maintenance, inspection, removal requirements, and manufacturer's specifications that **MUST** be included in the Appendix B.

If a control measure or BMP will be used to comply with more than one element of this section, you do not need to repeat the detailed installation, maintenance, inspection, removal requirements, and manufacturer's information. For each repeated element, identify the control measure or BMP to be used, and refer to the section or Appendix B where the detailed information is presented.

The person(s) identified in Section 2.0 of this SWPPP will be responsible for ensuring compliance with the installation, maintenance, inspection, and removal of these control measures.

The format to be used is:

BMP Description:

Describe purpose, applicability, limitations and design. If using a BMP manual or publication, this information may be found there.

BMP Manual/Publication:

Provide the citation information as described below. If referencing Appendix B, where the BMP details are provided, ensure the attached sheets clearly identify this information.

Installation Schedule:

Identify the activity or phase prior to which the BMP will be installed or the activity that requires this BMP to be installed before it can begin.

Maintenance and Inspection:

Describe the thresholds and/or indicators for maintenance and protocols for inspecting the BMP. Describe the maintenance procedures. If using a BMP manual or publication, this information may be found there.

Responsible Staff:

Name the position and company who is responsible for installation and maintenance.

How to Cite a BMP Publication:

COH requires citations for the BMP manual or publication used to select and design the BMP, along with a description of the BMP. If no BMP manual or publication was used to select or design a given BMP then state “No BMP manual or publication was used in the design or selection of this BMP.” BMP designs submitted by the contractor and approved by the Project Engineer may be used but still must state that no manual or publication was used.

BMP Manuals/Publications: BMP manuals describe each BMP and outline details such as installation, design parameters, applicability/limitations, maintenance, and targeted pollutants. To cite a manual, include the title, author (individual or agency) and date of publication.

Be careful when citing outside of the state control measures or BMPs. Read through them to make sure they do not put any additional restrictions that go beyond the CGP. If citing outside of state BMPs, make sure to mark out any requirements that do not apply to this project or do not meet CGP requirements and cite as ‘modified from (insert BMP manual title).

COH Specifications and Plan Sheets: The publication cited may be the COH contract specifications and plan sheets provided that the minimum information regarding the BMP is included (those listed above).

When the plans and specifications are used, the reference must include the sheet or page number and these must be appended to the SWPPP. If the specifications and plan sheets do not provide the minimum information, the plan preparer must provide the missing information in the plan. Any drawing or description developed by the plan preparer must include the statement “No BMP manual or publication was used for this design.”

Manufacturer’s Specification Sheet: Referencing a manufacturer’s specification sheet is suitable only if it includes all the necessary information listed in the above subsection. When using the manufacturer’s specification sheet(s), provide the product name, manufacturer, and date of copyright, and attach copies of the specification sheet(s) to the plan. It may also be helpful to provide the manufacturer’s website if the information was obtained online. You may deviate from manufacturer’s specifications where you provide justification for such deviation and include documentation of your rationale in the ESCP/SWPPP.

Permanent/Post-Construction Control Measures: Identify any permanent/post-construction control measures that will be installed during the construction process and not discussed elsewhere in the SWPPP (permanent Soil Stabilization measures should be covered in section 10.13).

10.1 Minimize Amount of Soil Exposed during Construction Activity (4.2.2)

Describe how the disturbed land areas (e.g., clearing and grading) and undisturbed land areas (e.g., trees, boundaries of sensitive areas, or buffers established by CGP Part 4.2.3) will be delineated.

Describe the areas that will be disturbed for each phase of construction, and the methods you will use (e.g., signs, fences, etc.) to protect the areas that are to be left undisturbed. Construction activities must be phased to minimize the extent and duration of exposed soil.

Identify natural features and describe how each will be protected during construction activity.

Describe how native topsoil will be preserved. Native topsoil should be preserved for later use with on-site stockpiles, unless deemed infeasible by space constraints or site design criteria creates impervious surfaces (CGP Part 4.2.2.1).

The contractor shall employ all means necessary to minimize impacts to the Bridge Creek Reservoir and the WTP settling ponds. Work limits for ground disturbance areas will be delineated by slope stakes, silt fences, fiber rolls, or other necessary methods prior to initiating construction activities. Vegetation and the root mass shall be left in place whenever possible to the greatest extent practicable, unless otherwise directed by the Engineer.

***BMP Description*:** *Vegetation Buffer / Preserve Existing Vegetation, BMP 38.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
***Installation Schedule*:**	Before clearing or ground disturbing operations begin.
***Maintenance and Inspection*:**	Inspection: Look for areas where the preservation barrier has been removed or visibility of the barrier has been reduced. Maintenance: Make repairs if any conditions noted under inspection are found.
***Responsible Staff*:**	SWPPP Manager & Superintendent, Contractor

10.1.1 Site Delineation (4.2.1)

***BMP Description*:** *Site Delineation, BMP 54.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
***Installation Schedule*:**	Prior to the initiation of construction activities.
***Maintenance and Inspection*:**	Inspection: Look for flagging or fencing that does not sufficiently delineate undisturbed areas, trees, boundaries of sensitive areas, or natural buffer areas. Maintenance: Make repairs if any conditions noted under inspection are found.
***Responsible Staff*:**	SWPPP Manager & Superintendent, Contractor

10.2 Maintain Natural Buffer Areas (4.2.3)

Are stream crossings or waters of the U.S. located within or immediately adjacent to the property?

☑ Yes ☐ No

If YES, describe the control measures to be implemented to comply with the CGP Part 4.2.3 (e.g., buffer areas, perimeter controls, etc.).

You must maintain natural buffer areas at stream crossings and around the edge of any waters of the U.S. that are located within or immediately adjacent to the construction activity in accordance with the following:

- The buffer must be a minimum of 25 feet wide, or the width as required by local ordinance, unless infeasible based on-site dimensions;
- Exceptions are allowed for water dependent activities, specific water access activities, or necessary water crossings;
- A permittee should, to the extent practicable, use perimeter controls adjacent to buffers and direct storm water sheet flow to buffer areas to increase sediment removal and maximize storm water infiltration.

The Bridge Creek Reservoir and WTP settling ponds are located within the project boundaries. Although in-water work is not anticipated, the following measures shall be employed to minimize the impacts of construction activities to the water body and its natural buffer areas:

1. Fueling, maintenance, and cleaning of equipment will not take place within 100 feet of any water body.
2. Sanitation facilities and construction waste will not be placed within 50 feet of any water body.
3. Natural buffer areas shall be delineated by acceptable means in accordance with Section 10.1.1.
4. Construction waste materials will not be stored within a vicinity of the water body which could negatively impact its water quality.
5. Any aggregate material stockpiles stored upstream of water bodies will have appropriate BMPs and perimeter controls installed to prevent sediment laden discharge to water bodies.

Perimeter controls and vegetated buffer areas shall be used, to the extent practicable, to direct storm water, remove sediment, and maximize infiltration for construction activities that do not encroach upon natural buffer areas.

BMP Description**:** *Vegetation Buffer, BMP 38.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule**:**	Delineate existing vegetation before starting work in an area.
Maintenance and Inspection**:**	Inspection: Look for damage caused by equipment and/or vehicles. Look for erosion or sediment deposition within the vegetation buffer caused by concentrated water flows. Ensure limits of the natural buffer are clearly marked. Maintenance: Make repairs if any conditions noted under inspection are found. Replace damaged or insufficient flagging.
Responsible Staff**:**	SWPPP Manager & Contractor, Superintendent

10.2.1 Clearing Vegetation (4.2.4)

Clearing of vegetation that disturbs the vegetative mat and exposes soil is **prohibited** prior to obtaining authorization under the CGP.

Cutting of trees and brush while the ground is frozen without disturbing the vegetative mat for the purpose of clearing in accordance with the U.S. Fish & Wildlife Service "Recommended Time Periods for Avoiding Vegetation Clearing" is allowed prior to the submittal of a project's NOI.

If vegetation clearing that disturbs the vegetative mat and occurs after the onset of spring thaw (as defined in Appendix C) or conditions that consist of above freezing temperatures that cause melting of snow, the permittee must develop a SWPPP and file an NOI. Operators must receive authorization under this permit and otherwise comply with the terms of this permit prior to such clearing.

10.3 Control Storm Water Discharges and Flow Rates (4.2.5)

Describe control measures to comply with the CGP (e.g., divert storm water around the site, slow down or contain storm water, use of velocity dissipation devices, installing permanent storm water management controls prior to construction of site improvements to the extent practicable, etc.). Storm water that may concentrate must be slowed down or contained.

Fiber rolls and other similar control measures may be used to divert water around the site, slow down or contain storm water, or be used as sediment traps.

BMP Description: *Fiber Rolls for Erosion Control, BMP 10.01.a*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, July 2018*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed prior to soil disturbance in the contributing drainage area.
Maintenance and Inspection:	Inspection: Look to see that fiber rolls are tightly abutted and that fiber rolls are in contact with the soil and entrenched. Also look for scouring underneath the rolls and sediment accumulation. Maintenance: If rolls are crushed, torn, slumping or split, the damaged sections must be replaced. Remove sediment accumulated upslope of the roll when it reaches one-half the distance between the top of the fiber roll and the ground surface.
Responsible Staff:	SWPPP Manager & Contractor Superintendent

10.3.1 Protect Steep Slopes (4.2.6)

Will steep slopes be present at the site during construction? ☐ Yes ☑ No

No long, steep slopes are present or proposed in the project area.

10.4 Storm Water Inlet Protection Measures (4.3.1)

No piped storm systems are located within the limits of the projects.

10.5 Water Body Protection Measures (4.3.2)

Describe control measures selected to minimize discharge of sediment prior to entry into water bodies located on or immediately downstream of the site.

Perimeter controls and sediment barriers such as fiber rolls, silt fences, and vegetation buffers shall be used to protect receiving waters from excessive sedimentation.

***BMP Description*:** *Fiber Rolls for Erosion and Sediment Control, BMP 10.01.b*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, July 2018*	
☐ ***Permanent***	☑ ***Temporary***
***Installation Schedule*:**	Install prior to soil disturbance in the contributing drainage area.
***Maintenance and Inspection*:**	Inspection: Look for roll ends remain abutted tightly. Ensure the rolls are in contact with the soil and are entrenched. Look for scouring underneath the rolls. Maintenance: If rolls are crushed, torn, slumping or split, the damaged sections must be replaced. Remove sediment accumulated upslope of the roll when it reaches one-third the distance between the top of the fiber roll and the ground surface.
***Responsible Staff*:**	SWPPP Manager & Superintendent, Contractor

BMP Description: *Silt Fence, BMP 20.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed prior to soil disturbance in the contributing drainage area.
Maintenance and Inspection:	Inspections are performed a minimum of weekly and after significant rainfall. • Repair functional deficiencies immediately. • Reinforce fence-line as needed to prevent undesirable sedimentation of sensitive areas • Replace torn or punctured fabric • Remedy fence sags • When accumulated sediment reaches one-third of above ground height or capacity, remove silt/sediment waste in an approved manner and location
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

***BMP Description*:** *Vegetation Buffer, BMP 38.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
***Installation Schedule*:**	Delineate existing vegetation before starting work in an area.
***Maintenance and Inspection*:**	Inspection: Look for damage caused by equipment and/or vehicles. Look for erosion or sediment deposition within the vegetation buffer caused by concentrated water flows. Ensure limits of the vegetation buffer are clearly marked. Maintenance: Make repairs if any conditions noted under inspection are found.
***Responsible Staff*:**	SWPPP Manager & Contractor, Superintendent

10.6 Down-Slope Sediment Controls (4.3.3)

Describe sediment controls (e.g., silt fence or temporary diversion dike) for any portion of the down-slope and side-slope perimeter where storm water will be discharged from disturbed areas of the site.

Sediment control measures such as fibers rolls, vegetation buffers, and silt fences will be used on any portion of the site where water traveling over disturbed areas or around soil stockpiles may be discharged off-site or into a receiving water. These control measures shall be functional before ground-disturbing activities take place.

BMP Description**:** *Vegetation Buffer, BMP 38.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule**:**	Delineate existing vegetation before starting work in an area.
Maintenance and Inspection**:**	Inspection: Look for damage caused by equipment and/or vehicles. Look for erosion or sediment deposition within the vegetation buffer caused by concentrated water flows. Ensure limits of the vegetation buffer are clearly marked. Maintenance: Make repairs if any conditions noted under inspection are found.
Responsible Staff**:**	SWPPP Manager & Contractor, Superintendent

BMP Description: *Silt Fence, BMP 20.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed prior to soil disturbance in the contributing drainage area.
Maintenance and Inspection:	Inspections are performed a minimum of weekly and after significant rainfall. • Repair functional deficiencies immediately. • Reinforce fence-line as needed to prevent undesirable sedimentation of sensitive areas • Replace torn or punctured fabric • Remedy fence sags • When accumulated sediment reaches 1/3 of above ground height or capacity, remove silt/sediment waste in an approved manner and location
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description**:** *Fiber Rolls for Sediment Control, BMP 10.01.b*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, July 2018*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule**:**	Install prior to soil disturbance in the contributing drainage area. Place fiber rolls perpendicular to flow and parallel to the slope contour.
Maintenance and Inspection**:**	Inspection: Look for roll ends that remain tightly abutted. Ensure that the rolls are in contact with the soil and are entrenched. Look for scouring underneath the rolls.

	Maintenance: If rolls are crushed, torn, slumping or split, the damaged sections must be replaced. Remove sediment accumulated upslope of the roll when it reaches one-half the distance between the top of the fiber roll and the ground surface. Capacity is limited to one-third when protecting a water body or storm drain inlet.
***Responsible Staff*:**	SWPPP Manager & Superintendent, Contractor

10.7 Stabilized Construction Vehicle Access and Exit Points (4.3.4)

Vehicle access points must be limited as much as possible and must be stabilized.

Describe location(s) of vehicle entrance(s) and exit(s), procedures to remove accumulated sediment off-site (i.e., vehicle tracking), and stabilization practices (i.e., stone pads and/or wash racks) to minimize off-site vehicle tracking of sediments and discharges to storm water.

Any rubber-tired piece of equipment or vehicle operating on bare soils will require a stabilized entrance/exit prior to driving on paved surfaces. Tracked equipment must be cleaned prior to operating on paved surfaces. Stabilized construction exits may consist of plastic mud mats, rock, temporary pavement, or metal plates. Existing gravel surfaces may be used for stabilized access and exit points.

BMP Description: *Prefabricated Driving Ground Protection Mat, BMP 14.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed prior to any rubber-tired vehicles or construction equipment leaving the site.
Maintenance and Inspection:	Inspection: Inspect mats for signs of damage and sediment track-out. Ensure that mats are covering all areas that require protection and that exiting vehicles do not drive on surfaces outside of the mats. Maintenance: Clean or replace mats that are damaged or exhibiting signs of track-out. Repair or replace any mat units that are damaged.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *Stabilized Construction Exit, BMP 23.00 & 24.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed prior to any rubber-tired vehicles or construction equipment leaving the site.
Maintenance and Inspection:	Inspection: Inspect pads and sediment trapping structures daily for sediment accumulation and material displacement. Maintenance: • Maintain each entrance in a condition that will prevent tracking of mud or sediment onto public rights-of way. • Replace gravel when surface voids are visible. • Remove all mud and sediment deposited on paved roadways within 24 hours.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.8 Dust Generation and Track-Out from Vehicles (4.3.5, 4.3.6)

Describe control measures to minimize the generation of dust and off-site vehicle tracking of sediment. Dust must be minimized prior to the vehicle exits by application of water or other dust suppression techniques.

The contractor will be required to remove any debris including soil and rock from the roadway or any paved surfaces. Offsite accumulation of sediment will be removed at a frequency sufficient to minimize off-site impacts.

BMP Description: *Street Sweeping and Vacuuming for Sediment Control, BMP 55.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Implement anywhere sediment is tracked from the project site onto public or private paved roads, typically at points of ingress/egress.
Maintenance and Inspection:	Inspection: Daily, the contractor shall inspect project exit points for evidence of sediment, soil, or mud tracked onto roadways. Maintenance: Street sweeping and/or vacuuming shall be conducted whenever accumulated sediment of track-out is visible on paved surfaces. Additional control measures may be necessary to minimize the quantity of swept-up sediment.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.9 Soil Management and Soil Stockpile (4.3.7)

Will soil stockpiles be at the site during construction? ☑ Yes ☐ No

If YES, describe control measures intended to control sediment loss from the stockpiles (e.g., tarps or perimeter straw wattles). Show location(s) of stockpile(s) on site maps, if known. Stockpiles must be stabilized or covered, protected with sediment controls and located away from storm water inlets, conveyance channels, or water bodies, if possible.

Material stockpiles may be required on-site. Temporary material stockpiles shall be located to the extent practicable away from receiving waters. Stockpiles containing erodible material shall be protected and covered with soil binders, plastic sheeting, mulch, or other products to prevent erosion. Control measures such as fiber rolls shall be installed downslope of erodible stockpiles to limit and control sedimentation.

BMP Description: *Tackifier, BMP 56.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed directly upon material stockpiles that require short-term stabilization.
Maintenance and Inspection:	Inspection: Look for any areas that have evidence of erosion or scouring. Maintenance: Make repairs if conditions noted under inspection are found.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *Hydraulic Erosion Control Products (HECP), BMP 51.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	HECPs may be applied to stockpile locations that need temporary stabilization. The Contractor shall ensure the product is allowed to cure or dry to prevent mulch from washing away.
Maintenance and Inspection:	Inspection: Inspect for adequate HECP coverage and inspect for areas subjected to erosion or scouring. Maintenance: Replace mulch that has been loosened or dislodged. Make repairs if any conditions noted under inspection are found.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *Fiber Rolls for Erosion and Sediment Control, BMP 10.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed as perimeter control at the base of erodible stockpiles to control erosion and sediment.
Maintenance and Inspection:	Inspection: Look to see that fiber rolls are tightly abutted and that fiber rolls are in contact with the soil and entrenched. Also look for scouring underneath the rolls. Maintenance: If rolls are crushed, torn, slumping or split, the damaged sections must be replaced. Remove sediment accumulated upslope of the roll when it reaches one-half the distance between the top of the fiber roll and the ground surface.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *Plastic Covering BMP-12.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed as a protective measure against water and wind related erosion when erodible stockpiles are not actively being worked. Plastic covering will be secured either by weighted of trenched methods.
Maintenance and Inspection:	Inspection: Look for overlapping of seems, unsecured covering locations, appropriate anchorage, and water and/or erosion locations under or adjacent to the covering. Check for undermining, torn sheeting, and deterioration in the sheeting. Maintenance: Re-secure covering. Add additional covering or make repairs as needed.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.10 Sediment Basins (4.3.9)

Refer to CGP Part 4.3.8 to determine if a sediment basin is required for your site.

Will a sediment basin be required during construction? ☐ Yes ☑ No

If YES, provide a brief description of the sediment basin here. Append detailed design information in appendices (e.g., calculated volume of runoff from a two-year, 24-hour storm, or other assumptions used to calculate appropriate sediment-basin size). Show location of sediment basin(s) on site maps.

10.11 Dewatering (4.4)

Describe dewatering practices to be implemented if water must be removed from an area so construction activity can continue.

Will dewatering be conducted during construction? ☑ Yes ☐ No

Will excavation dewatering be conducted within 1,500 feet of a DEC mapped contaminated site found on the DEC website? ☑ Yes ☐ No

For DEC's contaminated sites:
http://www.arcgis.com/home/item.html?id=315240bfbaf84aa0b8272ad1cef3cad3.

If yes to above question, review and comply with the DEC General Permit for Excavation Dewatering (AKG002000 - https://dec.alaska.gov/water/wastewater/stormwater/dewater-hydrostatic/#dewater), or most current version, for specific requirements

Dewatering for water line replacement will take place within 1500-ft of a DEC-identified contaminated site. The contractor must acquire and abide by the DEC General Permit for Excavating Dewatering Permit, including stipulations of treating and monitoring discharges. The contaminated site map in Appendix A reveals the specific site within the vicinity of dewatering activities.

All discharges from excavation dewatering activities will be treated with the appropriate control measures. Untreated water from excavation dewatering operations shall not be discharged to receiving waters, nor shall untreated water be allowed to run offsite, unless the dewatering discharges are non-turbid. Water resulting from dewatering operations will be directed to an area where it can infiltrate through the ground. If a suitable location is not available to treat dewatering discharges, then the water will be pumped through a dewatering bag or other approved control measure to remove sediment.

BMP Description: *Excavation Dewatering, BMP 09.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Prior to and during dewatering activities.
Maintenance and Inspection:	Inspection: Monitor pumps, intake, and discharge points while in use. Inspect for leaks, erosion, clogging, inadequate treatment, failure of energy dissipation material and other defects. Maintenance: Reinforce, repair or restore any portion of the treatment controls, conveyance system, or energy dissipator if deficiencies are found.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.12 Permanent/Post-Construction BMPs (4.11)

Describe any permanent/post-construction control measures that will be installed during the construction process AND have not been discussed elsewhere in this document.

Examples of these measures are:

- Biofilters
- Detention/Retention Devices
- Earth Dikes, Drainage Swales, and Lined Ditches
- Infiltration Basins
- Vegetated Strips and/or Swales

Permanent BMPs for this project include the permanent preservation of existing vegetation and seeding as a final soil stabilization measure. Existing vegetation will be preserved to the extent practicable and all disturbed areas will receive seeding as final stabilization. The permanent/post-construction BMPs are previously or further discussed in relevant subsections of this narrative.

10.12.1 Soil Stabilization (4.5, 5.3.6.3)

The project must stabilize all disturbed areas of the site to minimize on-site erosion and sedimentation and the resulting discharge of pollutants.

Soil stabilization requirements vary depending on the mean annual precipitation for the site. Refer to CGP Part 4.5 for specific requirements.

Refer to the Alaska Plant Materials Center's Alaska Coastal Revegetation & Erosion Control Guide and Interior Alaska Revegetation & Erosion Control Guide at http://plants.alaska.gov for help in selecting appropriate seed mixes and information on methods for revegetation.

Describe permanent & temporary stabilization control measures and sequence of installation.

Describe how the site will be stabilized prior to seasonal freeze-up.

All disturbed areas of the site are required to be stabilized to minimize on-site erosion, on-site and off-site sedimentation, and to prevent the discharge of stormwater that could adversely affect a receiving waterbody.

Temporary stabilization measures shall be initiated as soon as practicable and within one (1) calendar day on any portion of the site where grubbing, excavation, grading, or any other earth-disturbing activity has temporarily or permanently ceased. Tackifier, surface roughening, and hydraulic erosion control products may be utilized as temporary stabilization measures. Temporary stabilization measures shall be completed within fourteen (14) calendar days of their initiation.

Permanent stabilization measures shall be initiated as soon as practicable and within one (1) calendar day after surface disturbing activities have permanently ceased. Final stabilization measures shall be completed within seven (7) calendar days of their initiation. Disturbed areas not receiving outlet protection armoring will be permanently stabilized with hydraulically applied seed.

BMP Description: *Hydraulic Erosion Control Products (HECP), BMP 51.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Hydraulic Erosion Control Products / hydromulch will be applied at all seeded areas at the rates described in Section 901 of the specifications.

Maintenance and Inspection:	Inspection: Look for mulch being too dry causing it to blow or wash away. Depth of material must allow for acceptable seed germination rates. Maintenance: Replace mulch that has been loosened or dislodged. Water mulch areas periodically to ensure that moisture content will be maintained so that seed germination and grass growth will continue.
Responsible Staff:	SWPPP Manager & Contractor Superintendent

BMP Description: *Tackifier, BMP 56.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Install as directed by the engineer to bond seed and/or mulch in pre-mixed mulch bales
Maintenance and Inspection:	Inspect for bald patches and roughened areas. Reapply to ensure proper coverage as needed or as directed by the engineer.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *Surface Roughening, BMP 30.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☑ ***Permanent***	☐ ***Temporary***
Installation Schedule:	Installed prior to the application of stabilization measures.
Maintenance and Inspection:	Inspection: Inspect roughened areas subsequent to embankment grading and prior to the application of hydraulically applied seed. Maintenance: Seed, fertilize, and mulch areas which are graded as quickly as possible. Regrade and seed immediately if rills appear.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *Permanent Seeding and Soil Amendments, BMP 52.00 & 53.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☑ ***Permanent***	☐ ***Temporary***
Installation Schedule:	Permanent seeding should be done after all construction or maintenance activities have ceased or been finalized. Temporary seeding should also be considered for slope protection and erosion control for active construction sites. Conduct all seeding and fertilization in accordance with local requirements.
Maintenance and Inspection:	Inspect all seeded areas on a regular basis and after each major storm even to check for areas where corrective measures may have to be made. Continue monitoring until permanent vegetation is established. • To establish sufficient growth, irrigation may have to be used in low precipitation or hard to access areas. • Can be conducted in conjunction with various forms of mulching & matting. • Limit re-disturbance of site. Reseed areas where growth is absent or inadequate. Provide additional fertilizer if needed.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.13 Treatment Chemicals (4.6; 5.3.6.4)

Provide documentation for all treatment chemicals and/or an Active Treatment System (ATS) to comply with CGP Part 4.6. Submit cationic treatment chemical use or ATS to DEC at least 14 days for approval be for installing.

Will treatment chemicals be used to control erosion and/or sediment during construction?

☐ Yes ☑ No

10.14 Active Treatment System Information or Cationic Treatment Chemicals (4.6.7)

A permittee who uses an Active Treatment System (ATS) or cationic treatment chemicals as a control measure must submit information required by the DEC for review at least 14 days prior to start of operation of the ATS at the project. Specific submittal requirements can be found at 4.6.7.

Will an ATS or cationic treatment chemicals be used as a control measure at the site?

☐ Yes ☑ No

10.15 Good Housekeeping Measures (4.8)

The project must design, install, implement, and maintain effective good housekeeping measures to prevent and/or minimize the discharge of pollutants. The project must include appropriate measures for any of the following activities at the site.

Consult the DEC Storm Water Guide or other resources for more information or ideas on BMPs. See also the EPA's National Menu of BMPs at http://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater-documents & for a list of Alaska specific BMPs look at the *Alaska SWPPP Guide*'s Appendix B - BMP Guide for Erosion & Sediment Control at http://www.dot.state.ak.us/stwddes/desenviron/assets/pdf/bmp/bmp_all.pdf

10.15.1 Washing of Equipment and Vehicles (4.8.1)

Will equipment and vehicle washing and/or wheel wash-down be conducted at the site?

☐ Yes ☑ No

If YES, describe the control measures to be implemented to comply with CGP Part 4.8.1.

10.15.2 Fueling and Maintenance Areas (4.8.2)

Describe equipment/vehicle fueling and maintenance practices to be implemented to control pollutants to storm water (e.g., secondary containment, drip pans, spill kits, etc.).

Describe spill prevention and control measures to be implemented, including ways to reduce the chance of spills, stop the source of spills, contain and clean up spills, dispose of materials contaminated by spills, and train personnel responsible for spill prevention and control.

Will equipment and vehicle fueling or maintenance be conducted at the site?

☑ Yes ☐ No

The contractor's lay down yards, fueling and maintenance areas must be delineated on the contractor's SWPPP site map. Spill kits appropriate to respond to the hazards on site will be required. Inspections will include the contractor's fueling, maintenance, and laydown areas. Equipment will be maintained to prevent oils and grease from discharging with storm water. Prior to use each day, equipment operators are required to do a visual inspection for leaks, drips, and excess grease. If leaks cannot be repaired and stopped, the equipment will be placed out of service over drip pans and/or pads to collect any fluids or grease and prevent pollution discharge. Topping off fluids will not be allowed in lieu of maintenance. Equipment operators will look for excess grease accumulations, especially when the weather warms up, removing and properly disposing of excess grease to prevent discharge.

HMCP: For the specific sections in the Good Housekeeping BMPs that deal with fueling and oiling, equipment care and maintenance, waste materials, etc., it should be mentioned, by referencing the specific page and section, this requirement for BMP reference and citation is met. Also, it will/can create less conflict within the SWPPP due to the HMCP being project specific and the BMP citations more generic.

BMP Description: *Vehicle/Equipment Storage, Maintenance and Fueling, BMP 42.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Designate areas to be used for storage, washing, maintenance, and fueling of equipment and vehicles. All fueling and maintenance activities shall be located as far as practicable from waters of the U.S and conveyance channels.
Maintenance and Inspection:	Inspection: Look for spills near the designated fueling areas and look for leaks beneath all stored vehicles and equipment. Maintenance: Place drip pans or absorbent pads beneath vehicles and equipment to contain drips or leaks. Immediately clean up all spills, leaks, or contaminated surfaces. Properly dispose of all waste.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.15.3 Staging and Material Storage Areas (4.8.3)

Designate areas to be used for staging and material storage areas. Locate such activities, to the extent practicable, away from storm water conveyance channels, storm water inlets, and waters of the U.S.; and minimize the exposure to precipitation and storm water and vandalism for all chemicals, treatment chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment.

10.15.4 Washout of Applicators/Containers Used for Paint, Concrete, and Other Materials (4.8.4)

Describe location(s) and controls to minimize the potential for storm water pollution from washout areas for concrete mixers, paint, stucco, etc.

Will washout areas for trucks, applicators, or containers of concrete, paint, or other materials be used at the site? ☑ Yes ☐ No

If YES, describe control measures to be implemented to comply with CGP Part 4.8.4. If NO, delete the following paragraph.

The contractor will provide a designated concrete washout area. The washout area may be moved during the construction process but the location must be kept current on the site map. Concrete wash water may not be discharged with storm water. The washout must have sufficient capacity for the scheduled activities.

BMP Description: *Concrete Washout, BMP 06.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Installed prior to any construction activities associated with wet concrete and/or grout.
Maintenance and Inspection:	Inspect washout facilities frequently to determine if/when they have been filled to 50-percent capacity, which is when the materials need to be removed. • Clean out facilities once the washout is one-half full. • If stored liquids are not evaporating and are reaching capacity, vacuum and dispose of liquids in an approved manner. • Remove hardened solids and re-use on-site or haul away for recycling or disposal. • Inspect for signs of weakening or damage prior to relining. • Repair damaged facilities promptly. Contain any spill or discharge of waste material. Replace or display new signage, as needed
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.15.5 Fertilizer or Pesticide Use (4.8.5)

Describe fertilizers and/or pesticides expected to be used and/or stored on-site and procedures for storage of materials to minimize exposure of the materials to storm water.

Will fertilizers or pesticides be used at the site? ☑ Yes ☐ No

If YES, describe control measures to be implemented to comply with CGP Part 4.8.5.

The hydro-seed mixture will contain fertilizer which will be applied to finished slopes within the project area; however, fertilizers are not anticipated to be stored onsite.

BMP Description: *Permanent Seeding and Soil Amendments, BMP 52.00 & 53.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☑ ***Permanent***	☐ ***Temporary***
Installation Schedule:	Permanent seeding should be done after all construction or maintenance activities have ceased or been finalized. Temporary seeding should also be considered for slope protection and erosion control for active construction sites. Conduct all seeding and fertilization in accordance with local requirements.
Maintenance and Inspection:	Inspect all seeded areas on a regular basis and after each major storm even to check for areas where corrective measures may have to be made. Continue monitoring until permanent vegetation is established.

	• To establish sufficient growth, irrigation may have to be used in low precipitation or hard to access areas. • Can be conducted in conjunction with various forms of mulching & matting. • Limit re-disturbance of site. Reseed areas where growth is absent or inadequate. Provide additional fertilizer if needed.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

10.16 Spill Notification (4.9)

The contractor shall describe spill-notification procedures, including relevant federal, state, tribal, and local agency contact information, to be implemented in the event of a leak, spill, or release of hazardous substances or oil that occur at the construction site. Refer to CGP Part 4.9 for permit requirements.

10.17 Construction and Waste Materials (4.8.6, 5.3.7)

Building materials and other construction site wastes must be properly managed and disposed of to reduce the risk of pollution from materials such as surplus or refuse building materials or hazardous wastes. Practices such as trash disposal, recycling, proper material handling, and spill prevention and cleanup measures can reduce the potential for storm water runoff to mobilize construction site wastes and contaminate surface or groundwater.

The contractor must establish proper building and material storage areas to avoid pollutants coming in contact with rainfall or flowing storm water. Any materials that have the potential to pollute storm water will be covered to prevent rainfall from coming into contact with them. Garbage containers will be covered to prevent debris from blowing away as well. Any contractor supplied staging area must be included in inspections and the SWPPP. No materials will be staged or stored, even temporarily in flowing water.

The contractor should designate a waste collection area on site that does not receive substantial amount of runoff from upland areas and does not drain directly to a water body.

Construction Materials:

BMP Description: *General Construction Site Waste Management*	
BMP Manual/Publication: *ADEC Alaska Storm Water Guide, December 2011*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Continuously during construction activities
Maintenance and Inspection:	Inspection: Inspect storage and use areas, and identify containers or equipment that could malfunction and cause leaks or spills. Check equipment and containers for leaks, corrosion, support or foundation failure, or other signs of deterioration, and test them for soundness. Maintenance: Immediately repair or replace any that are found to be defective.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

BMP Description: *BMP C153: Material Delivery, Storage and Containment*	
BMP Manual/Publication: *Washington State Department of Ecology, Stormwater Management Manual for Western Washington, Volume II – Construction Stormwater Pollution Prevention, December 2014*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Continuously during construction activities
Maintenance and Inspection:	Inspections shall be performed a minimum of weekly and after significant rainfall. • Temporary storage areas should be located away from vehicular traffic, near construction entrance(s), and away from waterways or storm drains. • MSDS should be supplied for all materials stored. • Chemicals, drums, or bagged materials should not be stored directly on the ground. Place these items on a pallet, and, when possible, store within secondary containment. Keep material storage areas clean, organized, and equipped with an ample supply of appropriate spill clean-up material (spill kit).
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

Waste Materials:

BMP Description: *Sanitary Waste Management, BMP 41.00*	
BMP Manual/Publication: *DOT&PF, Alaska SWPPP Guide, October 2016*	
☐ ***Permanent***	☑ ***Temporary***
Installation Schedule:	Install temporary sanitation facilities as far away from stormwater drainage systems and waters of the U.S. as practicable.
Maintenance and Inspection:	Inspection: Inspect to make sure waste containers are being maintained often enough to prevent overflow. Inspect to make sure the temporary sanitation facilities are located in an area that does not collect water. The facility should also be adequately secured to prevent overturning caused by high winds or other forces. Maintenance: Clean or replace sanitation facilities regularly. Make repairs if any conditions noted under inspection are found.
Responsible Staff:	SWPPP Manager & Superintendent, Contractor

11.0 INSPECTIONS (5.4; 6.0)

Minimum requirements for the locations and scope of site inspections are described in the CGP Part 6.4.

Inspection requirements for linear projects are described in the CGP Part 6.5.

Describe the frequency inspections will occur at your site, including any correlations to storm frequency and intensity.

Note that inspection details for particular BMPs should be included in Section 11 or Appendix B.

11.1 Inspection Schedules (5.4.1.2; 6.1; 6.2; 6.6)

Refer to CGP Part 6.1 for inspection frequency requirements.

Required inspection frequency is based on mean annual precipitation for the site. Refer to Section 3.2 for annual precipitation data and can be found in the project specifications.

A permittee must allow an authorized representative of DEC, EPA or the MS4 operator to conduct a site inspection in accordance with the CGP Part 6.6.

Inspection Frequency:

The inspection frequency for the Kenai Peninsula will be once every seven calendar days.

Pre-construction inspection:

Although not required by the CGP, a pre-construction inspection is recommended to be conducted by the SWPPP preparer, the Superintendent, and a COH representative prior to the start of construction. Document the inspection and include as an appendix to the SWPPP.

Inspection frequency:

An inspection will be scheduled beginning within one (1) week following the start of ground disturbing activities. Inspections will occur once every seven (7) calendar days.

Justification for reduction in inspection frequency, if applicable:

Based on Section 6.2 of the ACGP, the project may reduce inspection frequency as follows:

- If the entire site is temporarily stabilized, the frequency of inspections may be reduced to at least once every thirty (30) calendar days and within two business days of the end of a storm event, at actively staffed sites, that resulted in a discharge from the site;
- If portions of the site have achieved final stabilization, but construction activity remains on other portions of the site, inspections may be suspended for those portions that have achieved final stabilization; however, subsequent inspections may need to be conducted within two business days of the end of a storm event, at actively staffed sites, that results in erosion and causes a discharge from that portion of the site previously considered finally stabilized;
- If the project is undergoing winter shutdown, inspections may stop fourteen (14) calendar days after the anticipated fall freeze-up and shall resume at least twenty-one (21) calendar days prior to the anticipated spring thaw; or
- If the entire site has been finally stabilized and a Notice of Termination (NOT) has been submitted, no further inspection requirements apply to the site.

As defined by the CGP, winter shutdown means the cessation of soil disturbing or soil stabilizing construction activity for winter. Typically, this period is from October/November to April/May and is approximately from Fall Freeze-up to Spring Thaw.

CGP Definition of Fall Freeze-up: For the purposes of this permit, means for planning purposes in the development of the SWPPP and initial planning of control measure maintenance the date in the fall that air temperatures will be predominately below freezing. It is the date in the fall that has an 80% probability that a minimum temperature below a threshold of 32.5 degrees Fahrenheit will occur on or after the given date.

CGP Definition of Spring Thaw: For the purposes of this permit, means for planning purposes in the development of the SWPPP and initial planning of control measure maintenance the date in the spring that air temperatures will be predominately above freezing. It is the date in the spring that has a 20% probability that a minimum temperature below a threshold of 32.5 degrees Fahrenheit will occur on or after the given date.

Estimated date of winter shutdown:

This project will likely be completed in one construction season. If more than one construction season is required to complete the project, a winter shutdown period will be necessary. The actual dates of winter shutdown shall be based upon temperatures and general weather conditions. For the purposes of the contractor's SWPPP based upon this ESCP, the fall freeze-up is the date in the fall that air temperatures will be predominately below freezing, and the spring thaw date is the date in the spring that air temperatures will be predominately above freezing.

Based on the Fall 'Freeze' Probabilities and Spring 'Freeze' Probabilities for the weather station closest to the project, Homer AP (503665), the estimated date of fall freeze-up is **September 28** and the estimate date of spring-thaw is **June 3**. Winter shutdown may start on or after October 12 (14 days after anticipated fall freeze-up). Inspections shall resume on or before May 13 (21 days prior to anticipated spring-thaw). Fall Freeze and Spring Thaw probabilities for Homer AP (503665) are shown below in Figure 1 and Figure 2, respectively.

Fall 'Freeze' Probabilities (Jul. 31 - Dec. 31)

HOMER AP s, k (503665)

Temp F	Earliest	10%	20%	30%	40%	50%	60%	70%	80%	90%	Latest
36.5	08/03	08/16	08/23	08/29	08/31	09/05	09/08	09/10	09/15	09/22	09/29
32.5	08/30	09/05	09/08	09/14	09/17	09/22	09/23	09/25	09/28	10/06	10/18
28.5	09/06	09/15	09/21	09/24	09/29	10/02	10/04	10/07	10/10	10/14	11/11
24.5	09/20	10/04	10/09	10/13	10/15	10/19	10/22	10/25	10/28	11/01	11/14
20.5	10/05	10/15	10/19	10/23	10/26	10/28	11/01	11/03	11/10	11/14	12/14

Figure 1 – Homer AP Fall "Freeze" Probability Table

Spring 'Freeze' Probabilities (Jan 1 - Jul 31)

HOMER AP s, k (503665)

Temp F	Earliest	90%	80%	70%	60%	50%	40%	30%	20%	10%	Latest
36.5	05/07	05/24	06/01	06/04	06/09	06/14	06/18	06/25	07/01	07/13	07/29
32.5	04/20	05/08	05/14	05/17	05/21	05/23	05/27	05/29	06/03	06/09	06/22
28.5	04/02	04/16	04/21	04/27	05/01	05/04	05/07	05/10	05/15	05/18	05/24
24.5	03/06	03/28	04/05	04/09	04/13	04/16	04/20	04/23	04/25	05/03	05/15
20.5	02/17	03/16	03/23	03/26	04/01	04/05	04/08	04/10	04/14	04/19	05/10

Figure 2 – Homer AP Spring "Thaw" Probability Table

In order to implement winter shutdown, the following must be completed:

- Erosion and sediment control measures shall be placed in anticipation of spring thaw.
- Conveyance channels must be temporarily or permanently stabilized.
- Disturbed slopes, disturbed soils, and soil stockpiles must be temporarily or permanently stabilized.
- Conduct an inspection confirming BMPs are installed and functioning in accordance with the requirements of the ACGP and the SWPPP.

The winter shutdown inspections will be conducted jointly with City personnel or the Engineer.

11.2 Inspection Form or Checklist (5.4.1.3; 6.7)

An Inspection Report will be completed after each inspection, identifying BMPs installed at the time of inspection, noting corrective actions required, and documenting complete-by-date for any actions discovered during the inspection. The Contractor's Superintendent will certify each report.

11.3 Corrective Action Procedures (5.4.1.4; 8.0)

The following guidelines apply for setting corrective action complete-by dates as required by the CGP:

For conditions that are easily remedied (i.e., removal of tracked sediment, maintenance of control measures, or spill clean-up), the permittee must initiate appropriate steps to correct the problem within twenty-four hours from the time of discovery and correct the problem as soon as possible; or

If installation of a new control measure is needed or an existing control measure requires significant redesign and reconstruction or replacement, the permittee must install the new or modified measure and make it operational within seven calendar days from the time of discovery of the need for the corrective action, unless infeasible.

If a discharge occurs during a local 2-year, 24-hour storm event, a corrective action must be initiated the day after the storm event ends as described in CGP Part 8.1.1.

For corrective actions that could affect a subcontractor, notify the subcontractor within three calendar days of taking the corrective action.

Additionally, deadlines for completion of corrective actions shall be selected to protect water quality and prior to the next storm event unless impracticable.

Corrective Action Log:

The corrective action log will document the following within 24 hours of discovery of any conditions listed in CGP Part 8.1:

- Date the problem was identified
- Summary of corrective action taken or to be taken
- Notice of whether SWPPP mods were required as a result of this discovery or corrective action
- Date corrective action completed and name of person completing the action

11.4 Inspection Recordkeeping (5.4.2)

Records (including inspection reports, corrective action logs, delayed action item reports, grading and stabilization logs, amendment logs, staff tracking logs, rainfall logs, and training logs) will be maintained for a minimum period of at least three (3) years after the permit is terminated. An electronic copy of the final SWPPP, including all appendices, will be transmitted to COH when the project's NOTs are filed.

12.0 MONITORING PLAN (IF APPLICABLE) (5.5; 7.0)

12.1 Determination of Need for Monitoring Plan

Is there an EPA-established or approved TMDL for **Bridge Creek Reservoir**?

☐ Yes ☑ No

Are the receiving waters listed as impaired for turbidity and/or sediment? ☐ Yes ☑ No

13.0 POST-AUTHORIZATION RECORDS (5.8)

Copy of Permit Requirements (5.8.1): The contractor's SWPPP must contain the following documents:

- Copy of CGP (5.8.1.1)
- Copy of the signed and certified NOI form submitted to DEC (5.8.1.2)
- Upon receipt, a copy of letter from DEC authorizing permit coverage, providing tracking number (5.8.1.3)

These documents must be included in Appendix F.

13.1 Additional Documentation Requirements (5.8.2)

A Grading and Stabilization Log, located in an appendix to the SWPPP, will be filled out to satisfy the following CGP requirements:

- Dates when grading activities occur (5.8.2.1.1)
- Description of grading activities and location (5.8.2.1.2)
- Dates when construction activities temporarily or permanently cease on a portion of the site (5.9.2)
- Dates when stabilization measures are initiated (5.8.2.1.4)
- Description of Stabilization Measure (5.8.2.1.5)
- Date of beginning and ending period for winter shutdown (5.8.2.2)

Other documents will be included as shown below:

- Copies of inspection reports (5.4.2; 5.8.2.3; insert in Appendix K).
- Copies of monitoring reports, if applicable (7.3.9.2; 5.8.2.4; 5.8.2.5; 5.5.2; 9.1; insert in Appendix H).
- Documentation in support of chemical-treatment processes (4.6; 5.8.2.7; insert in Appendix P).
- Documentation of maintenance and repairs of control measures (5.8.2.9; 8.1; 8.2; insert in Appendix J).
- Copy of DEC Letter of Non-Objection (insert in Appendix D).

13.1.1 Records of Employee Training (4.14; 5.8.2.8)

Describe Training Conducted:

General storm water and BMP awareness training for staff and subcontractors:

Detailed training for staff and subcontractors with specific storm water responsibilities:

Individual(s) Responsible for Training:

Documentation of training conducted shall be recorded an included in an appendix of the SWPPP.

14.0 MAINTAINING AN UPDATED SWPPP (5.9)

This section does not need to be filled out but is a list of reminders for the applicant.

The permittee must modify the SWPPP, including site map(s), in response to any of the following:

- Whenever changes are made to construction plans, control measures, good housekeeping measures, monitoring plan (if applicable), or other activities at the site that are no longer accurately reflected in SWPPP (5.9.1.1);
- If inspections of site investigations by staff or by local, state, tribal, or federal officials determine SWPPP modifications are necessary for permit compliance (5.9.1.2); and
- To reflect any revisions to applicable federal, state, tribal, or local laws that affect control measures implemented at the construction site (5.9.1.3).

14.1 SWPPP Amendment Log (5.9.2)

A permittee must keep a log showing dates, name of person authorizing the change, and a brief summary of changes for all significant SWPPP modifications (e.g., adding new control measures, changes in project design, or significant storm events that cause replacement of control measures). Amendments must be approved by an AK-CESCL or equivalently certified individual and be included in an appendix to the SWPPP.

14.2 Deadlines for SWPPP Modifications (5.9.3)

Revisions to the SWPPP must be completed within seven days of the inspection that identified the need for a SWPPP modification or within seven days of substantial modifications to the construction plans or changes in site conditions.

15.0 ADDITIONAL SWPPP REQUIREMENTS (5.10)

15.1 Retention of SWPPP (5.10.1)

A copy of the SWPPP (including a copy of the permit), NOI, and acknowledgement letter from DEC must be retained at the construction site.

15.2 Main Entrance Signage (5.10.2)

A sign or other notice must be posted conspicuously near the main entrance of the site. The sign or notice must include a copy of the completed NOI for both COH and the contractor.

15.3 Availability of SWPPP (5.10.3)

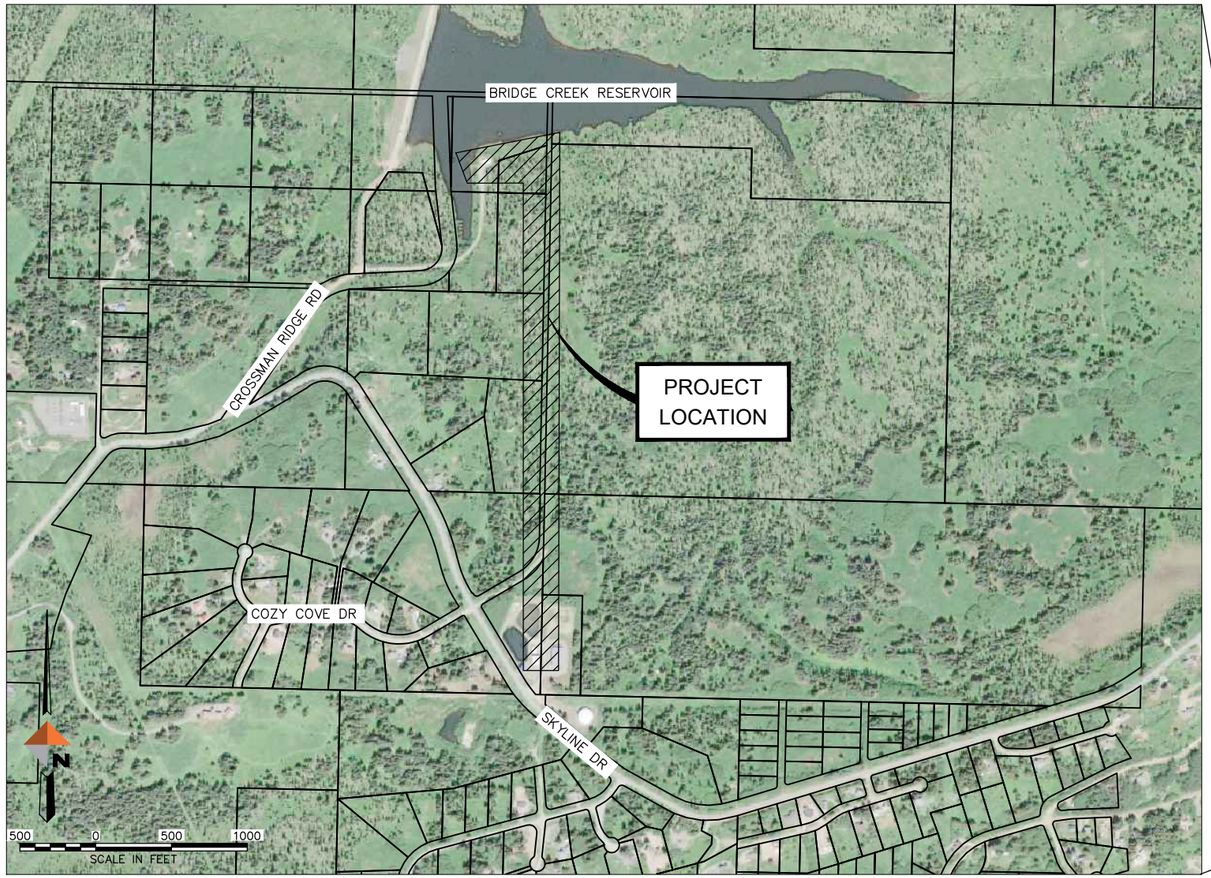
The permittee must keep a current copy of the SWPPP at the site. The SWPPP must be made available to subcontractors, government and tribal agencies, and MS4 operators, upon request.

APPENDIX A
SITE MAPS AND DRAWINGS

RAW WATER TRANSMISSION LINE REPLACEMENT

HOMER, ALASKA

EROSION AND SEDIMENT CONTROL PLAN



LOCATION MAP

REVISIONS			
REV	DATE	DESCRIPTION	BY

70

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RAW WATER TRANSMISSION LINE REPLACEMENT
HOMER, AK

EROSION AND SEDIMENT CONTROL PLAN

PROJECT	62417.03
DATE	2/5/2025

SHEET
ESCP1

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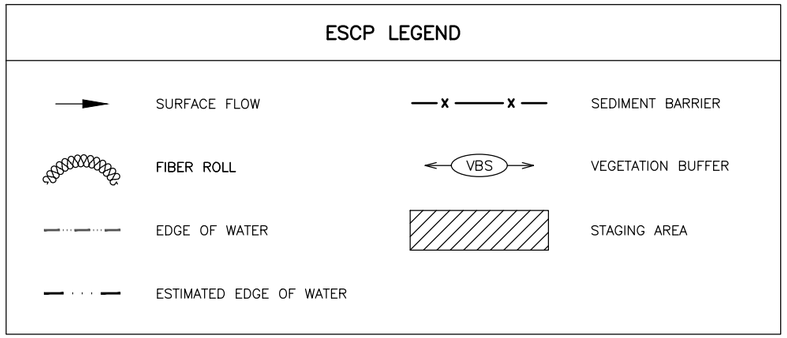
ESCP NOTES

1. REFER TO ESCP REPORT FOR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
2. CONTRACTOR SHALL USE BMPs MOST APPROPRIATE FOR CONDITIONS ON-SITE. IF INSPECTION REVEALS EROSION CONTROL MEASURES ARE INSUFFICIENT, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT CORRECTIVE ACTION AS NECESSARY TO CORRECT THE DEFICIENCY.
3. RECEIVING WATER BODIES FOR THIS PROJECT INCLUDE THE BRIDGE CREEK RESERVOIR AND TWO UNNAMED PONDS.
4. ALL DISTURBED AREAS FOR THIS PROJECT, EXCLUDING ANY TIE-IN GRADING WORK, IS ANTICIPATED TO OCCUR WITHIN A 15-FT LATERAL LIMIT (AVERAGE) CENTERED ON THE WATERLINE PIPE ALIGNMENT.
5. THE CONTRACTOR SHALL USE CONTROL MEASURES TO ENSURE THAT CONSTRUCTION ACTIVITIES HAVE MINIMAL IMPACTS ON THE NATURAL BUFFER AREAS OF THE RECEIVING WATER BODIES.
6. VEGETATION SHALL REMAIN UNDISTURBED TO THE FULLEST EXTENT POSSIBLE.
7. ALL DISTURBED SHALL RECEIVE HYDROSEED WITH MULCH AS A FINAL STABILIZATION MEASURE, UNLESS OTHER TREATMENTS ARE REQUIRED BY PERMIT CONDITIONS.
8. HAUL ROUTES SHALL BE MAINTAINED FREE OF DEBRIS AND TRACKING.
9. ANY CONCRETE WASHOUT AREAS USED BY THE CONTRACTOR SHALL BE DESIGNATED, MAINTAINED, AND LOCATED, TO THE EXTENT PRACTICABLE, AWAY FROM WATER OF THE U.S. AND STORM WATER CONVEYANCE CHANNELS.
10. PROPOSED EQUIPMENT AND MATERIAL STOCKPILE/STAGING AREAS WILL ALSO BE THE LOCATION PROPOSED FOR SANITATION FACILITIES, REUSE CONTAINERS, AND HAZARDOUS MATERIALS CONTROLS/SPILL KITS.
11. ANALYSIS FOR THIS PROJECT DID NOT IDENTIFY ANY ADJACENT PROPERTIES THAT ARE KNOWN TO HOUSE POLLUTANTS EXPOSED TO STORMWATER THAT COULD POTENTIALLY RUN ON-SITE. THE CONTRACTOR SHALL VERIFY THAT DETERMINATION.
12. ALL DISCHARGES FROM EXCAVATION DEWATERING ACTIVITIES WILL BE TREATED WITH THE APPROPRIATE CONTROL MEASURES. UNTREATED WATER FROM CONSTRUCTION DEWATERING OPERATIONS SHALL NOT BE DISCHARGED TO ANY RECEIVING WATERS NOR SHALL UNTREATED WATER BE ALLOWED TO RUN OFF-SITE, UNLESS THE WATER IS NON-TURBID.

ESCP LEGEND



REVISIONS			
REV	DATE	DESCRIPTION	BY

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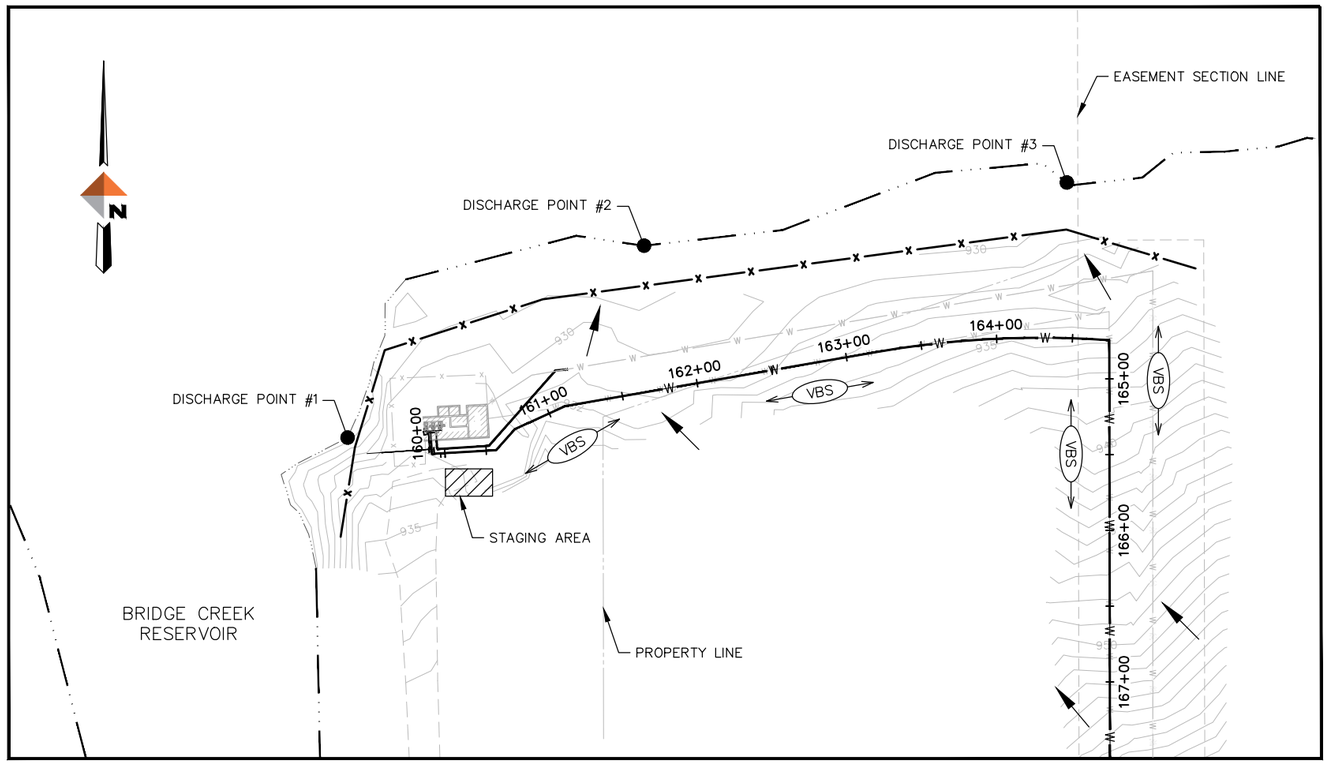
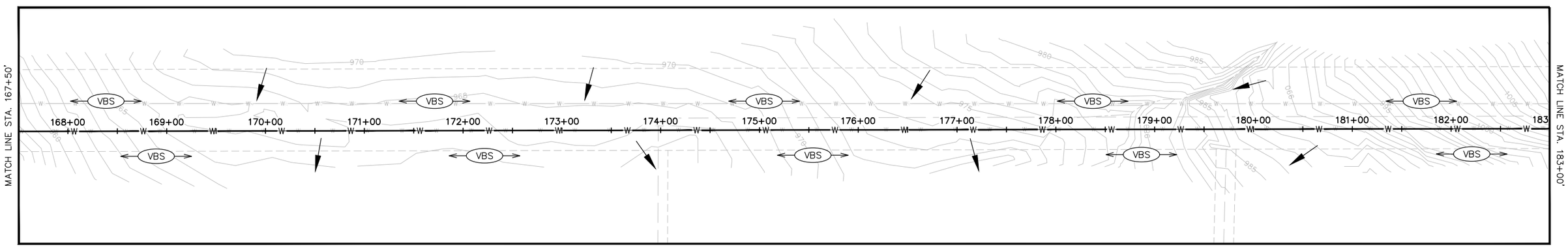
RAW WATER TRANSMISSION LINE REPLACEMENT
HOMER, AK

EROSION AND SEDIMENT CONTROL PLAN
NOTES AND LEGEND

PROJECT	62417.03
DATE	2/5/2025

SHEET
ESCP2





REVISIONS			
REV	DATE	DESCRIPTION	BY

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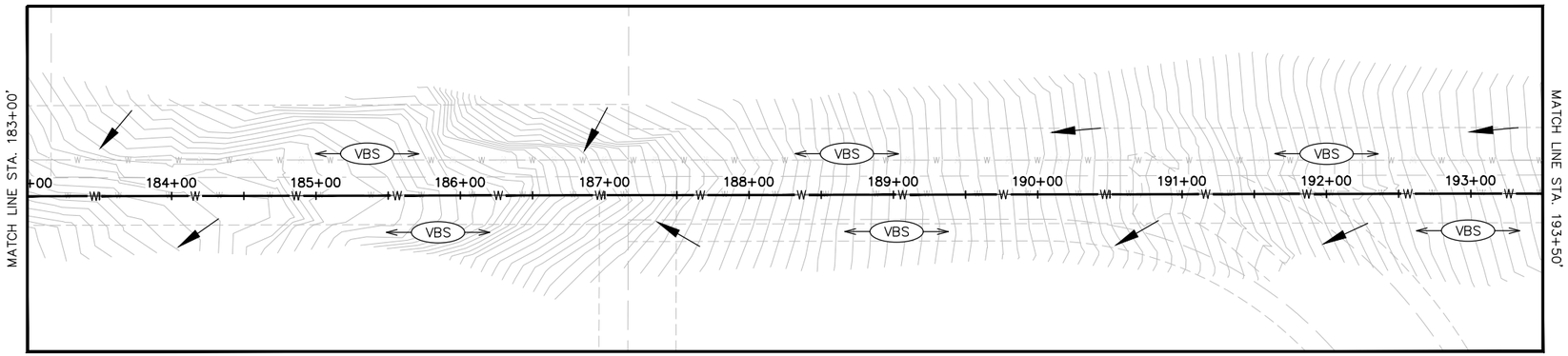
RAW WATER TRANSMISSION LINE REPLACEMENT
HOMER, AK

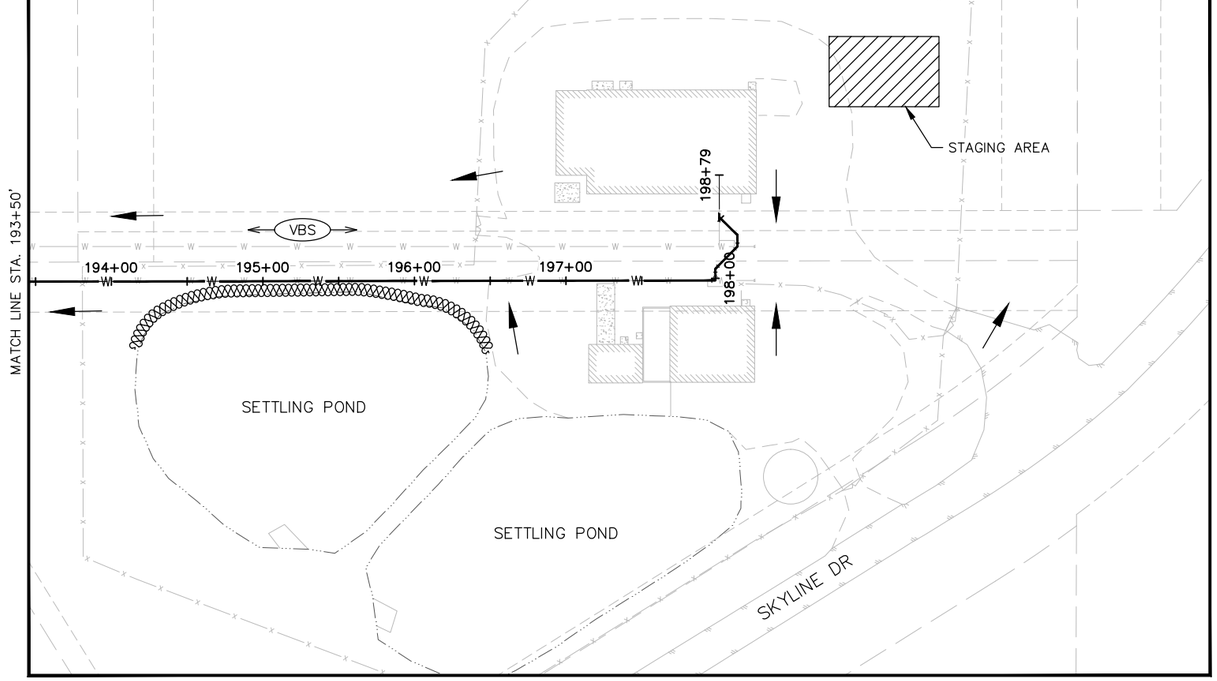
EROSION AND SEDIMENT CONTROL PLAN
STA 160+00 TO STA 183+00

PROJECT	62417.03
DATE	2/5/2025

SHEET

ESCP3





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REVISIONS			
REV	DATE	DESCRIPTION	BY

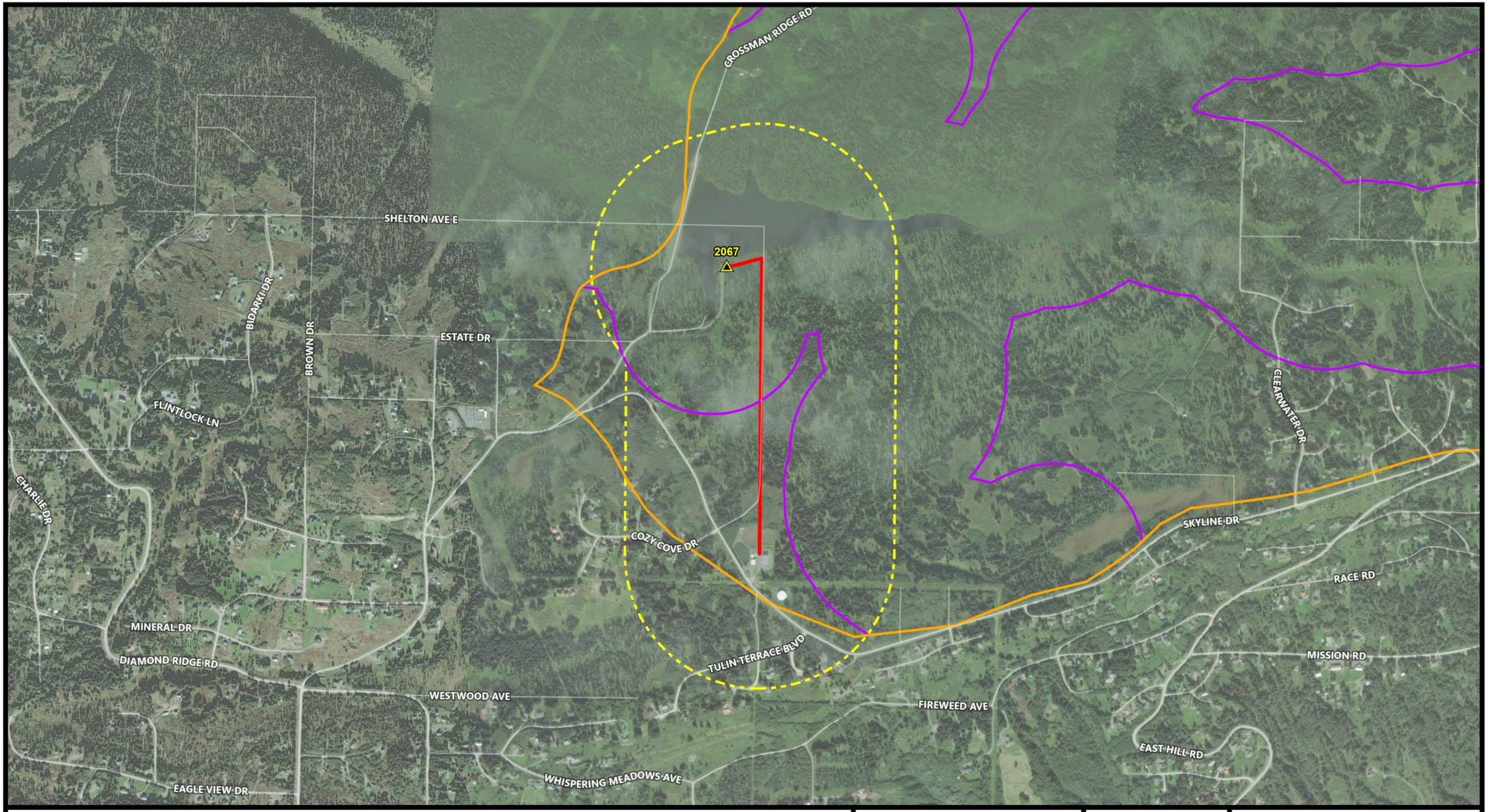
DOWL
WWW.DOWL.COM

RAW WATER TRANSMISSION LINE REPLACEMENT
HOMER, AK

EROSION AND SEDIMENT CONTROL PLAN
STA 183+00 TO 198+79

PROJECT	62417.03
DATE	2/5/2025

SHEET
ESCP4



Approximate Project Alignment

1,500-ft Project Buffer

DEC Drinking Water Protection Areas

Zone A (GW-Several Months Time of Travel or SW 1000 ft buffer)

Zone C Surface Water (Watershed Boundary)

DEC Contaminated Sites

Cleanup Complete - Institutional Controls

74

0 250 500 1,000 Feet

Contaminated Sites and Drinking Water Protection Areas within 1,500 ft of Project Boundary

Sec 6 and 7 T6S R13W

Seward Meridian, Alaska

CITY OF HOMER ALASKA

RAW WATER TRANSMISSION LINE REPLACEMENT

Homer, Alaska

February 2025 | Sheet 1 of 1

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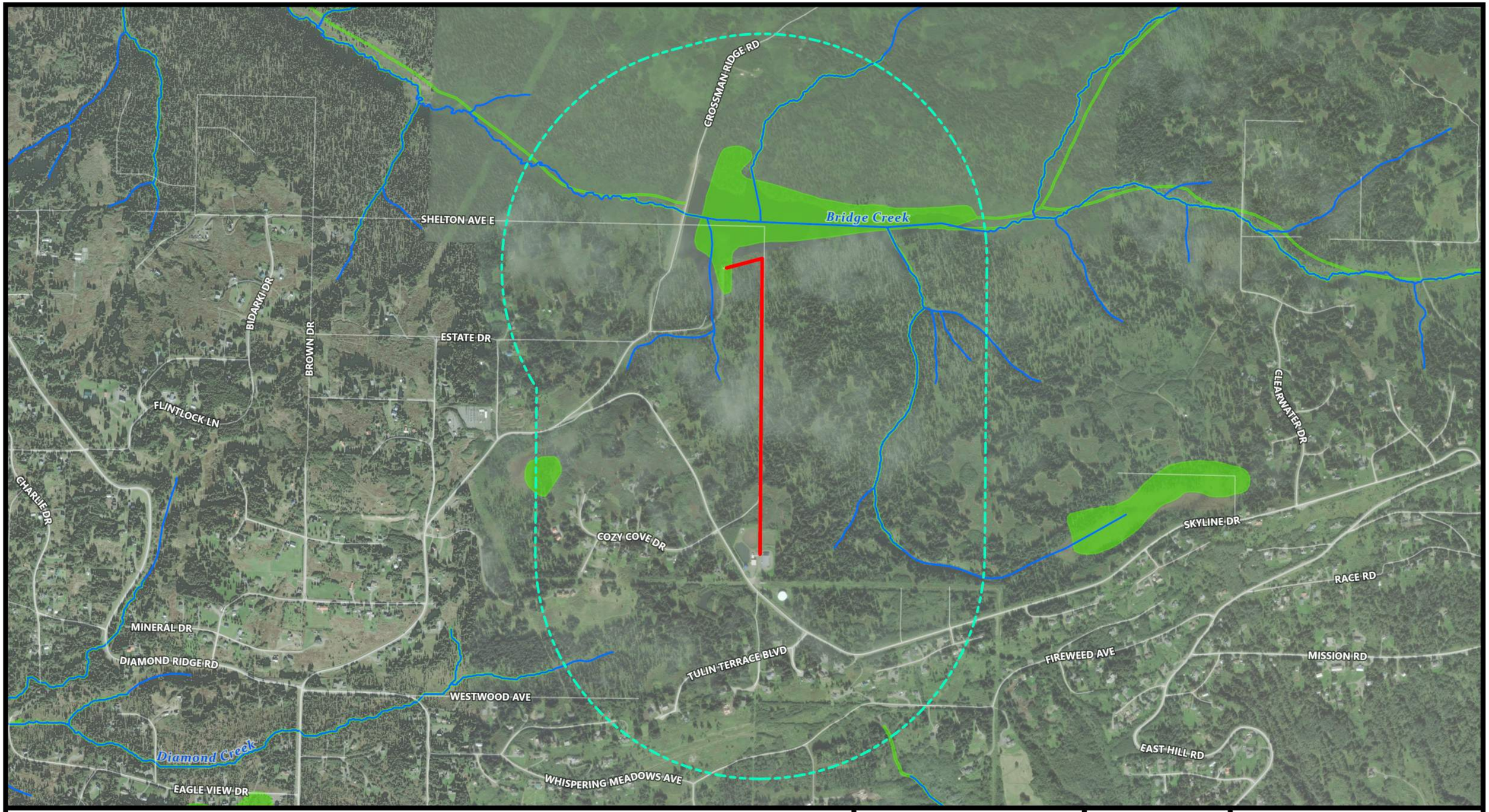

Approximate Project Alignment
2,500-ft Project Buffer
NWI Mapped Wetland
USGS Mapped Stream/River

75 0 500 1,000 Feet

Wetlands and Waterbodies within 2,500 ft of Project Boundary

Sec 6 and 7 T6S R13W

Seward Meridian, Alaska

CITY OF HOMER ALASKA

RAW WATER TRANSMISSION LINE REPLACEMENT

Homer, Alaska

February 2025 | Sheet 1 of 1

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Service Layer Credits: World Imagery: Maxar

APPENDIX D
SUPPORTING DOCUMENTATION

Antheia Environmental
178 Skyline Dr | Homer, AK 99603
casey@antheiaenvironmental.com
www.antheiaenvironmental.com
907.299.5678

Proposed Cleanup Techniques

The horizontal and vertical extent of soil contamination – as it applies to waterline replacement – has been delineated. Exceedances of cleanup criteria were only detected in test pit 1 at 6 feet bgs. However, given the high PID readings at a shallower depth in this test pit, we recommend soils at 4-7 feet bgs be segregated and disposed of as contaminated soil.

Laterally, soils will be excavated at approximately 29-39 feet from the Pump Station's southwest corner (5 feet east and west of the contaminated test pit), and from the building footprint to 10 feet out from the building (9 feet north and 1 foot south of the contaminated test pit). This assumes a 10-foot-wide trench will be excavated to reach 7 feet bgs, the intended depth of waterline replacement. The total soils to be excavated and moved offsite are approximately 10 ft long, 10 ft wide, and 3 ft deep, totaling up to 300 cubic feet (11.1 cubic yards). The actual quantity may be less, due to sloped sides of the trench to be dug to reach a depth of 7 feet.

When the replacement takes place, all contaminated soils will be excavated and placed in Super Sacks. The City currently has a remediation site at the City of Homer Sewer Plant for contaminated soil. Contaminated soil from the Pump Station may be moved to the Sewer Plant location. Otherwise, contaminated soil will be moved to the Kenai Peninsula Borough Central Landfill in Soldotna.

A Contaminated Media Transport and Treatment or Disposal Approval Form will be submitted to the DEC Project Manager for approval prior to moving soil.

APPENDIX E

OPERATOR PLAN AUTHORIZATIONS/CERTIFICATIONS/DELEGATIONS

OPERATOR PLAN
AUTHORIZATION/CERTIFICATION/DELEGATION

(To be signed by Responsible Corporate Officer)

I state that based on my review this SWPPP meets the minimum requirements of the Construction General Permit and that the **[Insert Operator Name] Superintendent** has day-to-day operational control of the project site.

[Insert Operator Name] is responsible for the maintenance and implementation of the SWPPP including inspections, documentation, and application of the Best Management Practices at the site.

[Insert Operator Name] will notify all subcontractors of the requirement of this SWPPP.

City of Homer has operational control over the project specifications, including the ability to make changes to the project specifications.

I hereby designate **[Insert Operator Name] Superintendent** as my authorized representative for SWPPP administration. This designee is responsible for the overall operations of the site and will be responsible for the implementation of the Storm Water Pollution Prevention Plan, compliance with the Construction General Permit, selecting and implementing additional Best Management Practices as conditions warrant, and signing all inspection reports required.

I certify under penalty of law that this document and all attachments were prepared under direction of **[Insert Operator Name]** in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Insert Operator Name

Leon Galbraith
Signature

8/28/25
Date

Leon Galbraith, P.E.
Printed Name

City Engineer
Title

OPERATOR PLAN
AUTHORIZATION/CERTIFICATION/DELEGATION

(To be signed by Public Works Director)

I state that based on my review this SWPPP meets the minimum requirements of the Construction General Permit and that the **[Insert Operator Name] Superintendent** has day-to-day operational control of the project site.

[Insert Operator Name] is responsible for the maintenance and implementation of the SWPPP including inspections, documentation, and application of the Best Management Practices at the site.

[Insert Operator Name] will notify all subcontractors of the requirement of this SWPPP.

City of Homer has operational control over the project specifications, including the ability to make changes to the project specifications.

I hereby designate **[Insert Operator Name] Superintendent** as my authorized representative for SWPPP administration. This designee is responsible for the overall operations of the site and will be responsible for the implementation of the Storm Water Pollution Prevention Plan, compliance with the Construction General Permit, selecting and implementing additional Best Management Practices as conditions warrant, and signing all inspection reports required.

I certify under penalty of law that this document and all attachments were prepared under direction of **City of Homer** in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

City of Homer

D. Kort

Signature

8/28/25

Date

Daniel Kort

Printed Name

Public Works Director

Title

Review of comprehensive plan Land Use Chapter for CUP 25—02 RF 9.17.25

GOAL 1: Guiding Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Staff: This project supports Objective A pattern of growth and density, by providing City utilities for growth and density in the Homer's core.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

N/A – not associated with update of zoning map.

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

N/A – not associated with residential development or housing choice.

Objective D: Consider the regional and global impacts of development in Homer.

Staff: This provides necessary public utilities to Homer's residents.

GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.

Objective A: Complete and maintain a detailed "green infrastructure" map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

N/A – When complete, utilities will be buried underground, no change in impact is proposed.

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

GOAL 3: Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Staff: Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP's.

Objective B: Encourage high quality site design and buildings.

Staff: The proposal does not include any new buildings.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Staff: The proposal is not found in the CBD.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Staff: This project is not a strip development, nor is it on the Sterling Highway.

Finding:

The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.

CITY OF HOMER

PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, September 17, 2025 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 25-02 per HCC 21.40.080 a. All activities within the BCWP district involving the disturbance of the existing ground cover (i.e., topsoil or vegetation or both) resulting from excavation, grading or filling or other similar activity and involving (1) any area within 500 feet of Bridge Creek Reservoir or 100 feet from any known stream or tributary or (2) an area in excess of 6,000 square feet require a conditional use permit approved by the Planning Commission. The conditional use permit must require that the activity comply with a site-specific erosion and sediment control plan prepared and signed by a certified hydrologist, professional engineer, or soil scientist whose qualifications to prepare such a plan are reviewed and approved by the Public Works Director. The applicant proposes replacing an existing main and interior piping within the Raw Water Pump Station (RWPS) as well as constructing fiber optic cable for the SCADA systems in the RWPS, linking the RWPS to the water treatment plant building, located at 160 Crossman Ridge Road. T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

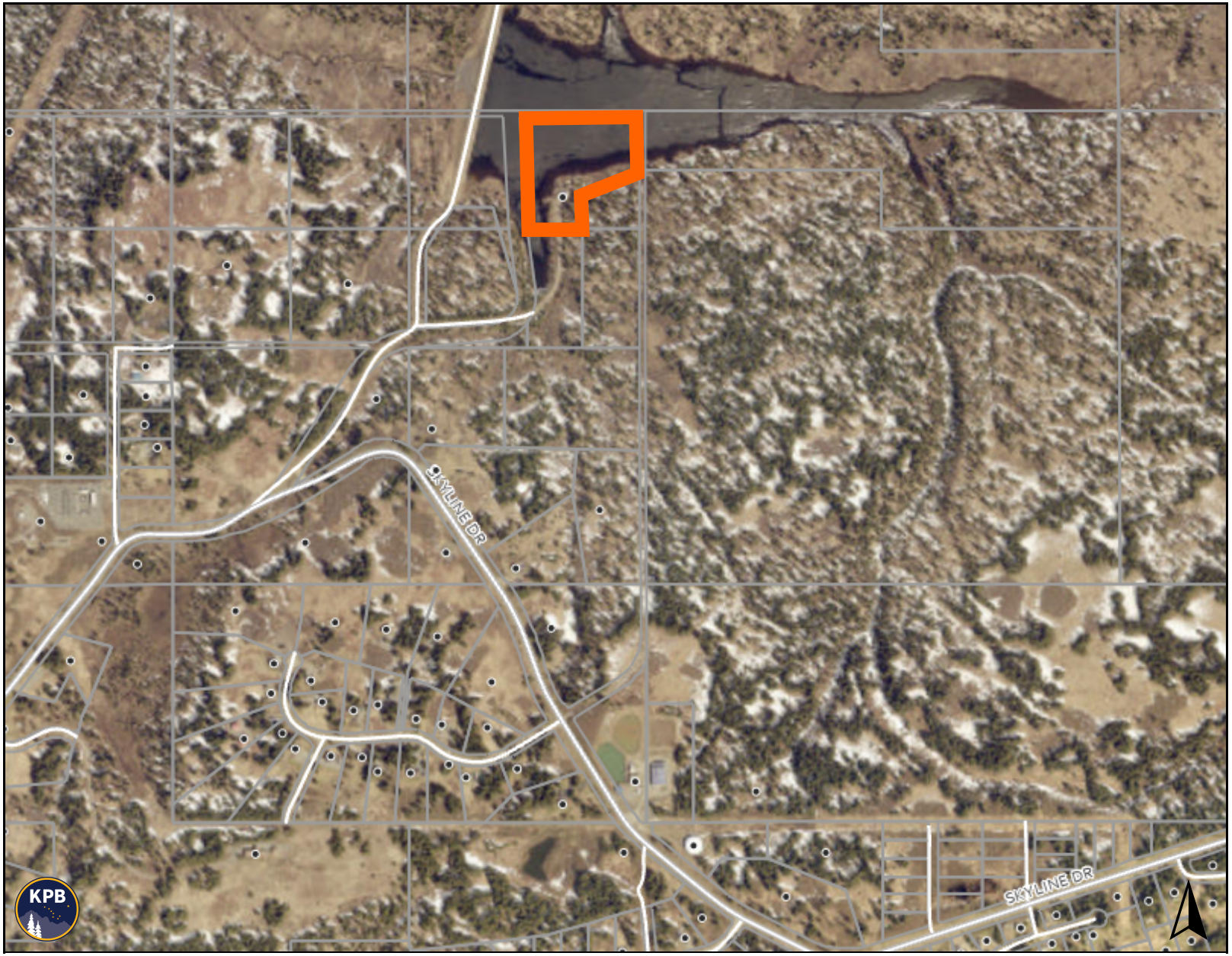
Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for September 12, 2025 at *https://www.cityofhomer-ak.gov/calendar*. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

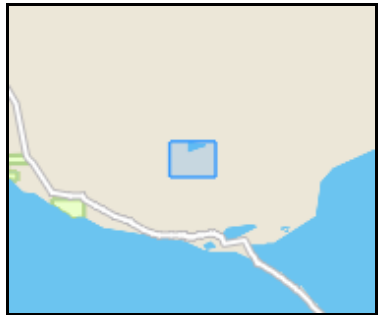
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

viewKPB | Aerial Map - 160 Crossman Ridge Rd





Legend

Physical Addresses

Transportation

Mileposts

KPB- Maintained Roads

Parcels and PLSS

Tax Parcels

0 1000 2000 ft

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PLANNING COMMISSION
2025 Calendar

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/11/24 Public Hearing Items 12/13/24 Prelim Plat Submittals 12/17/24 Regular Agenda Items	01/02/25		Monday, 01/13/25 6:00 p.m.	
	12/24/24 Public Hearing Items 12/27/24 Prelim Plat Submittals 01/03/25 Regular Agenda Items	01/15/25		Monday 01/27/25 6:00 p.m.	
FEBRUARY	01/15/25 Public Hearing Items 01/17/25 Prelim Plat Submittals 01/24/25 Regular Agenda Items	02/05/25		Monday 02/10/25 6:00 p.m.	NFIP Staff Training
	01/29/25 Public Hearing Items 01/31/25 Prelim Plat Submittals 02/07/25 Regular Agenda Items	02/19/25		Monday 02/24/25 6:00 p.m.	
MARCH	02/12/25 Public Hearing Items 02/14/25 Prelim Plat Submittals 02/21/25 Regular Agenda Items	03/05/25		Monday 03/10/25 6:00 p.m.	
	02/26/25 Public Hearing Items 02/28/25 Prelim Plat Submittals 03/07/25 Regular Agenda Items	03/19/25		Monday 03/24/25 6:00 p.m.	
APRIL	03/12/25 Public Hearing Items 03/14/25 Prelim Plat Submittals 03/21/25 Regular Agenda Items	04/02/25		Monday 04/14/25 6:00 p.m.	
	03/26/25 Public Hearing Items 03/28/25 Prelim Plat Submittals 04/04/25 Regular Agenda Items	04/16/25		Monday 04/28/25 6:00 p.m.	
MAY	04/16/25 Public Hearing Items 04/18/25 Prelim Plat Submittals 04/25/25 Regular Agenda Items	05/07/25		Monday 05/12/25 6:00 p.m.	
	04/30/25 Public Hearing Items 05/02/25 Prelim Plat Submittals 05/09/25 Regular Agenda Items	05/21/25		Tuesday 05/27/25 6:00 p.m.	
JUNE	05/14/25 Public Hearing Items 05/16/25 Prelim Plat Submittals 05/23/25 Regular Agenda Items	06/04/25		Monday 06/09/25 6:00 p.m.	Reappointment Applications will be sent out by the Clerk.
	05/28/25 Public Hearing Items 05/30/25 Prelim Plat Submittals 06/06/25 Regular Agenda Items	06/18/25		Monday 06/23/25 00 p.m.	

JULY	06/25/25 Public Hearing Items 06/27/25 Prelim Plat Submittals 07/03/25 Regular Agenda Items	07/16/25		Monday 07/28/25 6:00 p.m.	
AUGUST	07/16/25 Public Hearing Items 07/18/25 Prelim Plat Submittals 07/25/25 Regular Agenda Items	08/06/25		Monday 08/11/25 6:00 p.m.	• Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/30/25 Public Hearing Items 08/01/25 Prelim Plat Submittals 08/08/25 Regular Agenda Items	08/20/25		Monday 08/25/25 6:00 p.m.	
SEPTEMBER	08/13/25 Public Hearing Items 08/15/25 Prelim Plat Submittals 08/22/25 Regular Agenda Items	09/03/25		Monday 09/08/25 6:00 p.m.	
	08/27/25 Public Hearing Items 08/29/25 Prelim Plat Submittals 09/05/25 Regular Agenda Items	09/17/25		Monday 09/22/25 6:00 p.m.	
OCTOBER	09/10/25 Public Hearing Items 09/12/25 Prelim Plat Submittals 09/19/25 Regular Agenda Items	10/01/25		Monday 10/13/25 6:00 p.m.	
	09/24/25 Public Hearing Items 09/26/25 Prelim Plat Submittals 10/03/25 Regular Agenda Items	10/15/25		Monday 10/27/25 6:00 p.m.	Annual Meeting Schedule for 2026
NOVEMBER	10/15/25 Public Hearing Items 10/16/25 Prelim Plat Submittals 10/24/25 Regular Agenda Items	11/05/25		Monday 11/10/25 6:00 p.m.	
DECEMBER	11/12/25 Public Hearing Items 11/14/25 Prelim Plat Submittals 11/21/25 Regular Agenda Items	12/03/25		Tentative: Monday 01/05/26 6:00 p.m.	There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.

2025 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 2, 2025

December 11 for Public Hearing Items

December 13 for Preliminary Plat Submittal

December 17 for Regular Agenda Items

January 15, 2025

December 24 for Public Hearing Items

December 27 for Preliminary Plat Submittal

January 3 for Regular Agenda Items

February 5, 2025

January 15 for Public Hearing Items

January 17 for Preliminary Plat Submittal

January 24 for Regular Agenda Items

February 19, 2025

January 29 for Public Hearing Items

January 31 for Preliminary Plat Submittal

February 7 for Regular Agenda Items

March 5, 2025

February 12 for Public Hearing Items

February 14 for Preliminary Plat Submittal

February 21 for Regular Agenda Items

March 19, 2025

February 26 for Public Hearing Items

February 28 for Prelim. Plat Submittal

March 7 for Regular Agenda Items

April 2, 2025

March 12 for Public Hearing Items

March 14 for Preliminary Plat Submittal

March 21 for Regular Agenda Items

April 16, 2025

March 26 for Public Hearing Items

March 28 for Preliminary Plat Submittal

April 4 for Regular Agenda Items

May 7, 2025

April 16 for Public Hearing Items

April 18 for Preliminary Plat Submittal

April 25 for Regular Agenda Items

May 21, 2025

April 30 for Public Hearing Items

May 2 for Preliminary Plat Submittal

May 9 for Regular Agenda Items

June 4, 2025

May 14 for Public Hearing Items

May 16 for Preliminary Plat Submittal

May 23 for Regular Agenda Item

June 18, 2025

May 28 for Public Hearing Items

May 30 for Preliminary Plat Submittal

June 6 for Regular Agenda Items

2025 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

July 16, 2025

June 25 for Public Hearing Items

June 27 for Preliminary Plat Submittal

July 3 for Regular Agenda Items

August 6, 2025

July 16 for Public Hearing Items

July 18 for Preliminary Plat Submittal

July 25 for Regular Agenda Items

August 20, 2025

July 30 for Public Hearing Items

August 1 for Preliminary Plat Submittal

August 8 for Regular Agenda Items

September 3, 2025

August 13 for Public Hearing Items

August 15 for Prelim. Plat Submittal

August 22 for Regular Agenda Items

September 17, 2025

August 27 for Public Hearing Items

August 29 for Preliminary Plat Submittal

September 5 for Regular Agenda Items

October 1, 2025

September 10 for Public Hearing Items

September 12 for Preliminary Plat Submittal

September 19 for Regular Agenda Items

October 15, 2025

September 24 for Public Hearing Items

September 26 for Preliminary Plat Submittal

October 3 for Regular Agenda Items

November 5, 2025

October 15 for Public Hearing Items

October 16 for Preliminary Plat Submittal

October 24 for Regular Agenda Item

December 3, 2025

November 12 for Public Hearing Items

November 14 for Preliminary Plat Submittal

November 21 for Regular Agenda Item