US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Regulatory Branch
CEPOA-CO-R
Post Office Box 6898
Elmendorf AFB, Alaska 99506-0898

PUBLIC NOTICE DATE:	**19 July 2006**
EXPIRATION DATE:	**21 August 2006**
REFERENCE NUMBER:	**POA 2006-368-4**
WATERWAY:	**Fish Creek**

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

APPLICANT: Preston Hills LLC, 619 Ship Creek Ave., STE. 250, Anchorage, AK 99501

AGENT: Ken DeCamp-Land Surveying, P. O. Box 875614, Wasilla, AK 99687

LOCATION: The proposed project is located within section 30, T. 17 N., R. 2 W., Seward Meridian; Latitude 61.538° N., Longitude -149.718° W.; Subdivision, Lots 1 and 2, of the SE ¼, NW ¼ of Section 30 into 77 lots and three tracts to be known as Preston Hills, approximately 9.5 miles southwest of Wasilla, Alaska.

PURPOSE: This project will create road access for individual lots within this private subdivision.

WORK: This project will discharge approximately 1700 cubic yards of earth and silty sandy gravel over fabric material in three places in order to provide fill where access roads will cross wetlands. Approximately 1.3 acres of wetlands will be filled.

MITIGATION: As a result of early project planning, the applicant has incorporated into the proposed project the following mitigation efforts to reduce impacts to the aquatic environment: The applicant has designed three greenbelts Greenbelt Tract Areas in the proposed subdivision. These are identified as Greenbelt Tract Areas (A), (B),(C) comprised of approximately 16 acres and are superimposed over wetland identified as PSS1/4B (palustrine scrub-shrub needle-leaved evergreen, saturated) and PEM/SS1B (palustrine emergent scrub-shrub broad-leaved deciduous, saturated).

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

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

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

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRS constitutes the extent of cultural resource investigations by the District Engineer at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES: Preliminarily, the described activity will not affect threatened or endangered species, or modify their designated critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). This application is being coordinated with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. Any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The proposed work is being evaluated for possible effects to Essential Fish Habitat (EFH) pursuant to the Magnuson Stevens Fishery Conservation and Management Act of 1996 (MSFCMA), 16 U.S.C. et seq and associated federal regulations found at 50 CFR 600 Subpart K. The Alaska District includes areas of EFH as Fishery Management Plans. We have reviewed the January 20, 1999, North Pacific Fishery Management Council's Environmental Assessment to locate EFH area as identified by the National Marine Fisheries Service (NMFS).
We have determined that the described activity within the proposed area will not adversely affect EFH, including anadromous fish and federally managed fishery resources.

SPECIAL AREA DESIGNATION: Wetlands identified above.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The decision whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur, are therefore determined by the outcome of the general balancing process. That decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered

including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

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

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Valanne Glooschenko at (907) 753-2712, toll free from within Alaska at (800) 478-2712, or by email at Valanne. Glooschenko @poa02.usace.army.mil if further information is desired concerning this notice.

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

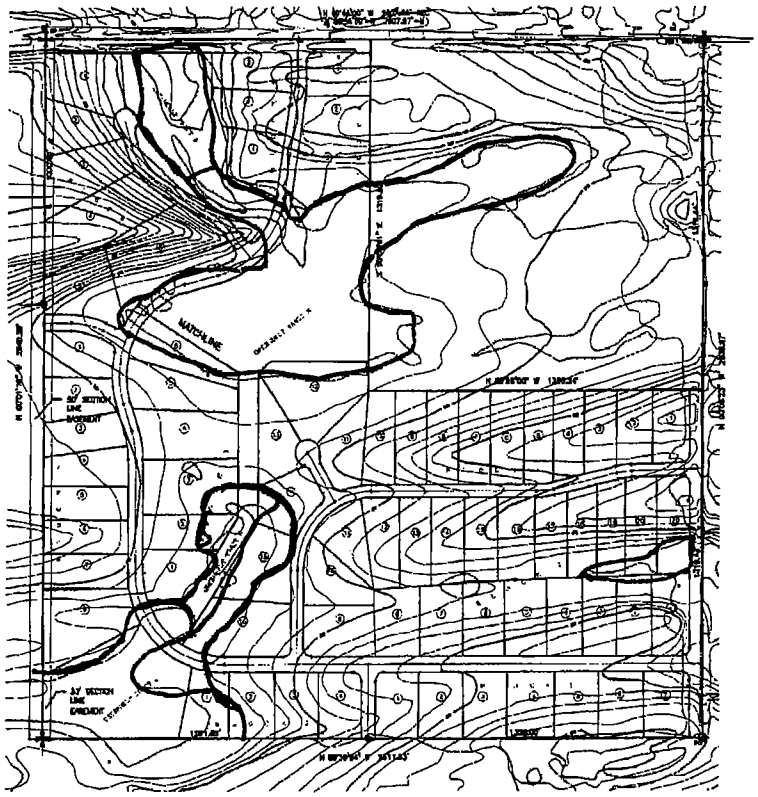
(X) Discharge dredged or fill material into waters of the United States - Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

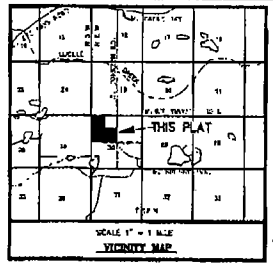
A plan, Notice of Application for Certification of Consistency with the Alaska Coastal Management Program, and Notice of Application for State Water Quality Certification are attached to this Public Notice.

District Engineer
U.S. Army, Corps of Engineers

Attachments

INDEX SHEET AND BOUNDARY CONTROL





LEGEND

- FOUND 3 1/4" AL-CAP MONUMENT
- FOUND 5/8"ø REBAR W/ AL-CAP THIS SURVEY
- FOUND BLM OR G.L.O. S.C. MONUMENT
- ALL OTHER CORNERS ARE 5/8"ø x36" REBAR MARKED W/PLASTIC CAP MARKED "DeCAMP, 3071-S"
- SET 3" S.C. MONUMENT AS SHOWN
- (M) MEASURED DATA
- (R) RECORD DATA

PRELIMINARY PLAT

A PLAT OF

Preston Hills

A SUBDIVISION OF GOVT. LOTS 1 & 2, & THE SE 1/4 NW 1/4 SEC. 30, T.17 N., R. 2 W., S.M.

PALMER RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 115.15 ACRES, MORE OR LESS

KEN DeCAMP – LAND SURVEYING
P.O. BOX 873814, WASILLA, ALASKA 99687
PHONE: (907) 376-3202

DRAWN BY: RKD,JR	DATE: MAY 2006	F.B. REF. 185
CHECKED BY: RKD	DRAWING SCALE: 1" = 100'	SHEET 1 OF 3

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7/17/06
Sheet 1 of 3

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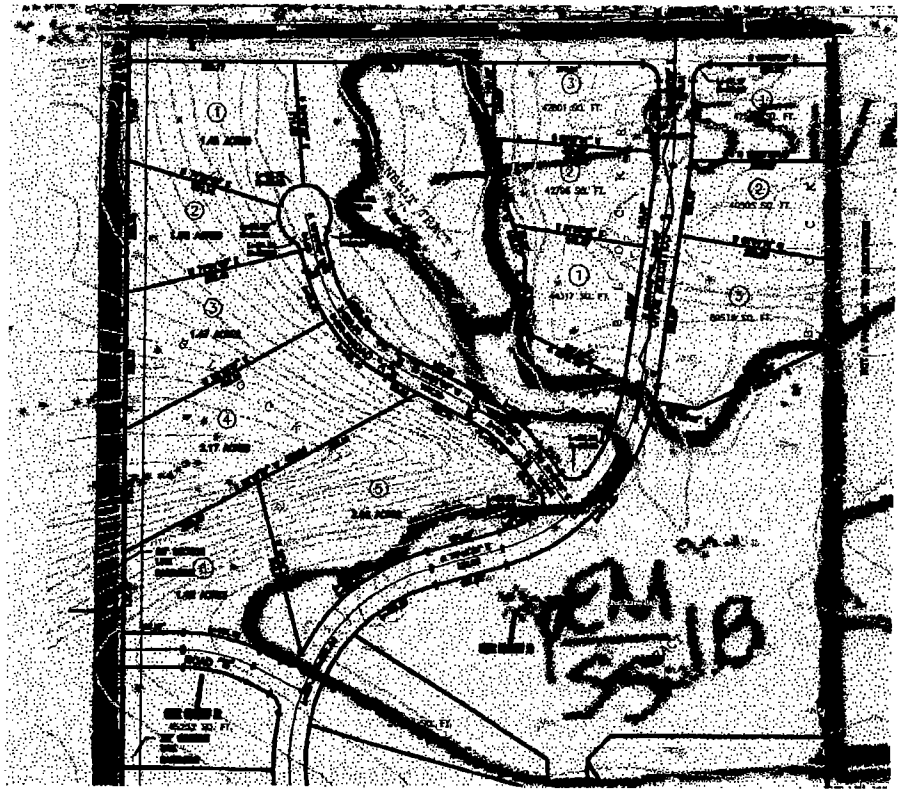

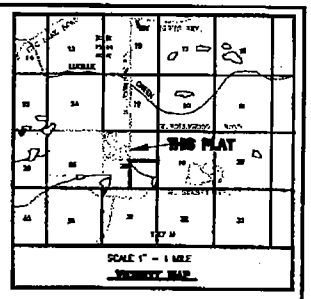

LEGEND

- ◆ SET 5/8 REBAR WITH CAP AS NOTED
- ● FOUND 5/8" REBAR WITH RED CAP, "DECAMP - 2271-S"
- (M) MEASURED DATA
- (R) RECORD DATA

ALL OTHER CORNERS ARE 5/8" REBAR SET THIS SURVEY WITH SELF-IDENTIFYING RED PLASTIC CAPS, "DECAMP, 2271-S".

NOTES

1. [illegible]
2. [illegible]
3. [illegible]

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WHICH [illegible] IS IN ACCORDANCE WITH [illegible] AND THAT [illegible] PLAT IS [illegible]

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLANNER

CERTIFICATE OF OWNERS OF TITLE

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS [illegible] AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION WHICH HAVE BEEN PAID.

DATE [illegible]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

SEAL

2271-S RICHARD K. DeCAMP DATE
PROFESSIONAL LAND SURVEYOR
[illegible]

PRELIMINARY PLAT

A PLAT OF

Preston Hills

A SUBDIVISION OF GOVT. LOTS 1 & 2, & THE NE 1/4 NW 1/4 SEC. 20, T17 N., R. 2 W., S.M.

PALMER RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 19.16 ACRES, MORE OR LESS

KEN DeCAMP — LAND SURVEYING
P.O. BOX 870444, WASILLA, ALASKA 99687
PHONE: (907) 376-3202

DRAWN BY: RKDJR	DATE: MAY 2006	F.B. REF. [illegible]
CHECKED BY: RKD	DRAWING SCALE: 1" = 100'	SHEET 3 OF 3

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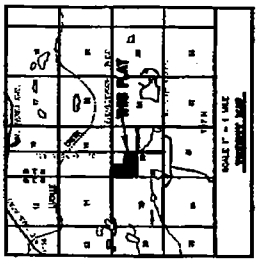

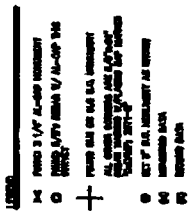

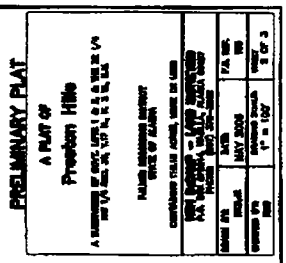

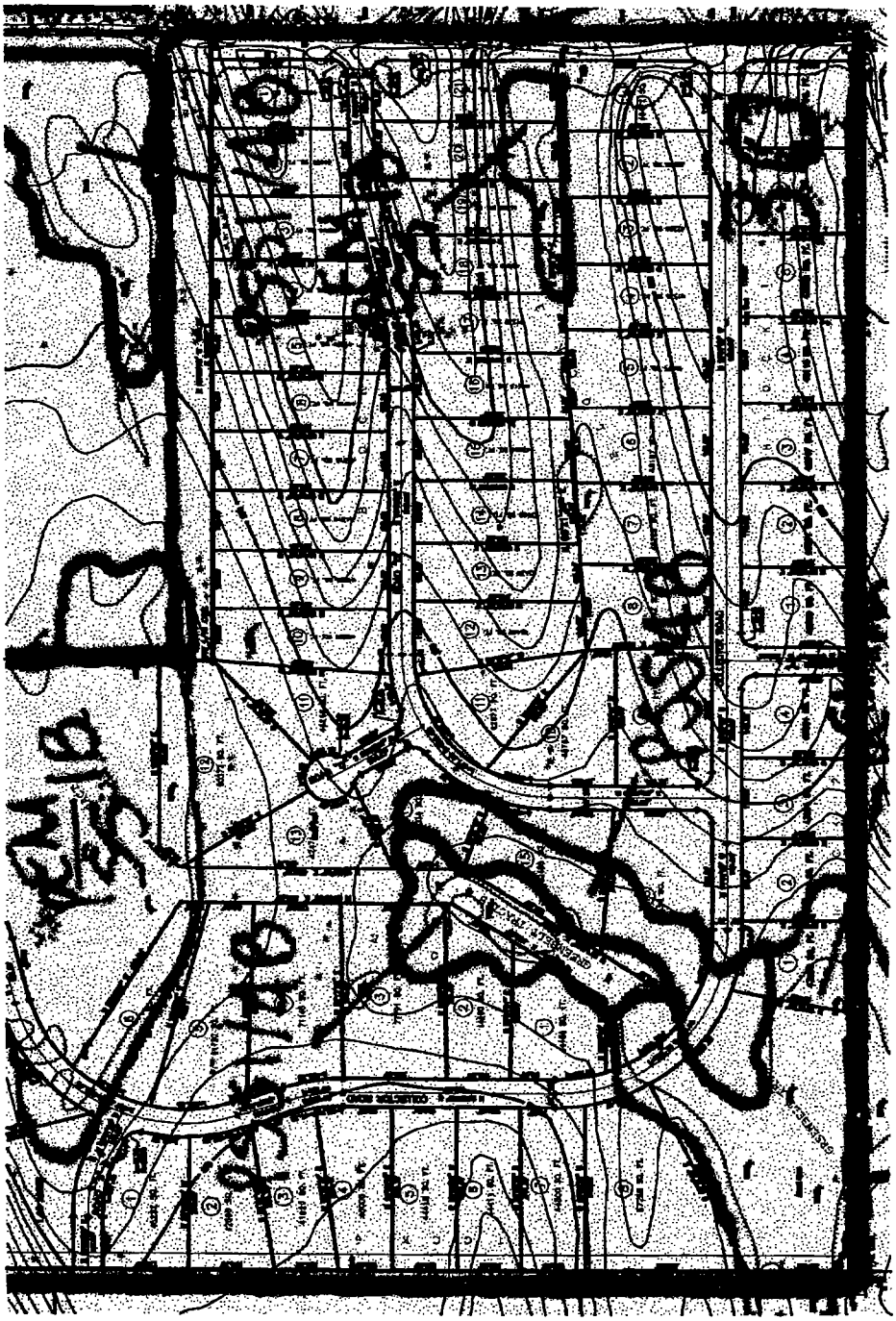

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FRANK H. MURKOWSKI, GOVERNOR

STATE OF ALASKA

OFFICE OF THE GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
OFFICE OF PROJECT MANAGEMNT AND PERMITTING

ALASKA COASTAL ZONE MANAGEMENT
550 WEST 7TH AVENUE, SUITE 1660
ANCHORAGE, ALASKA 99501-3568

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

Notice is hereby given that a request is being filed with the Office of Project Management and Permitting for a consistency determination, as provided in Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended [16 U.S.C. 1456(c)(3)], that the project described in the Corps of Engineers Public Notice No. POA-2006-368-4 Fish Creek, will comply with the Alaska Coastal Management Program and that the project will be conducted in a manner consistent with that program.

The Office of Project Management and Permitting requests your comments, particularly on the proposed project's consistency with the affected local coastal district management program. For more information on the consistency review contact OPMP at (907) 269-7470 or (907) 465-3562, or visit the ACMP web site at http://www.gov.state.ak.us/gdc/Projects/projects.html.

Attachment #1

FRANK H. MURKOWSKI, GOVERNOR

STATE OF ALASKA

OFFICE OF THE GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF WATER
401 Certification Program
Non-Point Source Water Pollution Control Program

NOTICE OF APPLICATION
FOR
STATE WATER QUALITY CERTIFICATION

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

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. POA-2006-368-4 Fish Creek, State Water Quality Certification from the Department of Environmental Conservation.

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

Any person desiring to comment on the project with respect to Water Quality Certification may submit written comments within 30 days of the date of the Corps of Engineer's Public Notice to:

Department of Environmental Conservation
WQM/401 Certification
555 Cordova Street
Anchorage, Alaska 99501-2617
Telephone: (907) 269-6281
FAX: (907) 269-7508

Attachment #2