



US Army Corps
of Engineers
Alaska District

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

Public Notice of Application for Permit

PUBLIC NOTICE DATE:	June 22, 2018
EXPIRATION DATE:	July 23, 2018
REFERENCE NUMBER:	POA-2017-00492
WATERWAY:	Campbell Creek

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States (U.S.) as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice (PN) should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the PN reference number listed above.

All comments should reach this office no later than the expiration date of this PN to become part of the record and be considered in the decision. Please contact Michael R. Gala at (907) 753-2821, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at michael.r.gala@usace.army.mil if further information is desired concerning this notice.

APPLICANT: The Castle Group, Attention: Mr. Dennis Prendville, 1520 O'Malley Road, Anchorage, Alaska 99507

AGENT: PND Engineering, Attention: Ms. Brennah Hughes, 1506 West 36th Avenue, Anchorage, Alaska 99503

LOCATION: The project site is located within Section 20, T. 12 N., R. 3 W., Seward Meridian; USGS Quad Map Anchorage A-8; Latitude 61.1222° N., Longitude 149.8477° W.; near the intersection of O'Malley Road and Chelea Street, in Anchorage, Alaska.

PURPOSE: The applicant's stated purpose is to construct a residential neighborhood within available land in South Anchorage, near their existing facilities and investments.

PROPOSED WORK: The project would consist of three phases over a five year period and include the discharge of 330,800 cubic yards (CY) of fill into 22.08 acres of wetlands and a total of 29.12 acres in order to construct a single family residential subdivision with lots varying from 1/4-acre to 1-acre, 31-foot wide roads, and 5-foot wide sidewalks. Buildings would be constructed at least five feet above the surrounding grade to allow adequate drainage and structural support. Following fill placement, a settling period of one year is expected after which additional fill would be placed as needed to reach proposed project grades.

Phase 1- Would consist of constructing an access road from East 112th Avenue and a temporary access road from O'Malley Road running along uplands on the northwest edge of the project site, clearing of vegetation, and placement of 90,900 CY of fill into 7.07 acres of wetlands.

Phase 2- Continued construction of the project on the northern portion of the parcels adjacent to O'Malley Road and would include the discharge of 119,900 CY of clean fill material into 5.45 acres of wetlands. This phase would include the construction of a permanent access road from O'Malley Road.

Phase 3- Would consist of the discharge of 114,500 CY of clean fill material into 7.26 acres of wetlands. This phase would include the construction of Reader Road

All work would be performed in accordance with the enclosed plan (sheets 1-11), dated April 27, 2018.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the U.S. from activities involving discharges of dredged or fill material.

- a) Avoidance: The project proponents considered several alternative sites and designs before proposing the selected project. The proposed project includes unavoidable impacts to wetlands; however, it is the only practicable alternative that meets the stated need. The selected site includes a large central contiguous wetland with steep side slopes, making it impossible to avoid wetland impacts. The project site is not known to provide habitat for any endangered species or other non-wetland protected resources of special aquatic sites.
- b) Minimization: The geometry of the site leaves little opportunity for minimization of impacts. Roadway alignments and access are designed to meet minimum safety requirements and other local and regional requirements. Residential zoning density

dictates minimum lot sizes and therefore spacing of houses, as well as lot dimensions and setbacks. Project fills and grades are the minimum possible to meet local codes and engineering requirements for the development. The best management practices seek to further minimize project impacts. The site requires fill to be developed, because surrounding natural and developed grades are higher than the site. The adjacent topography is 20 to 30 feet higher than the existing grade of the site. The Municipality of Anchorage restricts roadway grades in this area to a maximum grade of 8% longitudinally. Due to the restrictions on maximum grade, much of the site is filled in order to construct adequate roadway embankments. In order to produce stable side slopes, a conservative 3 to 1 (horizontal to vertical) fore slope has been used to construct the embankments.

- c) Compensation: Compensation for unavoidable impacts to wetlands would be made primarily through in-lieu fee mitigation. The project proponent has contacted in-lieu fee programs and confirmed the availability of mitigation credits. Credits would be purchased to offset impacts of each phase prior to the commencement of phase construction. Additional mitigation projects may also be included in the final mitigation plan prior to plan review and approval.

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

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no known cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be within the projects footprint. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. 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. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

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There is no EFH within the proposed project areas; therefore, the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This PN serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

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

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps 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 to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

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

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

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER
401 Certification Program
Non-Point Source Water Pollution Control Program

ANCHORAGE

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-7564/FAX: (907) 334-2415

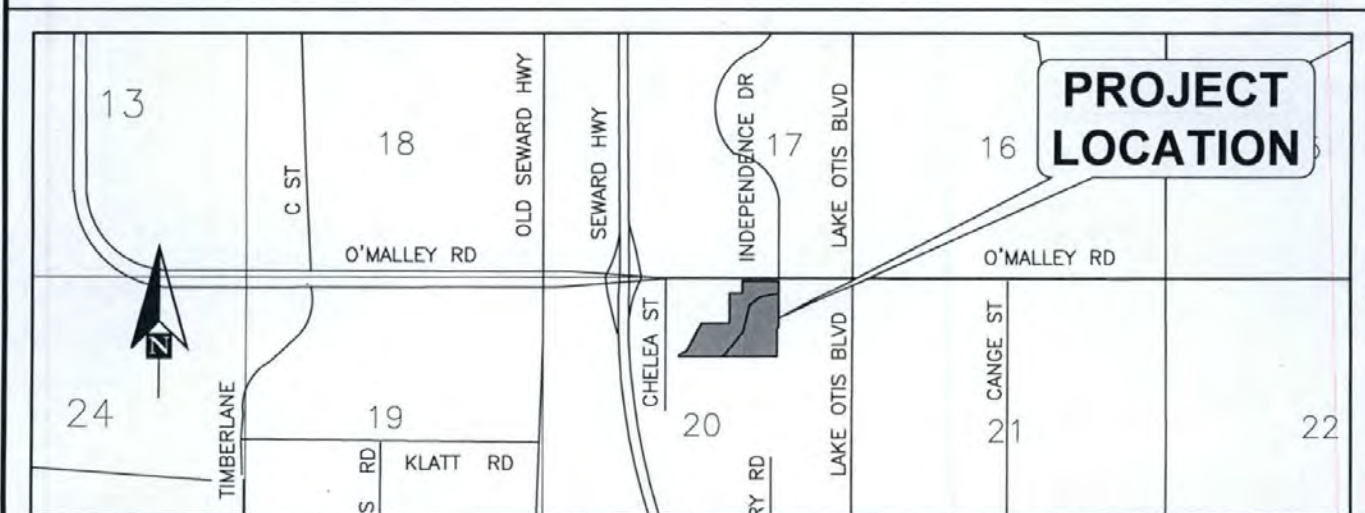
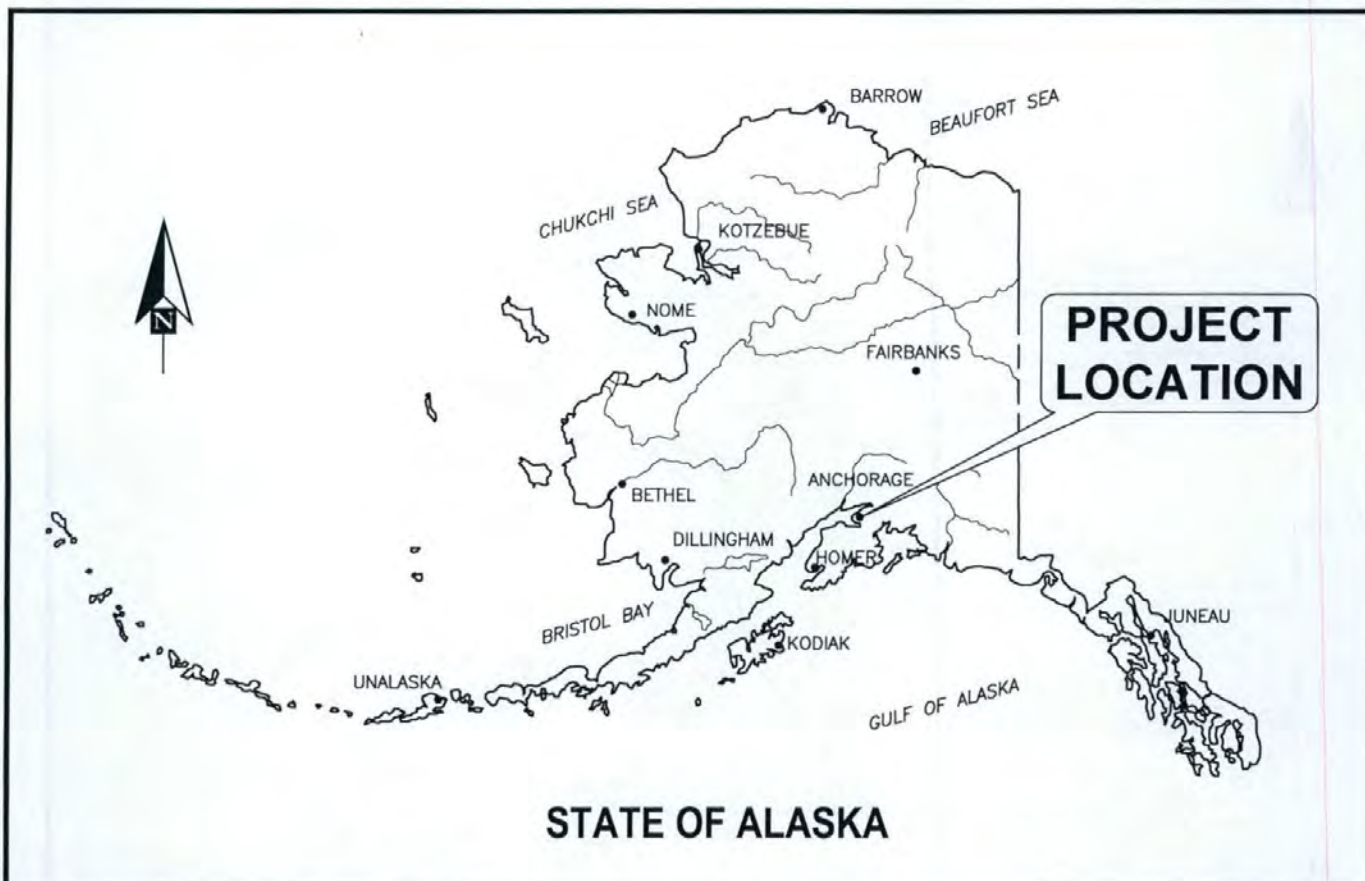
NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

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

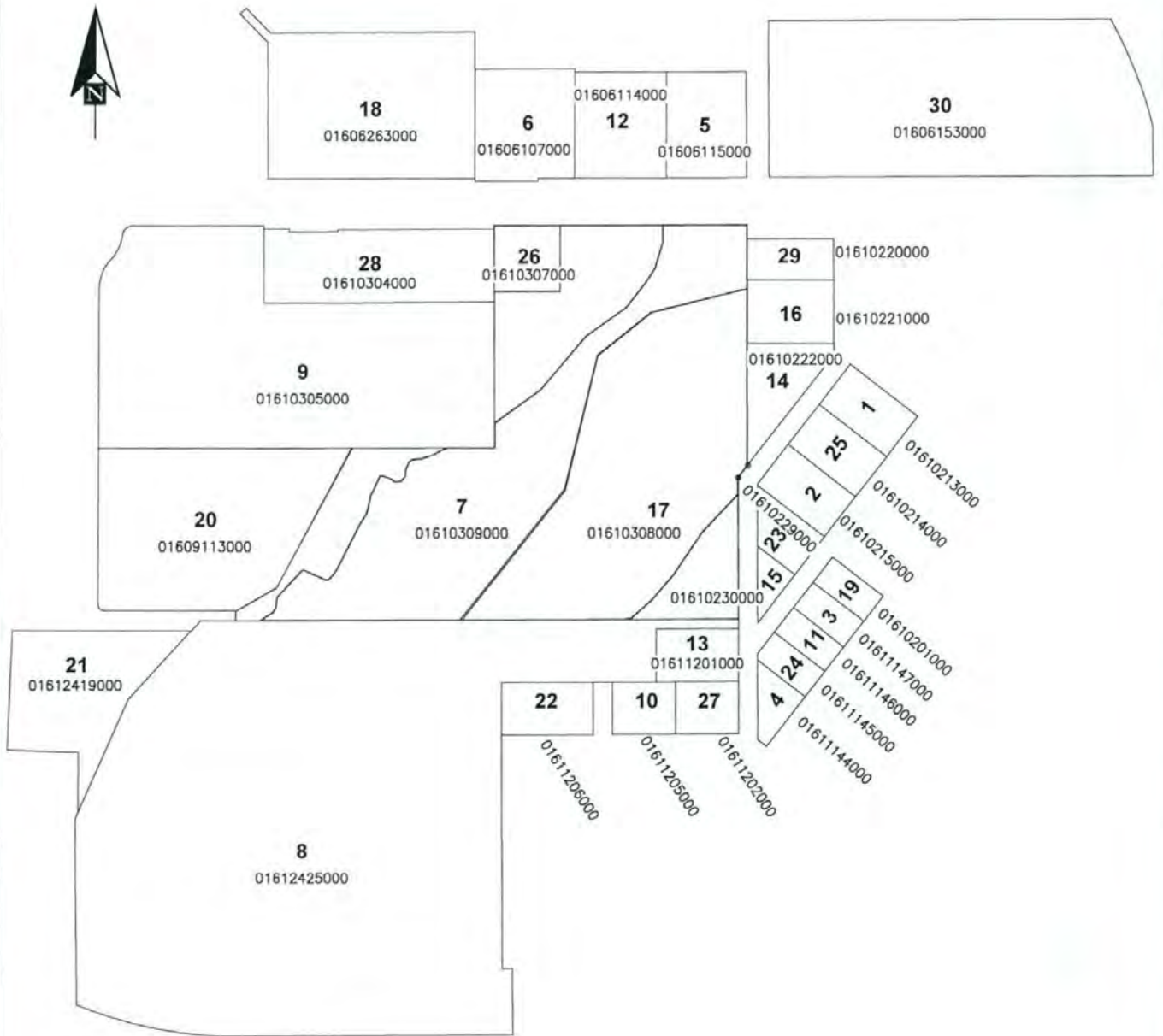
Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. **POA-2017-00492, Campbell Creek**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

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

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineer's Public Notice.



<p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>ADJACENT PROPERTY OWNERS: SEE LOCATION MAP</p> <p>PROJECT LOCATION: LAT: 61.121019 LONG: -149.843669 SEC. 20 TOWN: 12N RANGE: 3W SEWARD MERIDIAN</p>	<p>LOCATION</p> <p>THE CASTLE GROUP 1520 O'MALLEY RD ANCHORAGE, AK 99507</p>	<p>CASTLE PARK</p> <p>POA-2017-00492</p> <p>IN: FURROW CREEK WATERSHED AT: ANCHORAGE, AK</p> <p>4/27/2018 SHEET 1 of 11</p>
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PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG:-149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

LOCATION & PROPERTY OWNERS

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

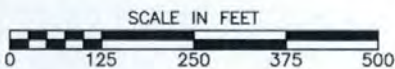
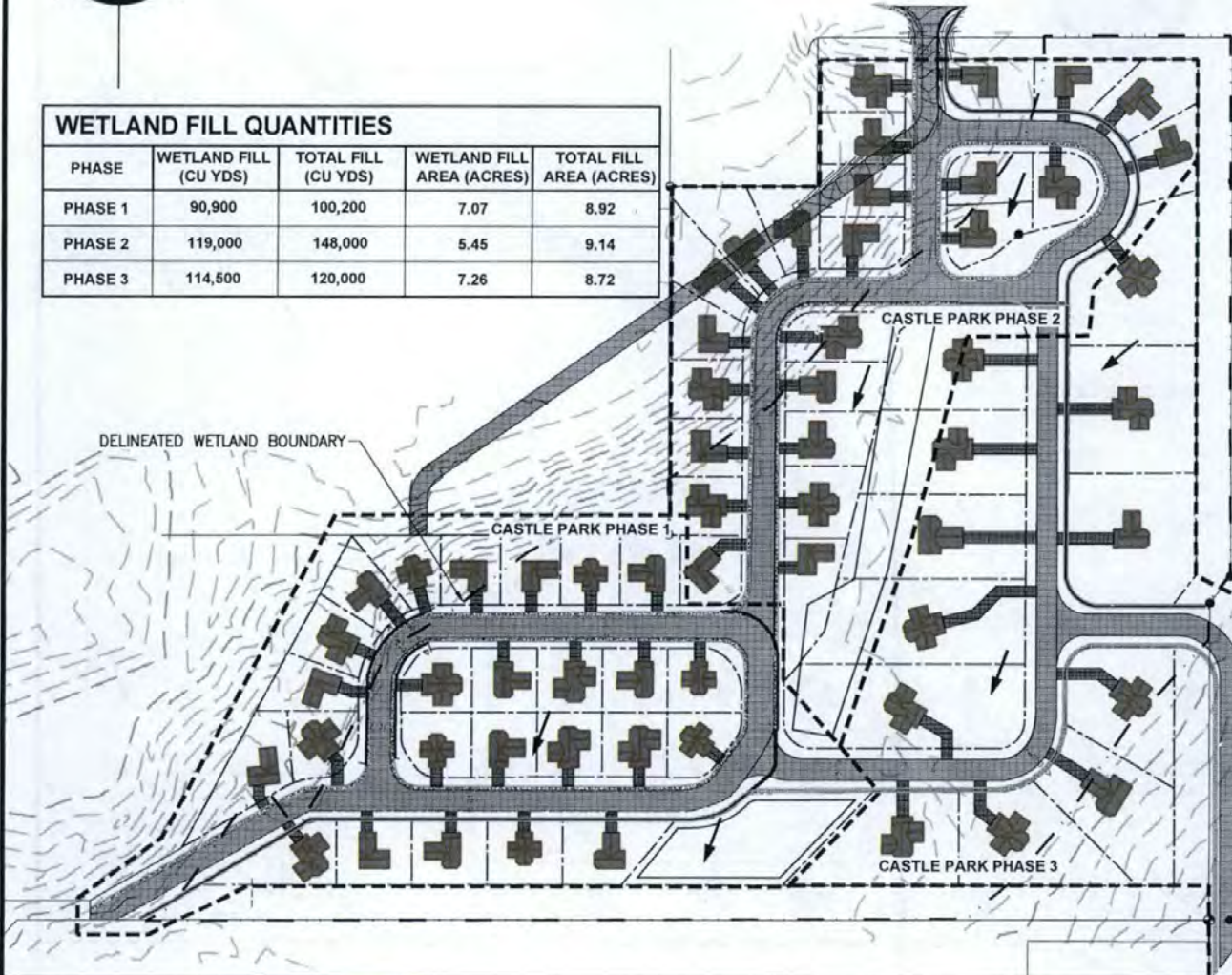
4/27/2018

SHEET **2** of **11**



WETLAND FILL QUANTITIES

PHASE	WETLAND FILL (CU YDS)	TOTAL FILL (CU YDS)	WETLAND FILL AREA (ACRES)	TOTAL FILL AREA (ACRES)
PHASE 1	90,900	100,200	7.07	8.92
PHASE 2	119,000	148,000	5.45	9.14
PHASE 3	114,500	120,000	7.26	8.72



OVERALL SITE PLAN

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

OVERALL SITE PLAN

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

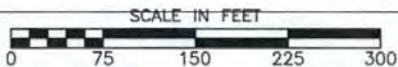
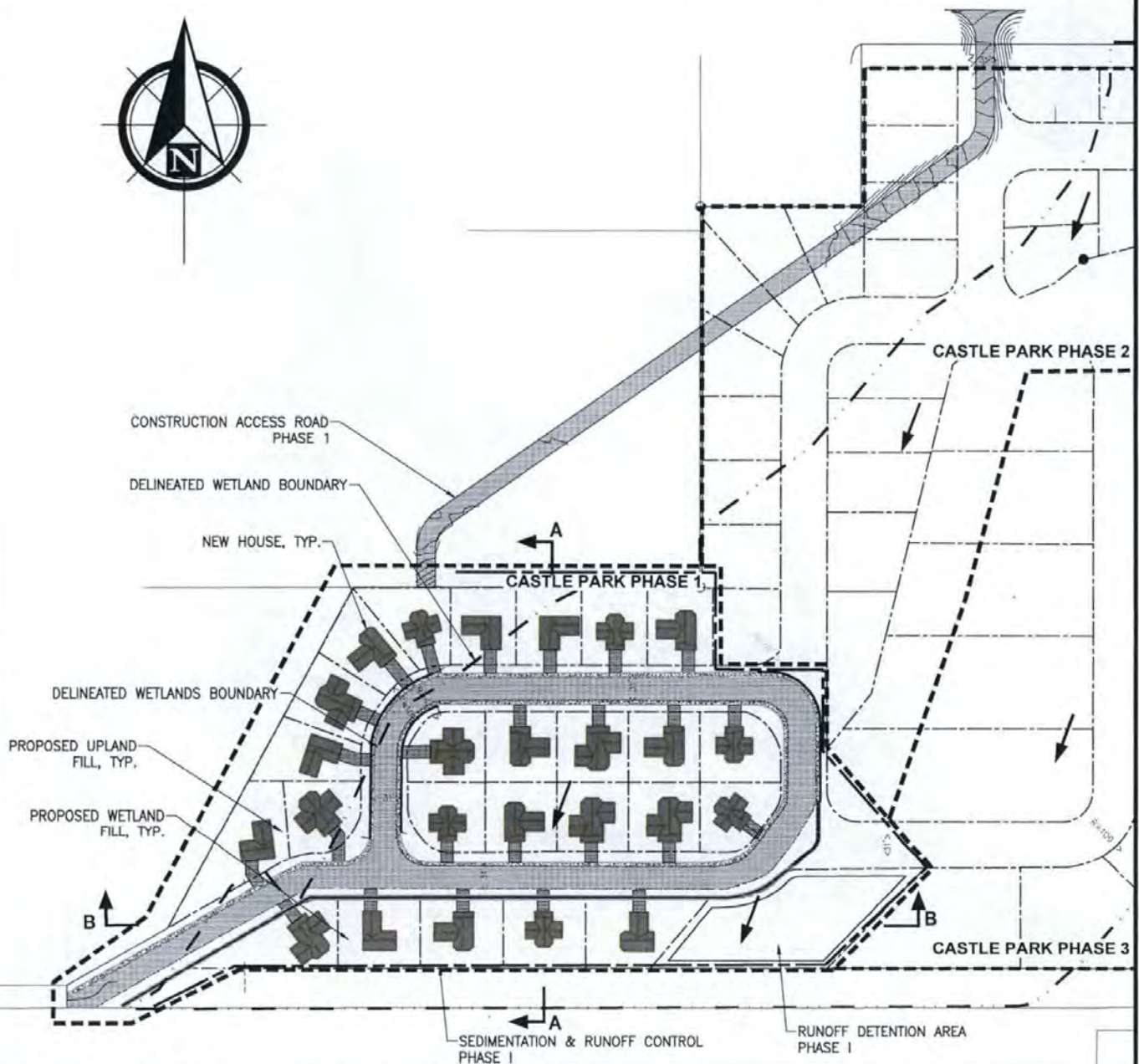
CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

4/27/2018

SHEET **3 of 11**



PHASE 1 SITE PLAN

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

PHASE 1 SITE PLAN

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

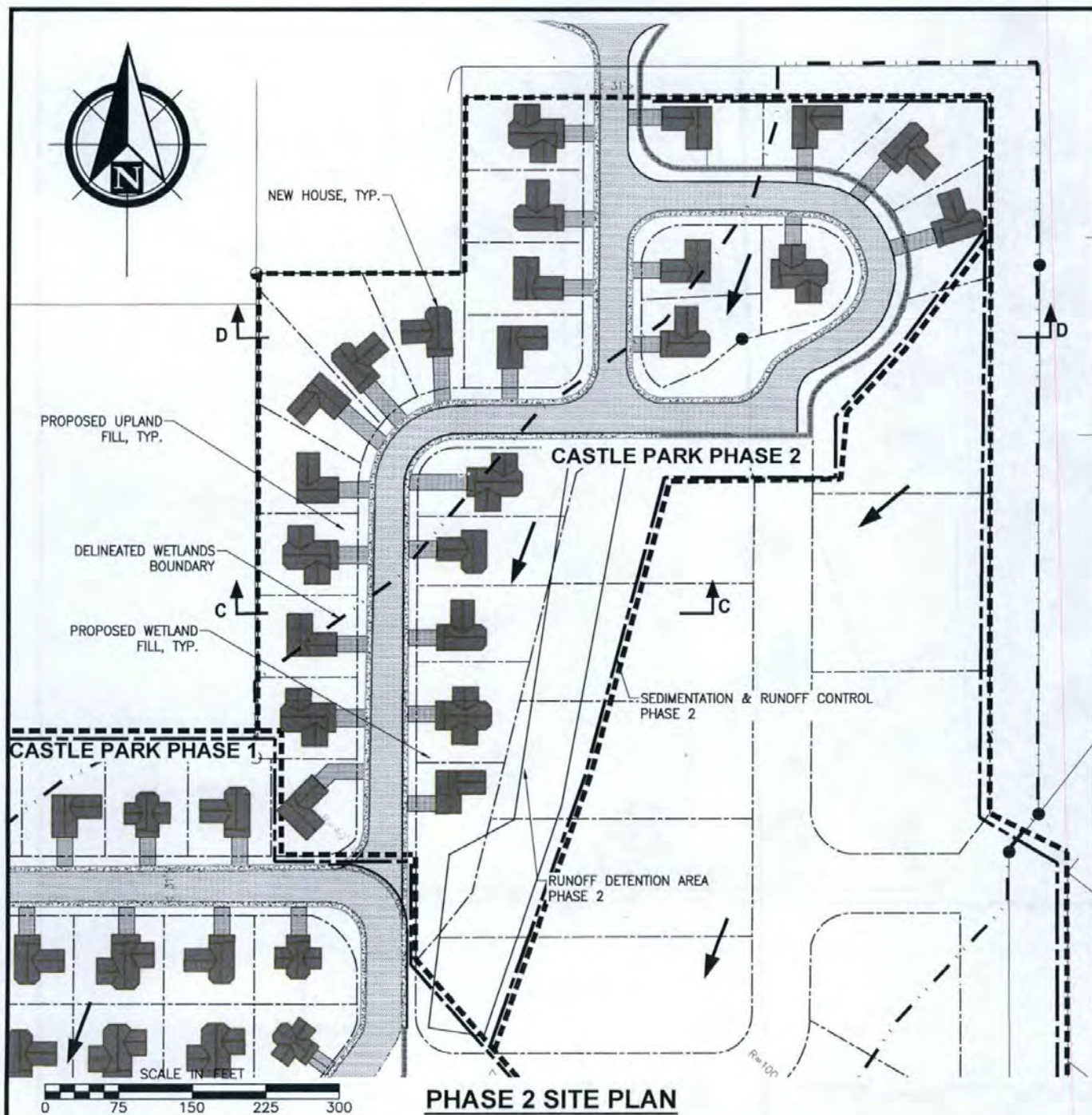
CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

4/27/2018

SHEET **4 of 11**



PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

PHASE 2 SITE PLAN

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

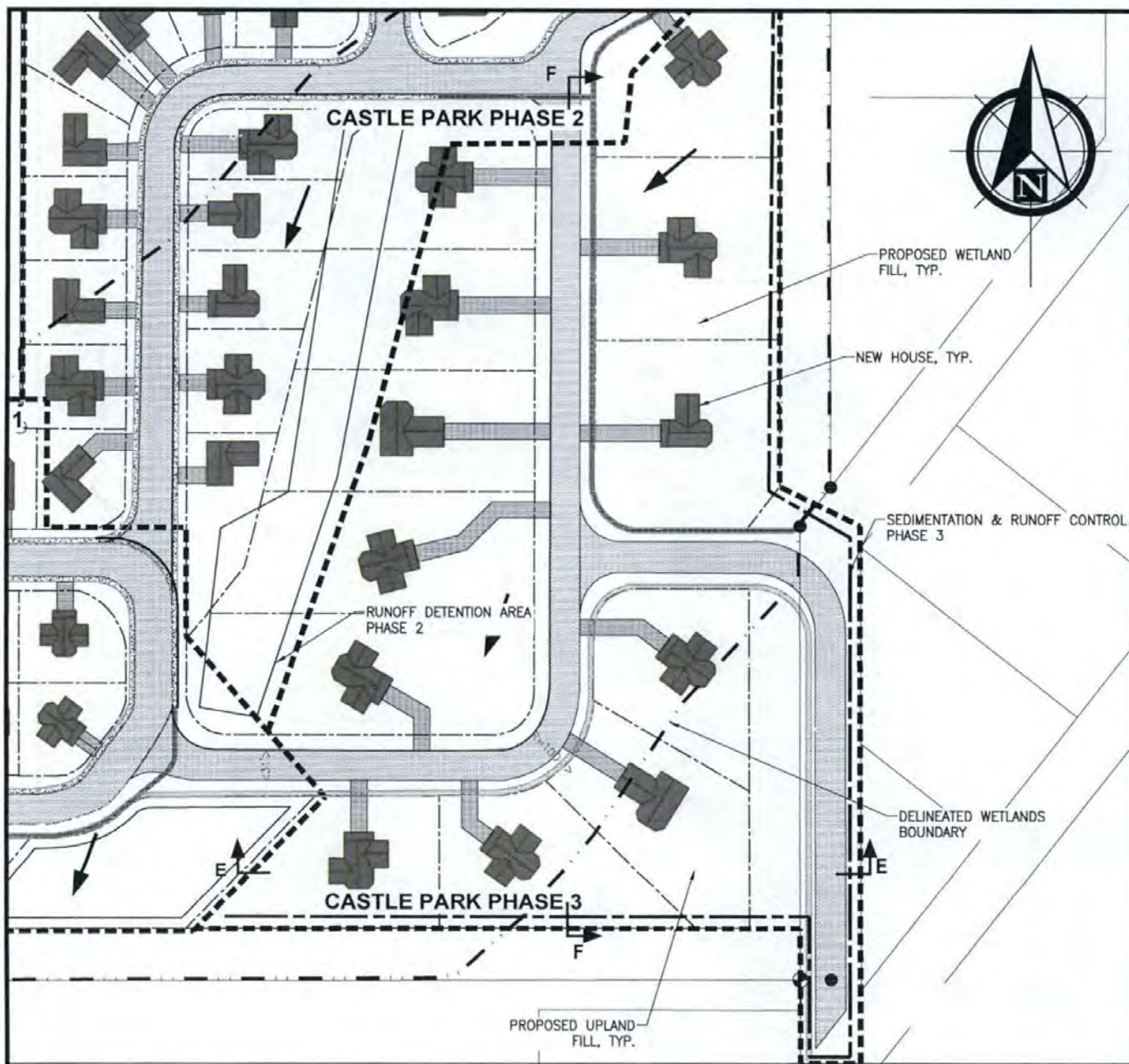
CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

4/27/2018

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PHASE 3 SITE PLAN

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

PHASE 3 SITE PLAN

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

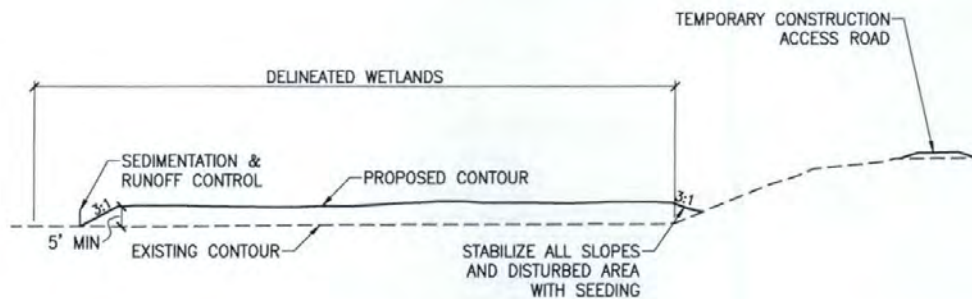
CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

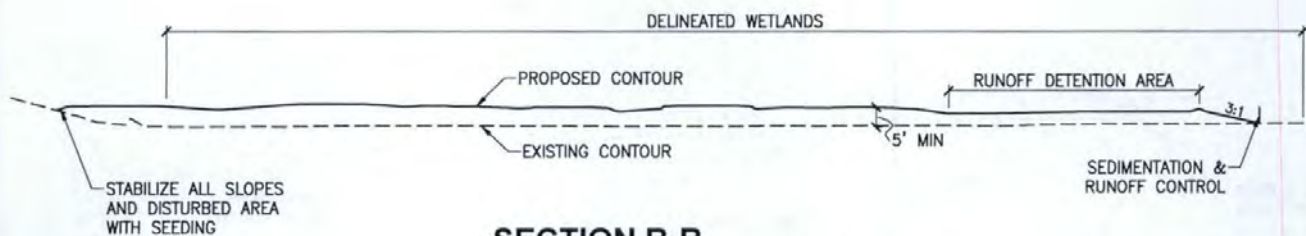
4/27/2018

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SECTION A-A

1"=150'



SECTION B-B

1"=150'

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

SITE SECTIONS PHASE 1

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

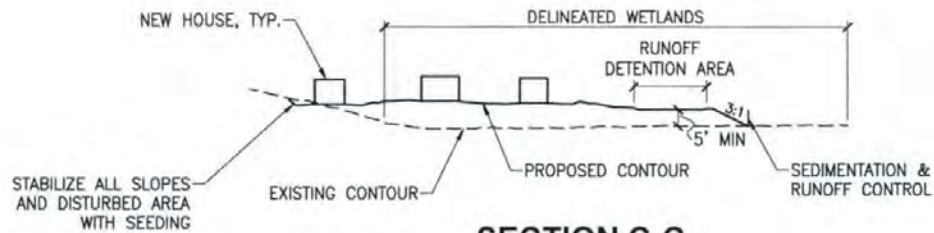
CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

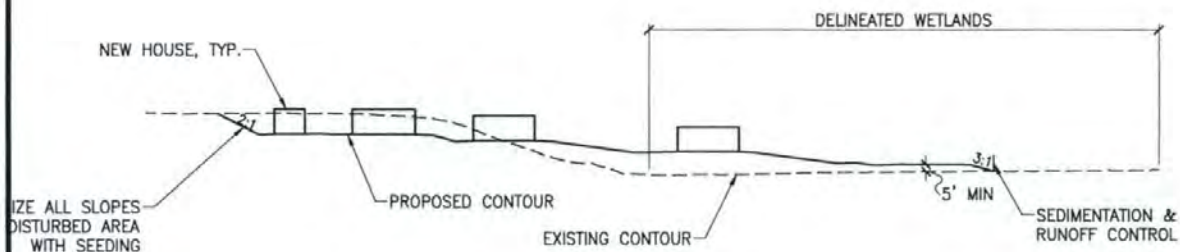
4/27/2018

SHEET **7 of 11**



SECTION C-C

1"=150'



SECTION D-D

1"=150'

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

SITE SECTIONS PHASE 2

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

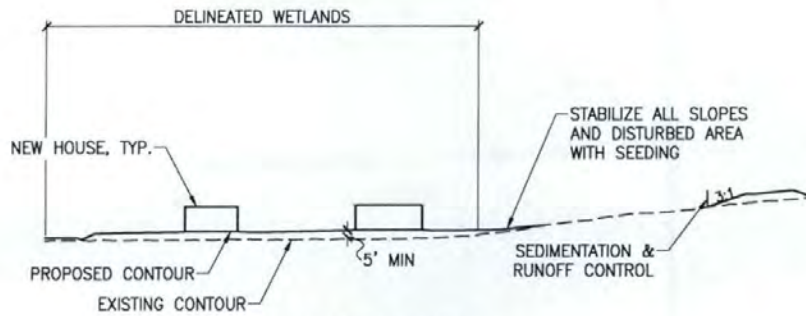
CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

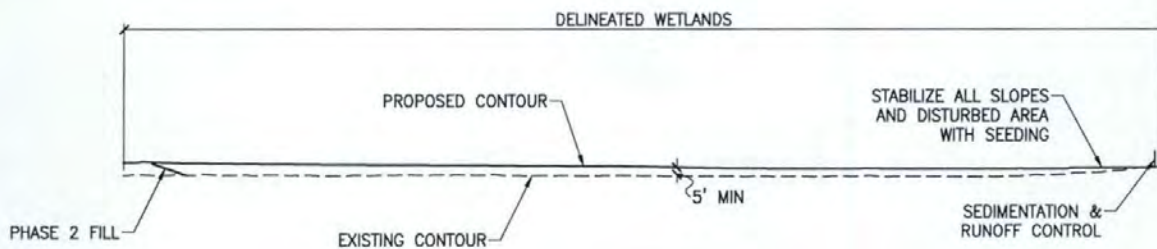
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SHEET **8 of 11**



SECTION E-E

1"=150'



SECTION F-F

1"=150'

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

SITE SECTIONS PHASE 3

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

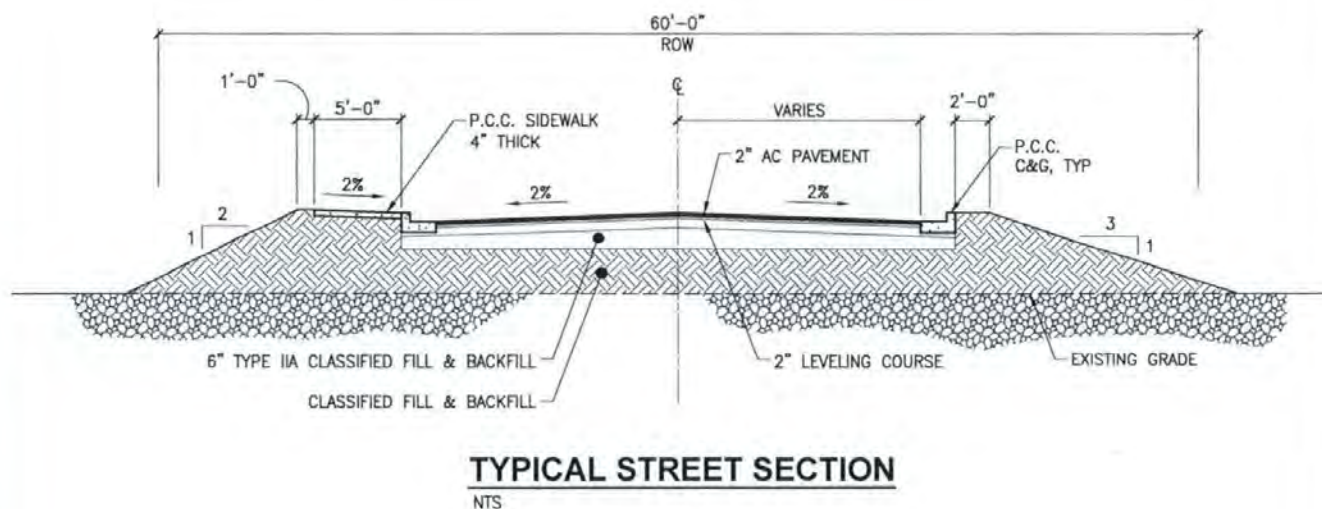
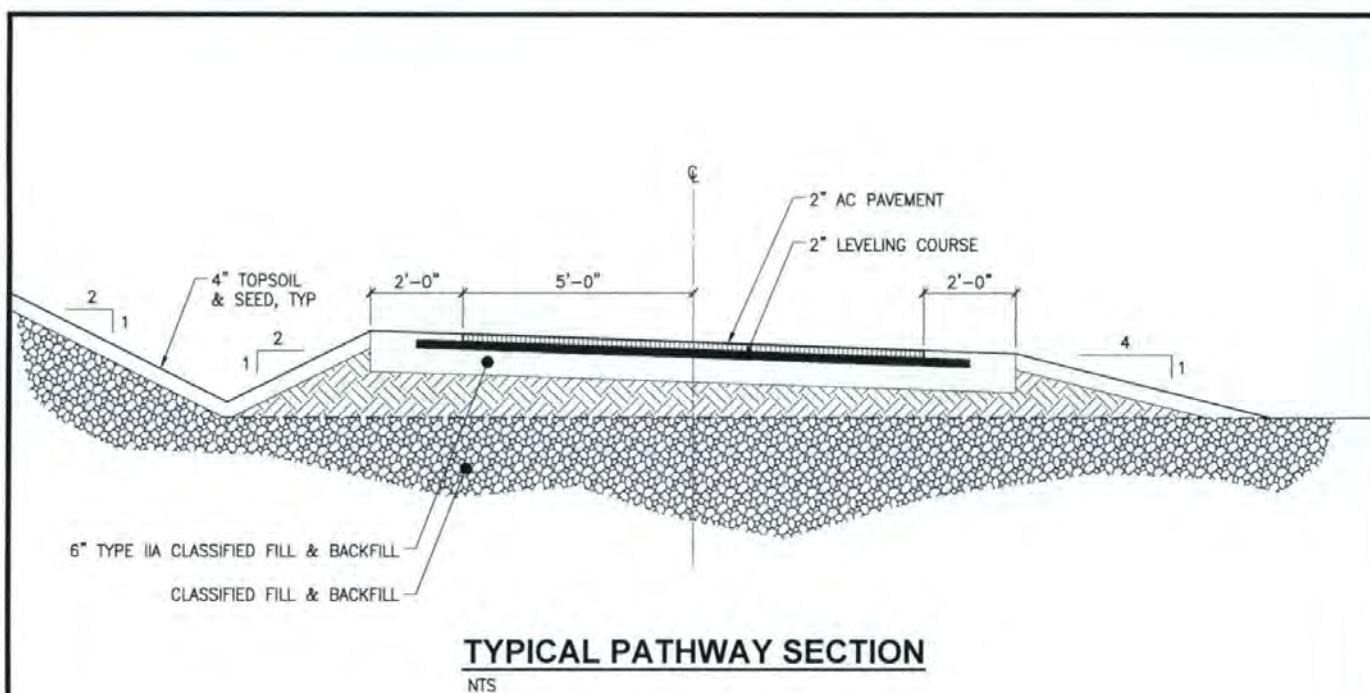
CASTLE PARK

POA-2017-00492

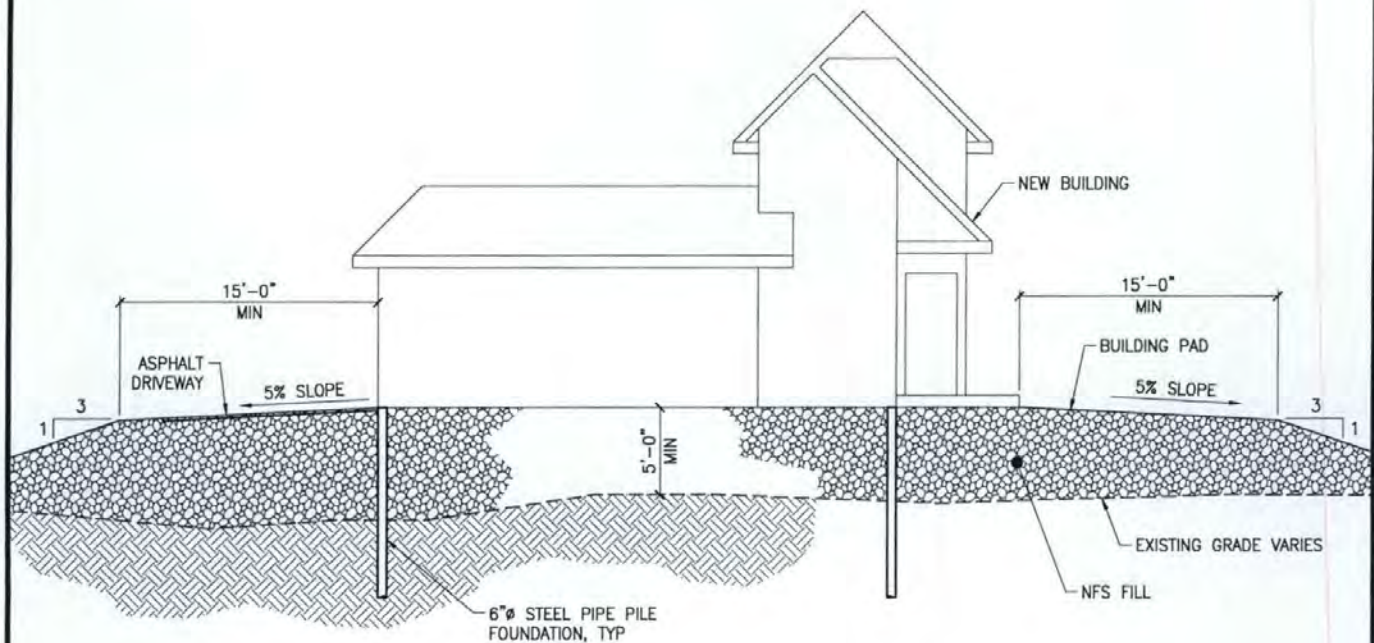
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AT: ANCHORAGE, AK

4/27/2018

SHEET **9 of 11**



<p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>ADJACENT PROPERTY OWNERS: SEE LOCATION MAP</p> <p>PROJECT LOCATION: LAT: 61.121019 LONG: -149.843669 SEC. 20 TOWN: 12N RANGE: 3W SEWARD MERIDIAN</p>	<p>ROAD & PATHWAY SECTIONS</p> <p>THE CASTLE GROUP 1520 O'MALLEY RD ANCHORAGE, AK 99507</p>	<p>CASTLE PARK</p> <p>POA-2017-00492</p> <p>IN: FURROW CREEK WATERSHED AT: ANCHORAGE, AK</p> <p>4/27/2018 SHEET 10 of 11</p>
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TYPICAL HOUSE PAD SECTION

NTS

PURPOSE:
RESIDENTIAL DEVELOPMENT

ADJACENT PROPERTY OWNERS:
SEE LOCATION MAP

PROJECT LOCATION:
LAT: 61.121019 LONG: -149.843669
SEC. 20 TOWN: 12N RANGE: 3W
SEWARD MERIDIAN

TYPICAL HOUSE PAD SECTION

THE CASTLE GROUP
1520 O'MALLEY RD
ANCHORAGE, AK 99507

CASTLE PARK

POA-2017-00492

IN: FURROW CREEK WATERSHED
AT: ANCHORAGE, AK

4/27/2018

SHEET **11** of **11**