STATE OF ALASKA

FRANK H. MURKOWSKI, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF MINING, LAND & WATER

550 WEST 7TH AVENUE, SUITE 640
ANCHORAGE, ALASKA 99501-3576
PHONE: (907) 269-8594
FAX: (907) 269-8916

September 24, 2004

Subject: Public Notice

Dear Interested Party,

The Department of Natural Resources, Division of Mining, Land, and Water is coordinating an Alaska Coastal Management Program (ACMP) Consistency Review and Preliminary Finding and Decision to survey and offer for sale parcels located within the Tom's Away Subdivision project area.

Please review the enclosed packet. The comment deadline for both the ACMP Consistency Review and Preliminary Finding and Decision is October 25, 2004. For more information please contact me at the above address, by phone at (907)269-8544, or by email at chris_grundman@dnr.state.ak.us.

Sincerely,

Chris Grundman
Natural Resource Specialist II

CC: Distribution List

STATE OF ALASKA
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Project Information Sheet
Tom's Away Subdivision & State Land Sale

Subject: Single Agency ACMP Review & Preliminary Finding and Decision

Date: 01/28/2004

File Type: Survey and Sale of State Land

File No.: State Land Auction

From: Chris Grundman, Natural Resource Specialist II

Phone No.: (907)269-8553
Fax No.: (907)269-8913

Please review the attached application for consistency with the Alaska Coastal Management Program (ACMP) as well as for review of the Preliminary Finding and Decision for the sale of State land. You may submit comments on the proposed project's consistency with the ACMP and/or an affected local coastal district management program, as well as any comments on the proposed sale of State land.

Questions or comments related to the Preliminary Finding and Decision for the proposed sale of State land should be directed to Chris Grundman, Natural Resource Specialist II, 550 W. 7th Avenue, Suite 640, Anchorage, AK 99501-3576, phone: (907)269-8544, fax: (907)269-8916, email: chris_grundman@dnr.state.ak.us.

A copy of the ACMP review packet is available for public inspection and copying by contacting Ken Hudson, MSB Coastal Zone District Coordinator, at 350 E. Dahlia Avenue, Palmer, AK 99645-6488, or by phone: (907)745-9865, Fax: (907) 745-9876.

For more information or to submit comments regarding the ACMP review, please contact Chris Grundman, DNR/DMLW, Land Sales and Contract Administration, 550 W. 7th Avenue, Suite 640, Anchorage, AK 99501, phone: (907)269-8544, Fax: (907)269-8916, email: chris_grundman@dnr.state.ak.us.

Applicant: DNR/DMLW, Land Sales Unit

Scope of Project to be Reviewed: The project subject to this consistency review is the survey and sale of State land. The Division of Mining, Land, and Water, Land Sale Unit proposes to survey and offer for sale 30 acres of State land through a public sealed bid auction. The parcels are located within the Mat-Su Borough and are subject to MSB platting authority.

Project Location: The subdivision project is located approximately six miles west of the town of Wasilla and 1.5 miles south the intersection of the Parks Hwy. and Pittman Rd., and situated north of Lucile Creek. The project is described as the S1/2 SE1/4 SW1/4 and S1/2 N1/2 SE1/4 SW1/4 Section 15, Township 17 North, Range 2 West, Seward Meridian, containing 30 acres more or less. Located within USGS Quad Anchorage C-7.

Coastal District: Matanuska-Susitna Coastal District Program

District Plan Approved?: yes _X_ no ___ pending ___

ACMP Review Schedule: 15-Day ___ 30-Day ___ 50-Day _X_ Other ___

ACMP Review Milestones:

Publish Date: September 24, 2004
Request for additional information by: October 18, 2004
Comments Due to DMLW by: October 25, 2004
Proposed Consistency Determination by: November 9, 2004
Final Consistency Determination by: November 15, 2004

Preliminary Finding and Decision and Public Notice:

Publish Date: September 24, 2004
Comments Due to Land Sale Unit by: October 24, 2004
Final Finding on or near: November 15, 2004

Posted September 24, 2004 in the following places: Wasilla area Post Offices and libraries.

Coastal Project Questionnaire and Certification Statement

Please answer all questions. To avoid a delay in processing, **please call the department if you answer "yes" to any of the questions related to that department**. Maps and plan drawings must be included with your packet.

An incomplete packet will be returned.

■ APPLICANT INFORMATION

1. Alaska Department of Natural Resources
   Name of Applicant
   550 W. 47th Ave., Suite 640
   Address
   Anchorage, AK 99501
   City/State Zip Code
   (907)269-8544
   Daytime Phone
   (907)269-8916 Chris_Grundman@dnr.state.ak.us
   Fax Number E-mail Address

2. Chris Grundman
   Agent (or responsible party if other than applicant)
   Same
   Address
   Same
   City/State State Zip Code Zip Code
   Same
   Daytime Phone
   Same
   Fax Number E-mail Address

■ PROJECT INFORMATION

	Yes	No
1. This activity is a: ☒ new project ☐ modification or addition to an existing project If a modification, do you currently have any State, federal or local approvals related to this activity?	☐	☐

Note: Approval means any form of authorization. If "yes," please list below:

Approval Type	Approval #	Issuance Date	Expiration Date

2. If a modification, has this project ever been reviewed by the State of Alaska under the ACMP?	☐	☐

Previous State I.D. Number: AK_____ Previous Project Name:_____

■ PROJECT DESCRIPTION

1. Provide a brief description of your entire project and ALL associated facilities and land use conversions. Attach additional sheet(s) as needed.
   The scope of the proposed DNR project consist of surveying and selling State land located within the Tom's Away Subdivision project area, totaling 30 acres, through a public, sealed bid auction.

   Proposed starting date for project: Fall 2004

2. Attach the following: • a detailed description of the project, all associated facilities, and land use conversions, etc. (Be specific, including access roads, caretaker facilities, waste disposal sites, etc.); • a project timeline for completion of all major activities in the proposal; • a site plan depicting property boundary with all proposed actions; • other supporting documentation that would facilitate review of the project. Note: If the project is a modification, identify existing facilities as well as proposed changes on the site plan.

■ PROJECT LOCATION

1. Attach a copy of the topographical and vicinity map clearly indicating the location of the project. Please include a map title and scale.

2. The project is located in which region (see attached map): ☐ Northern ☒ Southcentral ☐ Southeast
   ☐ within or associated with the Trans-Alaska Pipeline corridor

3. Location of project (Include the name of the nearest land feature or body of water.) Near Lucille Creek
   Township 17N Range 2W Section 15 Meridian SM Latitude/Longitude ___/___ USGS Quad Map Anchorage C-7

4. Is the project located in a coastal district? Yes ☒ No ☐ If yes, identify: Mat-Su Borough District
   (Coastal districts are a municipality or borough, home rule or first class city, second class with planning, or coastal resource service area.) Note: A coastal district is a participant in the State's consistency review process. It is possible for the State review to be adjusted to accommodate a local permitting public hearing. Early interaction with the district is important; ***please contact the district representative listed on the attached contact list.***

5. Identify the communities closest to your project location: Wasilla

6. The project is on: ☒ State land or water* ☐ Federal land ☐ Private land (University Land)
   ☐ Municipal land ☐ Mental Health Trust land
   **State land can be uplands, tidelands, or submerged lands to 3 miles offshore. See Question #1 in DNR section.*
   Contact the applicable landowner(s) to obtain necessary authorizations.

■ DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) APPROVALS

	Yes	No
1. Will a discharge of wastewater from industrial or commercial operations occur?	☐	☒
Will the discharge be connected to an already approved sewer system?	☐	☒
Will the project include a stormwater collection/discharge system?	☐	☒
2. Do you intend to construct, install, modify, or use any part of a wastewater (sewage or greywater) disposal system?	☐	☒
a) If so, will the discharge be 500 gallons per day or greater?	☐	☐
b) If constructing a domestic wastewater treatment or disposal system, will the system be located within fill material requiring a COE permit?	☐	☐

If you answered yes to a) or b), answer the following:

1) What is the distance from the bottom of the system to the top of the subsurface water table? _____
2) How far is any part of the wastewater disposal system from the nearest surface water? _____
3) Is the surrounding area inundated with water at any time of the year? ☐ ☐
4) How big is the fill area to be used for the absorption system? _____
   (Questions 1 & 2 will be used by DEC to determine whether separation distances are being met; Questions 3 & 4 relate to the required size of the fill if wetlands are involved.)

3. Do you expect to request a mixing zone for your proposed project?	☐	☒

(If your wastewater discharge will exceed Alaska water quality standards, you may apply for a mixing zone. If so, please contact DEC to discuss information required under 18 AAC 70.032.)

		Yes	No
4. a)	Will your project result in the construction, operation, or closure of a facility for the disposal of solid waste?	☐	☐
	(Note: Solid waste means drilling wastes, household garbage, refuse, sludge, construction or demolition wastes, industrial solid waste, asbestos, and other discarded, abandoned, or unwanted solid or semi-solid material, whether or not subject to decomposition, originating from any source. Disposal means placement of solid waste on land.)		
b)	Will your project result in the treatment of solid waste at the site?	☐	☐
	(Examples of treatment methods include, but are not limited to: incineration, open burning, baling, and composting.)		
c)	Will your project result in the storage or transfer of solid waste at the site?	☐	☐
d)	Will the project result in the storage of more than 50 tons of materials for reuse, recycling, or resource recovery?	☐	☐
e)	Will any sewage solids or biosolids be disposed of or land-applied to the site?	☐	☐
	(Sewage solids include wastes that have been removed from a wastewater treatment plant system, such as a septic tank, lagoon dredge, or wastewater treatment sludge that contain no free liquids. Biosolids are the solid, semi-solid, or liquid residues produced during the treatment of domestic septage in a treatment works which are land applied for beneficial use.)		
5.	Will your project require the application of oil, pesticides, and/or any other broadcast chemicals?	☐	☐
6. a)	Will you have a facility with industrial processes that are designed to process no less than *five tons per hour* and needs air pollution controls to comply with State emission standards?	☐	☐
b)	Will you have stationary or transportable fuel burning equipment, including flares, with a total fuel consumption capacity no less than 50 million Btu/hour?	☐	☐
c)	Will you have a facility with incinerators having a total charging capacity of no less than 1,000 pounds per hour?	☐	☐
d)	Will you have a facility with equipment or processes that are subject to Federal New Source Performance Standards or National Emission Standards for hazardous air pollutants?	☐	☐
	i) Will you propose exhaust stack injection?	☐	☐
e)	Will you have a facility with the potential to emit no less than 100 tons per year of any regulated air contaminant?	☐	☐
f)	Will you have a facility with the potential to emit no less than 10 tons per year of any hazardous air contaminant or 25 tons per year of all hazardous air contaminants?	☐	☐
g)	Will you construct or add stationary or transportable fuel burning equipment of no less than 10 million Btu/hour in the City of Unalaska or the City of St. Paul?	☐	☐
h)	Will you construct or modify in the Port of Anchorage a volatile liquid storage tank with a volume no less than 9,000 barrels, or a volatile liquid loading rack with a design throughput no less than 15 million gallons?	☐	☐
i)	Will you be requesting operational or physical limits designed to reduce emissions from an existing facility in an air quality nonattainment area to offset an emission increase from another new of modified facility?	☐	☐
7.	Will you be developing, constructing, installing, or altering a public water system?	☐	☐
8. a)	Will your project involve the operation of waterborne tank vessels or oil barges that carry crude or non-crude oil as bulk cargo, or the transfer of oil or other petroleum products to or from such a vessel or a pipeline system?	☐	☐
b)	Will your project require or include onshore or offshore oil facilities with an effective aggregate storage capacity of greater than 5,000 barrels of crude oil or greater than 10,000 barrels of non-crude oil?	☐	☐

	Yes	No
c) Will you be operating facilities on the land or water for the exploration or production of hydrocarbons?	☐	☐

If you answered "NO" to ALL questions in this section, continue to next section.
If you answered "YES" to ANY of these questions, contact the DEC office nearest you for information and application forms. Please be advised that all new DEC permits and approvals require a 30-day public notice period. DEC Pesticide permits take effect no sooner than 40 days after the permit is issued.

Based on your discussion with DEC, please complete the following:

Types of project approvals or permits needed	Date application submitted
_____	_____
_____	_____

9. Does your project qualify for a general permit for wastewater or solid waste?	☐	☐

Note: A general permit is an approval issued by DEC for certain types of routine activities.

If you answered "YES" to any questions in this section and are not applying for DEC permits, indicate reason:
☐ **_____ (DEC contact) told me on _____ that no DEC approvals are required on this project because_____**
☐ **Other: _____**

■ DEPARTMENT OF FISH AND GAME (DFG) APPROVALS

	Yes	No
1. Is your project located in a designated State Game Refuge, Critical Habitat Area or State Game Sanctuary?	☐	☐
2. Does your project include the construction/operation of a salmon hatchery?	☐	☐
3. Does your project affect, or is it related to, a previously permitted salmon hatchery?	☐	☐
4. Does your project include the construction of an aquatic farm?	☐	☐

If you answered "NO" to ALL questions in this section, continue to next section.
If you answered "Yes" to ANY questions under 1-4, contact the DFG Commercial Fisheries Division headquarters for information and application forms

Based on your discussion with DFG, please complete the following:

Types of project approvals or permits needed	Date application submitted
_____	_____
_____	_____

If you answered "YES" to any questions in this section and are not applying for DFG permits, indicate reason:
☐ **_____ (DFG contact) told me on _____ that no DFG approvals are required on this project because_____**
☐ **Other: _____**

■ DEPARTMENT OF NATURAL RESOURCES (DNR) APPROVALS

1. Is the proposed project on State-owned land or water or will you need to cross State-owned land for access? ("Access" includes temporary access for construction purposes. *Note: In addition to State-owned uplands, the State owns almost all land below the ordinary high water line of navigable streams, rivers and lakes, and below the mean high tide line seaward for three miles.)* ..... ☐ ☐
   a) Is this project for a commercial activity? ..... ☐ ☐

2. Is the project on Alaska Mental Health Trust land (AMHT) or will you need to cross AMHT land?
   Note: Alaska Mental Health Trust land is not considered State land for the purpose of ACMP reviews. ..... ☐ ☐

3. Do you plan to dredge or otherwise excavate/remove materials on State-owned land? ..... ☐ ☐
   Location of dredging site if different than the project site: _____
   Township _____ Range _____ Section _____ Meridian _____ USGS Quad Map _____

4. Do you plan to place fill or dredged material on State-owned land? ..... ☐ ☐
   Location of fill disposal site if other than the project site: _____
   Township _____ Range _____ Section _____ Meridian _____ USGS Quad Map _____
   Source is on: ☐ State Land ☐ Federal Land ☐ Private Land ☐ Municipal Land

5. Do you plan to use any of the following State-owned resources: ..... ☐ ☐
   ☐ ***Timber***: Will you be harvesting timber? Amount: _____
   ☐ ***Materials such as rock, sand or gravel, peat, soil, overburden, etc.:*** .....
   Which material? _____ Amount: _____
   Location of source: ☐ Project site ☐ Other, describe: _____
   Township _____ Range _____ Section _____ Meridian _____ USGS Quad Map _____

	Yes	No
6. Are you planning to divert, impound, withdraw, or use any fresh water, except from an existing public water system or roof rain catchment system (regardless of land ownership)?	☐	☐
Amount (maximum daily, not average, in gallons per day): _____		
Source: _____ Intended Use: _____		
If yes, will your project affect the availability of water to anyone holding water rights to that water? ...	☐	☐
7. Will you be building or altering a dam (regardless of land ownership)?	☐	☐
8. Do you plan to drill a geothermal well (regardless of land ownership)?	☐	☐
9. At any one site (regardless of land ownership), do you plan to do any of the following?	☐	☐
☐ Mine five or more acres over a year's time		
☐ Mine 50,000 cubic yards or more of materials (rock, sand or gravel, soil, peat, overburden, etc.) over a year's time		
☐ Have a cumulative unreclaimed mined area of five or more acres		
If yes to any of the above, contact DNR about a reclamation plan.		
If you plan to mine less than the acreage/amount stated above and have a cumulative unreclaimed mined area of less than five acres, do you intend to file a voluntary reclamation plan for approval?	☐	☐
10. Will you be exploring for or extracting coal?	☐	☐
11. a) Will you be exploring for or producing oil and gas?	☐	☐
b) Will you be conducting surface use activities on an oil and gas lease or within an oil and gas unit?	☐	☐
12. Will you be investigating, removing, or impacting historical or archaeological or paleontological resources (anything over 50 years old) on State-owned land?	☐	☐

13. Is the proposed project located within a known geophysical hazard area? ..... ☐

Note: 6 AAC 80.900(9) defines geophysical hazard areas as "those areas which present a threat to life or property from geophysical or geological hazards, including flooding, tsunami run-up, storm surge run-up, landslides, snowslides, faults, ice hazards, erosion, and littoral beach process." "known geophysical hazard area" means any area identified in a report or map published by a federal, state, or local agency, or by a geological or engineering consulting firm, or generally known by local knowledge, as having known or potential hazards from geologic, seismic, or hydrologic processes.

14. Is the proposed project located in a unit of the Alaska State Park System? ..... ☐

15. Will you be working in, removing water or material from, or placing anything in, a stream, river or lake? (This includes work or activities below the ordinary high water mark or on ice, in the active flood plain, on islands, in or on the face of the banks, or, for streams entering or flowing through tidelands, above the level of mean lower low tide.)
Note: If the proposed project is located within a special flood hazard area, a floodplain development permit may be required. Contact the affected city or borough planning department for additional information and a floodplain determination.)..... ☐

Name of waterbody: _____

16. Will you do any of the following: ..... ☐

Please indicate below:

- ☐ Build a dam, river training structure, other instream impoundment, or weir
- ☐ Use the water
- ☐ Pump water into or out of stream or lake (including dry channels)
- ☐ Divert or alter the natural stream channel
- ☐ Change the water flow or the stream channel
- ☐ Introduce silt, gravel, rock, petroleum products, debris, brush, trees, chemicals, or other organic/inorganic material, including waste of any type, into the water
- ☐ Alter, stabilize or restore the banks of a river, stream or lake (provide number of linear feet affected along the bank(s)
- ☐ Mine, dig in, or remove material, including woody debris, from the beds or banks of a waterbody
- ☐ Use explosives in or near a waterbody
- ☐ Build a bridge (including an ice bridge)
- ☐ Use the stream, lake or waterbody as a road (even when frozen), or cross the stream with tracked or wheeled vehicles, log-dragging or excavation equipment (backhoes, bulldozers, etc.)
- ☐ Install a culvert or other drainage structure
- ☐ Construct, place, excavate, dispose or remove any material below the ordinary high water of a waterbody
- ☐ Construct a storm water discharge or drain into the waterbody
- ☐ Place pilings or anchors
- ☐ Construct a dock
- ☐ Construct a utility line crossing
- ☐ Maintain or repair an existing structure
- ☐ Use an instream in-water structure not mentioned here

If you answered "No" to ALL questions in this section, continue to next section.
If you answered "Yes" to ANY questions under 1-16, contact the Area DNR, office for information and application forms.

Based on your discussion with DNR, please complete the following:

Types of project approvals or permits needed	Date application submitted
Preliminary Finding and Decision & Public Notice	

If you answered "YES" to any questions in this section and are not applying for DNR permits, indicate reason:
☐ **_____ (DNR contact) told me on _____ that no DNR approvals are required on this project because_____**

■ FEDERAL APPROVALS

	Yes	No
U.S. Army Corps of Engineers (COE)		
1. Will you be dredging or placing structures or fills in any of the following: tidal (ocean) waters? streams? lakes? wetlands*?	☐	☐
If yes, have you applied for a COE permit?	☐	☐
Date of submittal: _____		
(Note: Your application for this activity to the COE also serves as application for DEC Water Quality Certification.)		
****If you are not certain whether your proposed project is in a wetlands (wetlands include muskegs), contact the COE, Regulatory Branch at (907) 753-2720 for a wetlands determination (outside the Anchorage area call toll free 1-800-478-2712).***		
Bureau of Land Management (BLM)		
2. Is the proposed project located on BLM land, or will you need to cross BLM land for access?	☐	☐
If yes, have you applied for a BLM permit or approval?	☐	☐
Date of submittal: _____		
U.S. Coast Guard (USCG)		
3. a) Will you be constructing a bridge or causeway over tidal (ocean) waters, or navigable rivers, streams or lakes?	☐	☐
b) Does your project involve building an access to an island?	☐	☐
c) Will you be siting, constructing, or operating a deepwater port?	☐	☐
If yes, have you applied for a USCG permit?	☐	☐
Date of submittal: _____		
U.S. Environmental Protection Agency (EPA)		
4. a) Will the proposed project have a discharge to any waters?	☐	☐
b) Will you be disposing of sewage sludge (contact EPA at 206-553-1941)?	☐	☐
If you answered yes to a) or b), have you applied for an EPA National Pollution Discharge Elimination System (NPDES) permit?	☐	☐
Date of submittal: _____		
(Note: For information regarding the need for an NPDES permit, contact EPA at (800) 424-4372.)		
c) Will construction of your project expose 5 or more acres of soil? *(This applies to the total amount of land disturbed, even if disturbance is distributed over more than one season, and also applies to areas that are part of a larger common plan of development or sale.)*	☐	☐
d) Is your project an industrial facility which will have stormwater discharge which is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant?	☐	☐
If you answered yes to c) or d), your project may require an NPDES Stormwater permit. Contact EPA at 206-553-8399.		
Federal Aviation Administration (FAA)		
5. a) Is your project located within five miles of any public airport?	☐	☐
b) Will you have a waste discharge that is likely to decay within 5,000 feet of any public airport?	☐	☐
If yes, please contact the Airports Division of the FAA at (907) 271-5444.		
Federal Energy Regulatory Commission (FERC)		
6. a) Does the project include any of the following:		
1) a non-federal hydroelectric project on any navigable body of water	☐	☐
2) a location on federal land (including transmission lines)	☐	☐
3) utilization of surplus water from any federal government dam	☐	☐
b) Does the project include construction and operation, or abandonment of natural gas pipeline facilities under sections (b) and (c) of the Federal Power Act (FPA)?	☐	☐

	Yes	No
c) Does the project include construction for physical interconnection of electric transmission facilities under section 202 (b) of the FPA?	☐	☒
If you answered yes to any questions under number 6, have you applied for a permit from FERC?	☐	☐

Date of submittal: _____

(Note: For information, contact FERC, Office of Hydropower Licensing (202) 219-2668; Office of Pipeline Regulation (202) 208-0700; Office of Electric Power Regulation (202) 208-1200.)

U.S. Forest Service (USFS)

7.	a) Does the proposed project involve construction on USFS land?	☐	☒
	b) Does the proposed project involve the crossing of USFS land with a water line?	☐	☒
	If the answer to either question is yes, have you applied for a USFS permit or approval?	☐	☐

Date of submittal: _____

8.	Have you applied for any other federal permits or authorizations?	☐	☒

AGENCY	APPROVAL TYPE	DATE SUBMITTED

Please be advised that the CPQ identifies permits subject to a consistency review. You may need additional permits from other agencies or the affected city and/or borough government to proceed with your activity.

Certification Statement

The information contained herein is true and complete to the best of my knowledge. I certify that the proposed activity complies with, and will be conducted in a manner consistent with, the Alaska Coastal Management Program.

Signature of Applicant or Agent _____ Date 9-22-04

Note: Federal agencies conducting an activity that will affect the coastal zone are required to submit a federal consistency determination, per 15 CFR 930, Subpart C, rather than this certification statement. ACMP has developed a guide to assist federal agencies with this requirement. Contact ACMP to obtain a copy.

This certification statement will not be complete until all required State and federal authorization requests have been submitted to the appropriate agencies.

- **To complete your packet, please attach your State permit applications and copies of your federal permit applications to this questionnaire.**