



**Preliminary Jurisdictional
Determination Report**

Lakeside Village Part II Subdivision Lot
1-A-3

September 27, 2022

Prepared for:

Beluga LLC
9646 W Aircraft Ct
Wasilla, AK 99623

Prepared by:

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Executive Summary

This 2022 Preliminary Jurisdictional Determination Report presents the findings of the baseline (current existing conditions) extent of wetlands and waters within Lakeside Village Part II Subdivision Lot 1-A-3 in Homer, Alaska for Beluga LLC.

The 2022 study area wetland mapping is based on the criteria in the U.S. Army Corps of Engineers Wetland Delineation Manual (USACE 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (Version 2.0) (USACE 2007), and the 2020 National Wetland Plant List (USACE 2020b).

The results of the field verified mapping show wetlands account for 2.35 acres of the study area (29 percent), and waters account for 0.31 acres (4 percent) of the study area.

Project Study Area: Waters of the U.S. Determination

Status	Acres	Percent of Study Area
Wetlands	2.35	29
Waters	0.31	4
Upland (Non-wetlands)	5.58	68
Total Study Area	8.24	100

The majority of wetlands were classified in the Cowardin system (Cowardin et al. 1979) as Emergent, with some Forested and Scrub-Shrub wetlands also occurring. One pond was found in the study area, as well as a portion of Beluga Lake.

1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has determined the baseline status of an 8.24-acre parcel (study area) located at 3668 Ben Walter Lane, Homer, Alaska. The parcel is listed as 8.18-acres in the survey plat, however, the projection used by the project (NAD 83 State Plane 4) calculated acreage as 8.24 acres. Stantec conducted field work to determine the extent of wetlands and waters.

The legal description of the parcel is *"T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE SUB PARK ADDN REPLAT LOT 1A-3."*

This Preliminary Jurisdictional Determination Report provides the baseline data necessary to determine the total Waters of the U.S. (WOUS) within the study area.

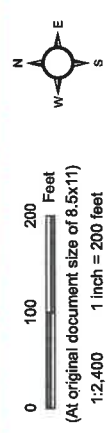
The field team collected field data including wetland determinations September 1, 2022. The results were mapped in accordance with the U.S. Corps of Engineers (USACE) Wetland Delineation Manual (USACE 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region (Version 2.0) (2007 Supplement; USACE 2007). This Report also meets the guidelines set forth in Special Public Notice 2020-00399 (USACE 2020a), Consultant Supplied Jurisdictional Determination Reports.

1.1 STUDY AREA LOCATION

The study area is located in Homer, Alaska near the northwest corner of Beluga Lake. The study area is (Figure 1) in the Seldovia C-5 NE United States Geological Survey (USGS) quadrangle, in the Seward Meridian, and is in 1 Public Land Survey System section: Township 6S, Range 13W, Section 20. The centroid location of the study area is 59.6436° N, 151.5199° W (Decimal Degrees, NAD83).



- Study Area
- NWI Mapping
- Cook Inlet Wetlands Map Unit (Wetland Type)**
- K1c (Kettle)
- K2c (Kettle)
- Reac (Riverine Component)
- SCS (Discharge Slope)
- SL (Discharge Slope)
- SLA (Discharge Slope)



Client
Beluga LLC

Project
Lakeside Village Part II Subdivision Lot 1-A-3

Figure
**National Wetlands Inventory and
Cook Inlet Wetlands Mapping**

Figure Number
2



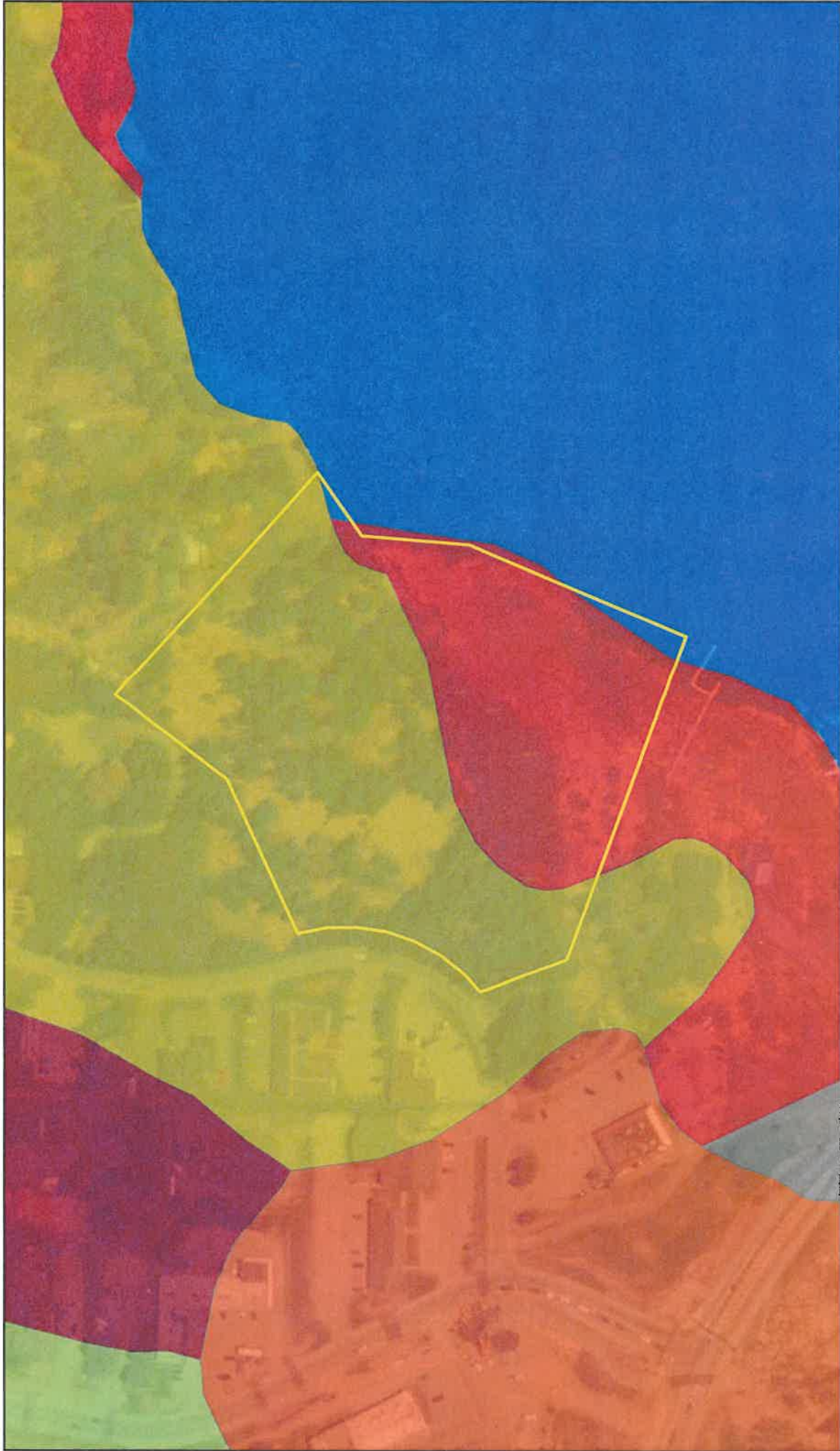
2.1.3 Soil Surveys

The Soil Survey of Western Kenai Peninsula Area, Alaska (USDA 2005) covers the study area.


The study area falls within three map units (Table 2 and Figure 3). The table lists the potential hydric components for each of the map units. Beluga Lake is classified as Water. The lower elevation portion of the parcel abutting Beluga Lake is classified as *Clunie peat, 0 to 2 percent slopes*, with 100 percent of components meeting the definition of hydric soils. The higher elevation portion of the parcel is classified as *Beluga-Mutnala complex, 0 to 8 percent slopes*, with 60 percent of components meeting the definition of hydric soils.

Table 2 Soil Survey Units within the Study Area

Map Unit Symbol	Map Unit Name	Acres in Study Area	Percent of Study Area	Percent Hydric Components
509	Beluga-Mutnala complex, 0 to 8 percent slopes	4.97	60	60
535	Clunie peat, 0 to 2 percent slopes	3.13	38	100
705	Water, fresh	0.14	2	N/A
Total		8.24	100	



-  Study Area
- Soil Unit (Percent hydric soil components)**
-  Beluga silt loam, 0 to 4 percent slopes (95% hydric)
-  Beluga silt loam, 4 to 8 percent slopes (90% hydric)
-  Beluga-Mutnala complex, 0 to 8 percent slopes (60% hydric)
-  Beluga-Smokey Bay complex, 4 to 8 percent slopes (63% hydric)
-  Clunie peat, 0 to 2 percent slopes (100% hydric)
-  Tidal flats (unranked)
-  Water, fresh (unranked)

-  0 100 200 Feet
(At original document size of 8.5x11)
1:2,400 1 inch = 200 feet
- Client**
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Lakeside Village Part II Subdivision Lot 1-A-3
- Figure**
Soils Mapping
- Figure Number**
3