



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

KENAI FIELD OFFICE
Regulatory Division (1145)
CEPOA-RD
44669 Sterling Highway, Suite B
Soldotna, Alaska 99669-7915

PUBLIC NOTICE DATE:	August 14, 2018
EXPIRATION DATE:	September 13, 2018
REFERENCE NUMBER:	POA-2012-00750, M1
WATERWAY:	Gastineau Channel

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 Andy Mitzel at (907) 753-2689, by fax at (907) 420-0813, or by email at andy.mitzel@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Mr. Roscoe Bicknell IV, Bicknell Inc., 2275 Brandy Ln., Suite 1, Juneau, AK, 99801.

AGENT: Ms. Sigrid Dahlberg, Dahlberg Designs, 222 Seward Street #205, Juneau, AK, 99801.

LOCATION: The project site is located within Section 32, T. 40 S., R. 66 W., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3552° N., Longitude 134.5542° W.; located at the Honsinger Pond along Glacier Highway, in Juneau, Alaska.

PURPOSE: The applicant's stated purpose is to develop centrally located industrial lots.

PROPOSED WORK: The applicant is proposing the following:

- Use a one inch suction dredge to excavate 134,000 cubic yards (CY) of sand and gravel from an area 250 feet wide, x 1450 feet, x 10 feet deep, to a new bottom elevation of - 10 feet below the 0.0 foot contour of Honsinger's Pond that would provide a stockpile of suitable material for grading and for use during future development and additional capacity for dumping of unclassified material.
- Discharge 30,734 CY of dredged material into 3.8 acres of palustrine wetlands north of the existing pond and south of Egan Drive (area 1 as shown on figure 7 of 10 dated June 18, 2018), for the development of commercial and industrial lots.
- The placement of 221,126 CY of non-frost susceptible dredged and fill material to raise the fill elevation from 21 feet to 25 feet above the 0.0' contour to cap the 27 acres of unclassified fill in the lacustrine waters that were previously authorized. The capping of the previously authorized fill would allow for the site to be graded for future commercial development.

All work would be performed in accordance with the enclosed plan (sheets 1-10), dated June 18, 2018.

ADDITIONAL INFORMATION:

The area was first permitted for gravel extraction by the City & Borough of Juneau (CBJ) in 1965, with extraction beginning in 1966. United States Corps of Engineers (USACE) jurisdiction was established in the mid-1970's and extraction continued under an additional permit through USACE (Gastineau Channel #292), with fill largely being used for the construction of Glacier Highway improvements, Egan Drive, the Fred Meyer store, along with other nearby projects. CBJ and USACE permits were kept current up to 2007. Removal of an additional 275,000 CY of material was approved by the Juneau Planning Commission, but no extraction has taken place under that permit.

In December 2015 the Corps of Engineers (Corps) authorized the use of an existing pond, commonly referred to as "Honsinger Pond", as a disposal site for unclassified fill material. The work included the placement of 953,000 CY of fill material into 27 acres of lacustrine waters of the U.S. for disposal purposes. The material disposed of consists of unclassified land clearing waste such as: stumps, organic overburden, and frost-susceptible soils.

Honsinger Pond is man-made, located on the northwest fringe of the Gastineau Channel tidal flats adjacent to the Juneau International Airport.

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

- a. Avoidance: The applicant has stated that that due to the limited availability of industrial and commercial zoned land in Juneau, additional land is needed for these activities. Complete avoidance of impacts is not possible.

b. Minimization: The applicant has stated the following concerning minimization:

“The footprint for this project was chosen to create the most beneficial layout for 24 new industrial/commercial lots within the project area. Impacts to wetlands are minimized by only filling isolated wetland pockets that are experiencing isostatic rebound and are estimated to have a limited remaining life.”

c. Compensatory Mitigation: The applicant has stated the following concerning compensatory mitigation:

“As part of the project, we are proposing compensatory mitigation in the form of restoration of 2.32 acres of intertidal wetlands along the southeast fringe of the property” (see attached sheet 8 of 10).

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 cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the entire project area. Consultation of the AHRs constitutes the extent of cultural resource investigations by the 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.

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, 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 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).

No EFH species are known to use the project area.

We have determined 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 authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

(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 PN.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER

Wastewater Discharge Authorization Program (WDAP) / 401 Certification

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WDAP/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-6285 | EMAIL: dec-401cert@alaska.gov

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 (PN) Reference Number **POA-2012-00750-M1, Gastineau Channel**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

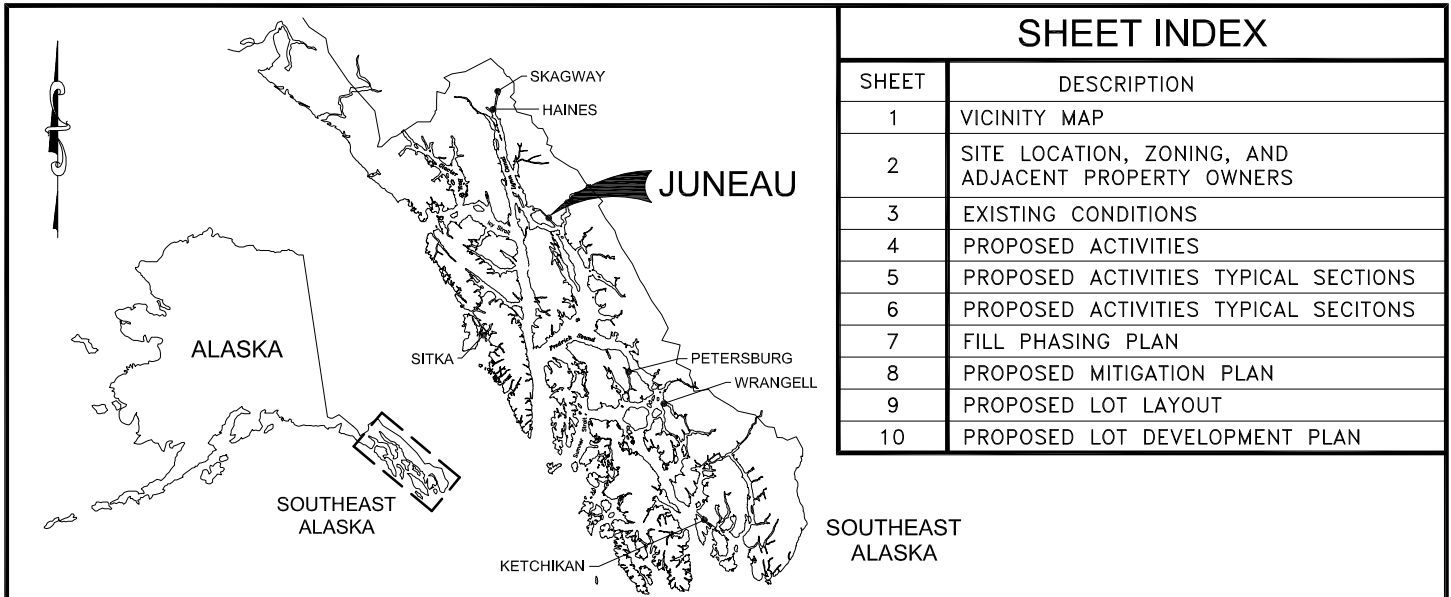
After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification, may submit written comments to the address above or via email to dec-401cert@alaska.gov by the expiration date of the Corps of Engineer's Public Notice. All comments should include the PN reference number listed above. Mailed comments must be postmarked on or before the expiration date of the public notice.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact Theresa Zimmerman at 907-465-6171 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 30 days of publication of this notice to ensure that any necessary accommodations can be provided.

Figure 1. Vicinity Map



SHEET INDEX	
SHEET	DESCRIPTION
1	VICINITY MAP
2	SITE LOCATION, ZONING, AND ADJACENT PROPERTY OWNERS
3	EXISTING CONDITIONS
4	PROPOSED ACTIVITIES
5	PROPOSED ACTIVITIES TYPICAL SECTIONS
6	PROPOSED ACTIVITIES TYPICAL SECTIONS
7	FILL PHASING PLAN
8	PROPOSED MITIGATION PLAN
9	PROPOSED LOT LAYOUT
10	PROPOSED LOT DEVELOPMENT PLAN



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**JUNEAU, GASTINEAU CHANNEL,
STEPHENS PASS, ALASKA**
(PUBLICATION DATED 7/05/2017)
TIDAL DATUM

HTL	24.00'
MHW.	15.34'
MLLW.	0.00'

Vicinity Map

APPROXIMATE SCALE

0 MILE 1/4 MILE 1/2 MILE 3/4 MILE

PROJECT PURPOSE:
PLACE FILL, CONSTRUCT ACCESS ROAD
AND SUBDIVIDE FOR INDUSTRIAL
DEVELOPMENT

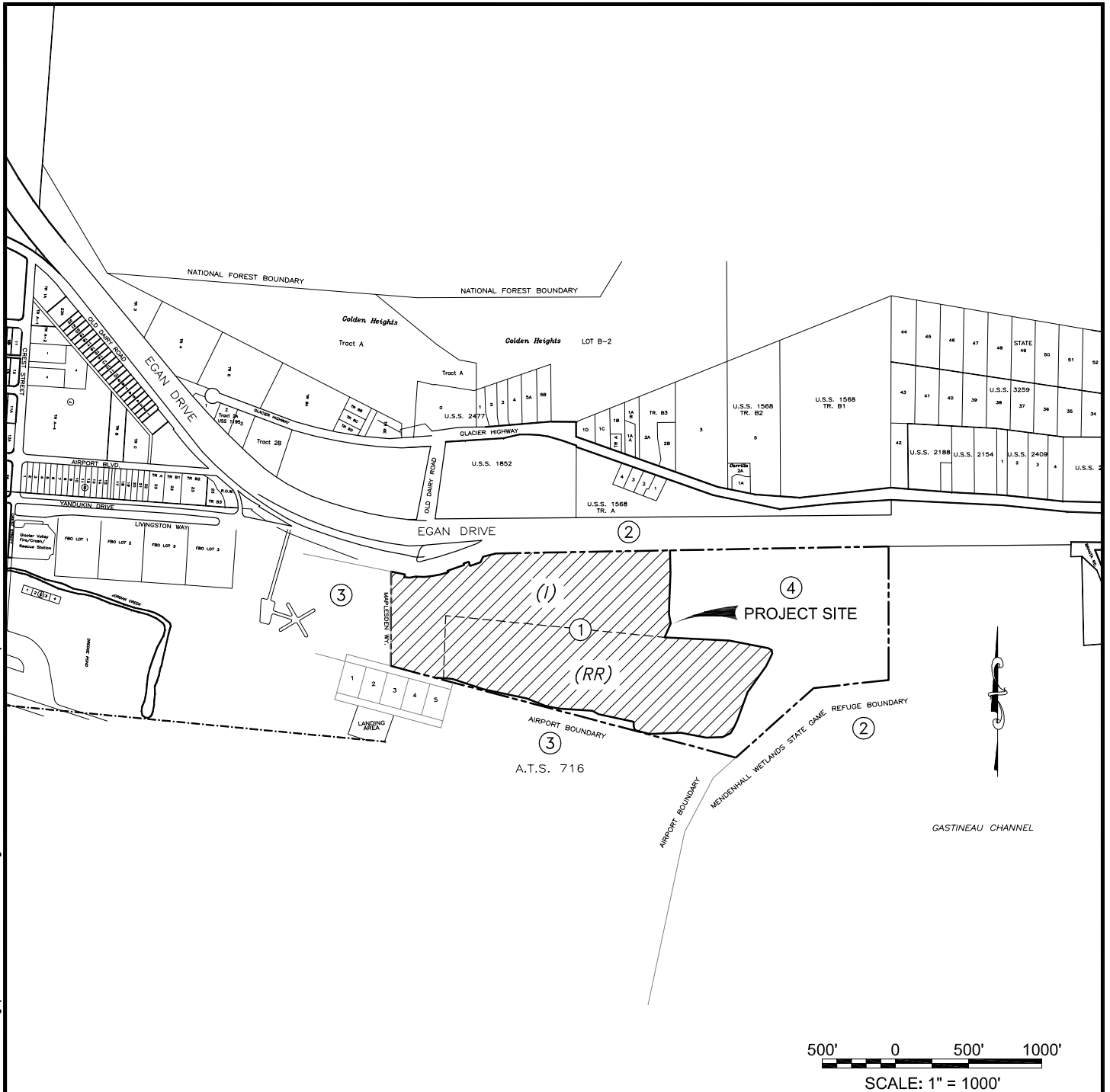
**HONSINGER POND
DEVELOPMENT**

IN: GASTINEAU CHANNEL
AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

DATE: June 18, 2018 **SHEET 1 OF 10**

Figure 2. Site Map



Site Location, Zoning, and Adjacent Property Owners

N.T.S

Property Owners

- ① BICKNELL, INC., REMAINDER OF TRACT B: 50.53 ACRES
 - INDUSTRIAL ZONING (I): 23.0 ACRES
 - RURAL RESERVE ZONING (RR): 27.53 ACRES
- ② STATE OF ALASKA
- ③ CITY & BOROUGH OF JUNEAU
- ④ SOUTHEAST ALASKA LAND TRUST: 32.28 ACRES (SALE PENDING)

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 JUNEAU, AK 99803
 DATE: June 18, 2018 SHEET 2 OF 10


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Figure 3. Existing Conditions



EXISTING CONDITIONS


WETLAND DELINEATION (2017)

 NON-TIDAL WETLANDS (3.81 ACRES)

POA-2012-750 (2015)

 PERMITTED DREDGE POND FILL AREA (27.0 ACRES)

AREAS FILLED UNDER FOA-2012-750

 UPLANDS AND DREDGE POND

HONSINGER POND DEVELOPMENT

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DATE: June 18, 2018 SHEET 3 OF 10

PDC PROJ. No. 18037JN

Figure 4. Proposed Activities



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PROPOSED ACTIVITIES

- (A) PROPOSED FILL AREA**

TOTAL AREA: 14.0 ACRES
 WETLAND AREA: 3.81 ACRES
 APPROXIMATE VOLUME: 113,000 CY
- (B) PROPOSED DREDGE AREA**

250'(WIDTH)x1,450'(LENGTH)x10'(DEPTH)
 AREA: 8.32 ACRES
 APPROXIMATE VOLUME: 134,000 CY

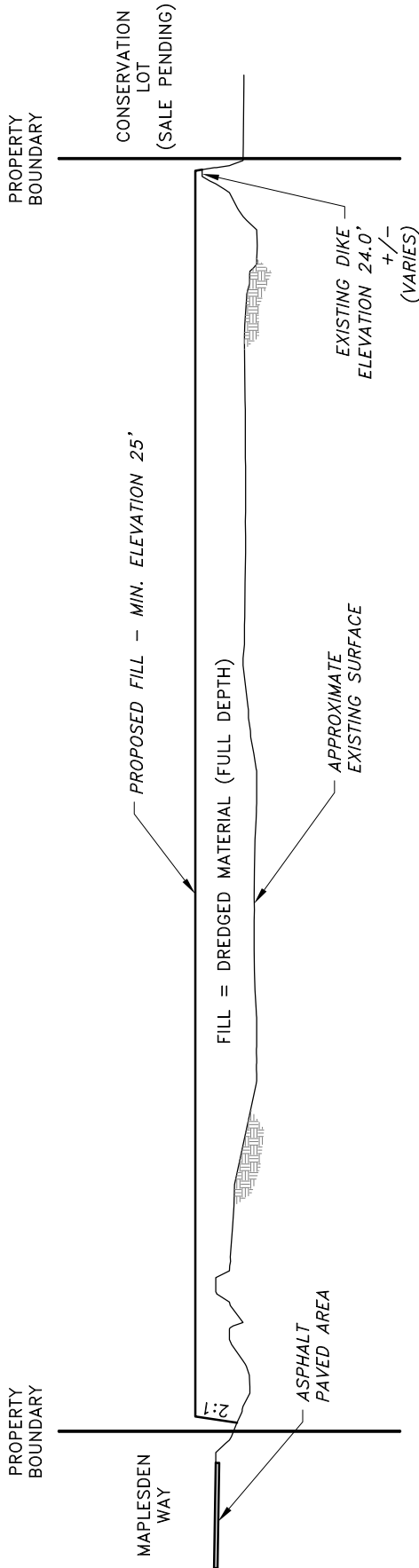
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 DATE: June 18, 2018 SHEET 4 OF 10
 PDC PROJ. No. 18037JN

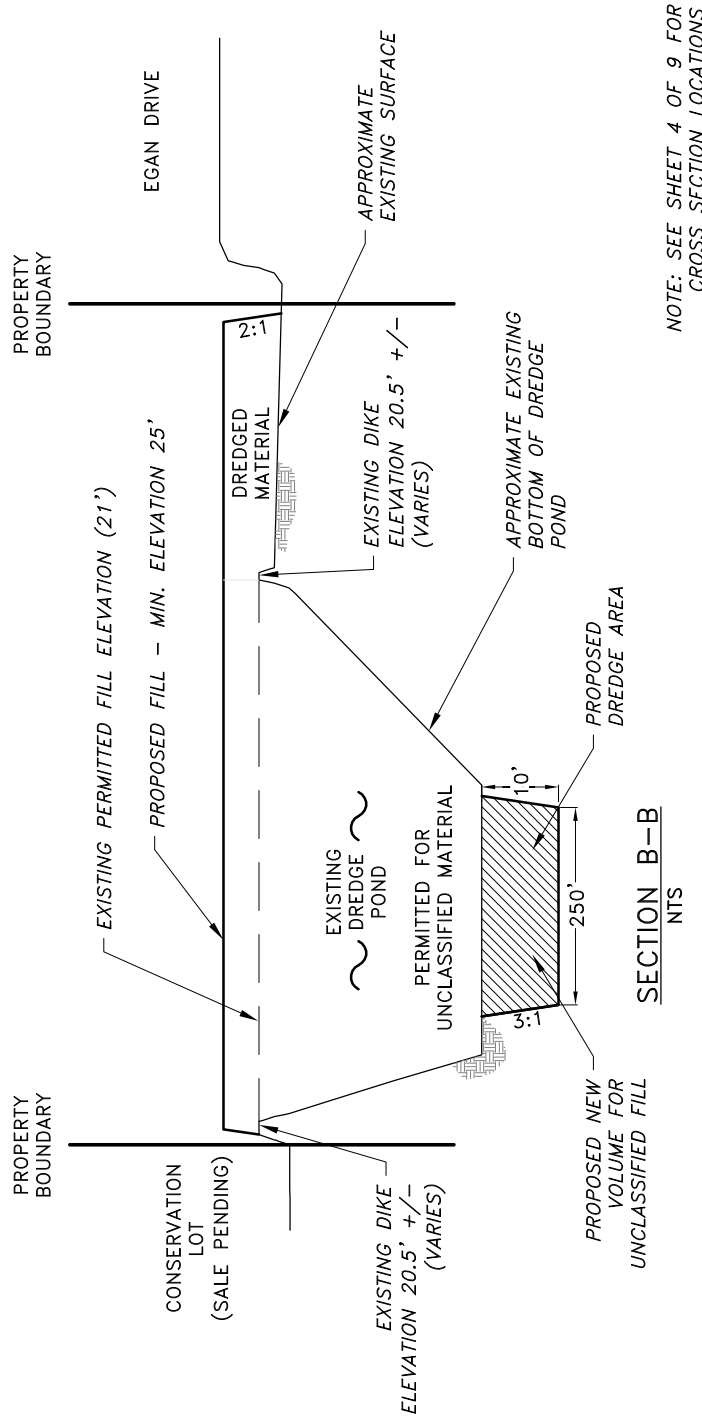
Figure 5. Proposed Fill Area Cross Sections

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PROPOSED ACTIVITIES



SECTION A-A
NTS



SECTION B-B
NTS

NOTE: SEE SHEET 4 OF 9 FOR CROSS SECTION LOCATIONS

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.

P.O. BOX 33517

JUNEAU, AK 99803

DATE: June 18, 2018

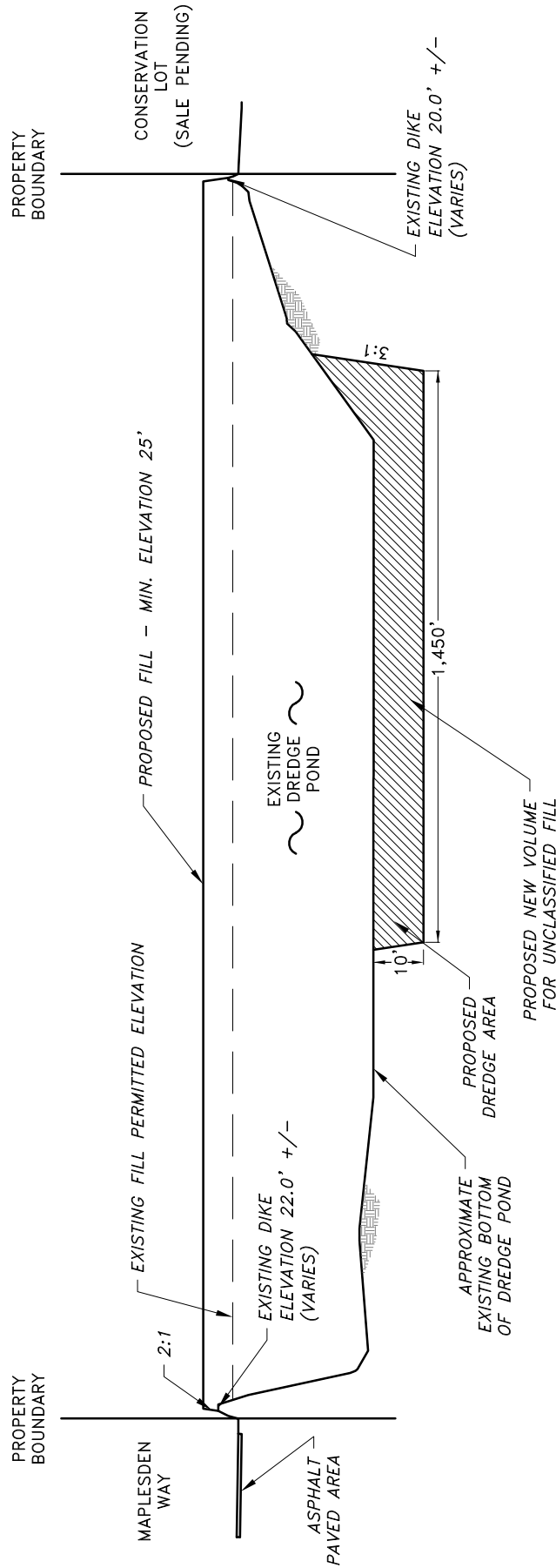
SHEET 5 OF 10

PDC PROJ. No. 18037JN

Figure 6. Proposed Dredge Area Cross Section

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PROPOSED ACTIVITIES



SECTION C-C
NTS

HONSINGER POND DEVELOPMENT

IN: GASTINEAU CHANNEL

AT: JUNEAU, ALASKA

APPLICANTS: BICKNELL, INC.
P.O. BOX 33517
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DATE: June 18, 2018 SHEET 6 OF 10

NOTE: SEE SHEET 4 OF 9 FOR CROSS SECTION LOCATIONS

Figure 7. Fill Phasing Plan



FILL PHASING PLAN

FILL AREA PHASING

- EXISTING FILLED AREA (UPLANDS AND PERMITTED POND AREA)
- FILL AREA 1: DURING DREDGING (YEAR 1)
- FILL AREA 2*: STOCKPILED DREDGED MATERIAL OVER UNCLASSIFIED FILL (YEAR 1-2)
- FILL AREA 3*: STOCKPILED DREDGED MATERIAL OVER UNCLASSIFIED FILL (YEAR 1-2.5)
- FILL AREA 4*: NFS/STRUCTURAL FILL OVER UNCLASSIFIED FILL (YEAR 10)
- FILL AREA 5: NFS/STRUCTURAL FILL OVER UNCLASSIFIED FILL (YEAR 15)

*FILL AREAS 2, 3 & 4 ALREADY PERMITTED TO ELEVATION 21.0' UNDER POA-2012-750

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DATE: June 18, 2018 SHEET 7 OF 10

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Figure 8. Mitigation Plan



MITIGATION PLAN

PROPOSED TIDAL FINGERS

 RESTORED WETLAND AREA = 2.1 ACRES

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DATE: June 18, 2018 SHEET 8 OF 10

PDC PROJ. No. 18037JN

Figure 9. Proposed Lot Layout



PROPOSED LOT LAYOUT

LOT SUMMARY

TOTAL NUMBER OF LOTS = 24
 TOTAL SUBDIVISION AREA = 50.53 ACRES

NOTE:

PROPOSED LOT AND STREET LAYOUT IS A PROJECTION OF THE MOST LIKELY USE OF THE PROPERTY. FINAL LAYOUT MAY DIFFER FROM PROPOSED LAYOUT IN SOME DETAILS; HOWEVER, ALL LOTS AND STREETS IN FINAL LAYOUT WILL MEET CBJ DEVELOPMENT AND PERFORMANCE STANDARDS FOR INDUSTRIAL USE.

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PDC PROJ. No. 18037JN

Figure 10. Proposed Lot Development Plan



PROPOSED LOT DEVELOPMENT PLAN

LOT SUMMARY

TOTAL NUMBER OF LOTS = 24
 TOTAL SUBDIVISION AREA = 50.53 ACRES

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