

Dec. 30, 15

U.S. Army Engineering District,
Alaska Juneau Regulatory Field Office.
8800 Glacier Highway, Suite 106
Juneau, Ak. 99801-8079

Applicant:
R.H. Development L.L.C. P.O. Box 32403 Juneau Ak. 99803

Residential Fill application for 7400 Glacier Hwy.

Project Narrative:

To Whom It May Concern:

This development will provide much needed housing for the community of Juneau, up to 48 housing units, while affecting a minimum amount of wetlands.

If this same amount of housing was to be built on individual parcels spread throughout the community, each of the parcels could qualify for up to 1/2 of an acre under nationwide permit 39, this would be 1,045,440 square feet of possible affected wetlands. More than 14 times the amount of wetlands.

We feel our project has avoided wetlands to the maximum extent possible; we have painstakingly searched for quality buildable land available in the Juneau area, which has the least amount of wetlands. In Juneau there is little to no land available that is not encompassed with wetlands,

Our project team has avoided impacts to wetlands through a long and costly process of changing the housing density of our project site, allowing for many more housing units to be created on less acreage. Example: The adjacent housing development that is currently under construction directly west of our site has used 10 acres of land to develop 24 housing units. Our Project will provide 24 housing units on 1.75 acres of land, minimizing the impacts to wetlands and the environment.

All work proposed will be done utilizing best management practices.

U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
33 CFR 325. The proponent agency is CECW-CO-R.

OMB APPROVAL NO. 0710-0003
EXPIRES: 28 FEBRUARY 2013

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - <u>Rich</u> Middle - Last - <u>Harris</u> Company - <u>R.H. Development LLC</u> E-mail Address - <u>RHDevelopment@gci.net</u>		8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Middle - Last - Company - E-mail Address -	
6. APPLICANT'S ADDRESS: Address - <u>P.O. Box 32403</u> City - <u>Juneau</u> State - <u>AK</u> Zip - <u>99803</u> Country - <u>USA</u>		9. AGENT'S ADDRESS: Address - City - State - Zip - Country -	
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax <u>907-790-4148</u> <u>907-723-4791</u> <u>907-740-4147</u>		10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax	

STATEMENT OF AUTHORIZATION

11. I hereby authorize, _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

[Signature] 12/21/2015
SIGNATURE OF APPLICANT DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) <u>Residential Housing Project 7400 Glacier Hwy.</u>			
13. NAME OF WATERBODY, IF KNOWN (if applicable) <u>N/A</u>		14. PROJECT STREET ADDRESS (if applicable) Address <u>7400 Glacier Hwy</u> City - <u>Juneau</u> State - <u>AK</u> Zip - <u>99801</u>	
15. LOCATION OF PROJECT Latitude: °N <u>58° 21' 33.12"</u> Longitude: °W <u>134° 32' 38.64"</u>			
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID <u>Juneau Rec. Dist. Municipality</u> <u>TR B1 USS NO. 1588</u> Section - Township - Range -			

17. DIRECTIONS TO THE SITE

Head West on Egan Dr. Turn Right onto Glacier Hwy access RD. Then Left on Glacier Hwy. approximately 1 mile Property will be on your Right.

18. Nature of Activity (Description of project, include all features)

Construction of a Residential Housing project. project will allow for up to 40 Residential Housing units High density Housing. project, will involve the construction of CBJ Residential streets, to be built to CBJ standards. Project will require the filling of approx 1.7 ac of forested wetlands.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The purpose of our project is to help alleviate the need for much needed Housing within the borough of Juneau. our project will allow for Higher density Housing affecting minimal wetland acreage. while maximizing housing.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Discharge is required in order to complete the proposed Housing project. in order to create street access and housing pads.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Crushed Rock
Amount in Cubic Yards
1,200

Type ~~Silt~~ Rock
Amount in Cubic Yards 4,000

Type
Amount in Cubic Yards

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 1.6 ac.
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

Please see attached: Mitigation statement, and project. narrative.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

Alaska Mental Health Trust

a. Address- 3745 Community Park Loop. suite 200

City - Anchorage
CBJ

State - AK

Zip - 99508

b. Address- 155 South Seward St

City - Juneau

State - AK

Zip - 99801

Jean & Fabiola Alonzo

c. Address- 7510 Vista Del Sol Dr.

City - Juneau

State - AK

Zip - 99801

d. Address-

City -

State -

Zip -

e. Address-

City -

State -

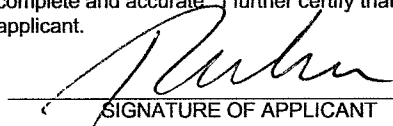
Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
CBJ	ZONING	AME 2015-0005	1/23/2015	8/19/2015	—

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


SIGNATURE OF APPLICANT

12/30/15
DATE

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Applicant:

Dec. 30, 15

R.H. Development L.L.C. P.O. Box 32403 Juneau Ak. 99803

Residential Fill application for 7400 Glacier Hwy.

Applicants Mitigation Statement

1.) Avoidance of impacts to Wetlands :

We feel our project has avoided wetlands to the maximum extent possible; we have painstakingly searched for quality buildable land available in the Juneau area, which has the least amount of wetlands. In Juneau there is little to no land available that is not encompassed with wetlands, there is much less expensive lands that entail much more wetlands per acre than the site we have chosen. We are also paying a much higher price per acre for this type of land.

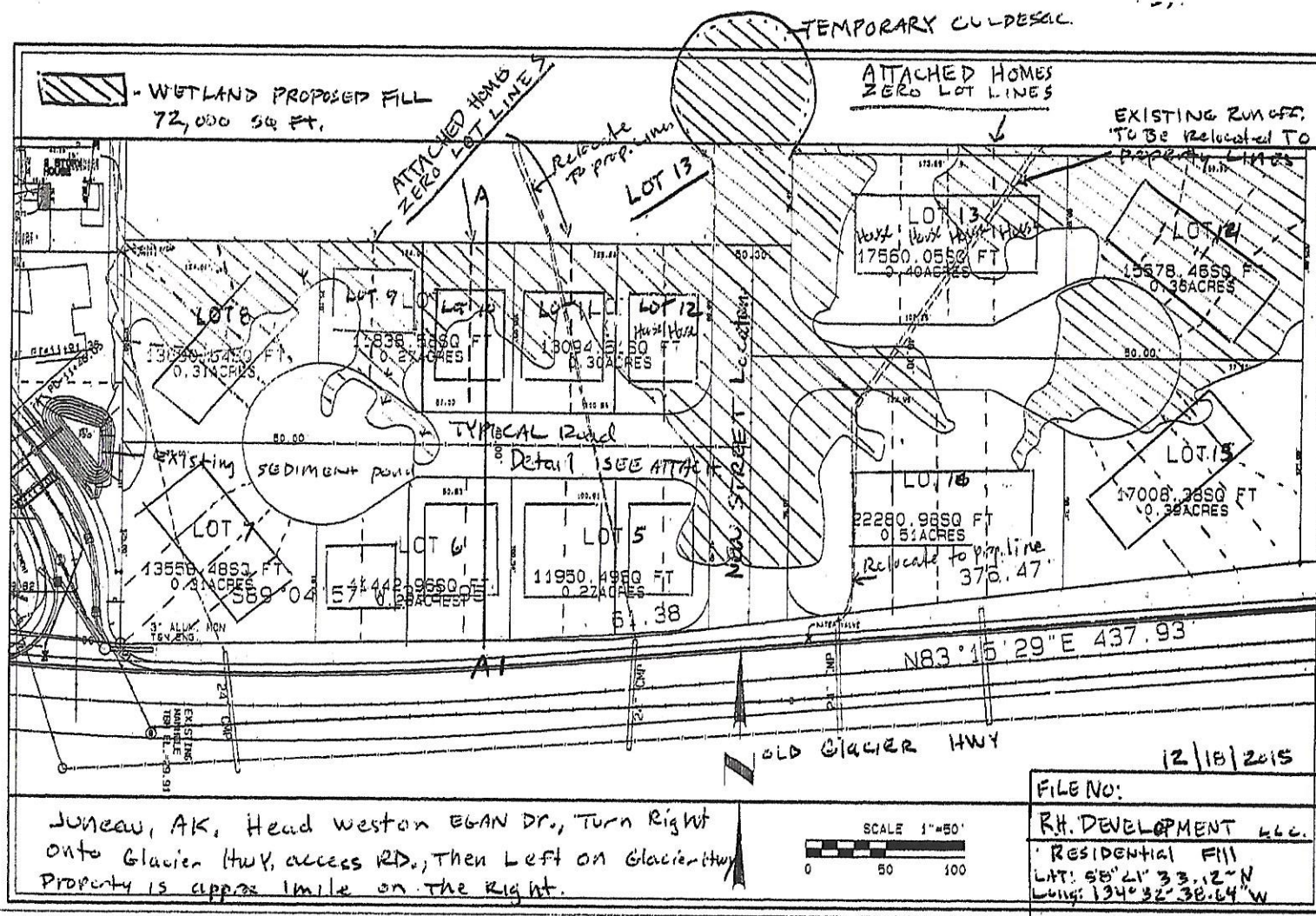
2.) Minimization of unavoidable impacts to Wetlands :

Our project team has avoided impacts to wetlands through a long and costly process of changing the housing density of our project site, allowing for many more housing units to be created on less acreage. Example: The adjacent housing development that is currently under construction directly west of our site has used 10 acres of land to develop 24 housing units. Our Project will provide 24 housing units on 1.75 acres of land, minimizing the impacts to wetlands and the environment.

3.) Compensation for unavoidable impacts to Wetlands:

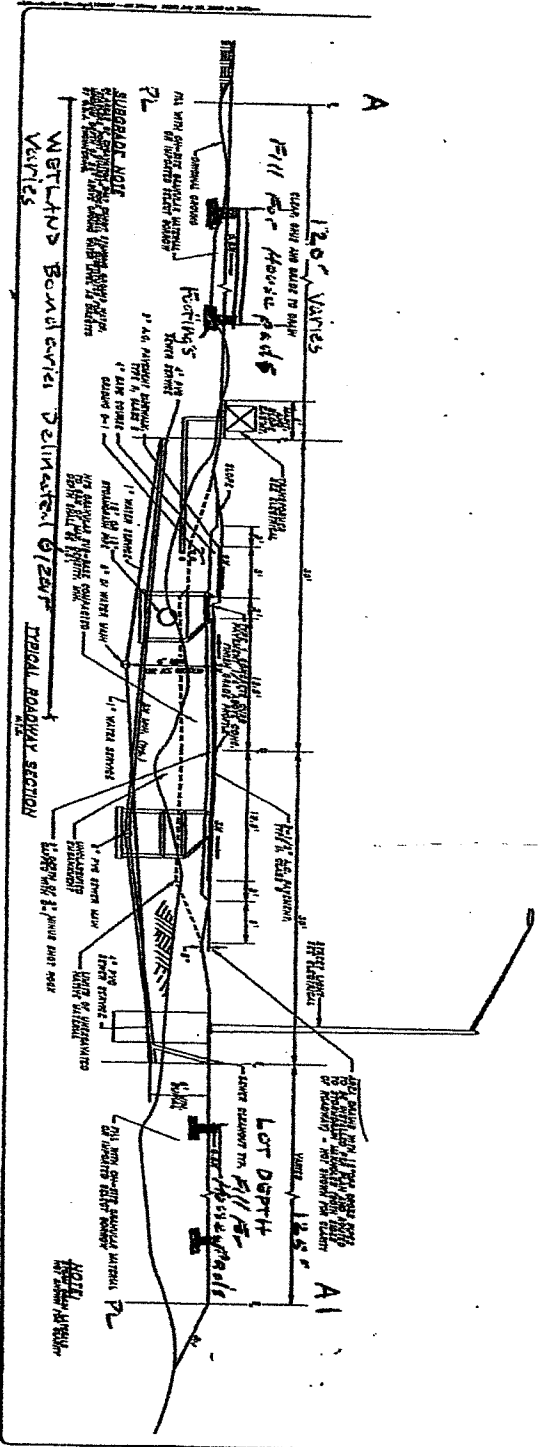
As you will see on our attached "Plan View" we have avoided the wetlands as much as possible, while still meeting the access and drainage requirements of the City of Juneau. We hope our efforts to minimize and avoid adverse impacts to the ecosystem combined with the lower functioning value of the wetlands affected by our project will require no compensatory mitigation.

WETLAND FILL - PLAN VIEW



7400 Glacier Hwy.
TR.B1 VSS No. 1588
Juneau AK.

RESIDENTIAL WETLAND FILL CROSS SECTION A-A1

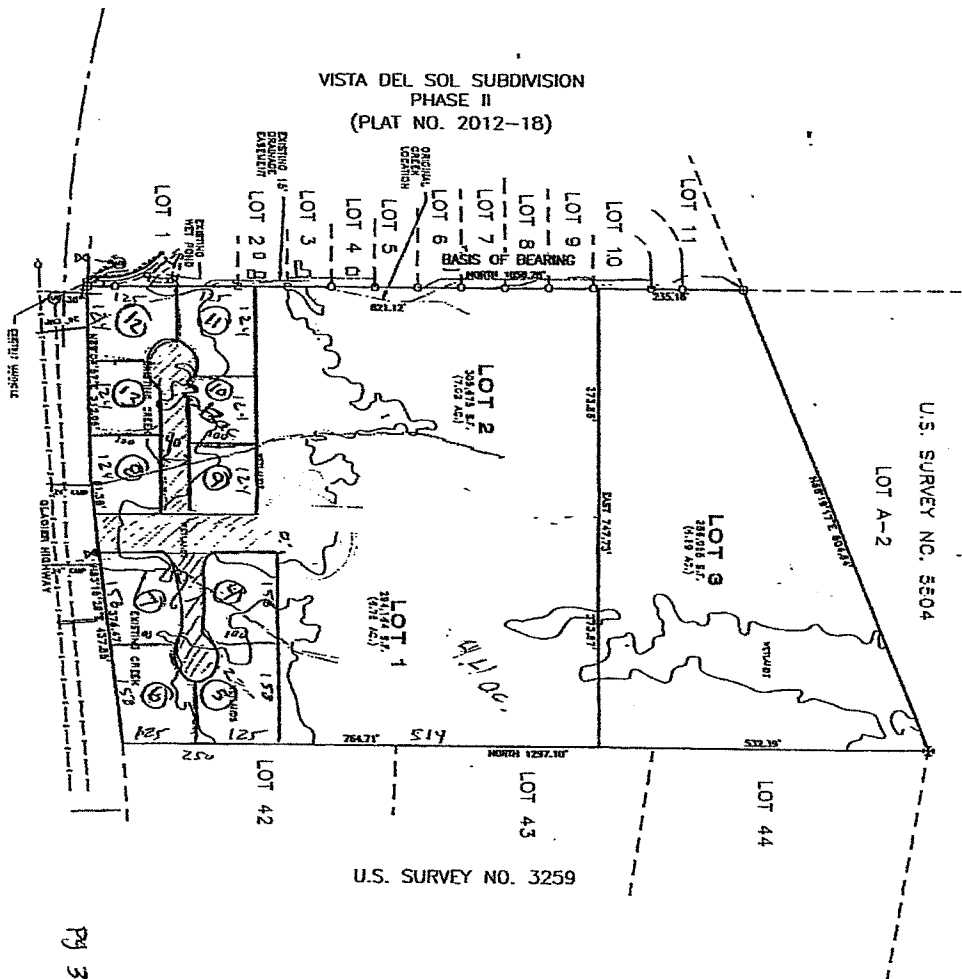


Abnreau Aik. Head West on Egan Dr.
Turn right on Glacier Hwy. access Rd. Then
left on Glacier Hwy. Property is located
approx 1 mile on the right side.

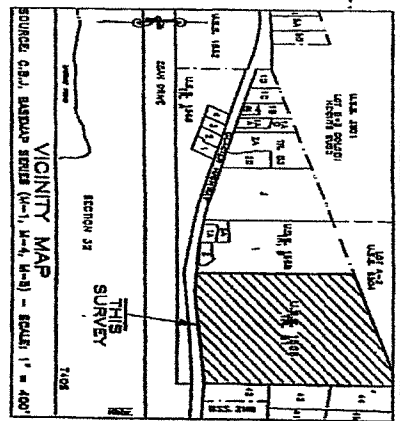
PS 2003

FILE NO:	12/18/2015
RH DEVELOPMENT	
RESIDENTIAL FILL	
LAT: 58° 21' 33.12" N	
LONG: 134° 32' 38.61" W	
7400 Glacier Hwy	
TE B1 US NO 1588	
Abnreau Aik	

VICINITY MAP



Pg 3003



FILE NO:	12/18/2015
RA Development, LLC	
Residential Fill	
LOT: 58° 21' 35.12" N	
LONG: 134° 32' 38.64" W	
7400 Glacier Hwy.	
T2 B1 USS NO. 1588	
Juncan AK.	