



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Juneau Field Office
Regulatory Division (1145)
CEPOA-RD
Post Office Box 22270
Juneau, Alaska 99802-2270

PUBLIC NOTICE DATE:	21-January-2016
EXPIRATION DATE:	20-February-2016
REFERENCE NUMBER:	POA-2016-12
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 as described below and shown on the enclosed project drawings.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Randal Vigil at (907) 790-4490 or by email at Randal.P.Vigil@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Richard Harris, R.H. Development LLC, PO Box 32403, Juneau, AK 99803.

LOCATION: The project site is located within Section 32, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.360434° N., Longitude 134.544145° W.; USS 1568, TR B1, 7400 Glacier Highway, in Juneau, Alaska.

PURPOSE: The applicant's stated purpose is to "to construct higher density housing to help alleviate the demand in Juneau."

PROPOSED WORK: The applicant requests authorization to discharge approximately 1,200 cubic yards of crushed rock and 4,000 cubic yards of shot-rock fill material into approximately 1.6 acres of waters of the United States consisting of forested wetlands and perennial streams in order to construct eight duplex housing units and six fourplex housing units. The work would include the relocation of the lower reach of two streams to allow drainage off the property. All work would be performed in accordance with the enclosed plan (sheets 1-3), dated 12/18/2015.

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: "We have 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."

b. Minimization: "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: A housing development to the 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."

c. Compensatory Mitigation: No compensatory mitigation is proposed.

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 listed or eligible properties in the vicinity of the worksite. Consultation of the AHRs constitutes the extent of cultural resource investigations by the District Commander at this time, and he is otherwise unaware of the presence of such resources. 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.

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 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 Public Notice 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 of Engineers 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 of Engineers 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).

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

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
410 WILLOUGHBY AVENUE
JUNEAU, ALASKA 99801-1795
PHONE: (907) 465-5321/FAX: (907) 465-5274

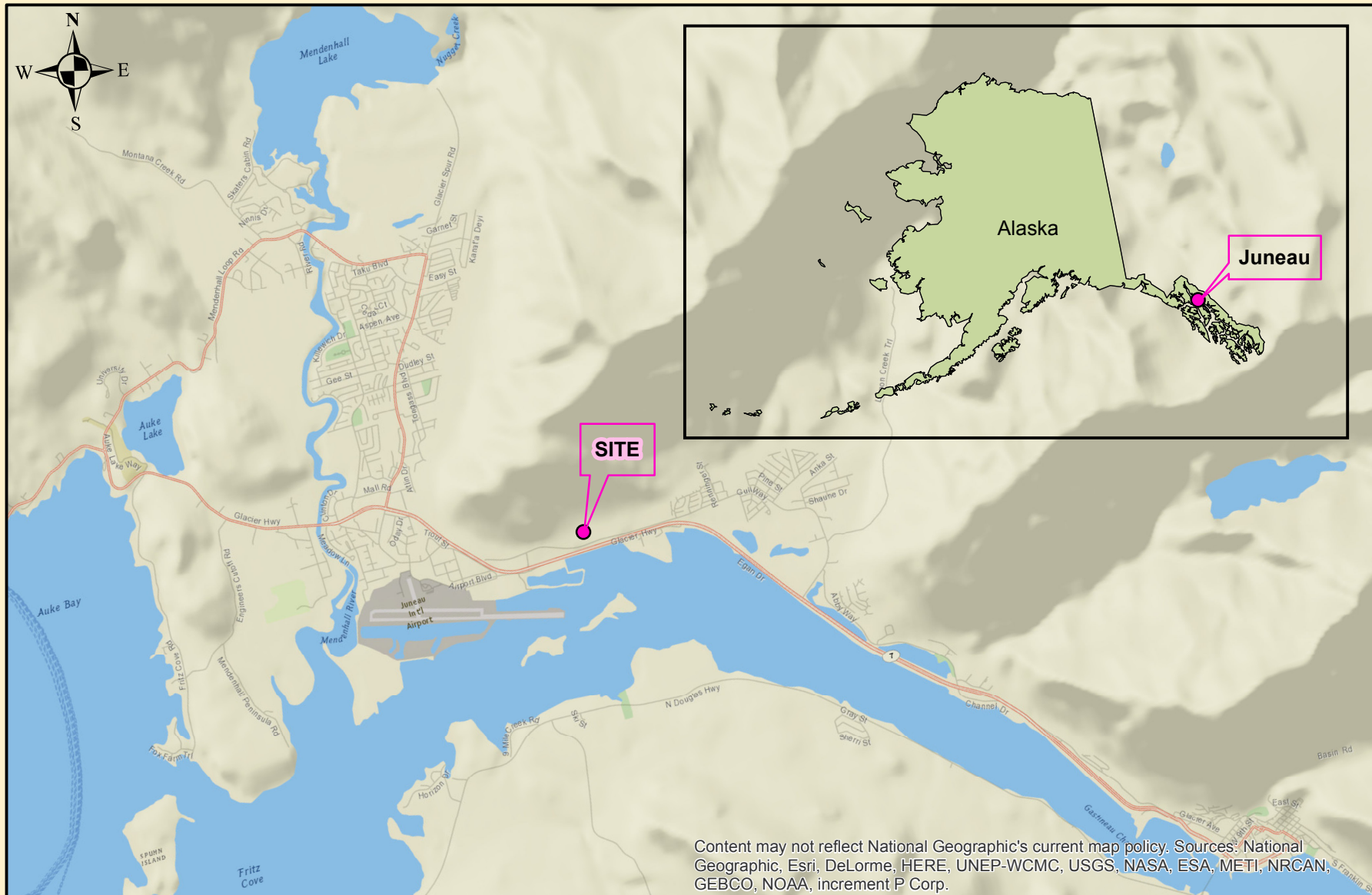
NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

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-2016-12, Gastineau Channel, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

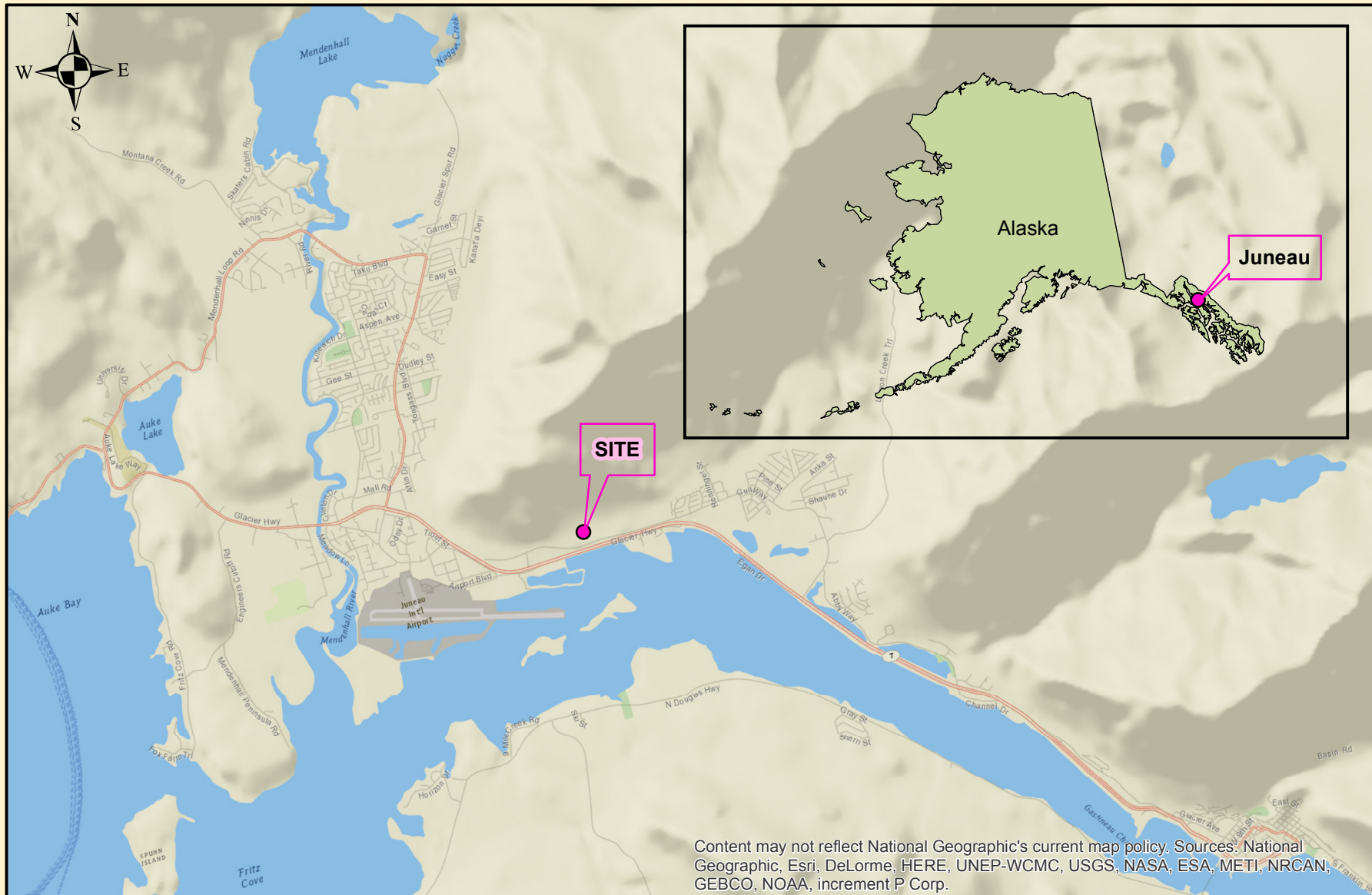
After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

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



Project Location

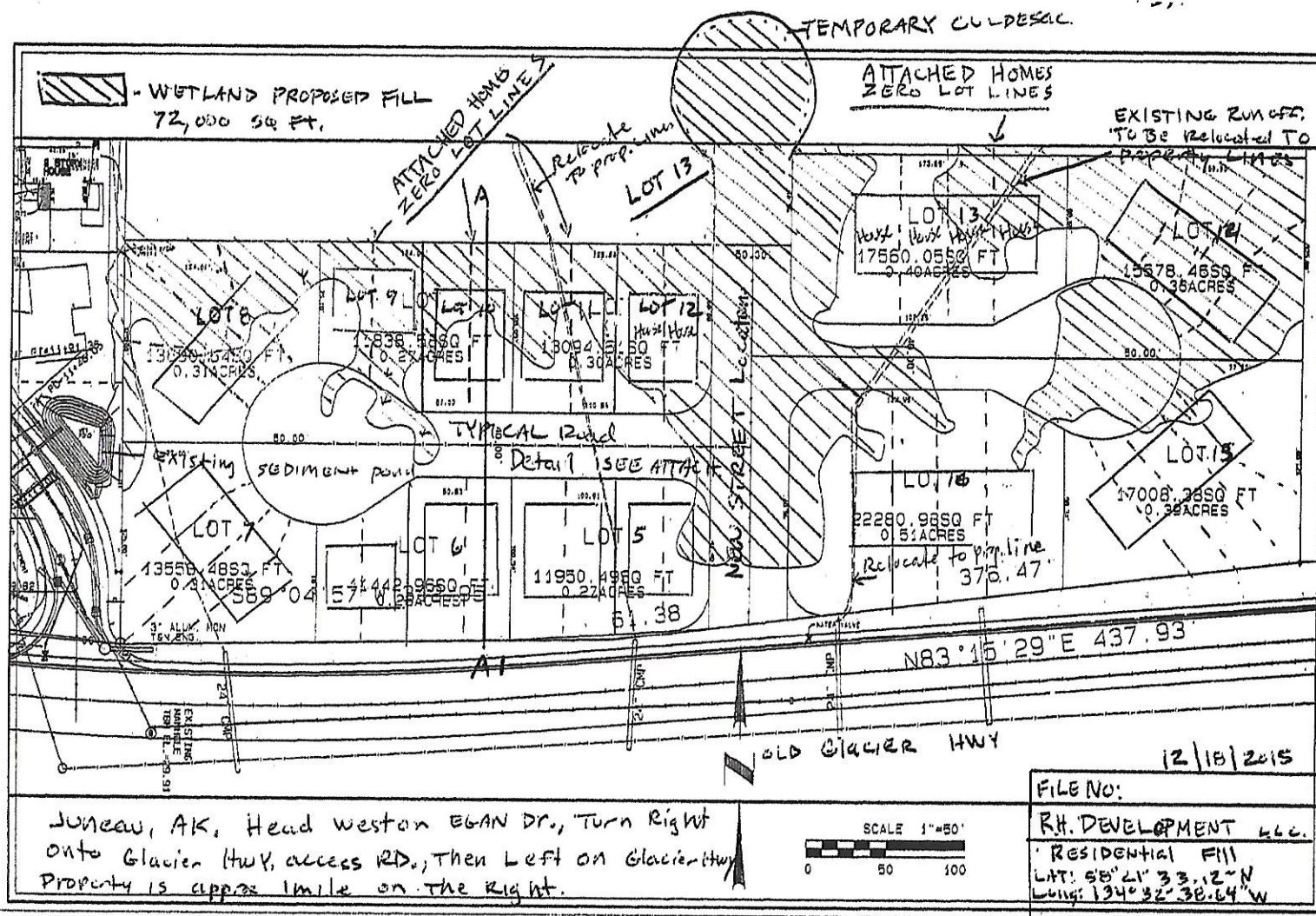
POA-2016-12, Gastineau Channel
 Richard Harris
 R.H. Development LLC
 Housing Construction



Project Location

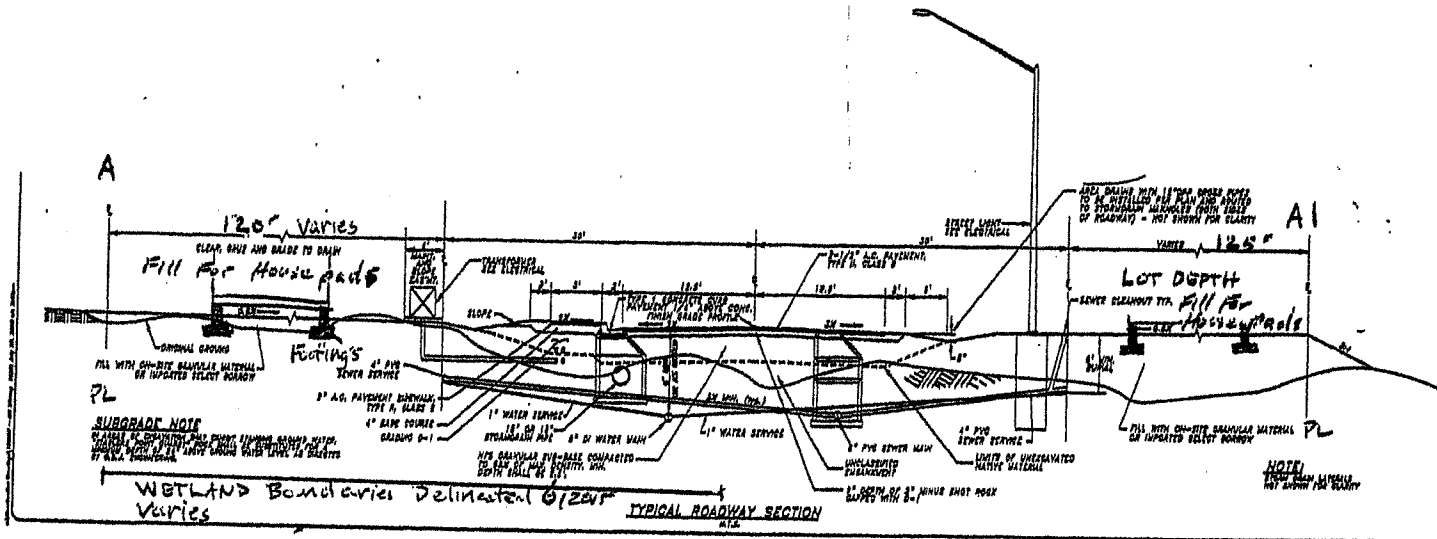
POA-2016-12, Gastineau Channel
 Richard Harris
 R.H. Development LLC
 Housing Construction

WETLAND FILL - PLAN VIEW



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

RESIDENTIAL WETLAND FILL CROSS SECTION A-A1



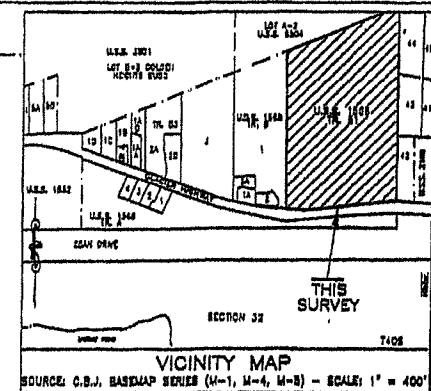
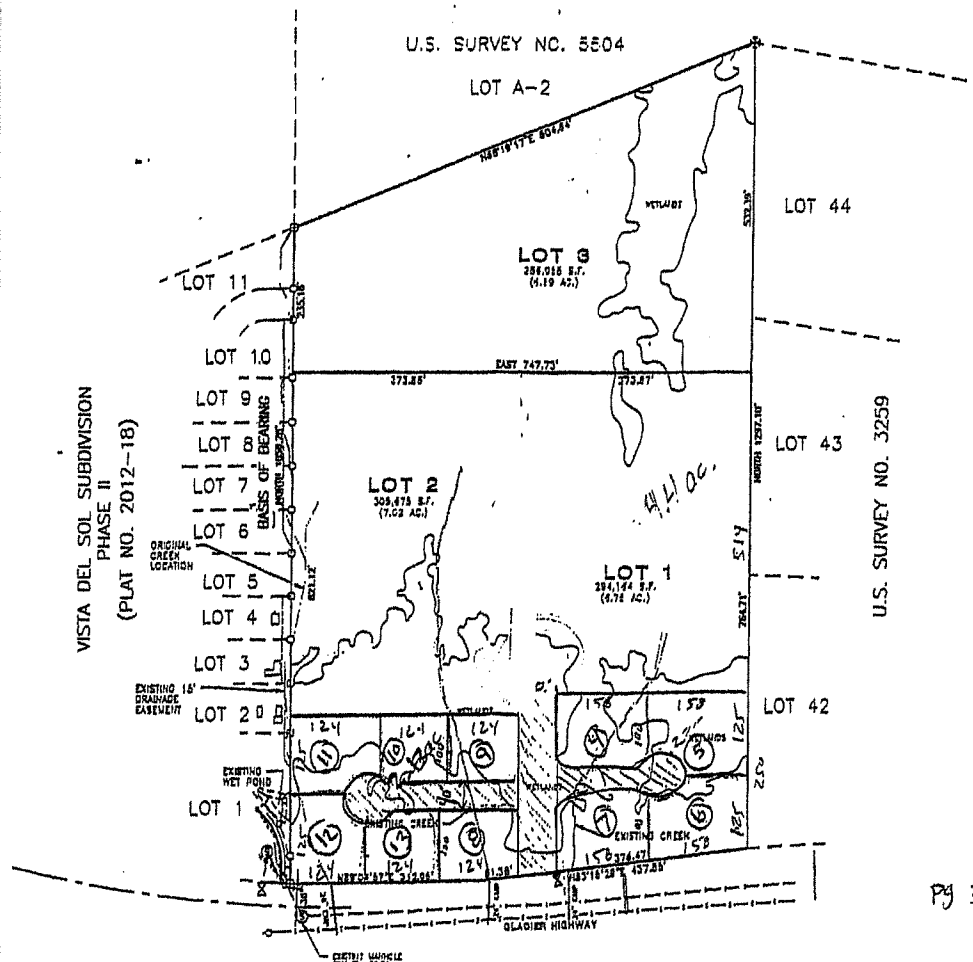
Juneau AK. Head WEST on EGAN PR.
Turn right on Glacier Hwy. access RD. Then
left on Glacier Hwy. property is located
approx 1 mile on the right side.

PG 2 OF 3

12/19/2015

FILE NO:
RH DEVELOPMENT
Residential FILL
LAT: 58° 21' 33.12" N
LONG: 134° 32' 38.61" W
7400 Glacier Hwy
TR B1 USS NO 1588
Juneau AK

VACINITY MAP



12/18/2015

FILE NO:

RH Development, LLC.

Residential Fill

LAT: 58° 21' 33.12" N

LONG. 134° 32' 38.64" W

7400 Glacier Hwy.

TZ BI USS NO. 1588

Juneau A.K.

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File Number: POA-2016-12
Waterway Name: Gastineau Channel

APPLICANT: Richard Harris, R.H. Development LLC, PO Box 32403, Juneau, AK 99803

ADJACENT PROPERTY OWNERS:

Alaska Mental Health Trust, 3745 Community Park Loop, STE 200, Anchorage, AK 99508

City & Borough of Juneau, 155 S Seward St, Juneau, AK 99801

Jean & Fabiola Maritza Alonzo, 7511 Vista Del Sol Dr, Juneau AK 99801

MUNICIPAL OFFICIALS:

Teri_Camery@ci.juneau.ak.us

christine.mcnally@juneau.org

City_clerk@ci.juneau.ak.us

Postmaster, Juneau AK 99801-9998

Postmaster, Auke Bay, Alaska 99821-9998

Postmaster, Douglas, AK 99824-9998

CONGRESSIONAL OFFICES:

Representative Young Office - catherine.petty@mail.house.gov

Senator Sullivan Office – carrie_keil@sullivan.senate.gov

Senator Murkowski Office – services@murkowski.senate.gov

FEDERALLY RECOGNIZED TRIBES:

Douglas Indian Association, 811 W 12th St, Juneau, AK 99801-1802

alaiti-dia@gci.net

klindoff-dia@gci.net

lsnow-dia@gci.net

dduncan@ccthita.org

MAILING LISTS USED:

List Used	Date of list used	# on list
Master list (Paper)	(Dated 17 Jul 2014)	8
Master list (email)		
Southeast	(Dated 23 Sep 2015)	07
PN South East		

MEDIA:

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