



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:	December 23, 2021
EXPIRATION DATE:	January 21, 2022
REFERENCE NUMBER:	POA-2019-00066-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 as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice 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 Public Notice reference number listed above.

All comments 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 Matthew Brody at (907) 201-5023, or by email at Matthew.T.Brody@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Michael Heumann – Chilkat Vistas LLC

LOCATION: The project site is located within Section 5, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.345352° N., Longitude -134.490486° W.; located at the end of Hillcrest Avenue, in Juneau, Alaska.

PURPOSE: The applicant's stated purpose is to subdivide a large tract of property in order to provide small residential lots to help meet the current demand for affordable housing in Juneau, Alaska.

PROPOSED WORK: The applicant is proposing to develop portions of their property consisting of the connection of Hooter Lane and Hillcrest Avenue, the development of 13 single family lots, and one larger multi-family lot. The proposed development would result in the placement of fill into 0.31-acres of wetlands. All work would be performed in accordance with the enclosed plan (sheets 1-7), dated November 2021.

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 avoided impacts to waters of the U.S. by situating their proposed project to have the minimum footprint in waters of the U.S. to meet their purpose and need. The proposed layout would impact wetlands to provide access to uplands on site for further development. Developing uplands on site without impacting waters was not possible.

b. Minimization: The applicant has minimized impacts to waters of the U.S. by redesigning their original proposal to fill the minimum area necessary to meet their purpose and need. Additionally, the proposed design would provide utilities and access to upland portions of the parcel that would be developed in the future.

c. Compensatory Mitigation: The applicant has proposed no compensatory mitigation.

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 footprint of the proposed work consisting of 0.31 acres. Consultation of the AHRS constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (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). There is no EFH located within or near the project area, therefore, we have determined the described activity would not adversely affect EFH.

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).

Project drawings a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures



PUBLIC NOTICE

Alaska Department of Environmental Conservation (DEC)
Wastewater Discharge Authorization Program/401 Certification
555 Cordova Street, Anchorage AK 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 (CWA) 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 CWA, the Alaska Water Quality Standards, and other applicable State laws.

Notice is hereby given that a request for a CWA §401 Water Quality Certification of a Department of the Army Permit application, Corps of Engineers' Reference Number POA-2019-00066-M1, Gastineau Channel, has been received for the discharge of dredged and/or fill materials into waters of the United States (WOUS), including wetlands, as described in the Corps public notice and project figures/drawings (18 AAC 15.180).

Any person desiring to comment on the project with respect to water quality, may submit comments electronically via email to DEC-401cert@alaska.gov by the expiration date of the Corps of Engineer's public notice. All comments need to include the Corps public notice reference number in the subject heading. Physically mailed comments must be postmarked on or before the expiration date of the public notice.

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

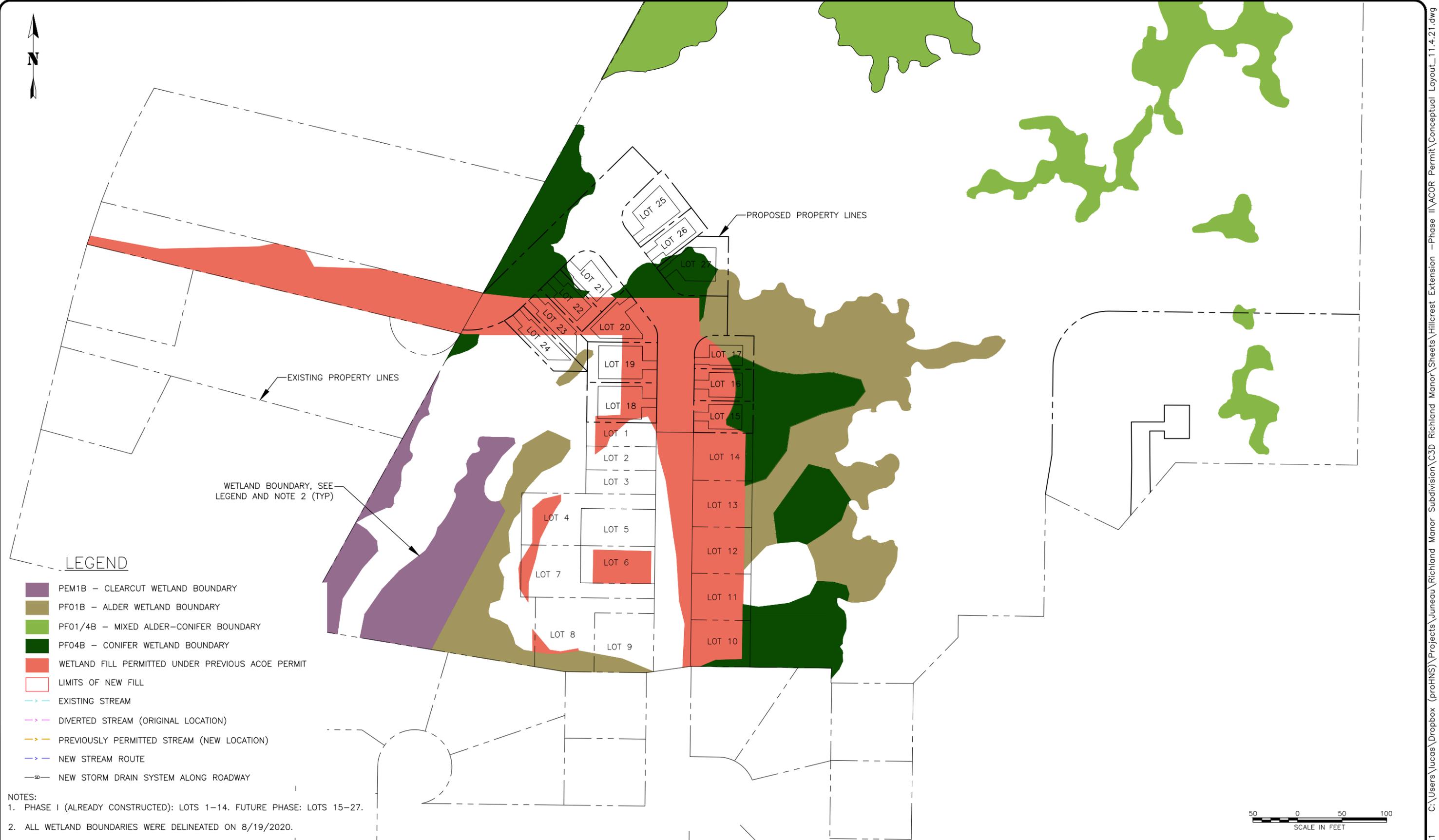
The permit application and associated documents are available for review. For inquires or to request copies of the documents, contact dec-401cert@alaska.gov, or call 907-269-6285.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act (ADA) 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 ADA Coordinator Brian Blessington at 907-269-6272 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.

Vicinity Map:
Chilkat Vistas South





LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
- PF01/4B - MIXED ALDER-CONIFER BOUNDARY
- PF04B - CONIFER WETLAND BOUNDARY
- WETLAND FILL PERMITTED UNDER PREVIOUS ACOE PERMIT
- LIMITS OF NEW FILL
- EXISTING STREAM
- DIVERTED STREAM (ORIGINAL LOCATION)
- PREVIOUSLY PERMITTED STREAM (NEW LOCATION)
- NEW STREAM ROUTE
- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASE: LOTS 15-27.
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU

ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS WETLAND IMPACTS

SHEET NUMBER
1
OF
6



LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
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CITY AND BOROUGH OF JUNEAU

ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS
EXISTING STREAMS

SHEET NUMBER
2
OF
6

C:\Users\lucas\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\C3D Richland Manor\Sheets\Hillcrest Extension --Phase II\ACOR Permit\Conceptual Layout_11.4.21.dwg November 4, 2021



LEGEND

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**CITY AND BOROUGH OF
JUNEAU**

ALASKA'S CAPITAL CITY

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JUNEAU, AK

CHILKAT VISTAS EXISTING STREAMS TO BE DIVERTED

SHEET NUMBER
3
OF
6

C:\Users\lucas\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\C3D Richland Manor\Sheets\Hillcrest Extension -Phase II\ACOR Permit\Conceptual Layout_11.4.21.dwg



STREAMS WILL BE REROUTED ALONG PROPERTY LINES AND DIRECTED INTO PROPOSED STORM DRAIN SYSTEM, (TYP BTWN LOTS 16-17). SEE REROUTED STREAM DITCH DETAIL SHEET 7

STREAM WILL BE ROUTED INTO STORM DRAIN UNDER DRIVEWAY BACK INTO EXISTING STREAM BED

LEGEND

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CITY AND BOROUGH OF JUNEAU

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JUNEAU, AK

CHILKAT VISTAS NEW STREAM ROUTES

SHEET NUMBER	
4	OF
6	



PHASE I (ALREADY CONSTRUCTED): LOTS 1-14
 FUTURE PHASE: LOTS 15-27



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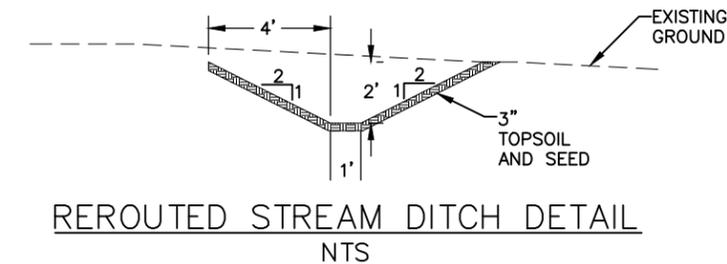
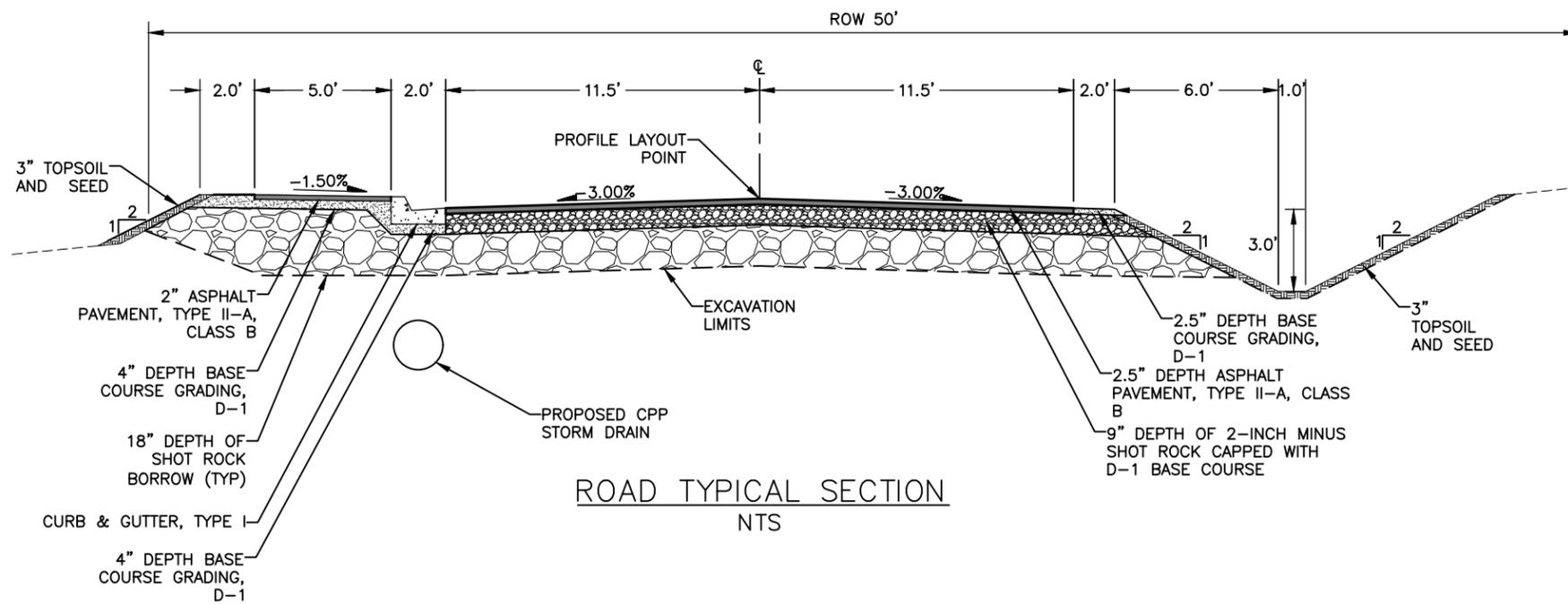
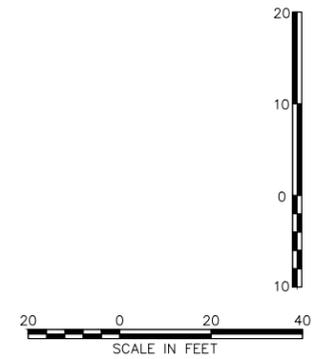
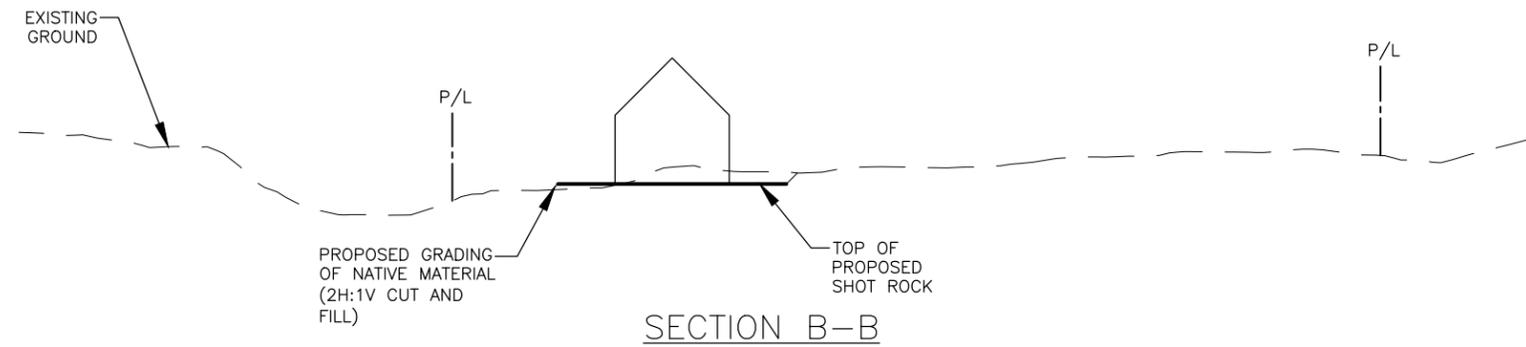
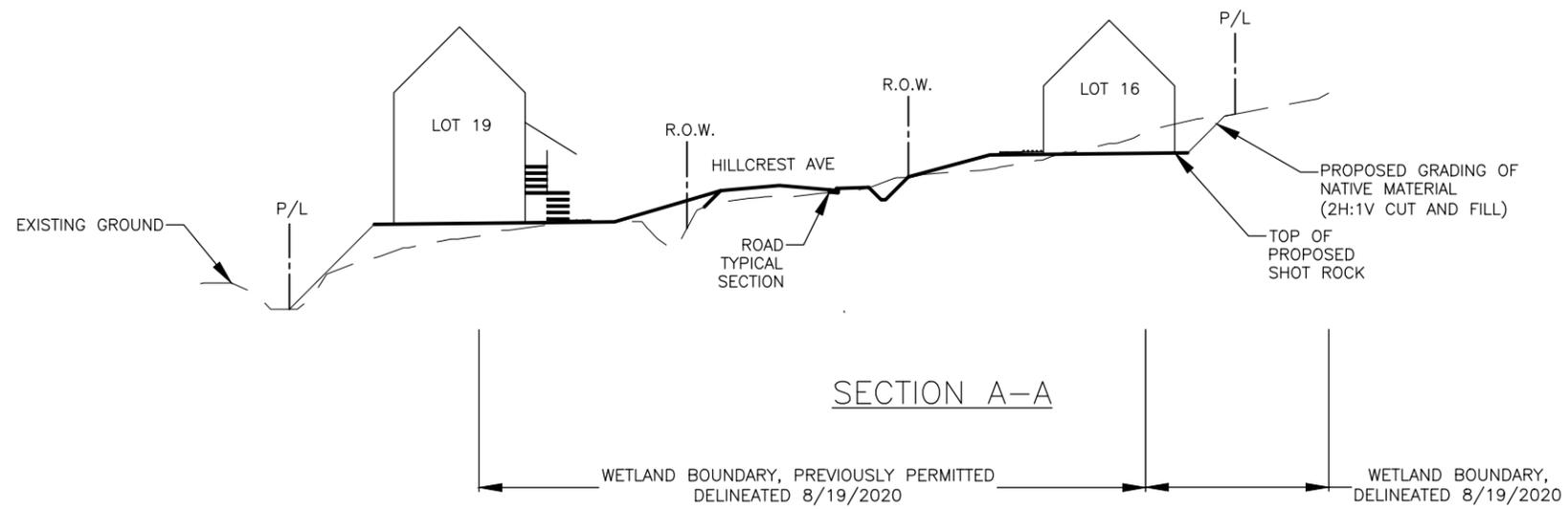
DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHMABERS
 1945 ALEX HOLDEN WAY #101
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CITY AND BOROUGH OF JUNEAU
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ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 CONCEPTUAL LOT
 LAYOUT**

SHEET NUMBER
5
OF
6



RECORD OF REVISIONS			
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CERTIFICATE OF AUTHORIZATION
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DRAWN BY: C. BYDLON
DESIGNED BY: C. BYDLON
CHECKED BY: L. CHMABERS

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CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

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JUNEAU, AK

**CHILKAT VISTAS
SECTIONS**

SHEET NUMBER	6
OF	6

Lot #	Total Lot Area (sf)	Building Pad (sf)	Excavation Depth (ft)	Excavation Volume (cy)	Shot Rock Depth (ft)	Shot Rock Volume (cy)	2-Inch Depth (ft)	2-Inch Volume (cy)	Concrete/Asphalt Depth (ft)	Concrete/Asphalt Volume (cy)
15	3429	1719	1	63.67	2	127.33				
16	3435	1717	1	63.59	2	127.19				
17	3465	1454	1	53.85	2	107.70				
18	5046	2826	1	104.67	2	209.33				
19	5091	2847	1	105.44	2	210.89				
20	4408	2201	1	81.52	2	163.04				
21	3795	1646	1	60.96	2	121.93				
22	3004	1480	1	54.81	2	109.63				
23	3416	1702	1	63.04	2	126.07				
24	3492	1722	1	63.78	2	127.56				
25	5035	2391	1	88.56	2	177.11				
26	3027	1527	1	56.56	2	113.11				
27	5177	2493	1	92.33	2	184.67				
Driveway and Building Pad	5490	5490	1	203.33	2	406.67				
Combined Lots				1156.11		2312.22				
Roads (hooter/mountainside)	64,722	21600	1	800.00	1.5	1200.00	0.75	600.00	0.21	168.00
Totals:										
Excavation (cy)				1,956						
Shot Rock (cy)				3,512						
2-Inch Rock (cy)				600						
Asphalt/ Concrete (cy)				168						