Séet Kanax̲ Dutéen Subdivision Project
Environmental Assessment

Prepared for:

Central Council of Tlingit and Haida
9097 Glacier Hwy
Juneau, AK 99801-6922

On behalf of:

U.S. Department of Housing and Urban Development

Prepared by:

Kai Environmental Consulting Services, LLC
9000 Glacier Highway
Suite 302
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December 2023

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U.S. Department of Housing and Urban Development

451 Seventh Street, SW

Washington, DC 20410

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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Séet Kanax̲ Dutéen Subdivision

Responsible Entity: Central Council of Tlingit and Haida Indian Tribes of Alaska

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Douglas, Alaska

Preparer: Jim Giese and Cathy Needham, Kai Environmental Consulting Services, LLC, Phone: 907-723-4426

Certifying Officer Name and Title: Richard Peterson, President of the Central Council of the Tlingit & Haida Indian Tribes of Alaska

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Jim Giese, Kai Environmental Consulting Services, LLC

Direct Comments to: Jim Giese, jim@kaienvironmental.com

Project Location: The proposed project is located on Douglas Island, Alaska and in U.S. Survey 2135 Tract II, Juneau Recording District. The site of the proposed subdivision is owned by the Tlingit and Haida Regional Housing Authority (THRHA).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:** THRHA is proposing construction of a housing subdivision project within the City and Borough of Juneau on Douglas Island. The development of the property for residential housing will be phased with phase I of development consisting of 27 lots and occurring on the lots closer to North Douglas Highway and utilizing an existing gravel road. Phase II and III development for residential housing (estimated additional 21 lots) will occur on the remaining property on the western edge of the subdivision. All lots will require the addition of water, sewer, and electrical service lines to be placed with access to existing utility tie-ins along North Douglas Highway.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The City and Borough of Juneau (CBJ) has a well-documented housing problem due to shortage of supply, limited housing choices, limited buildable land, and high burdens in material and housing costs. The result of the Séet Kanax̲ Dutéen Subdivision and its development will be an increase in the available stock of affordable, modern, energy efficient housing in Douglas. Developable land in the Douglas area is considered scarce due to topographical constraints as well as limited availability of private land. These housing units will provide affordable housing to qualified lower-income homebuyers (earning less than 80% of Median Family Income) who are residents of Douglas and the Juneau area.

Existing Conditions and Trends [24 CFR 58.40(a)]: The property is positioned in an area that utilizes the existing road system with easy access from commercial and residential areas of the community. Surrounding properties include private property to the northwest, the City and Borough of Juneau Lands and Resources property to the west and south, and Central Council Tlingit and Haida Indian Tribes of Alaska property to the east. There is approximately 360 linear feet of frontage along Douglas Highway. There is a permitted gravel driveway onto North Douglas Highway that was constructed in 2003. The property is situated to easily tie into city utilities along Douglas Highway. The current site condition of the proposed project includes 17.62 acres of undeveloped land in an area that is zoned as multi-family development (D18) by the City and Borough of Juneau.

Funding Information

Grant Number	HUD Program	Funding Amount
22RP0216230	ICDBG-ARP	$1,380,000.00
22ICAK16230	IHBG FY21 Competitive	$4,000,000.00
55IH0216230	IHBG	$1,788,802.00
21AH0216230	IHBG-ARP	$2,945,081.00
SUP-22-THR1	State of Alaska Supplemental	$470,740.96
	CBJ-JAHF	$500,000.00
	Denali	$2,000,000.00

Estimated Total HUD Funded Amount: $10,113,883.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** $13,084,623.96

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ X	The Juneau International Airport is approximately 5 miles northwest of the project area (Attachment 1). There is a seaplane base adjacent to Juneau International Airport. In addition, there is a seaplane base in Juneau Harbor. The proposed project is greater than 2500' from any airport and would not impact, or be impacted by, either the airport or the seaplane bases (Attachment 1). There is not a military airport located in Douglas or the Juneau area.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ X	The State of Alaska does not have any Coastal Barrier Resources System units that are subject to the Coastal Barrier Resources Act (Attachment 2)
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42	Yes No ☐ X	The City of Douglas is located in the City and Borough of Juneau (CBJ) which is in the NFIP. The project site is not a FEMA-designated Special Flood Hazard Area (Attachment 3). The project site is in a location categorized as "area of minimal flood hazard" (Attachment 3).

USC 4001-4128 and 42 USC 5154a]		
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ X	Douglas is not located in a nonattainment or maintenance status area for any criteria pollutants (Attachment 4).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ X	The proposed project falls within the area previously managed by the Alaska Coastal Management Program (ACMP); however, as of July 1, 2011, the Alaska State Legislature discontinued funding the ACMP, so the state no longer oversees coastal management (Attachment 5).
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ X	There are no Superfund/CERCLIS sites within 1 mile of the project sites and no EPA listed Hazardous Waste sites within 2,000 feet of the project sites. There are no ADEC contaminated sites listed within 2,000 feet of the project sites (Attachment 6). The Juneau landfill is more than 3.5 miles away. There are 4 USTs listed for Douglas (Attachment 6), however none are listed as an active LUST site.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ X	The project was entered into the USFWS IPaC system, and the consultation report indicates that there are no endangered species in the project area. There are no critical habitats within or adjacent to the project area (Attachment 7). Bald eagles are ubiquitous in Douglas and Juneau and would be expected to be in the vicinity of the project site. The closest documented eagle nest is approximately 0.25 miles southeast of the project site in a residential area (Attachment 7). According to online data from the USFWS the closest nest has data that is from 2005 with no known updates since. As there are no known active nest sites in the area of the project site, there is no expectation of disturbance from construction activities

Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No X ☐	A search of the State of Alaska DEC Bulk Fuel Inventory Database shows 30 records of aboveground storage tanks (AST) in the greater CBJ area. An AST owned by Alaska Electric Light and Power stores diesel in one tank with a capacity of 15,000 gallons. The tank is approximately 1.25 miles east from the project site and is beyond the required separation distance (ASD) for people and buildings (Attachment 8). Petro Marine has a tank farm located approximately 0.5 ESE of the eastern property boundary. The largest tank has a capacity of 375,984 gallons; the project site is not located at an ASD for people. The nearest tank has a capacity of 252,168 gallons which also does not meet ASD for people (Attachment 8). The engineering firm, R&M Engineering, came to the conclusion that natural and manmade barriers provide acceptable mitigation for the project: "In our professional opinion, the project meets the intent of 24 CFR Part 51 Subpart C, technical requirements for determining Acceptable Separation Distances (ASD's) from HUD-assisted projects" (Attachment 8). All other ASTs in the project vicinity are beyond the 1-mile radius of the project site.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ X	There are no prime or unique farmlands in Alaska or Soils of Local Importance designated in Douglas (Attachment 9). This proposal does not convert agricultural land to non-agricultural uses. Therefore, it is in compliance with the Farmland Protection Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ X	The project site is not a FEMA-designated Special Flood Hazard Area (Attachment 3). The project site is in a location categorized as "area of minimal flood hazard" (Attachment 3).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ X	The Alaska State Historic Preservation Officer concurred that no historic properties would be affected by this proposed project (Attachment 10).

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ X	The Juneau International Airport is approximately 4.5 miles northwest of the project site. The US Dept of Transportation National Transportation Noise Map shows the impact from both airport and traffic noise at the project site to be below the 65 dB threshold (Attachment 11). There is not a railroad within 3000' of the project site.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ X	There are no Sole Source Aquifers in the project area or in the state of Alaska (Attachment 12).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No X ☐	A wetland delineation performed by Kai Environmental Consulting Service in May 2023. The proposed subdivision design determined that the proposed housing project would likely impact 4.1 acres of palustrine wetlands and 1,010 linear feet of stream drainage. Per HUD guidelines, each step of the 8-Step Wetland Analysis was completed (Attachment 13). A final notice was published detailing the reasons why the modified project must be located in the floodplain, a list of alternatives considered, and all mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values. No concerns were expressed by the public concerning this notice. A permit from the US Army Corps of Engineers will be required and compensatory mitigation would likely apply during the permitting process.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ X	There are no Wild and Scenic Rivers in southeast Alaska, including the CBJ area. The nearest river found in the NPS Nationwide Rivers Inventory is King Salmon River which is approximately 14.5 miles south of Douglas (Attachment 14).
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ X	The community of Douglas is incorporated in the CBJ census data, but Douglas has a population of approximately 3,000 residents. The CBJ has a population of 32,255 per the 2020 US Census with approximately 7.2%

		of the population below the poverty level (Attachment 15). The project site is currently vacant and undeveloped. The project would provide new affordable housing. The project is not anticipated to create adverse effects in the project area to existing, or future, populations.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is consistent with the Guidelines and Considerations for Subarea 9 (includes project area) in the 2013 CBJ Comprehensive Plan Update which states the need for "medium-to-high density, low- to moderate-income affordable housing when sewer and roadway capacities can adequately serve the new development." The project site is zoned D18 multi-family residential which allows 18 residential units per acre.

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	The project will contribute to the existing stormwater management system and will include additions of curb and gutter on new roadways as well as stormwater catch basins to accommodate the new residential sites. Erosion control and stormwater quality will conform to "Best Management Practices" as outlined in CBJ Code of Ordinances.
Hazards and Nuisances including Site Safety and Noise	3	Construction activities will be limited to the hours required by town ordinance. Construction vehicles will park on site or in designated public spaces. Garbage and construction debris will be collected and disposed of in proper waste facilities.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project will create affordable housing that will be offered to a low-to-moderate income demographic. The project will have a limited timeframe for construction and will employ a local labor force during that period. In addition, this project will provide housing in an area that is serviced by public and private transportation, allowing potential residents access to jobs, retail, and community services.
Demographic Character Changes, Displacement	1	The project may assist the community by eliminating a vacant lot and providing for an opportunity for affordable housing. The project will not displace a population or residents as the project site is currently vacant. The project will also not concentrate and/or isolate low-income or disadvantaged people. Potential residents for the units are expected to come from within Douglas or from the surrounding communities.
Environmental Justice	1	The project will create affordable housing for low and middle income residents of CBJ. The project is not anticipated to create adverse effects in the project area to existing, or future, populations.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		

Educational and Cultural Facilities	2	The expected residents for the new housing are anticipated to be local or from the surrounding communities so the project is not expected to burden the existing educational system available within the City and Borough of Juneau. The school district provides buses to area schools with bus stops along Douglas Highway. There are many cultural facilities within CBJ. The Alaska State Museum and Juneau-Douglas City Museum offer exhibits on local history and culture, the Sealaska Heritage Museum promotes south-eastern Alaskan Indigenous culture, and the Juneau Arts and Culture Center fosters arts and cultural opportunities in the community. These and other cultural facilities are accessible via public transportation.
Commercial Facilities	2	Commercial facilities, both local and regional, are available via either walking, city bus routes, or taxi services. The goods and services provided in the area should be adequate to meet the needs of potential residents.
Health Care and Social Services	2	The potential residents for the new housing are anticipated to be local or from the surrounding communities so the project is not expected to burden the existing health care or social services available within the City and Borough of Juneau. Local bus service provides service for patients and visitors to local hospitals and clinics.
Solid Waste Disposal / Recycling	2	Solid waste in Juneau is hauled to and disposed of in the Capitol Disposal Landfill in Lemon Creek, approximately 6.5 road miles from the project site. The landfill is a Class I Landfill and is owned and operated by Waste Management Inc. Curbside pickup of solid waste and recyclables is handled by a private company, Alaska Waste. CBJ's program, RecycleWorks, offers recyclable and hazardous waste drop off at the landfill for area residents and businesses. Construction debris will be collected and hauled to the landfill or recycling. Once the new buildings are occupied, the residents will utilize the curbside pickup service for garbage collection.
Waste Water / Sanitary Sewers	2	The residences will connect to the existing CBJ wastewater and sewer infrastructure in compliance with state and local codes. The project is not expected to impact existing capacity of facilities as the residents are expected to come from within the CBJ community.
Water Supply	2	The CBJ Utilities Division owns and operates the water utility for the Juneau area. The project will connect to the

		existing CBJ water utility in compliance with state and local codes. The project is not expected to impact existing capacity of facilities as the residents are expected to come from within the CBJ community.
Public Safety - Police, Fire and Emergency Medical	2	The potential residents for the new housing are anticipated to be local or from the surrounding communities so the project is not expected to burden the existing public safety services available in the community. The Douglas Fire Station is located approximately 2.8 miles from the project site. The new roadway system in the subdivision will allow for sufficient space for emergency vehicle access. Fire hydrants are located along Douglas Highway and additional fire hydrants will be added as required by local code.
Parks, Open Space and Recreation	2	CBJ Parks and Recreation lists numerous parks and trails in and around Douglas and Juneau. The expected residents for the new housing are anticipated to be local or from the surrounding communities so the project is not expected to burden the existing parks and recreation system available within the City and Borough of Juneau. The property project site was privately owned and was not available for municipal use. The City and Borough of Juneau Lands and Resources department is listed as the owner of the 645 acre undeveloped parcel to the south and west of the project property which is mixed zoning of single family and duplex residential (D3) and rural reserve (RR).
Transportation and Accessibility	3	There is a public bus stop less than one mile from the subdivision which allows easy access to the comprehensive transit system in CBJ with regular routes leaving every half hour. The Juneau School District has numerous bus stops along Douglas Highway. Juneau has 88 miles of bike lanes and 19 miles of shared-use paths including lanes along Douglas Highway. The City and Borough Juneau Area Wide Transportation Plan recognizes that neighborhoods adjacent to Douglas highway are not interconnected and necessitates that all local vehicle, pedestrian, and bicycle trips are made on or along Douglas Highway. The proposed project will utilize and increase the same travel options as those that already exist.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		

Unique Natural Features, Water Resources	3	There are no unique natural features located on or adjacent to the project site. Douglas is located on an island and the project will make use of existing stormwater drainage systems. Construction activities will utilize best management practices to minimize potential for contaminants to affect surface and groundwater.
Vegetation, Wildlife	3	Vegetation within the proposed project site is typical of Douglas Island. Some trees and vegetation will be removed during development. Buildings will be constructed on helical piers to reduce the amount of site disturbance. There are no known rare or endangered species of plants in the project area. Wildlife in the area is typical of urban/suburban areas and no impact to wildlife is expected.
Other Factors	2	There are no known other factors that will be affected by the proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	1	The Climate Mapping for Resilience and Adaptation website lists CBJ as relatively low risk for flooding and coastal inundation, there is insufficient data for wildfire risk, and no rating for extreme heat and drought. Overall, temperatures and rainfall are increasing in the Juneau area due to climate change. In response, the City and Borough of Juneau has developed a climate policy and proposed implementing strategic climate actions to lower greenhouse gases by obtaining 80% of Juneau's energy from renewable sources by the year 2045. The proposed project's implementation of energy efficiencies are steps being taken to reduce greenhouse gas emissions when compared to conventional building methods.
Energy Efficiency	1	The project location is located in close proximity to public transportation, schools, business, and services. Building design will incorporate energy efficiency components such as: energy heel trusses to allow for additional insulation, heat pumps, double-glazed windows, high efficiency LED lighting, and heat recovery ventilation. To the extent possible, building orientation will be planned to maximize energy efficiencies. Energy Star appliances will be used for all homes.

Additional Studies Performed: None

Field Inspection (Date and completed by)**:**

Field inspection by Lorraine DeAsis and Chelsea Peterson to determine if there are bald eagle nests on the property, March 25, 2023

Wetland Delineation by Kai Environmental Consulting Services, May, 2023

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

Agencies/Persons Consulted:

A Preliminary Jurisdictional Determination from the U.S. Army Corps of Engineers (USACE) was requested on 2/14/2023 and received on 2/22/2023. The agency scoping letter was sent to the USACE on 4/20/2023.

Judith Bittner, State Historical Preservation Officer, Office of History & Archaeology, 550 w. 7th Ave., Suite 1310, Anchorage, AK, 99501

Sources:

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City and Borough of Juneau, Comprehensive Plan of the City & Borough of Juneau. Adopted November 2013. Accessed April 2023 at: https://juneau.org/index.php?gf-download=2017%2F08%2F20170316UPDATEComp.Plan2013WEB.pdf&form-id=22&field-id=11&hash=44bf8467abf6aacec02114d42e16e845d6a7d6c9ebb1b73a4e0e299b018299a8

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Climate Mapping for Resilience and Adaptation (CMRA). Accessed July 2023 at: https://resilience.climate.gov/

EPA Envirofacts. Accessed April 2023 at: https://enviro.epa.gov/

Federal Aviation Administration, Airport Data and Information Portal. Accessed April 2023 at: https://adip.faa.gov/agis/public/#/public

Federal Emergency Management Agency Flood Map Service Center. Accessed April 2023 at: http://msc.fema.gov/portal

Housing Action Plan, City and Borough of Juneau. Prepared for the City and Borough of Juneau, prepared by czbLLC. December 2016.

National Wild and Scenic Rivers System. Accessed March 2023 at: https://www.rivers.gov/mapping-gis.php.

Oil Discharge Prevention & Contingency Plan and Facility Response Plan, Douglas Island Terminal, ADEC Plan #22-CP-1163. Prepared for Petro 49, Inc. by Integrity Environmental, LLC. April 2023.

Kowee Creek Subdivision Master Plan Draft, Prepared by RESPEC for Central Council Tlingit Haida Indian Tribes of Alaska. October 2022.

U.S. Census Bureau, *Explore Census Data*. Accessed April 2023 at: https://data.census.gov/

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U.S. Department of Agriculture, National Resources Conservation Service, Alaska. Accessed May 2023 at: https://www.nrcs.usda.gov/resources/data-and-reports/web-soil-survey

US Environmental Protection Agency. Air Quality System Data Mart [internet database] available via https://www.epa.gov/outdoor-air-quality-data. Accessed March 2023.

U.S. Environmental Protection Agency, Sole Source Aquifer Program. Accessed March 2023 at: https://www.epa.gov/dwssa.

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U.S. Fish and Wildlife Service, Coastal Barrier Resources System Maps. Accessed March 2023 at: https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps?content_type=%5B%22Library%20Collection%22%5D&date=%7B%22from%22:%222000-01-01T07:00:00.000Z%22,%22to%22:%222023-05-06T05:59:59.999Z%22%7D

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List of Permits Obtained: Applicable planning and building permits have been, or will be, obtained prior to construction of the subdivision and housing units.

Public Outreach [24 CFR 50.23 & 58.43]**:** A letter was sent to all agency stakeholders to make them aware of the proposed project. Public information meetings were held on May 1, 2023. The scoping review and comment period ended on May 15, 2023.

- AK DEC responded to the request for comments on April 20, 2023, and stated there was no need for comment.
- AK DF&G responded to comments on April 27, 2023, and recommended considering measures to reduce sedimentation to Little Grant Creek during construction and over the long term.
- AK DOT&PF responded to the request for comments on April 20, 2023, and any comments were addressed (Attachment 16).
- The USACE responded to the request for comments on April 25, 2023, and any comments were addressed (Attachment 16).
- The USFWS responded to the request for comments on May 11, 2023, and any comments were addressed and will be taken into consideration (Attachment 16).

In response to a wetland delineation performed by Kai Environmental, an early public notice was published in the Juneau Empire on July 12, 2023, with a public comment period of 15 days. There were no public comments received regarding impacts to wetlands by the proposed project. Following the 8-step Wetland Analysis, a final public notice was published in the Juneau Empire on August 26, 2023. There were no public comments received regarding impacts to wetlands by the proposed project.

Cumulative Impact Analysis [24 CFR 58.32]**:** There is an additional subdivision project being considered for the adjacent property to the south and east of this proposed project. For this project, any minor impacts are limited to the project site itself and mostly limited in duration to construction activities and are not considered cumulative. This project would have no adverse impacts to any of the sections above and will have no significant impact on the human environment.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9] Tlingit and Haida considered the following locations as alternatives to the proposed action:

Location 1: USMS 569 TR 1, 6.48 acres

Location 2: KOWEE LT 2, 86.44 acres

Location 1 was considered but was a considerably smaller lot and would not have provided the number of buildings planned for the project. This property is also located directly across the highway from a large above ground storage tank facility which would have potentially increased costs in engineering and mitigation for a subdivision project. In addition, the lot had a large ravine which would have been unbuildable and cost-prohibitive to fill or mitigate.

Location 2 is a much larger lot that does not have immediate independent access from Douglas Highway. There is an existing road that runs through the adjacent property, but a subdivision large enough for the acreage would require additional access by the City and Borough of Juneau. Because of the steep terrain bordering Douglas Highway, any new access would require switchbacks.

No Action Alternative [24 CFR 58.40(e)]: Under the No Action Alternative the lot on the proposed project site would remain vacant, undeveloped, and underutilized. The residents of Douglas would need to rely on limited existing stock of housing in a community where building sites are limited due to topography. As CBJ, and the Douglas community, continues to see growth, stresses on available housing will remain an issue that can only be overcome by adding additional housing opportunities.

Summary of Findings and Conclusions: Based on the above information, the proposed project will not result in a significant impact on the quality of the human environment. It will have positive effects on the community by revitalizing a vacant lot and providing needed affordable housing

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Clean Water Act	Storm Water Pollution Prevention Plan
Bald and Golden Eagle Protection Act	Adherence to Act guidance of construction activities during nesting season
Section 404 of Cleanwater Act	Compensatory mitigation for impacts to wetlands

Determination:

X **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 1/12/2024

Name/Title/Organization: Jim Giese, Environmental Scientist

Kai Environmental Consulting Services, LLC

Certifying Officer Signature:  Date: 1/31/2024

Name/Title: Richard J. Peterson President of Central Council Tlingit & Haida Indian Tribes of Alaska

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

List of Attachments

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FIGURE1

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Vicinity Map
Séet Kanax̲ Dutéen Subdivision
Legend
Project Site
Mike Hatch Sales And Service
N Douglas Hwy
Egan Dr
Project Site
Juneau Makerspace
Juneau
Alaska State Capitol
Deckhand Dave's Fish Tacos
Alaska State Museum
DOWNTOWN JUNEAU
Tracy's King Crab Shack
S Franklin St
Breeze In - Douglas
Beachside Villa Luxury Inn
WEST JUNEAU
Dan Moller Trailhead
Thane Rd
Google Earth
Image © 2023 Maxar Technologies
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FIGURE2

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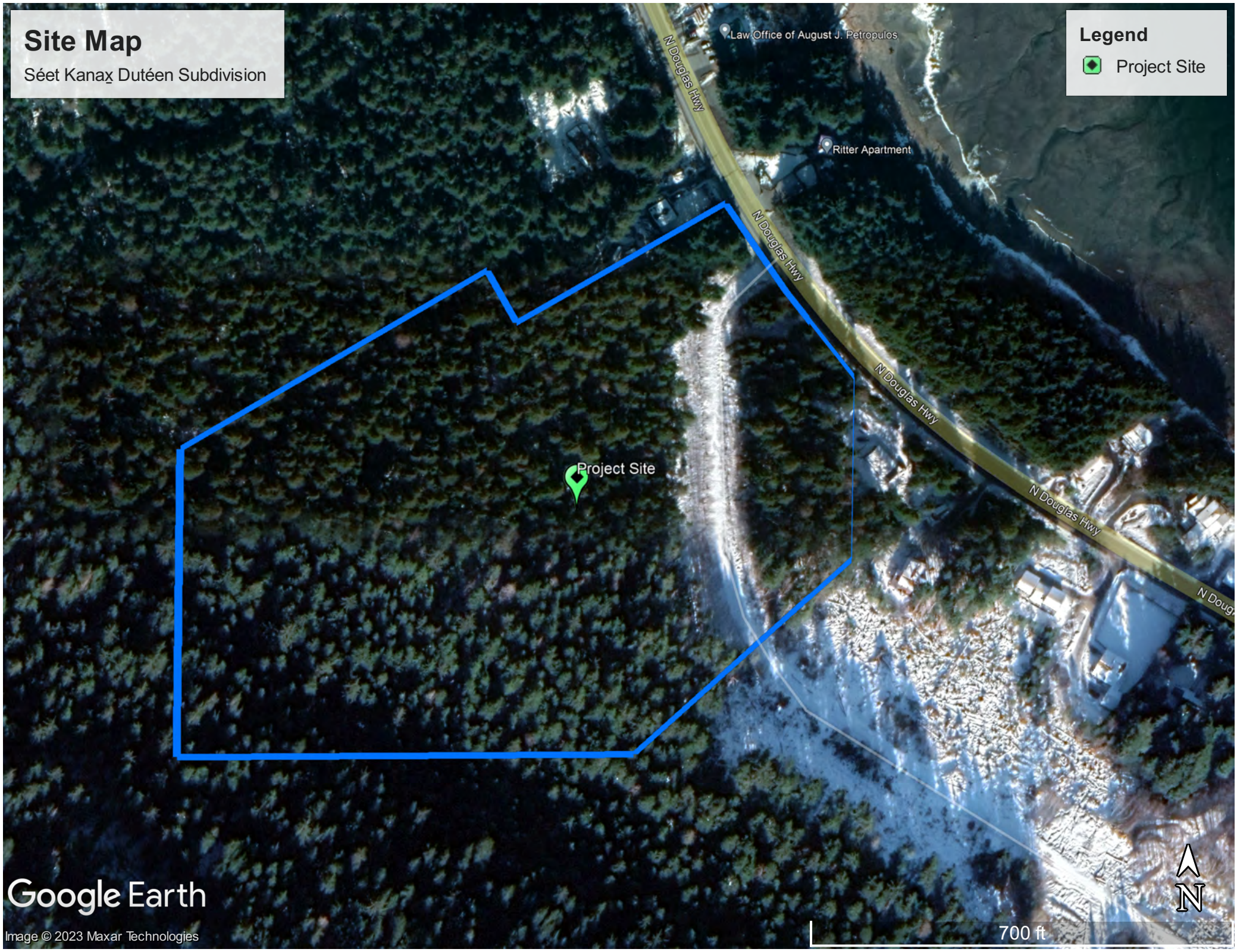
Site Map
Séet Kanax̲ Dutéen Subdivision
Legend
Project Site
Law Office of August J. Petropulos
Ritter Apartment
N Douglas Hwy
N Douglas Hwy
N Douglas Hwy
N Douglas Hwy
Project Site
Google Earth
Image © 2023 Maxar Technologies
N
700 ft

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ATTACHMENT 1

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Distances to Airports in Juneau
Legend
Distance to Juneau Airport ~ 5 miles
Distance to Juneau Harbor Seaplane Base ~1.5 miles
Juneau Harbor Seaplane Base
Project Site
Glacier Gardens Rainforest Adventure
Costco Wholesale
LEMON CREEK
ndenhall Wetlands State Game Refuge
TWIN LAKES
Project Site
Juneau
Juneau Harbor Seaplane Base
WEST JUNEAU
Commercial Printing
Google Earth
Image © 2023 Airbus
Image © 2023 Maxar Technologies
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2 mi

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ATTACHMENT 2

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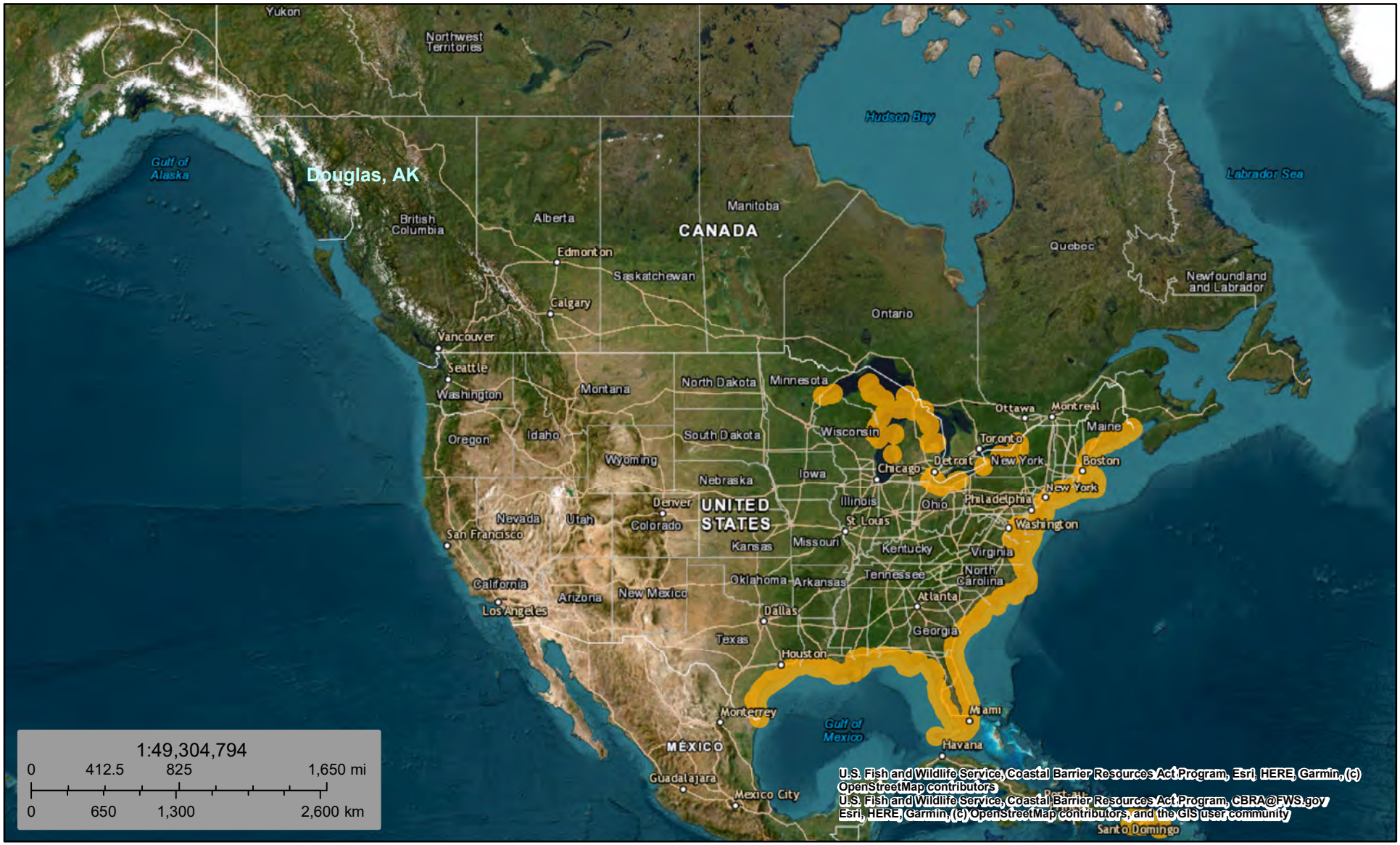
U.S. Fish and Wildlife Service
Coastal Barrier Resources System

CBRS Douglas, AK



June 6, 2023

CBRS Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation

CBRS Units

Otherwise Protected Area
System Unit
CBRS Buffer Zone
-134.449532, 58.302103

0 65 130 260 390 ft

1:4,514

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance** . Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Tlingit and Haida Regional Housing Authority
User Supplied Address/Location Description: Kowee Creek SubdivisonProject Location
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps .

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 3/20/2023 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/node/263838 .

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ATTACHMENT 3

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National Flood Hazard Layer FIRMette

FEMA

134°27'26"W 58°18'17"N

134°26'49"W 58°17'58"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/29/2023 at 1:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Douglas

City Office:
Revised: 28-Jun-2017

Status	Located within another Municipality	**Last Flood Event**	N/A
Population	3000	**Elevation**	N/A
River System		**Flood of Record**	N/A
Coastal Area	Gastineau Channel	**Baseline Erosion Report Year (Updated)**	N/A
NFIP Status	Community-Only	**Flood Insurance Rate Map**	N/A
Flood Gage		**Flood Insurance Study**	Yes

Gage Info: N/A

Profile Map: No Map

FEMA Map: N/A

High Water Mark: N/A

Floodplain Notes: NFIP status is through the City and Borough of Juneau. Published Flood Insurance Rate Maps (FIRM) show detailed flood information. FIRM can be purchased from Federal Emergency Management Agency (FEMA) at:

FEMA Maps Flood Map Distribution Center 6730 (AG) Santa Barbara Court Baltimore, MD 21227-5623
Toll free: 800-358-9616

ATTACHMENT 4

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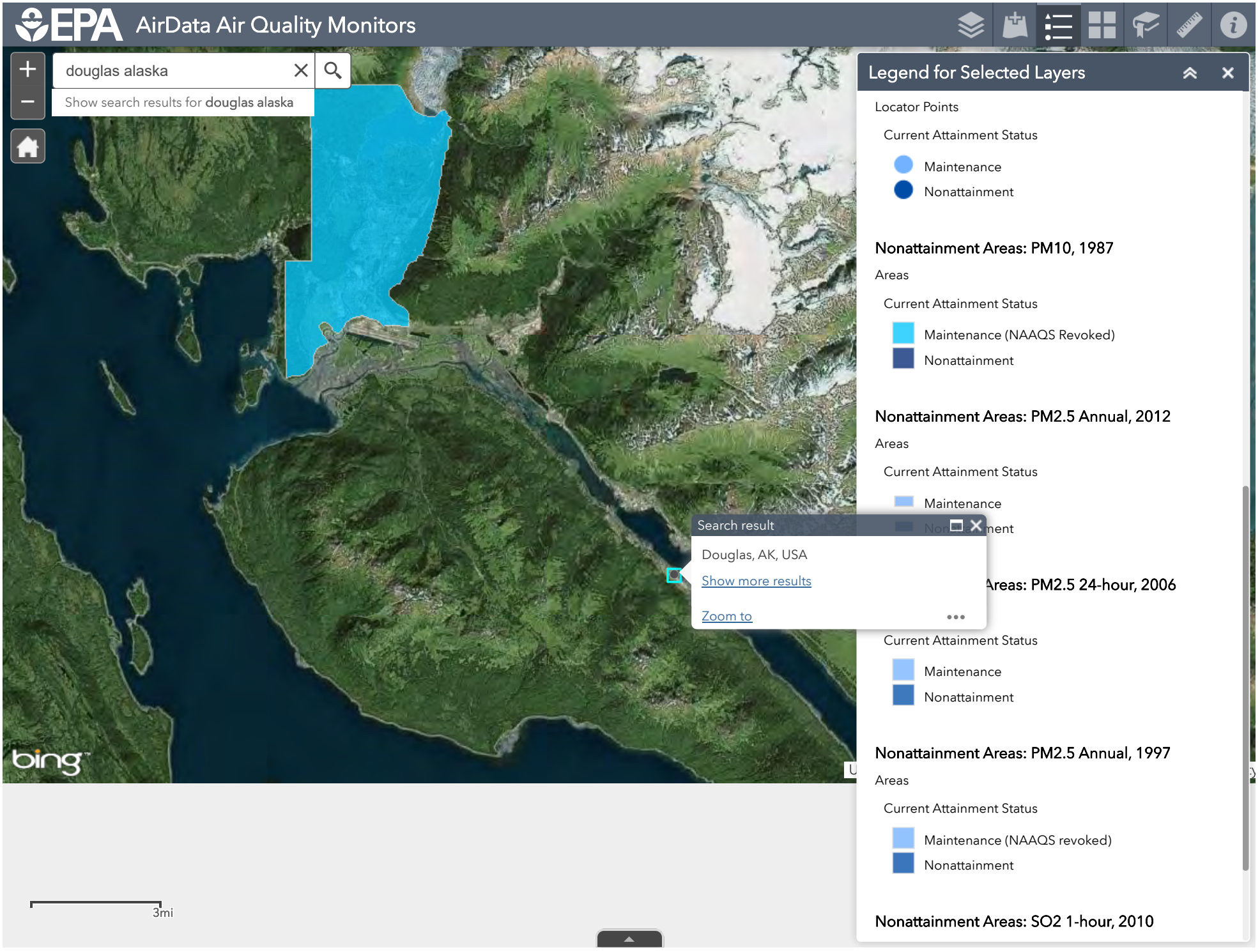
EPA AirData Air Quality Monitors
douglas alaska
Show search results for douglas alaska
Legend for Selected Layers
Locator Points
Current Attainment Status
Maintenance
Nonattainment
Nonattainment Areas: PM10, 1987
Areas
Current Attainment Status
Maintenance (NAAQS Revoked)
Nonattainment
Nonattainment Areas: PM2.5 Annual, 2012
Areas
Current Attainment Status
Maintenance
Search result
Douglas, AK, USA
Show more results
Zoom to
Areas: PM2.5 24-hour, 2006
Current Attainment Status
Maintenance
Nonattainment
Nonattainment Areas: PM2.5 Annual, 1997
Areas
Current Attainment Status
Maintenance (NAAQS revoked)
Nonattainment
Nonattainment Areas: SO2 1-hour, 2010
bing
3mi

ATTACHMENT 5

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captured. Permit 16115 does not authorize any lethal take of adult CCC steelhead.

Permit 16115 is for research to be conducted in the Guadalupe River watershed in Santa Clara County, California. The main purpose of the project is to assess mercury levels within individuals of two non ESA-listed target species. In addition to this work, the project will also collect CCC steelhead to determine CCC steelhead presence/absence, distribution, and to determine habitat use and preference within the Guadalupe River watershed. Permit 16115 expires on December 31, 2016.

Dated: June 30, 2011.

Angela Somma,

Chief, Endangered Species Division, Office of Protected Resources, National Marine Fisheries Service.

[FR Doc. 2011–17076 Filed 7–6–11; 8:45 am]

BILLING CODE 3510–22–P

DEPARTMENT OF COMMERCE

National Oceanic and Atmospheric Administration

RIN 0648–XA549

Gulf of Mexico Fishery Management Council; Public Meeting

AGENCY: National Marine Fisheries Service (NMFS), National Oceanic and Atmospheric Administration (NOAA), Commerce.

ACTION: Council to convene a public meeting.

SUMMARY: The Gulf of Mexico Fishery Management Council will convene a meeting of the Standing, Special Reef Fish and Special Mackerel Scientific and Statistical Committees (SSC).

DATES: The meeting will convene at 1 p.m. on Tuesday, July 26, 2011 and conclude by 3 p.m., Thursday, July 28, 2011.

ADDRESSES: The meeting will be held at the Gulf of Mexico Fishery Management Council, 2203 North Lois Avenue, Suite 1100, Tampa, FL 33607; *telephone:* (813) 348–1630.

FOR FURTHER INFORMATION CONTACT: Steven Atran, Population Dynamics Statistician; Gulf of Mexico Fishery Management Council; *telephone:* (813) 348–1630.

SUPPLEMENTARY INFORMATION: The Standing, Special Mackerel and Special Reef SSC will meet jointly on Tuesday, July 26, 2011 to receive a presentation on the Southeast Data, Assessment and Review (SEDAR) process. The Standing and Special Mackerel SSC will review, revise if necessary, and approve the terms of reference for a SEDAR 28 benchmark assessment on Spanish mackerel and cobia to be conducted in 2012. The Standing and Special Reef Fish SSC will discuss the rationale for their previous recommendation that the 2012 SEDAR 31 red snapper assessment be changed from a standard assessment to a benchmark assessment, plus the potential benefits and drawbacks to requesting yield streams and managing the red snapper fishery in terms of numbers of fish rather than biomass. The Standing and Special Reef Fish SSC will then review, revise if necessary, and approve the terms of reference for the SEDAR 31 red snapper assessment. This assessment is currently scheduled to be conducted in 2012 as a standard assessment, but the Council, based on the recommendation of the SSC, has requested that it be a benchmark assessment.

The remainder of the meeting, July 27–28, will be a joint meeting of the Standing and Special Reef Fish SSC. The SSC will first receive a presentation from NOAA General Counsel on what constitutes best available scientific information. The SSC will then review and suggest modifications to the process for deciding levels of acceptable biological catch (ABC). This will include a review of the ABC control rule developed for the Generic Annual Catch Limits/Accountability Measures Amendment, a discussion of risk vs. uncertainty, and a review of the P* methodology for determining the buffer between the overfishing limit and ABC. Finally, the SSC will receive a report on an Ecosystem SSC meeting that was held June 28–30, 2011, and will discuss the role of the Ecosystem SSC with respect to the Standing SSC.

Copies of the agenda and other related materials can be obtained by calling (813) 348–1630 or can be downloaded from the Council's ftp site, *ftp.gulfcouncil.org.*

Although other non-emergency issues not on the agenda may come before the Scientific and Statistical Committees for discussion, in accordance with the Magnuson-Stevens Fishery Conservation and Management Act, those issues may not be the subject of formal action during this meeting. Actions of the Scientific and Statistical Committees will be restricted to those issues specifically identified in the agenda and any issues arising after publication of this notice that require emergency action under Section 305(c) of the Magnuson-Stevens Fishery Conservation and Management Act, provided the public has been notified of the Council's intent to take action to address the emergency.

Special Accommodations

This meeting is physically accessible to people with disabilities. Requests for sign language interpretation or other auxiliary aids should be directed to Kathy Pereira at the Council (see **ADDRESSES**) at least 5 working days prior to the meeting.

Dated: July 1, 2011.

Tracey L. Thompson,

Acting Director, Office of Sustainable Fisheries, National Marine Fisheries Service.

[FR Doc. 2011–16985 Filed 7–6–11; 8:45 am]

BILLING CODE 3510–22–P

DEPARTMENT OF COMMERCE

National Oceanic Atmospheric Administration

Alaska Coastal Management Program Withdrawal From the National Coastal Management Program Under the Coastal Zone Management Act (CZMA)

AGENCY: Office of Ocean and Coastal Resource Management (OCRM), National Ocean Service (NOS), National Oceanic Atmospheric Administration (NOAA), Department of Commerce (Commerce).

ACTION: Notice.

SUMMARY: By operation of Alaska State law, the federally approved Alaska Coastal Management Program expired on July 1, 2011, resulting in a withdrawal from participation in the CZMA's National Coastal Management Program. The CZMA Federal consistency provision, section 307, no longer applies in Alaska. In addition, Alaska is no longer eligible for CZMA grants under sections 306, 306A, 308, 309 or 310. (CZMA section 315 grants are not affected.)

FOR FURTHER INFORMATION CONTACT: Ms. Joelle Gore, Chief, Coastal Programs Divisions, Office of Ocean and Coastal Resource Management, NOAA, at 301–563–1177.

SUPPLEMENTARY INFORMATION: The Alaska Coastal Management Program (ACMP) was approved by NOAA in 1979 as a voluntary state partner in the National Coastal Management Program. The ACMP expired by operation of Alaska Statutes 44.66.020 and 44.66.030 on June 30, 2011. As a result of its expiration, the ACMP was withdrawn from this program on July 1, 2011. As of July 1, 2011, there is no longer a CZMA program in Alaska. Because a federally approved coastal management program must be administered by a state

agency, no other entity may develop or implement a federally approved coastal management program for the state.

As of July 1, 2011, the CZMA Federal consistency provision no longer applies in Alaska. Federal agencies shall no longer provide the State of Alaska with CZMA Consistency Determinations or Negative Determinations pursuant to 16 U.S.C. 1456(c)(1) and (2), and 15 CFR part 930, subpart C. Persons or applicant agencies for Federal authorizations or funding shall no longer provide to the State of Alaska CZMA Consistency Certifications pursuant to 16 U.S.C. 1456(c)(3)(A), (B) and (d), and 15 CFR part 930, subparts D, E and F. Because the CZMA Federal consistency provisions no longer apply in Alaska, consistency determinations from Federal agencies and consistency certifications from applicants for Federal authorizations or funding that are currently pending ACMP response are no longer required to receive a response from the ACMP and may proceed in accordance with other applicable law and procedures.

The Deepwater Port Act (33 U.S.C. 1501–1524) requires a state to have, or be making progress toward, a federally approved CZMA management program in order to issue a license for a facility in adjacent Federal waters. (Note: this only applies to ''deepwater ports'' in Federal waters, and does not apply to deep-draft ports in state waters or to offshore oil and gas extraction under the Outer Continental Shelf Lands Act.) The withdrawal of the ACMP from the National CZMA program affects the eligibility of licensees seeking to locate facilities in Federal waters adjacent to Alaska under the Deepwater Port Act.

Additionally, Alaska no longer qualifies for grants under the Coastal and Estuarine Land Conservation Program (CELCP)—unless they are accepted through, and support, the Kachemak Bay National Estuarine Research Reserve, which is not affected by the termination of the ACMP.

Dated: July 1, 2011.

David M. Kennedy,

Assistant Administrator for Oceans and Coastal Zone Management.

[FR Doc. 2011–16987 Filed 7–6–11; 8:45 am]

BILLING CODE 3510–08–P

DEPARTMENT OF COMMERCE

National Oceanic and Atmospheric Administration

RIN 0648–XA520

Western Pacific Fisheries; Approval of a Marine Conservation Plan for Guam

AGENCY: National Marine Fisheries Service (NMFS), National Oceanic and Atmospheric Administration (NOAA), Commerce.

ACTION: Notice of agency decision.

SUMMARY: NMFS announces approval of a marine conservation plan for Guam.

DATES: This agency decision is effective from June 28, 2011, through June 27, 2014.

ADDRESSES: Copies of the MCP are available from *http://www.regulations.gov,* or the Western Pacific Fishery Management Council (Council), 1164 Bishop St., Suite 1400, Honolulu, HI 96813, tel 808–522–8220.

FOR FURTHER INFORMATION CONTACT: Jarad Makaiau, Sustainable Fisheries, NMFS Pacific Islands Regional Office, 808–944–2108.

SUPPLEMENTARY INFORMATION: Section 204(e) of the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) authorizes the Secretary of State, with the concurrence of the Secretary of Commerce (Secretary) and in consultation with the Council, to negotiate and enter into a Pacific Insular Area fishery agreement (PIAFA). A PIAFA would allow foreign fishing within the U.S. Exclusive Economic Zone (EEZ) adjacent to American Samoa, Guam, or the Northern Mariana Islands with the concurrence of, and in consultation with, the Governor of the Pacific Insular Area to which the PIAFA applies. Before entering into a PIAFA, the appropriate Governor, with the concurrence of the Council, must develop a 3-year Marine Conservation Plan (MCP) providing details on uses for any funds collected by the Secretary under the PIAFA.

The Magnuson-Stevens Act requires payments received under a PIAFA to be deposited into the United States Treasury and then covered over to the Treasury of the Pacific Insular Area for which funds were collected. In the case of violations by foreign fishing vessels occurring within the EEZ off any Pacific Insular Area, amounts received by the Secretary attributable to fines and penalties imposed under the Magnuson-Stevens Act, including sums collected from the forfeiture and disposition or sale of property seized subject to its authority, shall be deposited into the Treasury of the Pacific Insular Area adjacent to the EEZ in which the violation occurred, after direct costs of the enforcement action are subtracted. Any funds deposited into the Treasury of the Pacific Insular Area may be used by the jurisdiction for fisheries enforcement and for implementation of an MCP.

An MCP must be consistent with the Council's fishery ecosystem plans, must identify conservation and management objectives (including criteria for determining when such objectives have been met), and must prioritize planned marine conservation projects. Although no foreign fishing is being considered at this time, the Council, at its 151st meeting held June 15–18, 2011, reviewed and approved the Guam MCP and recommended its submission to the Secretary for approval. On June 20, 2011, the Governor of Guam submitted the MCP to NMFS, the designee of the Secretary, for review and approval.

The Guam MCP contains eight conservation and management objectives under which planned projects and activities designed to meet the objective are identified and described, as follows:

Objective 1. Fisheries resource assessment and monitoring.

Objective 2. Effective surveillance and enforcement monitoring, including:

a. Implementation of an at-sea observer program to collect information on foreign fishing activities.

b. Increase enforcement and surveillance of the U.S. EEZ around Guam.

Objective 3. Regional cooperation, including development of a longline permit, reporting, and quota utilization program to facilitate responsible fisheries development.

Objective 4. Public participation, including increased public participation in the development and review of Guam's 3-year marine conservation plan.

Objective 5. Habitat assessment and monitoring, including support for long-term habitat assessment and monitoring of Guam coral reef flat communities.

Objective 6. Domestic fisheries development, including:

a. Rehabilitation and improvements to the Agat small boat marina docks.

b. Construction of an American with Disabilities Act compliant access ramp and fishing platform at Hagatna Marina.

c. Establishing a manahak (rabbit fish) hatchery and restocking program.

d. Construction of a Guam Fishermen's Cooperative Marine Building Complex.

ATTACHMENT 6

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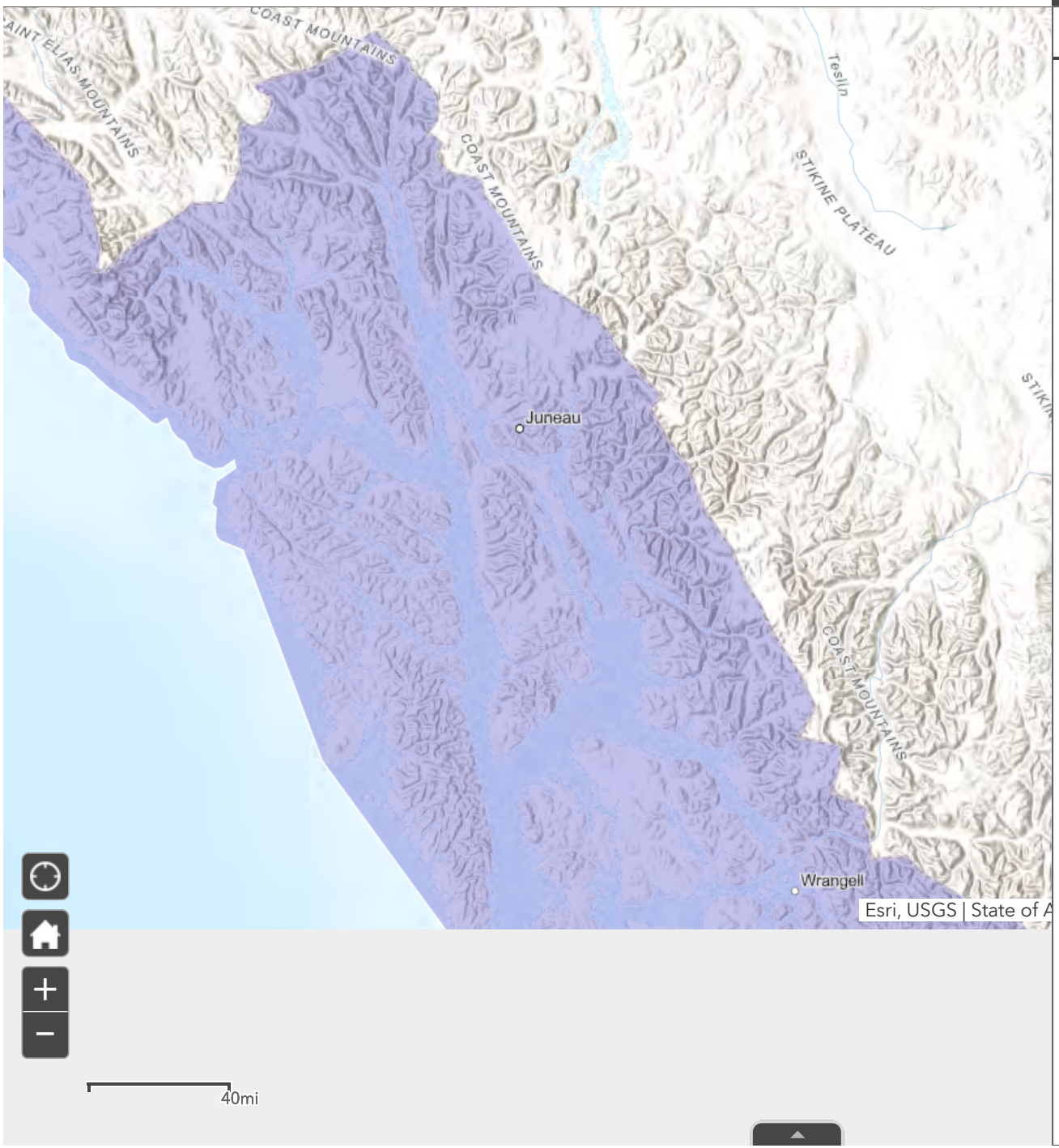


Legend

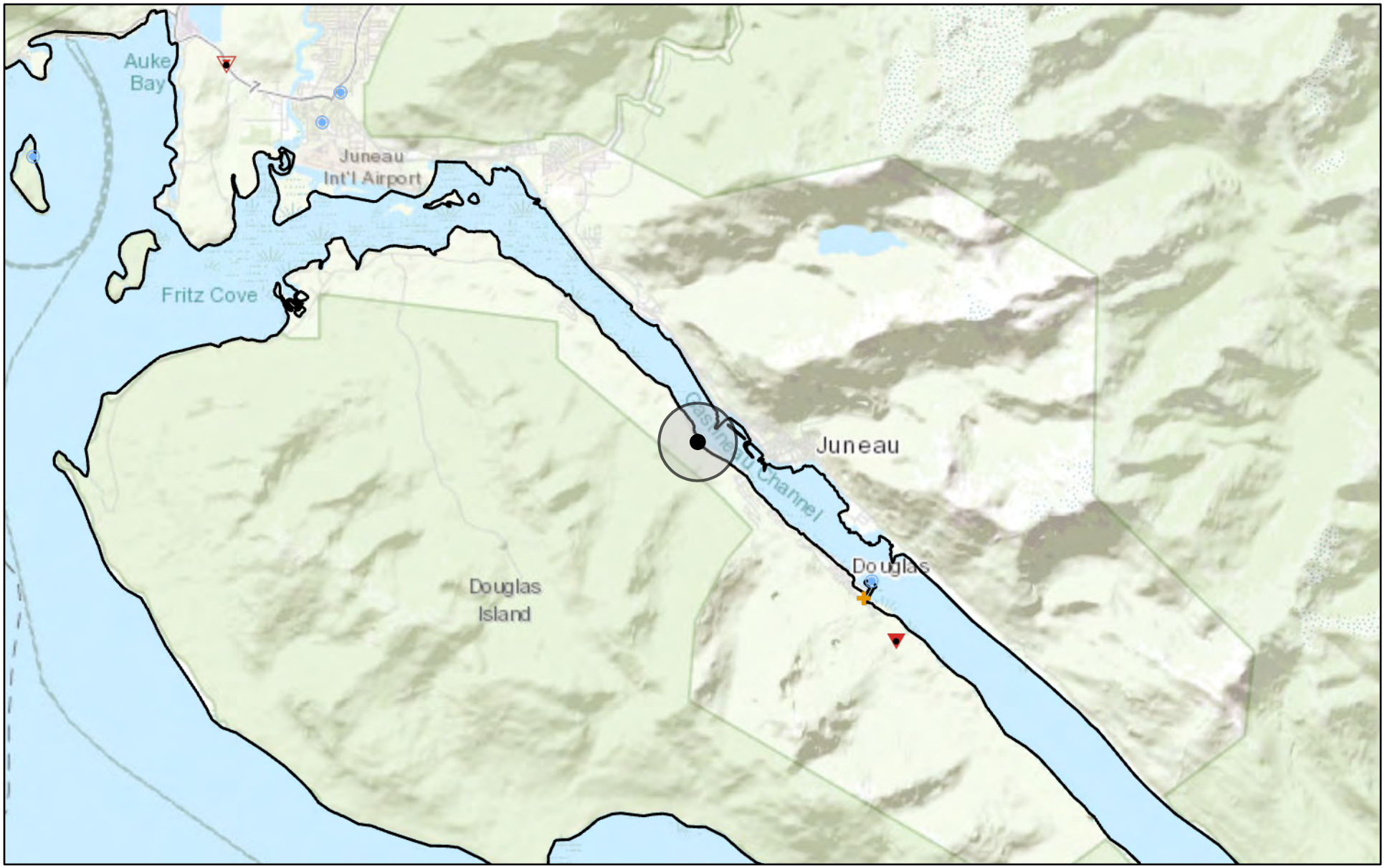
Regions of the Environmental Protection Agency

- Region 1
- Region 2
- Region 3
- Region 4
- Region 5
- Region 6
- Region 7
- Region 8
- Region 9
- Region 10

Superfund National Priorities List (NPL) Sites with Status Information

- NPL Site
- Deleted NPL Site
- Proposed NPL Site

EPA Community Cleanup Map



April 4, 2023

State Outlines

Sites

Federal Facility Docket/Superfund Non-NPL

Federal Facility Docket

Brownfields Properties

Superfund Non-NPL Sites

1:224,948

0 1 2 4 mi

0 1.5 3 6 km

Generated from: Cleanups in My Community: Date above is the date map

One mile radius from project site

Superfund Site Search Results

Found **1** site(s) that match your search criteria listed below.

Search Criteria:

Active, Archived, or All :	***Active***
State:	*Alaska*
ZIP Code:	*99824*

To conduct another search, return to the **Search Superfund Site Information** page.
Download Excel file containing values for all search criteria

Displaying sites 1 through 1

EPA ID	Site Name	City	County	State	National Priorities List Status	Superfund Alternative Approach	Construction Complete	Site-wide Ready for Anticipated Use	Human Exposure Under Control	Groundwater Migration Under Control
AKD981767387	TREADWELL MINES	DOUGLAS	JUNEAU	AK	Not NPL	No	No	No	Status Unavailable	Status Unavailable

Displaying sites 1 through 1

APRIL 4, 2023

Alaska DEC Contaminated Sites

4/4/2023

Contaminated Sites

- Active
- Cleanup Complete
- Cleanup Complete - Institutional Controls
- Informational
- Populated Places

1:72,224

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

CONTAMINATED SITES SEARCH

Site Name

?

Site Type

?

Hazard ID

?

City

?

Status

Active ?

Borough

Juneau ?

Street Address / Physical Location

?

LUST Only

?

Zip Code

?

ICs Only

☐ ?

File ID

?

IC Registry

?

Search Clear

HAZARD ID	SITE NAME	LOCATION	STATUS	FILE ID
299	Riverbend / Dimond Park	2900 Riverside Drive, Juneau, AK 99801,	Active	1513.38.007
403	Perseverance Mill	Perseverance Mine Trail, Juneau, AK 99801,	Active	1513.38.012
1181	Hobart Bay Logging Camp	S. End of Stevens Passage, Juneau, AK 99801,	Active	1521.38.003
1449	Green's Construction Drum Site	11465-11495 Mendenhall Loop Road, Juneau, AK 99801,	Active	1513.38.026
1450	FAA Juneau Station	Juneau Airport, Juneau, AK 99801,	Active	1513.38.051
1982	GSA Juneau Federal Building	709 West 9th Street, Juneau, AK 99802,	Active	1513.38.032
2543	BLM Mayflower Island	Mayflower Island -Juneau, Douglas, AK 99824,	Active	1538.38.003
2973	Residence - W 7th Street	117 West 7th Street, Juneau, AK 99801,	Active	1513.38.035
2987	Juneau Airport Fueling	2085 Alex Holden Way, Juneau, AK 99801,	Active	1513.38.008

	Facility			
3121	Eaglecrest Maintenance Shop	South End Fish Creek Road, Juneau, AK 99801,	Active	1538.38.005
3863	Mendenhall WW Treatment Plant	2009 Radcliffe Road, Juneau, AK 99801,	Active	1513.38.054
4061	Residence - Knickerbocker Spill	10665 Glacier Highway, Juneau, AK 99801,	Active	1513.38.066
4176	FAA Coghlan Island	Tongass Nat'l Forest, Auke Bay, AK 99821,	Active	1544.38.001
4198	USFS Empire Mine	Hawk Inlet Western Shoreline, Juneau, AK 99801,	Active	1513.38.069
4294	Bear Creek Apartments HOT	1106 2nd Street, Douglas, AK 99824,	Active	1538.38.006
4536	Residence - 10481 Ann Coleman Road HHOT	10481 Ann Coleman Road , Juneau, AK 99801,	Active	1513.38.077
4636	Glacier Highway Battery Dump Site	11385 Glacier Highway, Auke Bay, AK 99821,	Active	1531.38.006
22996	Alaska Airlines - Juneau Cargo Facility	1915 Alex Holden Way Juneau International Airport, Juneau, AK 99801,	Active	1513.26.054
23019	CBJ Hagevig Fire Training Center	2601 Sherwood Lane, Juneau, AK 99801,	Active	1513.26.070
24522	Gas N Go - Juneau	5165 Glacier Hwy; Grant's Plaza, Juneau, AK 99801,	Active	1513.26.013
24533	GSA Juneau Federal Building LUST	709 West Ninth Street, Juneau, AK 99801,	Active	1513.38.032

24545	CBJ Capital Transit Bus Barn	10099 Bentwood Place, Juneau, AK 99801,	Active	1513.26.022
24941	FAA Juneau SFOP	9341 Glacier Highway, Juneau, AK 99801,	Active	1513.38.051
25131	ADOT&PF Regional Complex Juneau	6860 Glacier Hwy, Juneau, AK 99801,	Active	1513.26.052
25342	Residence - 11000 Mendenhall Loop Road HHOT	11000 Mendenhall Loop Road, Juneau, AK 99801,	Active	1513.38.082
25376	FAA Ralston Island Former Radio Range Facility	Ralston Island in Lynn Canal; ~17 Miles NW of Auke Bay, Auke Bay, AK 99821,	Active	1531.38.007
25594	Treadwell Mine Complex	Douglas Island along Gastineau Channel; S of Douglas, Douglas, AK 99824,	Active	1538.38.007
25794	Residence - 9209 & 9211 Sharon Street	9209 & 9211 Sharon Street, Juneau, AK 99801,	Active	1513.38.087
26062	Cordova Heights Apartments	3333 Nowell Avenue, Douglas, AK 99824,	Active	1513.38.090
26118	Residence - 1109 4th Street	1109 4th Street, Douglas, AK 99824,	Active	1538.38.009
26195	Nowell Mine Old Mill Site	Along Sheep Creek; ~0.4 Mile NW of Thane Road and Sheep Creek Trail Road Intersection; ~4 Miles SE of Juneau, Juneau, AK 99801,	Active	1513.38.093
26217	Alaska Treasure Mine	4.41 Miles SE of Downtown Douglas; Douglas Island Near Juneau, Douglas, AK 99824,	Active	1538.38.010
26331	Residence - 2921	2921 Glacierwood Court, Juneau, AK 99801,	Active	1513.38.094

	Glacierwood Court			
26362	Channel Flying Juneau Airport	8995 Yandukin Drive, Juneau Airport, Juneau, AK 99801,	Active	1513.38.095
26468	Residence - 2822 Marsha Avenue	2822 Marsha Avenue, Juneau, AK 99801,	Active	1513.38.097
26537	Former Capital City Cleaners Nugget Mall	2092 Jordan Ave. Suite 595 Nugget Mall annex, Juneau, AK 99801,	Active	1513.38.099
26561	CBJ Capital Transit Building	10099 Bentwood Place, Juneau, AK 99801,	Active	1513.38.100
26640	Valley Tesoro	9102 Mendenhall Mall Road, Juneau, AK 99801,	Active	1513.26.081
26712	Residence - 15436 Glacier Highway	15436 Glacier Highway, Juneau, AK 99801,	Active	1513.38.101
26713	Governor Residence - 716 Calhoun Avenue Lead	719 Calhoun Avenue, Juneau, AK 99801,	Active	1513.38.102
26754	Residence - 242 7th Street	242 7th Street, Juneau, AK 99801,	Active	1513.38.104
26840	Residence - 1006 2nd Street Fourplex	1006 2nd Street, Douglas, AK 99824,	Active	1538.38.013
26844	Gruening Park Apartments	1800 Northwood Drive, Juneau, AK 99801,	Active	1513.38.107
26863	Miller Construction Fuel Truck	2500 Sherwood Lane, Juneau, AK 99801,	Active	1513.38.109
26885	Residence - 1125 Glacier Avenue	1125 Glacier Avenue; aka 1125 Glacier Highway, Juneau, AK 99801,	Active	1513.38.110
26905	Douglas Depot	1017 3rd Street, Douglas, AK 99824,	Active	1538.26.004

26908	Bicknell Inc	2275 Brandy Lane, Juneau, AK 99801,	Active	1513.38.112
26909	ADNR Eagle Beach Recreation Area	28955 Glacier Highway, Juneau, AK 99801,	Active	1513.38.113
26936	Aero Services USTs 1 & 2	1889 Randal Allison Way, Juneau, AK 99803,	Active	1513.26.084
26962	Residence - 4133 Birch Lane	4133 Birch Lane, Juneau, AK 99801,	Active	1513.38.115

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Download Search Results

Download All Site Records

Download Only CS Site Records

Download Only LUST Site Records

View CS Map

Disclaimer: DEC makes every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Note: DEC's Contaminated Sites program has changed the terms used to describe closure, replacing 'closed' and 'conditionally closed' with '**Cleanup Complete**' and '**Cleanup Complete - Institutional Controls**.'

DEC gives 'Cleanup Complete' status when efforts to reduce hazardous substance contamination have achieved the most stringent levels established in state regulation, or the possibility of human exposure to any residual contamination is highly unlikely. The Department may allow hazardous substances to remain in the environment at a site if the contamination does not pose a risk to human health or the environment, but there may be conditions or restrictions associated with the site that require compliance by current or future

owners/operators. Those conditions or restrictions require follow-up reporting; the department would then grant a 'Cleanup Complete - Institutional Controls' status (See 'Institutional Controls.').

Details on closure of any site are viewable on the Contaminated Sites database. A special report on Institutional Controls is available for sites with that designation.

For information specific to a site, please contact the staff person assigned, as noted in the upper right area of each site cleanup chronology.

For CSP database support please contact: Evonne Reese at (907) 465-5229.

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

CONTAMINATED SITES SEARCH

Site Name

?

Site Type

?

Hazard ID

?

City

?

Status

Active ?

Borough

Juneau ?

Street Address / Physical Location

?

LUST Only

?

Zip Code

?

ICs Only

☐ ?

File ID

?

IC Registry

?

Search Clear

HAZARD ID	SITE NAME	LOCATION	STATUS	FILE ID
27107	CBJ Hagevig Fire Training Center PFAS	2601 Sherwood Lane, Juneau, AK 99801,	Active	1513.38.116
27125	CBJ Juneau Airport Sitewide PFAS	1873 Shell Simmons Drive, Juneau, AK 99801,	Active	1513.38.117
27129	Kensington Mine Generator Pad	~44 Miles NNW of Juneau; ~31 Miles SE of Haines, Juneau, AK 99801,	Active	1513.38.118
27226	Greens Creek Mine Port Facility Concentrate Storage Bldg	~17 Miles SW of Juneau; Eastern Shore of Hawk Inlet; Admiralty Island, Juneau, AK 99801,	Active	1513.38.120
27263	One Sealaska Plaza	One Sealaska Plaza, Juneau, AK 99801,	Active	1513.38.121
27384	CBJ Juneau Airport CCFR Engine A3 AFFF	Juneau Airport, 1873 Shell Simmons Drive, W of CCFR Glacier Station 3 at 1700 Crest Avenue, Juneau, AK 99801,	Active	1513.38.122
27405	St. Vincent de Paul Apartments	8617 Teal Street, Juneau, AK 99801,	Active	1513.38.123

27724	USCG 5 Mile Glacier Highway Shop HOT	4845 Glacier Hwy, Juneau, AK 99801,	Active	1513.38.124
27727	CBJ Future Cultural Immersion Park	4404 Thane Road, Juneau, AK 99801,	Active	1513.38.125
27728	Temsco Helicopters Juneau Fueling Area	1650 Maplesden Way, Juneau, AK 99801,	Active	1513.38.126
27736	Residence - 2265 Fritz Cove Road HHOT	2265 Fritz Cove Road, Juneau, AK 99801,	Active	1513.38.127
27778	CBJ Basin Road Wellhouse Tank #1	Mile 0.5 Upper Basin Road, Juneau, AK 99801,	Active	1513.26.087

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DEC gives 'Cleanup Complete' status when efforts to reduce hazardous substance contamination have achieved the most stringent levels established in state regulation, or the possibility of human exposure to any residual contamination is highly unlikely. The Department may allow hazardous substances to remain in the environment at a site if the contamination does not pose a risk to human health or the environment, but there may be conditions or restrictions associated with the site that require compliance by current or future

owners/operators. Those conditions or restrictions require follow-up reporting; the department would then grant a 'Cleanup Complete - Institutional Controls' status (See 'Institutional Controls.').

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State of Alaska Department of Environmental Conservation

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Phone: 907-465-5066
Fax: 907-465-5245
TDD: 800-770-8973
Physical Location: 410 Willoughby

Alaska Department of Environmental Conservation
SPILL PREVENTION AND RESPONSE

CONTAMINATED SITES | PREVENTION PREPAREDNESS & RESPONSE | RESPONSE FUND ADMIN | REPORT A SPILL

DEC / SPAR / CSP / SPAR Online Services / UST Database Search

UNDERGROUND STORAGE TANK DATABASE SEARCH

Search Options

Facility Search | Owner Search

Facility Name:

Facility ID:

Facility Type:

Address:

City: Douglas

Zip Code:

Search Records

Use this tool to find tank storage information that is of interest to you.

The **Facility Search** provides the site name and address of facilities with underground storage tanks.

The **Owner Search** provides postal contact information for facility owners.

Download All Facilities, Tanks, and Owners in Excel format (Large 4MB)

Show 10 entries Excel Search:

Site Name	Location	Owner	Facility Type
Crowley Fuels - Taku Oil Sales	1017 Third St	Crowley Fuels, LLC	Gas Station

Alaska Underground Storage Tank Facility Summary Report

Owner Information | Tank Summaries | Leaking UST Information

Total Number of LUST Sites : 0

Site Name	Hazard ID	Event ID	Status	Spill Date
Douglas Island Center Bldg	802 3rd St	SOA Dept of Administration	Unknown	

Alaska Underground Storage Tank Facility Summary Report

Owner Information | Tank Summaries | Leaking UST Information

Total Number of LUST Sites : 1

Site Name	Hazard ID	Event ID	Status	Spill Date
Douglas Island Center Building **File Number:** 1538.26.003	25319		Cleanup Complete	Date Not Available
Gastineau Elementary School	1507 3RD ST	Juneau School District	Unknown	

Alaska Underground Storage Tank Facility Summary Report

Owner Information | Tank Summaries | Leaking UST Information

Total Number of LUST Sites : 0

Site Name	Hazard ID	Event ID	Status	Spill Date
Juneau Parks And Recreation	Savikko RD	City & Borough of Juneau	Unknown	

Site Name	Location	Owner	Facility Type

Alaska Underground Storage Tank Facility Summary Report

Owner Information | Tank Summaries | Leaking UST Information

Total Number of LUST Sites : 1

Site Name	Hazard ID	Event ID	Status	Spill Date
CBJ Parks & Recreation **File Number:** 1538.26.001	24530	1211	Cleanup Complete - Institutional Controls	12/19/1994

Showing 1 to 4 of 4 entries

Previous 1 Next

State of Alaska Department of Environmental Conservation

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5066
Fax: 907-465-5070
TDD: 800-770-8973
Physical Location: 410 Willoughby

ATTACHMENT 7

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Anchorage Fish & Wildlife Field Office
4700 Blm Road
Anchorage, AK 99507
Phone: (907) 271-2888 Fax: (907) 271-2786

In Reply Refer To: April 20, 2023
Project Code: 2023-0071937
Project Name: Séet Kanax̲ Dutéen Subdivision Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and some candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.). Please note that candidate species are not included on this list. We encourage you to visit the following website to learn more about candidate species in your area:

http://www.fws.gov/alaska/fisheries/fieldoffice/anchorage/endangered/candidate_conservation.htm

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Endangered Species: The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect

threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

https://www.fws.gov/birds/policies-and-regulations.php

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a Federal nexus) or a Bird/Eagle Conservation Plan (when there is no Federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see:

https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php

In addition to MBTA and BGEPA, Executive Order 13186: Responsibilities of Federal Agencies to Protect Migratory Birds, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both

migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm
http://www.towerkill.com
http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Anchorage Fish & Wildlife Field Office
4700 Blm Road
Anchorage, AK 99507
(907) 271-2888

PROJECT SUMMARY

Project Code: 2023-0071937
Project Name: Séet Kanax̲ Dutéen Subdivision Project
Project Type: Residential Construction
Project Description: The Tlingit and Haida Regional Housing Authority, on behalf of Central Council of Tlingit and Haida, is proposing to create a new subdivision on Douglas Island, Alaska. The project includes ~17 acres of land, which currently has an access road from Douglas Highway. The proposed project would include clearing trees, adding new roads, adding water and sewer utilities, constructing housing pads and constructing new homes. The number of homes per year will be dependent upon available funding, but construction on homes off of the current access road may begin during the 2023 construction season.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@58.3012478,-134.45274794188754,14z

Counties: Juneau County, Alaska

ENDANGERED SPECIES ACT SPECIES

There is a total of 0 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

IPAC USER CONTACT INFORMATION

Agency: Tlingit and Haida Regional Housing Authority
Name: Cathy Needham
Address: 9000 Glacier Highway, Suite 302
City: Juneau
State: AK
Zip: 99801
Email cathy@kaienvironmental.com
Phone: 9077234436

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development


Legend
USFWS Bald Eagles
Subdivision Property Line
0.5 mile buffer
Séet Kanax̲ Dutéen Subdivision
0
0.125
0.25
0.5 Miles
N
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ATTACHMENT 8

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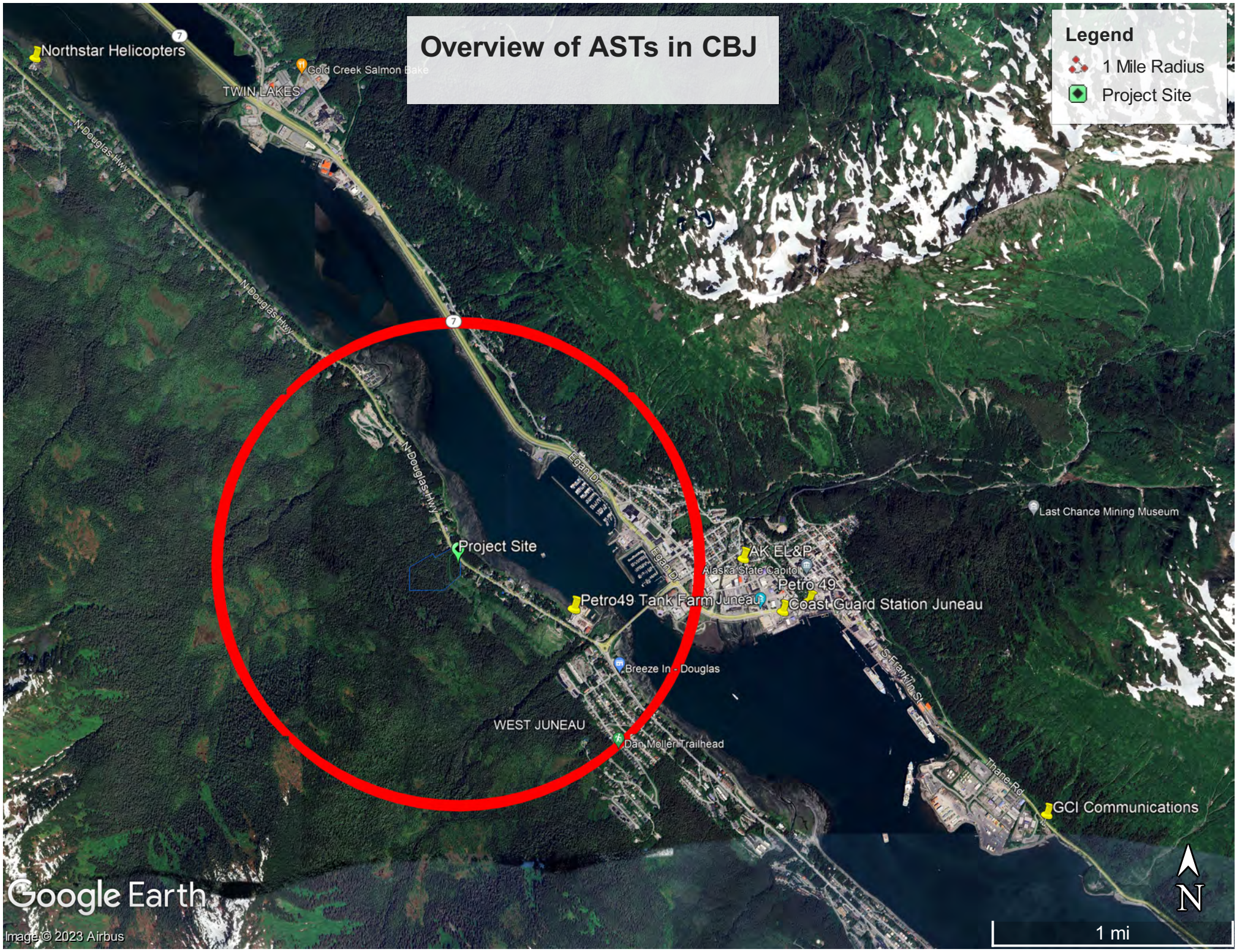
Overview of ASTs in CBJ
Legend
1 Mile Radius
Project Site
Northstar Helicopters
Gold Creek Salmon Bake
TWIN LAKES
N Douglas Hwy
Egan Dr
Project Site
AK EL&P
Alaska State Capitol
Petro 49
Petro49 Tank Farm Juneau
Coast Guard Station Juneau
Last Chance Mining Museum
Breeze In - Douglas
WEST JUNEAU
Dan Moller Trailhead
S Franklin St
Thane Rd
GCI Communications
Google Earth
Image © 2023 Airbus
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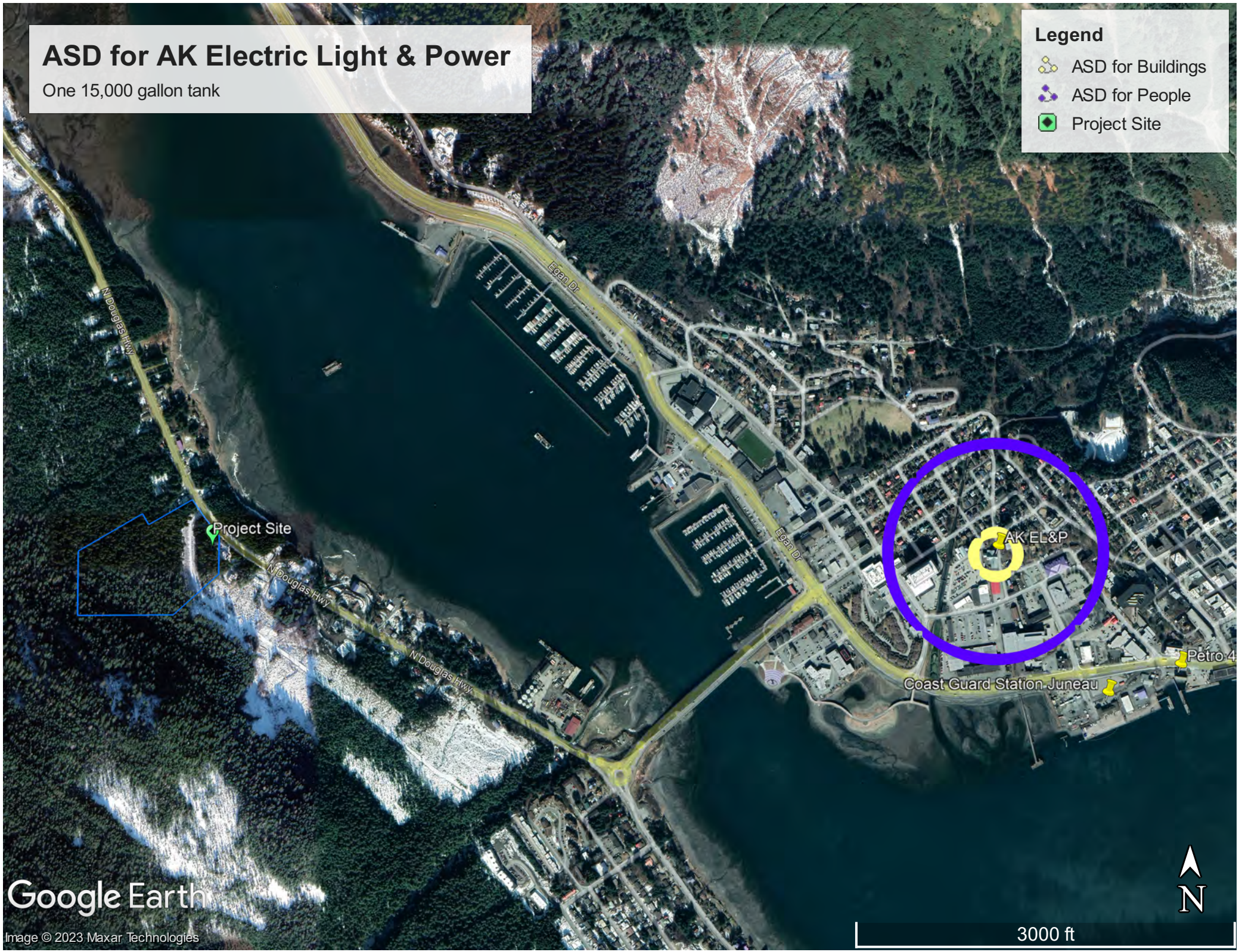

ASD for AK Electric Light & Power
One 15,000 gallon tank
Legend
ASD for Buildings
ASD for People
Project Site
N Douglas Hwy
Egan Dr
Project Site
AK EL&P
Petro 4
Coast Guard Station Juneau
Google Earth
Image © 2023 Maxar Technologies
N
3000 ft

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	15000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	

ASD for Blast Overpressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	854.59
ASD for Thermal Radiation for Buildings (ASDBPU)	175.84
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

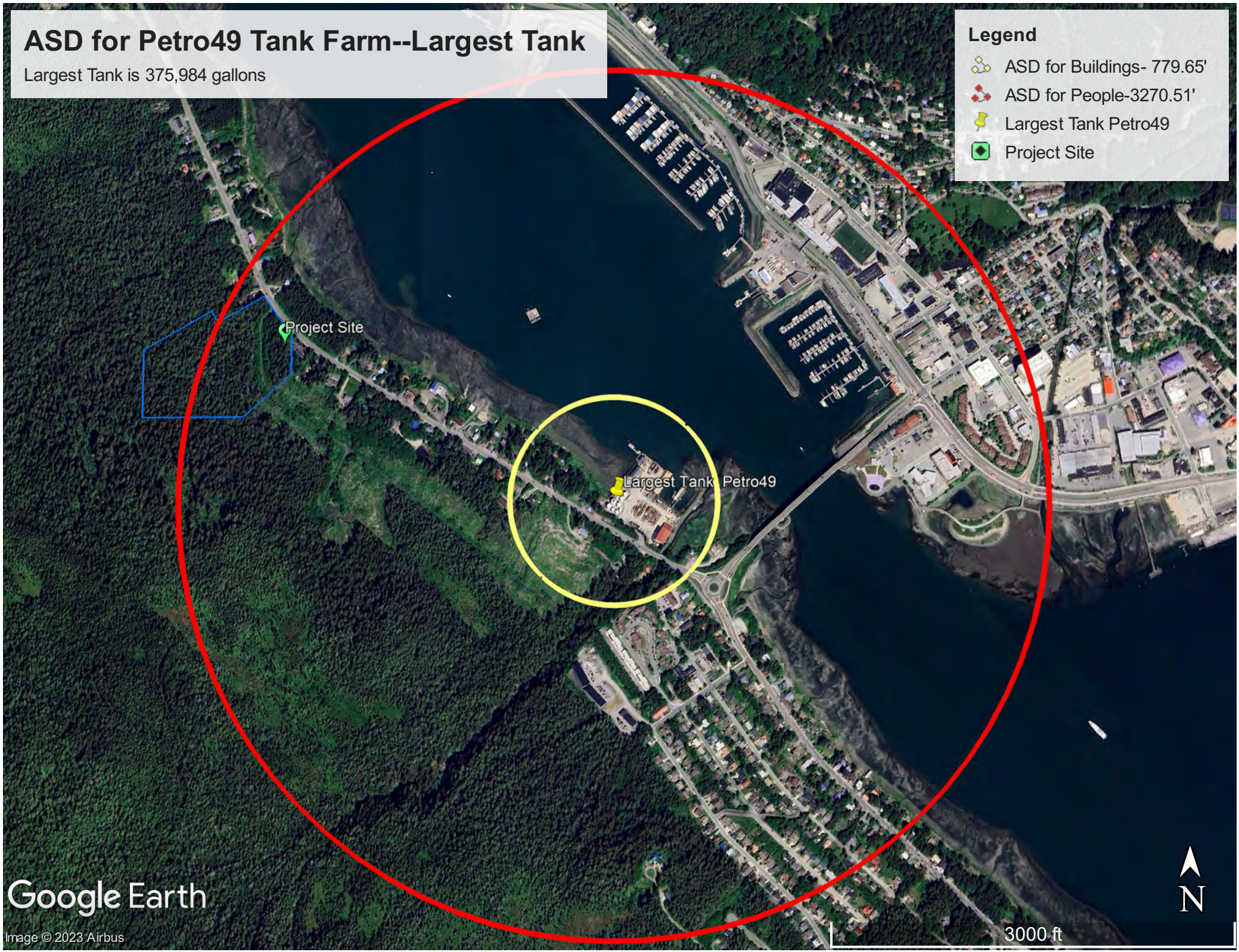
Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**


ASD for Petro49 Tank Farm--Largest Tank
Largest Tank is 375,984 gallons
Legend
ASD for Buildings- 779.65'
ASD for People-3270.51'
Largest Tank Petro49
Project Site
Project Site
Largest Tank Petro49
Google Earth
Image © 2023 Airbus
N
3000 ft

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	375984
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	3270.51
ASD for Thermal Radiation for Buildings (ASDBPU)	779.65
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

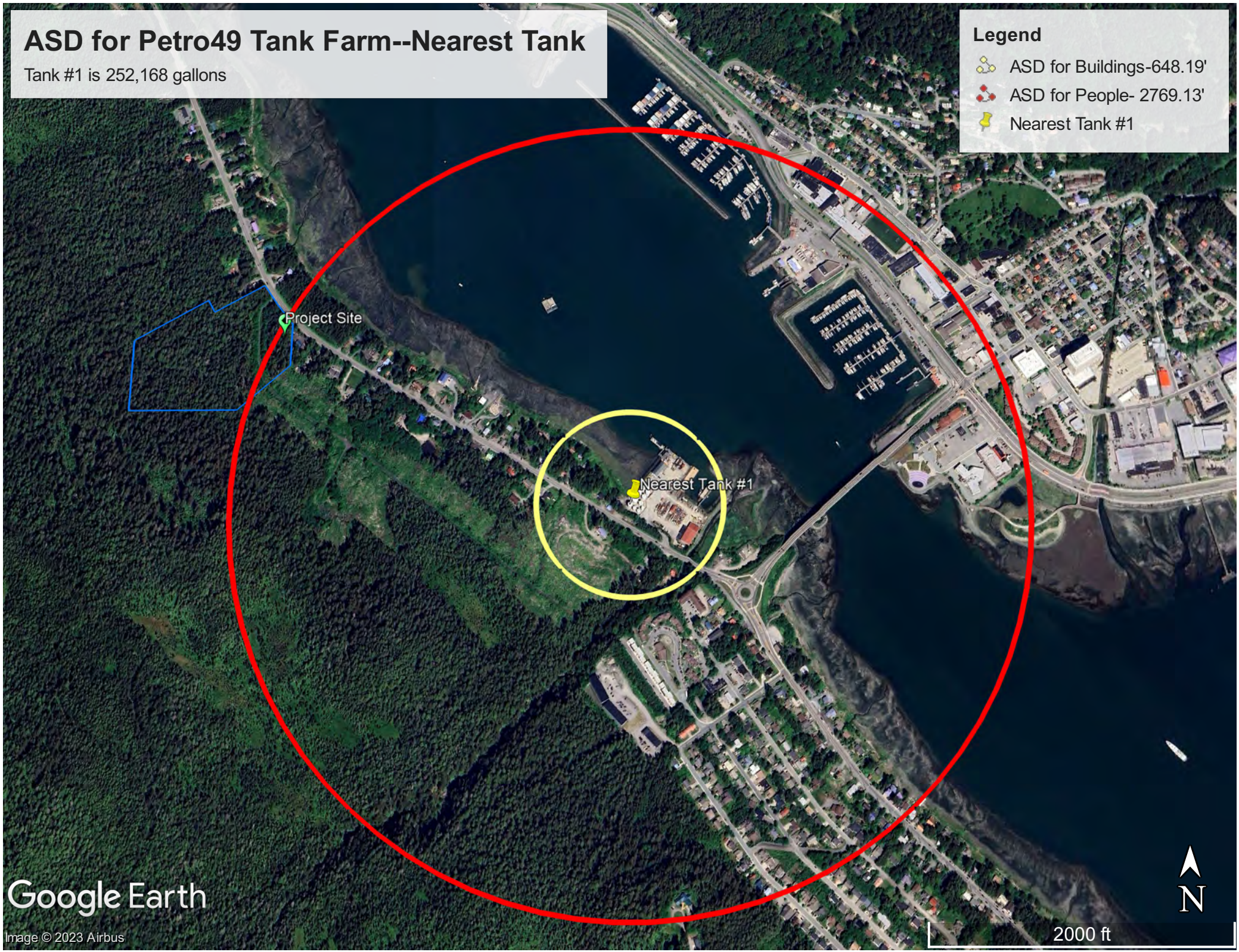
Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**


ASD for Petro49 Tank Farm--Nearest Tank
Tank #1 is 252,168 gallons
Legend
ASD for Buildings-648.19'
ASD for People- 2769.13'
Nearest Tank #1
Project Site
Nearest Tank #1
Google Earth
Image © 2023 Airbus
N
2000 ft

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	252168
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	2769.13
ASD for Thermal Radiation for Buildings (ASDBPU)	648.19
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options **(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

R&M ENGINEERING-KETCHIKAN, INC.
ENGINEERS ARCHITECTS SURVEYORS

Main Office: 7180 Revilla Road, Ketchikan, AK 99901
Phone (907) 225-7917 Fax (907) 225-3441
rmketchikan.com

Craig Office: 521 West Hamilton Dr., Craig, AK 99921
Phone (907) 826-2294 Fax (907) 225-3441
rmketchikan.com

September 25th, 2023

Mrs. Lorraine DeAsis
Tlingit & Haida Regional Housing Authority

Re: Séet Kanax̲ Dutéen Environmental Assessment - Petro Marine Tank Site

Lorraine,
We have completed our hazard mitigation analysis of the proposed project which lies within 1 mile of the Juneau Petro 49 Inc bulk petroleum storage facility located at 3560 North Douglas Highway. The figure below shows the tank farm relative to the project site.

Figure 1 – 1 Mile Radius of Project Site

The table below lists the facilities storage tanks withing the bulk storage yard.

Tank ID	Diam. (ft.)	Height/ Length (ft.)	Volume (gal)	Year Constructed	Construction Standard	Foundation	New Bottom or Liner Date	Product
1[1]	32	42	252,168	1949	Unk/API 12A	Conc. ringwall	NB, 1993	Gasoline
2[1]	24	30	101,514	1956	API 12C	Conc. ringwall	NB, 1993	UNL
3[1]	24	30	101,514	1956	API 12C	Conc. ringwall	NB, 1993	SUP Gas
4[1]	20	42	98,700	1959	API 12C	Conc. ringwall	NB, 1993 Liner, 2019	AvGas
5	30	40	211,512	1993	API 650	Conc. slab		ULSD
6[1]	40	40	375,984	1982	AWA D-100	Conc. slab	NB, 1993	UNL
7	30	40	211,512	1993	API 650	Conc. slab		Jet A
8	30	40	211,512	1993	API 650	Conc. slab		ULSD
9	30	40	211,512	1993	API 650	Conc. slab		ULSD
10	30	40	211,512	1993	API 650	Conc. slab		ULSD
Total Tank Volume			1,987,440					
Total Pipeline Volume			10,352					
Total Facility Capacity			1,997,792					

[1]*Gasoline/Avgas tanks have aluminum pan-type pontoon floating roofs*
NB = New bottom
API 653 – American Petroleum Institute, Standard 653

The largest tank on site has a volume of 375,984 gallons which using HUD's electronic calculator requires a thermal radiation separation distance of 780 feet for buildings and 3,278 feet for people. The closes tank has a volume of 252,168 gallons which requires a separation distance of 648 feet and 2760 feet respectively. The project site is located 2,595 feet from the project site or 683 feet (26%) closer than the allowable separation distance which is controlled by the largest tank.

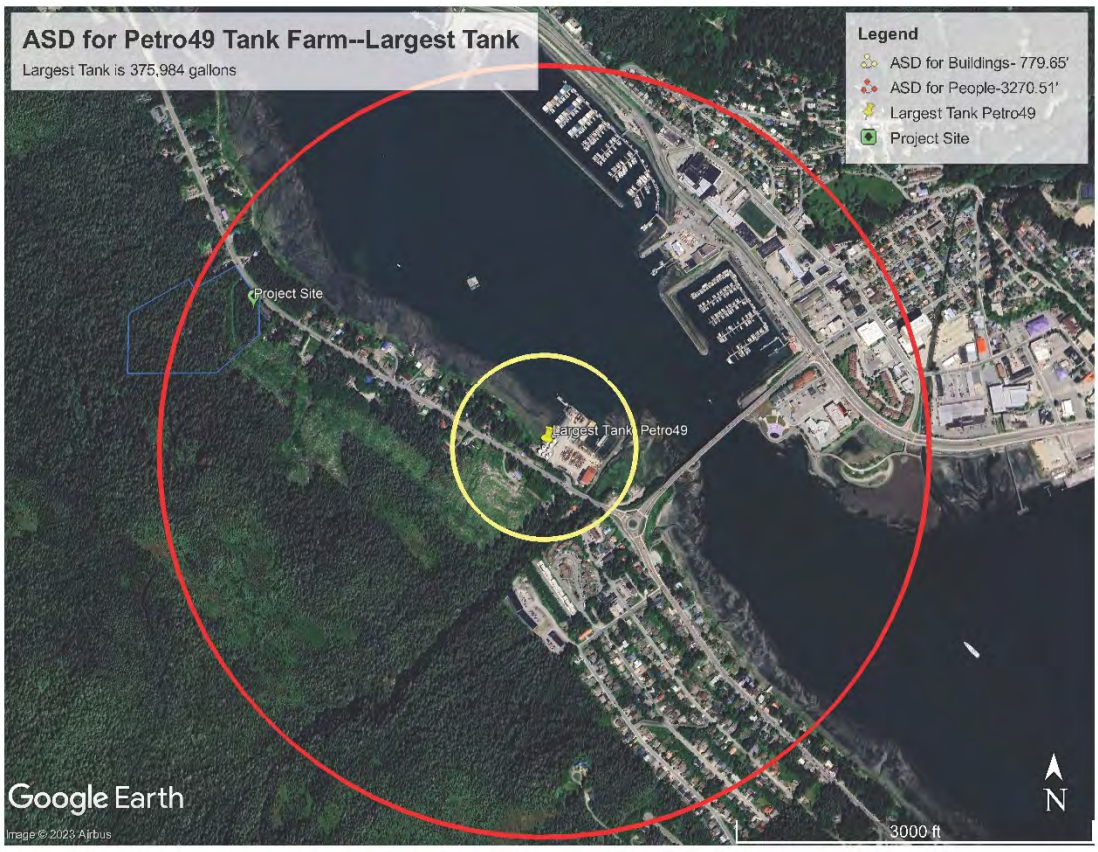


Figure 2 – Largest Tank

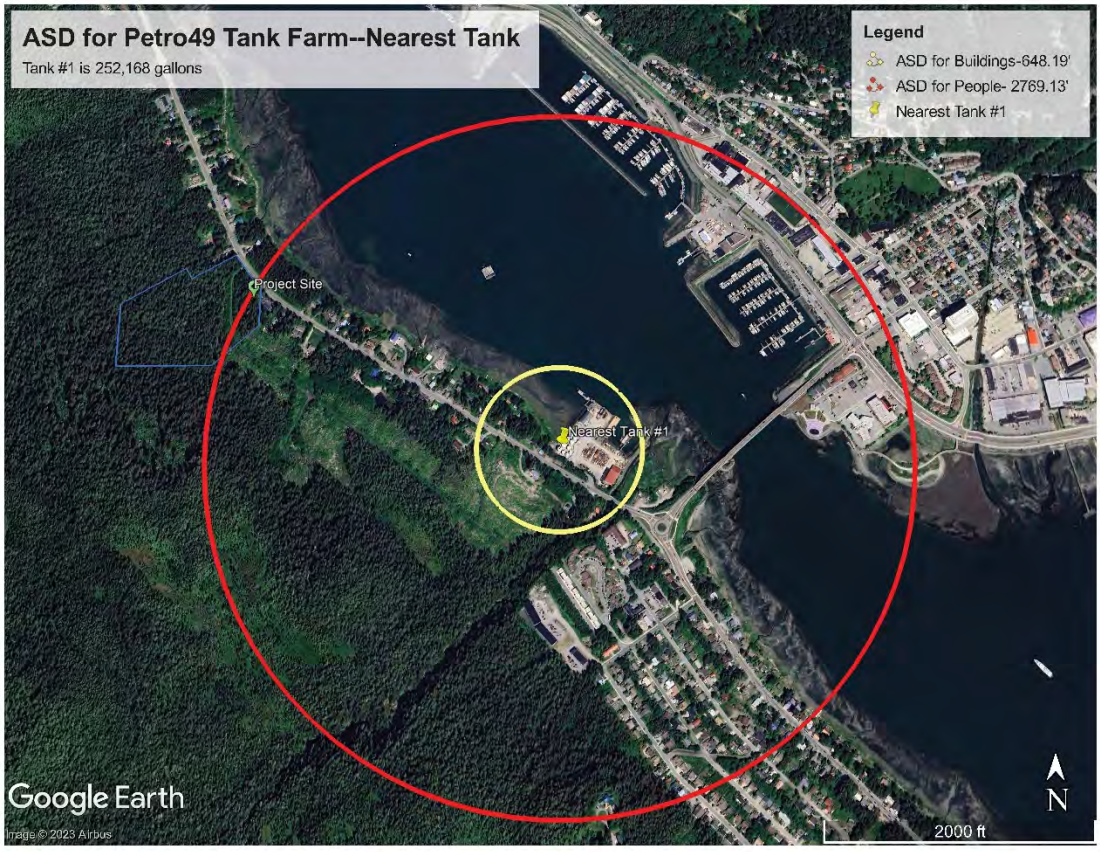


Figure 3 – Nearest Tank

Natural Barriers are present that provide mitigation. The most significant natural barrier is a rock cliff at the back of the tank site where the hillside was blasted to create a level area to site the tanks. The cliff is approximately 35' high and separates the site from the North Dougles Highway. There are also many elevation changes between the project site and the tank farm with ridges and ravines. The tank farm is located on a shot rock pad that is 35 feet lower than the adjacent highway and 80 feet lower than the project site. Other natural barriers include approximately 1500 feet of old growth spruce and hemlock forest with trees measuring in excess of 100 feet high. A 2021 engineering study titled **Investigation Of Trees As Natural Protective Barriers Using Simulated Blast Environment** by Edward Chern, Jinn Gan a, Alex Remennikov b,*, David Ritzel c found that "*trees demonstrated the ability to reduce the level of explosive threat downstream. Maximum reductions of up to 23% and 11% for peak reflected overpressure and reflected impulse were recorded for a far-field explosive threat equivalent to 103 kg at 23.6 m for a hemispherical TNT explosion; The results obtained from CFD were used to infer that the blast mitigation of trees is a combination shock wave reflecting from the front of the barrier, shock wave travelling through the trees and experiencing momentum loss and viscous dissipation, and shock wave diffracting over (and around) the trees. These different effects contribute to reducing the overall strength of the blast wave".*

There are also manmade barriers as well including 5 existing residential structures located in the path between the project site and the tank farm. The combination of natural and man-made barriers prohibit a clear line of site between the project site and the tank farm and provide mitigation that bridges the gap between the required project set backs and the project location. In our professional opinion, the project meets the intent of 24 CFR Part 51 Subpart C, technical requirements for determining Acceptable Separation Distances (ASD's) from HUD-assisted projects

Please call or email if you have any questions (907) 617-1441.

Sincerely,

Trevor Sande, PE,
9-25-23

Station

REVISIONS:

Séet Kanax Dutéen Environmental Assessment

THLINGIT HAIDA REGIONAL HOUSING AUTHORITY
5446 Jenkins Drive
Juneau, Alaska 99801

DRAWN BY: TSS
CHECKED BY: TSS
DATE: 9/21/23
R&M # 222321.10
CADD FILE:

R&M ENGINEERING–KETCHIKAN, INC.
71870 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901

SHEET DESCRIPTION
BLAST MITIGATION

SHEET
C1

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ATTACHMENT 9

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RCA DATA VIEWER | Natural Resources Conservation Service

Main Menu | Download

Prime Farmland

NRCS National Resources Inventory, 2017

The National Resources Inventory (NRI) is a statistical survey of natural resource conditions and trends on non-Federal land in the United States. Non-Federal lands include privately owned lands, tribal and trust lands, and lands controlled by state and local governments. To learn more see National Resources Inventory.

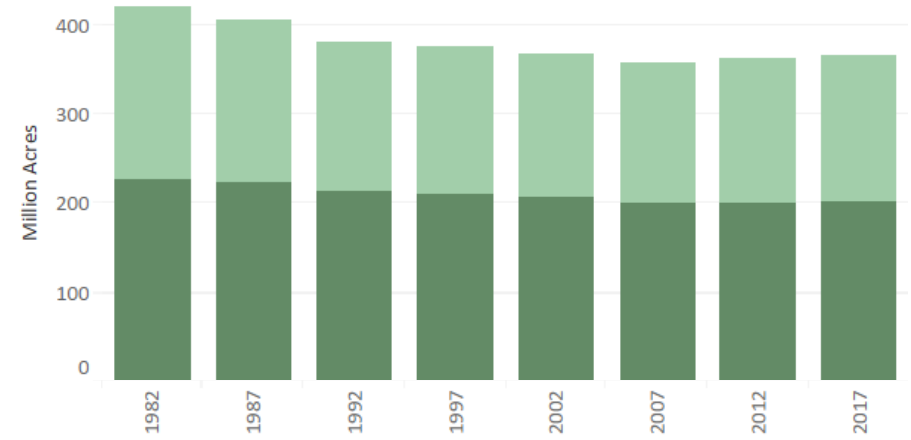
Area: National

Land Use: Cropland

To see total prime farmland, set "Land Use" to "Total Rural Land".

Definitions

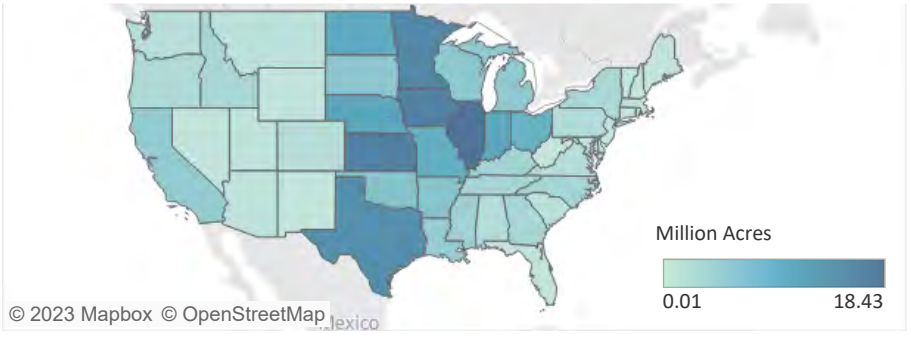
Cropland: National



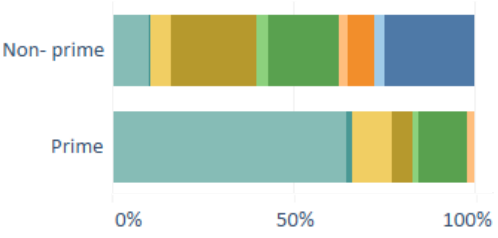
Prime
Non- prime
Prime

Prime: Cropland

2017



Overall Land Use: National, 2017



Federal Land
Water
Developed
Other Rural Land
Forest Land, Not Grazed
Forest Land, Grazed
Rangeland (Non-Federal)
Pastureland
Conservation Reserve (General Signup)
Cropland

- Conservation Reserve includes only general signup.
- Forest land and grazing land includes only non-Federal land.
- To see total prime farmland, set "Land Use/Cover" to "Total Rural Land."

Data Source: USDA, Natural Resources Conservation Service, 2017 National Resources Inventory.

Citation for this website:
U.S. Department of Agriculture. 2017.
2017 National Resources Inventory.
Natural Resources Conservation Service, Washington, DC. 24 February 2021*
<https://publicdashboards.dl.usda.gov/#/site/FPAC_PUB/views/RCADVPrimeFarmlandNRI20171/StatePrimeFarmland>

Soils

Soil Health

Soil Surveys

Prime and Important Farmlands

Prime and important farmland includes all land that is defined as prime, unique, and farmlands of statewide or local importance.

Alaska's Soil of Local Importance Fact Sheet

Prime Farmland

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). The soils are of the highest quality and can economically produce sustained high yields of crops when treated and managed according to acceptable farming methods.

Very specific technical criteria were established by Congress to identify prime farmland soils. In general, the criteria reflects adequate natural moisture content; specific soil temperature range; pH between 4.5 and 8.4 in the rooting zone; low susceptibility to flooding; low risk to wind and water erosion; minimum permeability rates; and low rock fragment content.

There are no prime farmlands in Alaska since our soil temperatures do not meet the threshold established by Congress.

Unique Farmland

Unique Farmland is land other than prime farmland that has a special combination of unique characteristics needed to economically produce sustained high yields of a specific crop. Specific examples are bog soils used for cranberry production in the Northeast, and manipulated lava fields used for macadamia nut production in Hawaii.

No unique farmlands have been designated in Alaska.

Farmland of Statewide Importance

This is land, in addition to prime and unique farmland, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Criteria for defining and delineating this land are to be determined by the appropriate state agency or agencies. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some states, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by state law.

No farmlands of statewide importance have been designated in Alaska.

Farmland/Soil of Local Importance

In some local areas, there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. Where appropriate, these lands are to be identified by the local agency or agencies concerned. In places, additional farmlands of local importance may include tracts of land that have been designated for agriculture by local ordinance.

The Fairbanks Soil and Water Conservation District (SWCD), the Matanuska-Susitna Borough and the Kenai and Homer Soil and Water Conservation Districts have adopted criteria for

Farmlands/Soils of Local Importance for lands within their jurisdictional boundaries. Criteria encompasses all soils in Land Capability Classes 2 and 3, and those soils in Land Capability Class and Subclass 4c.

Soils of Local Importance (within the Matanuska-Susitna Borough and the Matanuska-Susitna Valley Area Soil Survey)
Soils of Local Importance (within the Matanuska-Susitna Borough and the Yentna Area Soil Survey)
Soils of Local Importance (within the Fairbanks SWCD and the Greater Fairbanks, Greater Nenana, Fort Wainwright, North Star, and Totchaket Soil Surveys)
Criteria for Soils of Local Importance

Map Scale: 1:2,550 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 8N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:31,700.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chatham Area, Alaska
Survey Area Data: Version 19, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 2, 2011—Oct 3, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NOTCOM	No Digital Data Available	16.7	100.0%
Totals for Area of Interest		**16.7**	**100.0%**

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ATTACHMENT 10

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Diana Parks

From: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Sent: Wednesday, November 9, 2022 3:58 PM
To: Jackie Pata
Cc: Diana Parks; Jessica Hyatt; Madeline Soboleff-Levy
Subject: RE: 10/27/22 External Review: JNU SHPO 106 -Tract II acqui.-const. project

3130-1R HUD / 2022-01241

Good afternoon,

The Alaska State Historic Preservation Office (AK SHPO) received your correspondence concerning the subject project on October 27, 2022. Following our review of the documentation provided, we concur with the finding of No Historic Properties Affected. Please note that our office may need to re-evaluate our concurrence if changes are made to the project's scope or design.

As stipulated in 36 CFR 800.3, other consulting parties such as the local government and Tribes are required to be notified of the undertaking. Additional information provided by the local government, Tribes, or other consulting parties may cause our office to re-evaluate our comments and recommendations. Please note that our response does not end the 30-day review period provided to other consulting parties.

Should unidentified historical or archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register of Historic Places eligibility criteria (36 CFR 60.4), in consultation with our office. Please note that some resources can be deeply buried or underwater, and that fossils are considered cultural resources subject to the Alaska Historic Preservation Act.

This email serves as our office's official correspondence for the purposes of Section 106. Thank you for the opportunity to review and comment. Please contact me at (907) 269-8724 or amy.hellmich@alaska.gov if you have any questions or we can be of further assistance.

Best regards,
Amy Hellmich

Amy Hellmich
Alaska State Historic Preservation Office
Office of History and Archaeology
Direct: (907) 269-8724
amy.hellmich@alaska.gov
Teleworking – Email is the best method of communication.

From: DNR, Parks OHA Review Compliance (DNR sponsored) <oha.revcomp@alaska.gov>
Sent: Monday, November 7, 2022 15:53
To: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Subject: FW: 10/27/22 External Review: JNU SHPO 106 -Tract II acqui.-const. project

Amy Hellmich

Alaska State Historic Preservation Office
Office of History and Archaeology
Direct: (907) 269-8724
amy.hellmich@alaska.gov
Teleworking – Email is the best method of communication.

From: Jackie Pata < >
Sent: Thursday, October 27, 2022 16:41
To: DNR, Parks OHA Review Compliance (DNR sponsored) <oha.revcomp@alaska.gov>
CcSubject: RE: 10/27/22 External Review: JNU SHPO 106 -Tract II acqui.-const. project

Judith Bittner, State Historic Preservation Officer
Department of Natural Resources
Division of Parks and Outdoor Recreation
Office of History and Archaeology
550 W 7th Avenue, Suite 1310
Anchorage, Alaska 99501-3565

Dear Ms. Bittner:

Please review the attached *Central Council of Tlingit Haida Indian Tribes of Alaska* proposed project under the IHBG, IHBG ARP, ICDBG ARP, funding programs for Tribal Housing located in Juneau-Douglas, Alaska. Pursuant to regulatory authority found at 24 CFR Part 58, the Tlingit Haida Regional Housing Authority (TDHE) for *Central Council of Tlingit Haida Indian Tribes of Alaska* (RE) is submitting the following information in compliance with the requirements of section 106 of the National Historic Preservation Act, and in compliance with 36 CFR 800.3, other consulting parties such as the local government and Tribes are required to be notified of the undertaking.

- Tract II, Plat 273, USS 2135 Douglas Hwy. Douglas, Alaska
  Coordinates: -134.450715, 58.302165

Please review the attached documents, the ASHPO request for Section 106 review for HUD and DOE/AHFC Projects for the proposed project description, a current property map of the project location.

We request your response within thirty (30) days from the above date. Please contact Diana Parks, Environmental Review Administrator, THRHA (TDHE) at

dparks@thrha.org if you have any question or require additional information.

Central Council of Tlingit Haida Indian Tribes of Alaska 9097 Glacier Hwy Juneau AK 99801 Phone: 907-586-1432 **Website**: http://www.ccthita.org/

CCTHITA point of contact:

Richard J. Peterson, Tribal President
Email: rpeterson@ccthita-nsn.gov

Madeline Soboleff-Levy, General Council
Email: msobolefflevy@ccthita-nsn.gov

Sincerely,
Jackie

Jacqueline Kus.een Pata
President/CEO
(907) 780-3194
jpata@thrha.org

TH
Regional Housing Authority

ALASKA STATE HISTORIC PRESERVATION OFFICE
REQUEST FOR SECTION 106 REVIEW FOR HUD AND DOE/AHFC PROJECTS

Use this form to request SHPO review of any projects involving HUD or DOE/AHFC assistance for building repair, rehabilitation, change of use, demolition, new construction, or land acquisition.

General Information

Client Name or Number: Central Council of Tlingit Haida Indian Tribes of Alaska 9097 Glacier Hwy Juneau AK 99801 Phone: 907-586-1432

Property Address: Tract II, Plat 273, USS 2135 Douglas Hwy. Douglas, Alaska. Coordinates: -134.450715, 58.302165

Funding Source: ICDBG ARP: 22RP0216230, IHBG CARES: 21AH0216230, IHBG: 55IH0216230

Project Applicant (Housing Agency): Tlingit Haida Regional Housing Authority

Applicant Address: 5446 Jenkins Drive Juneau, Alaska 99801

Contact Person: Diana Parks

Telephone Number: 907- 957- 4911

E-mail: dparks@thrha.org

Project Information

What year was the building constructed? Unknown structures, the road was for hauling truck loads of gravel from a rock pit from around the 1980's.

Provide a detailed description of the proposed project:

The Central Council of Tlingit Haida Indian Tribes of Alaska was awarded $1,725,000.00 of grant funds under the Indian Community Development Block Grant - American Rescue Plan Act: 22RP0216230. Including supportive grant funds under the Indian Housing Block Grant-American Rescue Plan: 21AH0216230 and Indian Housing Block Grant: 55IH0216230.

Describe the existing conditions at the project site:

The site is situated close to the downtown areas of Juneau and Douglas. Currently the properties have second growth hemlock, spruce, alder trees and low brush and moss ground coverage. There is an 700ft old single lane dirt road that was for dump trucks to haul out crushed rock from a existing quarry rock pit, entry is on the RH side of and travels roughly 400 ft up away from the main road to the LH side of the parcel, this previously rock pit road

Describe the proposed ground-disturbance (installation of new utilities, connections to existing utilities, equipment staging and/or access areas, or other related activities):

The rock pit road will be the starting point for the project infrastructure, sidewalks, street lighting, sewer, and water services for the residential development, will be at the main road to tie into the City and Borough utilities. The existing driveway will provide access for a staging area for a construction waste dumpster, equipment and building materials, and other related activities.

The proposed first phase activity is for acquisition and second phase is for future residential construction.

ADDITIONAL INFORMATION

- *Attach a **map** of the community and identify the project location (arrows or circle)*

  Alaska community maps can be downloaded at:
  https://www.commerce.alaska.gov/web/dcra/PlanningLandManagement/CommunityProfileMaps.aspx
- *Attach a **photograph** of the building.*
- *Attach photographs of building features that may be altered by the project (for example, doors or windows).*

Finding of Effect

(x) *No historic properties affected [36 CFR 800.4 (d)(1)]*

( ) *No Adverse Effect [36 CFR 800.5(d)(2)]*

( ) *Adverse Effect [36 CFR 800.5(d)(2)]* *If the project results in an adverse effect, further consultation must be conducted to resolve the adverse effect.*

E-mail your request to: oha.revcomp@alaska.gov

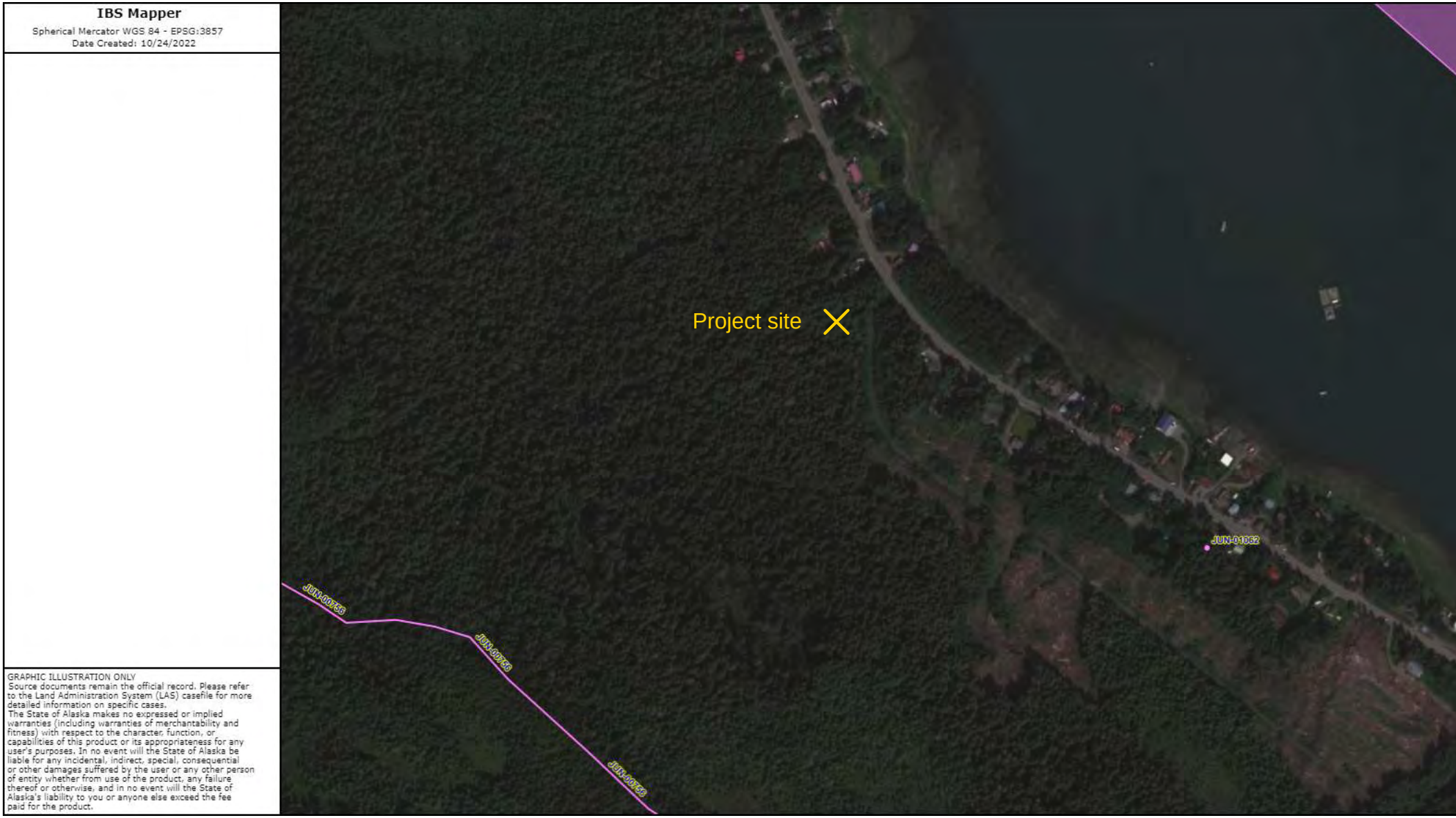
OR

Mail your request to: *Judith Bittner, SHPO*
Office of History & Archaeology
550 W. 7th Ave., Suite 1310
Anchorage, AK 99501

We no longer accept faxed requests for review.

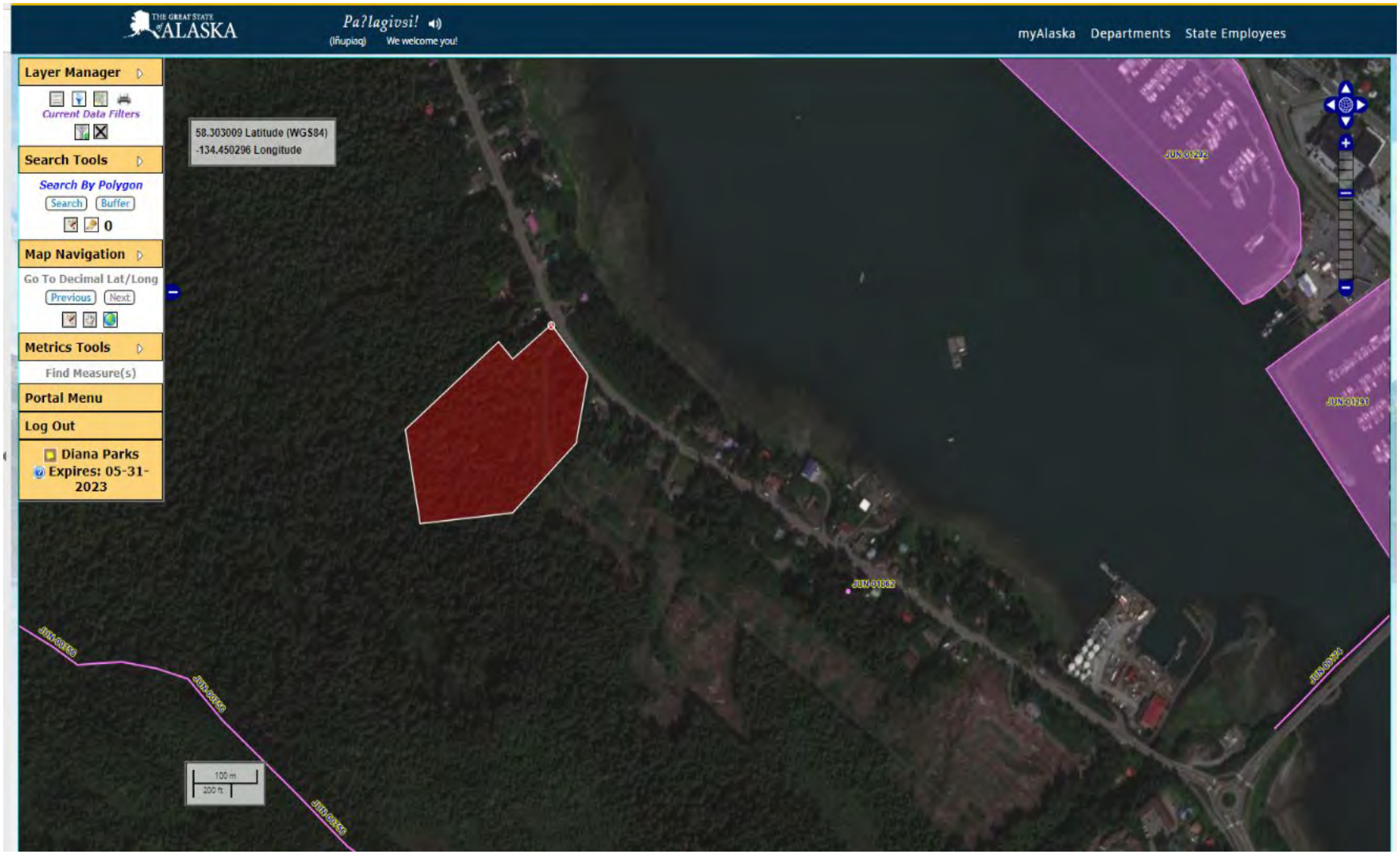
Please be aware that this form may only initiate consultation. For some projects, the Alaska SHPO may require additional information to complete our review, such as additional maps, photographs, construction plans, and specs. Our office may request that affected properties be evaluated for eligibility to the National Register of Historic Places following our initial review.

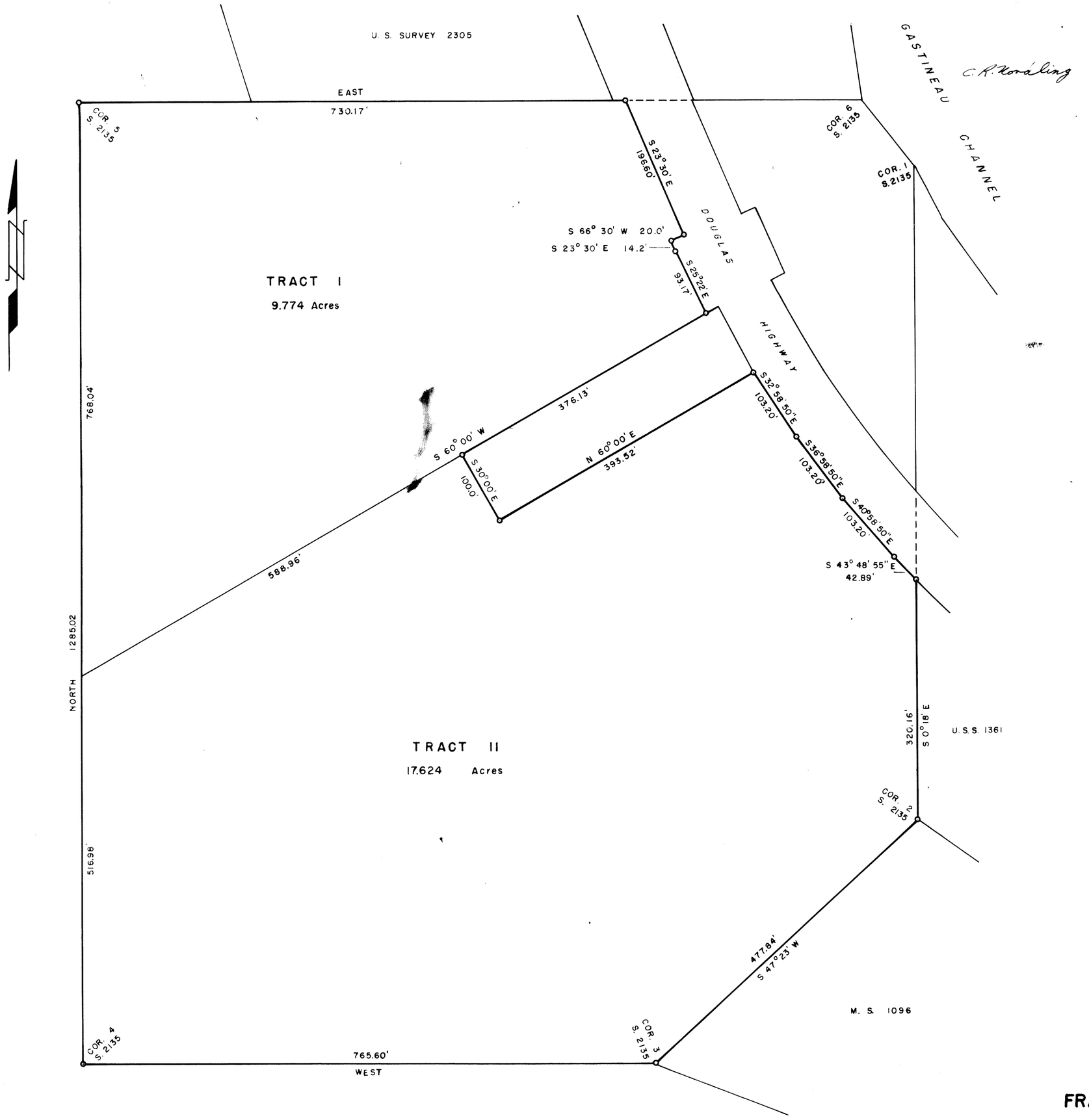
01. JNU SHPO Tract II, Plat 273, USS 3125_Aquisition, New Constuction Project



JNU LOT _ Tract II Acquisition

JNU SHPO Estimated AREA of Interest. _ LOT Tract II Acquisition





CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

November 3 , 1960

C. R. Nordling
REGISTERED ENGINEER

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, and other open spaces to public or private use as noted.

Nov. 4 , 1960

Witnessed by:

C. R. Nordling

CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Juneau Douglas Platting Board and that said Plat been approved by Plat Resolution No.
dated November 8 , 1960 and that the Plat shown hereon has been approved for recording in the office of the Magistrate, ex officio Recorder, Juneau.

November 8 , 1960

Attest

Gerald H. Miller
CHAIRMAN JUNEAU-DOUGLAS PLATTING BOARD
Dianne Olsen
CLERK

#273

RECORDED - FILED
Juneau
Nov. 10 60
9:20
Vern Swanson
Box 1197
Juneau

SUBDIVISION OF

FRACTION OF U. S. SURVEY NO. 2135

ON DOUGLAS ISLAND, ALASKA

SCALE : 1" = 100' ——— NOV. 1960

TONER & NORDLING - REG. ENGRS. - JUNEAU, ALASKA

118

Plat # 273

Assessor's Database

Current Owner

CORP OF CATHOLIC BISHOPS OF JUNEAU
415 SIXTH ST STE 300, JUNEAU AK 99801

Parcel #: 6D0601090020 (Map)
Prev. Owner:
Use Code: Vacant

No. of Units: 000
Garage: No
City Water: Yes
Exempt Land: 0

Address: 0 N DOUGLAS HWY
Site Value: $428900.00
Exempt: No Data

Year Built: 0
Garage Area: 000000
City Sewer: Yes
Exempt Building: 0

Legal Desc. 1: USS 2135 TR II
Building PV: $0.00
Zoning: -Multi-Family-5,000 sq.ft. minimum lot size -18 units per acre

Lot Size: 17.00

Exempt Total: 0

Legal Desc. 2:
Total PV: $428900.00
Tax Year: 2022

Gross Liv. Area: 000000 sqft
Last Trans: 19640901

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

N

Gmail

Cathy Needham <cathy@kaienvironmental.com>

FW: External Review: Sec106_3130-1R HUD / 2022-01241_JNU Tract II, Plat 273, USS 2135 Douglas Hwy.

1 message

Diana Parks <dparks@thrha.org> Thu, Jun 1, 2023 at 7:56 AM
To: "Cathy Needham (cathy@kaienvironmental.com)" <cathy@kaienvironmental.com>

From: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Sent: Monday, May 22, 2023 3:42 PM
To: Diana Parks <dparks@thrha.org>
Cc: Jackie Pata <jpata@thrha.org>
Subject: RE: External Review: Sec106_3130-1R HUD / 2022-01241_JNU Tract II, Plat 273, USS 2135 Douglas Hwy.

3130-1R HUD / 2022-01241

Good afternoon,

The Alaska State Historic Preservation Office (AK SHPO) received your correspondence (dated April 12, 2023) concerning the revised scope of work for subject project on April 18, 2023. Following our review of the documentation provided, we concur with the finding of No Historic Properties Affected. Please note that our office may need to re-evaluate our concurrence if changes are made to the project's scope or design.

As stipulated in 36 CFR 800.3, other consulting parties such as the local government and Tribes are required to be notified of the undertaking. Additional information provided by the local government, Tribes, or other consulting parties may cause our office to re-evaluate our comments and recommendations. Please note that our response does not end the 30-day review period provided to other consulting parties.

Should unidentified historical or archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register of Historic Places eligibility criteria (36 CFR 60.4), in consultation with our office. Please note that some resources can be deeply buried or underwater, and that fossils are considered cultural resources subject to the Alaska Historic Preservation Act.

This email serves as our office's official correspondence for the purposes of Section 106. Thank you for the opportunity to review and comment. Please contact me at (907) 269-8724 or amy.hellmich@alaska.gov< mailto:amy.hellmich@alaska.gov> if you have any questions or we can be of further assistance.

Best regards,
Amy Hellmich

Amy Hellmich
Review and Compliance – Architectural Historian
Alaska State Historic Preservation Office
Office of History and Archaeology
907-269-8724
amy.hellmich@alaska.gov<mailto:amy.hellmich@alaska.gov>
Teleworking – email is the best form of communication.

From: Diana Parks <dparks@thrha.org<mailto:dparks@thrha.org>>
Sent: Wednesday, April 19, 2023 09:26
To: Meitl, Sarah J (DNR) <sarah.meitl@alaska.gov<mailto:sarah.meitl@alaska.gov>>
Cc: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov<mailto:amy.hellmich@alaska.gov>>; Jackie Pata <jpata@thrha.org<mailto:jpata@thrha.org>>
Subject: FW: External Review: Sec106_3130-1R HUD / 2022-01241_JNU Tract II, Plat 273, USS 2135 Douglas Hwy.

Importance: High

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Sara,

Please see the attached revised THRHA_ Séet Kanax̲ Dutéen_scoping 4/18/23. The scoping meeting was rescheduled for May 1st, 2023.

Let THRHA know if you have any questions or need additional information.

Thank you,

Diana Parks (Taotook)
Environmental Review Administrator / THRHA
(907) 957-4911
dparks@thrha.org<mailto:dparks@thrha.org>

[cid:image002.png@01D98CC3.E847C7F0]

From: Jackie Pata <jpata@thrha.org<mailto:jpata@thrha.org>>
Sent: Monday, April 17, 2023 10:56 AM
To: oha.revcomp@alaska.gov<mailto:oha.revcomp@alaska.gov>
Cc: Madeline Soboleff-Levy <msobolefflevy@ccthita-nsn.gov<mailto:msobolefflevy@ccthita-nsn.gov>>; cathy@kaienvironmental.com<mailto:cathy@kaienvironmental.com>; Diana Parks <dparks@thrha.org<mailto:dparks@thrha.org>>; Chelsea DeAsis Peterson <cpeterson@thrha.org<mailto:cpeterson@thrha.org>>; Irene Tupou <itupou@thrha.org<mailto:itupou@thrha.org>>
Subject: External Review: Sec106_3130-1R HUD / 2022-01241_JNU Tract II, Plat 273, USS 2135 Douglas Hwy.
Importance: High

Judith Bittner, State Historic Preservation Officer
Department of Natural Resources
Division of Parks and Outdoor Recreation Office of History and Archaeology
550 W 7th Avenue, Suite 1310
Anchorage, Alaska 99501-3565

Dear Ms. Bittner:

Please review the attached Central Council of Tlingit Haida Indian Tribes of Alaska proposed project under the ICDBG ARP, IHBG, IHBG ARP, IHBG Competitive Match, AHFC Supplemental, CBJ Affordable funding programs for the (27) lots - Séet Kanax̲ Dutéen subdivision under DNR record: 3130-1R HUD / 2022-01241 for Tribal Housing located in Juneau-Douglas, Alaska. Pursuant to regulatory authority found at 24 CFR Part 58, the Tlingit Haida Regional Housing Authority (TDHE) for Central Council of Tlingit Haida Indian Tribes of Alaska (RE) is submitting the following information in compliance with the requirements of section 106 of the National Historic Preservation Act, and in compliance with 36 CFR 800.3, other consulting parties such as the local government and Tribes are required to be notified of the undertaking.

- Séet Kanax̲ Dutéen subdivision located at Tract II, Plat 273, USS 2135 Douglas Hwy. Douglas, Alaska Coordinates: -134.450715, 58.302165.

Please review the attached documents for your reference, SHPO Sec 106 Response packet 11.9.22, ASHPO request for Section 106 review for HUD and DOE/AHFC Projects for the Séet Kanax̲ Dutéen subdivision housing project, THRHA Séet Kanax̲ Dutéen_scoping letter to regulatory agencies for the proposed phase I, phase II, phase III development and description, site plan, and aerial site map of development location. We request your response within thirty (30) days from the above date.

Please contact Cathy Needham, KAI Environmental Consulting Services, LLC at cathy@kaienvironmental.com<mailto:cathy@kaienvironmental.com> or Diana Parks, Environmental Review Administrator, THRHA (TDHE) at

dparks@thrha.org<mailto:dparks@thrha.org> if you have any question or require additional information.

Central Council of Tlingit Haida Indian Tribes of Alaska 9097 Glacier Hwy Juneau AK 99801 Phone: 907-586-1432
Website: http://www.ccthita.org/
CCTHITA point of contact:
Madeline Soboleff-Levy, General Council Email: msobolefflevy@ccthita-nsn.gov<mailto:msobolefflevy@ccthita-nsn.gov>

Thank you,

Gunalchéesh/ Háw'aa,

Jacqueline Kus.een Pata
Lukaax.ádi • Yéil Hít • Jilkoot Kwáan
President/CEO

[email logo] <http://www.thrha.org/>
5446 Jenkins Drive • Juneau AK 99801<x-apple-data-detectors://1/1>
907/780-6868 • Direct: 907/780-3194
www.thrha.org<http://www.thrha.org/>• www.facebook.com/THRegionalHousingAuthority<http://www.facebook.com/THRegionalHousingAuthority>

2 attachments

image002.png
62K

image003.jpg
36K

ALASKA STATE HISTORIC PRESERVATION OFFICE
REQUEST FOR SECTION 106 REVIEW FOR HUD AND DOE/AHFC PROJECTS

Use this form to request SHPO review of any projects involving HUD or DOE/AHFC assistance for building repair, rehabilitation, change of use, demolition, new construction, or land acquisition.

General Information

Client Name or Number: Central Council of Tlingit Haida Indian Tribes of Alaska 9097 Glacier Hwy Juneau AK 99801 Phone: 907-586-1432

Property Address: Tract II, Plat 273, USS 2135 Douglas Hwy. Douglas, Alaska. Coordinates: -134.450715, 58.302165. Housing subdivision name: Séet Kanax̲ Duteen

Funding Source: ICDBG ARP: 22RP0216230, IHBG ARP: 21AH0216230, IHBG: 55IH0216230, IHBG Competitive Match: 22ICAK16230, and AHFC Supplemental funds.

Project Applicant (Housing Agency): Tlingit Haida Regional Housing Authority

Applicant Address: 5446 Jenkins Drive Juneau, Alaska 99801

Contact Person: Diana Parks

Telephone Number: 907- 957- 4911

E-mail: dparks@thrha.org

Project Information

What year was the building constructed? No known structures, the road was for hauling truck loads of gravel from a rock pit from around the 1980's.

Provide a detailed description of the proposed project: The Central Council of Tlingit Haida Indian Tribes of Alaska was awarded a total of $13,160,981.06 of grant funds under the Indian Community Development Block Grant - American Rescue Plan Act: 22RP0216230. Including supportive grant funds under the Indian Housing Block Grant-American Rescue Plan: 21AH0216230. Indian Housing Block Grant: 55IH0216230, IHBG Competitive Match funds: 22ICAK16230, and AHFC Supplemental funds.

Describe the existing conditions at the project site: The parcel Lot size is 767,527 Sq.-ft. Lot 17.6200 acres. Zoning (D18) Multifamily, 5,000 sq. ft. minimum lot size, 18 units per acre, the proposed site is situated close to the downtown areas of Juneau and Douglas. ***The Tract II parcel will be sent to CBJ for a variance and re-plat to include single family zoning.*** Currently the properties have second growth hemlock, spruce, alder trees and low brush and moss ground coverage. There is an 700ft old single lane dirt road that was for dump trucks to haul out crushed rock from a existing quarry rock pit, entry is on the RH side of and travels roughly 400 ft up away from the main road to the LH side of the parcel.

Describe the proposed ground-disturbance (installation of new utilities, connections to existing utilities, equipment staging and/or access areas, or other related activities):

The rock pit road will be the starting point for the project infrastructure, sidewalks, street lighting, sewer, and water services for the residential development and will be at the main road to tie into the City and Borough utilities.

The existing driveway will provide access for a staging area for a construction waste dumpster, equipment and building materials, and other related activities.
The phase I development is for (27) lots and the remaining undeveloped parcel will be considered for phase II and phase III for future development with a estimated (21) lots.

ADDITIONAL INFORMATION

- *Attach a **map** of the community and identify the project location (arrows or circle)*

  Alaska community maps can be downloaded at:
  https://www.commerce.alaska.gov/web/dcra/PlanningLandManagement/CommunityProfileMaps.aspx
- *Attach a **photograph** of the building.*
- *Attach photographs of building features that may be altered by the project (for example, doors or windows).*

Finding of Effect

(x) *No historic properties affected [36 CFR 800.4 (d)(1)]*

( ) *No Adverse Effect [36 CFR 800.5(d)(2)]*

( ) *Adverse Effect [36 CFR 800.5(d)(2)]* *If the project results in an adverse effect, further consultation must be conducted to resolve the adverse effect.*

E-mail your request to: oha.revcomp@alaska.gov

OR

Mail your request to: *Judith Bittner, SHPO*
Office of History & Archaeology
550 W. 7th Ave., Suite 1310
Anchorage, AK 99501

We no longer accept faxed requests for review.

Please be aware that this form may only initiate consultation. For some projects, the Alaska SHPO may require additional information to complete our review, such as additional maps, photographs, construction plans, and specs. Our office may request that affected properties be evaluated for eligibility to the National Register of Historic Places following our initial review.

Assessor's Database

Current Owner

TLINGIT HAIDA REGIONAL HOUSING AUTHORITY
5446 JENKINS DR, JUNEAU AK 99801

Parcel #: 6D0601090020 (Map)
Prev. Owner: THE CORPORATION OF T
Use Code: Vacant

Address: 0 N DOUGLAS HWY
Site Value: $428900.00
Exempt: No Data

Legal Desc. 1: USS 2135 TR II
Building PV: $0.00
Zoning: -Multi-Family-5,000 sq.ft. minimum lot size -18 units per acre

Legal Desc. 2:
Total PV: $428900.00
Tax Year: 2023

No. of Units: 000
Garage: No
City Water: Yes
Exempt Land: 0

Year Built: 0
Garage Area: 000000
City Sewer: Yes
Exempt Building: 0

Lot Size: 17.00

Exempt Total: 0

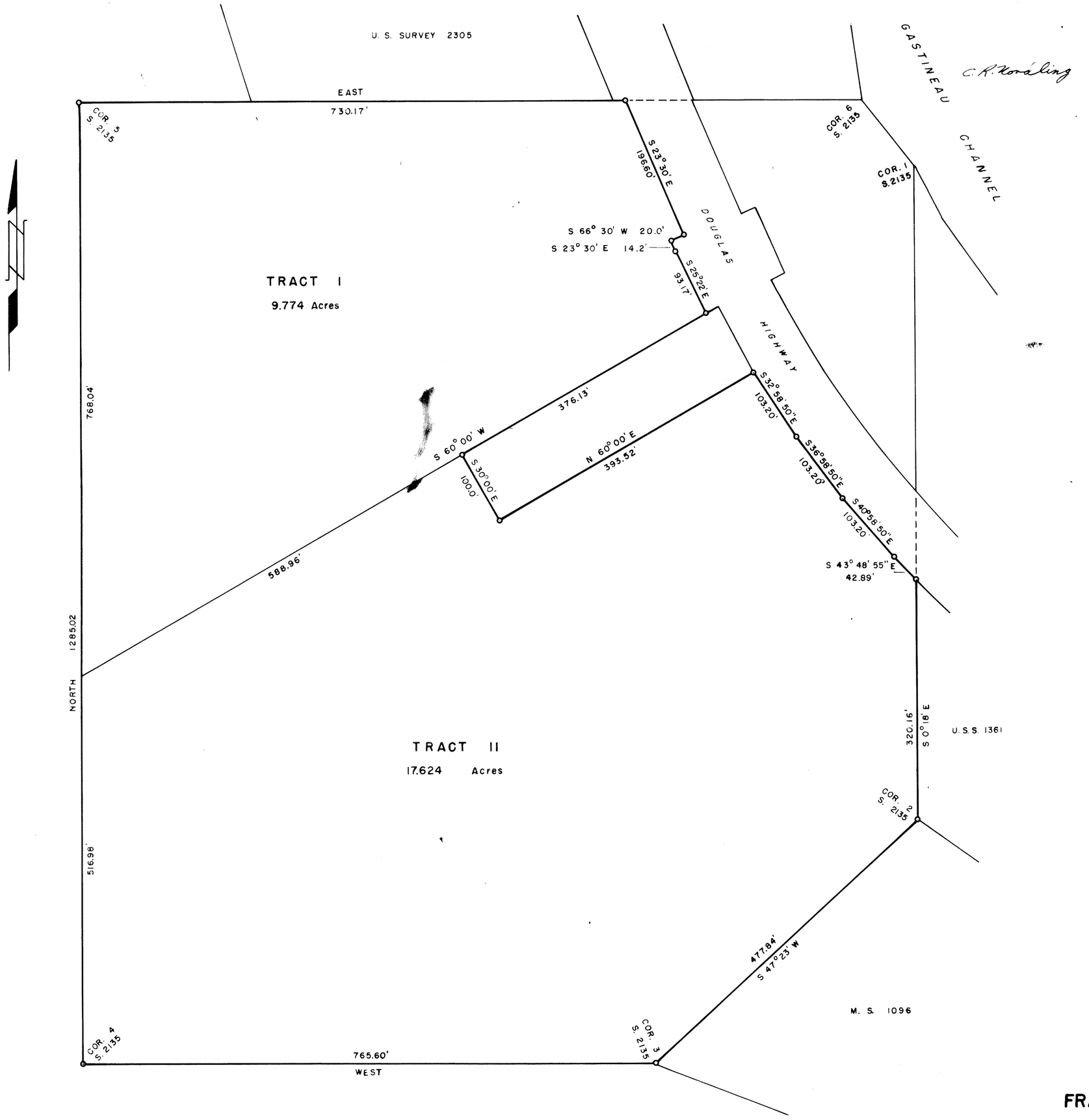
Gross Liv. Area: 000000 sqft
Last Trans: 20230213

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

N



CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

November 3 , 1960

C. R. Nordling
REGISTERED ENGINEER

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, and other open spaces to public or private use as noted.

Nov. 4 , 1960

Witnessed by:

C. R. Nordling

CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Juneau Douglas Platting Board and that said Plat been approved by Plat Resolution No.
dated November 8 , 1960 and that the Plat shown hereon has been approved for recording in the office of the Magistrate, ex officio Recorder, Juneau.

November 8 , 1960

Attest

Gerald H. Miller
CHAIRMAN JUNEAU-DOUGLAS PLATTING BOARD
Dianne Olsen
CLERK

#273

RECORDED - FILED
Juneau
Nov. 10 60
9:20
Vern Swanson
Box 1197
Juneau

SUBDIVISION OF

FRACTION OF U. S. SURVEY NO. 2135

ON DOUGLAS ISLAND, ALASKA

SCALE : 1" = 100' ——— NOV. 1960

TONER & NORDLING - REG. ENGRS. - JUNEAU, ALASKA

118

Plat # 273

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ATTACHMENT 11

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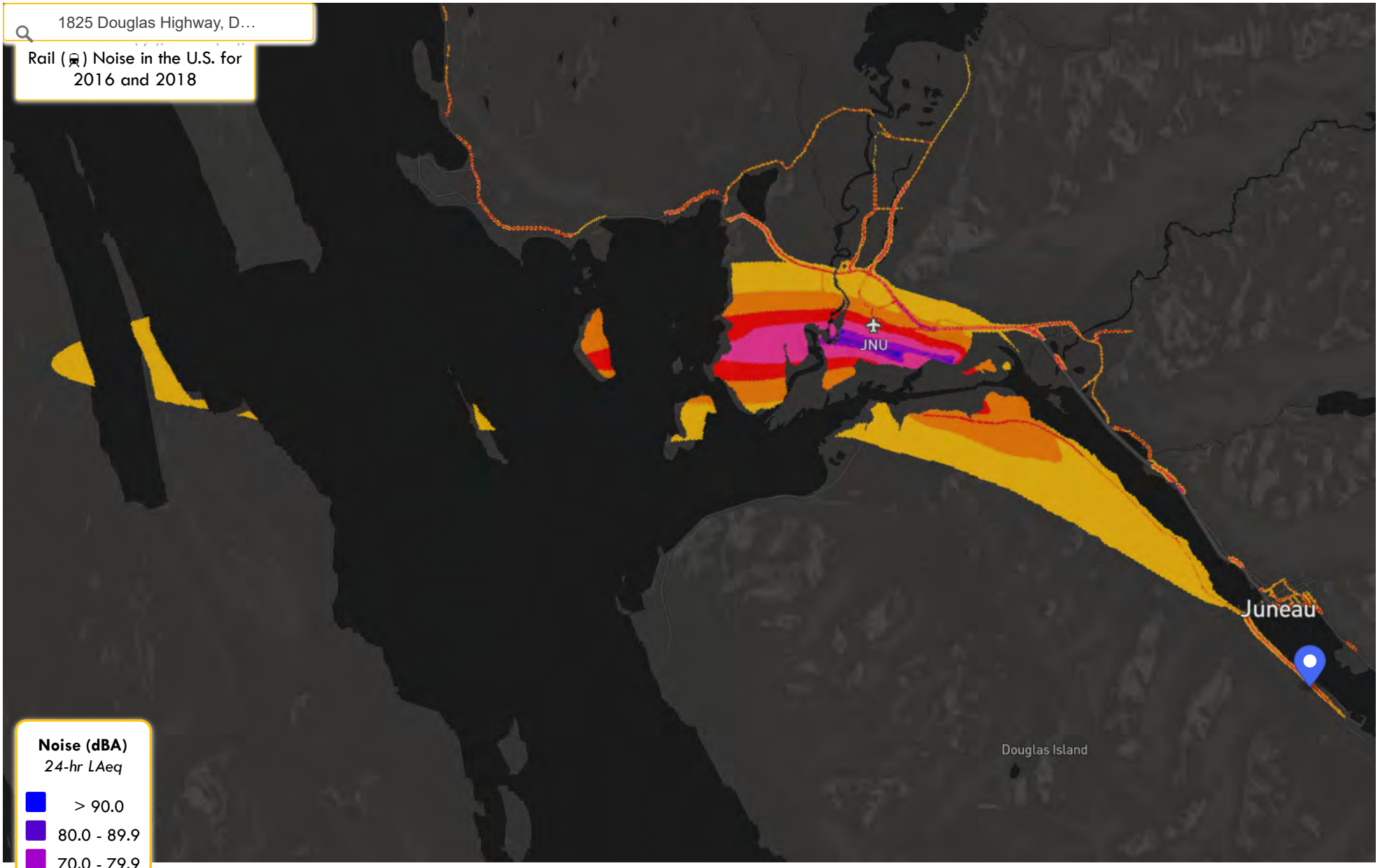
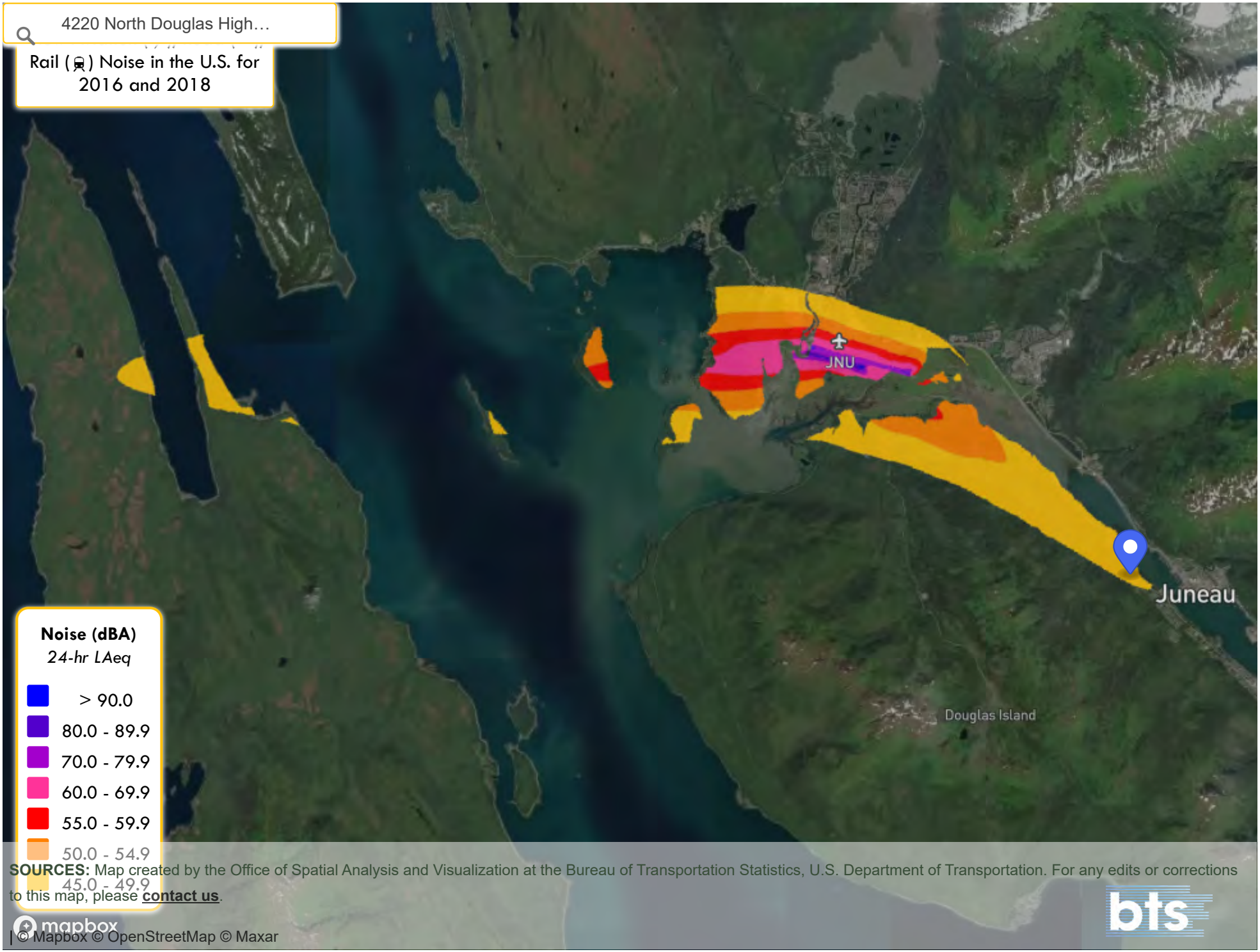
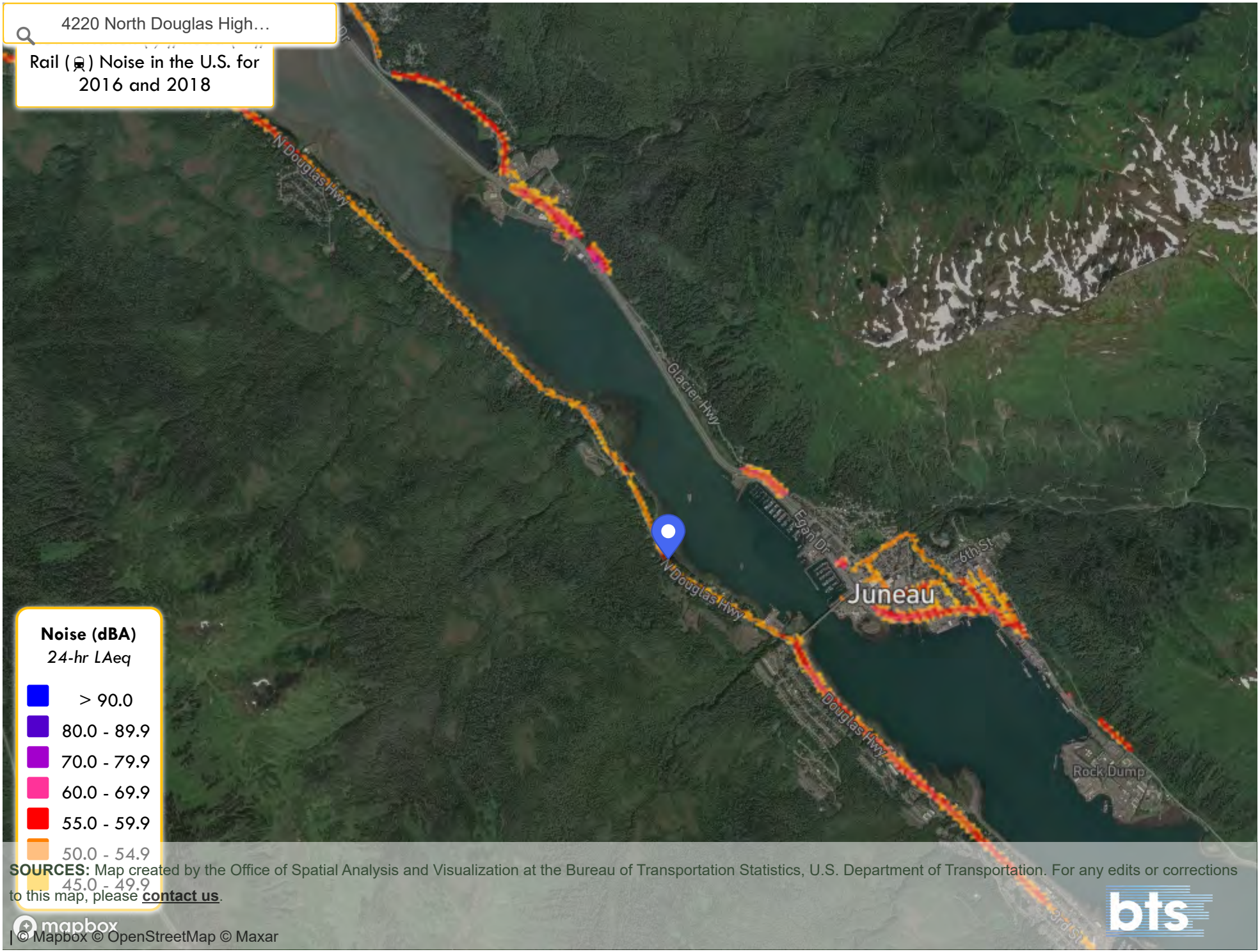


SOURCES: Map created by the Office of Spatial Analysis and Visualization at the Bureau of Transportation Statistics, U.S. Department of Transportation. For any edits or corrections to this map, please **contact us**.


4220 North Douglas High…
Rail ( ) Noise in the U.S. for 2016 and 2018
JNU
Juneau
Douglas Island
Noise (dBA)
24-hr LAeq
> 90.0
80.0 - 89.9
70.0 - 79.9
60.0 - 69.9
55.0 - 59.9
50.0 - 54.9
45.0 - 49.9
SOURCES: Map created by the Office of Spatial Analysis and Visualization at the Bureau of Transportation Statistics, U.S. Department of Transportation. For any edits or corrections to this map, please contact us.
mapbox
| © Mapbox © OpenStreetMap © Maxar
bts


4220 North Douglas High…
Rail ( ) Noise in the U.S. for 2016 and 2018
N Douglas Hwy
Glacier Hwy
Egan Dr
6th St
Juneau
Douglas Hwy
Rock Dump
Noise (dBA)
24-hr LAeq
> 90.0
80.0 - 89.9
70.0 - 79.9
60.0 - 69.9
55.0 - 59.9
50.0 - 54.9
45.0 - 49.9
SOURCES: Map created by the Office of Spatial Analysis and Visualization at the Bureau of Transportation Statistics, U.S. Department of Transportation. For any edits or corrections to this map, please contact us.
mapbox
| © Mapbox © OpenStreetMap © Maxar
bts

ATTACHMENT 12

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Séet Kanax̲ Dutéen Subdivision

5/2/2023, 12:31:07 PM

Sole_Source_Aquifers

1:23,481,572

0 190 380 760 mi

0 290 580 1,160 km

Esri, HERE, Garmin, NGA, USGS

U.S. Environmental Protection Agency

Séet Kanax̲ Dutéen Subdivision

5/2/2023, 12:28:49 PM

1:144,448

0 0.75 1.5 3 mi

0 1.5 3 6 km

Esri, HERE, Garmin, NGA, USGS, NPS, NRCan

U.S. Environmental Protection Agency

SOLE SOURCE AQUIFERS

The Safe Drinking Water Act of 1974 requires protection of drinking water systems that are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health. Projects must be evaluated to determine if there is any impact if they include development on a sole source aquifer designated by the Environmental Protection Agency (EPA), or the recharge area. Although the EPA in Alaska as of [do you want to update this date to present?], has designated no sole source aquifers, the designation process is initiated primarily at the request of a petition from the public and so aquifers could be designated in the future.

Level of Concurrence Required: There are no EPA designated "Sole Source Aquifers" located in Alaska. No further review is required at this time. However, EPA cannot predict if there will be future designations. Consequently, the status should be reconfirmed, and annotated on the Statutory Worksheet.

****

Information regarding the Sole Source Aquifer Protection Program can be found on the Internet at the following address:
Environmental Protection Agency: www.epa.gov
Or at http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg10.pdf

Point of Contact:

Susan Eastman
EPA Region 10
1200 Sixth Ave. Suite 900, OWW-136
Seattle, WA 98101
SDWA Tribal & CWA Indian Set Aside Program, Sole Source Aquifer Program, Source Water Protection and ID 106

206-553-6249
EASTMAN.SUSAN@EPA.GOV

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ATTACHMENT 13

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DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

February 22, 2023

Regulatory Division
POA-2023-00089

Ms. Cathy Needham
Kai Environmental Consulting Services, LLC
9000 Glacier Highway, Suite 302
Juneau, Alaska 99801

Dear Ms. Needham:

This is in response to your February 13, 2023, request for an approved jurisdictional determination on behalf of the Tlingit Haida Regional Housing Authority concerning a proposed project to construct single-family and multi-family homes for the Central Council of Tlingit Haida Indian Tribes of Alaska. The project site is located within Sections 21 and 22, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.302530º N., Longitude 134.45049º W.; Kowee Creek Subdivision, USS 2135 Track II; North Douglas Highway, in Juneau, Alaska.

The Department of the Army (DA) exerts regulatory jurisdiction over waters of the United States (U.S.), including wetlands, pursuant to Section 404 of the Clean Water Act. For regulatory purposes, the U.S. Army Corps of Engineers (Corps) defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The law requires that any individual or entity that proposes to discharge dredged and/or fill material into waters of the U.S., including wetlands, must obtain a DA permit prior to conducting the work.

Based on a review of the information you furnished and information available in our office, the Corps is unable to conclusively determine the occurrence or absence of waters of the U.S., including wetlands, under DA jurisdiction on the parcel of land described above. Therefore, an on-site inspection will be required to definitively determine whether the DA has jurisdiction on the parcel in question.

For the Corps to collect the data necessary to determine if waters of the U.S., including wetlands, exist or are absent on the parcel, an on-site inspection would need to be conducted during the growing season. Consequently, we will schedule an on-site inspection for late spring or the summer of 2023, as our availability and other resources permit.

You may avoid substantial delays by contracting to have a wetland delineation completed for the parcel of land and providing this office with a Jurisdictional Determination Report (JDR) for the site. Enclosed is a copy of the Corps Special Public Notice 2020-00399, which explains the process.

Should you choose not to provide a JDR for the parcel of land in support of your proposed project, and request a site inspection by the Corps, your prompt written notification to this office is hereby requested. This will facilitate our scheduling a site inspection.

Please be advised no dredge/fill material may be placed of in waters of the U.S., including wetlands, without prior written authorization from the Corps.

Nothing in this letter excuses you from compliance with other Federal, state, or local statutes, ordinances, or regulations.

Please contact me via email at Randal.P.Vigil@usace.army.mil, by mail at the address above, or by phone at (907) 201-5022, if you have questions.

Sincerely,

Randal P. Vigil
Project Manager

Enclosure

Special Public Notice

US Army Corps of Engineers
Alaska District

Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

ISSUANCE DATE: **September 11, 2020**

REFERENCE NUMBER: **POA-2020-00399**

EXPIRATION DATE: **No expiration unless rescinded or replaced**

SPECIAL PUBLIC NOTICE (SPN) 2020-00399

Corps of Engineers Regulatory Program
Consultant-Supplied Jurisdictional Determination Reports

The Alaska District Regulatory Division, U.S. Army Corps of Engineers (Corps) receives approximately 695 requests annually for jurisdictional determinations and/or Department of the Army permits for the placement of fill and/or structures/work in waters of the United States (U.S.), including wetlands. The initial procedure for managing these requests is to identify and locate which portions of a proposed project area would be regulated by the Corps under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act. This is called a Jurisdictional Determination (JD).

The Corps determines jurisdiction by determining and documenting the presence or absence of waters of the U.S., including wetlands[1] on a subject parcel or parcels. Jurisdiction is determined by identifying the boundaries of jurisdictional waters and wetlands, and identifying their hydrologic surface connection(s) to downstream traditional navigable waters (TNWs), connections to interstate commerce, and/or wetlands' adjacency to other waters of the U.S.

The Corps performs JDs as a free service available to the public upon request, generally excluding those JD requests involving areas greater than 5 acres in size and/or requiring considerable labor hours. However, due to the large size of Alaska, limited staff and resources, and a compressed field season, the response time can be several months or longer. To expedite this process, the Corps encourages applicants to use consultants to submit Jurisdictional Determination Reports (JDRs), especially for large and/or complex areas. JDRs are then submitted to the Corps for review and verification, and then become the Corps'

[1] This includes delineating the boundaries of wetlands determined to be under Corps jurisdiction via a multi-parameter approach defined in the 1987 "Corps of Engineers Wetlands Delineation Manual" and the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Alaska Region." The Corps' determination that an area is a wetland requires positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology.

approved JD, completing this process. A list of consultants[2] is available on our webpage at: https://www.poa.usace.army.mil/Missions/Regulatory/Regulatory-Resource-Information/.

To assist consultants, the Corps provides the following lists, showing the minimum information to include when submitting JDRs, as well as a list of additional information that can be provided to further expedite the JD process. The Corps will determine on a case-by-case basis whether or not the supplied information is adequate. Submittal of incomplete information may result in time delays and/or requests for additional information.

Please note this information replaces Special Public Notice (SPN) 2010-00045*, Consultant-Supplied Jurisdictional Determination Reports*.

[2] Under "Overviews/General Information," then "External Resources," click on "List of Consultants." A hard copy can be provided upon request. This list contains only consultants who requested listing and may not be complete. The Corps of Engineers neither endorses nor accepts responsibility for work performed by any consultant on this list.

Jurisdictional Determination Report (JDR) Minimum Requirements:
Mapping and Delineation Only

(This list is intended for consultants with current training and experience performing wetland delineations.)

SUPPORTING INFORMATION

1. **Cover Letter**
    - Names (including a point of contact if the applicant is a corporation or other entity), complete mailing addresses and phone numbers for the following:
        - Current Property Owner
        - Applicant (Project Sponsor)
        - Wetland Delineator (Consultant)
    - A description of the purpose of the request (e.g., permit application, enforcement action, jurisdictional determination request); a general description of the proposed project; location of the site (latitude and longitude of the center of the parcel in decimal degrees, NAD83 datum); directions to the site; the size (acres) of the parcel[3]; and the size of the limits of the project area[4] or review area (if smaller than the parcel).
    - Written landowner permission to the Corps of Engineers (Corps) for access of the parcel if access is required in the review the JDR. This should be signed by the current property owner and any associated land users (e.g., renter).

2. **Narrative**
    - Dates of field work and personnel involved.
    - Methods used (simply cite the appropriate sections of the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Alaska Region" (Regional Supplement) and the 1987 "Corps of Engineers Wetlands Delineation Manual" (Corps Manual), but describe any deviations from standard methods.).
    - Verification/certification statement that all delineation of wetlands has been conducted in accordance with the Regional Supplement and Corps Manual. These manuals can be found on our webpage at: https://www.poa.usace.army.mil/Missions/Regulatory/Regulatory-Resource-Information/.
    - Supporting materials used (not an exhaustive list):
        - National List of Plant Species That Occur in Wetlands: Alaska (Region A)
        - Soil survey report
        - Hydric soil list
        - Aerial photography
        - USGS topographic map and/or local topography mapping
        - National Wetland Inventory (NWI) map and/or local wetland mapping
        - National Technical Committee on Hydric Soils (NTCHS) field indicators
        - Color photographs of all representative areas of the parcel (taken during the growing season), including any connections between tributaries or between tributaries and wetlands.

[3] A parcel is a distinct, continuous portion or tract of land, such as a defined subdivision.

[4] A project or review area is the limits of all lands expected to be disturbed for a single and complete project.

- Important findings:
    - Types and locations of any wetlands present.
    - Rationale for wetland boundary locations based on vegetation, soils, and hydrologic conditions.
    - Description of any current and/or historic land uses on the parcel.
    - Topography and/or geomorphology.
    - Description of potential pollutants or other environmental hazards.
    - Description of species habitat.
- Summary of conclusions:
    - Summary of what was found on the parcel, including any contrasts between what is suggested by desktop information and what was found on-site.
    - Description of the wetlands and vegetative cover types, including justification for the wetland boundaries, and accompanied by complete and accurate Wetland Delineation Forms (Appendix D of the Regional Supplement) for each cover type. Data points should be documented on either side of the boundary line for each wetland type and/or separate wetland area. Additional data forms may be necessary depending on various factors including the size and shape of the wetlands on the parcel, difficulty in the identifying a precise wetlands/uplands boundary, and the width of any transition zones.

3. **Location Map** (showing vicinity, parcel boundaries, and project or review area)
    - Sized on 8 ½ by 11-inch paper.
    - Use standard mapping conventions (such as north arrow, location map, etc.), and other symbology which facilitate the correlation of map locations with ground features (e.g., buildings, fence lines, roads, right-of-ways, trees, streams, topographic features, etc.).
    - Title block providing the following information: project name, project proponent, latitude and longitude in decimal degrees (datum NAD83).
    - Other pertinent maps.
    - For those projects crossing numerous potentially jurisdictional waters of the U.S., include an excel spreadsheet, which can be found on our web page at: https://www.poa.usace.army.mil/Missions/Regulatory/Special-Public-Notices/, under this SPN.

4. **Delineation Map** (showing vicinity, parcel boundaries, project/review area, and hydrologic surface connections outside of the review area, if necessary)
    - **Map Format**: Sized on 8 ½ by 11-inch paper
        - Use standard mapping conventions (such as north arrow, vicinity map, etc.) and other symbols which facilitate the correlation of map locations with ground features (e.g., buildings, fence lines, roads, right-of-ways, trees, streams, topographic features, etc.).
        - Title block providing the following information: project name, project proponent, and latitude and longitude in decimal degrees (datum NAD83).
    - **Map Scale**: Generally one inch to 100 or 200 feet for best readability, maximum one inch to 400 feet. Maps using a photographic base must be corrected for distortions, and any overlays must be at the same scale.

- **Map Coordinates**: Coordinates should be represented in the decimal degree format, out to four decimal places, ex. XXX.XXXX° N., XXX.XXXX° W. (NAD83), to be compatible with our database. Generally, a center point coordinate is used to represent each potentially jurisdictional water of the United States (U.S.). Other features which may include coordinate information may be locations and identification of data points, and surveyed or GPS established flags, stakes, or wetland boundaries.
- **The map should include:**
    - The boundary of the entire parcel, including the project/review area if smaller, and boundaries between wetlands/uplands, ordinary high water mark of any waterways, etc., on the entire parcel.
    - A depiction of all waters of the U.S. on the entire parcel, including but not limited to, territorial seas, tributaries, lakes and ponds, and impoundments of jurisdictional waters, and wetlands, as described in 33 CFR 328.3. Differentiate between different Cowardin or HGM types of wetlands; this may be important in making compensatory mitigation determinations.
    - A depiction of all water features which meet wetlands criteria, open waterbodies, waterways, or features which may convey water (such as a culverts, ditches, swales, or natural drainages), but which may be non-jurisdictional for one or more reasons, as listed in 33 CFR 328.3(b)(1) through (12). Some situations may require identifying and locating stream order and stream reach.
    - Depictions of water features (as described in the previous two bullets) using appropriate hatching, shading, or outlines. Jurisdictional water features should use different representation than non-jurisdictional water features.
    - Location and labels for each transect, upland/wetland data points and photo points, etc., including latitude and longitude for each data point.
- **Supporting map information that may best be shown in a table includes:**
    - A table displaying the respective sizes (in acres) of each water and the cumulative acreage of each type of water.
    - Watershed size, drainage area size (for any relevant stream reach), average annual rainfall/snowfall.
    - Tables showing locations and sizes of culverts.
    - Summary of tributaries on the parcel, and their area and straight distances, in miles, from the nearest traditionally navigable water.
    - Description of tributary substrate composition (e.g., silts, sands, gravel, etc.).

5. **Verification**: The delineation elements should be clearly displayed on an aerial photograph and mapping, with measures taken to ensure they can be identified in the field by a Corps representative, as necessary. Coordination with the Corps is recommended prior to field work, to clarify the extent of verification measures necessary for your project, as well as necessary accuracy requirements when using GPS equipment. GPS metadata should be included with the JDR to reflect GPS field accuracy.
Unless a written exception is obtained from the Corps, flags or stakes should be individually numbered and surveyed by traditional methods or by GPS equipment. The survey data must specify the geographic coordinate system used in referencing the data, including projections and datum (e.g., Latitude-Longitude: NAD83).

Data should be provided in a digital geographic information system (GIS) format to expedite review, with ESRI Shapefiles being the preferred format. Flagging or staking should include the following, with identifying symbols to denote:

- Boudnary lines of the parcel, AND of the project/review area, if smaller
- Wetland boundaries
- All tributaries
- All other waters, including potentially non-jurisdictional waters

Jurisdictional Determination Report (JDR[5])
Additional Information Not Required, but may be Included to Further Expedite the Corps' Official Jurisdictional Determination Process

- **Note: There is a lot of associated legal terminology involved with this information, further defined in the footnotes below. This list is intended for consultants with current knowledge and experience in the meaning of this terminology. Additional guidance is available on the Corps Headquarters' webpage: https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/.**

- On the JDR mapping, identify the waters as: traditionally navigable waters (TNWs); tributaries, lakes and ponds, and impoundments of jurisdictional waters, and/or adjacent wetlands.
    - TNWs are defined as: the territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide. TNWs are synonymous to the definition of "waters of the United States" found at 33 CFR 328.3(a)(1). TNWs include the following waters:
        - Waterbodies that are navigable-in-fact under federal law;
        - Waters currently being used for commercial navigation, including commercial waterborne recreation (e.g., boat rentals, guided fishing trips, water ski tournaments, etc.);
        - Waters that have historically been used for commercial navigation, including commercial water-borne recreation;
        - Waters that are susceptible to being used in the future for commercial navigation, including commercial water-borne recreation. Susceptibility for future use may be determined by examining a number of factors, including the physical characteristics and capacity of the water (e.g., size, depth, and flow velocity, etc.) to be used in commercial navigation, including commercial recreational navigation, and the likelihood of future commercial navigation or commercial water-borne recreation. Evidence of future commercial navigation use, including commercial water-borne recreation (e.g., development plans, plans for water dependent events, etc.), must be clearly documented. Susceptibility to future commercial navigation, including commercial water-borne recreation, will not be supported when the evidence is insubstantial or speculative. Use of average flow statistics may not accurately represent streams with "flashy" flow characteristics. In such circumstances, the Corps encourages use of the Antecedent Precipitation Tool (APT), which is available on the Corps Headquarters' webpage at: http://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/techbio/.
    - Tributaries are defined as: a river, stream, or similar naturally occurring surface water channel that contributes to surface water flow to a TNW in a typical year either directly or through one or more jurisdictional water.

[5] A JDR is a report documenting the potential extent of jurisdictional waterbodies and/or wetlands within the boundaries of a parcel of land, including the project/review area. The Corps must independently review and verify the information in all JDRs in making an official jurisdictional determination.

Tributaries must be perennial (surface water flows continuously year-round) or intermittent (surface water flows continuously during certain times of the year and more than in direct response to precipitation) in a typical year. Ephemeral streams (surface water flowing or pooling only in direct response to precipitation) are not considered tributaries.

- Lakes and ponds, and impoundments of jurisdictional waters are defined as: standing bodies of open water that contribute surface water flow to a TNW in a typical year either directly or through one or more jurisdictional waters. Such waters are also jurisdictional if they contribute surface water flow to a downstream jurisdictional water in a typical year through a channelized non-jurisdictional surface water feature (such as a culvert, dike, spillway, etc.), or are inundated by flooding from a TNW, tributary, or other lake, pond, or impoundment of jurisdictional waters.
- Adjacent wetlands are defined as: (1) wetlands that abut (touch) at least one point or side of a TNW, tributary, lake, pond, or impoundment of jurisdictional waters; (2) are inundated by flooding from a TNW, tributary, lake, pond, or impoundment of jurisdictional waters in a typical year; (3) are physically separated from a TNW, tributary, lake, pond, or impoundment of jurisdictional waters by one natural berm, bank, dune, or similar natural feature; and/or (4) are physically separated from a TNW, tributary, lake, pond, or impoundment of jurisdictional waters only by an artificial dike, barrier, or similar artificial structure so long as that structure allows for a direct hydrologic surface connection between the wetland and the jurisdictional water in a typical year. Adjacent wetlands are adjacent in their entirety, even when a road or similar artificial structure divides the wetland, so long as the structure provides a direct hydrologic surface connection through the structure (such as a culvert) in a typical year.

- Provide a brief discussion of why the tributaries (streams) on the parcel are TNWs, perennial, or intermittent. Information that may be helpful includes: Antecedent Precipitation Tool (APT) output for the review area, hydrographic studies or calculations, general flow patterns, volume and frequencies, historic information documenting use, etc.
- Description of tributary and non-tributary (if applicable) connections to a TNW for each aquatic resource on the parcel, including a discussion of wetlands and/or other connections (e.g., Wetland A connects to Wetland B via a culvert under the road. Wetland B has an intermittent drainage to a lake whose outlet eventually flows into a TNW). Include a description of general flow patterns, volume and frequency. Certain non-aquatic geographic features (e.g., non-tributaries such as swales, ditches, and pipes) may contribute to a hydrologic surface connection where they connect one water of the U.S. to another, replace or relocate a water of the U.S., or provide relatively permanent flow to a water of the U.S. Include information that describes whether the non-tributary allows for a hydrologic surface connection at least once in a typical year. Conversely, if aquatic resources do not connect to a TNW, describe the factors impeding connection (i.e., lack of culverts or other drainages through man-made or natural barriers; lack of documentable flow through a non-tributary in a typical year; etc.).
- Description of whether each wetland on the parcel is an adjacent wetland to a TNW, tributary, lake, pond, and/or impoundment of jurisdictional waters (e.g., Wetland A directly abuts an unnamed tributary to Canyon Creek), and a brief discussion of the

justification for this determinations. Conversely, if a wetland on the parcel or in the review area is not an adjacent wetland, describe the factors impeding adjacency.

- Describe any observed and/or documented examples of an interstate or foreign commerce connection. Examples include, but are not limited to:
    - Recreational or other use by interstate or foreign travelers.
    - Sale of fish or shellfish in interstate or foreign commerce.
    - Use by industries, including agriculture, operating in interstate or foreign commerce.
- Finally, if you believe the Corps should not take jurisdiction over an area from a legal perspective, please include the justification in the report.

Any questions or requests for additional information should be directed to: regpagemaster@usace.army.mil, (907) 753-2712, toll-free from within Alaska at (800) 478-2712

District Commander
U.S. Army, Corps of Engineers

REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD)

To: Alaska District

- I am requesting a JD on property located at (Street Address/Lot/Block/Subdivision/etc.): Kowee Creek Subdivision accessed from Douglas Highway: USS 2135 Track II

  City/Township/Parish: Juneau County: _____ State: AK

  Acreage of Parcel/Review Area for JD: 17.6 acres
  Section: 22 Township: 41S Range: 67E

  Latitude (decimal degrees): 58.302530 Longitude (decimal degrees): -134.45049
  (For linear projects, please include the center point of the proposed alignment.)
- Please attach a survey/plat map and vicinity map identifying location and review area for the JD.
- ☐ I currently own this property. ☐ I plan to purchase this property.
  ☑ I am an agent/consultant acting on behalf of the requestor.
  ☐ Other (please explain): _____.
- Reason for request: (check as many as applicable)
  ☐ I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.
  ☐ I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
  ☐ I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
  ☐ I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
  ☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
  ☑ A Corps JD is required in order to obtain my local/state authorization.
  ☐ I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
  ☑ I believe that the site may be comprised entirely of dry land.
  ☑ Other: A jurisdictional determination is needed for HUD NEPA requirements
- Type of determination being requested:
  ☑ I am requesting an approved JD.
  ☐ I am requesting a preliminary JD.
  ☑ I am requesting a "no permit required" letter as I believe my proposed activity is not regulated.
  ☐ I am unclear as to which JD I would like to request and require additional information to inform my decision.

By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the site if needed to perform the JD. Your signature shall be an affirmation that you possess the requisite property rights to request a JD on the subject property.

*Signature: Cathy Needham Date: 2023.02.13 15:11:03 -09'00' Date: 2/13/2023

- Typed or printed name: Cathy Needham

  Company name: Kai Environmental Consulting Services, LLC

  Address: 9000 Glacier Highway, Suite 302

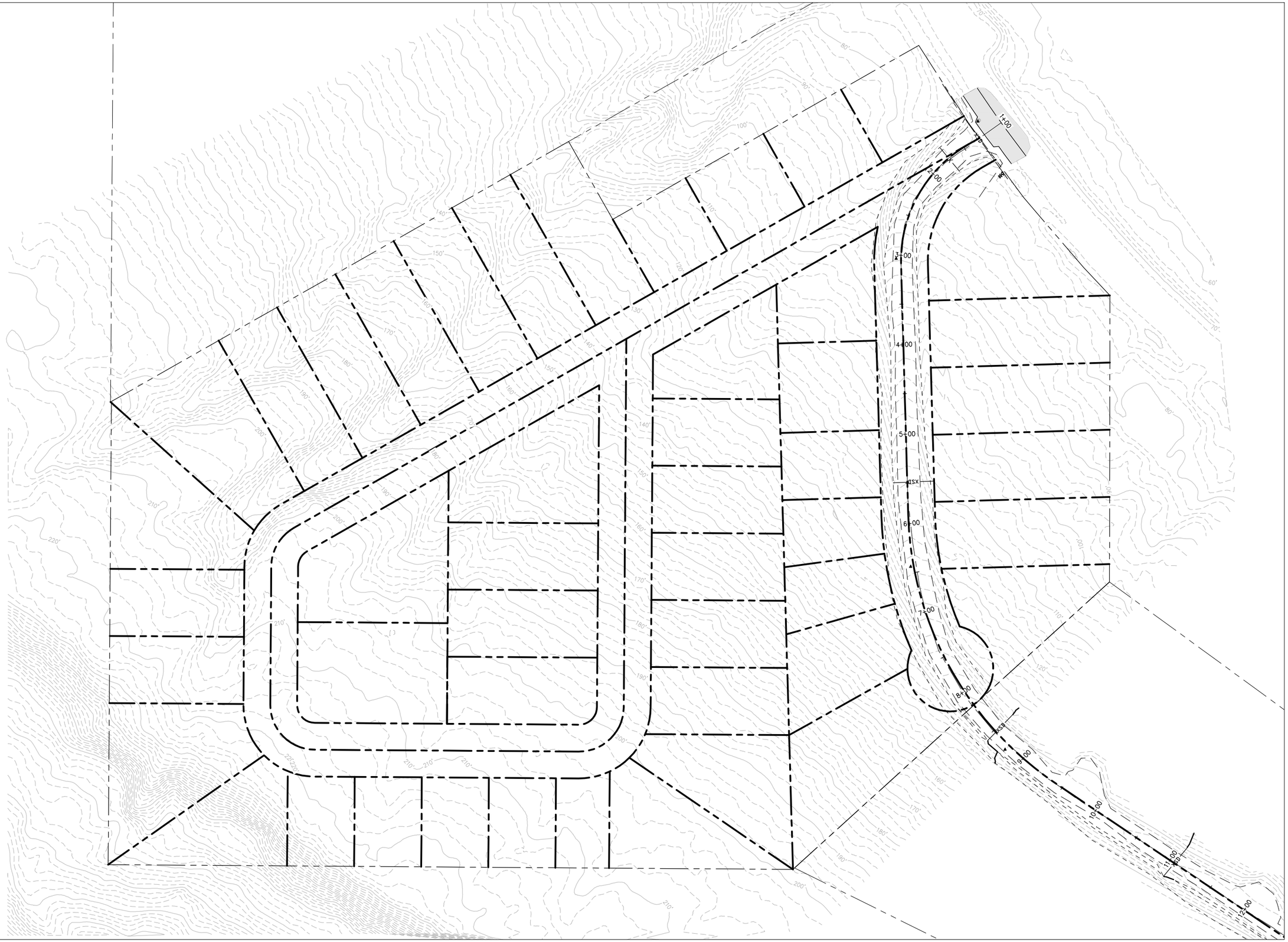
  Juneau AK 99801

  Daytime phone no.: 907-723-4426

  Email address: cathy@kaienvironmental.com

***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 Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.
Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.
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. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.
Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.


Kowee Creek Subdivison
0
0.125
0.25
0.5 Miles
N
National Wetalnd Inventory (USFWS)
Subdivision Property
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



REVISIONS:

STATUS:

DRAFT

DRAWN BY: JPT
CHECKED BY: JPT
DATE: 11/29/2022
PROJECT #: 222321.10

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
www.ketchikanengineer.com
AELC 576

STATE OF ALASKA
49th
JOEL P. TEUNE
121948
REGISTERED PROFESSIONAL ENGINEER

SHEET DESCRIPTION:
LEGEND

C002

SHEET:
02 *of* **08**

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ATTACHMENT 14

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National Wild and Scenic River Segments

This data set represents the Wild and Scenic Rivers designated by Congress and the Secretary of the Interior for the United States and Puerto Rico.

NPS - Nationwide Rivers Inventory

NPS - Nationwide Rivers Inventory

HYDRO_NationwideRiversInventory_ln

The Nationwide Rivers Inventory (NRI) is a listing of more than 3,200 free-flowing river segments in the U.S. that possess one more more remarkable values

National Park Service, peter_bonsall@nps.gov | Esri, CGIAR, USGS | State of Alaska, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada


NATIONAL WILD AND SCENIC RIVERS SYSTEM
Designations as of November 2016
The National Wild and Scenic Rivers System
U.S. Forest Service
National Park Service
Bureau of Land Management
U.S. Fish and Wildlife Service
Names of Designated Wild and Scenic Rivers
CANADA

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ATTACHMENT 15

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Place

Juneau city and borough; Alaska

Juneau city and borough; Alaska is a city, town, place equivalent, and township located in Alaska.

// United States / Alaska / Juneau city and borough; Alaska

Display Sources

Populations and People
Total Population
32,255
P1 | *2020 Decennial Census*

Income and Poverty
Median Household Income
$90,126
S1901 | *2021 American Community Survey 5-Year Estimates*

Education
Bachelor's Degree or Higher
40.1%
S1501 | *2021 American Community Survey 5-Year Estimates*

Employment
Employment Rate
62.3%
DP03 | *2021 American Community Survey 5-Year Estimates*

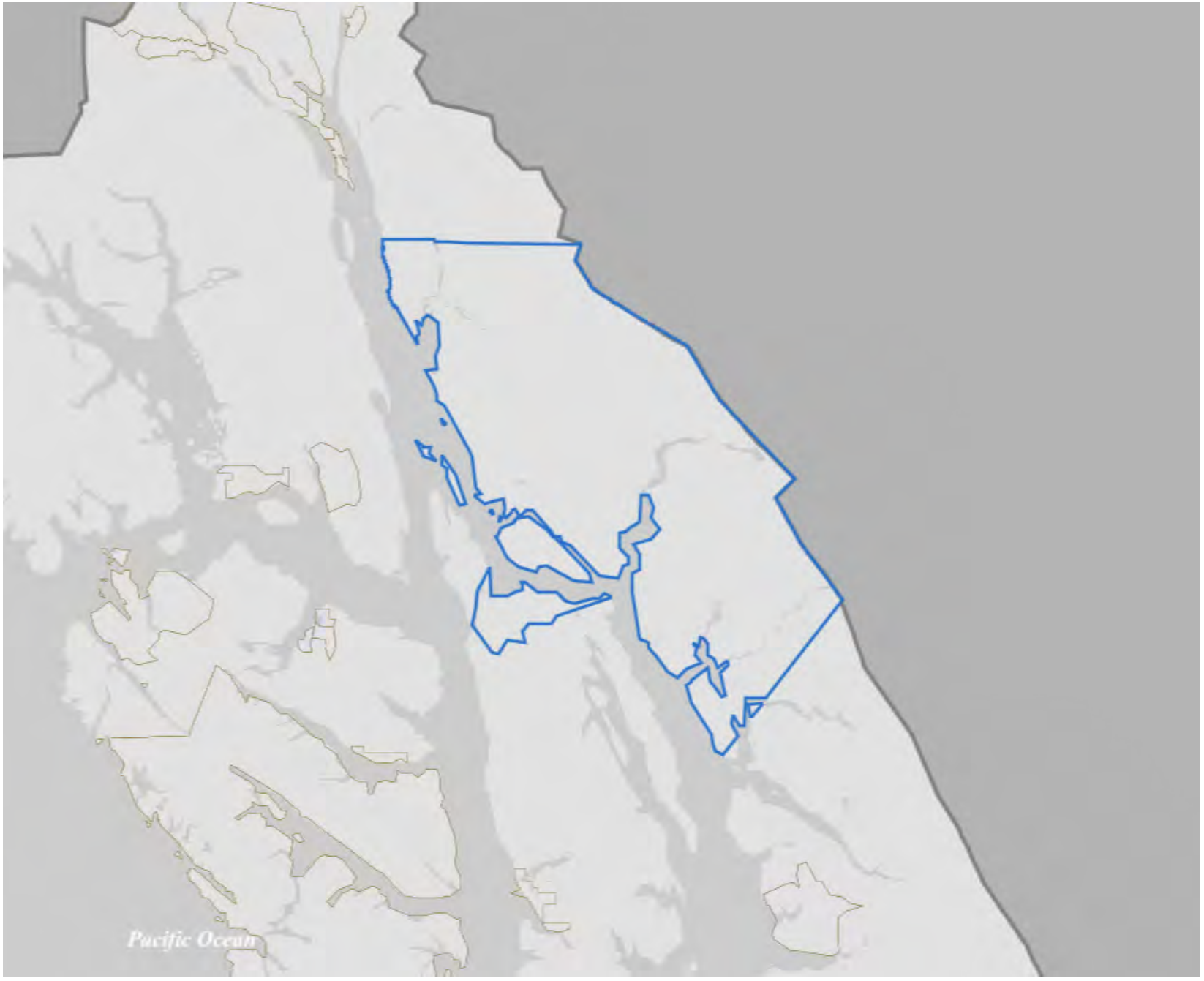
Housing
Total Housing Units
14,093
H1 | *2020 Decennial Census*

Health
Without Health Care Coverage
8.8%
S2701 | *2021 American Community Survey 5-Year Estimates*

Families and Living Arrangements
Total Households
12,922
DP02 | *2021 American Community Survey 5-Year Estimates*

Race and Ethnicity
Hispanic or Latino (of any race)
2,077
P2 | *2020 Decennial Census*

Juneau city and borough; Alaska Reference Map



Source: U.S. Census Bureau

Income and Poverty

Income and Earnings

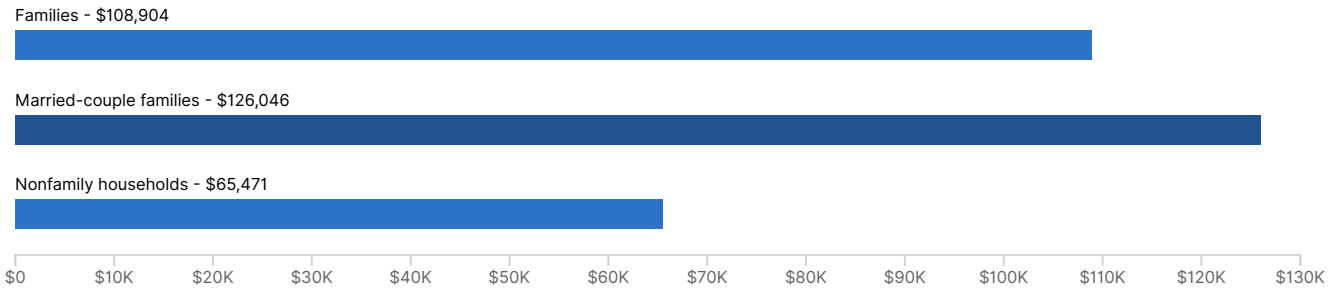
$90,126 ± $5,629
Median Household Income in Juneau city and borough, Alaska

$77,845 ± $2,148
Median Household Income in Alaska

S1901 | *2021 American Community Survey 5-Year Estimates*

Median Income by Types of Families
in Juneau city and borough, Alaska

Share / Embed



Display Margin of Error

S1901 | *2021 ACS 5-Year Estimates Subject Tables*

Poverty

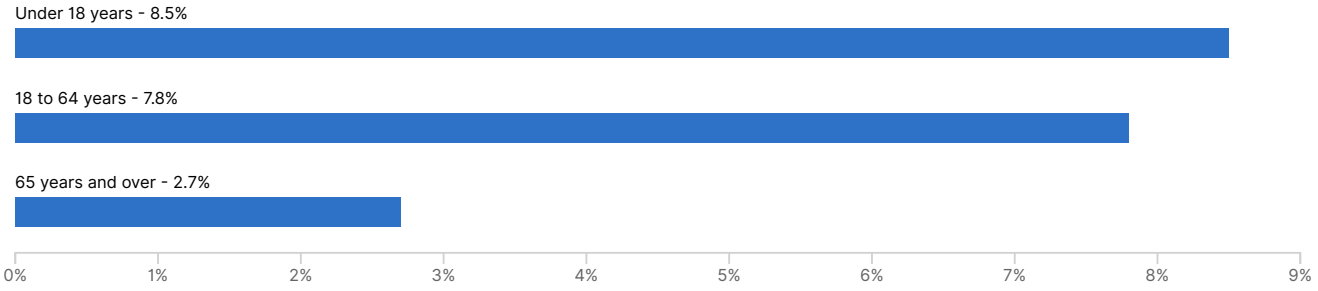
7.2% ± 1.3%
Poverty, All people in Juneau city and borough, Alaska

10.5% ± 0.9%
Poverty, All people in Alaska

S1701 | *2021 American Community Survey 5-Year Estimates*

Poverty by Age
in Juneau city and borough, Alaska

Share / Embed



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DP03 | *2021 ACS 5-Year Estimates Data Profiles*

ATTACHMENT 16

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KAI ENVIRONMENTAL CONSULTING SERVICES, LLC

April 12, 2023

To Whom It May Concern:

The Central Council of Tlingit and Haida (Tlingit & Haida) and Tlingit Haida Regional Housing Authority (THRHA) are seeking comments for a proposed housing subdivision project within the City and Borough of Juneau on Douglas Island, as part of the National Environmental Policy Act (NEPA) Environmental Assessment process for use of US Department of Housing and Urban Development (HUD) funding. Figure 1 shows the proposed project location, defined as Tract II, Plat 272, USS 2135 Douglas Highway. The overall development of the property for the purposes of residential housing will be phased, as shown in Figure 2.

Phase I includes the development of up to 27 lots within what will be recorded as Séet Kanax̲ Dutéen Subdivision. The Séet Kanax̲ Dutéen subdivision has been submitted for concept plat approval; however the final subdivision plat will not be recorded until site development of roads and utilities are constructed in accordance with the City and Borough of Juneau subdivision standards. In addition a variance for zoning will be submitted to allow for single family housing.

Within the Phase I area (Figure 2), lots will be developed as HUD funds become available and starting as early as 2023. All lots will require the addition of water, sewer, and electrical service lines to be placed. Lots 1-14 currently have access from a 700 foot existing single lane dirt road, from which the first of the Phase I lots and houses will be constructed. The remainder of Phase I, and Phases II and III, will require considerable additional funding, as well as access, and will be constructed in future years as funding becomes available and for the purpose of providing residential housing.

Current action being evaluated for the Environmental Assessment will include:

- clearing and grubbing and rock placement for the development of 1800 feet of new 30 foot wide roadway along with improvements to 700 feet of existing single lane dirt road;
- installation of 2400 feet of new 8 inch diameter sewer line and 2500 feet of new 8 inch diameter water line within the parcel roadway;
- clearing each housing lot of vegetation, digging out organics, and placing 5,000 square foot crushed rock pads and driveways on all clear lots, as funding becomes available;
- construction of single family and/or duplex homes on each lot, as funding becomes available.

THRHA will host public information meetings on the proposed project, as well as provide a public and agency comment period. The meetings will be held via Zoom videoconference during the following timeframes:

- Monday, May 1, 2023 at 9:00 a.m.
- Monday, May 1, 2023 at 6:00 p.m.

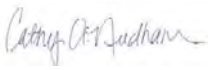
9000 Glacier Highway, Suite 302, Juneau, AK 99801
(907)723-4426 (P); kecs@kaienvironmental.com

If you wish to attend the meeting, please contact Cathy Needham at cathy@kaienvironmental.com by Monday April 17th, 2023 for the link and password.

Please submit your comments, or contact us with your intent to submit comments, no later than Monday, May 15, 2023. Additional information may be requested from Cathy Needham at cathy@kaienvironmental.com. Comments may be submitted to:

Cathy Needham
Kai Environmental Consulting Service
9000 Glacier Highway, Suite 302
Juneau, AK 99801
cathy@kaienvironmental.com (907)723-4436

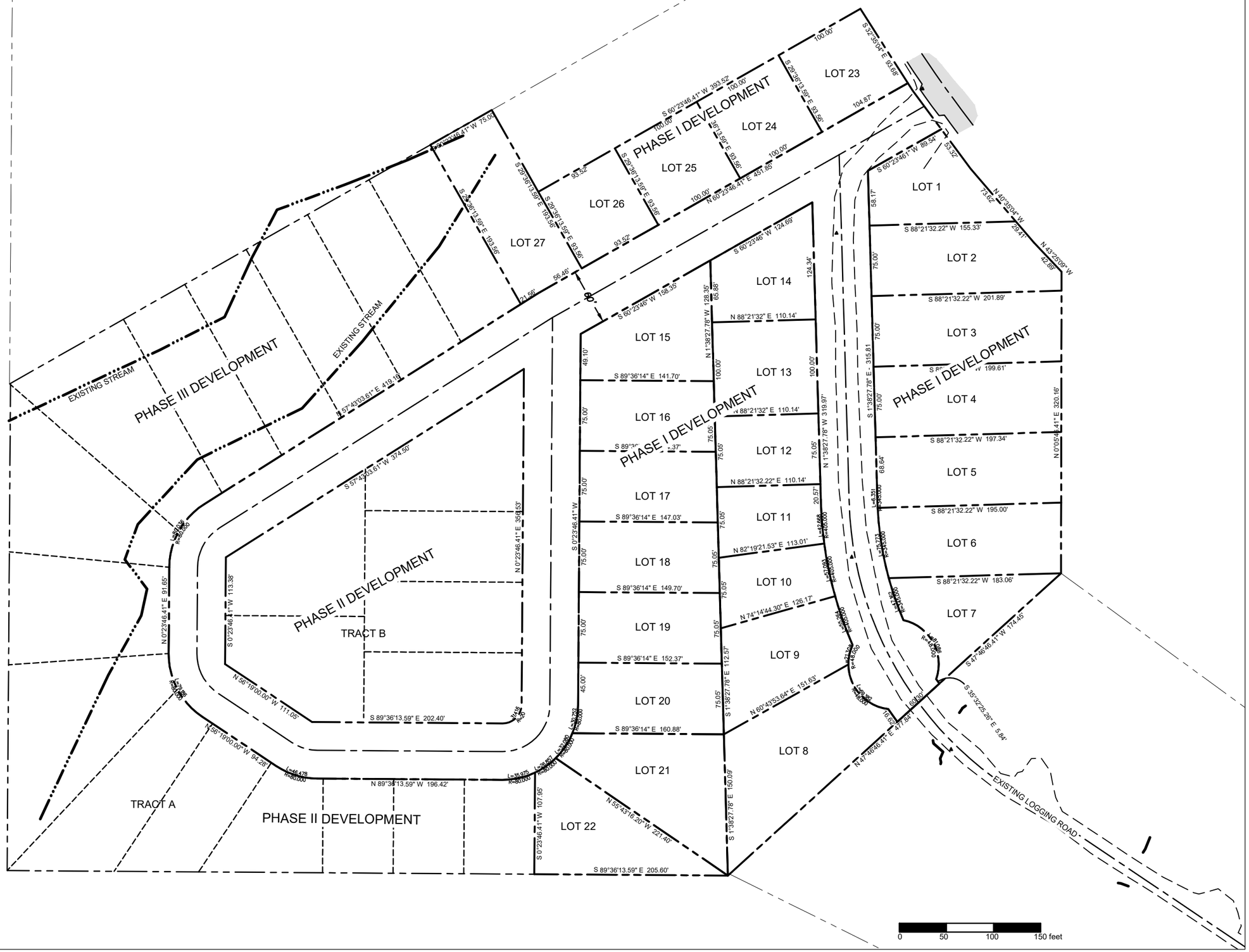
Sincerely,



Cathy A. Needham


Figure 1: Project Location
Legend
Séet Kanax̲ Dutéen Subdivision
Downtown Juneau
Douglas Island
0
0.5
1
2 Miles
N
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Figure 2: Séet Kanax•Dutéen Subdivision



REVISIONS:

STATUS:

DRAWN BY: TSS
CHECKED BY: JPT
DATE: 3/30/2023
PROJECT #: 222321.10

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7187
AELC 576

SHEET DESCRIPTION:
DEVELOPMENT PHASES

SHEET: C1

Gmail Jim Giese <jim@kaienvironmental.com>

Séet Kanax Dutéen Subdivision Project

Cathy Needham <cathy@kaienvironmental.com> Fri, May 12, 2023 at 12:52 PM
To: jim@kaienvironmental.com

Scoping comments from Alaska Department of Environmental Conservation.

From: Mendivil, Gary A (DEC) [mailto:gary.mendivil@alaska.gov]
Sent: Thursday, April 20, 2023 10:22 AM
To: Cathy Needham
Subject: RE: Séet Kanax Dutéen Subdivision Project

Cathy-

The coordinate worked fine. Nothing in the contaminated sites database. If a 404 permit from the Corps of Engineers is needed our Water Division folks would process the 401 certificate on the Corps permit. I don't see any need to comment on this EA.

From: Cathy Needham <cathy@kaienvironmental.com>
Sent: Thursday, April 20, 2023 10:16 AM
To: Mendivil, Gary A (DEC) <gary.mendivil@alaska.gov>
Subject: RE: Séet Kanax Dutéen Subdivision Project

Hi Gary, the center of the property is at 58.301662, -134.452132 in decimal degrees. I've also attached a KML for google earth if that is helpful.

Cheers, Cathy

From: Mendivil, Gary A (DEC) [mailto:gary.mendivil@alaska.gov]
Sent: Thursday, April 20, 2023 10:12 AM
To: Cathy Needham
Subject: RE: Séet Kanax Dutéen Subdivision Project

Cathy-

Do you have GIS coordinates for this site or a street address for nearby properties? With that information I can double check the property against the department's contaminated site database.

From: Cathy Needham <cathy@kaienvironmental.com>
Sent: Thursday, April 20, 2023 9:47 AM
To: Mendivil, Gary A (DEC) <gary.mendivil@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Goins,

Christopher B (DOT) <christopher.goins@alaska.gov>; Storey, Benjamin M (DOT) <benjamin.storey@alaska.gov>; teri.camery@juneau.org; Bridget.Mansfield@noaa.gov; aleria.jensen@noaa.gov; melissa.goldstein@dot.gov; chu.rebecca@epa.gov; Markegard, Sarah I <sarah_markegard@fws.gov>
Cc: jpata@thrha.org; Irene Tupou <itupou@thrha.org>; Chelsea Peterson <cpeterson@thrha.org>
Subject: Séet Kanax̲ Dutéen Subdivision Project

[Quoted text hidden]

Gmail Jim Giese <jim@kaienvironmental.com>

Séet Kanax̲ Dutéen Subdivision Project

Cathy Needham <cathy@kaienvironmental.com> Fri, May 12, 2023 at 12:55 PM
To: jim@kaienvironmental.com

Comments from the Alaska Department of Fish and Game

From: Albrecht, Gregory T (DFG) [mailto:greg.albrecht@alaska.gov]
Sent: Thursday, April 27, 2023 1:51 PM
To: Cathy Needham (cathy@kaienvironmental.com)
Cc: Kanouse, Kate M (DFG); Mendivil, Gary A (DEC)
Subject: RE: Séet Kanax̲ Dutéen Subdivision Project

Hi Cathy,

Little Grant Creek flows within a few hundred feet of the northern boundary of the development. While it is not listed in the Anadromous Waters Catalog, we have observed salmon spawning in the intertidal area. There is a natural gradient barrier and perched culvert at the road and no resident fish upstream. No fish habitat permits will be required for development, but we recommend considering measures to reduce sedimentation to the creek during construction and over the long term.

Thank you for the opportunity to comment.

Greg Albrecht

ADF&G Habitat Biologist

802 3rd Street

Douglas, AK 99824

465-6384

From: Cathy Needham <cathy@kaienvironmental.com>
Sent: Thursday, April 20, 2023 9:47 AM
To: Mendivil, Gary A (DEC) <gary.mendivil@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Goins, Christopher B (DOT) <christopher.goins@alaska.gov>; Storey, Benjamin M (DOT) <benjamin.storey@alaska.gov>; teri.camery@juneau.org <teri.camery@juneau.org>; Bridget.Mansfield@noaa.gov <Bridget.Mansfield@noaa.gov>; aleria.jensen@noaa.gov <aleria.jensen@noaa.gov>; melissa.goldstein@dot.gov <melissa.goldstein@dot.gov>; chu.rebecca@epa.gov <chu.rebecca@epa.gov>; Markegard, Sarah I <sarah_markegard@fws.gov>
Cc: jpata@thrha.org <jpata@thrha.org>; Irene Tupou <itupou@thrha.org>; Chelsea Peterson <cpeterson@thrha.org>
Subject: Séet Kanax̲ Dutéen Subdivision Project

Good morning,

[Quoted text hidden]

Gmail Jim Giese <jim@kaienvironmental.com>

Séet Kanax Dutéen Subdivision Project

Cathy Needham <cathy@kaienvironmental.com> Fri, May 12, 2023 at 12:54 PM
To: jim@kaienvironmental.com

Initial comments from Alaska Department of Transportation

From: Storey, Benjamin M (DOT) [mailto:benjamin.storey@alaska.gov]
Sent: Thursday, April 20, 2023 4:52 PM
To: Cathy Needham
Cc: Goins, Christopher B (DOT)
Subject: RE: Séet Kanax Dutéen Subdivision Project

Good afternoon Cathy,

Please see the following initial comments from our Traffic and Safety Section:

> "… at some point through the permitting process the developer should consider whether the full build out of all Phases 1-3 would meet the need to initiate and perform a Traffic Impact Analysis (TIA). The scoping document only contains lot numbers for Phase 1 but without information about the total number of units it is not possible to estimate the traffic impact the development might have. If a TIA is warranted it will usually go over any mitigation needs for access.
>
> Other comments:
>
> - Consider how vulnerable road users (pedestrians, cyclists) will access the development.
> - Ensure the driveway/street access to N Douglas Hwy intersects as perpendicular as possible and meets sight distance design criteria specified in Section 1190 of the Alaska Highway Preconstruction Manual (Michael Schuler may be able to comment more).
> - CBJ ordinances also have requirements for widths of driveways/streets and access for emergency vehicles, check with city planning office for comment."

Please share more information with us as it becomes available so that we can continue to consult with you on all appropriate items.

Thank you for including us in this consultation,

Ben

From: Cathy Needham <cathy@kaienvironmental.com>
Sent: Thursday, April 20, 2023 9:47 AM
To: Mendivil, Gary A (DEC) <gary.mendivil@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Goins, Christopher B (DOT) <christopher.goins@alaska.gov>; Storey, Benjamin M (DOT) <benjamin.storey@alaska.gov>; teri.camery@juneau.org; Bridget.Mansfield@noaa.gov; aleria.jensen@noaa.gov; melissa.goldstein@dot.gov; chu.rebecca@epa.gov; Markegard, Sarah I <sarah_markegard@fws.gov>
Cc: jpata@thrha.org; Irene Tupou <itupou@thrha.org>; Chelsea Peterson <cpeterson@thrha.org>
Subject: Séet Kanax̲ Dutéen Subdivision Project

Good morning,

The Central Council of Tlingit and Haida (CCTH) and the Tlingit and Haida Regional Housing Authority (THRHA) are initiating a NEPA Environmental Assessment for the Séet Kanax̲ Dutéen Subdivision located in west Juneau on Douglas Island, Alaska. The proposed project is funded by the Department of Housing and Urban Development (HUD), with the purpose of providing residential housing, and we are seeking agency and public comments on the project. Please see the attached project description and associated maps. Please share with appropriate folks in your agency.

The response or written intent to respond deadline is May 15, 2023. Public meetings will be held virtually on May 1, 2023 (see attached letter).

Thank you! Cathy

KAI ENVIRONMENTAL CONSULTING SERVICES, LLC

Cathy A. Needham

9000 Glacier Highway, Suite 302

Juneau, AK 99801

907-723-4436

907-723-4426 (cell)

866-422-4462 (fax)

cathy@kaienvironmental.com

www.kaienvironmental.com

DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

April 25, 2023

Regulatory Division
POA-2023-00089

Ms. Cathy Needham
Kai Environmental Consulting Service
9000 Glacier Highway, Suite 302
Juneau, Alaska 99801

Dear Ms. Needham:

The United States (U.S.) Army Corps of Engineers, Alaska District (USACE) is providing this letter in response to your April 20, 2023, scoping letter regarding the Central Council of Tlingit and Haida's (Tlingit & Haida) and Tlingit Haida Regional Housing Authority's (THRHA) proposed City and Borough of Juneau, Douglas Island, residential housing development. This project has been assigned number POA- 2023- 00089, Grant Creek, which should be referred to in all correspondence with USACE.

The USACE regulatory authorities are founded on two laws: Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403), which prohibits the obstruction or alteration of navigable waters of the U.S. without a Department of the Army (DA) permit from the USACE; and Section 404 of the Clean Water Act (CWA), which prohibits the discharge of dredged or fill material into waters of the U.S. without a DA permit. Based on the information provided, and available to our office, portions of the proposed work may occur in waters of the U.S. and would, therefore, be within the USACE jurisdiction.

Waters of the U.S. include, but are not limited to, tidal waters, rivers, both perennial and intermittent streams, and wetlands. Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include "muskegs," swamps, marshes, bogs, and similar areas.

A DA permit application for the proposed residential development should include a delineation showing the proposal relative to pertinent USACE jurisdictional boundaries (high tide line, mean high water, ordinary high water, or wetland boundaries). Project drawings should indicate the intersection of the proposed discharge of fill material and the waters of the U.S. contained within the project site.

The USACE evaluation of a Section 10 and/or a Section 404 permit application involves multiple analyses, including evaluating the proposal's impacts in accordance with the National Environmental Policy Act (NEPA) (33 CFR part 325), determining whether the proposal is contrary to the public interest (33 CFR § 320.4), and in the case of a Section 404 permit, determining whether the proposal complies with the Section 404(b)(1) Guidelines (40 CFR part 230).

If the proposal requires the submittal of a Section 404 permit application, the Guidelines specifically require that "no discharge of dredged or fill material shall be permitted if there were a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences" (40 CFR § 230.10(a)). Time and money spent on the proposal prior to applying for a Section 404 permit cannot be factored into the USACE decision whether there is a less damaging practicable alternative to the proposal.

Section 404, CWA permits are only issued for projects that clearly demonstrate compliance with the Guidelines. In those cases where non-water dependent work is proposed in a "special aquatic site" (such as wetlands, eelgrass beds, or mudflats), practicable alternative are presumed to exist unless clearly demonstrated otherwise by the applicant. Also, where a discharge is proposed for a special aquatic site, all practicable alternatives to the proposed discharge which do not involve a discharge into to a special aquatic site are presumed to have less adverse impact on the aquatic ecosystem, unless clearly demonstrated otherwise.

An alternative is considered practicable if it is available and capable of being accomplished after taking into consideration costs, existing technology, and logistics considering the overall project purpose. The least environmentally damaging practicable alternative may include construction in uplands, reducing the size of the proposal to the minimum discharge necessary for the project, or the inclusion of logistic and operational controls.

In addition, no discharge can be permitted under the Guidelines if it would, individually or cumulatively, cause or contribute to significant degradation of waters of the U.S., or violate other applicable laws, such as state water quality standards. The Guidelines also state that no discharge in wetlands shall be permitted unless appropriate and practicable steps have been taken which will minimize potential adverse impacts of the discharge on the aquatic ecosystem.

Under the USACE substantive evaluation criteria for all CWA, Section 404 permits, the Guidelines, mitigation is a sequential process of avoidance, minimization, and compensation. Compensatory mitigation is not considered until after all appropriate and practicable steps have been taken to first avoid and then minimize adverse impacts to the aquatic ecosystem. Only upon clear demonstration of compliance with the first two

steps in the mitigation sequence does the USACE take the third step, which would be addressed during the review of a DA permit application for the proposed undertaking, should one be submitted.

Avoidance measures are the planning strategies that eliminate the discharge of fill material into the aquatic ecosystem to achieve the project purpose. A key requirement of compliance with the avoidance sequence of the Guidelines is to show whether an aquatic resource can be completely avoided. Minimization entails measures to reduce or diminish the impacts to aquatic resources.

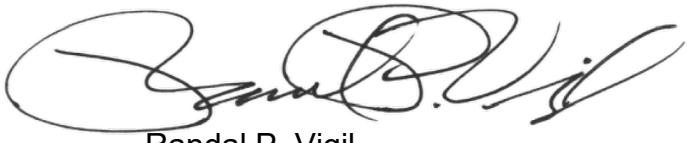
There are two overarching themes that affect how the mitigation sequencing is conducted. One is that although the burden of proof for satisfying these steps rests with the permit applicant, the USACE must rely upon its own analysis in making a finding of compliance or non-compliance with the Guidelines. It is recommended that a DA permit application include information that is sufficient to determine compliance, so the USACE can make a timely permit decision. To determine if project component locations can be shifted to avoid or minimize impacts, a functional or aquatic site assessment is recommended.

If an application for a DA permit has not yet been submitted, the project proponent may request a pre-application consultation meeting with the USACE to obtain information regarding the data, studies or other information that will be necessary for the permit evaluation process. A pre-application consultation meeting is recommended if the proposal would have substantial impacts to waters of the U.S., or if it is a large or controversial project.

Nothing in this letter excuses you from compliance with other federal, state, or local statutes, ordinances, or regulations.

Please contact me via email at Randal.P.Vigil@usace.army.mil, by mail at the address above, or by phone at (907) 201-5022, if you have questions. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,



Randal P. Vigil
Project Manager

Gmail Jim Giese <jim@kaienvironmental.com>

Séet Kanax̲ Dutéen Subdivision Project

Cathy Needham <cathy@kaienvironmental.com> Fri, May 12, 2023 at 12:55 PM
To: jim@kaienvironmental.com

Comments from the U.S. Fish and Wildlife Service

From: Markegard, Sarah I [mailto:sarah_markegard@fws.gov]
Sent: Thursday, May 11, 2023 2:35 PM
To: Cathy Needham
Subject: Re: [EXTERNAL] Séet Kanax̲ Dutéen Subdivision Project

Hi Cathy,

Thank you for the opportunity to comment on the Séet Kanax̲ Dutéen Subdivision Project. Please see the attached USFWS comments, and let me know if you have any questions or would like to discuss anything in further detail!

Sarah

Sarah Markegard (she/her)

Fish and Wildlife Biologist

Southern Alaska Fish and Wildlife Field Office

Alaska Region | U.S. Fish and Wildlife Service

4700 BLM Road

Anchorage, AK 99507

Work Cell: 907-231-5850

I acknowledge that I live on the traditional lands of the Dena'ina people, and I work throughout the ancestral territory of the Indigenous Peoples of Alaska. I am grateful for their continued care and stewardship of this land.

From: Cathy Needham <cathy@kaienvironmental.com>
Sent: Thursday, April 20, 2023 9:47 AM
To: gary.mendivil@alaska.gov <gary.mendivil@alaska.gov>; kate.kanouse@alaska.gov <kate.kanouse@alaska.gov>; christopher.goins@alaska.gov <christopher.goins@alaska.gov>; benjamin.storey@alaska.gov <benjamin.storey@alaska.gov>; teri.camery@juneau.org

<teri.camery@juneau.org>; Bridget.Mansfield@noaa.gov <Bridget.Mansfield@noaa.gov>; aleria.jensen@noaa.gov <aleria.jensen@noaa.gov>; melissa.goldstein@dot.gov <melissa.goldstein@dot.gov>; chu.rebecca@epa.gov <chu.rebecca@epa.gov>; Markegard, Sarah I <sarah_markegard@fws.gov>
Cc: jpata@thrha.org <jpata@thrha.org>; Irene Tupou <itupou@thrha.org>; Chelsea Peterson <cpeterson@thrha.org>
Subject: [EXTERNAL] Séet Kanax̲ Dutéen Subdivision Project

Good morning,

[Quoted text hidden]

2023-0079401_Séet Kanax̲ Dutéen Subdivision_USFWS Comments.pdf
480K

United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE
Southern Alaska Fish and Wildlife Field Office
Anchorage Fish and Wildlife Conservation Office
4700 BLM Road
Anchorage, Alaska 99507

In Reply Refer to:
FWS/R7/SAFWFO, AFWCO

Cathy Needham
Kai Environmental Consulting Service
9000 Glacier Highway, Suite 302
Juneau, Alaska 99801

Subject: Séet Kanax̲ Dutéen Subdivision Environmental Assessment (Service Reference Number 2023-0079401)

Cathy Needham:

Thank you for requesting comments from the U.S. Fish and Wildlife Service (Service) on the Central Council of Tlingit and Haida (Tlingit & Haida) and Tlingit Haida Regional Housing Authority (THRHA) proposed housing subdivision project within the City and Borough of Juneau on Douglas Island, as part of the National Environmental Policy Act (NEPA) Environmental Assessment (EA) process. The actions being evaluated for the EA include:

- Clearing and grubbing and rock placement for the development of 1,800 feet of new 30-foot-wide roadway along with improvements to 700 feet of existing single-lane dirt road;
- Installation of 2,400 feet of new 8-inch diameter sewer line and 2,500 feet of new 8-inch diameter water line within the parcel roadway;
- Clearing vegetation, digging out organics, and placing 5,000-square-foot crushed rock pads and driveways on all lots; and
- Construction of single family and/or duplex homes on each lot.

The Service has jurisdiction over trust resources in the proposed project area. These include species protected under the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and the Fish and Wildlife Coordination Act. The proposed project could impact migratory birds, bald eagles (*Haliaeetus leucocephalus*), and their respective habitats. Please consider the following recommendations to maximize conservation outcomes.

Preserving and Restoring Topsoil
The Service encourages agencies and project proponents to avoid and minimize impacts to habitat by using the following conservation measures to preserve and restore topsoil:

- Plan to sequence construction activities such that existing surface vegetation can initially be removed, followed by grubbing roots of trees and blading remaining organic and topsoil layers for stockpiling for reclamation.
- Salvage the maximum amount of organic material and topsoil practicable, even during winter construction, and store separately (e.g., away from other overburden) for use during reclamation.
- Recommend direct hauling of topsoil to a site prepared for reclamation. Direct hauling increases the viability of native seeds and propagules in the salvaged topsoil by allowing them to begin reestablishment as soon as site conditions permit.
- If topsoil cannot be applied immediately, it should be stockpiled separately from subsoil and labeled as topsoil for use later in reclamation.
- For linear projects, salvage and re-spread topsoil concurrently with construction to ensure topsoil is used in similar habitats.
- If topsoil is stored for more than one growing season, where practicable, use topsoil for interim reclamation by spreading it over cut and fill areas, around outer boundaries of facilities, embankments, and drainage ditches.
- Stockpiled materials that will not be used within the first year should be placed on a stable area, labeled as topsoil, left undisturbed and protected from the elements by seeding it with an interim seeding mix (DOT&PF, 2016): http://www.dot.alaska.gov/stwddes/desenviron/assets/pdf/bmp/bmp_52_53_00.pdf.
- When spread, redistribute topsoil to a uniform and stable thickness and protect it from compaction and erosion wind and water until vegetation is established.

Migratory Birds

Listed below are voluntary conservation measures the Service recommends at the project site, with the goal of reducing adverse impacts to migratory birds and bird habitat. While these conservation measures are intended to avoid, minimize, and mitigate impacts to migratory birds under the Migratory Bird Treaty Act, they may also benefit non-migratory species.

- The project site provides habitat for western screech owls (*Megascops kennicottii*) and olive-sided flycatchers (*Contopus cooperi*), which are Birds of Conservation Concern for the Service (USFWS 2021). The Service recommends avoiding disturbance within habitats these species rely on to the maximum extent possible.
- Avoid vegetation clearing during the bird nesting season, which, in southeast Alaska, is April 15 to July 15. This will help prevent unintended impacts to birds and their nests.
- Prevent increases in the lighting of the surrounding habitats, especially during the bird nesting season stated above. To the maximum extent practicable, limit construction activities to the time between dawn and dusk to avoid the illumination of adjacent habitat areas. If construction activity time restrictions are not possible, use down shielding and low-intensity lighting to avoid light trespass into bird habitat. Use switches to keep lights off when not required.
- Minimize increases in noise above ambient levels during breeding and nesting season, during which birds are most sensitive.

- Install anti-perching devices on facilities and equipment where birds may commonly nest or perch. Cover or enclose all potential nesting surfaces on structures with exclusion materials prior to the nesting season to prevent birds from establishing new nests. The material should have no opening or mesh size greater than 3.5 inches and should be maintained until the structure is removed.
- During the time that the birds are trying to build or occupy their nests (generally between April and August), the Service recommends monitoring potential nesting surfaces at least once every 3 days for nesting activity. It is preferable to remove nests without birds or eggs, partially completed nests, or new nests as they are built (prior to occupation).
- If an active nest becomes established (i.e., there are eggs or young in the nest), avoid work that could result in abandonment or destruction of the nest until the young have fledged or the nest is unoccupied. Avoid construction activities that may displace birds after they have laid their eggs and before the young have fledged, if possible.
- Cap pipes and cover all small dark spaces where birds may enter and become trapped.

Bald Eagles

Eagles do not have to be present during human activities for those activities to cause unlawful impacts to eagles. For example, habitat alteration that substantially interferes with normal behavioral habits (including breeding, feeding, and sheltering behavior) may be considered injurious to eagles under the Bald and Golden Eagle Protection Act (BGEPA). During the nesting period, breeding eagles occupy and defend territories. A territory includes an in-use nest and may include one or more inactive, alternate nests that are built or maintained but not used for nesting each year. Both in-use eagle nests and alternate nests are protected under the BGEPA.

The Service maintains an eagle nest database that may provide insight into nesting activity in the project area. These data are available in an online spatial database (https://eagle.abrinc.com/) but have historical value only; nests displayed on the Historical Bald Eagle Nest Map may no longer exist on the landscape, and new nests may have been built that are not identified in the database. The Historical Bald Eagle Nest Map is not intended to take the place of a survey to determine the presence/absence, status, or exact location of a current eagle nest. Current eagle nests and potential habitat may or may not overlap with the nesting areas shown.

The Service therefore recommends conducting eagle nest surveys in advance of project activities, using a biologist experienced with raptor nest surveys. Eagle nest surveys typically take place in early spring (April 15 to May 15), when both nest location and nest status (i.e., in-use nest versus alternate nest) can be determined. If eagle nest surveys are implemented for this project, we encourage you to share your results with us in WGS 84 format so that we can continue to update our nest database with the most current information.

Project proponents, contractors, and any on-site personnel should be aware that eagle nests cannot be removed or altered in any way without a valid permit. This applies to any nest in the area, regardless of whether it is an active nest or an inactive, alternate nest and whether the nest is currently documented (i.e., catalogued in the Service's eagle nest database) or not.

We also provide the following recommendations to minimize the potential for eagle nest disturbance:

- Complete work outside of the eagle nesting season (March 1 to August 31), if possible. If it is not possible to complete work outside of the nesting season and if eagle nests are located within 660 feet of the project site, the project proponent may need an eagle nest disturbance permit and we recommend reaching out to the Service (https://www.fws.gov/program/eagle-management).
- Generally, activities should not take place within the landscape buffer that has been established around the nest. Limit human activity near the nest site during the nesting season, including motorized and non-motorized entry. Minimize other activities that could cause habitat degradation within the buffer, regardless of whether eagles are present at the time of the activity.

Bats

The project area is located within the known range of at least four bat species: little brown myotis (*Myotis lucifugus*), western long-eared myotis (*Myotis evotis*), long-legged bat (*Myotis volans*), and silver-haired bat (*Lasionycteris noctivagans*). Bats use a variety of habitat types but are typically associated with forests and woodlands. Roosting sites, particularly maternity roosts and hibernacula are especially important and may include buildings, trees, rock piles, and caves and crevices. The Service recommends the following conservation measures for bats within the action area:

- Avoid disturbing or destroying known or suspected bat roosts, especially when likelihood of use is high (e.g., maternity, day, and night roosts in the active season and hibernacula during the winter).
- Bat distribution, seasonal activity patterns, and the timing of reproduction are all poorly documented throughout much of Alaska. Collecting and reporting bat observations will help improve our understanding of bats in the state. Specifically, we encourage documentation of the following information:
    - Groups of three or more bats (either flying or roosting). This may indicate high quality foraging habitat, a nearby maternity roost (May to mid-July), or a nearby migration stopover or overwintering area (August to September).
    - Observations of bats from late fall (October to November) to early spring (March to April). This will help us determine if bats are migrating or overwintering locally.

Invasive Species and Pathogens

Invasive species are one of the greatest threats to native biodiversity and are a significant driver of species loss worldwide. Project proponents play an important role in limiting the spread of invasive species by implementing conservation measures into their project design. To maintain a weed-free project site, we recommend the following:

- Ensure construction equipment arrives on site clean of invasive species. Conduct project activities in un-infested areas first to ensure that invasive species do not contaminate equipment. Clean equipment before it leaves the project site.
- Re-vegetate bare soils with native seed as soon as feasible to minimize the possible establishment of invasive plant species. Stabilize disturbed soils using appropriate erosion and sediment control procedures as soon as possible. Use certified weed free gravel and other erosion control supplies.
- Record and report locations of invasive plants that are new to a particular area. Visit https://accs.uaa.alaska.edu/invasive-species/submit-data-to-akepic/ to record and report your finding.

If you have any further questions regarding the Service's comments relative to this project, please contact Fish and Wildlife Biologist Sarah Markegard (907-231-5850) or sarah_markegard@fws.gov. Thank you for reaching out to us, and we look forward to working together on future projects.

Sincerely,

Douglass M. Cooper
Ecological Services Branch Chief

References

[DOT&PF] Alaska Department of Transportation and Public Facilities. 2016. Stormwater prevention plans; design considerations. [September 9, 2018]

[USFWS] U.S. Fish and Wildlife Service. 2021. Birds of Conservation Concern 2021. United States Department of the Interior, U.S. Fish and Wildlife Service, Migratory Birds, Falls Church, Virginia. http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php