

AGENDA

WETLANDS REVIEW BOARD REGULAR MEETING

October 20, 2016

**City Hall Room 224
5:15 P.M.**

I. ROLL CALL

II. APPROVAL OF MINUTES

June 16, 2016 regular meeting

III. APPROVAL OF AGENDA

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

V. BOARD COMMENTS

VI. AGENDA ITEMS

- 1) AME2016 0007 Request to change 23 acres of the 83 acre Honsinger Pond parcel from Rural Reserve to Industrial zoning
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Testimony
 - d. Board/Staff Discussion
 - e. Motion

VII. PENDING PERMITS & UPDATES

- 1) Juneau Wetlands Management Plan and streamside setback update

VIII. PLANNING COMMISSION LIAISON UPDATE

IX. SCHEDULE FOR NEXT BOARD MEETING

Regular Meeting, Thursday November 17, 5:15 p.m., City Hall Room 224, tentative.

X. ADJOURNMENT

DRAFT MINUTES
WETLANDS REVIEW BOARD
June 16, 2016, 5:15 p.m. City Hall Room 224

Meeting Summary

Roll Call

Board Members Present: Amy Sumner, Brenda Wright, Lisa Hoferkamp, Irene Gallion, Andrew Campbell, Hal Geiger, Percy Frisby, Nina Horne

Board Members Absent: Ben Haight

A quorum was present.

Staff Members Present: Teri Camery, Senior Planner; Eric Feldt, Planner II

Public Present: Greg Chaney, CBJ Lands Manager

Meeting called to order at 5:20 p.m.

II. Minutes approved as written for April 21, 2016 Regular Meeting

III. Agenda approved

IV. Public Participation on Non-Agenda Items.
None

V. Board Comments.

Ms. Sumner asked about what appeared to be ATV use on the Mendenhall wetlands near Eagan Drive. Mr. Feldt explained that this area, known as the “Field of Fireweed” near Honsinger Pond, had been recently used for live noise testing for a potential motorcross park in the area. He said that the applicant has not yet filed a Conditional Use application, and that the testing was occurring on uplands, not in wetlands.

VI. Agenda Items

1) SMP2016-0002/CSP2016-0006, Pederson Hill Major Subdivision

Staff presentation

Ms. Camery explained that the Board was reviewing this project in its advisory role and that Board minutes and the final Board motion would be included in the Mr. Feldt’s staff report to the Planning Commission.

Mr. Feldt provided an overview of the project. He said that the current review was for the preliminary plat, and the second step would be final plat approval. He described the history of the project and explained that it has been in city plans for a long time, with an intent to provide smaller, affordable lots similar to the Casey-Shattuck neighborhood downtown, approximately 4000-6000 square feet. He said the subdivision would provide 86 units with access onto Glacier Highway and several interior streets. He said the area was chosen for its gentle slopes, lack of sensitive habitat, and access to public roads and city water and sewer. He said that the project affects nine acres of wetlands, and there are few options to avoid the wetlands. This area was reduced from a much larger acreage, to concentrate the development in lower value wetlands, but unfortunately within this much smaller, concentrated footprint, there are few options to avoid wetlands further. He noted that several lots have been retained for preservation. The major wetland mitigation is provided by the Fee-in-Lieu of Mitigation program offered by the Southeast Alaska Land Trust.

Mr. Feldt said that part of the area was mapped in the original 1992 Juneau Wetlands Management Plan (JWMP) as Category B. The current wetland mapping is new, provided under the grant and listed in the new Draft JWMP. Ms. Camery noted that this is another example of how the wetland mapping and assessments in the new draft are being actively used now, even without categories and even before final approval.

Mr. Feldt said that the anadromous sections of Pederson Hill Creek are not affected by the subdivision, however some of the drainages that feed into the creek may be affected. Best Management Practices will be used during construction. The anadromous section of the creek that is within the subdivision is on two lots that will be preserved. Mr. Feldt reviewed the CBJ Land Use Code policies under review for wetlands and also rivers, lakes, and streams, noted in CBJ Code 49.70.950(c)(3) and (c)(7).

Applicant presentation

Mr. Chaney provided more background on the project. He said that the current subdivision footprint was reduced from a much larger area of 23,000 acres, and that the area was recently rezoned to D-10SF to support the subdivision. The area was pulled back from the Auke Lake watershed to further minimize habitat impacts. He said that the new draft wetlands study showed that the wetland study from 1992 was not accurate; wetlands were not where they thought they were, and the 1992 study did not catch the extensive forested wetlands.

Mr. Chaney said that the lower area of the subdivision was being protected as a buffer to the large privately-owned wetland meadow below that. He said that pulling the footprint in from a large area led to clustering the density to reduce impacts; unfortunately this means that the remaining area has a lot of wetlands, though it's low-value wetlands.

Ms. Sumner referred to the staff report and the Corps permit and noted an apparent contradiction in the lots being preserved. Mr. Chaney clarified that the intent of Lot 15 is to leave it in a natural state; however it's not a conservation lot. Mr. Chaney further clarified that Lots 12 and 9 are 2.5 acres, and that Lot 9, Block C, will be conserved as part of Phase I.

Ms. Wright asked about the plan for drainages that aren't anadromous. Mr. Chaney explained that CBJ intended to keep as many of these drainages as open channels as possible, and to establish property lines that roughly follow the drainages. With the drainages along property lines, there would be a building setback that would automatically protect the drainages. He said this is not in the final design stage yet.

Board/staff discussion

Several board members noted the difficulty of providing full support of the project without the final details. Ms. Camery explained that major subdivisions come to the board at the preliminary plat stage for conceptual approval, when changes may still be made if necessary. CDD does not typically take major subdivisions to the Board twice, for both the preliminary and final plats.

Mr. Campbell said he supports fee-in-lieu of mitigation and was curious about the amount. Mr. Chaney said that the amount is not yet known. Mr. Frisby asked about the Corps of Engineers timeline, and Mr. Chaney said this is highly variable. Mr. Chaney and Ms. Camery explained the 2008 Corps of Engineers Federal Mitigation Rule, which establishes a hierarchy of mitigation preferences. Mitigation Banks are first in line, followed by fee-in-lieu. Permittee-responsible mitigation, such as the on-site preservation proposed in this subdivision, is last in the hierarchy. CBJ is not getting any mitigation credit for the lots preserved in this subdivision. Ms. Camery reminded the board that this why CDD cannot use the existing JWMP, because these regulations conflict with the federal rule. Category A wetlands, for example, require on-site, in-kind mitigation.

The Board considered conditions and further discussed possible measures to protect the side drainages.

Dr. Geiger, with a friendly amendment from Ms. Wright, proposed the following motion, which was approved unanimously:

While we feel it is unfortunate that this project requires the fill of wetlands, the wetland review board notes that this project reduces wetland effects by (1) proposing high-density construction, which minimizes the total acreage affected, and (2) proposing the nearby conservation of high-value wetlands. We ask that as more details are developed that CBJ planners take steps to preserve the quality of stream flow through the development. Specifically, we support the preservation of open-channel stream water flow. The CBJ Wetland Review Board has no specific concerns at this time.

VII. Pending Permits and Updates

Wetlands Management Plan Update and Wetlands Methodology

Ms. Camery updated the Board on the status of the draft JWMP. She reminded the Board that the contract and grant ended on June 1, and said she is completing final grant reports. She said that she would revise the document internally from here. She said that she did not receive any comments from the CBJ Assembly Lands Committee, Planning Commission, or Habitat

Mapping Working Group members at the final presentations. She said that a previous email to the Board had made a comment deadline of June 3, but she would continue accepting comments for a few weeks, noting that she has already received comments from Ms. Sumner. She clarified that she is not asking for formal comments from the Board itself, and comments from individual board members would be very helpful but are not required.

She said that the latest draft includes a goals and policies section that establishes the intent to develop wetland categories, but the actual categorization effort would be delayed for some time. She said that the first priority is to complete the revisions so that the document can be approved as it is, noting that it is being actively used right now even though it has not been adopted. She said she has a backlog of other projects to address, such as the streamside setback revision, and that the CDD Director would establish the priorities.

She updated the Board on SEAKFTP's technical review of the wetland methodology and the day-long meeting that summarized the results, which Ms. Wright and Dr. Geiger attended. She said that Dr. Geiger and others had put tremendous effort into evaluating the methodology and potential methods of ranking wetlands, and that this was extremely useful information that would be integrated into the next draft of the JWMP and in future wetland categorization efforts. She said that the review team supported the methodology with just a few minor suggested tweaks, particularly a change that would eliminate the downgrading of glacial anadromous streams.

Dr. Geiger elaborated on the depth of the review and said that the team unambiguously endorsed the WESPAK functional analysis as an adequate measure of wetland services. He said that he previously had serious concerns with the methodology, however now the methodology has had broad review and consensus and his concerns are alleviated. He said the Summarization Team of the technical review does not approve of SEALTrust's approach of averaging wetland functions, and that functions need to be addressed one at a time. He said that values should not be addressed in the overall score. He recommends a function by function analysis based on ranks, so unique functions are preserved. He said that his team is still working on the final report.

VIII. Planning Commission Liaison Update.

Mr. Frisby described the recent asphalt plant hearing.

IX. Next meeting:

Regular Meeting. Thursday July 21, 5:15 pm, City Hall room 224. Dr. Hoferkamp and Ms. Wright noted that they will not be here on that date.

The meeting was adjourned at approximately 6:50 p.m.



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: October 7, 2016

TO: Wetlands Review Board

FROM: Teri Camery, Senior Planner
Community Development Department

FILE NO.: AME2016 0007

PROPOSAL: A Map Amendment to change 23 acres of an 83 acre parcel from Rural Reserve to Industrial zoning

The applicant requests a map amendment to change 23 acres of an 82.66 acre parcel from Rural Reserve zoning to Industrial. The parcel is an old gravel extraction site adjacent to the Juneau International Airport and Mendenhall Wetlands State Game Refuge, developed in the 1970s to support the original construction of Egan Drive. While the site is adjacent to Egan Drive, physical access is via Yandukin Way. This section of Yandukin Way is located on the on-ramp to Egan Drive, therefore access to the site is allowed only from the south.

BACKGROUND

History. The subject parcel has an extensive history of gravel extraction, followed by recent requests to change the zoning and the Comprehensive Plan maps to allow for new uses. Following is a brief history obtained from CDD records:

USECU66-04. An application for a borrow pit.

USECU-85-33. A Conditional Use Permit to allow continued use of an existing borrow pit.

AME2012 0011. An application to rezone the Honsinger Pond parcel to a combination of Industrial and Light Commercial Classifications. This application was withdrawn before hearing.

AME2013 0007. Planning Commission Recommendation to the City and Borough Assembly to amend the Comprehensive Plan Map G from Resource Development to a mix of Industrial, General Commercial, and Resource Development in the area of Honsinger Pond. The map amendment failed to win a recommendation for approval

after a 3-3 vote of the Commission. This tie resulted in a denial recommendation, and this recommendation was appealed to the Assembly but withdrawn before it was heard.

AME2013 0015. A request to rezone 82 acres of Rural Reserve to a mixture of Industrial, Light Commercial, and Rural Reserve. The Planning Commission recommended denial, and the denial was upheld by the CBJ Assembly.

CDD has also received a Conditional Use Permit application for a motocross park at the site, which may be allowed in either the Rural Reserve or Industrial zones with an approved permit. A date has not yet been set for Commission review of this application.

49.70.900-49.70.1097 Coastal Development, Habitat, and Wetlands

The 2008 Juneau Wetlands Management Plan (based on the original wetland studies conducted in the 1980s) categorizes wetlands into four categories; A, B, C and D; A is the highest value and D the lowest. The Wetlands Management Plan identifies a portion of this site as having a wetlands classification of B, in the M2 and M3 wetland units, per the attached map from the JWMP. The dredge pond portion of the site is identified as EP- Enhancement Potential. The Wetlands Management Plan does not classify intertidal wetlands, which constitute the remainder of this site. The most recent 2016 Juneau Wetlands Management Plan, which is currently in draft form, does not address this parcel. The applicant has obtained a U.S. Army Corps of Engineers permit to fill the pond.

The CBJ Wetlands Review Board addressed the parcel prior to the 2013 proposed zone change, and made the following motion at the May 17, 2012 meeting:

The Wetlands Review Board recommends that the best use of this parcel would be to restore the developed portions to their natural state and to not disturb the undeveloped area. The benefits of this approach would be to increase the safety of the airport by removing the pond that attracts large birds and also to provide additional buffer for the Mendenhall State Game Refuge.

The proposed zone change largely addresses these earlier board comments, because the proposal would leave the wetlands in the southern and eastern portions of the parcel in Rural Reserve status, and because the applicant has obtained a permit from the U.S. Army Corps of Engineers to fill the pond. Board minutes from the May 2012 meeting are attached for reference.

Staff requests the WRB's advisory review and comments regarding the proposed zone change, specific to potential habitat impacts, to review and update the previous recommendation as needed. Board comments will be included in the agency review section of the staff report to

the Planning Commission. Please note that the Land Use Code zone change review process does not specifically evaluate habitat impacts; recommendations are based on whether the zone change substantially conforms with the 2013 Comprehensive Plan Land Use Maps. Zone change approval cannot mandate protection of habitat areas, and fill and grading is allowed in the Rural Reserve zoning district as well as the Industrial zoning district.



DEPARTMENT OF THE ARMY PERMIT

Permittee: Mr. Roscoe Bicknell IV, Bicknell, Inc.

Permit No.: POA-2012-750

Issuing Office: U.S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Utilize an existing pond, commonly referred to as "Honsinger Pond", as a disposal site for unclassified fill material. This work includes the placement of 953,000 cubic yards of fill material into 27 acres of lacustrine waters of the United States for disposal purposes.

All work will be performed in accordance with the attached plan, sheets **1-6**, dated April 27, 2015.

Project Location: The project site is located within Section 32, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; located at the Honsinger Pond along Glacier Highway, in Juneau, Alaska.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on December 31, 2030.
If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

(X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

() Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

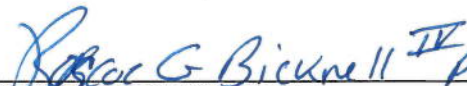
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.


6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


(PERMITTEE) AND TITLE *President Bicknell inc*

Dec 23 2015
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


FOR (DISTRICT COMMANDER)
Colonel Michael S. Brooks
Jamie Hyslop, Project Manager
Southeast Branch, Regulatory Division

Jan 29, 2016
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

(TRANSFeree)

(DATE)



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

October 30, 2015

Roscoe Bicknell IV
Bicknell Inc.
P.O. 33517
Juneau, AK 99803

Re: Gastineau Channel
Reference No. POA-2012-750

Dear Mr. Bicknell:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed Certificate of Reasonable Assurance for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the development of a landfill for unclassified waste material.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 15 days of the permit decision. Visit <http://www.dec.state.ak.us/commish/ReviewGuidance.htm> for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, PO Box 111800, Juneau, AK 99811-1800, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

A handwritten signature in cursive script, reading "James Rypkema".

James Rypkema
Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)
Matthew Brody, USACE, Juneau
Sigrid Dahlberg, Carson Dorn, Inc.

Jackie Timothy, ADF&G
USFWS Field Office Juneau
Mark Jen, EPA Operations, Anchorage

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF REASONABLE ASSURANCE

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a Certificate of Reasonable Assurance, is issued to Bicknell Inc., attention Roscoe Bicknell IV, at P.O. Box 33517, Juneau, AK 99803, for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the development of a landfill for unclassified waste in Juneau, Alaska.

The project includes using and existing pond (Honsinger Pond) as a disposal site for unclassified fill material. The work would include the placement of 953,000 cubic yards of fill material into 27 acres of lacustrine Waters of the U.S. for disposal purposes. The material would consist of unclassified land clearing waste such as stumps, organic overburden, and frost-susceptible soils.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2012-750) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Corps Public Notice POA-2012-750 posted from September 29, 2015 to October 28, 2015.

The proposed activity is located within Section 32, T. 40 S., R. 66 E., Copper River Meridian; Latitude 58.35516° N., Longitude -134.55418° W.; in Juneau, Alaska.

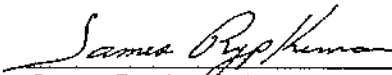
The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.
2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC (William Ashton, 907-269-6283) prior to construction.

4. During the work construction equipment shall not be operated below the ordinary high water mark if equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected and recorded in a log on a daily basis for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.
5. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the marked areas.
6. Natural drainage patterns shall be maintained, to the extent practicable, without introducing ponding or drying.
7. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include: gullyng, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
8. Include the following BMPs to handle stormwater and total stormwater volume discharges as they apply to the site:
 - a. Divert stormwater from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
 - b. Slow down or contain stormwater that may collect and concentrate within a site and cause erosion of exposed soils;
 - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
9. Fill material must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts. If sheen appears during construction please contact DEC's Area Response Team for Southeast Alaska (907) 465-5340 and the contaminated sites program located in Juneau, Alaska at (907) 465-5390.
10. Any disturbed ground and exposed soil not covered with fill must be stabilized and re-vegetated with endemic species, grasses, or other suitable vegetation in an appropriate manner to minimize erosion and sedimentation, so that a durable vegetative cover is established in a timely manner.

This certification expires five (5) years after the date the certification is signed. If your project is not completed by then and work under U.S Army Corps of Engineers Permit will continue, you must submit an application for renewal of this certification no later than 30 days before the expiration date (18 AAC 15.100).

Date: October 30, 2015


James Rypkema, Program Manager
Storm Water and Wetlands



USAGE TIDAL DATUM

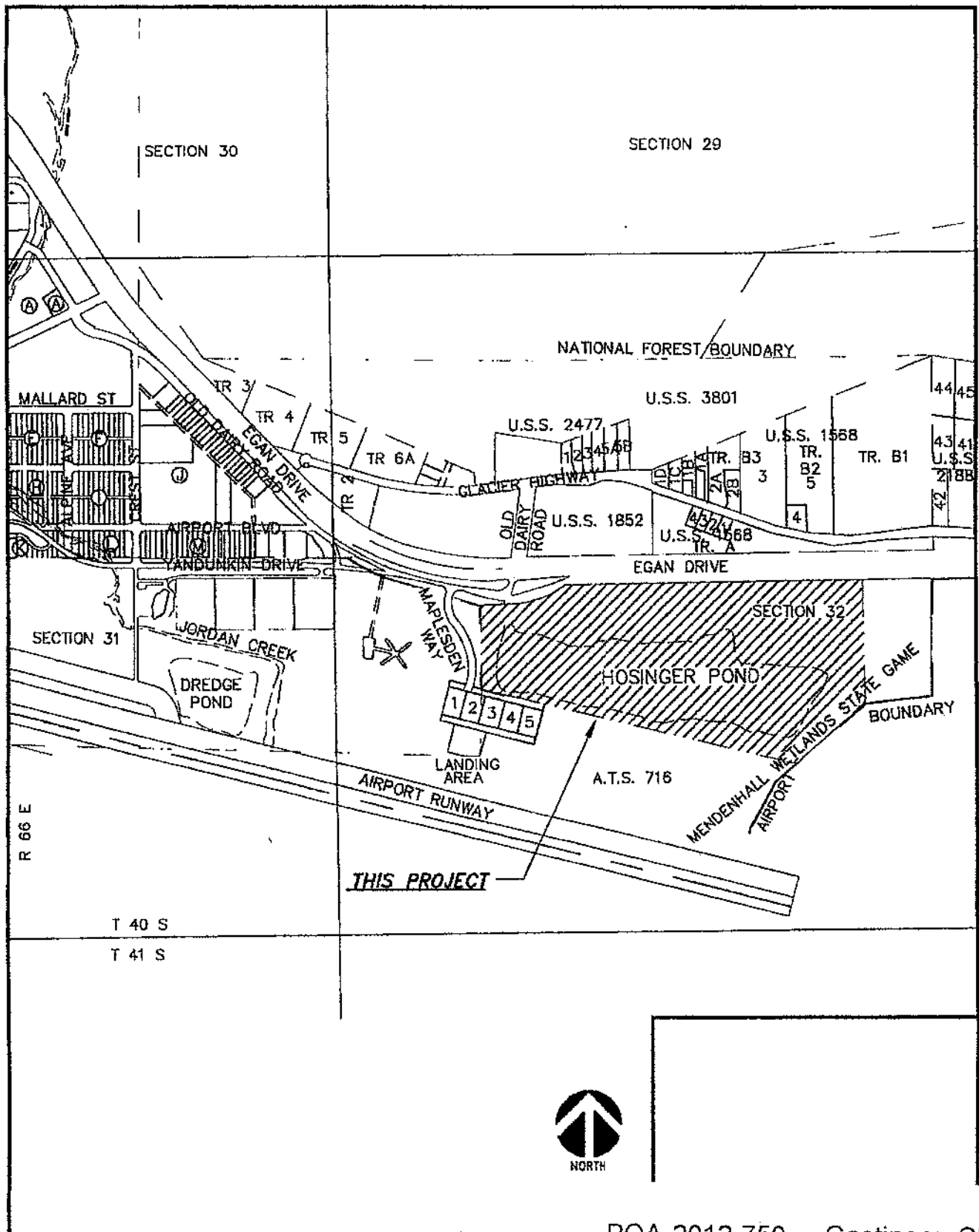
MHT = 20.8'
MHHW = 16.4'
MHW = 15.4'

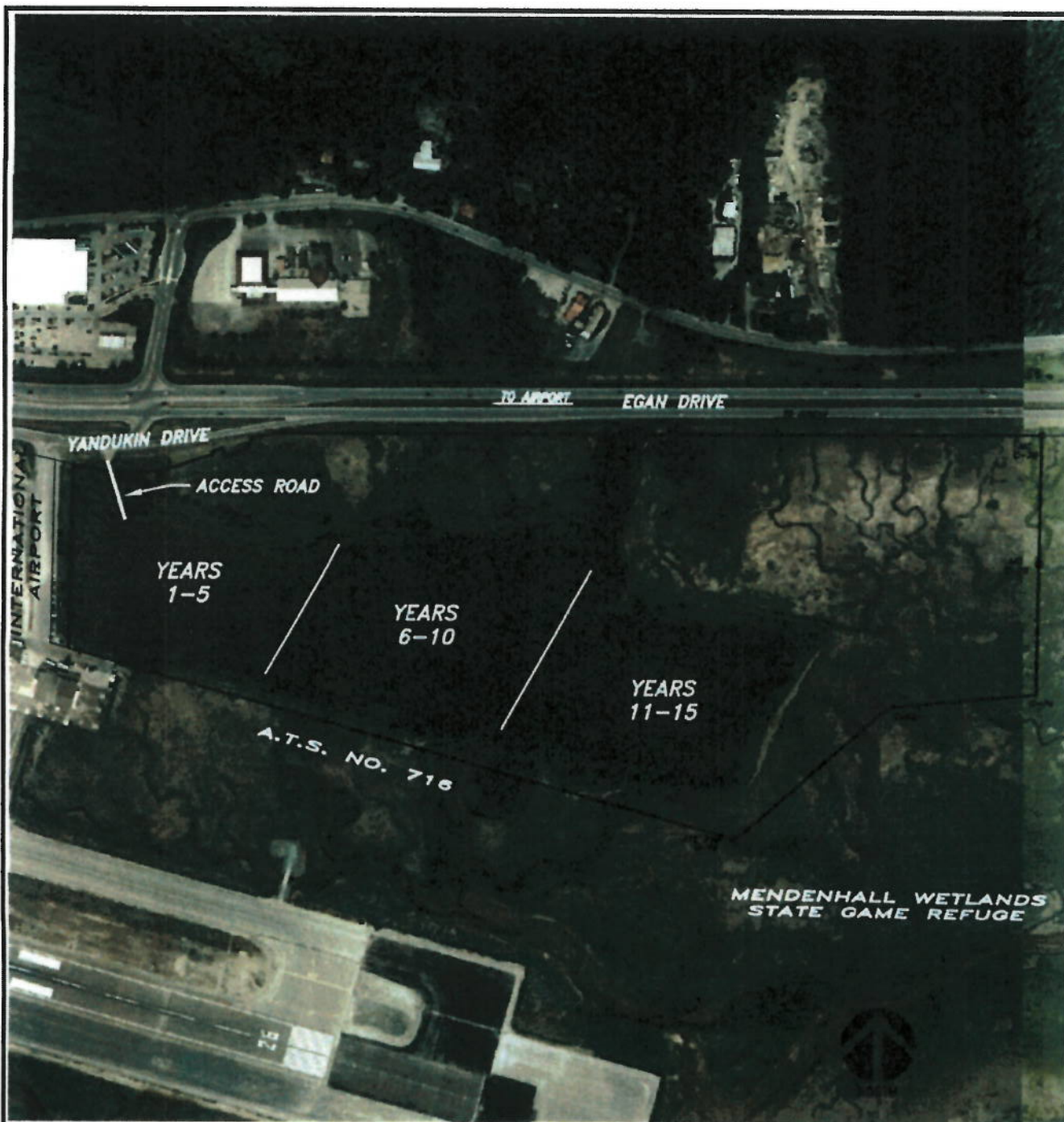


0 4000' 8000'
Scale in feet

POA-2012-750
April 27, 2015

Gastineau Channel
Sheet 1 of 6





YEARS 1-5

DREDGE POND FILL AREA = 6.8 AC.
DREDGE POND FILL VOLUME = 240,000 C.Y.

YEARS 6-10

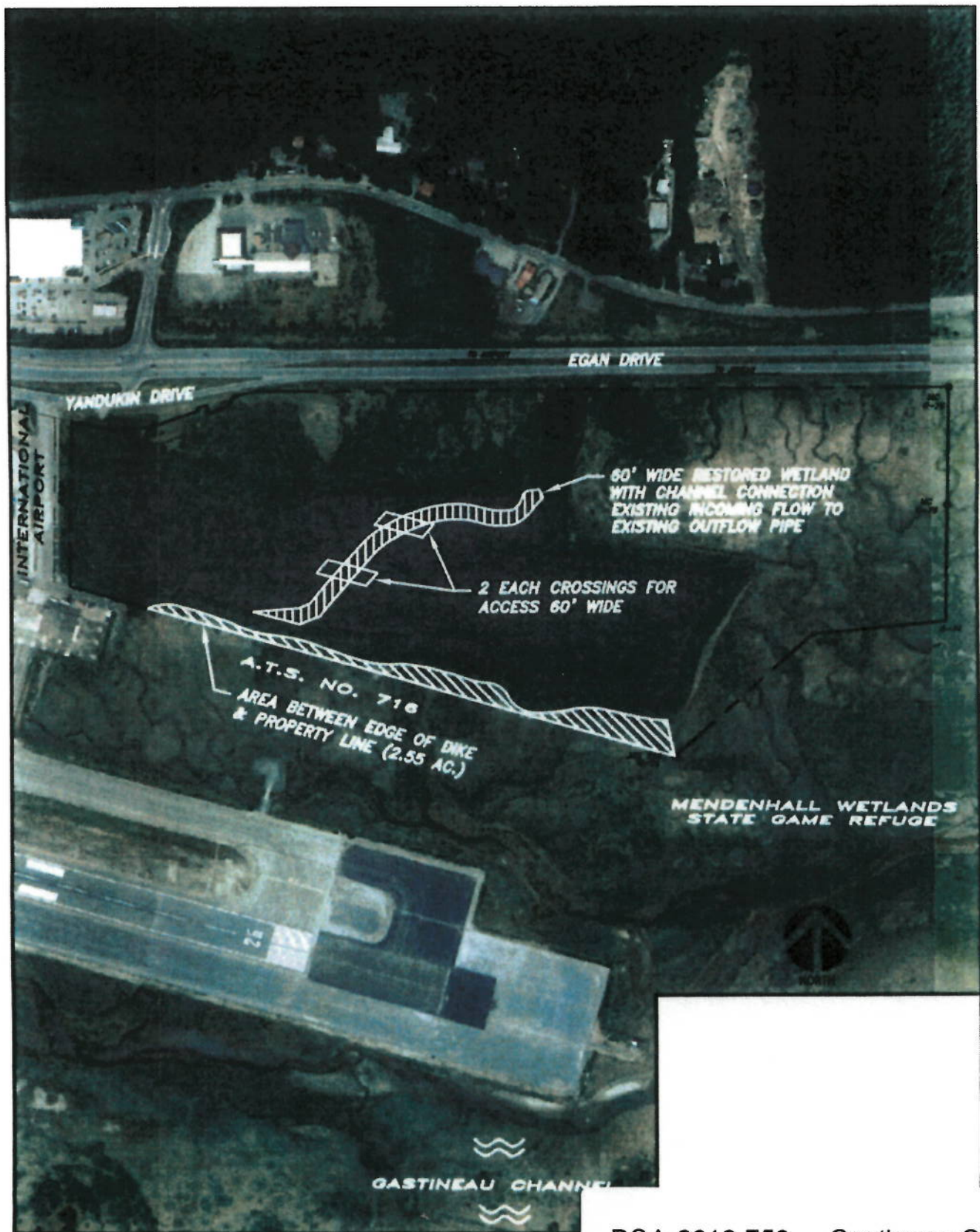
DREDGE POND FILL AREA = 11.1 AC.
DREDGE POND FILL VOLUME = 391,800 C.Y.

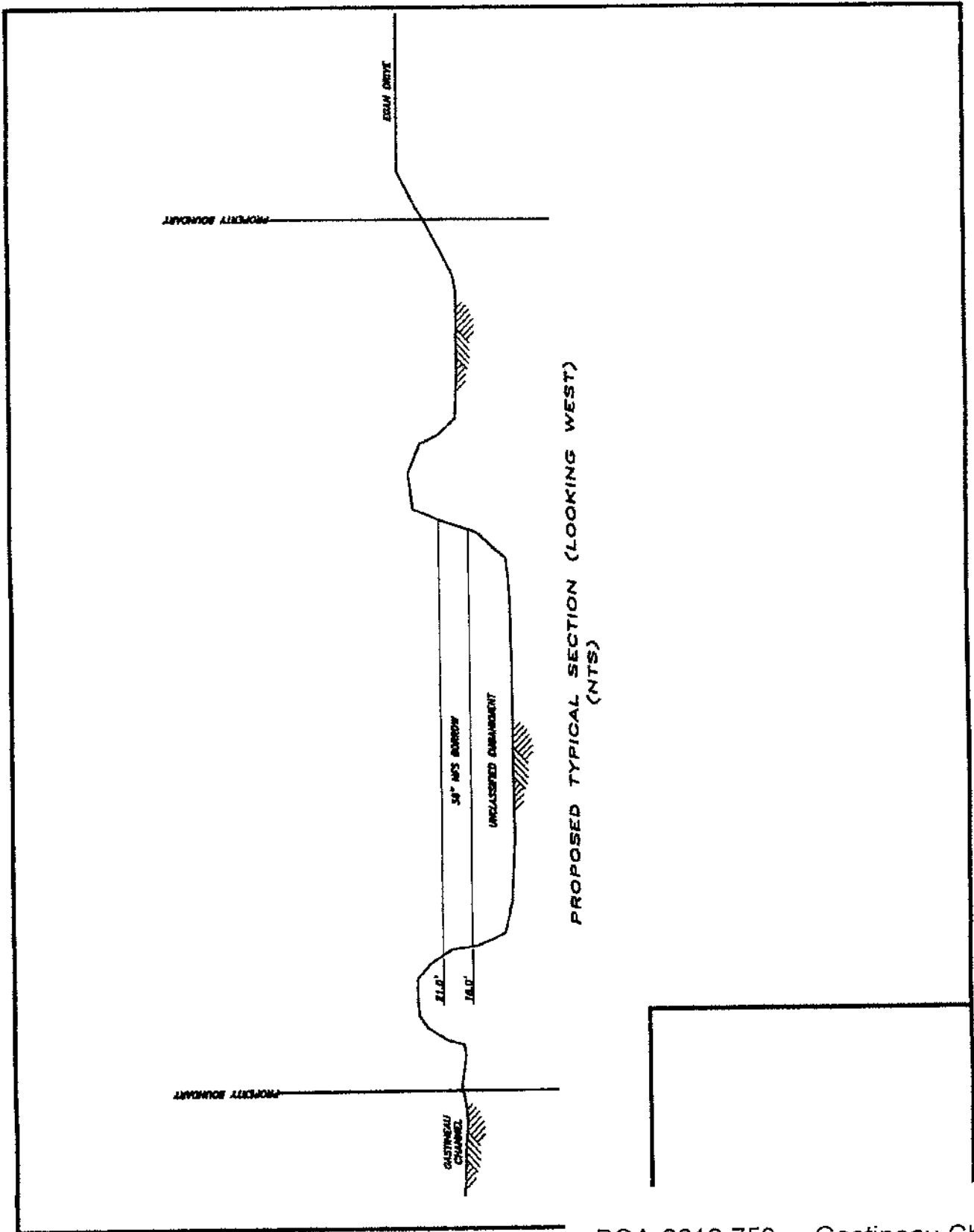
YEARS 11-15

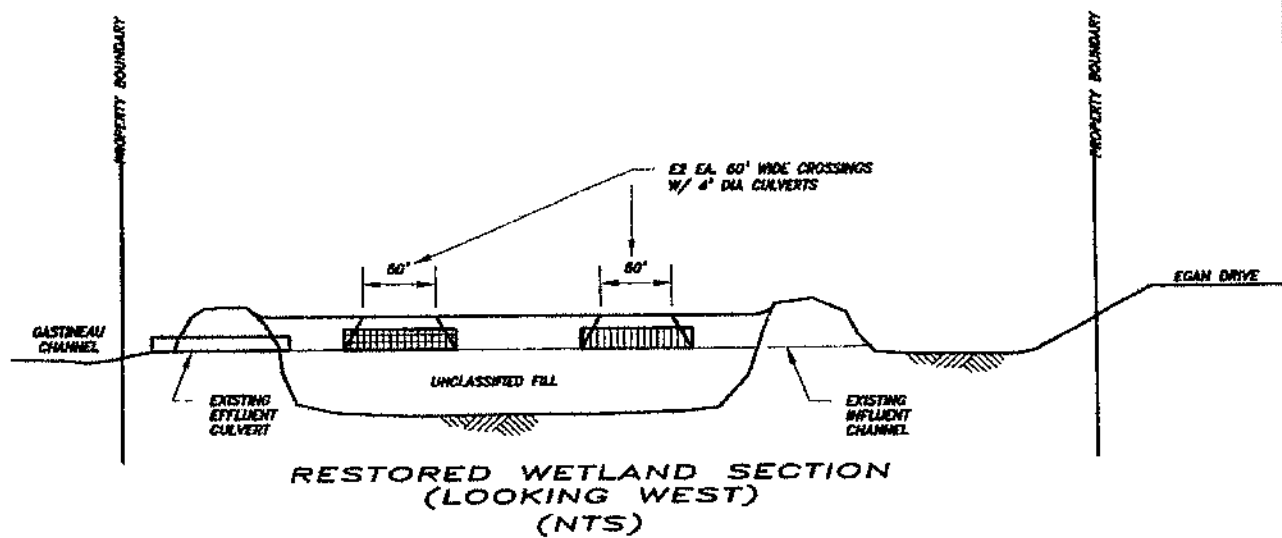
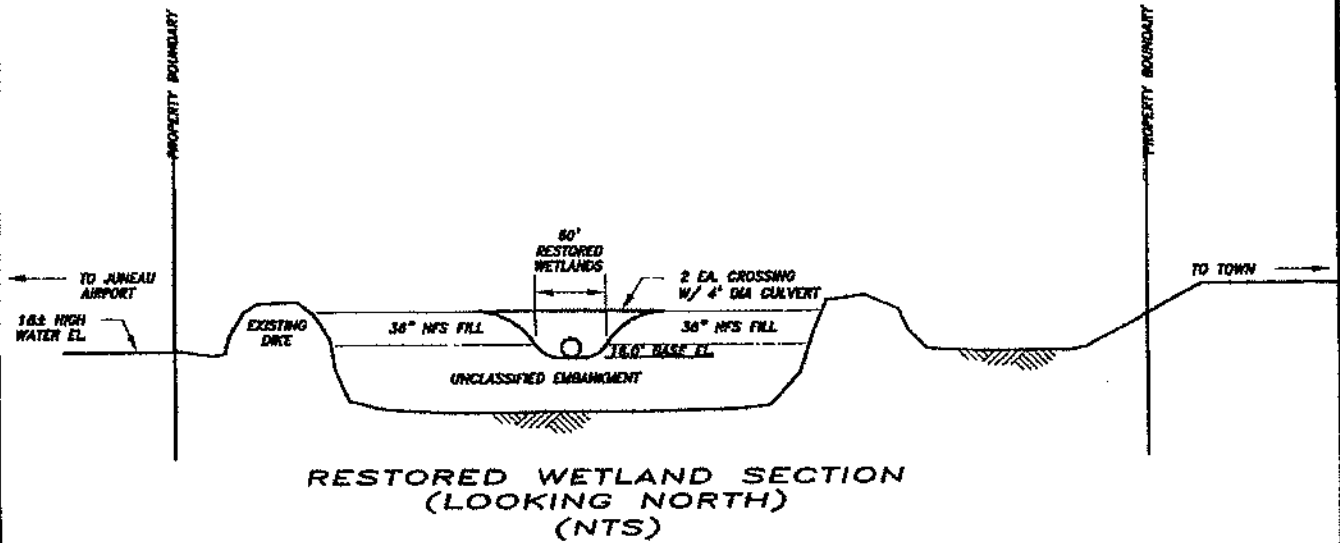
DREDGE POND FILL AREA = 9.1 AC.
DREDGE POND FILL VOLUME = 321,200 C.Y.

ENTIRE POND

DREDGE POND FILL AREA = 27.0 AC.
DREDGE POND FILL VOLUME = 953,000 C.Y.







Note:

Refer to JWMP enforceable policies WM1-WM11.
JWMP Policies do not apply to Federal Lands.
Federal Lands are excluded.

(See WEST VALLEY Map)
for this area

WETLAND CATEGORIES

D2	EP	M5	A
D3	EP	M6	C
D4	EP	M7	B(S)/C(S)
D5	EP	M8	C
D6	EP	M9	C
D7	B(S)	M10	C
D8	B(S)	M13	C
J1	B(S)	M14	B
J2	A	M15	C
J3	A	M17	C
J4	A	M18	C
J5	A(R)	M19	D GREENBELT
J6	B(S)	M21	B GREENBELT
J7	B(R)/C	M26	B
M1	B	M27	B
M1A	B	M49	C(S)
M1B	B	M50	C
M1C	B	M51	C(S)
M2	EP	M52	C
M3	B	M53	C(S)
M4	C		

* ES wetlands are included in the local resource inventory but are not classified as A,B,C and D due to intertidal influence. See ES RESOURCE INVENTORY page for exact boundaries of ES1, ES2, ES5, ES7, ES11, ES15, ES18, ES40, ES41 and ES42.

(R) refers to Residential Road Corridor
(S) refers to Anadromous Stream and Lake Corridor*

* Anadromous water bodies are determined by the latest CBJ- adopted version of the Alaska Department of Fish and Game's "Water Important to Spawning, Rearing, or Migration of Anadromous Fishes- Southeastern Region."

JUNEAU WETLANDS MANAGEMENT PLAN **Management and Important Habitat Designations** **EAST VALLEY**

Juneau Coastal Management Plan
November 2007



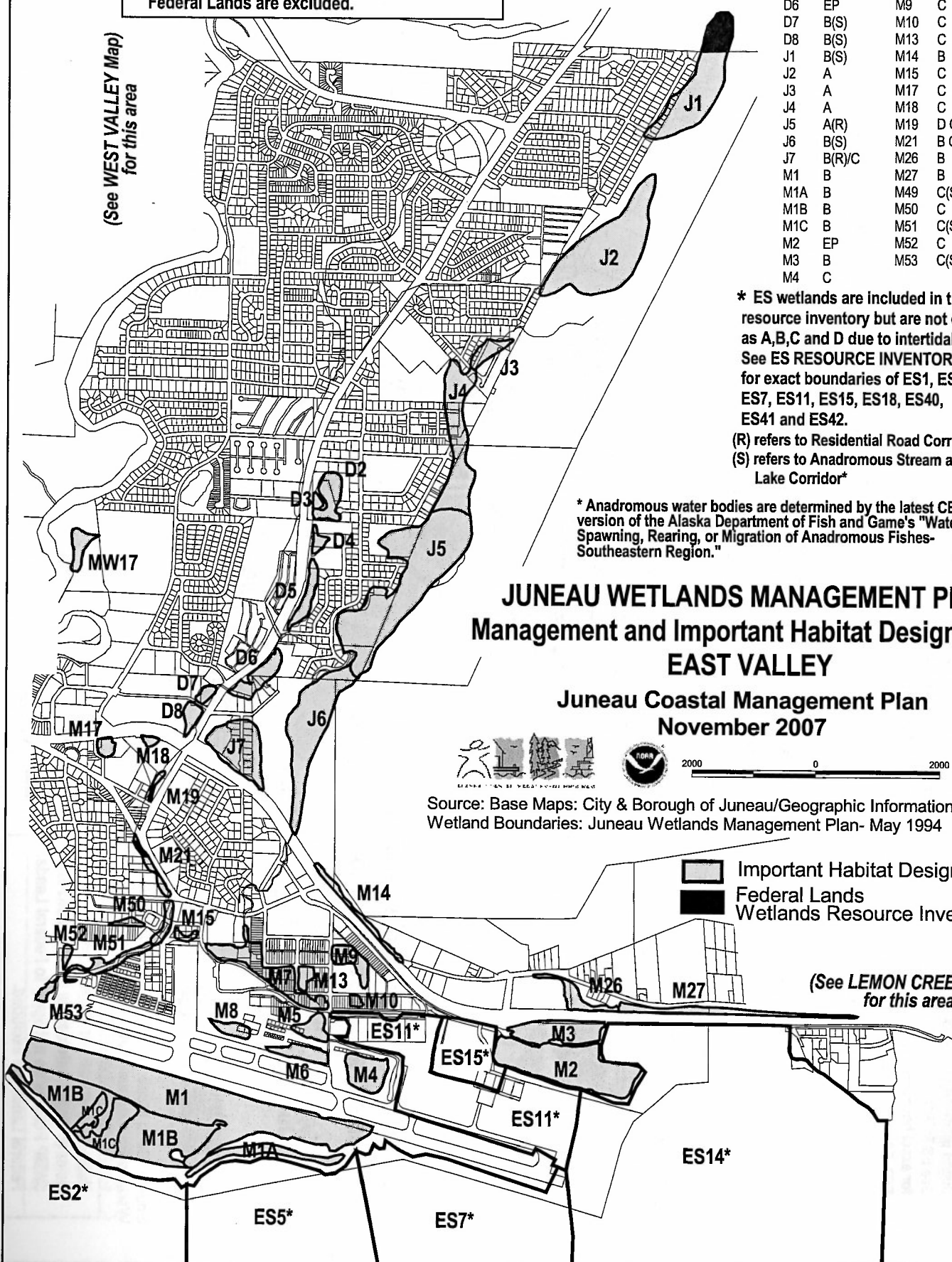
2000 0 2000 Feet



Source: Base Maps: City & Borough of Juneau/Geographic Information System
Wetland Boundaries: Juneau Wetlands Management Plan- May 1994

Important Habitat Designations
Federal Lands
Wetlands Resource Inventory

(See LEMON CREEK Map)
for this area



MINUTES
WETLANDS REVIEW BOARD
REGULAR MEETING
May 17, 2012, 5:15 p.m. City Hall Room 224

Meeting Summary

Board Members Present: Hal Geiger, Ron Berg, Andrew Campbell, Brenda Wright, Jerry Medina

Board Members Absent: Lisa Hoferkamp, K Koski, Dan Miller

A quorum was present.

Staff Members Present: Nicole Jones, Ben Lyman, CBJ Planners

Public Present: Diane Mayer, SEAL Trust

Meeting called to order at 5:18 p.m.

II. April 26, 2012 Regular Meeting minutes were approved, no corrections identified.

III. **Agenda was approved.**

IV. **Public Participation**

Diane Mayer of Southeast Alaska Land Trust reported to the board that the workshop with Paul Adamus was well attended and extremely pertinent. There were 26 people present that represented consultants, agencies, UAS, etc.

V. **No Board Comments.**

VI. **Agenda Items**

Honsinger Pond Discussion

Ms. Jones provided a brief introduction of the Honsinger Pond and why the topic was presented for comment by the Wetlands Review Board \. Mr. Lyman went into greater depth detailing the function of the CBJ Comprehensive Plan update and identifying the many parties involved with the Honsinger Pond and their interests.

The main points that were covered by Mr. Lyman were:

1. Honsinger Pond is on the Capital Improvement Program

- a. \$750,000 has been set aside for purchase of the Smith/Honsinger Property in Fiscal Year 2012 (See Attachment 7)
 - b. Parks & Recreation staff are unsure what to do with the property
2. This property has been identified by Southeast Alaska Land (SEAL) Trust to purchase.
 - a. A change in the Land Use Designation may impact the purchase price.
3. The property is currently zoned Rural Reserve with a Comp Plan Land Use Designation of Resource Development.
4. The current property owner is interested in putting industrial uses on the property which spurred this discussion
 - a. For the property to be rezoned to Industrial it needs to be supported in the Comprehensive Plan, which is currently Resource Development. A rezone to Industrial would not be supported without a Comp Plan Land Use Designation change.
5. This is a complex project with many interests. Staff is trying to capture the many sides and offer a recommendation for the best use for the public and the community.

Board members asked about the current use of the property permission from the property owner to hunt on the property. Mr. Lyman responded with ordinance information regarding shooting within a certain range of a road, and explained that the arrangement that the property owner had with individuals hunting on the property was between the hunters and the property owner. A Board member questioned why SEAL Trust was interested in the property.

Diane Mayer of SEAL Trust provided a handout of the wetland types (See handout titled “Honsinger Pond—Carstensen 2003 Wetlands Classification”). Ms. Mayer described that SEAL trust is an In-Lieu Fee sponsor and has money from the airport mitigation funds to spend on properties around the airport project. SEAL Trust is to acquire and protect 227 acres of wetlands. The first priority is the Mendenhall Wetlands (which includes the Honsinger Pond property) an important wetland area that is immediately adjacent to the airport. SEAL Trust had met with the previous owner, Fred Honsinger, and then his heirs with no response. ~~feedback.~~ The property is now owned by Spike Bicknell who recently approached SEAL Trust about buying the property.

Ms. Mayer provided an extensive list of -the unique social and environmental qualities of the Honsinger Pond property including: scenic, wetland values, bird area (national & international migrating area), the pond itself (ADF&G reviewed). Much discussion occurred around the scenic corridor qualities of the property. Ms. Mayer stated that if SEAL Trust purchased the property they would likely donate the property to the city. If the property was donated to the city, it would be possible for the area to be a scenic corridor overlay map. If Mr. Bicknell did not sell the property to SEAL Trust, SEAL Trust would still work with Mr. Bicknell to put a portion of the property into a conservation easement.

MOTION:

The Board unanimously approved the following motion made by Ms. Wright:

The Wetlands Review Board recommends that the best use of this parcel would be to restore the developed portions to their natural state and to not disturb the undeveloped area. The benefits of this approach would be to increase the safety of the airport by removing the pond that attracts large birds and also to provide additional buffer for the Mendenhall State Game Refuge.

CBJ Ditch Maintenance Photo Comparison between 2011 & 2012

Ms. Jones went through ditch maintenance comparison photos between 2011 and 2012 of Betty Court, Garnet Street, Lupine Lane, Threadneedle Street, Trafalgar Street, and Whitewater Court. She noted that the photos were taken one month earlier than last year and that the Juneau growing season was just getting underway. Generally, the photos showed growth after ditch maintenance in 2011.

VII. Pending Permits and Updates

1. **None.**

VIII. Planning Commission Liaison Update.

IX. Next meeting: Thursday June 21, 2012, 5:15 p.m. Airport Site Visit. We will meet at the Airport Dike Trail parking lot.

The meeting was adjourned at approximately 6:45 p.m.