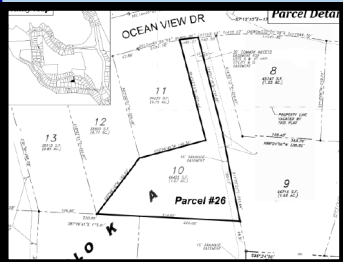
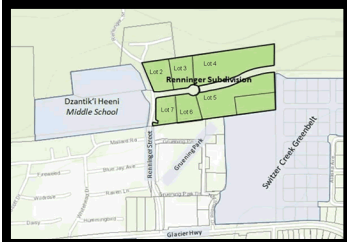




**More Information  
on Pgs. 2 — 19**



**More Information  
on Pgs. 20—28**



## **CBJ Land Sale**

### **Renninger Lots 4 & 5 and Lena Lot 10 Brochure**

**Bid No. 18-028**

The City and Borough of Juneau (CBJ) is offering 1 single family lot for sale by sealed competitive bid in the South Lena Subdivision and 2 multi-family lots for sale by sealed competitive bid in the Renninger Subdivision. Making residential land available to the public for the development of housing is a high priority of the CBJ Assembly.

**South Lena Subdivision:** This generally south-facing property is accessed via Ocean View Drive and Point Lena Loop Road. The lot offered in this brochure was originally offered in previous subdivision land sales. Electric, cable, telephone, and municipal water service are extended to the lot. Please note: municipal sewer does not reach Lena Point and there are no plans to extend municipal sewer to Lena Point in the future. Therefore, upon developing this property, landowners will need to install individual onsite wastewater treatment and disposal systems (OWTDS). Property owners will be responsible for maintaining their OWTDS. In addition, property owners will be required to have a customer service agreement for system inspection, monitoring and sludge pumping services either with a manufacturer-certified contractor approved by the CBJ or, for a monthly service fee, with the CBJ.

**Renninger Subdivision:** These 2 large lots are accessed via the newly built Jackie Street located near Dziklik'i Heeni Middle School. Lots 4 and 5 were originally apart of a 2016 Request for Letters of Interest Assembly process. Electric, cable, telephone, sewer, and municipal water service extend to each lot.

#### **City and Borough Assembly**

Mayor Ken Koelsch

Mary Becker, Norton Gregory

Maria Gladziszewski, Loren Jones, Jesse Kiehl,

Jerry Nankervis, Beth Weldon, Rob Edwardson

# RENNINGER SUBDIVISION, LOTS 4 & 5

## BIDDER QUALIFICATIONS

### COMPETITIVE BIDDING INFORMATION



- ✓ Both individuals and businesses may bid on the CBJ parcels offered in this land sale. Individuals must be at least 18 years of age by the date of the bid opening, **February 23, 2018**. There is no Alaskan residency requirement for non-business bidders.
- ✓ A business or a business entity wanting to participate in this land sale must be licensed to do business in the State of Alaska.
- ✓ Bids will not be accepted from bidders who have defaulted on a prior lottery, auction, over-the-counter or other purchases of CBJ property within the past 5 years.
- ✓ Participants in all previous land sales may participate in this land sale.
- ✓ Any CBJ employee who performed work for the CBJ on the Renninger Subdivision may not participate as a bidder in this land sale in accordance with CBJ 01.45.040. This prohibition extends to the employee's spouse, dependents, and any regular member of the employee's household. CBJ employees who are interested in participating in the land sale and are uncertain whether they might have a conflict of interest are advised to consult with the CBJ Attorney prior to submitting a bid.

## SUBMITTING A BID

1. All bids must be submitted on the CBJ "Bid Form" provided for this sale. The form must be filled out in its entirety. Photocopies of the form are acceptable.
2. A bidder may submit bids on all parcels; and purchase all parcels offered in this sale.
3. More than one name may appear on a bid, but all of those named on the bid must meet the bidder qualifications. All names appearing on the bid must be the same as those names that will, ultimately, appear on the deed issued by the CBJ. No names may be added to or deleted from the deed. For example, if a bidder wants a spouse's name to be included on the deed, the bidder must ensure that the spouse's name is on the bid.
4. Each bid must be accompanied by an earnest money payment in the amount of \$500. The earnest money shall be returned to unsuccessful bidders.
5. Payment must be in the form of a personal check payable to the City and Borough of Juneau. Do not mail cash. **A separate personal check must be submitted for each bid.**
6. Each bid must be submitted in a separate, sealed envelope with the name and address of the bidder written on the outside of the envelope. In addition, the bidder must affix the bid label provided to the outside of the envelope. **Please see envelope examples on page 28.** If one applicant is bidding on multiple lots, one large envelope can be used to hold all the bid forms and personal checks.
7. Bids will be accepted only at the CBJ Purchasing Office. Bids may be mailed or hand-delivered. Mailed bids must be date and time stamped in the CBJ Purchasing Office by **4 p.m. on February 20th**, and may be sent to CBJ Purchasing Office, 155 S. Seward Street, Juneau, Alaska 99801. To hand-deliver a bid, go to the CBJ Purchasing Office located at 105 Municipal Way, 3rd floor, room 300. Note: the CBJ Purchasing Office is located in the building across the alley from City Hall, above Capital Copy.



In all cases the bids must be date and time stamped in the CBJ Purchasing Office no later than **4:00 p.m., Alaska Time, Tuesday, February 20, 2018**. Bids received after that time will not be considered.



# AWARDING THE BID



For each parcel, the qualified bidder having the highest bid amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid price listed for each parcel in this sales brochure. If there are two or more identical high bids, the apparent high bidder will be determined by lottery.



Only the highest bid amount for each parcel will be made public. All other bids, as well as the number of bids received for each parcel, will remain confidential. Earnest money shall be returned to unsuccessful bidders.



Apparent high bidders will be sent an “Award Notification” letter by certified mail. The letter shall provide the successful bidders until **Tuesday, March 20, 2018, 4:00 p.m., Alaska Time**, to submit the following:

1. Completed “Declaration of Intent” form;
2. A non-refundable \$150 document handling fee in the form of a personal check;
3. A down payment equal to at least ten percent of the bid amount. The \$500 earnest money submitted with the bid shall be applied toward the down payment;
4. A signed acknowledgement and release form related to the development of wetlands under the US Army Corps of Engineers permit;
5. If a business or business entity: proof of current license in the State of Alaska, and signatory authority of the person submitting the bid; and
6. Any other documents or items required in the Award Notification letter.



If an apparent high bidder fails to comply with the requirements in the award notification letter, or complies after the **March 20, 2018 deadline**, the bidder shall forfeit the \$500 earnest money and all rights to the parcel, and the second highest bidder will then be awarded the opportunity to purchase the parcel for the amount stated in his/her bid. The same bid award procedure and requirements will apply.



## CBJ FINANCING





Apparent high bidders must respond to the CBJ by **4:00 p.m., Alaska Time, March 20, 2018** with their down payments, administration fees, and completed paperwork.


- ✓ Purchasers may elect to either make a lump sum payment for parcels bought in the sale or elect to use CBJ financing.
- ✓ Under CBJ financing, purchasers must make a down payment equal to at least 10% of their bid no later than **4:00 p.m., Alaska Time, Tuesday, March 20, 2018**, paying the balance owed over a period of 10 years in annual, quarterly, or monthly payments at an interest rate of 10%. Then, regardless of which payment frequency is selected, payments must be made in advance. There is no prepayment penalty.
- ✓ The CBJ reserves the right to direct loan payments to a bank of its choice. In that event, purchasers using the CBJ’s financing option will be responsible for paying the bank service fees, if any.
- ✓ The CBJ will not subordinate its security interest to other lenders. **No bidder or purchaser may sell or assign his or her interest in a parcel until the CBJ has been paid in full.**
- ✓ Purchasers are responsible for all costs at closing and obtaining title insurance. The CBJ will be responsible for recording the deeds and deed of trust documents.




# DISCLAIMER

 This brochure is intended for informational purposes only and does not constitute an offer to sell. It is not intended to provide legal advice on title or any other matter related to this land sale. Bidders are encouraged to consult with an attorney and/or other professionals for any required advice. It is possible that after publication of the brochure, modifications may be necessary. It is the bidder's responsibility to keep informed of any changes or corrections. Amendments to this brochure will be posted on the Lands and Resources website under "Land Sales" and are available by writing to the City and Borough of Juneau, Attn: Lands and Resources Office, 155 S. Seward Street, Juneau, Alaska 99801, or by calling (907) 586-5252.

 Land offered by the CBJ will be sold "as is" with no guarantees expressed or implied. Parcels include areas with steep slopes which may limit development options to a fraction of the overall parcel. It may not be feasible to construct a driveway, with suitable grade, to all portions of a given parcel. Some parcels have designated wetlands which have restrictions on potential development. All potential bidders are strongly urged to read this brochure, examine the survey plat and inspect the land thoroughly before submitting a bid.

 The CBJ reserves the right to adjourn, postpone, or vacate this sale, in whole or in part, at any time prior to or during the offering, when such action is deemed necessary to protect the interests of the CBJ. Parcels may be withdrawn at any time prior to or during the land sale process.

 Maps shown in this brochure are intended to provide a graphic illustration of the lots to be sold and should be used only for general orientation purposes. They are not survey plats.

***The CBJ reserves the right to waive technical defects in this brochure.***


## TITLE, RESTRICTIONS, & RESERVATIONS





- ✓ The CBJ received final plat approval from the Planning Commission in August 2015.
- ✓ The Renninger lots will be conveyed by a quitclaim deed.
- ✓ Questions about water rights can be answered by Alaska Department of Natural Resources (DNR) staff at (907) 586-3400.
- ✓ The CBJ will convey its property subject to all existing reservations of record.
- ✓ Purchasers of CBJ land are required to obtain title insurance. The City will provide a list of title insurance companies upon a successful bid.

## IMPROVEMENTS



 Purchasers are responsible for properly locating improvements on their property and obtaining all necessary permits. Improvements must comply with all building setback requirements and all other applicable federal, state, and local regulations and permit requirements. Contact the CBJ's Community Development Department at (907) 586-0715 for information about setbacks and zoning regulations that apply to individual parcels.

 Portions of the subdivision may encompass areas with steep slopes. Some parts of individual lots may not be suitable for development.

 Potential bidders should physically inspect the property, prior to placing their bids, to ensure the property satisfactorily meets their needs and development goals.

## GENERAL CONDITIONS

## WETLANDS



- ✓ Many lots within this subdivision include areas identified as wetlands under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Dredging or filling of these wetlands requires a Corps permit.
- ✓ The CBJ received a Corps fill permit, POA-2013-695, for the Renninger Subdivision lots. The permit allows fill to be placed in certain wetland areas in order to accommodate development except for Lot 4. In accordance with the permit, the quantity of fill that can be placed on wetlands varies from lot to lot. The quantity of fill permitted for each lot is specified in the "Parcel Descriptions and Maps" section of this brochure. The Corps permit also specifies where fill may be placed on each lot. The permit is available online at [www.juneau.org/lands](http://www.juneau.org/lands), under "Land Sales." Purchasers will be given a copy of the permit at closing and asked to sign an acknowledgement and release related to the development of wetlands. The current fill permit is valid until **June 30, 2020** and may be extended with Corps approval.
- ✓ Purchasers have the choice of filling their lots in accordance with the conditions of Corps permit POA-2013-695, or independently seeking their own permit from the Corps. Purchasers who elect to develop their lots, based on the stipulations of POA-2013-695, must strictly adhere to the permit conditions. Violation of the permit conditions will be deemed to be wetland fill activity performed without a Corps permit, and may be prosecuted and/or subject to federal enforcement actions.
- ✓ Property owners whose development plans call for placing more wetland fill than permitted for their lot, or placing fill in an alternate location or configuration than provided for in Corps permit POA-2013-695, must apply to the Corps and receive a separate permit prior to commencing any fill activities.

## WATER, ELECTRIC, SEWER, CABLE & TELEPHONE

As apart of this subdivision's development, the CBJ installed water, electric, sewer, cable, and telephone utilities to each lot.

## SPECIAL CONDITIONS

In addition to the General Conditions that apply to the lots offered for sale, there are also Special Conditions that apply. The CBJ has made its best effort to include descriptions of conditions and restrictions that might be of interest to potential bidders. There might be other restrictions and conditions not included in the list below that apply to these Renninger subdivision lots. Potential bidders are encouraged to consult title and legal specialists for any advice on these matters.

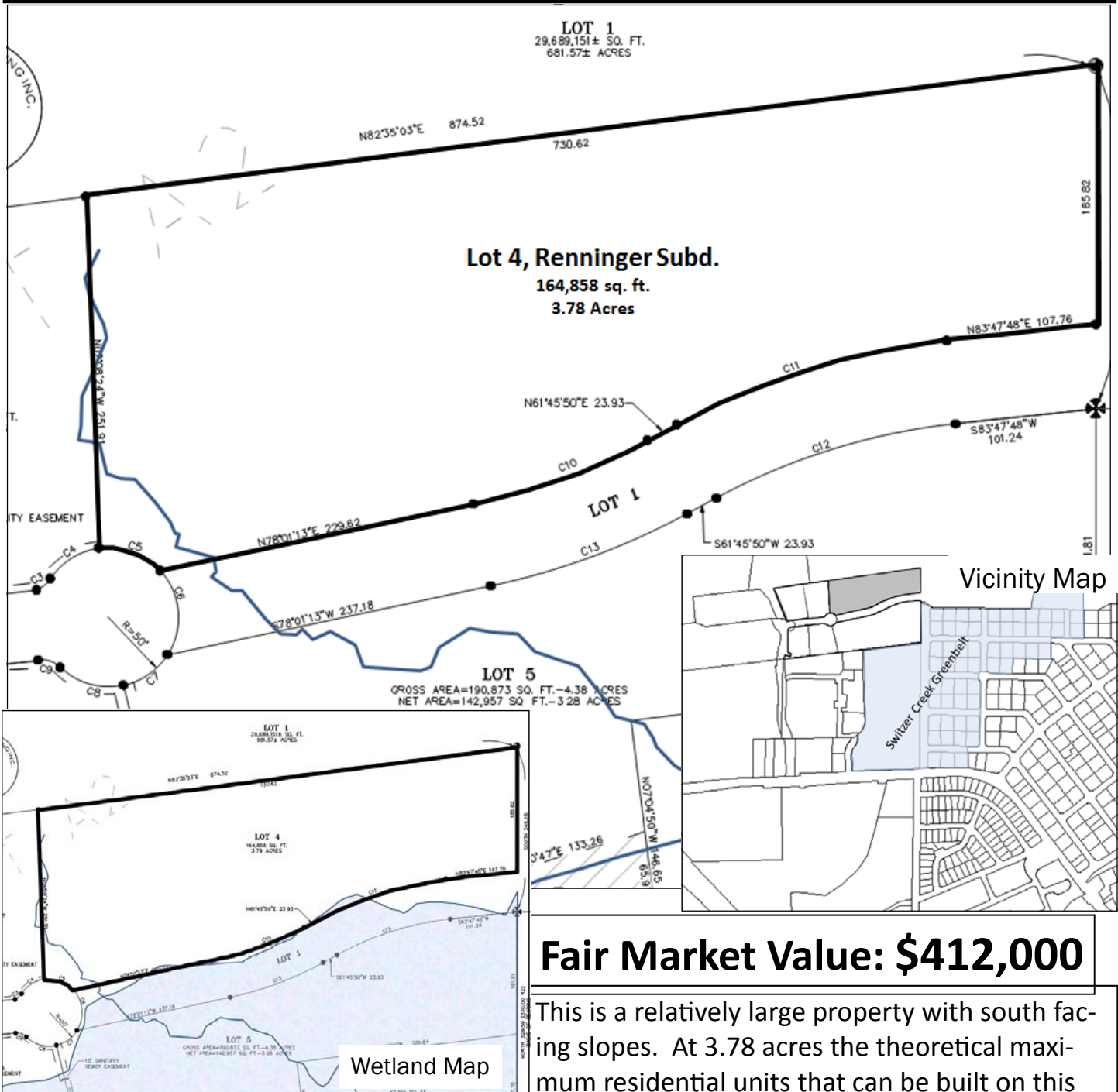
**Lot 4:** There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

**Lot 5:** The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.



## Legal Description: Lot 4 Renninger Subdivision

Acreage: 164,858 Sq. Ft. 3.78 Acres



**Fair Market Value: \$412,000**

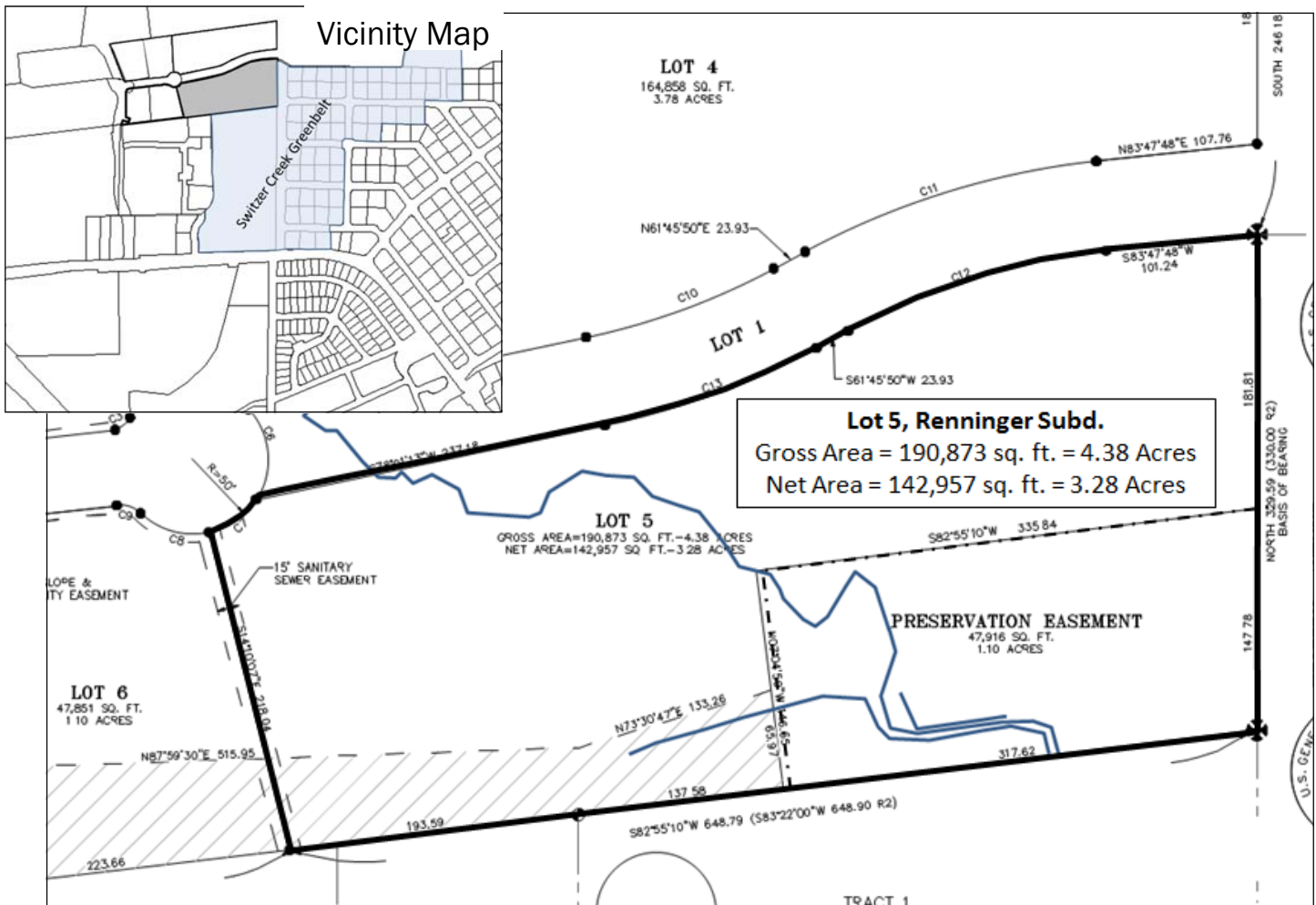
This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 56. Topography may make developing the maximum density allowed on this lot challenging.

**Wetlands:** This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

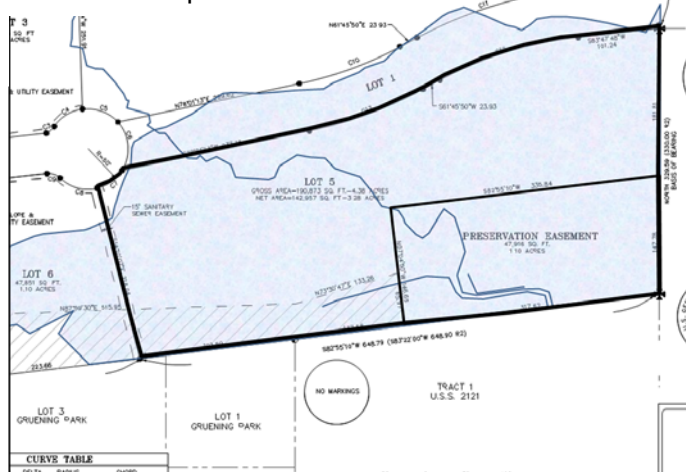
**Special Conditions:** There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

## Legal Description: Lot 5 Renninger Subdivision

Acreage: 190,873 Sq. Ft. 4.38 Acres



Wetland Map



## Fair Market Value: \$382,000

At 4.38 acres the theoretical maximum residential units that can be built on this lot is 65.

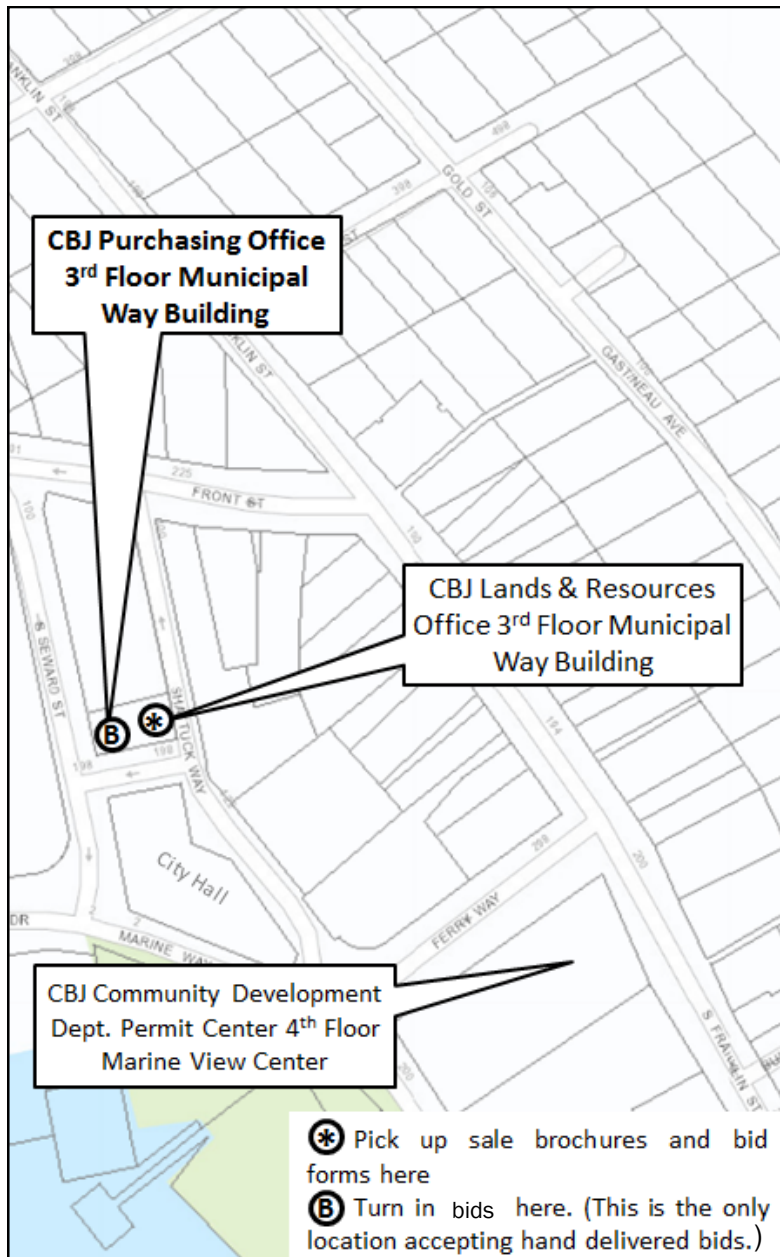
**Wetlands:** This lot is predominantly wetlands. The Army Corps of Engineers has permitted the filling of 0.28 acres or 12,196 square feet of wetlands on this lot.

**Special Conditions:** The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of

the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.



# FAQs & HOW TO FIND US



## Want to submit your bid by mail?

Mail bids to:

CBJ Purchasing Office  
155 S. Seward Street  
Juneau, AK 99801

Bids, including those delivered by courier services, must be date and time stamped by the **CBJ Purchasing Office by 4:00 p.m. Alaska time, Tuesday, February 20, 2018**. A postmark by that date is insufficient. Late bids will not be accepted. Mail delivery times to Alaska may take longer than to other areas of the United States. Questions? Call CBJ Purchasing at (907) 586-5258.

## Prefer to submit your bid in person?

- Hand delivered bids will be accepted only at the Purchasing Office, located at 105 Municipal Way, on the 3rd floor of the Municipal Way Building.

Note: the physical address of the Purchasing Office is different from the mailing address.

## Have questions about zoning and building codes?

- Call the Community Development Department at (907) 586-0715 or visit the Permit Center located on the 4th floor of the Marine View Building at 230 S. Franklin Street.

## Have other questions?

- Call the Lands and Resources Office at (907) 586-5252 or stop by the office located on the 3rd floor of the Municipal Way Building, 105 Municipal Way.

## Need a sales brochure or bid form?

- The Sales Brochure and Bid Form are available online under "Land Sales" at: [www.juneau.org/lands](http://www.juneau.org/lands).
- Copies are also available at the CBJ Lands and Resources Division office, 105 Municipal Way, 3rd floor, Juneau, AK 99801

## Have questions about wetlands and the Corps of Engineers permit?

- Contact the Corps of Engineers at (907) 790-4490.

# ENVELOPE EXAMPLES

## Hand-Delivering the Bid

Your Name

Your Address

IMPORTANT NOTICE TO BIDDER/PROPOSER		
To submit your bid:		
1. Print your name and address on the upper left corner of your envelope.		
2. Complete this label and place it on the lower left corner of your envelope.		
S E A L E D	<b>BID/PROPOSAL NUMBER:</b> 18-028	B I D  P R O P O S A L
	<b>SUBJECT:</b> CBJ Land Sale of Renninger Lots 4 & 5 and Lena Lot 10	
	<b>DEADLINE DATE:</b> Feb. 20, 2018 (unless changed by an addendum.	
	<b>PRIOR TO 4:00 PM ALASKA TIME</b>	

CBJ Purchasing Office  
105 Municipal Way, Room 300  
Juneau, AK 99801

## Mailing the Bid\*

Your Name

Your Address



IMPORTANT NOTICE TO BIDDER/PROPOSER		
To submit your bid:		
1. Print your name and address on the upper left corner of your envelope.		
2. Complete this label and place it on the lower left corner of your envelope.		
S E A L E D	<b>BID/PROPOSAL NUMBER:</b> 18-028	B I D  P R O P O S A L
	<b>SUBJECT:</b> CBJ Land Sale of Renninger Lots 4 & 5 and Lena Lot 10	
	<b>DEADLINE DATE:</b> Feb. 20, 2018 (unless changed by an addendum.	
	<b>PRIOR TO 4:00 PM ALASKA TIME</b>	

CBJ Purchasing Office  
155 S. Seward St.  
Juneau, AK 99801

\*Mailed bids must be date and time stamped in the CBJ Purchasing Office by 4 P.M. AK time on February 20th, 2018. A postmark by that date is insufficient.

## ● Instructions ●

Please type or print legibly, using blue or black ink. Be sure to read all information provided in the land sale brochure prior to completing this form. This form must be filled out completely. Each bidder must sign this Bid Form attesting that each individual/business named meets the bidder qualifications as outlined in the brochure.

### Remember:

- All names appearing on the bid must be the same as those names that will, ultimately, appear on the deed issued by the CBJ. No names may be added to or deleted from the deed. All names listed must be in good financial standing with the City.
- Each bid must be accompanied by the bid form and a \$500 earnest money payment in the form of a personal check.
- Follow instructions to properly label the envelope you will use to submit your bid.
- Bids will be accepted only at the CBJ Purchasing Office. Bids may be mailed or hand-delivered. Mailed bids must be date and time stamped in the CBJ Purchasing Office by **4 p.m. on February 20th**, and may be sent to CBJ Purchasing Office, 155 S. Seward Street, Juneau, Alaska 99801. A postmark by that date is insufficient. To hand-deliver a bid, go to the CBJ Purchasing Office located at 105 Municipal Way, 3rd floor, room 300.

Bids will be accepted at the CBJ Purchasing Office only. Bids must be date & time stamped by the CBJ Purchasing Office **no later than 4:00 p.m., Alaska Time, Tuesday, February 20, 2018** in order to be considered. Late bids will not be accepted.

You may photocopy this form if you need additional copies. **Be sure to copy both sides of the form.**

## ● Bid ●

I/we hereby submit a bid to purchase Lot # \_\_\_\_\_.

The amount of my/our bid is: \$\_\_\_\_\_.

## ● Earnest Money ●

- ☐ Check here to indicate that you have enclosed a \$500 earnest money deposit in the form of a personal check payable to the City and Borough of Juneau.

Remember, if you are bidding on multiple lots, each bid must be submitted on a separate Bid Form, accompanied by a separate earnest money check in the amount of \$500.

## ● Bidder Information and Certification ●

Bidders submitting a bid as an individual or group of individuals must complete **Section A** below. Bidders submitting a bid as a business entity, skip **Section A** and go to **Section B**.

### Section A: Individual(s)

- ☐ Check this box if you are an individual or a group of individuals submitting this bid. If multiple persons are submitting the bid, each person must sign the certification below. If needed, add lines to those provided below, and ensure each person signs.

**Names of all persons submitting this bid (type or print clearly):**

(1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_

(4) \_\_\_\_\_ (5) \_\_\_\_\_ (6) \_\_\_\_\_

Contact Information (of 1<sup>st</sup> individual listed above): Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Daytime phone: (\_\_\_\_) \_\_\_\_\_ Evening phone: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

#### I/We certify that:

- I/We have read and understood the CBJ sale brochure and any amendments for *CBJ Land Sale of Renninger Lots 4 & 5 and Lena Lot 10 Bid No. 18-028* and accept the terms and conditions of sale as described therein;
- I/we am/are (or will be) at least 18 years old on the date of the bid opening, February 23, 2018;
- I/we have not defaulted on nor am/are currently in default on payments for any prior purchase of CBJ land within the past 5 years; and
- The bid submitted herein is the purchase price I/we will pay if my/our bid is accepted.

\_\_\_\_\_  
(1) Signature of Bidder Date

\_\_\_\_\_  
(2) Signature of Bidder Date

\_\_\_\_\_  
(3) Signature of Bidder Date

\_\_\_\_\_  
(4) Signature of Bidder Date

\_\_\_\_\_  
(5) Signature of Bidder Date

\_\_\_\_\_  
(6) Signature of Bidder Date

### Section B: Business Entities

- ☐ Check this box if you are an authorized agent submitting this bid on behalf of a business entity and provide the information requested below.

Name of business entity (type or print clearly): \_\_\_\_\_

Name of agent authorized to represent said business: \_\_\_\_\_ Agent's title: \_\_\_\_\_

Business mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_ AK Business License #: \_\_\_\_\_

Business telephone number: (\_\_\_\_) \_\_\_\_\_ Business email address: \_\_\_\_\_

#### I certify, as the agent authorized to represent the business entity shown herein, that:

- I have read and understood the CBJ sale brochure and any amendments for CBJ Land Sale No. B18-028 and, on behalf of said business entity, accept the terms and conditions of sale as described therein;
- The business entity, for which I am an agent, is licensed to do business in the State of Alaska and has not defaulted on nor is currently in default on payments for any prior purchase of CBJ land; and
- The bid submitted is the purchase price said business entity will pay if its bid is accepted.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Date

## Envelope Label

Please affix the label below to outer envelope in the lower left hand corner.

<b>IMPORTANT NOTICE TO BIDDER/PROPOSER</b>	
<b>To submit your bid:</b>	
1. Print your name and address on the upper left corner of your envelope.	
2. Complete this label and place it on the lower left corner of your envelope.	
<b>S E A L E D</b>	<b>BID/PROPOSAL NUMBER:</b> <b>18-028</b>
	<b>SUBJECT:</b> <b>CBJ Land Sale of Renninger Lots 4 &amp; 5 and Lena Lot 10</b>
	<b>DEADLINE DATE: Feb. 20, 2018</b> (unless changed by an addendum.)
	<b>PRIOR TO 4:00 PM ALASKA TIME</b>
	<b>B I D  P R O P O S A L</b>





TRACT C

LOT 1  
29,689,151± SQ. FT.  
681.57± ACRES

LOT 4  
164,858 SQ. FT.  
3.78 ACRES

LOT 2  
54,381 SQ. FT.  
1.25 ACRES

LOT 3  
50,683 SQ. FT.  
1.16 ACRES

LOT 1

LOT 5

GROSS AREA=190,873 SQ. FT.-4.38 ACRES  
NET AREA=142,957 SQ. FT.-3.28 ACRES

LOT 7  
40,734 SQ. FT.  
0.94 ACRES

LOT 6  
47,851 SQ. FT.  
1.10 ACRES

PRESERVATION EASEMENT  
47,916 SQ. FT.  
1.10 ACRES

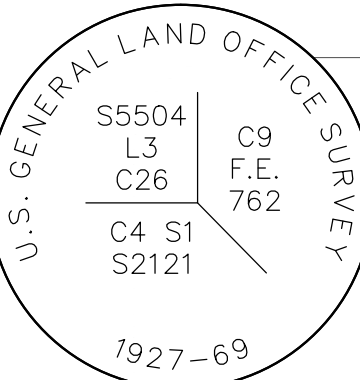
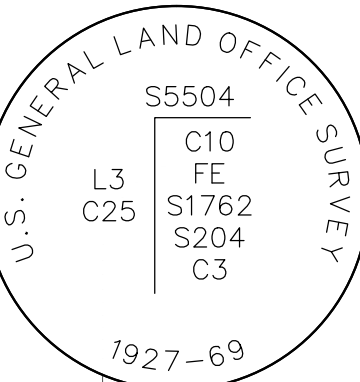
## LEGEND

- ✚ G.L.O./B.L.M. MONUMENT FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEYCAP (7712S) SET THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEYCAP (1410S) FOUND THIS SURVEY.
- ⊕ PRIMARY MONUMENT FOUND THIS SURVEY
- ⊗ PRIMARY MONUMENT SET THIS SURVEY
- - - EASEMENT BOUNDARY
- ▨ PRESERVATION EASEMENT AREA
- ▨ STORM DRAINAGE AND TRAIL EASEMENT
- SURVEYED LINES
- - - UNSURVEYED LINES
- - - VACATED ROW THIS SURVEY

LONG AVENUE

PINEWOOD PARK SUBDIVISION  
USS 204

PACIFIC AVENUE



PLAT OF

RENNINGER SUBDIVISION  
A SUBDIVISION OF  
LOT A-2, U.S. SURVEY No. 5504  
WITHIN

CITY AND BOROUGH OF JUNEAU, ALASKA, JUNEAU RECORDING DISTRICT

DOWL

CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT  
5368 COMMERCIAL BOULEVARD  
JUNEAU ALASKA 99801 907-780-3533

OWNER

CITY AND BOROUGH OF JUNEAU  
155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

SCALE:  
1"= 50'

DATE:  
AUG 2015

PROJECT NO:  
J70725

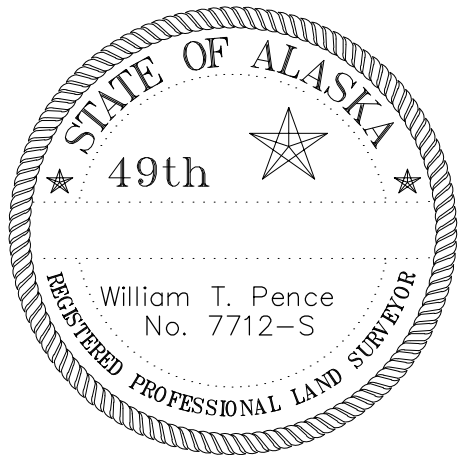
FILE NO:

SHEET NO:  
2 OF 2

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: AUGUST, 2015



## CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD
C1	28.72	82°16'53"	20.00	S42°31'11"W 26.32
C2	26.20	75°03'40"	20.00	N58°48'32"W 24.37
C3	17.45	49°59'41"	20.00	S58°39'47"W 16.90
C4	42.30	48°28'05"	50.00	S57°53'59"W 41.05
C5	48.74	55°51'16"	50.00	N69°56'20"W 46.84
C6	64.94	74°25'13"	50.00	S04°48'06"E 60.47
C7	39.13	44°50'08"	50.00	N54°49'35"E 38.14
C8	49.23	56°24'40"	50.00	S74°33'01"E 47.26
C9	17.45	49°59'41"	20.00	N71°20'32"W 16.90
C11	133.35	16°15'23"	470.00	N69°53'32"E 132.91
C12	203.81	22°01'59"	530.00	N72°46'49"E 202.56
C13	180.74	22°01'59"	470.00	S72°46'49"W 179.63
C14	150.38	16°15'23"	530.00	S69°53'32"W 149.87

## LINE TABLE

LINE No.	BEARING & DISTANCE
L1	N11°27'30"E 32.00
L2	S78°32'30"E 45.00
L3	N11°27'30"E 23.00
L4	N78°32'30"W 23.82
L5	S22°43'23"E 63.06
L6	S72°27'13"E 49.94

50 0 50 100  
SCALE IN FEET

DETAIL  
N.T.S.

# *Renninger Subdivision Area Map*

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TRACT C

LOT 1  
29,689.15 ± SQ. FT.  
681.57 ± ACRES

LOT 4  
164,858 SQ. FT.  
3.78 ACRES

LOT 2  
54,381 SQ. FT.  
1.25 ACRES

LOT 3  
50,683 SQ. FT.  
1.16 ACRES

LOT 7  
40,734 SQ. FT.  
0.94 ACRES

JACKIE STREET

RENNINGER STREET

#### LEGEND

- GL.O/B.L.M. MONUMENT FOUND THIS SURVEY
- 5/8" REBAR WITH YELLOW PLASTIC SURVEYCAP (77125) SET THIS SURVEY
- 5/8" REBAR WITH YELLOW PLASTIC SURVEYCAP (14105) FOUND THIS SURVEY
- PRIMARY MONUMENT FOUND THIS SURVEY
- PRIMARY MONUMENT SET THIS SURVEY
- EASEMENT BOUNDARY
- PRESERVATION EASEMENT AREA
- STORM DRAINAGE AND TRAIL EASEMENT
- SURVEYED LINES
- UNSURVEYED LINES
- VACATED ROW THIS SURVEY

LONG AVENUE

PINEWOOD PARK SUBDIVISION  
USS 204

PACIFIC AVENUE



NO MARKINGS

TRACT 1  
U.S.S. 2121

LOT 3  
GRUENING PARK

LOT 1  
GRUENING PARK

#### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD
C1	28.72	82°16'53"	20.00	S42°31'11"W 26.32
C2	26.20	75°03'40"	20.00	N58°48'32"W 24.37
C3	17.45	49°59'41"	20.00	S58°39'47"W 16.90
C4	42.30	48°28'05"	50.00	S57°53'59"W 41.05
C5	48.74	55°51'16"	50.00	N69°56'20"W 46.84
C6	64.94	74°25'13"	50.00	S04°48'06"E 60.47
C7	39.13	44°50'08"	50.00	N54°49'35"E 38.14
C8	49.23	74°24'40"	50.00	S74°33'01"E 47.26
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C13	180.74	22°01'59"	470.00	S72°46'49"W 179.63
C14	150.38	16°15'23"	530.00	S69°53'32"W 149.87

#### LINE TABLE

LINE No.	BEARING & DISTANCE
L1	N112°27'30"E 32.00
L2	S78°32'30"E 45.00
L3	N112°27'30"E 23.00
L4	N78°32'30"W 23.82
L5	S22°43'23"E 63.06
L6	S72°27'13"E 49.94

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: AUGUST, 2015



PLAT OF

RENNINGER SUBDIVISION  
A SUBDIVISION OF  
LOT A-2, U.S. SURVEY No. 5504

WITHIN  
CITY AND BOROUGH OF JUNEAU, ALASKA, JUNEAU RECORDING DISTRICT

DOWL

CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT  
5368 COMMERCIAL BOULEVARD  
JUNEAU ALASKA 99801 907-780-3533

OWNER

CITY AND BOROUGH OF JUNEAU  
155 SOUTH BERNARD STREET  
JUNEAU, ALASKA 99801

SCALE: 1"= 50'  
DATE: AUG 2015  
PROJECT No: J70725  
FILE No:  
SHEET No: 2 OF 2

DETAIL  
N.T.S.



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

June 12, 2015

Regulatory Division  
POA-2013-695

Mr. Greg Chaney  
City and Borough of Juneau  
Lands and Resources  
155 South Seward Street  
Juneau, Alaska 99801

Dear Mr. Greg Chaney:

Enclosed is the signed Department of the Army permit, file number POA2013-695, Switzer Creek, which authorizes the construction of a 6 lot subdivision. The project site is located within Section 33, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3627° N., Longitude -134.5117° W.; in Juneau, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

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

Please contact me via email at [Matthew.T.Brody@usace.army.mil](mailto:Matthew.T.Brody@usace.army.mil), by mail at the address above, or by phone at (907) 790-4493, if you have questions. For more information about the Regulatory Program, please visit our website at <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,

Matthew Brody  
Regulatory Specialist

Enclosures





**This notice of authorization must be  
conspicuously displayed at the site of work.**

**United States Army Corps of Engineers  
Switzer Creek**

**A permit to:** Construct a 6 lot subdivision consisting of an access road and multi-family housing units on 6 lots. The work includes the placement of fill material into 0.63 acres of wetlands and the installation of a 24" culvert.

**at:** Section 33, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3627° N., Longitude -134.5117° W.; in Juneau, Alaska.

**has been issued to:** Greg Chaney – City and Borough of Juneau

**on:** June 11, 2015 **and expires on:** June 30, 2020

**Address of Permittee:** 155 South Seward Street, Juneau, Alaska 99801

**Permit Number:**

POA-2013-695

**FOR:** *District Commander*  
**Matthew Brody**  
**Regulatory Specialist**  
**REGULATORY DIVISION**

ENG FORM 4336, Jul 81 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED

(Proponent: CECW-O)

# DEPARTMENT OF THE ARMY PERMIT

**Permittee:** Greg Chaney – City and Borough of Juneau

**Permit No.:** POA-2013-695

**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:** The construction of a 6 lot subdivision consisting of an access road and multi-family housing units on the 6 lots. A single access road measuring 56 feet in width from the toe of slope and 600 feet long resulting in the placement of fill into 0.09 acres of wetlands. The construction of the 6 proposed lots resulting in the placement of 2600 cubic yards of clean shot rock, 2" minus, and sand & gravel into 0.54 acres of wetlands to construct the building pads. The construction of a driveway resulting in the installation of a 24" culvert into a tributary to Wimpy Tributary that would include the placement of 30 cubic yards of fill into 0.006 acres of stream below the ordinary high water mark on Lot 3A. The project would result in the permanent placement of fill into a total of 0.63 acres of wetlands and 0.006 acres of streambed.

All work will be performed in accordance with the attached plan, sheets 1-4, dated 6/16/2014.

**Project Location:** The project site is located within Section 33, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3627° N., Longitude -134.5117° W.; in Juneau, Alaska

## **Permit Conditions:**

### **General Conditions:**

1. The time limit for completing the work authorized ends on June 30, 2020. 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. Excess fill material shall not be disposed within wetlands or other waters of the United States.
2. The permittee shall ensure that all synthetic erosion control features (e.g., silt fencing, netting, mats), which are intended for temporary use during construction, are completely removed and properly disposed of after their initial purpose has been served. Only natural fiber materials, which will degrade after time, may be used as permanent measures, or if used temporarily, may be abandoned in place.
3. The permittee shall stabilize and revegetate all disturbed areas immediately upon completion of the final grading using vegetation and organic material salvaged from the impact area. Any seed mixes used shall consist only of species native to Southeast Alaska or a sterile annual species such as Annual Ryegrass (*Lolium multiflorum*). The use of non-native or invasive plant species for seeding is prohibited.
4. Project boundaries shall be clearly identified in the field (e.g., staking, flagging, silt fencing, etc.) prior to site clearing and construction to ensure avoidance of impacts to waters of the United States, including wetlands, beyond the authorized project footprint.
5. This permit does not authorize any impacts to waters of the United States, temporary or otherwise, other than that described in the work description and on the attached drawings. If it is determined necessary by the permittee or any contractor that additional impacts to waters may be necessary to accomplish the activity, either within the project site, or for any activities related to the construction of the residential complex, then the permittee shall apply to the Corps of Engineers for any necessary authorization

**Special Information:**

Any condition incorporated by reference into this permit by General Condition 5, remains a condition of this permit unless expressly modified or deleted, in writing, by the District Engineer or his authorized representative.

**Further Information:**

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

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

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.

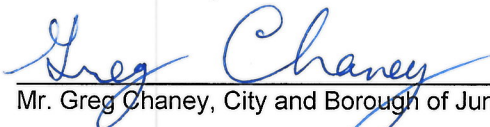
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- 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.

  
Mr. Greg Chaney, City and Borough of Juneau

June 10 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 Christopher D. Lestochi  
Matthew Brody  
Southeast Branch, Regulatory Division

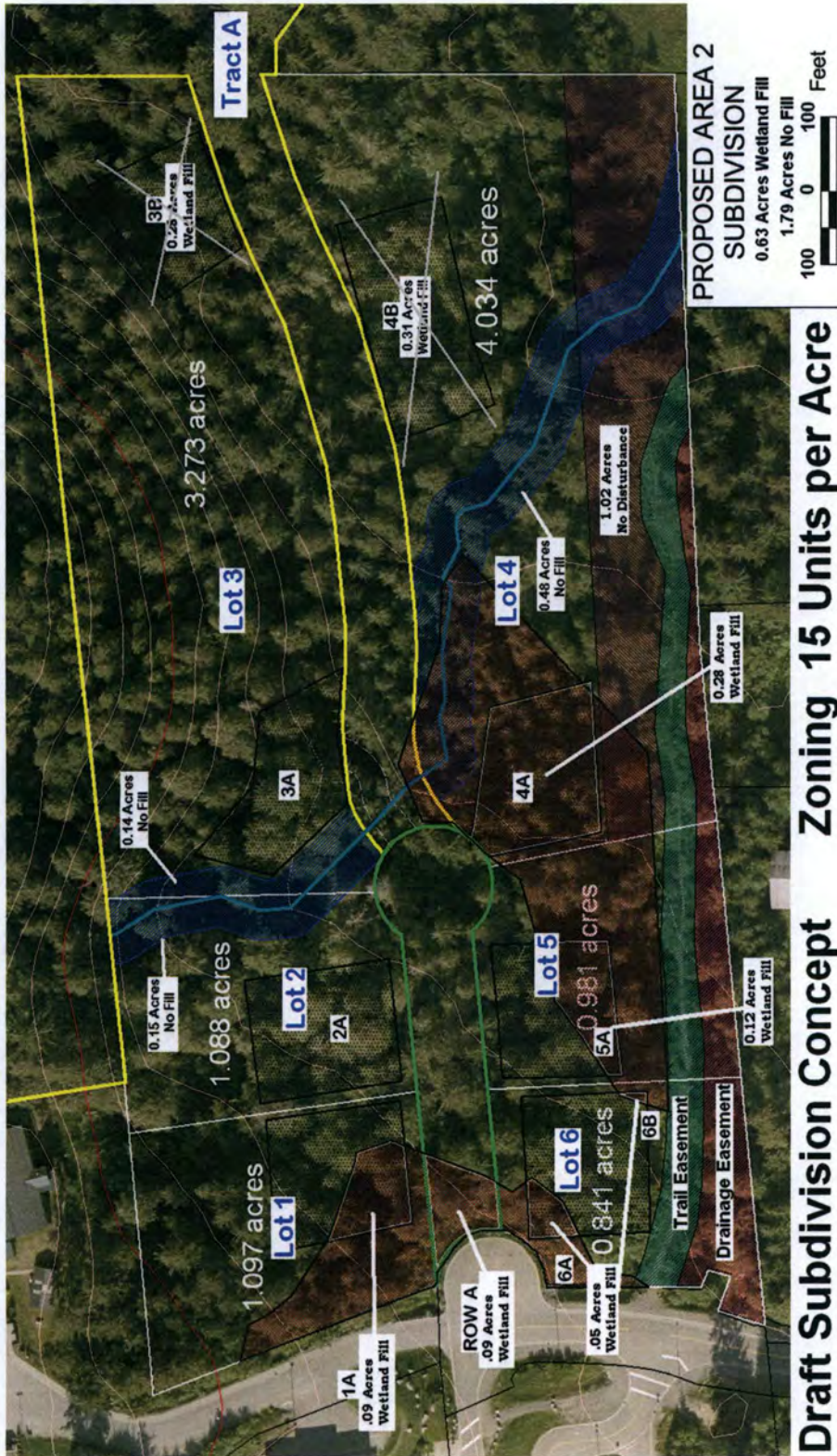
June 12, 2015  
(DATE)

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)

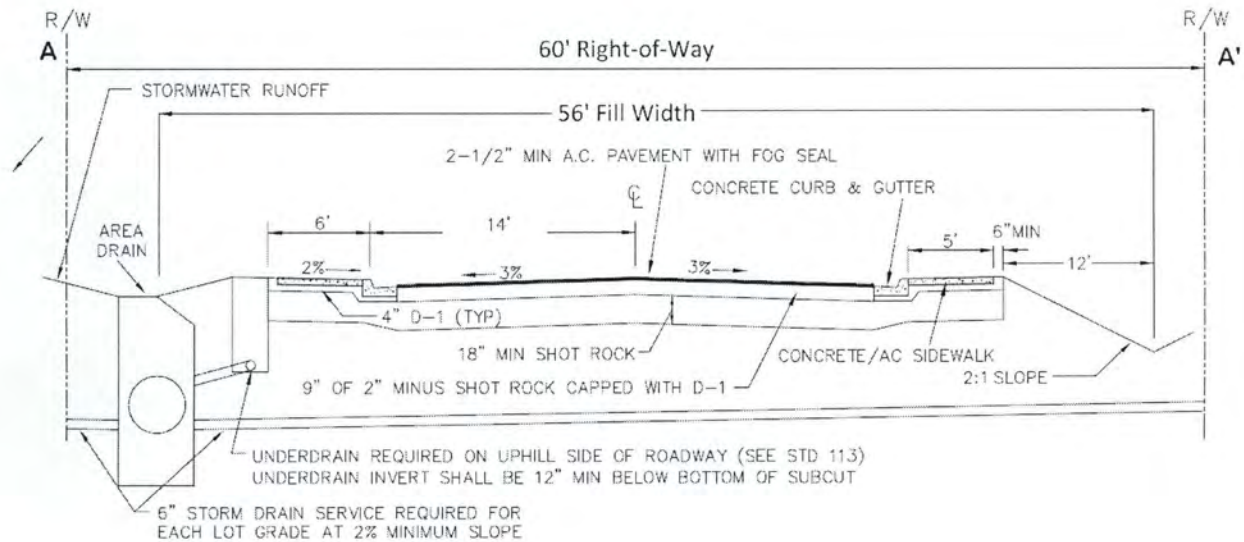
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(DATE)



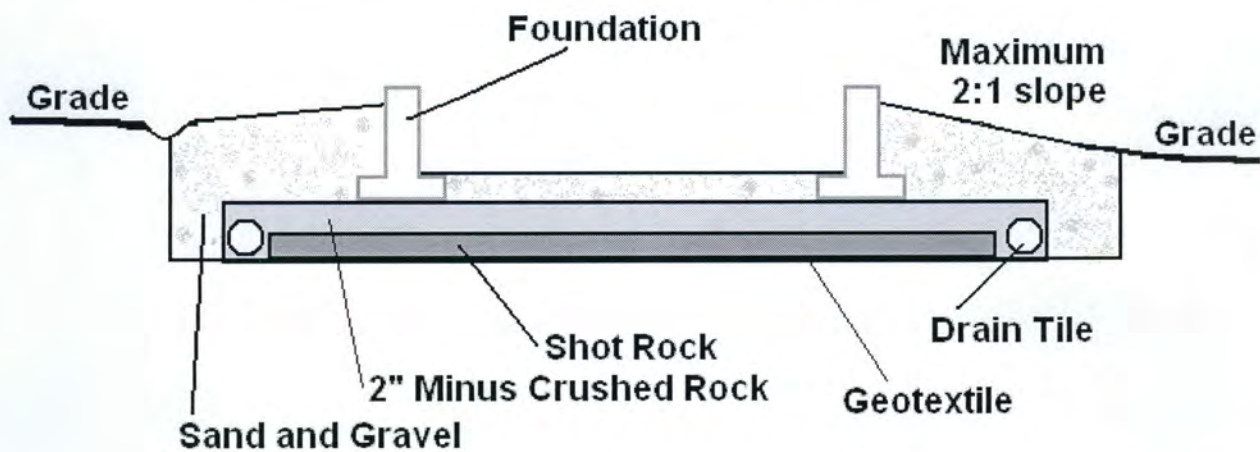


**Draft Subdivision Concept      Zoning 15 Units per Acre**

- Typical section of the road profile (including buried utility lines),

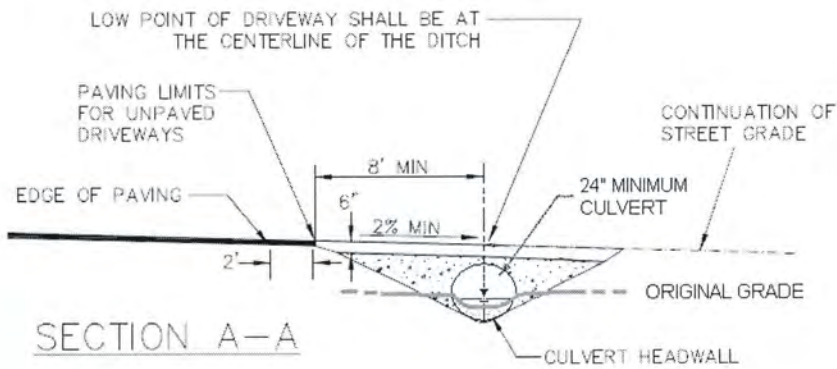
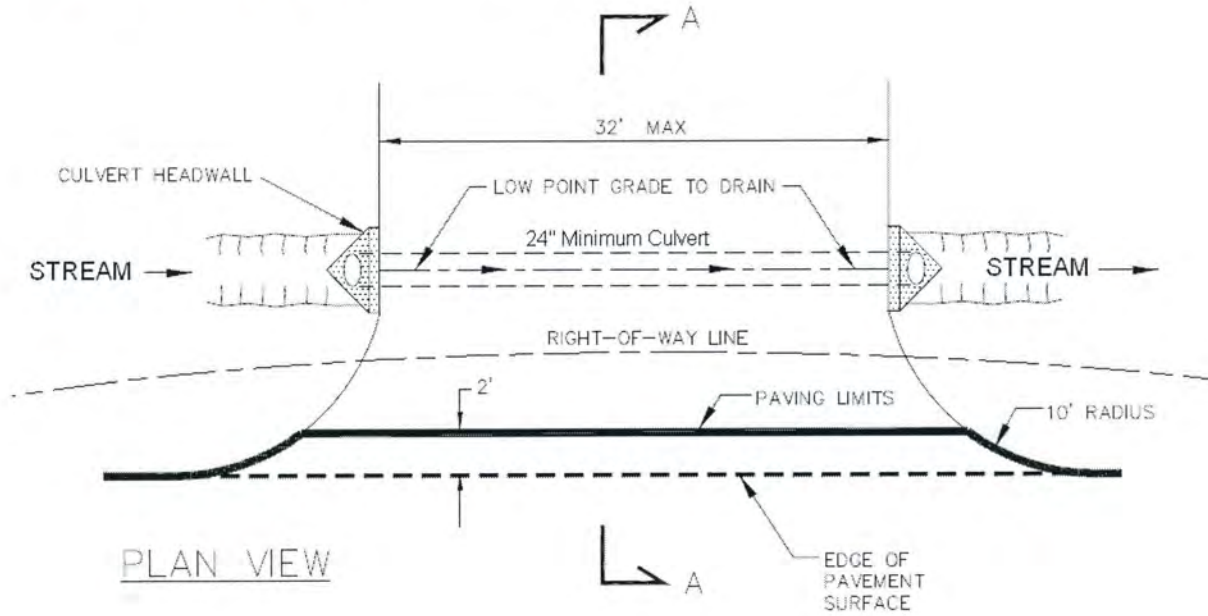


**Typical cross-section showing maximum fill for a foundation on wetlands**





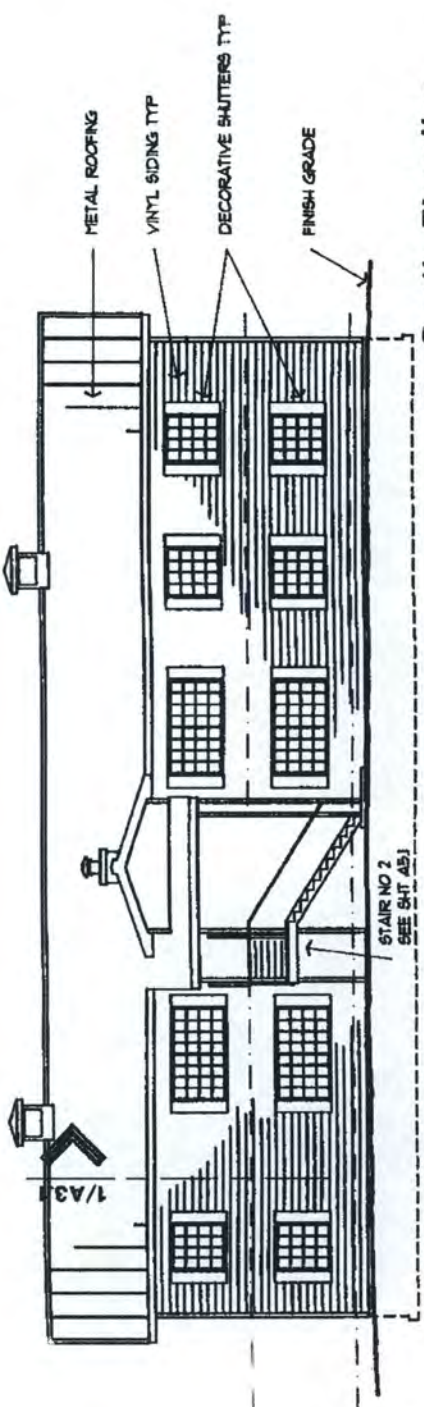
Stream Crossing Detail  
24" Minimum Partially Buried Culvert



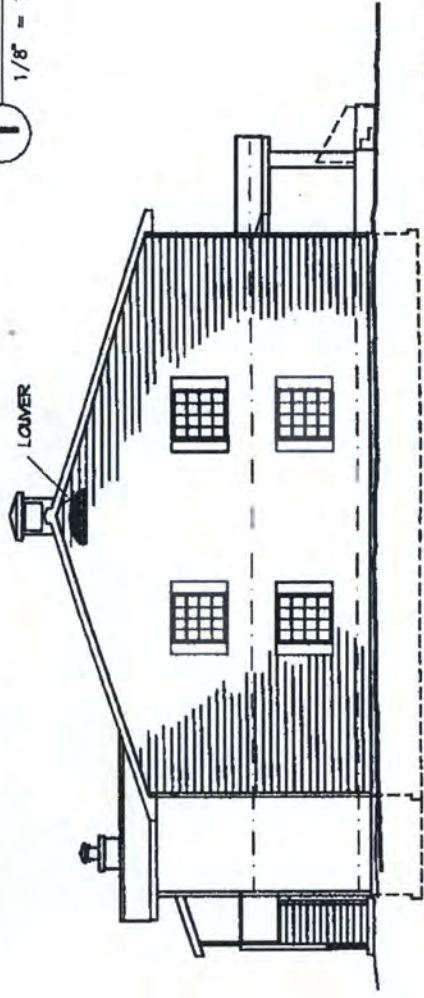




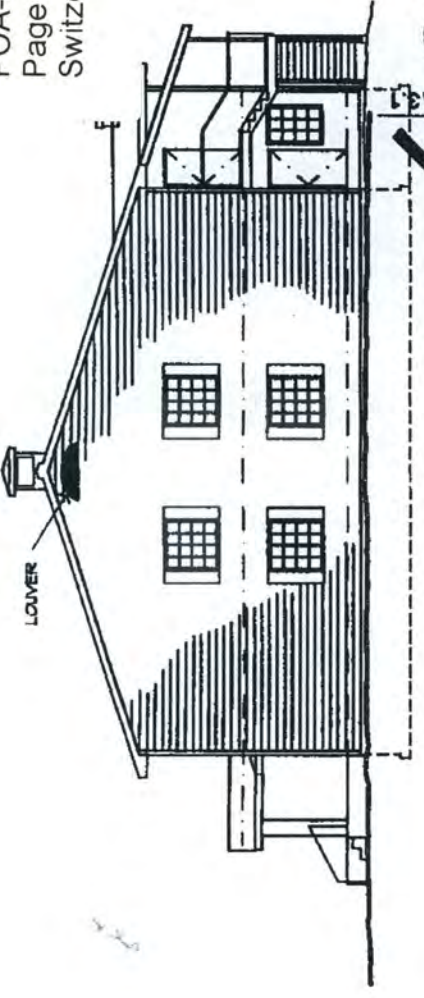
EMDS/consulting engineers  
4119 checkmate drive  
anchorage, alaska 99508  
(907) 337-1881



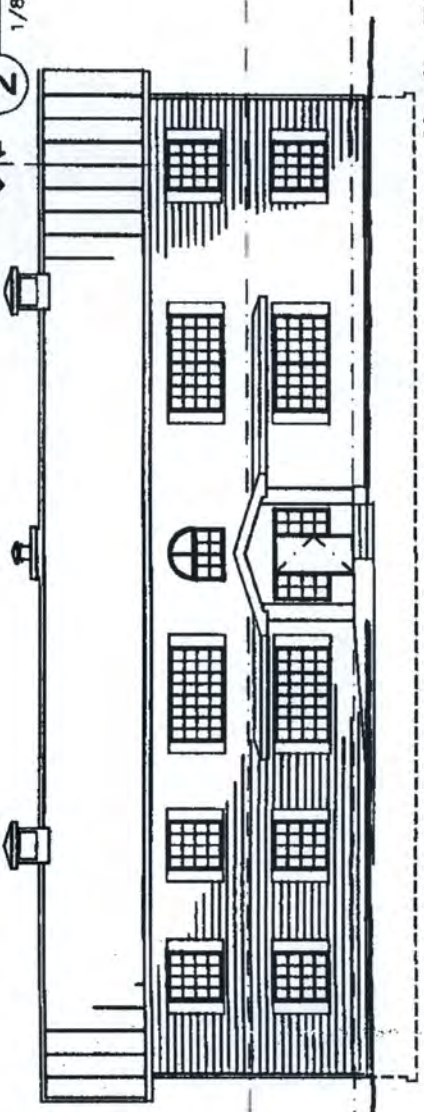
1 South Elevation  
1/8" = 1'-0"



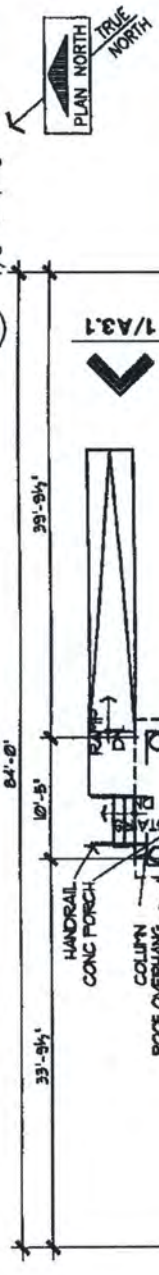
2 West Elevation  
1/8" = 1'-0"



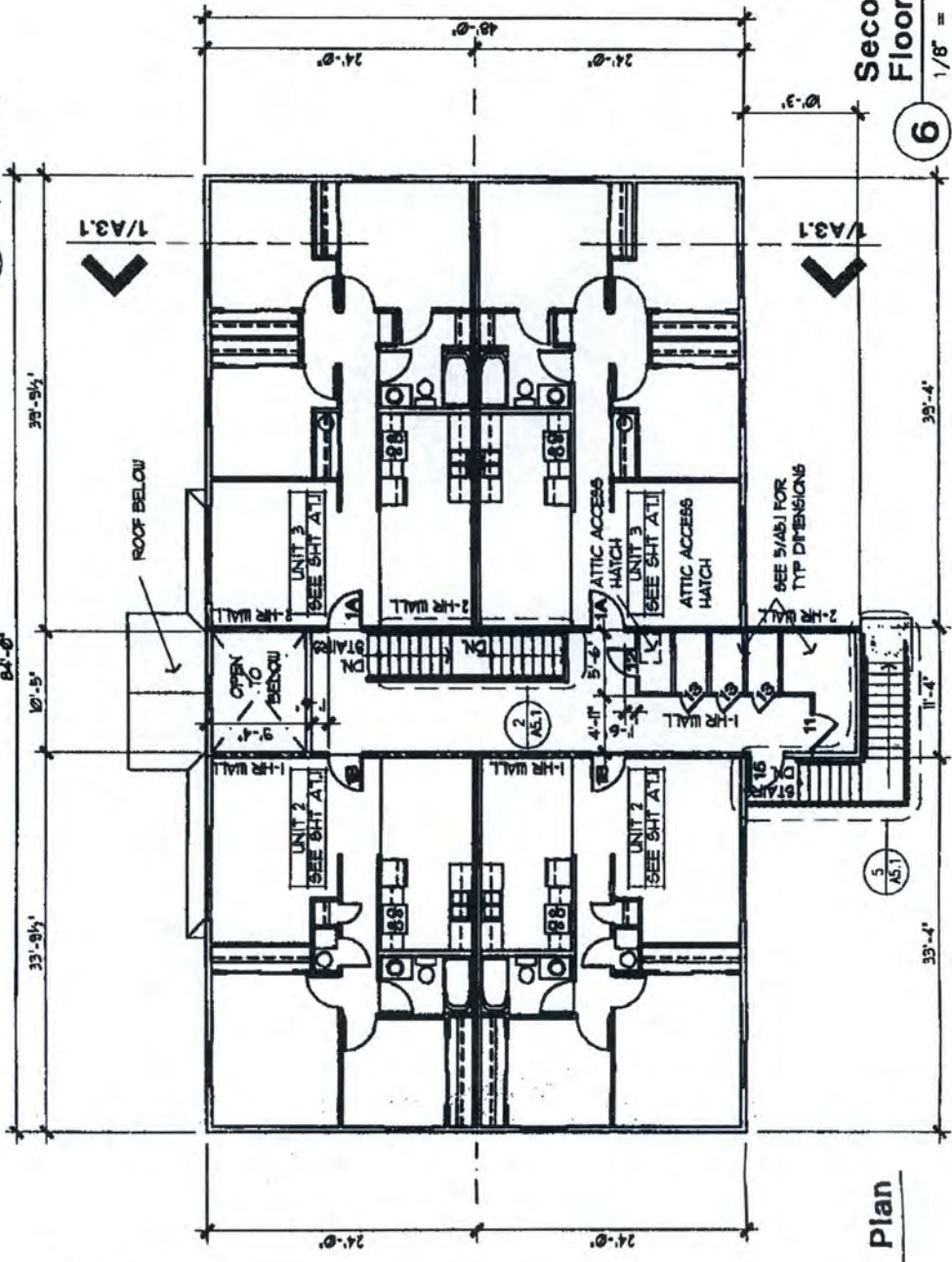
4 North Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



5 First Floor Plan  
1/8" = 1'-0"



6 Second Floor Plan  
1/8" = 1'-0"

GRUENING PARK APARTMENTS  
JUNEAU, ALASKA  
OWNER: ALASKA HOUSING FINANCE CORPORATION, INC.  
SUNDANCE CONSTRUCTION, INC.

07/19/94  
A2.1



## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Mr. Greg Chaney – City and Borough of Juneau		File Number: POA-2013-695	Date: June 12, 2015
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
<b>X</b>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at

[http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.



## SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

### POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

**Matthew Brody, RS**  
Alaska District Corps of Engineers  
Juneau Regulatory Field Office (CEPOA-E-J)  
P.O. Box 22270  
Juneau, Alaska 99802  
(907) 790-4493

If you only have questions regarding the appeal process you may also contact:

Commander  
USAED, Pacific Ocean Division  
ATTN: CEPOD-PDC/Cindy Barger  
Building 525  
Fort Shafter, HI 96858-5440

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
Signature of appellant or agent.

Date:

Telephone number:



THE STATE  
of **ALASKA**  
GOVERNOR SEAN PARNELL

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](http://www.dec.alaska.gov/water/wwdp)

August 29, 2014

Certified Mail: 7012-3460-0002-9326-6544

Mr. Greg Chaney  
City/Borough of Juneau  
155 South Seward Street  
Juneau, AK 99801

Re: Switzer Creek, CBJ, Switzer Creek Subdivision  
Reference No. POA-2013-695

Dear Mr. Chaney:

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 fill material in waters of the U.S. in association with the development of six multi-family housing lots.

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 that reads "James Rypkema".

James Rypkema  
Section Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)  
Matthew Brody, USACE, Juneau

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

**STATE OF ALASKA**  
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**CERTIFICATE OF REASONABLE ASSURANCE**

A Certificate of Reasonable Assurance, in accordance with Section 401 of the Federal Clean Water Act and the Alaska Water Quality Standards is issued to City/Borough of Juneau and 155 South Seward Street for placement of fill material in waters of the U.S. in association with the development of six multi-family housing units. The applicant is proposing to construct a 6 lot subdivision consisting of an access road, and the construction of multi-family housing units on 6 lots. A single access road measuring 56 feet in width from the toe of slope and 600 feet long would be constructed and would result in the placement of fill into 0.09 acres of wetlands. The construction of the 6 proposed lots would include the placement of 2600 cubic yards of clean shot rock, 2" minus, and sand & gravel into 0.54 acres of wetlands to facilitate the building pad construction. Lot 3A would require a driveway construction resulting in the installation of a 24" culvert into a tributary to Wimpy Tributary that would include the placement of 30 cubic yards of fill into 0.006 acres of stream below the ordinary high water mark.

A State Water Quality Certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit, reference number POA-2013-695, 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-2013-695 posted from June 17, 2014 to July 17, 2014.

The proposed activity is located within Section 33, T. 40 S., R. 66 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.3627° N., Longitude -134.5117° 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 Clean Water Act and the Alaska Water Quality Standards, 18 AAC 70, provided that the following alternative 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, surface runoff or water bodies.
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 on culverts, 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 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. Fill material must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.
8. 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.
9. Fill placed during winter construction within wetlands that during the summer contain surface water that is connected to natural bodies of water, must be stabilized or contained in the spring prior to breakup. This action is to ensure that silts are not carried from the fill to the natural bodies of water in the spring and summer.
10. Prior to fill placement in the spring or summer, a silt fence or similar structure shall be installed on a line parallel to and within five feet of the proposed fill toe of slope within all wetland areas that contain standing water that is connected to any natural body of water or where the fill toe is within 25 feet of such a water body. This structure shall remain in place until the fill has been stabilized or contained in another manner.
11. 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: August 29, 2014

  
James Rypkema, Section Manager  
Storm Water and Wetlands