

Exhibit 7

Environmental Questionnaire

A. Objective of the Proposed Action

Please describe the objective(s) of the proposed action as to what needs will the action attempt to meet, and the nature of the project (i.e., briefly identify the project as being an alteration or expansion to an existing facility, a new or additional facility by itself, or an initial or planned component part of a complex or facilities) and what will be the estimated duration of the planned facility.

UAS' objectives in obtaining the National Oceanic and Atmospheric Administration – Auke Bay Marine Station (NOAA-ABMS) property is to consolidate the biological and physical sciences' teaching, research, and service activities around the main UAS campus, providing space to expand these programs and at a location where they can be fully developed. Currently these programs are located several miles off campus away from other UAS programs, not near natural water sources and reside in buildings that are not well fitted to these types of programs.

The proposed educational program for the ABMS property has four components:

- Component 1. Natural Sciences Research Laboratory (NSRL) program
- Component 2. Environmental science and geography program
- Component 4. Alaska Native Science and Engineering Program (ANSEP)
- Component 7. Marine operations for support of teaching and research programs

Bringing these programs to the NOAA-ABMS property eliminates the physical separation of these programs from the main Juneau Campus. Faculty, staff and students will experience an increase in collaboration in teaching, laboratory work and research with the biology and marine biology programs located in the adjacent UAS Anderson building. Interdisciplinary programs in environmental science, geography, biology, marine biology and fisheries will be enhanced through creation of a joint campus complex that houses all of the physical and biological science programs on UAS property.

B. Description of the Environment to be Affected

The environment should be considered as being that area which the proposed project would both impact and serve. The greatest detail should concern the probable environmental impact of the project on the particular site of construction and its surrounding community, both in the short and long term. This section should broadly and briefly discuss the geography of the area, wildlife, water and air quality, area population and potential users of the service to be provided, the economy of the area, and any current environmental concerns.

Auke Bay and the surrounding area, although heavily developed, still support a wide range of wildlife including bald eagles, gulls, ravens, bear, Sitka black-tail deer, herring, clams,

crab, and all five salmon species. The Alaska Department of Fish and Game (ADF&G) identifies four streams flowing into Auke Bay that have been officially catalogued as anadromous waters. These waterbodies are protected by a minimum 50-foot, no development, habitat setback in the CBJ Land Use Code, section 49.70.310.

Auke Bay area includes fifty catalogued Bald Eagle nests, summer bear habitat, and winter deer habitat along the west side of the Mendenhall Peninsula and Pederson Hill, and along the flanks of Auke Mountain. Auke Bay sees transitory use of its waters by seals, sea lions, Dall's porpoises, and humpback whales.

Juneau has a mild, maritime climate. Average summer temperatures range from 44 to 65; winter temperatures range from 25 to 35. Annual precipitation is 92 inches in downtown Juneau, and 54 inches ten miles north at the airport, which is near the UAS campus. Snowfall averages 101 inches.

The Auke Bay area is serviced by City water, wastewater, and trash collection. Motor vehicle, bicycle, and pedestrian transportation through the Auke Bay area is provided by the Glacier Highway, which is a two-lane road, with shoulders and a sidewalk on one side. The highway is operated and maintained by the Alaska Department of Transportation and Public Facilities (DOT&PF). DOT&PF is proposing to upgrade the highway in 2017 with wider shoulders, sidewalks on both sides and a left turning lane for the NOAA-ABMS facility. Electrical and communication services are provided by local utility companies and are carried on overhead lines along Glacier Highway.

Auke Bay Harbor is owned and operated by the City and Borough of Juneau. It includes potable water, power, wastewater, and trash disposal services. Vessels permanently moored there are predominately between 20 and 40 feet. Personal pleasure craft occupy about one-half of the slots with the rest being taken by commercial fishing and tourism charters. The City will complete in August 2016 harbor improvements to increase the number of boat ramps, parking spaces, and staging areas for tour buses.

The University of Alaska Southeast is the largest employer and property owner in the Auke Bay area. UAS facilities include Egan Library, Lakeside Grill, Recreation Center, Noyes Pavilion, student housing and Schools for Arts, Sciences, Education, and Management. Other employers include an elementary school, church, beauty salon, bar, rural utility office, Thai restaurant and two gas stations.

The grounds around the NOAA-ABMS consist of manicured grass lawns and a few shrubbery plantings. Between the UAS Anderson building and the NOAA site is a small stand of second growth Sitka spruce and hemlock trees. Glacier Highway lies to the north of the property. A vacant lot and a vacant residential house lie to the east of the property. Auke Bay borders the south of the property.

The high point on the property is the north side along Glacier Highway. The property then slopes to the south until it reaches a 20-foot bluff that drops down into Auke Bay. Bedrock is exposed along most of the property shoreline. Soils are marine deposits over bedrock.

C. Probable Environmental Effects of the Proposed Action

Please provide a narrative explanation of the probable environmental effects occurring in each of the following 27 areas of importance:

1. *Describe the property that will be directly affected by the proposed educational use and any planned construction. Is it in a rural, urban or suburban area? Is it directly associated with current facilities operated by the Applicant? Please describe the specific piece of land upon which any construction will occur in terms of its current use by man. If the land is in a natural state, please provide a brief description with respect to plant and animal life.*

The Auke Bay NOAA-ABMS facility being conveyed to UA sits on 1.63 acres of water front property at 11305 Glacier Highway, Juneau Alaska. The University owns and occupies the Anderson building immediately to the east of the NOAA-ABMS property. The University also owns all of the property across Glacier Highway to the north. This property is currently undeveloped and is slated for a future UAS facilities and maintenance shop. (See Area Plan Map)

The NOAA-ABMS property being conveyed to UA includes the Main Building – 14,084 S.F. Two Story, built in 1959. (See Exhibit 4 – Sketches – Site Survey)

This building is in fair condition, considering its age. The University proposes to conduct some minor construction on these buildings to address repairs required for life safety, code compliance, and severe maintenance deficiencies.

The NOAA-ABMS property being conveyed also includes three smaller structures that have reached the end of their useful life and will be demolished. Two of the buildings sit on an existing parking lot that UAS will revert to parking. The remaining structure will be replaced with natural landscape shrubs.

The NOAA-ABMS property being conveyed to UA does not have vehicle access to the adjacent state highway. The University will construct a new access along the eastern property line and connect up to the existing parking lot of the UA Anderson Building. In addition a new waterline will be constructed to provide a water service that falls fully within UA property. See Exhibit 18 UAS CBJ Agreement..

2. *Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile. (Street maps or line drawings for urban projects are sufficient.)*

The Auke Bay area is a mixed use of University, harbor, commercial, storage, high-density housing, and a few single residence homes. Forty years ago, the Auke Bay area consisted of boat harbor, salmon cannery, mercantile store, and residential homesteads fronting Glacier Highway. As the population of Juneau grew, commercial use of the area increased, the harbor expanded, the University was established and homesteads were sold to develop condominiums, business sites, and expansion for the University. The City and Borough of Juneau completed in 2015 an Area Plan for Auke Bay that will continue to encourage more urban type development that will help sustain a local and close-knit Auke Bay community. (See the attached area map.) The Auke Bay area has ten different

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zoning areas with the highest level of development centering around the harbor. See the attached zoning map.

3. *Is the proposed program of use consistent with existing zoning, surrounding land use and/or the official land use plan for the specific site and/or the surrounding area?*

Yes – The University proposes to use the property in the same manner that it has been used for almost 60 years. This use as offices, laboratories, and small boat moorage fits in with the surrounding land use and existing zoning code and land use plans.

The property sits in a Waterfront Commercial (WC) zone that extends from the UAS Anderson Building property on the east to 12165 Glacier Highway, 3/4 miles to the West. See attached zoning map. The WC, waterfront commercial district, is intended to provide both land and water space for uses, which are directly related to, or dependent upon a marine environment. Some of the permissible uses in WC zone include; colleges, universities, trade schools, commercial schools, offices, research, laboratories, boat maintenance, commercial and private boat moorage, floating structures, marine commercial, parking, storage, aquaculture, restaurants, hotels, retail sales, single and multifamily residences.

The CBJ 2008/2013 Comprehensive Plan <http://www.juneau.org/cddftp/maps/zonemap.php> lists the NOAA–ABMS property as Mixed Marine Use (MMU) and the Tideland Lease as Institutional and Public Use (IPU). This MMU area covers approximately the same area as the Waterfront Commercial zoning described above. See attached Comp Plan. CBJ describes the Marine Mixed Use as being characterized by high-density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas.

CBJ completed an Area Plan for Auke Bay in 2015.

http://www.juneau.org/cddftp/documents/Auke_Bay_Plan_04172015_WEB_FINAL.pdf This plan adds more detail to the Comprehensive Plan specific to the properties around Auke Bay. See attached Area Plan Map. This plan is proposing a new zoning district called Town Center (TTC) that will permit higher density developments than waterfront commercial WC. The NOAA–ABMS property does not fall within this proposed new TTC zone. UAS' proposed use of the NOAA–ABMS falls within the guidelines recommended in the CBJ Auke Bay Area Plan.

4. *Will the proposed use be inconsistent with any federal, state or local guidelines or authorities such as solid waste management, noise standards, Clean Air Act, floodplain protection or coastal zone management?*

NO

5. *If any renovation or construction is planned, will it disrupt any of the following services to a human population for more than 24 hours - water, electrical power, natural gas, or sewage?*

NO – The project will include minor remodeling and maintenance repairs. There will be no disruptions to public water, electrical or wastewater services. There is no natural gas service in Juneau.

6. *Will the operation of the facility require an increase in water, electrical power, natural gas, solid waste or sewage? If so, what is the approximate monthly percentage increase?*

NO – The project will not increase the square footage or occupancy use of any of the buildings. Five small structures have reached the end of their useful life and will be demolished. This will reduce the electrical power usage by less than five percent.

7. *Will additional vehicles be introduced into the area on a daily basis as a result of the operation of the facility? What is the approximate percentage increase in daily traffic in the area? Will there be access constraints or impact to congested intersections?*

NO – The project will decrease the daily vehicle traffic due to fewer USCG and/or NOAA staff using the facilities. Although more students will use the facilities, students are more apt to walk or use public transportation for a net reduction in the vehicle traffic volume to the site. Access to the property is off the Glacier Highway, which is operated and maintained by the Alaska Department of Transportation and Public Facilities. The closest intersections are the Back Loop Roundabout 0.3 miles to the West and Fritz Cove 0.3 miles to the East. This project will not impact congestion at these intersections.

8. *Please briefly identify those existing streets, freeways, etc., in the immediate area that will receive the increased traffic as a result of the operation of the facility and describe their ability to handle the increase.*

N/A – The project will not increase traffic. Access to the site is off Glacier Highway

9. *Will any other transportation system (e.g., subways, bus lines) be directly affected by the operation of the facility (new service lines, equipment, etc.)? Is there an identifiable percentage increase in the volume of traffic? If so, please describe its geographic relationship to the project.*

NO – The project will not increase traffic for other transportation systems. The City and Borough of Juneau operates a bus service in this area. They have one bus stop at the Back Loop Roundabout 0.3 miles to the west and another one near Fritz Cove 0.3 miles to the east. This project will not increase bus ridership. Staff and students using the facility already use the bus to attend classes on campus.

10. *Will the transportation or infrastructure requirements of the proposed activity be regarded as burdensome by local or regional officials?*

N/A – There are no new infrastructure requirements for this project.

11. *Will the construction or operation of the facility violate or require a variance from any federal, state or local laws pertaining to the visual environment, odors, noise? If so, please identify.*

NO – All construction will be in accordance with federal, state, and local laws.

12. *Will contaminants be stored at the facility? If so, please describe physical safeguards that will be used to guard against their introduction to the natural environment should they be accidentally released (fuel oil, large amounts of chemicals, etc.).*

Yes – There is one existing 500-gallon fuel oil tank that provides fuel to the boiler and back-up generator for the main building. This tank is approximately 20 years old and have secondary containment systems. The laboratory facilities will use a variety of controlled chemicals. The University maintains a current protocol for storing, using, and disposing of these chemicals in accordance with regulatory requirements.

13. *What is the planned disposition (e.g., demolition, renovation for other public use, etc.) of any structures being vacated as a result of the proposed project?*

UAS proposes to demolish three small buildings that have reached the end of their useful life. The University will contract a general contractor to demolish the buildings and remove the debris to the local landfill. The landfill is operated by Waste Management Solutions and is the only landfill in Juneau licensed to dispose of building materials. (No 8511-BA016)

14. *Will the construction occur in a floodplain, wetland area, desert, tundra, or some other type of unique geological/meteorological interest? If so, what measures will be taken to avoid adverse impacts?*

NO .

15. *Will the project affect any natural ecosystems, water tables or water supplies of humans, animals or plants? If so, what measures will be taken to avoid adverse impacts?*

NO

16. *Will the proposed use cause the displacement or relocation of business, residences or farm operations? If so, please describe the facilities and the people that will be affected.*

NO

17. *Will any of the following existing services be altered (increased or decreased) through the construction or operation of the facility: individuals with disabilities, educational or day care? If so, please describe.*

Yes – UAS proposes to increase the educational services through use of this property.

These include teaching higher education classes, graduate level classes, and graduate research projects. The existing facility is not ADA accessible. UA will remodel the building to meet current ADA guidelines.

There are no day care or disabilities services at this property.

18. *Is there a site in the area which is listed or proposed for listing on the national Register of Historic Places, the National Landmarks Registry or any state or local variation thereof? If so, please describe its geographic relationship to the project.*

NO – There are no sites within five miles of the NOAA – ABMS property that is listed on the National Register of Historic Places (NRHP)

19. *Did any historic activity of significance occur on the site or will a facility that is more than 45 years old be altered or destroyed? If so, please describe.*

NO – There have not been any historic activity of significance on the site.

Yes – The Main Building is more than 45 years old. The main building is not listed on the National Register of Historic Places (NRHP). UAS proposes to make some minor interior remodeling improvements to address some code violations and deferred maintenance items before moving staff and students in the building. These improvements include; replace window seals, clean and repair interior finishes, repair scaling concrete floors in the wet lab and the mechanical room, replace communication cabling, replace main electrical distribution equipment, install new exit signs, relocate fire alarm pull stations and replace door access card readers and replace bearings and belts on the ventilation system.

The other three buildings on the site are less than 45 years old.

20. *Will the activity destroy or decrease access to any known or potential archaeological sites? If so, please describe.*

NO

21. *Will the proposed educational activity likely adversely affect or be inconsistent with a significant aspect of the sociocultural environment (e.g., federal, state or local parks or forests, wildlife refuges, Indian tribal lands or traditional cultural items, historic, cultural or archeological resources)?*

NO – The property has been developed for almost 60 years. The property sits in an urban environment adjacent to UAS campus, residential buildings, and Auke Bay municipal harbor facilities. There are no parks, forests, refuges, or tribal lands near the property. UAS is unaware of any cultural or archeological resources on the property and is not proposing building any new buildings that could affect these resources, if any.

22. *If the project will use agricultural land, parks, woods, forests, prairies, etc., list the types of animals that currently inhabit the area. Generally describe the site in terms of flora which will be destroyed or altered.*

N/A – The property has been developed for almost 60 years

23. *Will the proposed educational activity affect a species identified or under consideration for listing as endangered or threatened, or its critical habitat? If so, please identify.*

NO

24. *Will construction of the facility disrupt the cultural harmony of the community or neighborhood (e.g., impact the lives, work, play, social, cultural or religious values and interaction of the members of the surrounding community)? Include any pertinent information as to the opinions of residents regarding the project impact on their life styles.*

NO – The property has been used for offices, laboratories, storage, and small boat access

for more almost 60 years. UAS will continue to make the same use of the property with the addition of some class spaces. The properties to the east are the UAS Anderson Building and then green belt for Auke Creek. The properties to the west include two abandoned residences, condominium, and then Auke Bay harbor facilities. The properties across Glacier Highway include several vacant lots owned by UAS and two residential homes. The proposed property will continue in its traditional use and fit within the local Auke Bay community.

25. Is the proposed action likely to generate a high level of controversy or uncertainty on environmental grounds, or be considered especially risky to the human environment?

NO – The property has been used for offices, laboratories, storage, and small boat access for almost 60 years. UAS will continue to make the same use of the property with the addition of some class spaces. For more than 20 years, the UAS Anderson building immediately east of the property has the same use types of offices, laboratories, and classrooms with no complaints from neighbors.

26. Is there any ongoing pattern of development in the area that this project would increase to the level of significant impact on the human environment (e.g., urban renewal, gentrification)?

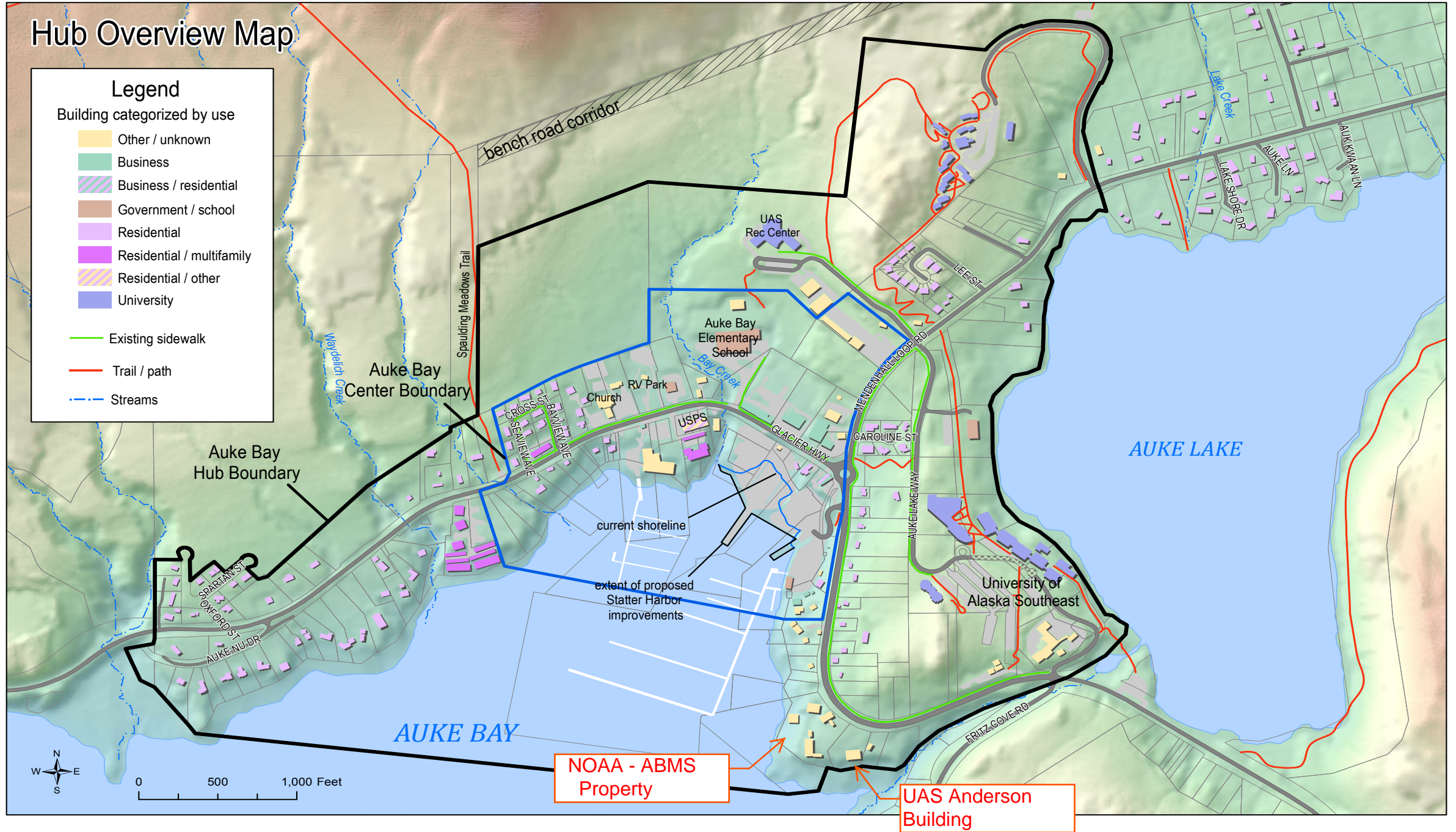
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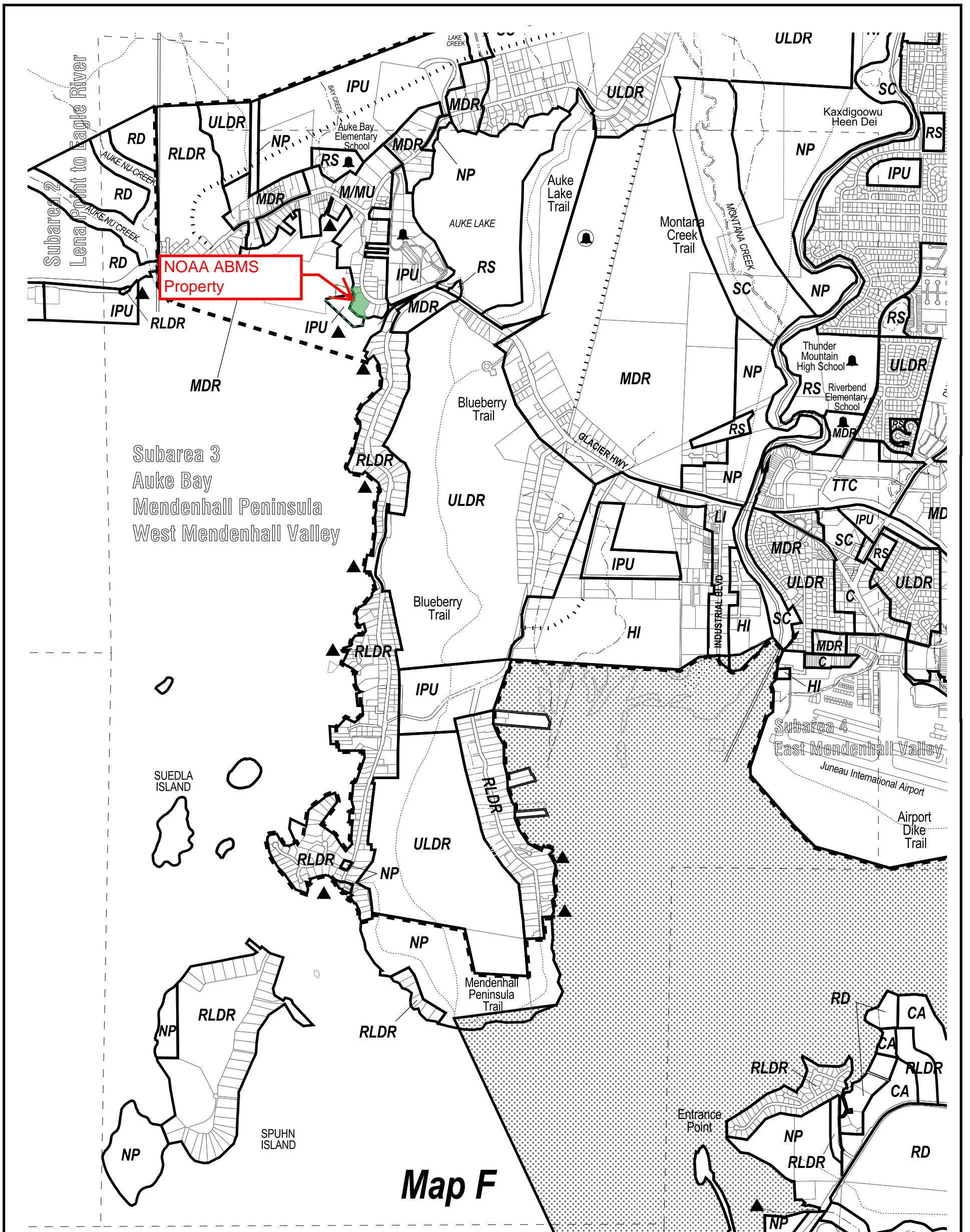
27. Are there any potential adverse effects on public health and safety or on any other environmental resources that are not specifically identified above?

NO

D. Supplemental Questions for Major Projects:

N/A - This is not a Major Project.





Map F

NATURAL RESOURCE	REC	Recreational Resource	RESIDENTIAL	RDR	Rural Dispersed Residential	OTHER		New Growth Areas	Urban Service Area Beach Access Streams
	RD	Resource Development		RLDR	Rural Low Density Residential			Mendenhall Wetlands	
	SP	State Park		ULDR	Urban Low Density Residential			Subarea Boundary	
	NP	CBJ Natural Area Park		MDR/SF	Medium Density Residential- Single Family				
	RS	CBJ Recreational Service Park		MDR	Medium Density Residential				
COMMERCIAL INDUSTRIAL	CA	CBJ Conservation Area	HDR	High Density Residential					
	SC	Stream Protection Corridor	TTC	Traditional Town Center					
	C	Commercial	M/MU	Marine Mixed Use					
	MC	Marine Commercial	IPU	Institutional and Public Use					
	WCI	Waterfront Commercial Industrial		Existing School					
				Potential School Location					
				Potential Arterial (alignment not specific)					
				Potential Road (alignment not specific)					
				Trails					

City & Borough of Juneau
COMPREHENSIVE PLAN

City & Borough of Juneau
 Alaska's Capital City

Adopted October 20th, 2008
 Ordinance No. 2008-30

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.