



US Army Corps
of Engineers
Alaska District

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

Public Notice of Application for Permit

PUBLIC NOTICE DATE:	January 18, 2018
EXPIRATION DATE:	February 20, 2018
REFERENCE NUMBER:	POA-2010-512
WATERWAY:	Zimovia Strait

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the Public Notice reference number listed above.

All comments should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Jack Hewitt at (907) 753-2708, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at jack.j.hewitt@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Southeast Properties, Post Office Box 662, Wrangell, Alaska 99929.

AGENT: R&M Engineering-Ketchikan, Inc., 355 Carlanna Lake Road, Ketchikan, Alaska 99901.

LOCATION: The project site is located within Section 24, T. 62 S., R. 83 E., Copper River Meridian, Latitude 56.4717° N., Longitude 132.3883° W., adjacent to the cruise ship dock, in Wrangell, Alaska.

PURPOSE: The applicant's stated purpose is to construct a 50 foot by 110 foot expansion to the Stikine Inn that would provide an additional 30 rooms and four retail spaces, and create off-street parking for 20 vehicles.

PROPOSED WORK: Discharge 13,000 cubic yards of shot rock, and 700 cubic yards of rip rap, into a 22,400 square feet (0.52-acre) area below the high tide line. All work would be performed in accordance with the enclosed plan (sheets 1-6), dated November 6, 2017.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

a. Avoidance: There are no practical alternatives to avoid impacts. Presently, the hotel has no off-street parking and very limited on-street parking. The adjacent upland property is within the Fort Wrangell Historic District. The applicant has been coordinated with the City and Borough of Wrangell to solve local parking issues, this appears to be the only feasible solution.

b. Minimization: Many ideas were explored that would utilize adjacent uplands for additional parking instead of the proposed fill. Due to the historic nature of the surrounding property, development is not allowed. The parking site plan is the minimum space necessary to satisfy both hotel expansion, and the existing parking shortage.

c. Compensatory Mitigation: No compensatory mitigation is proposed for this project.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed, or eligible for inclusion, in the National Register of Historic Places. According to the AHRs, the following cultural resources are within the vicinity of the permit area: Matheson/Angerman Building, Miles/Benjamin Building, Sylvester/Richie House, and the Wrangell Core Historic District. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time. The permit area has been determined to be the footprint of the proposed fill. There are no cultural resources in the permit area. The Corps has made a no adverse effect determination for the proposed project. This application is being coordinated with the State Historic Preservation Office, and any comments they may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES: The project area is within the known range of the humpback whale (*Megaptera novaeangliae*), Mexico DPS. We have determined the described activity would have no effect on humpback whales or any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to

consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is within the known range of Pacific salmon: pink (*Oncorhynchus gorbuscha*), chum (*O. keta*), coho (*O. kisutch*), sockeye (*O. nerka*), and chinook (*O. tshawytscha*). We are currently gathering information regarding Pacific salmon species and have yet to make a determination of effect. Should we find that the described activity may affect the species listed above, we will follow the appropriate course of action under Section 305(b)(2) of the Magnuson-Stevens Act. Any comments the National Marine Fisheries Service may have concerning essential fish habitat will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

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

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER
401 Certification Program
Non-Point Source Water Pollution Control Program

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WQM/401 CERTIFICATION
410 WILLOUGHBY AVENUE
JUNEAU, ALASKA 99801-1795
PHONE: (907) 465-5321/FAX: (907) 465-5274

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

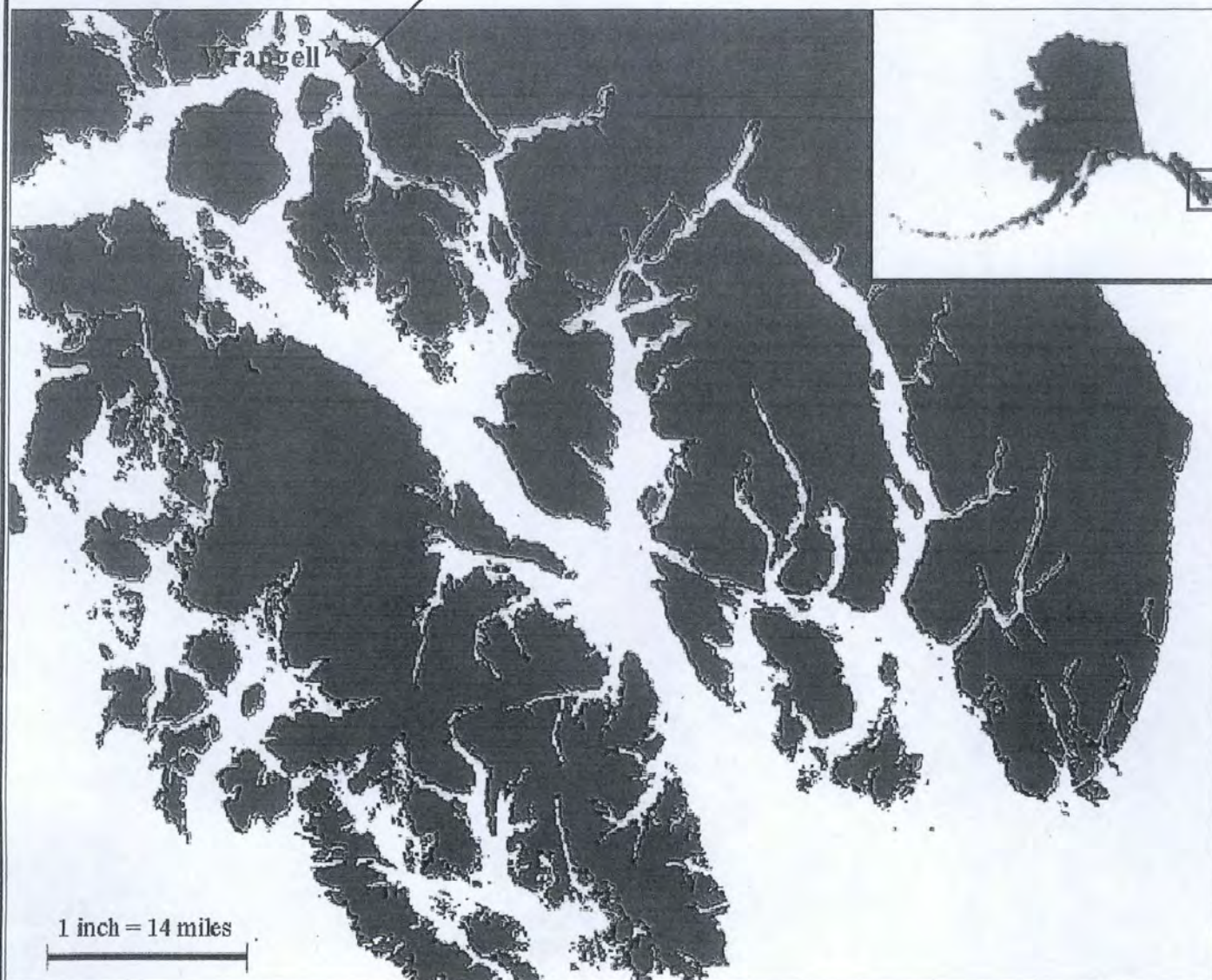
Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. **POA-2010-512, Zimovia Strait**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

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

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineer's Public Notice.

PROJECT LOCATION



GENERAL MAP

APPLICATION BY:
Southeast Properties
P.O. Box 701
Wrangell, AK 99929

STIKINE INN TIDELANDS RECONFIGURATION

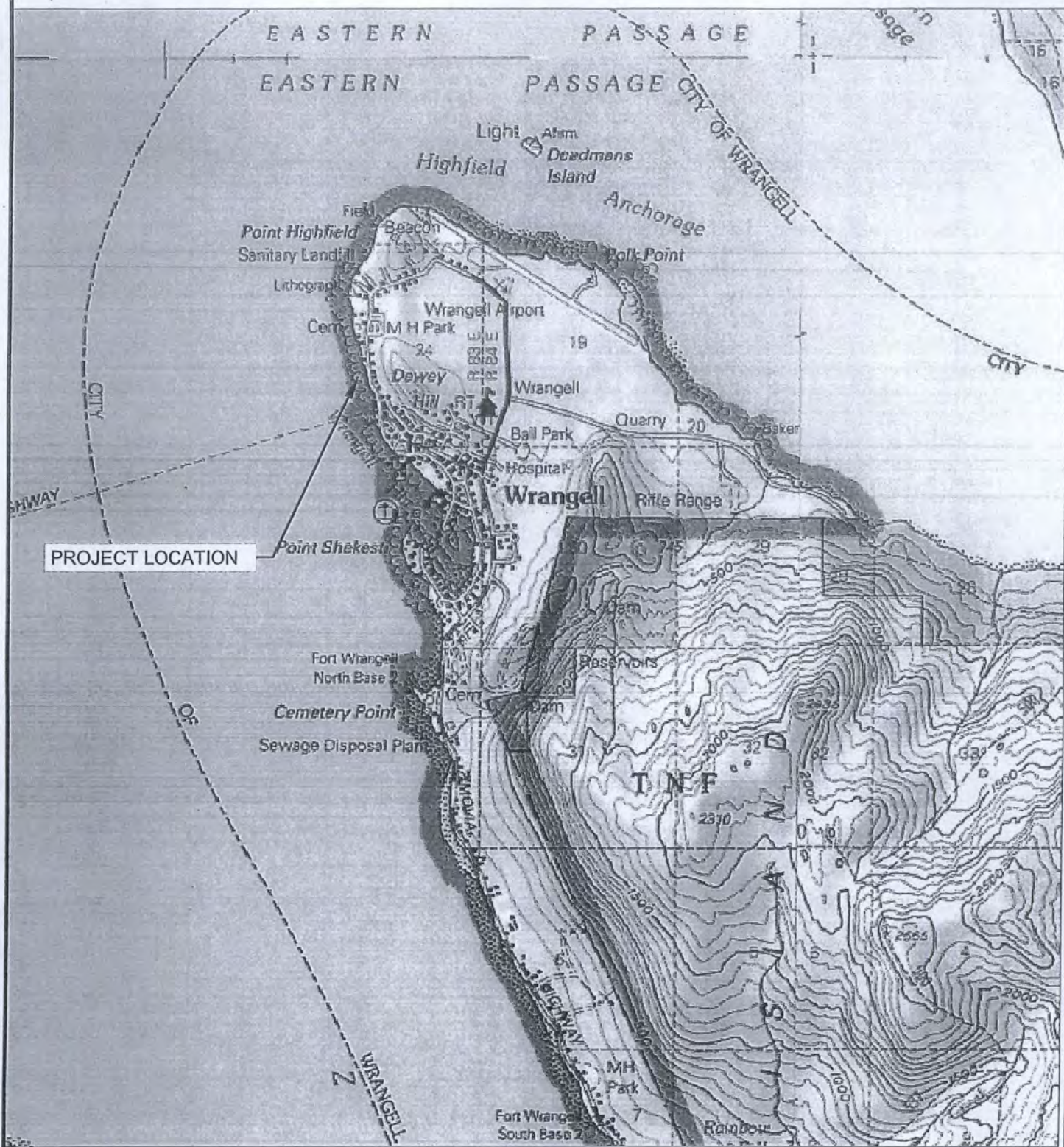
AT: WRANGELL

LOCATED IN: T.62S., R.83E., SECTION 24
Lat 56°23'55.75"N, Long. 132°20'24.21"W

DATE: 11-6-17

SHEET 1 OF 6

POA-2010-512, Zimovia Strait



VICINITY MAP

SCALE: 1"=150'

APPLICATION BY:
Southeast Properties
P.O. Box 701
Wrangell, AK 99929

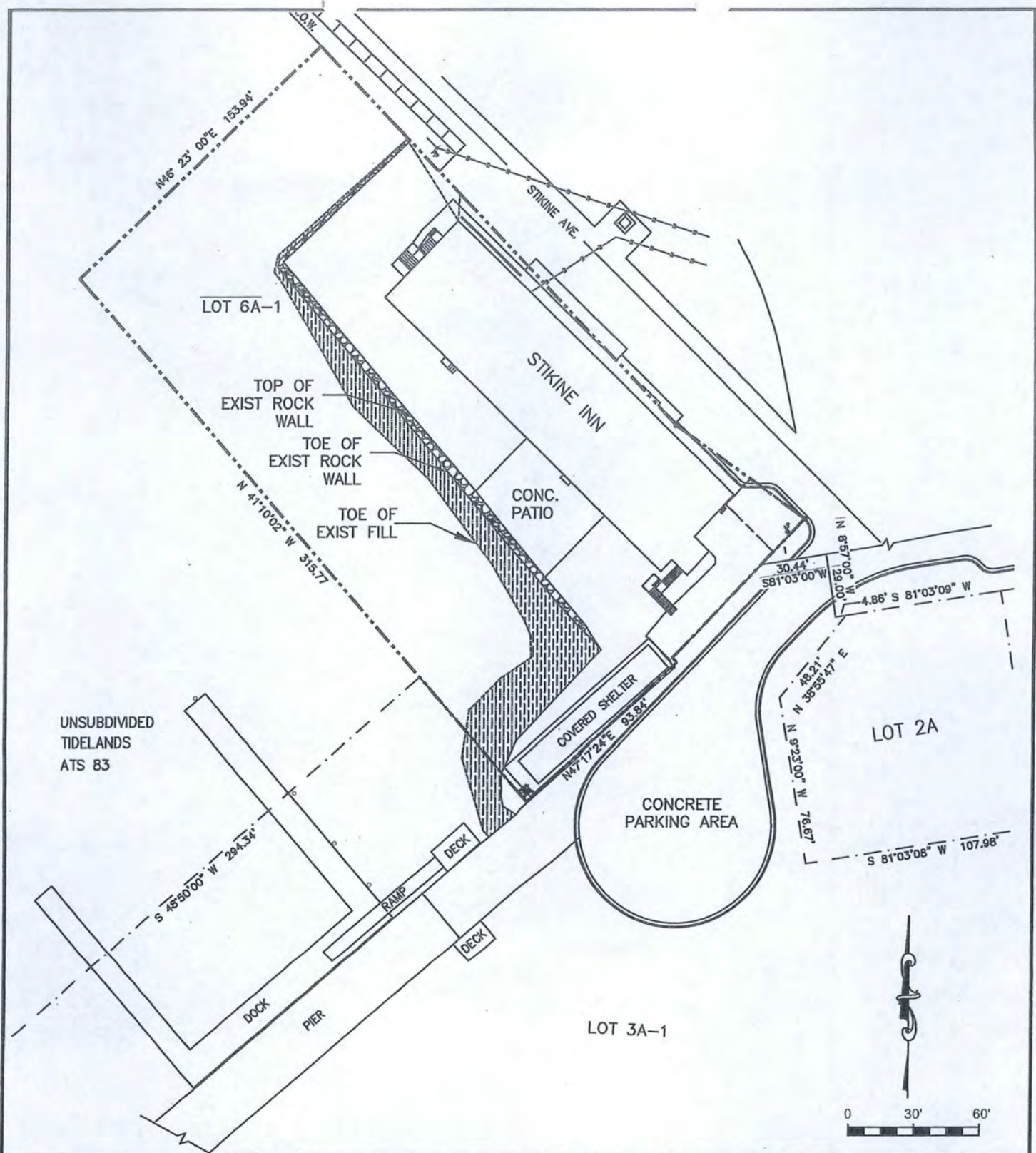
STIKINE INN TIDELANDS RECONFIGURATION

AT: WRANGELL

LOCATED IN: T.62S., R.83E., SECTION 24
Lat 56°23'55.75"N, Long. 132°20'24.21"W

DATE: 11-6-17

SHEET **2** OF **6**



SCALE: 1"=60'

EXISTING CONDITIONS

APPLICATION BY:
Southeast Properties
P.O. Box 701
Wrangell, AK 99929

STIKINE INN TIDELANDS RECONFIGURATION

AT: WRANGELL

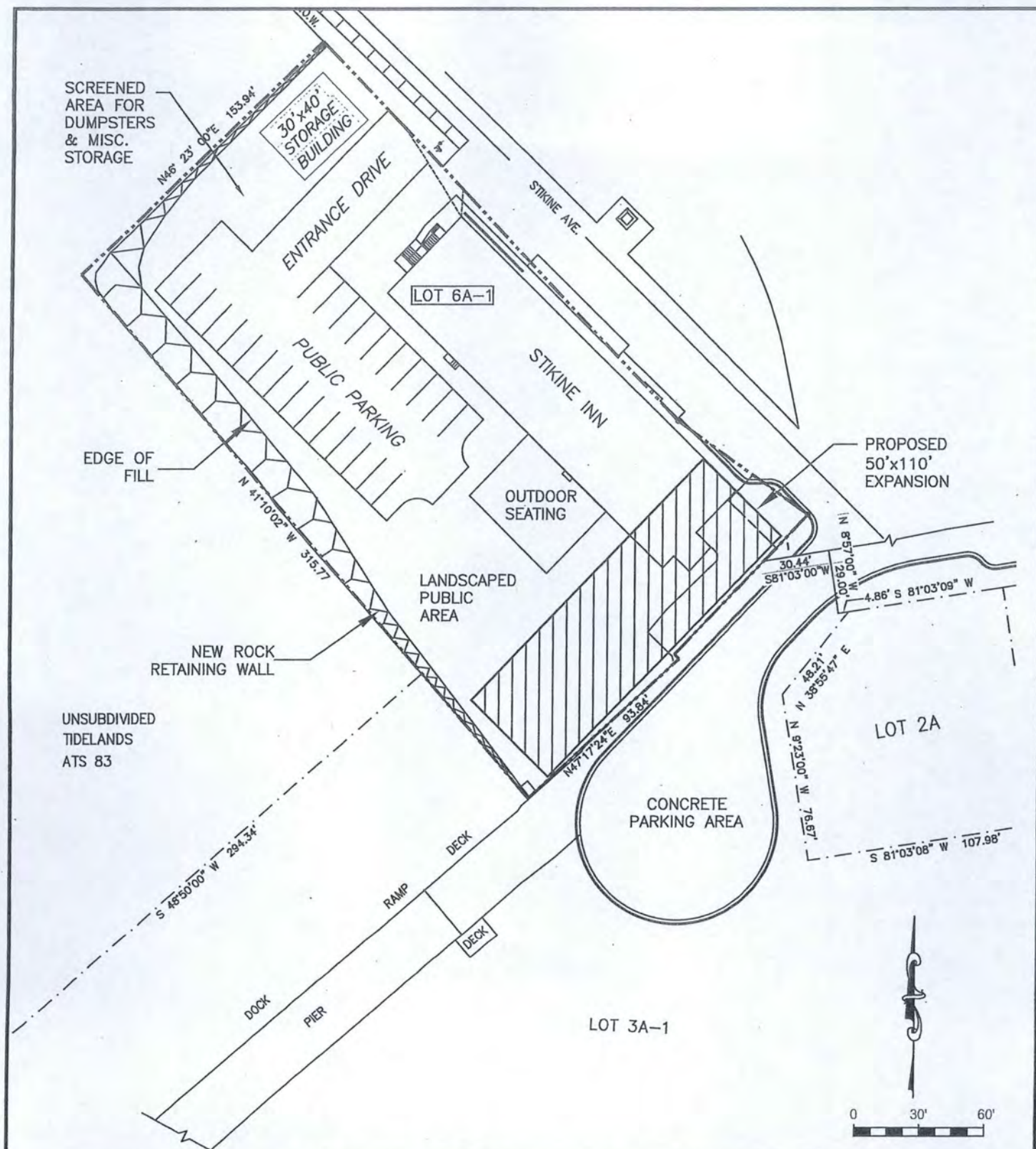
LOCATED IN: T.62S., R.83E., SECTION 24
Lat 56°23'55.75"N, Long. 132°20'24.21"W

DATE: 11-6-17

SHEET **3** OF **6**

POA-2010-512, Zimovia Strait





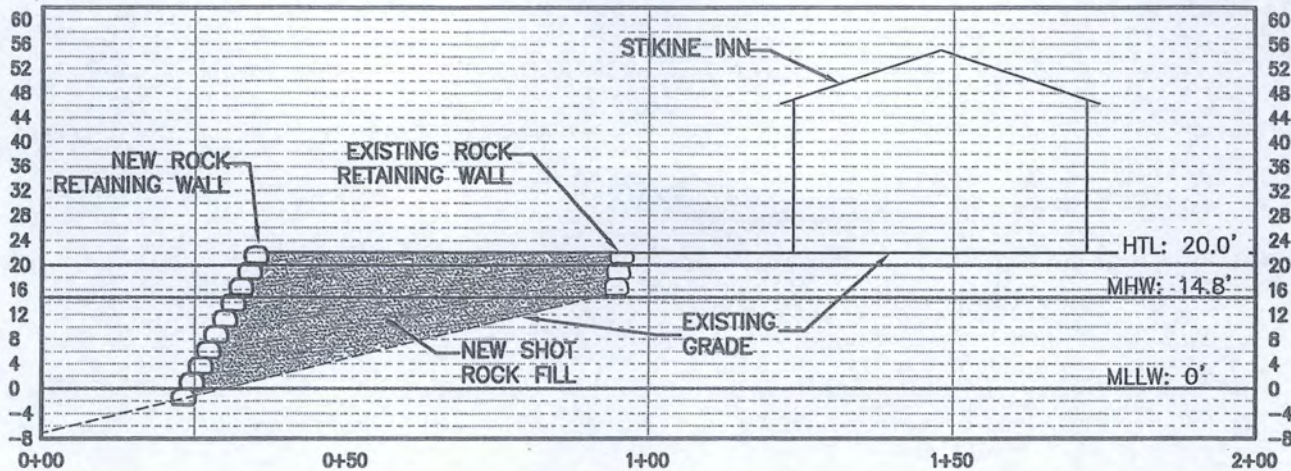
ROCK WALL PLAN

STIKINE INN TIDELANDS RECONFIGURATION

SCALE: 1"=60'

APPLICATION BY:
Southeast Properties
P.O. Box 701
Wrangell, AK 99929

AT: WRANGELL
LOCATED IN: T.62S., R.83E., SECTION 24
Lat 56°23'55.75"N, Long. 132°20'24.21"W
DATE: 1-17-18 SHEET **4A** OF **6**



1
 5 SECTION VIEW
 SCALE: 1"=30'

TYPICAL SECTION

APPLICATION BY:
 Southeast Properties
 P.O. Box 701
 Wrangell, AK 99929

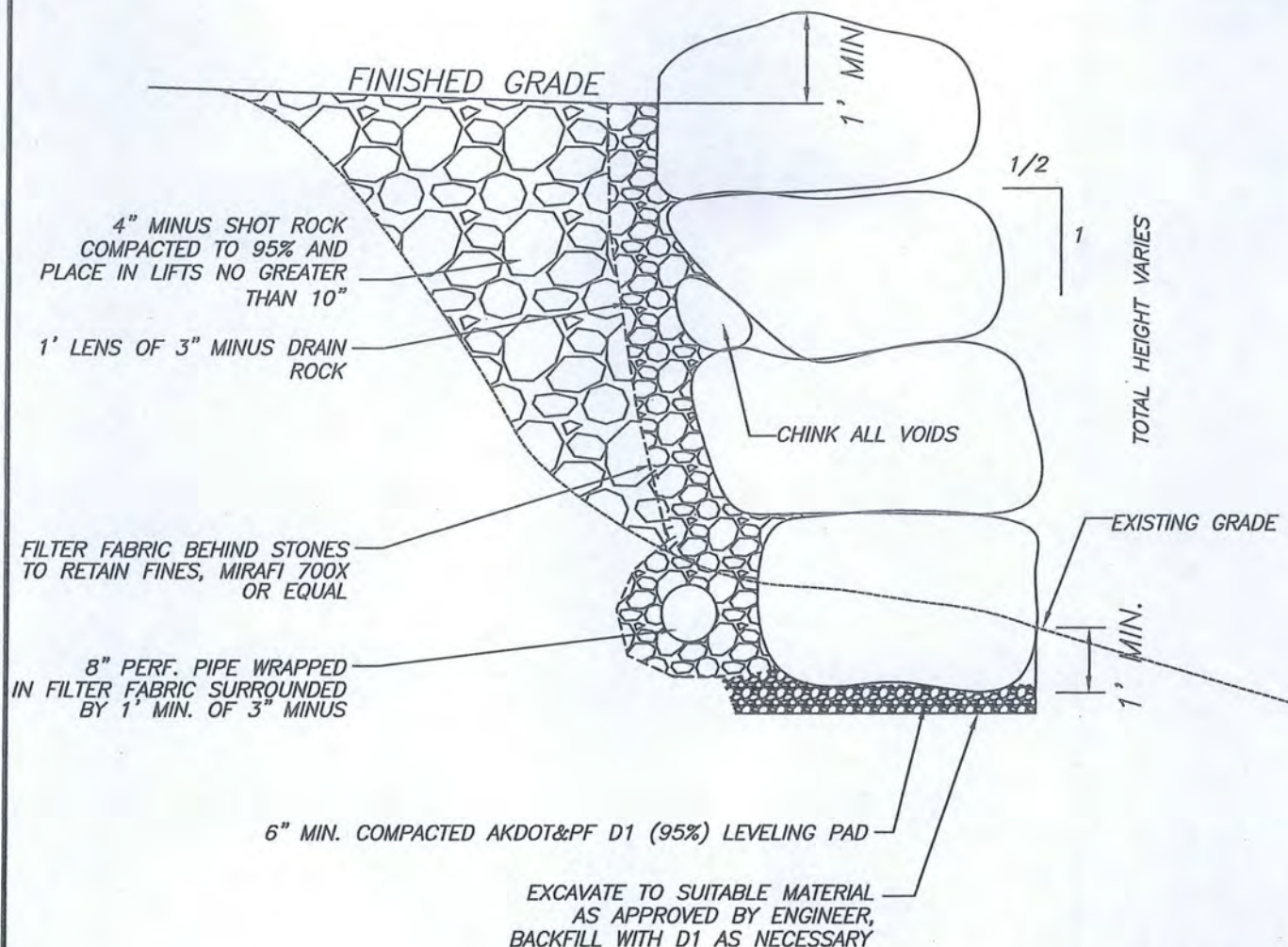
STIKINE INN TIDELANDS RECONFIGURATION

AT: WRANGELL

LOCATED IN: T.62S., R.83E., SECTION 24
 Lat 56°23'55.75"N, Long. 132°20'24.21"W

DATE: 11-6-17

SHEET **5** OF **6**



ROCKERY RETAINING WALL DETAIL NOTES:

- 1) THE LONG DIMENSION OF THE ROCKS SHALL EXTEND INTO THE EMBANKMENT TO PROVIDE MAXIMUM STABILITY.
- 2) THE ROCK SHALL BE PLACED SO AS TO LOCK INTO TWO ROCKS; STAGGER JOINTS.
- 3) CONSTRUCT ROCKERY OF 5 MAN TO 2 MAN ROCKS WITH DECREASING SIZE FROM BOTTOM TO TOP.
 - 2 MAN ROCKS 200 LBS MIN, 700 LBS MAX, SIZE 18" TO 28"
 - 2 MAN ROCK LOCATION - TOP 3 FEET
 - 3 MAN ROCKS 700 LBS MIN, 2000 LBS MAX, SIZE 28" TO 36"
 - 3 MAN ROCK LOCATION - 2 TO 6 FEET FROM TOP
 - 4 MAN ROCKS 2000 LBS MIN, 4000 LBS MAX, SIZE 36" TO 48"
 - 4 MAN ROCK LOCATION - 4 TO 8 FEET FROM TOP
 - 5 MAN ROCKS 4000 LBS MIN, 6000 LBS MAX, SIZE 48" TO 54"
 - 5 MAN ROCK LOCATION - BOTTOM TO 8 FEET BELOW TOP

**ROCK WALL
DETAIL**

APPLICATION BY:
Southeast Properties
P.O. Box 701
Wrangell, AK 99929

**STIKINE INN TIDELANDS
RECONFIGURATION**

AT: WRANGELL

LOCATED IN: T.62S., R.83E., SECTION 24
Lat 56°23'55.75"N, Long. 132°20'24.21"W

DATE: 11-6-17

SHEET **6** OF **6**