



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:	March 6, 2024
EXPIRATION DATE:	April 5, 2024
REFERENCE NUMBER:	POA-2022-00364
WATERWAY:	Fish Creek

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 Tyler Marye at (907) 753-5778, toll free from within Alaska at (800) 478-2712, or by email at Tyler.J.Marye@usace.army.mil if further information is desired concerning this public notice.

APPLICANT: Dave Scanlan, Eaglecrest Ski Area, 155 Heritage Way, Juneau, AK 99801.

AGENT: Alan Steffert, City & Borough of Juneau, 155 Heritage Way, Juneau, AK 99801.

LOCATION: The project site is located at Section 31, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2 SW; Latitude 58.2691° N, Longitude 134.5161° W; in Juneau, Alaska.

PURPOSE: The applicant's stated purpose is to construct infrastructure and facilities upgrades which are the main components of the Eaglecrest Ski Area's Summer Development Project.

PROPOSED WORK: The applicant proposes to discharge 30,381 cubic yards of fill material into 8.8 acres of wetlands in order to construct infrastructure and facilities upgrades to support the Eaglecrest Gondola & Summer Activity Development Project. The proposed infrastructure and facilities in wetlands would include: a gondola base building area pad and path, gondola towers, bike trails, a gondola mid station, a tubing hill, a picnic shelter, access and support roads, expansion of parking areas, and quarries for fill material. A wetland impact table is enclosed and includes the breakdown for each upgrade. Additionally, there would be approximately 395 linear feet of stream impacts to upper sections of Fish Creek and other unnamed streams for culvert stream crossings. All work would be performed in accordance with the enclosed plan (sheets 1-14), dated 2/16/2024.

ADDITIONAL INFORMATION: Other authorizations applied for include a conditional use permit from the Juneau Planning Commission; this permit was obtained February 27, 2024.

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: The applicant states that, “due to the expansive and widespread occurrence of wetlands surrounding the base and the lower half of the ski area, impacts to these wetlands cannot be avoided during the construction of the gondola and associated infrastructure. However, they state, “they have made all efforts to avoid high-value peat land and to site the trails into upland corridors when at all possible”. Additionally, where feasible, the applicant would construct bridges that would span Fish Creek to avoid stream impacts.

b. Minimization: The applicant states to minimize gondola wetland impacts, “the area immediately under the gondola rope is a safety ‘no-ski’ or ‘no-go’ zone that will be roped off to prevent access and ultimately will prevent any further development on the wetlands beyond the no-go zone to the west of the terminal area”. Likewise, to minimize trail impacts the applicant states some trails are designed to serve a multipurpose role, serving initially to facilitate gondola construction access, and ultimately providing for gondola maintenance and emergency evacuation access as secondary functions to recreational riding. To minimize road impacts to wetlands that applicant states, “impacts are minimized by sticking to a previously pioneered route, and by taking as direct a path as possible through wetlands”. To minimize wetland impacts associated with the quarries, the applicant stated they would stockpile or dispose of excess overburden in only upland locations. Overall, the applicant states the development upgrades would concentrate usage and impacts to these developed areas, which would then reduce recreational impacts to unhardened areas of the resort where wetlands are common.

c. Compensatory Mitigation: The applicant states, “that Eaglecrest concentrates usage in a relatively small area of upper Fish Creek Valley, and given that the wetlands are widespread throughout the valley, Douglas Island, and southeast Alaska in general, they feel that their development’s impact on wetlands is small in the overall scheme of things, and that compensatory mitigation is not appropriate for this proposed development”. However, the applicant states, “that instead of compensatory mitigation, they propose to restrict access to

and remediate old social trails through wetlands. Remediation will be an ongoing effort centered around the heavily impacted muskegs in the mid-station area and Cropley Lake. The mid-mountain quarry would require slope grading at the completion of extraction. Oversized quarry rock will be placed against the toe of the quarry face and excess stripped overburden will be placed on top, blending the slope into the surrounding wetland on the west side of the quarry”.

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 in or eligible for inclusion in the National Register of Historic Places. There are no known cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the footprint of the fill to be discharged and the uplands immediately adjacent to the fill for the operation of project specific heavy machinery. Consultation of the AHRs constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO), Federally recognized Tribes, and other consulting parties. Any comments SHPO, Federally recognized Tribes, and other consulting parties 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. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or 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 (Magnuson-Stevens 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).

There is no mapped EFH within or near the project area. Therefore, we have determined the described activity would not adversely affect EFH.

TRIBAL CONSULTATION: The Corps 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 Corps, 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 rights or resources. Consultation may be initiated by the affected Tribe upon written request to the District Commander. This application is being coordinated with federally recognized tribes and other consulting parties. Any comments federal recognized tribes and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by the work under the requested permit will be considered in the Corps final assessment of the described work.

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 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 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.

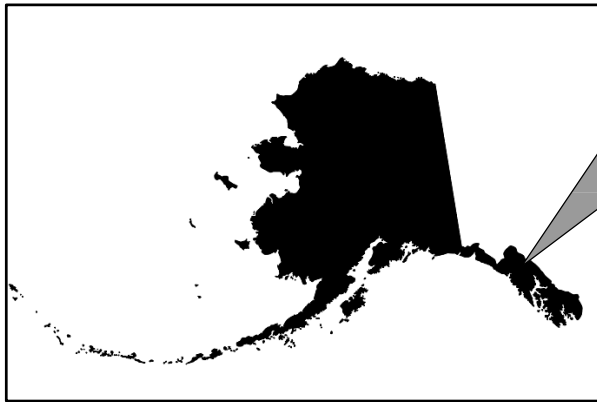
AUTHORITY: This permit will be issued or denied under the following authority:

(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). public interest review will consider the criteria established under authority of Section 102(a) of the Marine Protection, Research and Sanctuaries Act of 1972, as amended (40 CFR Parts 220 to 229), as appropriate.

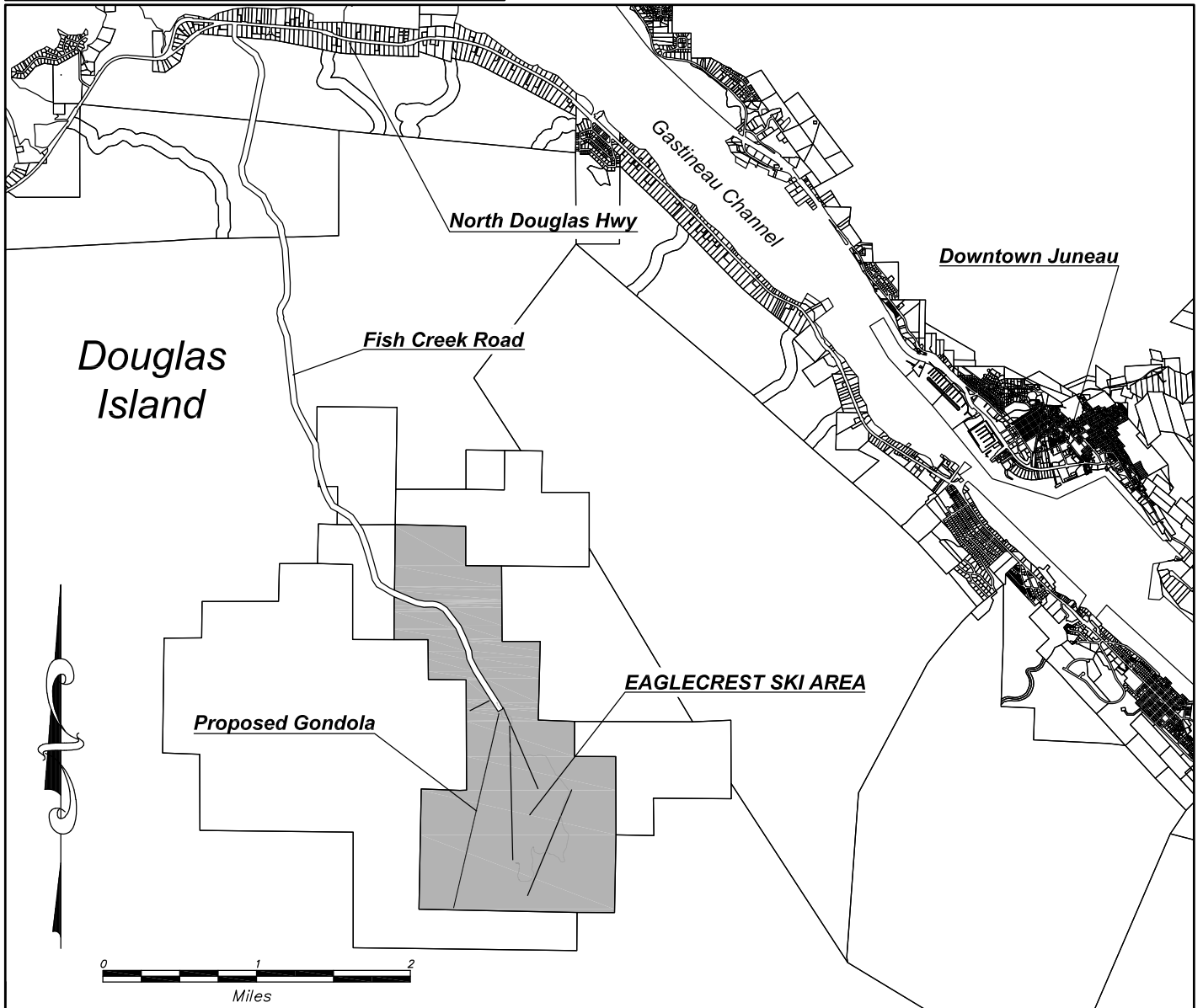
Project drawings are enclosed with this public notice.

District Commander
U.S. Army, Corps

Enclosures



PROJECT LOCATION
DOUGLAS ISLAND



VICINITY MAP

EAGLECREST GONDOLA & SUMMER ACTIVITIES DEVELOPMENT

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

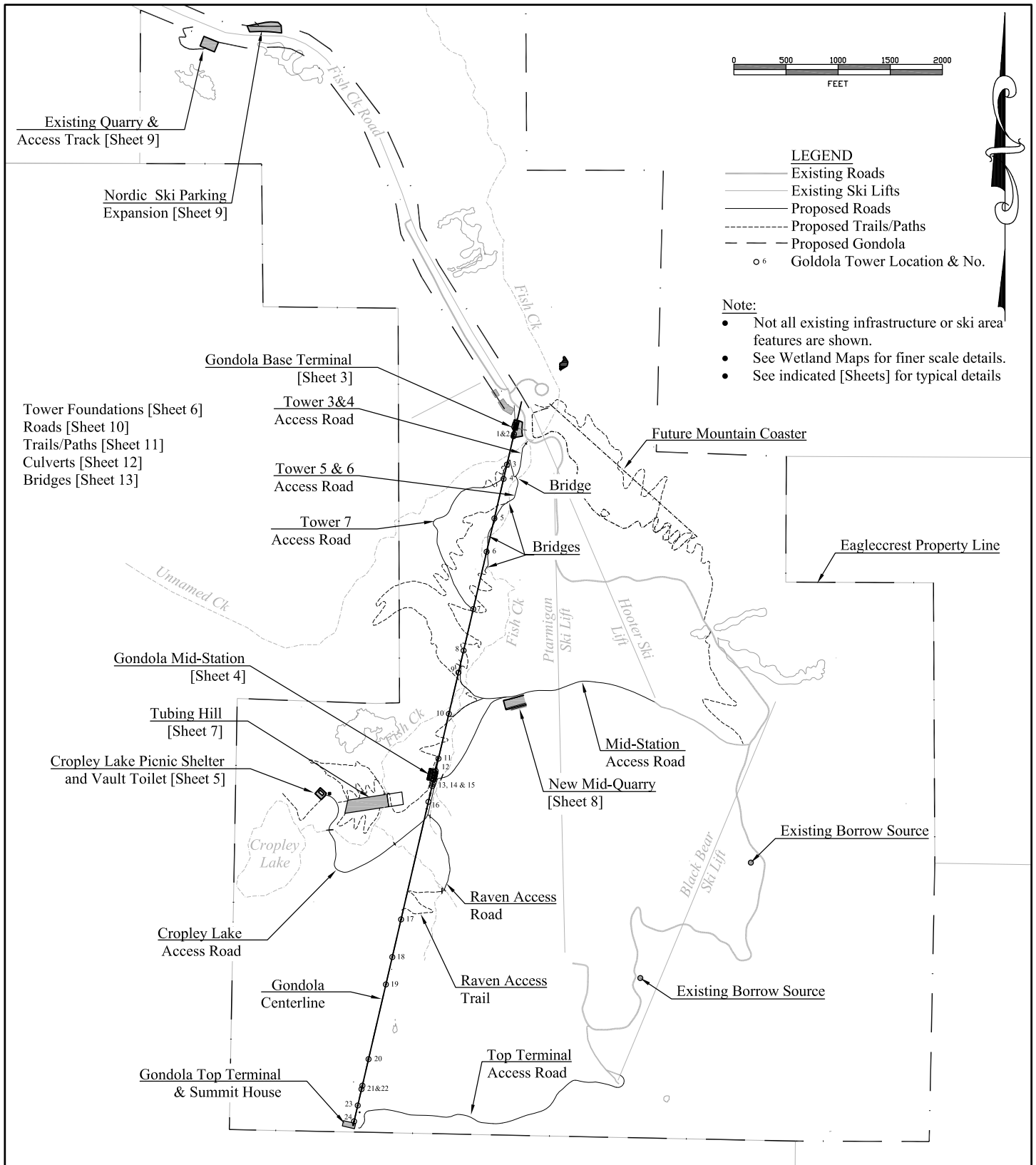
Proposed Activity: Gondola with access roads and trails

Sec.31, T.41S R.67E Copper River Meridian

Lat.: N 58.275450 Long.: W 134.514560

Sheet 1 of 14

Date: 9/1/23



Plan View and Sheet Index

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

Proposed Activity: Gondola with access roads and trails

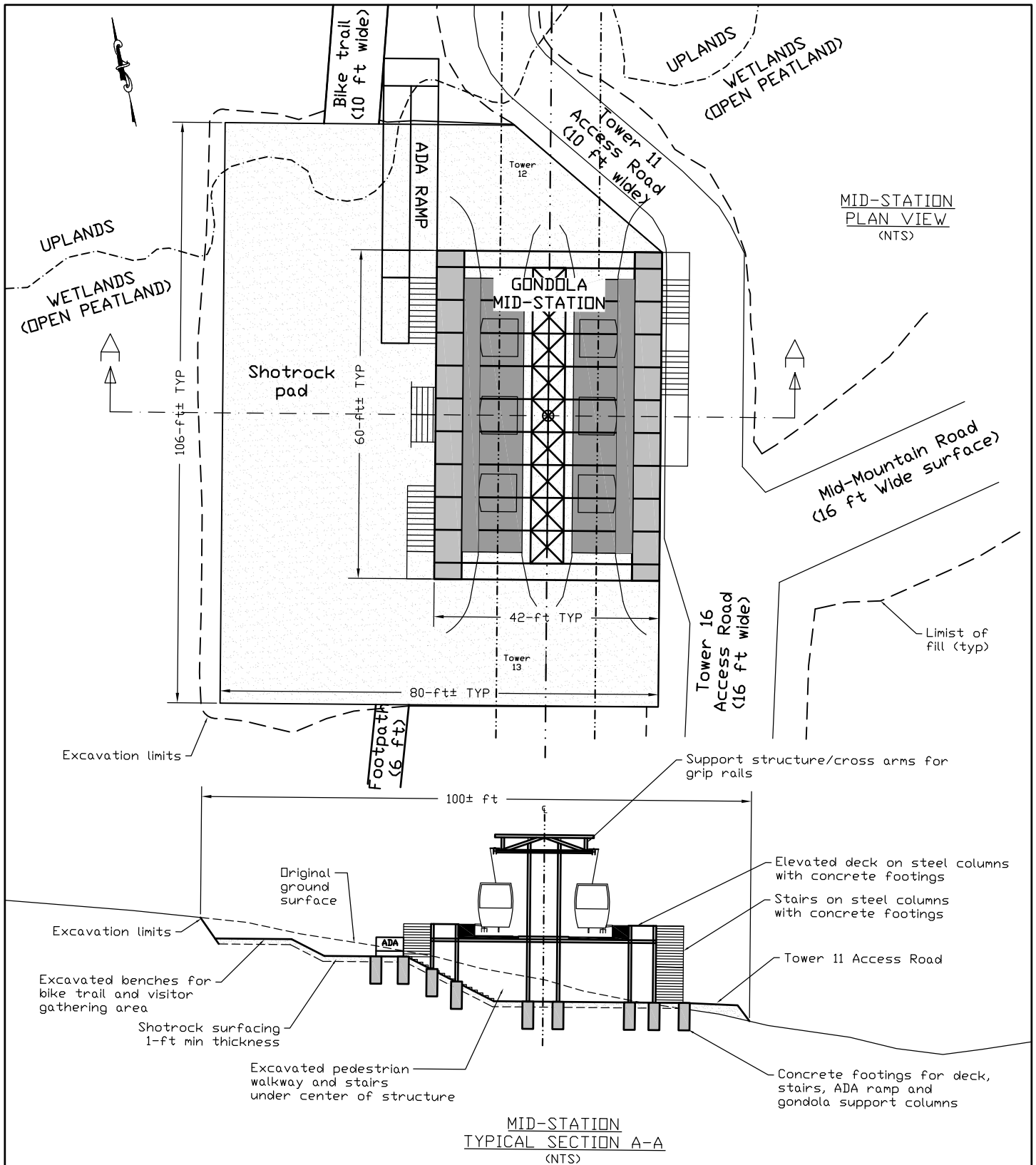
Sec.31, T.41S R.67E Copper River Meridian

Lat.: N 58.275450 Long.: W 134.514560

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Date: 2/16/24

EAGLECREST GONDOLA & SUMMER ACTIVITIES DEVELOPMENT

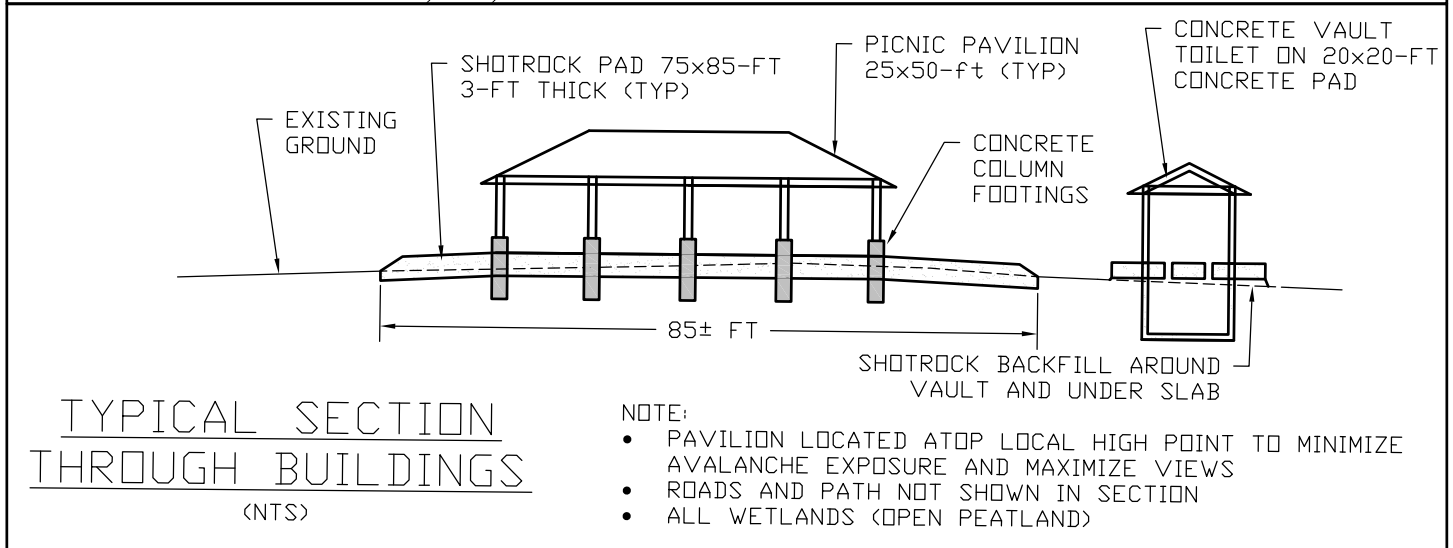
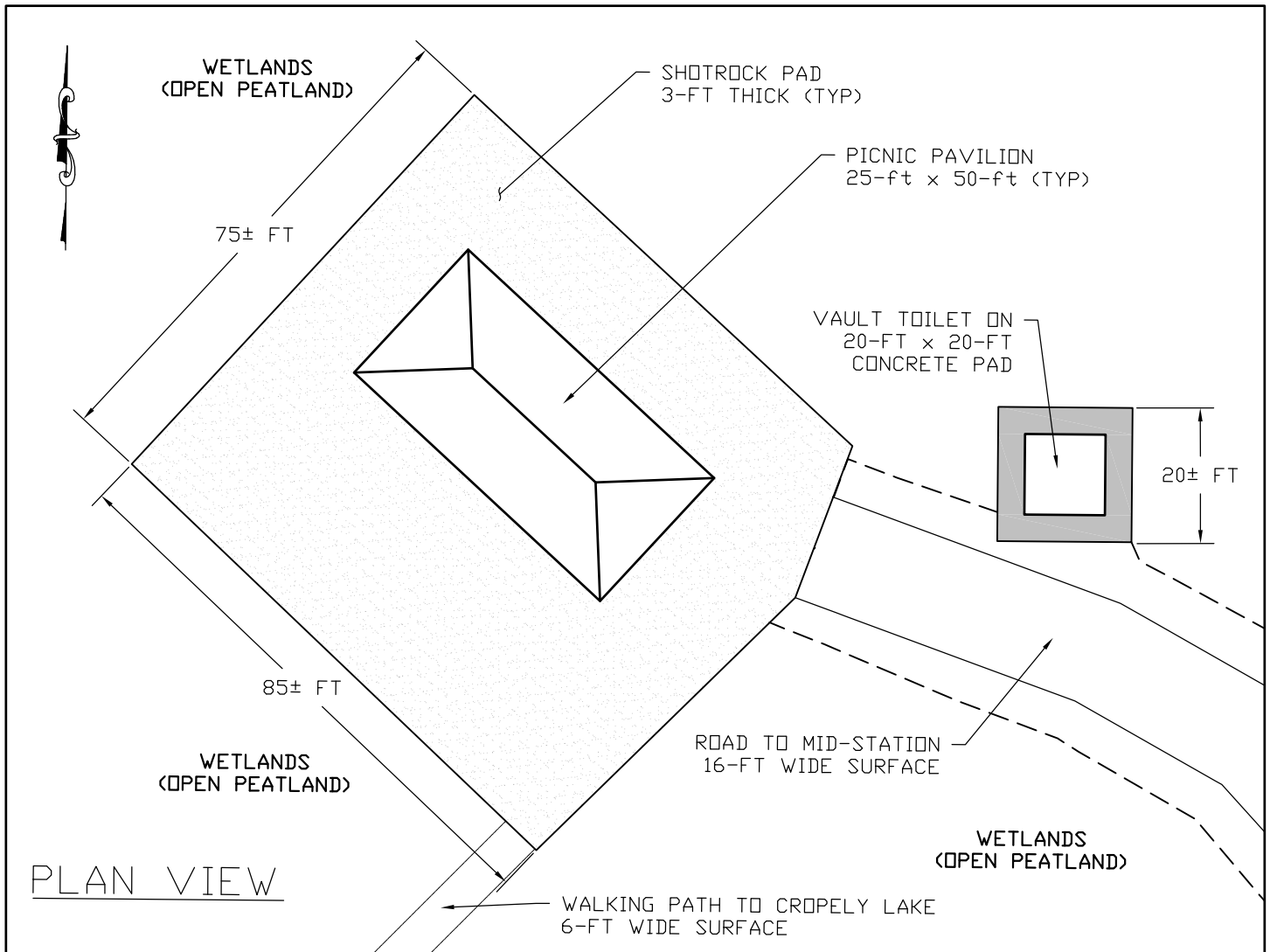


Mid-Station Typical Section and Plan View

Applicant: Eaglecrest Ski Area
 File No.: POA-2022-00364
 Waterway: Fish Creek
 Proposed Activity: Gondola with access roads and trails
 Sec.31, T.41S R.67E Copper River Meridian
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EAGLECREST GONDOLA & SUMMER ACTIVITIES DEVELOPMENT



CROPELY LAKE PICNIC PAVILION PLAN & SECTION

EAGLECREST GONDOLA & SUMMER ACTIVITIES DEVELOPMENT

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

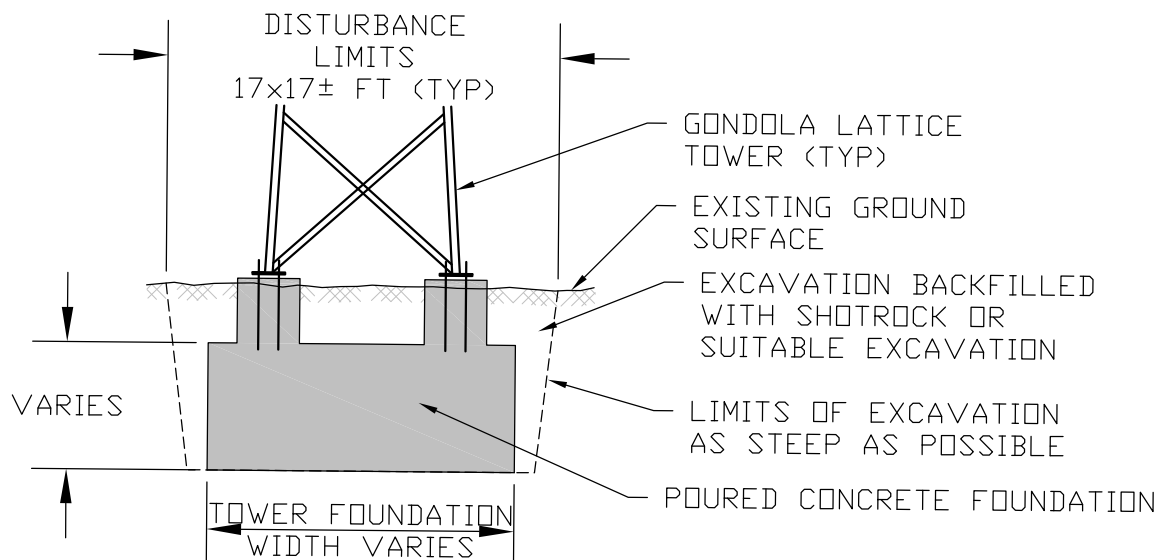
Proposed Activity: Gondola with access roads and trails

Sec.31, T.41S R.67E Copper River Meridian

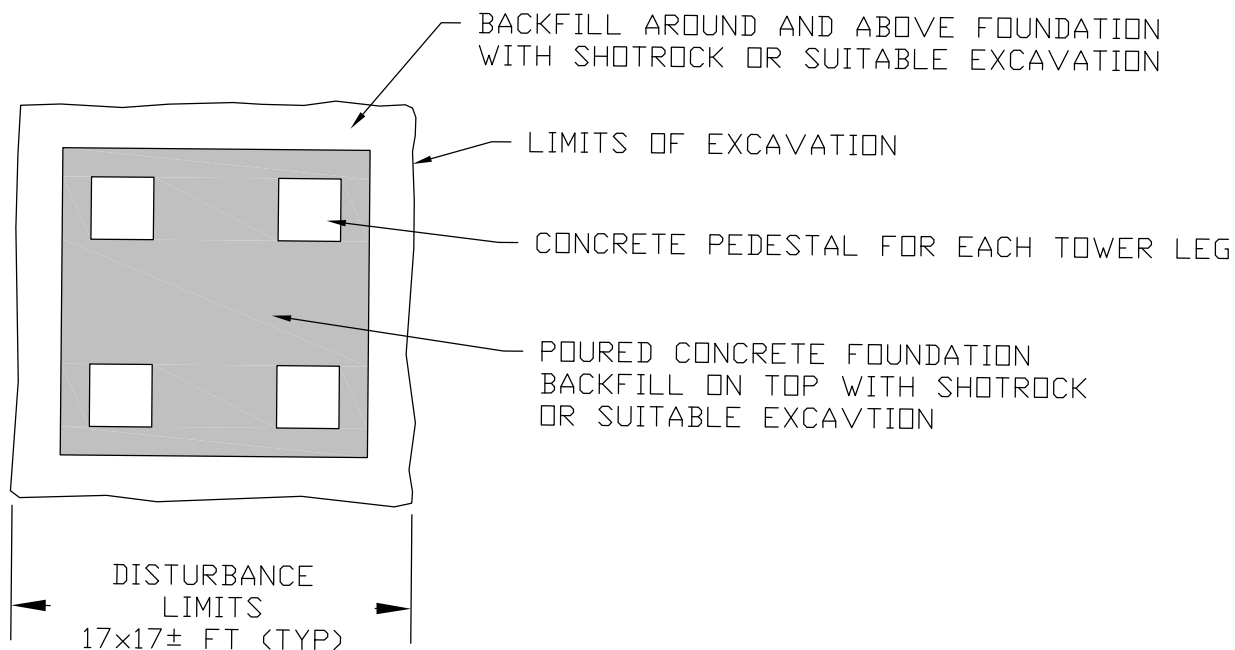
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GONDOLA TOWER FOUNDATION
SECTION VIEW (NTS)



GONDOLA TOWER FOUNDATION
PLAN VIEW (NTS)

Tower Foundation Typical Section and Plan View

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

Proposed Activity: Gondola with access roads and trails

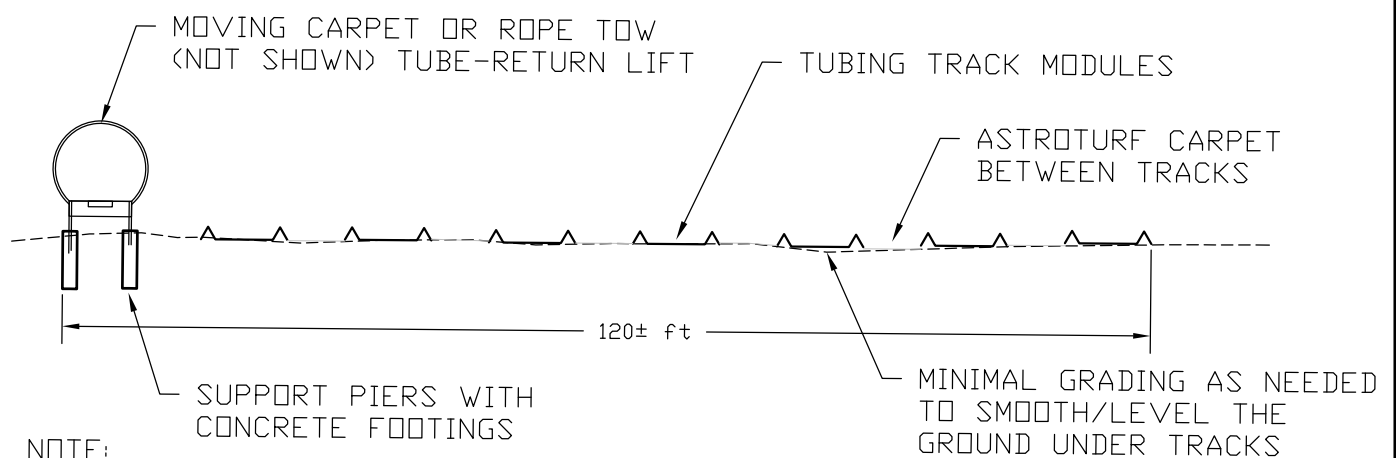
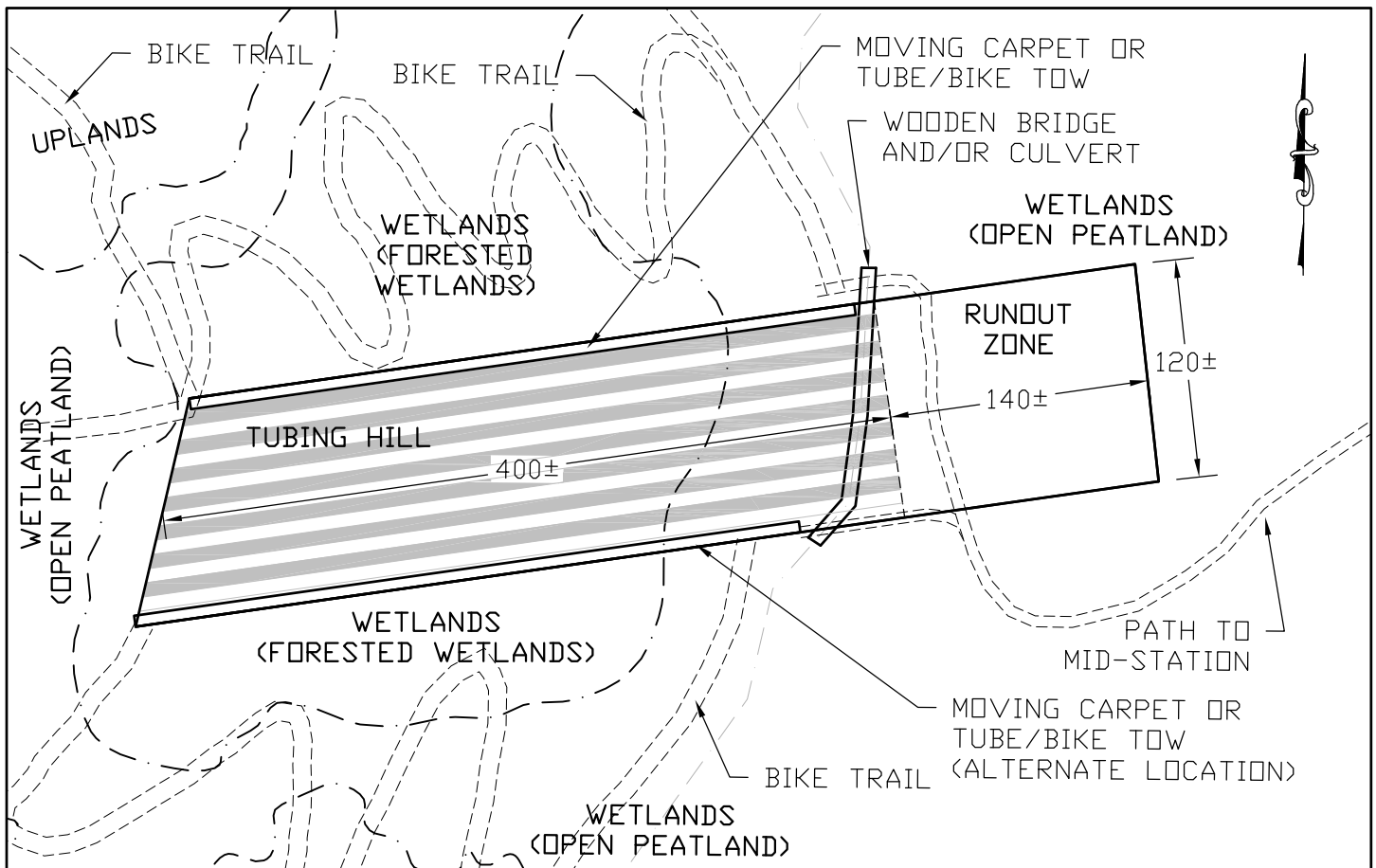
Sec.31, T.41S R.67E Copper River Meridian

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**EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT**



NOTE:

- MINIMIZE GRADING TO THAT REQUIRED TO MAKE A SMOOTH BASE FOR TUBING TRACKS.
- SMALL STREAM BETWEEN BOTTOM OF TUBE HILL AND RUNOUT ZONE WILL BE BRIDGED/CULVERTS AS NEEDED FOR SAFE TUBING

Tubing Hill Typical Section and Plan View

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

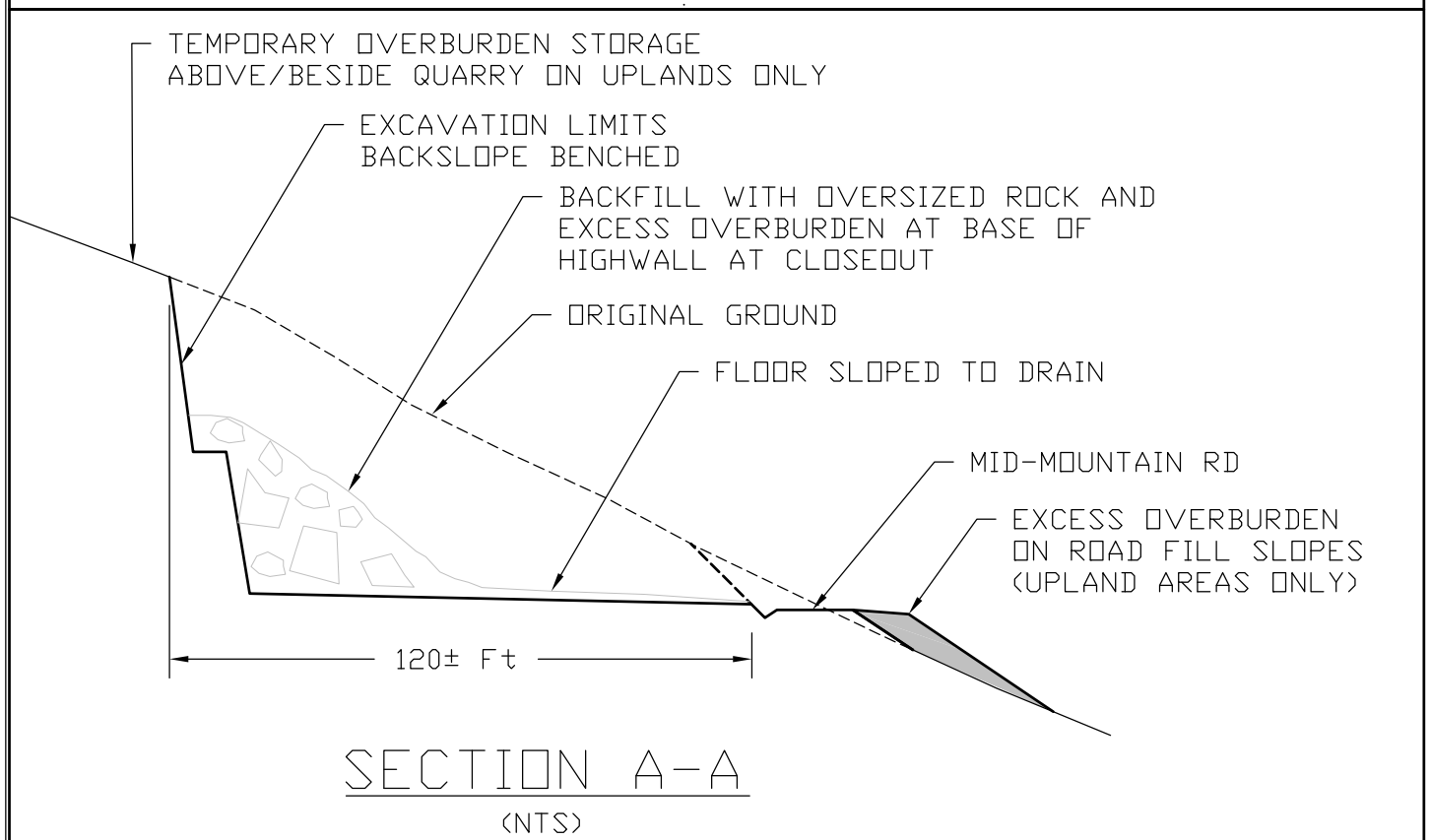
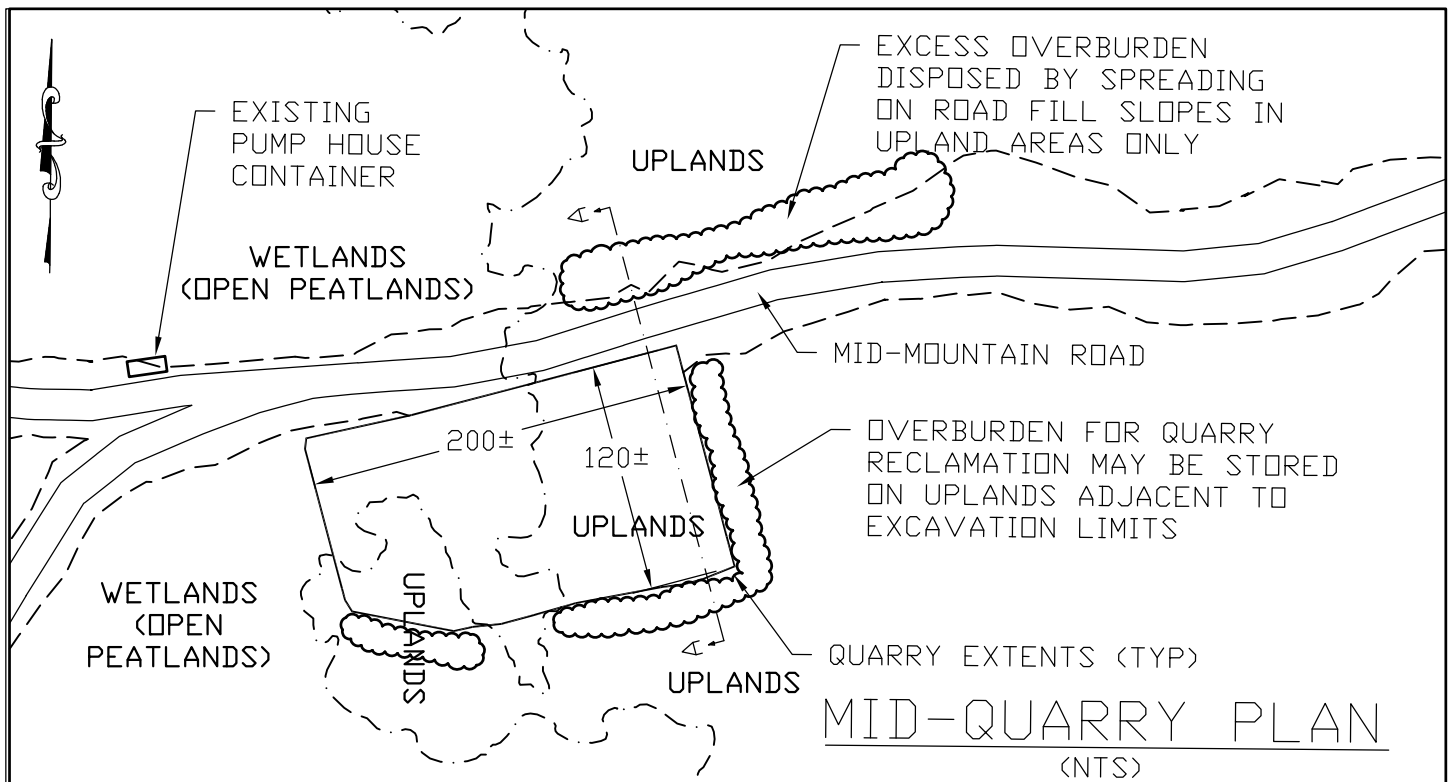
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MID-MOUNTAIN QUARRY PLAN and SECTION

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

Proposed Activity: Gondola with access roads and trails

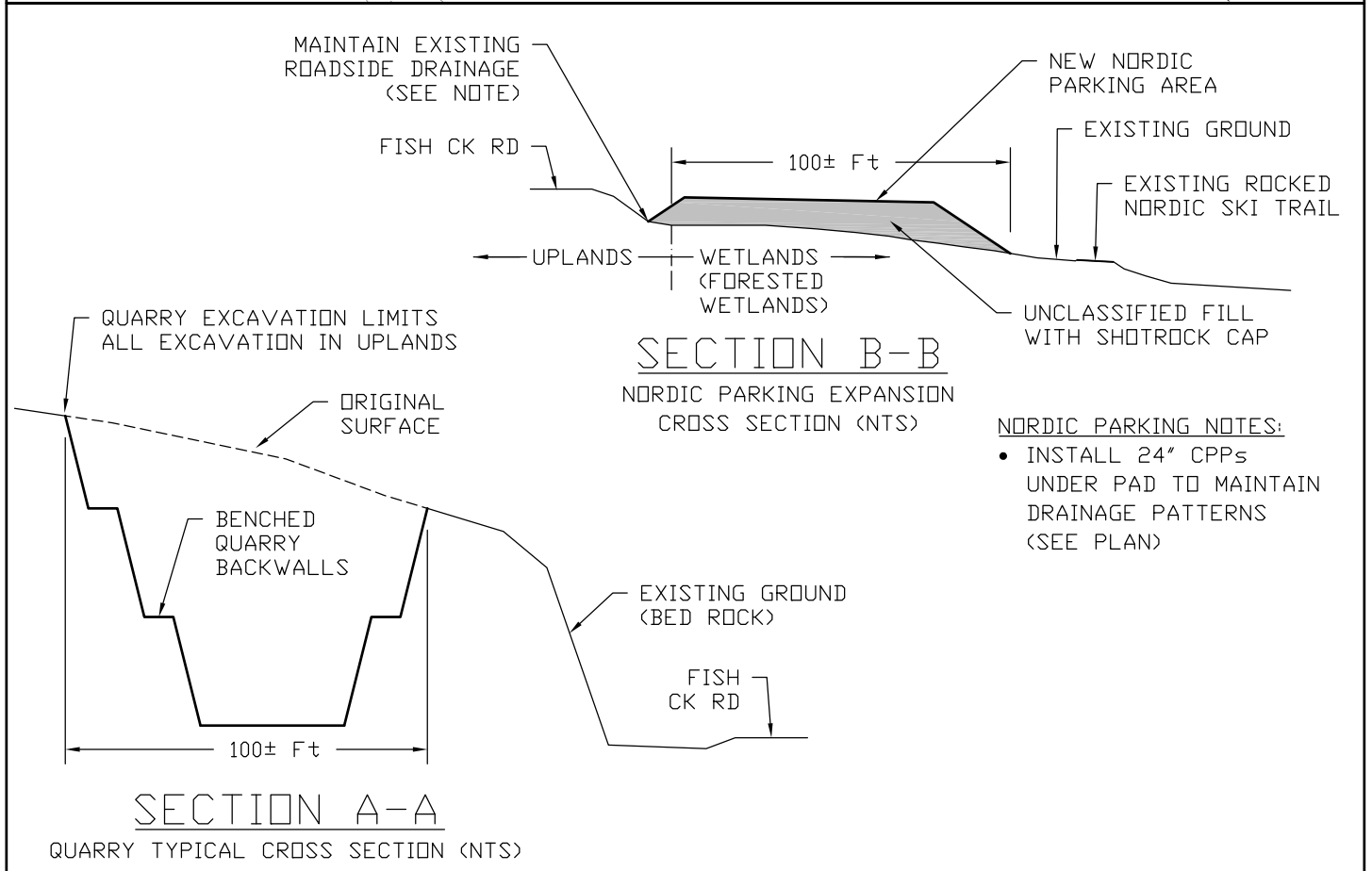
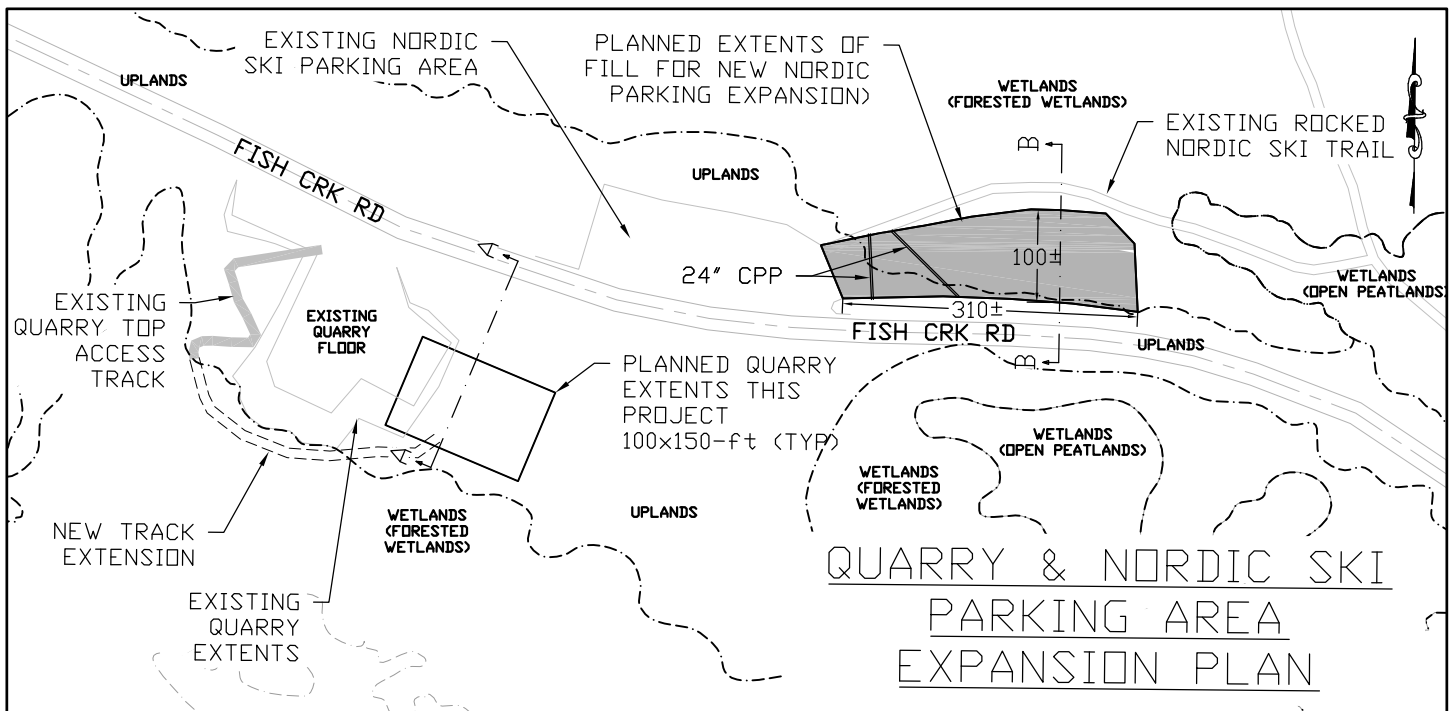
Sec.31, T.41S R.67E Copper River Meridian

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**EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT**



Nordic Parking Area Expansion and Fish Creek Quarry

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

Proposed Activity: Gondola with access roads and trails

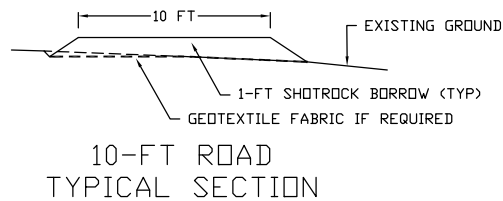
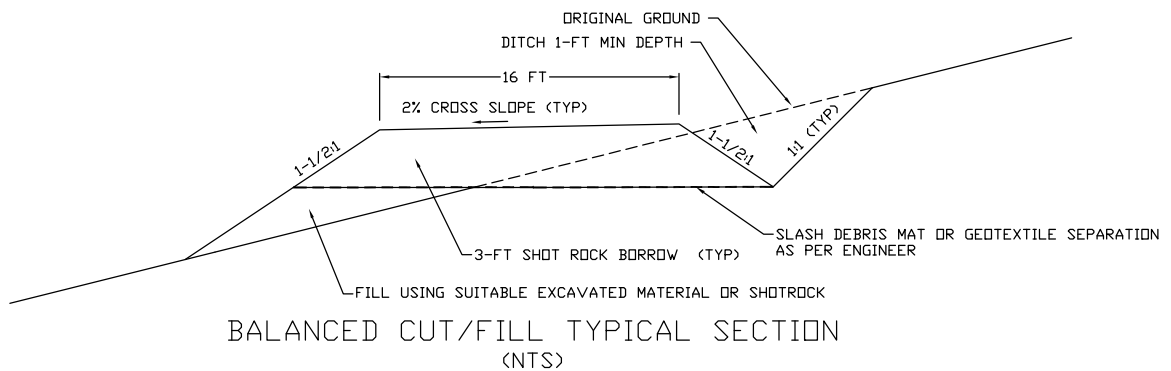
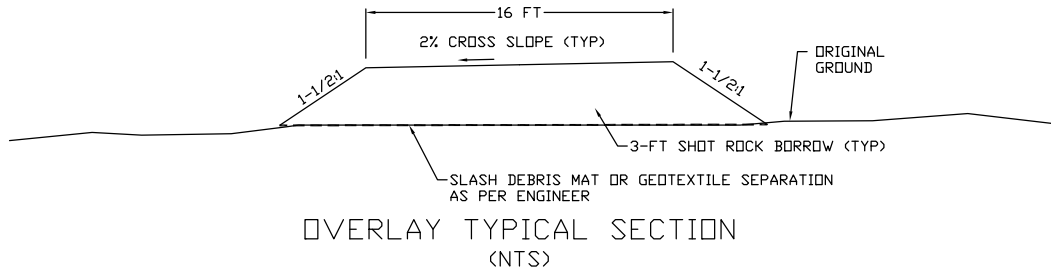
Sec.31, T.41S R.67E Copper River Meridian

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**EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT**



16-Ft Wide Roads to: Towers 3&4, Towers 8&9, Mid-Station, Towers 13-16, Raven Ski Run, Top Terminal.

10-Ft Wide Roads to: Towers 5&6, Tower 7, Towers 10, Towers 11&12, Cropley Picnic Shelter

Typical Road Sections

EAGLECREST GONDOLA & SUMMER ACTIVITIES DEVELOPMENT

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

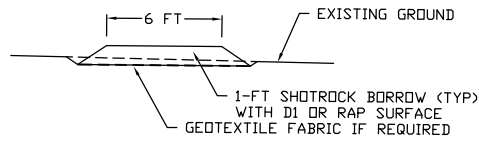
Proposed Activity: Gondola with access roads and trails

Sec.31, T.41S R.67E Copper River Meridian

Lat.: N 58.275450 Long.: W 134.514560

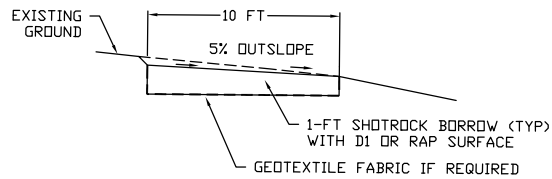
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WALKING PATH TYPICAL SECTION
(NTS)

Walking paths to: Base Terminal,
Tubing Hill, Cropley Lake



10-FT MOUNTAIN BIKE TRAIL
TYPICAL SECTION
(NTS)

See map for bike trail locations.
Switchbacks and tight turns will
typically be banked

Walking Path, Bike Trail, and Parking Typical

**EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT**

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

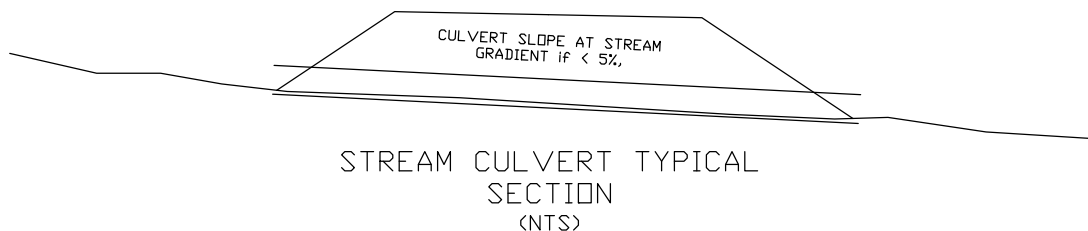
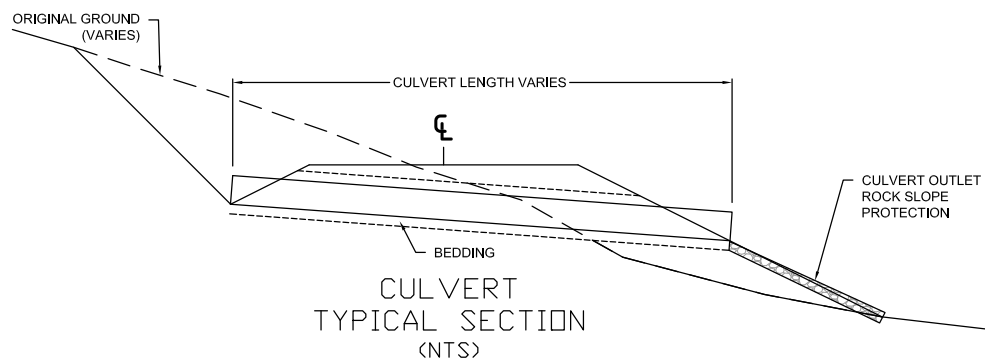
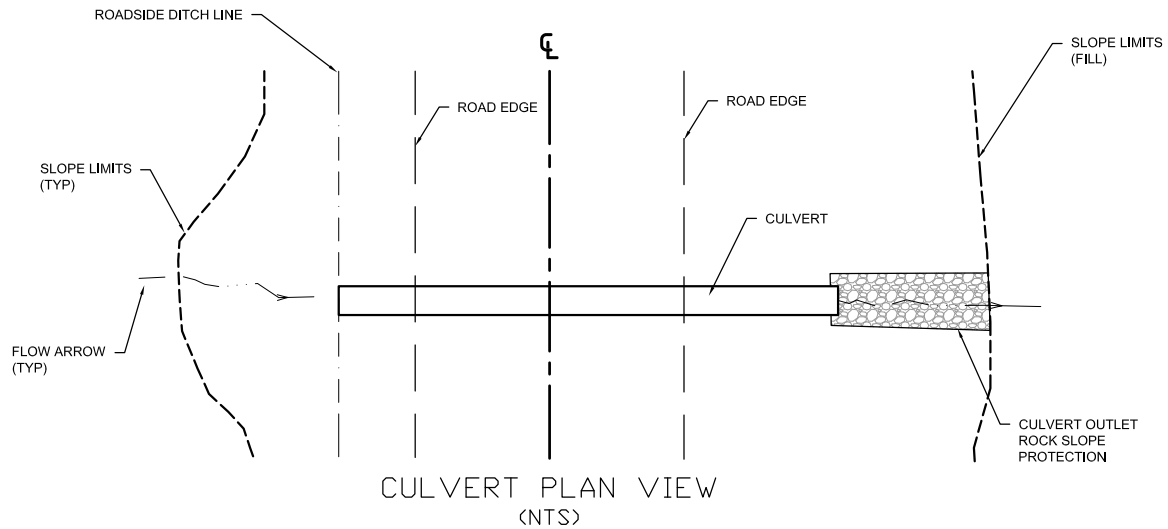
Proposed Activity: Gondola with access roads and trails

Sec.31, T.41S R.67E Copper River Meridian

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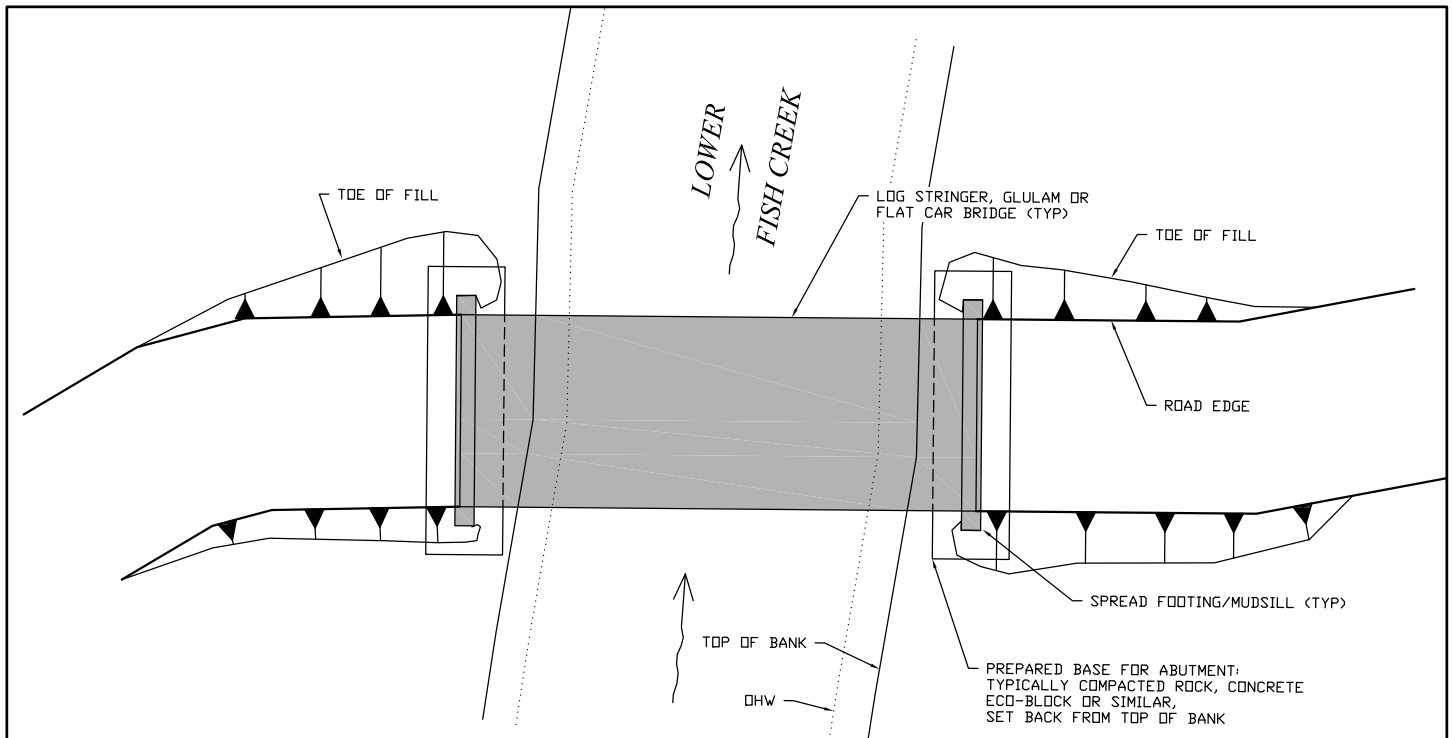


Relief and Small Stream Culvert Crossing Typical

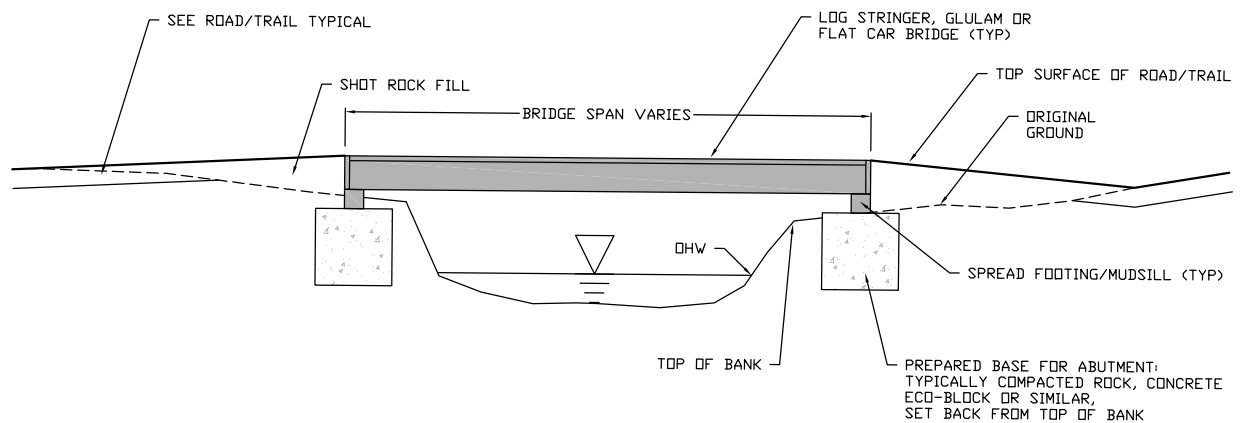
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**EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT**

Date: 9/1/23



BRIDGE AT STREAM CROSSING
TYPICAL PLAN VIEW
(NTS)



BRIDGE AT STREAM CROSSING
TYPICAL PROFILE
(NTS)

NOTES:

- FOUR BRIDGES PLANNED ON LOWER FISH CREEK FOR TOWER 5&6 ACCESS ROAD AND BIKE TRAIL CROSSING
- LOG CULVERT BRIDGE AND/OR CULVERTS PLANNED FOR CROSSING UPPER FISH CREEK AT RUNOUT ZONE OF TUBING HILL

Bridge Stream Crossing Typical

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EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT

Date: 9/1/23

Eaglecrest Gondola and Summit Activities Development Project: Wetland Disturbed Area and Wetland Fill Volumes

Feature Name	Feature Centerline Length (Ft)			Wetland Disturbance Area		Wetlands Fill Volume (CY)
	Total	Uplands	Wetlands	Ft ²	Acres	
Gondola Base Building, Area Pad & Path (includes T1 & T2)	161	-	161	13,449	0.309	1,191
Towers 3 & 4 Road (16x3)	753	338	415	10,299	0.236	949
Tower 3 - Uplands	17	17	-	0	0	0
Tower 4 - Uplands	17	17	-	0	0	0
Bike Trail - Black Lagoon to T3 (10x1)	630	267	363	3,633	0.083	135
Towers 5 & 6 Road (10x3)	1,021	376	645	13,637	0.313	1,275
Tower 5	17	-	17	293	0.007	32
Bike Trail - T9 to T5 (10x1)	4,502	2,542	1,961	19,605	0.450	726
Tower 6	17	-	17	293	0.007	32
Bike Trail - Mid Station to T6 (10x1)	4,171	1,958	2,213	22,130	0.508	820
Tower 7 Road (10x1)	1,774	290	1,484	26,849	0.616	1,538
Tower 7	17	-	17	293	0.007	32
Tower 8	17	-	17	293	0.007	32
Towers 8 & 9 Road (16x3)	717	121	596	18,882	0.433	1,787
Tower 9	17	-	17	293	0.007	32
Tower 10 Road (10x1)	363	-	363	5,136	0.118	185
Tower 10	17	-	17	293	0.007	32
Tower 11 - Uplands	17	17	-	0	0	0
Tower 12 - Uplands	17	17	-	0	0	0
Mid-Mountain Road (16x3)	2,597	1,106	1,491	50,655	1.163	4,889
Mid Quarry (no WL fill - OB to go on uplands)	200	80	120	9,128	0.210	0
Mid-Station Area	106	-	106	8,424	0.193	312
Towers 11 & 12 Access Rd (10x1)	213	124	89	20,461	0.470	54
Tower 16 Access Rd (16x3)	357	-	357			823
Raven Road (16x3)	832	493	339	293	0.007	1,053
Tower 13	17	-	17			32
Tower 14	17	-	17	293	0.007	32
Tower 15	17	-	17	293	0.007	32
Tower 16	17	-	17	293	0.007	32
Raven Trail (10x1) - Uplands	950	950	-	0	0.000	0
Tubing Hill Path (6x1)	732	-	732	4,444	0.102	164
Tubing Hill & Runout Zone (with fill at stream crossing)	540	-	540	65,574	1.505	266
Tubing Hill Bike Trails x3 (North, Middle, South)	3,569	992	2,577	25,770	0.592	954
Cropley Road (10x3 initial track; 16x3 full road)	1,892	1,013	879	25,976	0.596	2,402
Cropley Lake Path (6x1)	610	-	610	3,658	0.084	136
Cropley Lake Picnic Shelter (25x50) & Toilet (20x20) & Pad (75x85)	85	-	85	6,780	0.156	753
Tower 17 - Uplands	17	17	-	0	0	0
Tower 18 - Uplands	17	17	-	0	0	0
Tower 19 - Uplands	17	17	-	0	0	0
Tower 20 - Uplands	17	17	-	0	0	0
Tower 21 - Uplands	17	17	-	0	0	0
Tower 22 - Uplands	17	17	-	0	0	0
Tower 23 - Uplands	17	17	-	0	0	0
Tower 23 Access - Uplands	150	150	-	0	0	0
Tower 24 - Uplands	17	17	-	0	0	0
Top Terminal Access Road (16x3)	2,968	2,668	300	4,929	0.113	1,103
Top Terminal Development Area - Uplands	160	160	-	0	0	0
Nordic Parking Area Expansion (Fill vol =7,700 CY waste+770 CY SR)	316	46	270	20,790	0.477	8,470
Upper Fish Ck Quarry (existing quarry) - Uplands	150	150	-			
Quarry Access Track (10x1)	566	361	205	2,050	0.047	76
TOTALS	31,459	14,388	17,071	385,189	8.843	30,381

Significant Stream Crossings*

Road/Trail ID	Waterbody ID	Structure	Qty	Length
Towers 5 & 6 Road	Fish Creek	Bridge	3	~20-ft span
Bike Trail - Mid Station to T6	Fish Creek	Bridge	1	~25-ft span
Towers 8 & 9 Road	Fish Creek	Bridge	1	~35-ft span
Tubing Hill Runout & Path	Fish Creek	48" Culvert/Log bridge	1 (long)	155 LF
Cropley Road	No Name - West Bowl main	48" Culvert	1	30 LF
Cropley Road	Fish Creek	48" Culvert	1	65 LF
Mid-Mountain Road	No Name - Waterfall run	36" Culvert	1	60 LF
Raven Road	No Name - Waterfall run	36" Culvert	1	35 LF
Raven Road	No Name - West Bowl main	48" Culvert	2	50 LF

*Minor drainage crossings & ditch relief culverts to be located and sized (<36" CPP) during construction

WETLAND IMPACTS TABLES

Applicant: Eaglecrest Ski Area

File No.: POA-2022-00364

Waterway: Fish Creek

Proposed Activity: Gondola with access roads and trails

Sec.31, T.41S R.67E Copper River Meridian

Lat.: N 58.275450 Long.: W 134.514560

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Date: 2/16/24

**EAGLECREST GONDOLA & SUMMER
ACTIVITIES DEVELOPMENT**