

## Development Plan - Narrative

ADL: **formerly 106224**Area Name: **Coco Harbor**

**Type of Commercial Use:** A reapplication for an expired lease. The type of commercial use is identical to that previously. The immediate off-shore tidelands will be used to dump, raft, and store round log bundles. Bundles will be secured by cables into log-rafts and temporarily stored until they can be towed to a ship loading area. A float camp tract WON'T be reapplied for under lease agreement.

**Legal Description:** Latitude 55d 2' 26" North; Longitude 133d 4' 21" West  
 Northern Tracts A&B Section 4, T.79S., R.82E., CRM  
 Southern Tracts A&B Section 9, T.80S., R.83E., CRM  
**Terrain & Ground Cover:** N/A - Tidelands only. Tidal contours taken from NOAA Chart #17408

**Access:** Access by boat or float plane only. General public access allowed but discouraged.

**Buildings & Structures:** A float camp previously was on site when harvest operations were underway. It isn't planned in the future. Those existing or planned are described below:  
**Permanent:** The only permanent structure is the existing LTF drive-down ramp per attached schematic. Dimensions 40'x140' w/ attached barge ramp 25'x40'. (Total 4244 cy)  
 All the in-water gear (buoys, anchors, log booms, float & walkway) are future planned  
**Temporary:** and are only installed when logging operations resume in the future.

**Power Source:** N/A

**Waste Type, Source, Disposal:** The bark dislodging from log bundles is regulated under the DEC APDES Program. Annual Dive surveys are conducted of the sea floor, as required by permit.

**Hazardous Substances:** N/A for the tidelands (lease) portion of the operation.

**Water Supply:** N/A

**Parking & Storage:** N/A

**People Using Site:** There's currently no one using the facility. When it becomes operational at a later date, people utilizing the site are listed below:

**Staff:** The contractor will have Front-End Loader, boom boat, & tug boat operators using the site on a daily basis when it becomes operational. STC will have 2 additional.

**Clients:** Periodically, 2-4 clients will arrive by float plane to review log rafts.

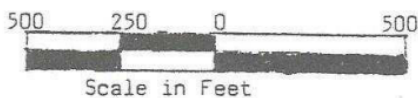
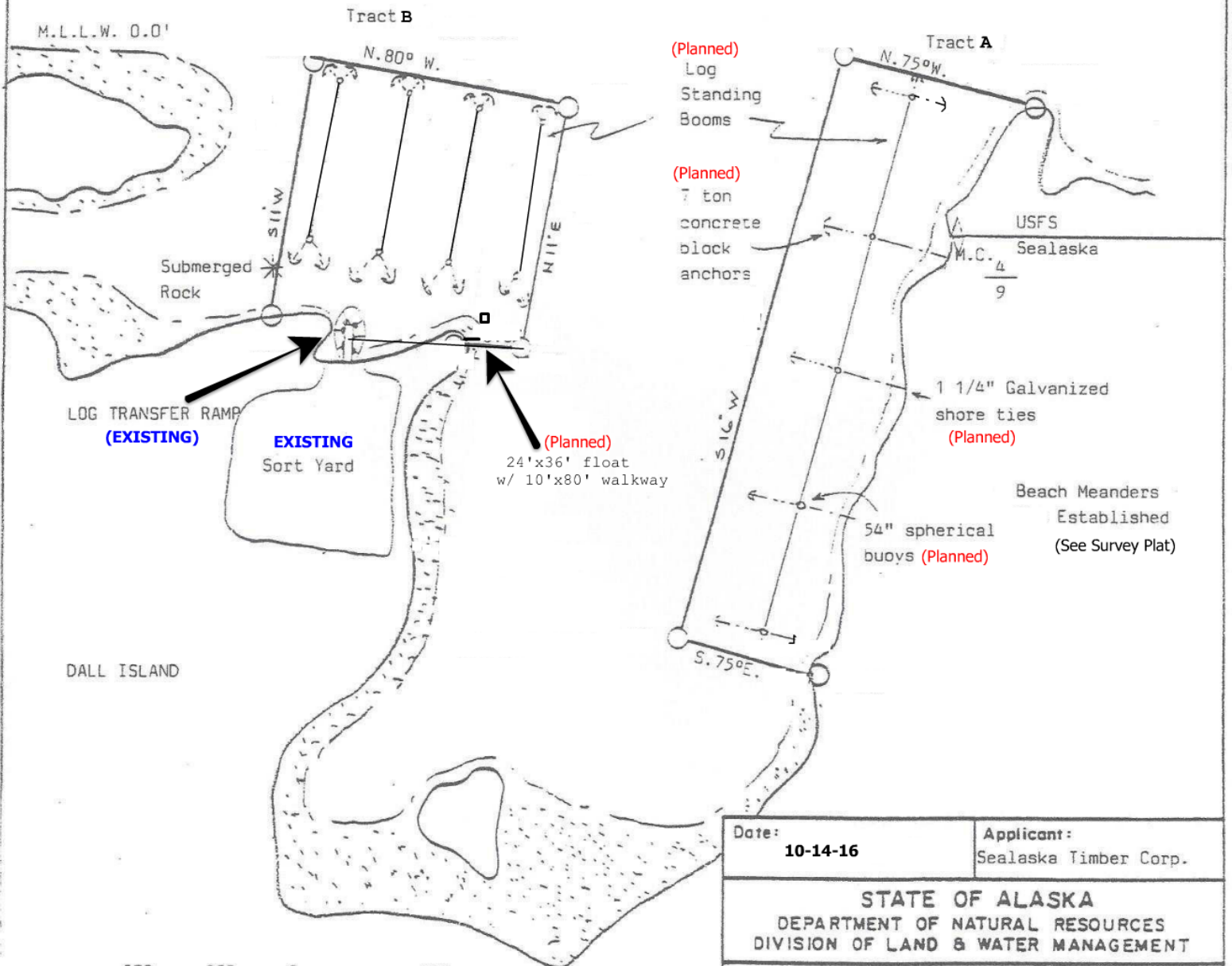
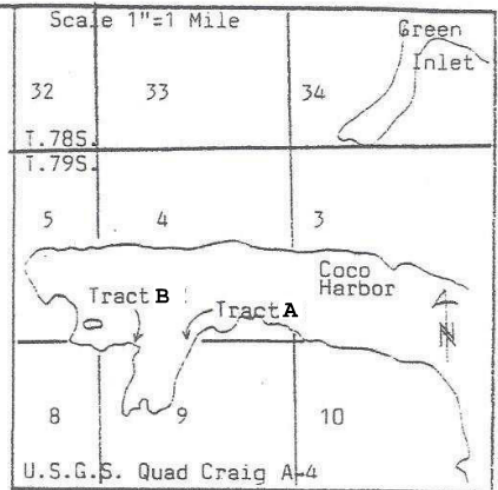
**Operations & Maintenance:** Sealaska Timber Company, LLC uses independent contractors to perform daily and seasonal operations at this site. However, at least two STC staff will be on site daily when operations are underway. Typical harvest operations occur generally between mid-February through mid-December. This site is currently dormant of activity and the next operations are not likely to occur for at least a decade. [Note: The original ACOE permit was modified to include the moorage of a float camp. The vicinity map shows its former location.]

**Closure & Reclamation Plan:** **CLOSURE:** During periods of non-use and idle operations, all of the in-water seasonal gear is to be removed and stored on the uplands owned by Sealaska. This includes everything placed in the waters depicted on the schematics, with the exception of the LTF ramp & attached barge ramp, which is a permanent structure constructed on tidelands. As of this date, this site is dormant of commercial activities. A float camp was previously in Tract C but was removed after the last operation ended. This Tract will not be leased again.

**Reclamation Plan:** It is the current intent of the applicant to renew this lease every 20 years. In the event that lease renewal is not sought at the termination of any given lease, and in addition to the removal of features described above, the LTF ramp, barge ramp and all backfill on state-owned tidelands will be removed and the tideland terrain returned to its original pre-lease condition inasmuch as the terrain conditions will allow. Dismantling of the existing features will require use of heavy equipment directly on tidelands currently covered by fill.



COCO HARBOR



Date: 10-14-16

Applicant: Sealaska Timber Corp.

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF LAND & WATER MANAGEMENT

### DEVELOPMENT PLAN SKETCH

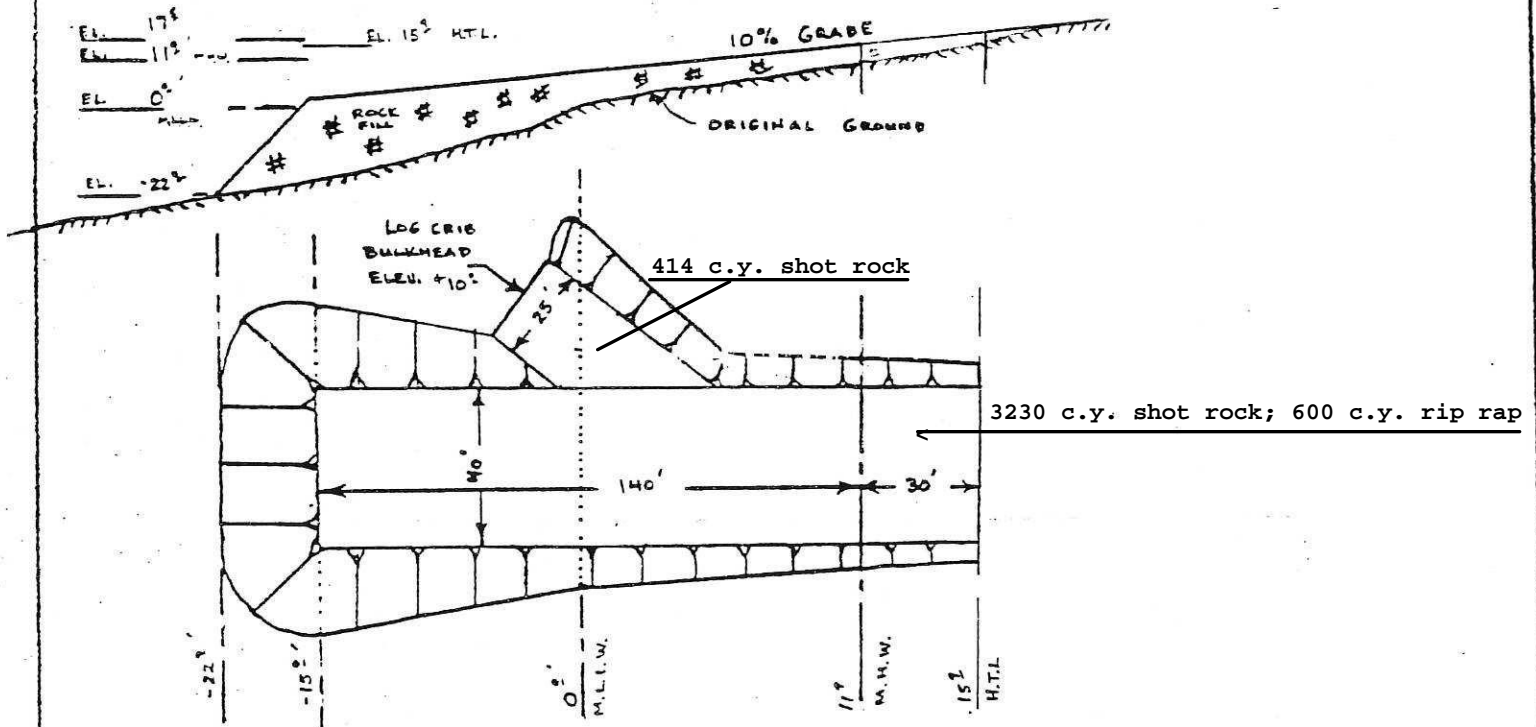
WITHIN  
T.79 S., R.82 E., Sec. 4,9 C.R.M.

SHEET  
1 OF 4

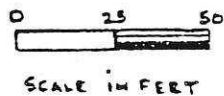
Tideland Lease Application

## Coco Harbor - LTF Ramp Schematic

### RAMP ELEVATION



### RAMP PLAN VIEW



### (Existing) Log Transfer Ramp

located in CoCo Harbor,  
on the east side of Dall Island  
approx. 14 miles S.W. of Hydaburg,  
Alaska

Application by:

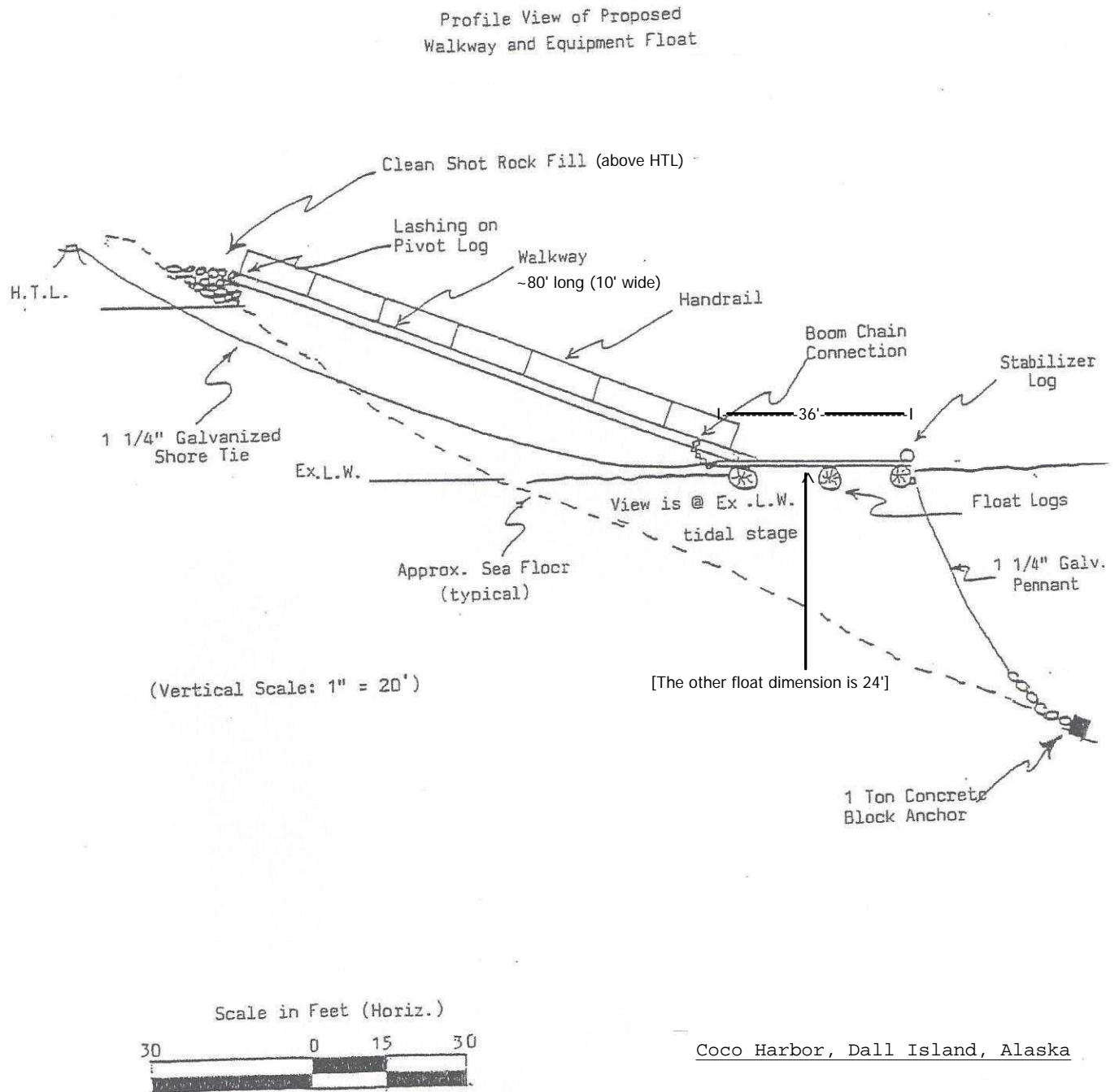
Sealaska Timber Company, LLC

Date: 10-14-16

Sheet 2 of 4

Tideland Lease Application

# Coco Harbor - 2016 Lease Application



Coco Harbor, Dall Island, Alaska

Application by Sealaska Timber Company, LLC

October 14, 2016

Sheet 3 of 4



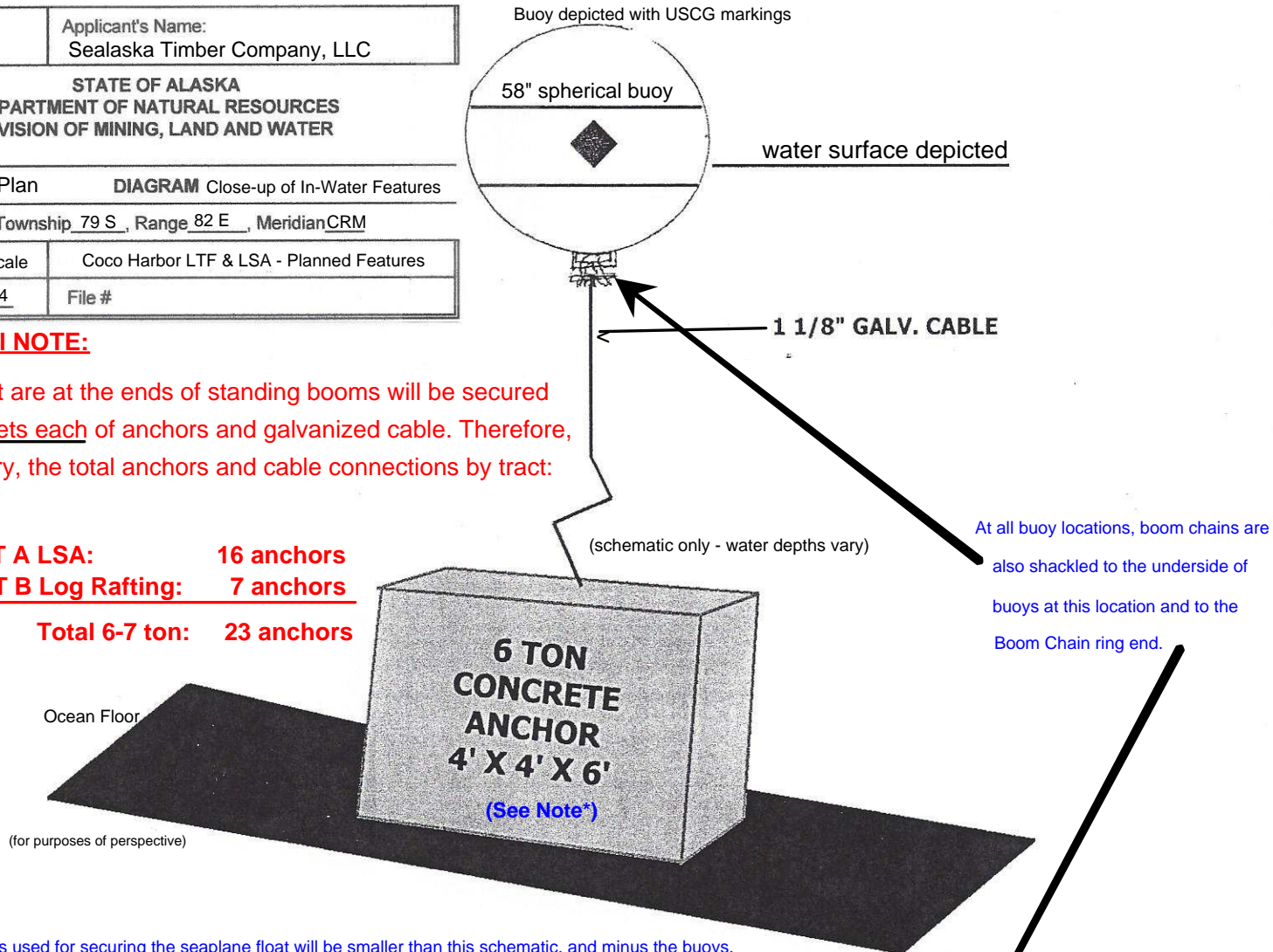
# \*TYPICAL LOG BUOY AND ANCHOR

Date Prepared: 10-14-16	Applicant's Name: Sealaska Timber Company, LLC
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER	
Development Plan	DIAGRAM Close-up of In-Water Features
Sec.(s) 4 & 9 Township 79 S., Range 82 E., Meridian CRM	
Scale: not to scale	Coco Harbor LTF & LSA - Planned Features
SHEET 4 OF 4	File #

## Additional NOTE:

Buoys that are at the ends of standing booms will be secured with two sets each of anchors and galvanized cable. Therefore, in summary, the total anchors and cable connections by tract:

**TRACT A LSA: 16 anchors**  
**TRACT B Log Rafting: 7 anchors**  
**Total 6-7 ton: 23 anchors**

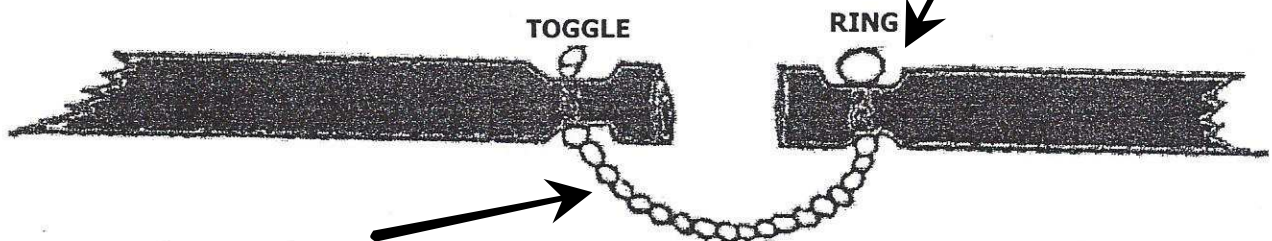


[\*The anchors used for securing the seaplane float will be smaller than this schematic, and minus the buoys.

Anchors for boom & buoy configurations range from 6 to 7 tons, depending on density of concrete and quantity of rebar used to construct.

The anchors for the seaplane float will be roughly one ton in weight and dimensions 2'x2'x4'.]

## TYPICAL SECTION OF LOG BOOM



\*\*Boom Chains (connecting one log boom to another, and connecting booms to buoys, as in TRACTS A & B)

**\* Schematic Details for "TRACT A" & "TRACT B" Only**

