

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER

# PRELIMINARY DECISION

**ADL 226343**

**Cook Inlet Aquaculture Association – Eklutna Hatchery**

Amendment No. 1 to the Renewal Decision

AS 38.05.810 (b-d)

This Preliminary Decision (PD) is the initial determination on a proposed disposal of interest in State land and is subject to comments received during the public notice period. The public is invited to comment on this PD. The deadline for commenting is **5:00 PM July 31, 2017**. Please see the Comments section on page 6 of this decision for details on how and where to send comments for consideration. Only the applicant and those who comment have the right to appeal the Final Finding and Decision (FFD).

This is the Preliminary Decision (PD) which compliments and amends the lease Renewal Decision (RD) dated September 15, 2014.

**Background:**

In 1982, the Bureau of Land Management (BLM) issued the Cook Inlet Aquaculture Association (CIAA) a 30-year lease with a right of renewal to build the Eklutna Hatchery. On September 23, 1998, the land was tentatively approved for conveyance to the Department of Natural Resources (DNR). Pursuant to the right of renewal offered by the original lease, on September 15, 2014 the DNR issued a RD for a 30-year lease renewal and an entry authorization to establish a survey and appraisal prior to lease issuance.

The leasehold is within land that was subject to a 10-year Interagency Management Assignment (ILMA) (ADL 227680) with the Alaska Department of Fish and Game (ADF&G) that was issued July 14, 2000. An application for renewal of the ILMA was pending when the RD was being considered, and a decision was issued to ADF&G for a 30-year ILMA on September 25, 2014.

Although this is a lease renewal, the site does not have a survey that has been accepted by the local platting authority. Pursuant to AS 38.04.045(b), the issuance of a new 30-year lease requires a survey that is accepted by the local platting authority. Division of Mining, Land and Water (DMLW) issued survey instructions for Alaska State Land Survey (ASLS) 2015-11 intended to define the leasehold, and the survey was completed. In the process of preparing the survey for acceptance by the Matanuska-Susitna Borough Platting Division (MCBPD), soil engineering determined that the proposed lot size is too small for the existing septic system.

**Proposed Action:**

The DNR, DMLW, Southcentral Regional Office (SCRO) has received a request from CIAA to increase the size of the leasehold in order to meet the local platting requirements. It is CIAA's intention to apply

for a waiver from the MSBPD to meet the borough platting requirements in order to support the existing septic drain field.

The original RD authorized a leasehold of up to 3.5 acres, roughly following a metes and bounds description that was submitted to the BLM for an amendment to the original lease which was never completed nor made a part of the lease. SCRO is considering amending the RD to combine Tracts A and B of ASLS 2015-11 to Tract A, increasing the lot size to approximately 8.5 acres. Tract C will remain as is.

This PD specifically addresses and replaces subheading “**Acreage and Lease Boundaries**” referenced in SCRO’s RD signed September 15, 2014. The proposed new subheading reads:

**Acreage and Lease Boundaries:**

The leasehold shall be that portion of NE1/4 SE1/4 Section 18 of Township 16 North, Range 2 East, Seward Meridian located north of the Old Glenn Highway right of way, consisting of approximately 8.5 acres.

**Scope of Review:**

The scope of this decision is to determine if it is in the State’s best interest to amend the renewal decision issued for ADL 226343, increasing the acreage. SCRO is not considering amending any other terms or stipulations of the RD that do not directly involve the size of the leasehold.

**Authority:**

The decision to renew the lease was issued under AS 38.05.070 (e). This decision amendment is being adjudicated pursuant to AS 38.05.810 (b-d) and AS 38.05.035 (e) Powers and Duties of the Director; and AS 38.05.945 Notice.

The authority to execute the FFD, Entry Authorization (EA) and the Amendment to the lease has been delegated to the Regional Managers of DMLW.

**Administrative Record:**

Case file ADL 226343 constitutes the administrative record for the CIAA lease.

**Legal Description, Location, and Geographical Features:**

The State land where this proposed lease site is located is described as follows:

- **Legal description:** that portion of NE1/4 SE1/4 Section 18 of Township 16 North, Range 2 East, Seward Meridian located north of the Old Glenn Highway right of way
- **Geographical location:** Approximately milepost 4 on the Old Glenn Highway.
- **Approximate Lat/Long:** 61° 28' 33" N, 149° 9' 14" W.
- **Area geographical features:** Low lands, grassy meadows and marshes.
- **Existing surveys:** ASLS 2015-11, currently not approved.
- **Municipality/Borough:** Matanuska-Susitna Borough.
- **Native Corporations/Federally Recognized Tribes:** Cook Inlet Region Inc.
- **Size: Authorized** 3.5 acres with a proposal to increase to approximately 8.5 acres.

### **Title Information:**

The State of Alaska holds title to the subject land under Tentative Approval dated September 23, 1998. A DNR Title Report (RPT-8468) issued on May 4, 2017 advised that aside from the usual reservations for ditches, canals, railroads, telegraph and telephone lines, and water rights, there are four reservations on the surface estate: ADL 226343 fish hatchery lease (project area), and AA-44406 Matanuska Electric Association (MEA) power transmission line to the hatchery, 30 feet in width, which expired in July of 2012.

### **Third Party Interests:**

- **AA-70133 Eklutna Purchasers** - The Eklutna Hydroelectric Project was authorized by BLM through Right-of-Way grant AA-70133. The tailrace, which carries the water away from the power plant, flows along the northern portion of the hatchery's leasehold. As such, the renewal lease will be subject to this right-of way authorization.
- **AA-44406 Matanuska Electric Association, Inc.** - MEA's transmission line to the hatchery (AA-44406) has been expanded to run easterly along the Old Glenn highway. As the transmission line occupies state land beyond the CIAA leasehold and services other customers, SCRO is requiring MEA to submit a DNR easement application in order to authorize the line's presence on state land. The two side poles that directly supply the hatchery with power will be authorized under the renewal lease.
- **AA-6187** – An easement for a communications line conveyed to Alaska Communications, Inc.
- **ADL 227680 – Alaska Department of Fish and Game Administrative Serviced Division** - The leasehold falls within ADL 227680, ILMA issued to the Alaska Department of Fish and Game. The ILMA expired June 30, 2010.

### **Classification and Planning:**

The project area is subject to the Susitna Matanuska Area Plan, Glenn Highway Region, Management Unit G-01 (map 3-4). The primary classifications for this site are Wildlife Habitat Land and Public Recreation Land. The Eklutna Hatchery is consistent with these two classifications as the purpose of the hatchery is to increase the number of salmon in Alaskan waters (related to Wildlife Habitat) for all members of the public to use and enjoy (Public Recreation).

### **Access:**

Access to the lease is by the Old Glenn Highway. The general public will not have access to the Eklutna Hatchery. Site control will be maintained by a fence with a locked gate across the driveway. Site control is necessary for public safety and to maintain a disease-free facility.

### **Access Along Navigable and Public Waters:**

The Eklutna tailrace is a man-made structure that was built after government lots 9, 11, and 18 were surveyed. As such, the tailrace does not qualify for an AS 38.05.127 To and Along easement. Furthermore, it is not appropriate for SCRO to reserve public access along the tailrace within the leasehold as ADF&G regulation 5 AAC 75.050 states that waters within 300 feet of a fish weir are closed to sport fishing.

### **Lease Discussion:**

The Cook Inlet Aquaculture Association is a private non-profit corporation that was established in 1976 with the mission to sustain and enhance Cook Inlet salmon fisheries. They accomplish this by running salmon hatcheries and undertaking habitat protection and restoration activities. Today CIAA manages the Eklutna, Trails Lake, Tutka Bay, and Port Graham hatcheries. CIAA also undertakes, in cooperation with

ADF&G, smolt and adult enumeration, water quality monitoring, lake fertilization, removal of beaver dams, invasive species control programs, construction of fish ladders/fish ways, and educational programming.

In 1993 the State of Alaska applied with BLM to have lands in this area conveyed to the state (GS 6973). This application brought to light the fact that the CIAA's Right-of-Way had not been issued and in the summer of 1994 DNR issued a 906(k) Concurrence in favor of BLM granting CIAA the Right-of-Way. For unknown reasons the adjudication of the Right-of-Way again was not completed.

In February of 1997 BLM issued a decision in favor of granting CIAA an amendment to their lease so as to incorporate the water wells and pipeline into the lease instead of issuing a Right-of-Way. As part of the amendment process BLM required CIAA to update their As-built survey to document the change in acreage and the additional infrastructure. CIAA completed the new As-built of the leasehold in 1996 but BLM did not officially accept it as questions had arisen concerning whether or not the As-built would satisfy state requirements. For unknown reasons this question was never resolved by BLM and the amendment to the lease was not issued.

On September 15, 2014 SCRO issued a decision to renew the lease for 30 years, and subsequently issued an Early Entry Authorization while a survey and appraisal was conducted.

#### **Development Plan:**

The Development Plan (DP) attached to this decision (Attachment A) and dated March of 2014 has been approved by SCRO through the original FFD. There are no changes to the DP with the addition of the additional acreage. The additional acreage is set to increase the size of the lot to better conform with requirements from the septic drain field, and there is no additional development of the additional land anticipated. Should the proposed Amendment be granted, it is anticipated that the DP will need to be updated throughout the life of the lease as activities and/or infrastructure are added or subtracted. All updates must be approved, in writing, by SCRO before any construction, deconstruction, replacement of infrastructure, or change in activity will be permitted. SCRO reserves the right to require additional agency review and/or public notice for changes that are deemed by SCRO to be beyond the scope of this decision.

#### **Hazardous Materials and Potential Contaminants:**

CIAA has two 1,500-gallon diesel tanks on the leasehold. Both are associated with CIAA's backup generators for the hatchery. The above ground tank is double walled and is located on the northern side of the generator shed. This generator is responsible for operating the well pump in the event of a power outage. The other tank is underground and is located on the south side of the main building. Pending funding, CIAA is planning on removing the underground tank and replacing it with an above ground double walled 1,500 tank.

Formalin, an anti-fungal, is stored on site in 50 gallon drums in a designated room of the hatchery with secondary containment. No more than 200 gallons will be stored on site at any given time. Formalin has the following Hazardous Materials Information System (HMIS) rating: Health-3/4, Fire-3, and Reactivity-2. All employees administering Formalin will be trained in the proper use and handling of this product.

Any trash generated on site will be disposed of in an approved ADEC facility and the hatchery's septic system will properly dispose of all grey water and human waste.

The use and storage of all hazardous substances must be done in accordance with existing federal, State and local laws. Debris (such as soil) contaminated with used motor oil, solvents, or other chemicals may

be classified as a hazardous substance and must be removed from the sites and managed and disposed of in accordance with State and federal law.

**Lease Performance Guaranty:**

In accordance with AS 38.05.035(a)(4), CIAA will be required to submit two performance guarantees for the lease site. This remains unchanged from the original decision, and the bonding is presently in place.

**Reclamation Bond:** SCRO is reserving the right to require a reclamation bond due to non-compliance issues during the term of the lease or near the end of the life of the project. The guarantee will be subject to periodic adjustments and may be adjusted upon approval of any amendments to the Lease, assignments, reappraisals, changes in the Development Plan, approval of a reclamation plan, any changes to the activities conducted, or performance of operations conducted on the leasehold and a result of any violations of the Lease or entry agreements.

**Survey:**

In accordance with AS 38.04.045, CIAA must complete an ASLS according to the requirements and standards of the DMLW Survey Section prior to lease issuance. The draft survey must be submitted for review to the Survey Section within **one year** of issuance of the survey instructions. If the submitted survey is accepted by the division, the measurements identified will be used to accurately calculate the total acreage. The survey must depict the lease boundaries, all existing infrastructure, and applicable easements.

**Reclamation:**

In accordance with AS 38.05.090 (b), all lessees must restore their leased sites to a “good and marketable condition” within 120 days after the termination of the lease.

**Agency Review:**

An agency review will be conducted and run concurrently with the Public Notice for a 30-day review starting on June 27, 2017. The deadline for agency comments is July 31, 2017.

The following agencies will be included in the review:

- DNR DMLW – Water
- DNR DMLW – Mining
- DNR – Oil and Gas
- DNR – Office of History and Archaeology/SHPO
- DNR – Land Sales
- DNR – Realty Services
- Department of Commerce, Community and Economic Development
- Department of Fish and Game - Habitat
- Department of Fish and Game - Wildlife Conservation
- Department of Environmental Conservation
- Department of Transportation and Public Facilities
- U.S. Army Corp of Engineers
- U.S. Coast Guard
- U.S. Fish and Wildlife Service
- U.S. Environmental Protection Agency
- National Oceanic and Atmospheric Association
- DNR – Division of Parks and Outdoor Recreation
- DNR – Knik River Public Use Area

- Matanuska-Susitna Borough
- Palmer Soil and Water Conservation District
- City of Anchorage
- City of Palmer
- City of Wasilla

**Public Notice of the Preliminary Decision:**

Pursuant to AS 38.05.945, this PD will be advertised for a 30-day public comment period, starting on **June 27, 2017**. Courtesy notices will also be mailed or emailed to neighboring property owners, permit/lease holders, and other interested parties on **July 31, 2017**.

In addition, the post offices located near the site **Chugiak, Eklutna, and Palmer** will be requested to post the notice pursuant to AS 38.05.945(b)(3)(C). The notice will also be posted on the State of Alaska Online Public Notice website pursuant to AS 38.05.945(b)(3)(B) located at:

<https://aws.state.ak.us/OnlinePublicNotices/Default.aspx>

**Comment(s):**

This decision is subject to both public and agency comments, and all comments received by the comment deadline will be addressed in the FFD. Only those who comment and the applicant have the right to appeal this decision.

**Written comments about this project must be received in this office no later than  
5:00 PM on July 31, 2017 to be considered.**

To submit comments, please choose one of the following methods:

Postal: Department of Natural Resources  
Division of Mining, Land and Water  
Southcentral Region Office  
ATTN: Kevin McClear  
550 West 7<sup>th</sup> Avenue, Suite 900C  
Anchorage, AK 99501-3577  
Email: kevin.mcclear@alaska.gov  
Fax: (907) 269-8555

Questions about the lease portion of this project can be directed to Kevin McClear at (907) 269-8555.

If public comments result in significant changes to the Preliminary Decision, additional public notice will be given. To be eligible to appeal the Final Finding and Decision, a person must provide written comments during the Preliminary Decision comment period per AS 38.05.035(i)-(m).

**Recommendation:**

DMLW has completed a review of the information provided by the applicant, examined the relevant land management documents, and has found that this project is consistent with all applicable statutes and regulations. It is therefore recommended that the SCRO approve this amendment to the Renewal Decision and expand the size of the leasehold in order to meet platting requirements. The issuance of this amendment serves the best interest of the state because the Eklutna Salmon Hatchery is an important link in CIAA's and ADF&G's current and future efforts in managing Cook Inlet salmon fisheries.

  
Kevin McClear  
Natural Resource Specialist I

  
Date

**Preliminary Decision:**

It is the determination of the Division of Mining, Land and Water that it may be in the State's best interest to amend the Renewal Decision for ADL 226343 to include portion of NE1/4 SE1/4 Section 18, Township 16 North, Range 2 East, Seward Meridian located north of the Old Glenn Highway right of way, consisting of approximately 8.5 acres, combining Tract A and B. All other terms and conditions outlined in the Renewal Decision signed on September 15, 2014, remain in effect. This amendment to the Renewal Decision shall now proceed to public notice.

  
Clark Cox, Regional Manager  
Southcentral Region Land Office, Division of Mining, Land and Water

  
Date

**Appeal:**

A person affected by this decision who provided timely written comment or public hearing testimony on this decision may appeal it in accordance with 11 AAC 02. Any appeal must be received within 20 calendar days after the date of issuance of this decision, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to Commissioner, Department of Natural Resources, 550 W. 7<sup>th</sup> Avenue, Suite 1400, Anchorage Alaska 99501; faxed to 1-907-269-8918; or sent by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

If no appeal is filed by the appeal deadline, this decision goes into effect as a final administrative order and decision of the department on the 31st day after issuance. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court (11 AAC 02.020(a) and (b)). A copy of 11 AAC 02 may be obtained from any regional office of the Department of Natural resources.



**Attachment A  
Development Plan**

**Cook Inlet Aquaculture Association  
Eklutna Salmon Hatchery**



**State of Alaska  
Department of Natural Resources  
Development Plan**

Prepared By: Caroline Cherry  
March 2013  
Updated May 2014



# Attachment A

## Development Plan

### 1.0 Introduction

#### Cook Inlet Aquaculture Association

Cook Inlet Aquaculture Association (CIAA) is a private, non-profit, 501(c)(3), corporation organized under the laws of the State of Alaska. CIAA has been operating since 1976 engaged in salmon enhancement and rehabilitation efforts throughout the Cook Inlet region. CIAA not only operates salmon hatcheries in the area but also performs other monitoring and rehabilitation efforts such as smolt and adult enumeration, water quality monitoring, lake fertilization, removal of beaver dams, harvest and control of invasive northern pike and plants, and construction of fish ladders/fishways.

CIAA is funded through three different sources. Firstly, CIAA is allowed by statute to license the harvesting and selling of returning adult salmon with designated hatchery Special Harvest Areas. Secondly, Cook Inlet (Area H) commercial fishermen elected to establish a tax of 2% on their salmon landings. This tax, known as the salmon enhancement tax (SET) is allocated to CIAA through a state monitored program. Finally, CIAA applies for and receives a number of grants and contracts to perform a variety of monitoring and research projects.

CIAA operates two state-owned hatcheries (Trail Lakes Hatchery, Tutka Bay Lagoon Hatchery) and two CIAA-owned hatcheries (Eklutna Salmon Hatchery and Port Graham Hatchery). Trail Lakes Hatchery is permitted for 30 million green sockeye salmon eggs, 6 million green coho salmon eggs and 4 million green Chinook salmon eggs. Tutka Bay Lagoon Hatchery is permitted for 125 million green pink salmon eggs. Port Graham Hatchery is also permitted for 125 million green pink salmon eggs. Eklutna Salmon Hatchery is currently permitted to rear 20 million green sockeye salmon eggs and 1.1 million coho salmon eggs.

#### Eklutna Salmon Hatchery

CIAA operates the Eklutna Salmon Hatchery (ESH) located near Butte, Alaska, approximately 30 miles north of Anchorage, at the head of Knik Arm in Cook Inlet (Figure 1). CIAA has been operating this facility since 1982 with yearly production until 1997. Table 1 below illustrates the fish production history during this time.

Since 1997, the facility has been used as a back-up facility to CIAA's Trail Lakes Hatchery located in Moose Pass with the most recent fish occupancy taking place in 2008. The Alaska Department of Fish and Game (ADF&G) uses this facility on an annual basis for its Chinook and Coho programs. In light of recent declines in returns,

## Attachment A Development Plan

ADF&G has extended its use of this facility and increased the number of smolts released. ADF&G and CIAA have entered into a ten year cooperative agreement for using the facility.

Species	Years	# of Fish Released	Life Stage	Release Site
Coho salmon	1981 - 1996	1,142,600	Smolt	Eklutna Tailrace
Coho salmon	1982, 1987	84,000	Fry	Cottonwood & McRoberts Creek
Chum salmon	1982 - 1991	22,235,000	Fry	Eklutna Tailrace
Pink salmon	1984 - 1986	351,000	Fry	Eklutna Tailrace
Sockeye salmon	1991 - 1997	35,383,000	Fry/Smolt	Various locations in Upper and Lower Cook Inlet

**Table 1.** Fish production summary for Eklutna Salmon Hatchery between 1981 and 1997.

CIAA originally leased the land for the Eklutna Salmon Hatchery from the Bureau of Land Management (AA-044386; 1982) for 30 years with the right for renewal. The land and lease were transferred to the Department of Natural Resources (DNR) in 1998. In January 2012, CIAA initiated discussions with DNR to exercise its right of renewal.

With the recent declines in both Chinook and coho returns, Eklutna Salmon Hatchery is the only facility with production capacity that can provide enhancement, rehabilitation and research opportunities to address these issues. With the renovations, Eklutna Salmon Hatchery will be able to annually produce 1.2 million Chinook or coho (or combination thereof) salmon smolts. Both fisheries (commercial and sport) will benefit from the returns from this facility.

### 2.0 Legal Description

The parcel of land is located in the SE1/4, Section 18, T.16 N., R. 2 E., Seward Meridian, Alaska.

### 3.0 Terrain/Ground Cover

The Eklutna Salmon Hatchery is bounded by the Old Glenn Highway, the Alaska Department of Fish and Game Public Fishing Access Area and the Eklutna Hydroelectric Project Tail Race. Development of the area already includes the following: (1) a main building that encompasses the office, incubation, indoor raceways, boiler, generator and oxygen system; (2) outdoor raceways, (3) a road that enters off Glenn

## **Attachment A Development Plan**

Highway and encompasses two sides of the hatchery complex, (4) six developed wells (5) a generator building, (6) a small storage shed and (7) a boat ramp(see Figure 1 and 4).

Planned new development (Figure 5) will remove the outdoor raceways and extend the current building over this footprint. Removal of vegetation around the building, generator building and raceways will be completed to provide greater access to these areas.

### **4.0 Access**

Access to the hatchery is already developed and occurs off the Old Glenn Highway. Access is blocked by a locked gate. The outdoor raceways are fenced.

Public access to the facility is restricted and monitored for disease control (preventing the spread of pathogens which may harm the fish). Additionally, CIAA uses Guardian Security to monitor for fire, temperature and break-ins via a security alarm system.

### **5.0 Buildings and Other Structures**

There is one main building (2x6 wood frame construction, concrete floors; 80' x 60') already on site which encompasses the office, kitchen/lunchroom, mechanical and electrical controls, incubation area, indoor raceways, generator, boiler, feed storage, and a shop/garage. Outside and adjacent to the building in a 60' x 120' fence area lies 6 outdoor raceways. There is one small storage shed and a generator/pump control building located on the property. There are also six developed groundwater wells on site but they are not enclosed in any building. The wells supply the hatchery process water.

Planned renovation will consist of the removal of the outdoor raceways and constructing a 60' x 120' addition to the existing building. The indoor raceways will also be removed and new circular tanks (11- 20' x 4' circular tanks, 5 - 10' x 4' circular tanks) will be installed inside the building. Small out-buildings will be constructed around the well heads and upgrades to meet current building codes and to improve power consumption efficiency will be performed. This includes the removal of underground diesel fuel tank (replace with 1500 gallon double walled fuel tank) and redevelopment of septic/leach field and replacing the existing electrical heat with a hydronic heating system.

# Attachment A

## Development Plan

### 6.0 Power Source

Commercial electrical power is already available from Matanuska Electric Association. There are two electrical services to the hatchery. One serves the generator/pump control room. It is a 400 amps, 277/480 volt, three phase, 4 wire underground service fed from three pole mounted 75 KVA transformers. The other serves the main hatchery building. It is a 400 amp, 277/480 volt, three phase, 4 wire underground service fed from three pole mounted 50 KVA transformers.

The power supplied is sufficient for any planned upgrades to electrical demands during the planned renovation.

### 7.0 Waste Types, Waste Sources and Disposal Methods

The following waste types will be generated at the Hatchery:

- waste water from hatchery operations
- human waste (septic and garbage)

As part of the hatchery permit (PNP #17), waste water from the hatchery operations is discharged to the tail race.

A septic leach field already exists on site but will be redeveloped during future construction. Garbage will be removed via a disposal dumpster that will be picked up on a regular basis.

### 8.0 Hazardous Wastes

There are two fuel tanks on site for the storage of diesel fuel used for the back-up generators. One fuel tank is located underground and will be removed and replaced with an above ground double walled tank. The second fuel tank is above ground and already is a double walled tank.

Formalin (anti-fungal agent) will be stored in 50 gallon drums (heavy duty polyurethane drums) in an approved room with secondary containment. A maximum of four barrels will be stored on site in a separate ventilated room with controlled access. Distribution of formalin in the incubation will be completed using a peristaltic pump and manifold distribution center.

# Attachment A

## Development Plan

Small amounts of gasoline (maximum 50 gallon) will be stored in approved containers with secondary containment for the use for small pumps, lawnmowers, snowblowers etc.

### 9.0 Water Source

Water rights have already been permitted (LAS 11314). This water is distributed to the hatchery operations using six drilled wells. Domestic water is temporarily supplied using a non-potable supply from wet well #2 supplied from the tail race. During renovation this will be replaced with a potable well source (existing drilled well).

### 10.0 Parking Areas and Storage Areas

Company and staff vehicles will be parked in front of the hatchery building and access is currently available for this. Most storage requirements will be encompassed into the existing and future hatchery building (feed storage, equipment storage). However, during renovation, temporary storage of raceways and construction materials will be required. The space alongside the generator/well pump and existing outdoor raceways will be utilized.

### 11.0 Number of People on Site

Staff will be on site from the start of fish production operations every day of the week for at least an eight hour time period. For security purposes, one staff member will be on site for a 24 hour period to respond to any alarms that may occur outside of normal working hours. Up to four full time staff will be employed, with up to six more being required seasonally for stocking and eggtake/egg picking tasks.

During renovation, additional contractors will be on site during normal working hours.

### 12.0 Maintenance and Operations

Day-to-day operations (feeding, cleaning, removal of mortalities, water quality monitoring) and some routine maintenance will be performed by CIAA staff members. On occasions, contractors will be hired to perform more in-depth repairs and technical service to the generators, boilers and oxygen system. Approximately every five to seven years, a group of wells will need to be redeveloped requiring well drillers to be on site for 7 - 10 days.

## **Attachment A Development Plan**

### **13.0 Closure/Reclamation Plan**

The property associated with the hatchery will be utilized as long as the hatchery remains operational. If in the event that CIAA determines that the Eklutna Salmon Hatchery is no longer viable and will be permanently shutting down its operation, all of the above-ground equipment, piping, buildings and electrical lines will be removed or repurposed. Wells will be abandoned per regulation. Any underground piping infrastructure will also be abandoned in place.

# Attachment A Development Plan

## FIGURES



Figure 1. Google Earth overview of Eklutna Salmon Hatchery.