# STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER

### PRELIMINARY DECISION

ADL 21903 and ADL 31396 Offshore Systems - Kenai AS 38.05.070(c)

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 16, 2020. Please see the Comments section 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).

### **Proposed Action:**

The Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Southcentral Regional Land Office (SCRO) received a renewal application on September 11, 2018 from Offshore Systems - Kenai (OSK) to authorize two previous tideland leases, ADL 21903 and ADL 31396, for a 55-year term. Because the two leases are adjacent to each other, issued to OSK and used for the same purpose, DMLW is proposing to close ADL 21903 then reissue ADL 31396 for 34.2 acres, more or less, for a 30-year term. OSK utilizes the leaseholds in conjunction for a backfilled bulkhead dock, storage area and marine railway in logistical support of offshore oil and gas operations in Cook Inlet. ADL 21903 expired on April 12, 2019 and ADL 31396 will expire on April 3, 2021.

The location of the project area is further described as being within Township 8 North, Range 12 West, Section 36, Seward Meridian, located near Nikiski, Alaska. ADL 21903 currently encompasses approximately 5.413 acres of tidelands, more or less, and ADL 31396 currently encompasses approximately 23.945 acres of tidelands, more or less. OSK has requested to expand the final size of the proposed leasehold, ADL 31396, to 34.2 acres, more or less, for potential expansion of the dock for future needs of the oil and gas industry.

SCRO is considering the issuance of a 30-year tidelands lease to OSK for use of approximately 34.2 acres, more or less, of tidelands for the continuing use, operation, and maintenance of a

backfilled bulkhead dock, storage area and marine railway in support of offshore oil and gas operations. SCRO would issue an Entry Authorization (EA) for survey and appraisal of the leasehold prior to lease issuance. OSK is eligible for a non-competitive lease under AS 38.05.075(c)(1) as the owner or lessee of land that fronts on tideland and the lease of tideland is necessary to facilitate water transportation of goods, services, or resources to or from the owned or leased upland or for another water-dependent purpose.

### **Scope of Review:**

The scope of this decision is to determine if it is the State's best interest to close ADL 21903 and reissue ADL 31396 for 34.2 acres, more or less, of tidelands for a term of 30 years.

### **Authority:**

This lease application is being adjudicated pursuant to AS 38.05.035(b)(1) and AS 38.05.035(e) Powers and Duties of the Director; AS 38.05.070 Generally; AS 38.05.75(c) Leasing Procedures; and AS 38.05.945 Notice. The authority to execute the PD, FFD, EA and the lease has been delegated to the Regional Managers of DMLW.

### **Administrative Record:**

The administrative record for the proposed actions consists of the Constitution of the State of Alaska, the Alaska Land Act as amended, applicable statutes and regulations referenced here-in, the 2000 Kenai Area Plan (KAP) and other classification references described herein, and the casefiles for the application serialized by DNR as ADL 21903 and ADL 31396.

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

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

- Legal description: Township 8 North, Range 12 West, Section 36, Seward Meridian
- Geographical location: Nikishka Road, Nikiski, Alaska
- Approximate Lat/Long: 60.7422 N, 151.3108 W
- Area geographical features: Sandy beach to a slope leading to a high bluff
- Existing surveys: ATS 384 and ATS 647 (unapproved)
- Municipality/Borough: Kenai Peninsula Borough
- Native Corporations/Federally Recognized Tribes: Cook Inlet Region, Incorporated
- Size: 34.2 acres, more or less

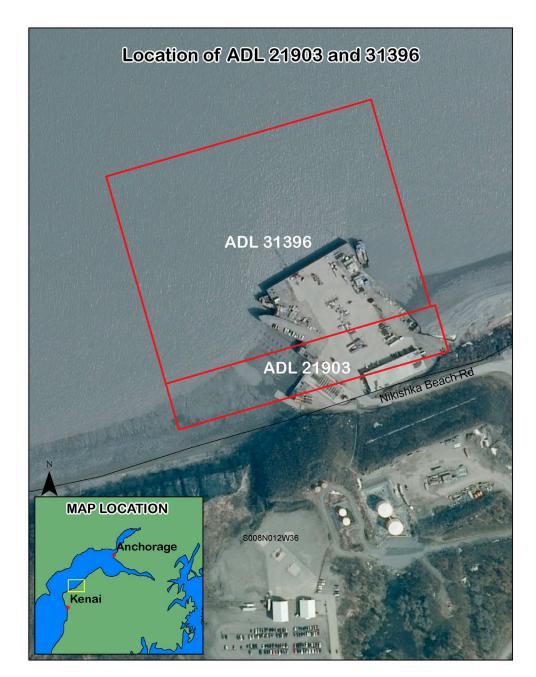


Figure 1: Location of leaseholds ADL 21903 and ADL 31396

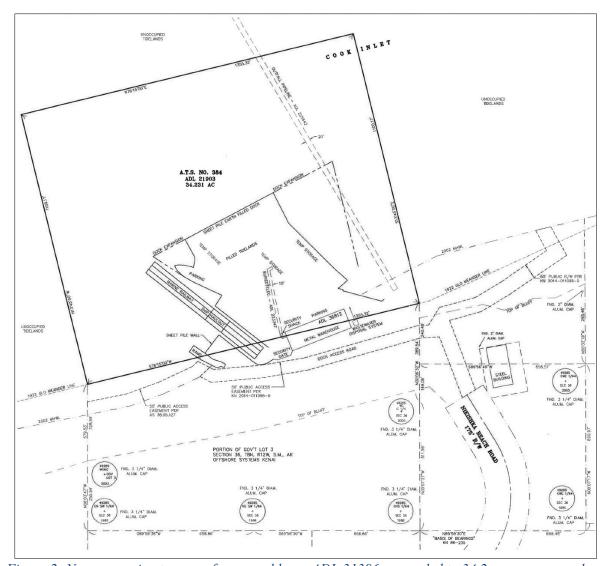


Figure 2: New approximate area of proposed lease ADL 31396, expanded to 34.2 acres, more or less.

### Title:

### ADL 21903

A DNR Title Report (RPT-11338) issued on January 2, 2019 from DMLW's Realty Services Section attests that the State of Alaska holds title to the subject tide and submerged lands under the Equal Footing Doctrine and the Submerged Lands Act of 1953.

### ADL 31396

A DNR Title Report (RPT-11339) issued on January 2, 2019 from DMLW's Realty Services Section attests that the State of Alaska holds title to the subject tide and submerged lands under the Equal Footing Doctrine and the Submerged Lands Act of 1953.

The uplands of the project area were conveyed to the Kenai Peninsula Borough under U.S. Patent No. 5124 in 1980. In 1990 the Borough began to convey a portion of the uplands to OSK and by 2004 had completed conveyance of the uplands to OSK.

### **Third Party Interests:**

There are no third party interests.

### **Classification and Planning:**

The project area is subject to the 2000 KAP Region 5, Management Unit 511: Nikishka Bay West (map number 5B). The designation for lands within this unit is Waterfront Development (wd) which converts to a classification of Waterfront Development Land. Land classified as Waterfront Development Land, per 11 AAC 55.215, is "tideland, submerged land, or shoreland that is suitable to be used for commercial or industrial activities such as fish processing, aquatic farming, mineral and log transfer facilities, or commercial recreation." The Area Plan identifies that there is a cargo dock within the unit; the ADL 21903 and ADL 31396 facilities were constructed prior to the KAP. In the description of resources and uses within Region 5, the KAP explains, "The tidelands in the Nikiski area support industrial use [and] four large docks have been built in the area for oil and gas development." As stated in the Management Summary for Region 5, "The waterfront in the Nikiski area, though, is designated for Waterfront Development to allow for the industrial use that exists now and for possible expansion in the future."

Chapter 2 of the KAP outlines the Goals, Management Intent and Guidelines for Tidelands, Submerged Lands and Shorelands and Waterfront Development. The Goals for Tidelands, Submerged Lands and Shorelands is to provide for water-dependent and water-related uses for recreation and tourist activities as well as accommodate public and industrial uses and uses that improve access to uplands. Activities should protect fish and wildlife populations and habitat, water quality, public access, and provide for public access while avoiding trespass on private uplands.

The Goals for Waterfront Development are to "aid in the development of infrastructure and continue to provide support for waterfront industries," and resource transfer facilities should be sited and operated such as to: minimize interference with important established personal, commercial, or recreational uses; consolidate facilities to accommodate future development and avoid unnecessary relocation of sites; and avoid hazards to navigation.

The lands encompassed by the proposed lease are utilized for commercial and industrial activities related to cargo loading and offloading associated with oil field services, are not in conflict with the Goals, Management Intent and Guidelines outlined in Chapter 2, and are overall consistent with the KAP's designation and classification of Management Unit 511.

### **Traditional Use Findings:**

The proposed lease is located within the Kenai Peninsula Borough and therefore, the considerations under AS 38.05.830 on population density and traditional use findings are not required.

### Access:

Access to the site is by right-of-way ADL 32264, referred to as Nikishka Road, and by Dock Access Road or by boat from Cook Inlet.

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

Nearly all shore and tide lands in the State of Alaska are subject to an Along easement (AS 38.05.127 and 11 AAC 51.045). The purpose of this easement is to uphold the constitutional right of the public to have free access to, and use of, the State's waterways.

State Patent No. 5124 dated May 16, 1980 from the State of Alaska to the Kenai Peninsula Borough for the upland areas reserved a 50-foot wide perpetual public easement to and along the Ordinary High Water Mark (OHWM) of Cook Inlet. Per a ruling by the Supreme Court of Alaska on July 27, 2012, the easement exists as Dock Access Road and Beach Access Road. From Nikishka Road, the road splits into a "y" intersection with one branch proceeding to the right, providing access to the north beach (Beach Access Road), and the other branch proceeds to the left, providing access to OSK's dock (Dock Access Road). The court's ruling is that the easement extends over both Beach Access Road and Dock Access Road. The State will reserve a 50-foot public access easement per AS 38.05.127 from the point where Dock Access Road ends to the southwest corner of the proposed leasehold ADL 31396.

### **Public Trust Doctrine:**

Pursuant to AS 38.05.126, all authorizations for the proposed lease will be subject to the principles of the Public Trust Doctrine. Specifically, the right of the public to use navigable waterways and the land beneath them for: navigation, commerce, fishing, hunting, protection of areas for ecological studies, and other purposes. These rights must be protected to the maximum extent practicable while allowing for the development of this project. As such, SCRO is reserving the right to grant other authorizations in the subject area consistent with the Public Trust Doctrine.

### **Lease Discussion:**

ADL 21903 was originally issued to James V. Arness on April 13, 1964 and ADL 31396 was issued to James V. Arness on April 4, 1966 for the purposes of operating and maintaining an oil field services dock and marine railway. The leases underwent a series of assignments to various individuals and companies throughout the 1970s and 1980s, and on February 6, 1986 both leases were assigned to current lessee OSK. The leases have continued to be utilized by OSK as a commercial industrial oil field services dock.

Current infrastructure at both sites consists of a backfilled bulkhead dock, several storage and parking areas, a marine railway/haul out for boat maintenance, boat ramp, a large metal warehouse used to store and transfer goods and materials, a security shack, and a wastewater disposal system. A security shack, fence and gate are located at the entrance to the dock to limit unauthorized access for safety purposes. OSK is not permitted to gate or block access along any of the access roads leading to the dock or adjacent beaches. No hazardous materials are stored on the dock and are instead stored on the private uplands owned by OSK. OSK may expand the dock seaward in the future as described in the Development Plan.

SCRO is proposing to close ADL 21903 and reissue ADL 31396 to OSK for 34.2 acres, more or less, for a 30-year term for the continuing use, operation and maintenance of a bulkhead dock and marine railway. OSK has requested a lease term of 55 years, however, SCRO is considering a term of 30 years as it will give OSK the stability of a long-term lease for continued operations yet allow a reasonable timeframe for SCRO to review the lease in the future for changes to Area Plans, local regulations and the level of oil and gas development in Cook Inlet.

The proposed lease will be subject to the terms of SCRO's standard lease document (available for review upon request) and any stipulations based, in part, upon the following considerations.

### **Development Plan:**

The Development Plan (DP) attached to this decision (Attachment A) and dated November 7, 2019 is under consideration by SCRO. Should the proposed lease 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. 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:**

There is a conventional onsite waste disposal system consisting of a septic tank and a soil absorption system located to the east end of the warehouse. Potable water is supplied from a well located on the private uplands owned by OSK. The vehicles and equipment located on the dock are either equipped with a built-in leak prevention or "duck ponds" designed to contain leaks. Emergency oil spill response equipment is stored onsite.

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 lease site and disposed of in accordance with state and federal law.

### **Lease Performance Guaranty (bonding):**

No performance guaranty currently exists for ADL 21903 or ADL 31396. In accordance with AS 38.05.035 and AS 38.05.860, OSK will be required to submit two performance bonds for the lease site.

- \$10,000.00 EA Cash Bond: This bond will serve as a default to be forfeited, all or in part, if the applicant fails to submit the survey, appraisal, or other documentation necessary for the issuance of the lease by the required due dates.
- \$150,000.00 Performance Bond: This bond will remain in place for the life of the proposed lease. The bond amount is based upon the level of development, amounts of hazardous material and/or substances on site, and the perceived liability to the State. This bond will be used to ensure the applicant's compliance with the terms and conditions of the lease issued for their project. This bond amount will be subject to periodic adjustments and may be adjusted upon approval of any amendments, assignments, reappraisals, changes in the DP, changes in the activities conducted, or changes in the performance of operations conducted on the authorized premises, and as a result of any violations to one or more of the authorizations associated with this project.
- **Reclamation Bond:** SCRO is reserving the right to require a reclamation bond due to noncompliance issues during the term of the lease or near the end of the life of the project.

### **Insurance:**

OSK will be required to submit proof of liability insurance to SCRO, with the State of Alaska listed as a "NAMED" insured party. OSK will be responsible for maintaining such insurance throughout the term of the EA and the lease.

### **Survey:**

Two previous surveys of the leaseholds, ATS 384 and ATS 647, were unapproved, therefore, in accordance with AS 38.04.045, OSK must complete an approved survey according to the requirements and standards of DMLW's Survey Section prior to lease issuance. SCRO is also requiring a new survey as the proposed leasehold will encompass a larger area than the previous leaseholds. 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 DMLW, the measurements identified will be used to accurately calculate the total acreage. The survey must depict the leased boundaries, AS 38.05.127 easements, improvements, and the existing Mean High Water Line.

### **Compensation and Appraisal:**

In accordance with AS 38.05.840, State-owned land may only be leased if it has been appraised within two years before lease issuance. SCRO has coordinated with DMLW's Appraisal Unit, and OSK will be required to provide an appraisal of the lease site before the proposed lease will be issued. Once the appraisal has been approved by DMLW, the annual lease fee will be set at the fair market value of the proposed lease site. Furthermore, in accordance with AS 38.05.105, the proposed EA and lease will be subject to reappraisal at five-year intervals after the issuance of the proposed authorization.

### **Entry Authorization:**

SCRO is proposing to authorize OSK entry onto state land through the issuance of an EA while they are completing the required survey and appraisal for the lease site. The proposed EA would be issued after the FFD goes into effect. The effective date of the EA will be the start of the lease term length. The estimated annual fee for the proposed EA is \$8,500.00, the combined amount of the current annual fee for ADL 21903 and ADL 31396 which are \$1,600.00 and \$6,900.00, respectively. These figures are based on a Minimum Rent Determination completed by DNR's Appraisals Unit dated February 27, 2019 and recent market checks completed in 2016 and 2014. Should the appraisal report indicate that the value of the land is greater than anticipated, the shortfall must be remedied before the lease will be issued.

### **Subleasing:**

Subleasing is permissible through AS 38.05.095, if the proposed lease is approved. A sublease is defined as improvements not owned by the lessee that are located within the leasehold on the land or located on structures owned by the lessee. A sublease pertaining to the proposed lease includes but is not limited to, user agreements, license agreements, communication site agreements, or any contracts between the lessee and other commercial entities. All potential subleases must first be approved in writing by SCRO. Depending on the activity of any potential subleases, SCRO reserves the right to reevaluate the need for further agency review and/or public notice before making a determination on the appropriateness of the proposed sublease. Sublease compensation to the State will be determined by SCRO according to AS 38.05.073(m), under the authority of AS 38.05.075(a). In any case, the sublease fee for commercial activities will not be less than 25% of the annual fee paid to leaseholder by the sublessee per 11 AAC 05.230(E)(6).

### **Assignment of Lease:**

The proposed lease, if issued, may be transferred or assigned to another individual or corporation only with written approval from the DMLW. A lease will not be assigned to an entity if that entity does not meet the statutory requirements of the lease, or if the lessee is considered not to be in "good standing" with DMLW or any other agency authorization. DMLW reserves the right to amend the terms of the lease prior to assignment.

### **Reclamation:**

In accordance with AS 38.05.090(b), all lessees must restore their lease site to a "good and marketable condition" within 120 days after termination of the lease. What level of reclamation constitutes as being "good and marketable" is at the discretion of SCRO.

### **Agency and Public Notice of the Preliminary Decision:**

Pursuant to AS 38.05.945, this PD will be advertised for 30-day agency and public comment period. Notice will be posted on the Alaska Online Public Notice System at:

http://aws.state.ak.us/OnlinePublicNotices/Default.aspx and the post offices located in Kenai and Soldotna. Courtesy notices will also be mailed or emailed to neighboring property owners, permit/lease holders, and other interested parties on June 16, 2020 for a 30-day public comment period.

### **Comment(s):**

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

# Written comments about this project must be received in this office no later than 5:00 PM on July 16, 2020 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 Regional Land Office

ATTN: April Simpson

550 West 7<sup>th</sup> Avenue, Suite 900C Anchorage, AK 99501-3577

Email: <u>april.m.simpson@alaska.gov</u>

Fax: (907) 269-8913

Questions about this project can be directed to April Simpson at (907) 269-8549. If public comments result in significant changes to the PD, additional public notice will be given. To be eligible to appeal the FFD, a person must provide timely, written comments during the PD comment period per AS 38.05.035(i)-(m).

Signature page follows

### **Recommendation:**

DMLW has completed a review of the information provided by OSK, examined the relevant land management documents, and has found that this project is consistent with all applicable statutes and regulations. SCRO considered three criteria to determine if this project provided the best interest to the State and the development of its natural resources. The criteria include direct economic benefit to the State, indirect economic benefit to the State, and encouragement of the development of the State's resources. This authorization provides a direct economic benefit to the State with the collection of annual lease fees and an indirect economic benefit through the encouragement of the development of the State's resources. The authorization of this lease is in the State's best interest as it will continue to provide support for the development of oil and gas operations in Cook Inlet. It is recommended that SCRO close ADL 21903 and reissue ADL 31396 for 34.2 acres, more or less, for a 30-year term.

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April Simpson, Natural Resource Specialist III

Date

Southcentral Regional Land Office, Division of Mining, Land and Water

### Preliminary Decision:

It is the determination of DMLW that it may be in the State's best interest to close ADL 21903 and combine it with ADL 31396, expand the lease area and reissue ADL 31396 to OSK for a term of 30 years as described above. Prior to lease issuance, OSK will be issued an EA to complete the survey and appraisal of the leasehold. OSK will be required to pay the annual lease fee of \$8,500.00, submit a \$10,000.00 EA cash bond, a \$150,000.00 performance bond, and provide proof of liability insurance. This PD shall now proceed to public notice.

Samantha Carroll, Regional Manager

e/16/2020

Date

Southcentral Regional Land Office, Division of Mining, Land and Water

### **Attachments**

Attachment A – Development Plan Attachment B – Location Map





### Offshore Systems - Kenai

## Development Plan ADL 21903 (Nikishka Bay, AK)



Prepared By:

McLANE CONSULTING INC. P.O.B. 468 Soldotna, AK 99669

POB 468 SOLDOTNA ALASKA jhall@mclanecg.com

### **Current Lease Agreement:**

### ADL 21903 & ADL 31396 -

Offshore Systems - Kenai, an Alaska general partnership (OSK) is authorized in good faith under ADL 21903 and ADL 31396 as of approval from the State of Alaska by Lease Agreement for both ADL's to OSK in February 1986 recorded as Document Number 1986-003042-0 and 1986-003046-0 in the Kenai Recording District.

ADL 21903 is set to expire in April 2019 with a direct request from Alaska Department of Natural Resources that the two ADL's be combined into one with ADL 21903 being the remaining ADL. The associated ATS surveys 384 (ADL 21903) and 647 (ADL 31396) were never approved. These have been combined and the survey plat has been included for review with this Development Plan.

### **Historical Assignment of Lease:** ADL 21903 -

The State of Alaska, by Lease Agreement ADL No. 21903 leased a Tract of land then known as ATS 384 to James V. Arness in 1964. Thence James V. Arness, by Assignment of Lease dated December 7, 1967 assigned to Arness Terminal, Inc., all of his right, title, and interest as lessee with State approval. Thence Arness Terminal, Inc., by Assignment of Lease dated June 10, 1972 assigned to Foss Launch & Tug Co. all of its right, title, and interest as lessee with State approval on June 15, 1972. Thence Foss Launch & Tug Co., by Assignment of Lease dated May 18, 1977 assigned to Jesse S. Wade all of its right, title, and interest as lessee with State approval. Thence Jesse S. Wade, by Assignment of Lease dated February 6, 1986 assigned to Offshore Systems -Kenai, a partnership all of his right, title, and interest as lessee with State approval.

#### ADL 31396 -

The State of Alaska, by Lease Agreement ADL No. 31396 leased a Tract of land then known as ATS 647 to James V. Arness in 1966. Thence James V. Arness, by Assignment of Lease dated December 7, 1967 assigned to Arness Terminal, Inc., all of his right, title, and interest as lessee with State approval. Thence Arness Terminal, Inc., by Assignment of Lease dated June 10, 1972 assigned to Foss Launch & Tug Co. all of its right, title, and interest as lessee with State approval on June 15, 1972. Thence Foss Launch & Tug Co., by Assignment of Lease dated May 18, 1977 assigned to Jesse S. Wade all of its right, title, and interest as lessee with State approval. Thence Jesse S. Wade, by Assignment of Lease dated February 6, 1986 assigned to Offshore Systems -Kenai, a partnership all of his right, title, and interest as lessee with State approval.

### **Current Site Condition and Activities:**

### Access and Terrain -

The associated uplands to this Tideland Lease is owned by Offshore Systems – Kenai with Public Access to the beach via Nikishka Beach Road. A Public Access Easement recorded as Document Number 2014-011098-0 in the Kenai Recording District provides access to the beach on either side of the dock. A security gate and fencing restrict public access to the dock per US Coast Guard Homeland Security purposes.

The surrounding terrain/ground cover is sandy beach up to a heavy slope to the top of a bluff and flattens out to the south. No change of conditions to ground cover is proposed at this time.

### Buildings and structures -

The use of the filled tidelands as a full-service logistical support base for offshore Oil/Gas operation of Cook Inlet has been this ADL's principle purpose. The major contribution through the years has been a Marine Railway / Ship haul out and a large metal warehouse used for transfer of goods and materials.

The power source utilizes a buried electric line following ADL 223347 and Utility Easement recorded as 2009-010489-0 in the Kenai Recording District, providing power to the dock and warehouse.

### Water Supply and Wastewater Disposal -

Potable water is supplied via pipeline from an upland drilled well and storage facility. Water points are positioned to fill rig supply boats at the face of the dock. A conventional onsite disposal system consisting of septic tank and soil absorption system serves the warehouse and is situated near the easterly end of the building.

### Parking areas and Storage -

The parking on the dock is strictly for those working on the dock and warehouse personnel. Long-term storage is provided on the upland parcel and short term on the dock is used for shipping purposes. Most equipment has built in leak prevention and "Duck Ponds" are used for such equipment that does not.

#### Personnel -

There are 42 employees that work the dock with 15 of those with management rolls. Vehicle counts average 3000/month with both client and employee vehicles being counted.

### Maintenance and operations -

Dock inspection is on schedule for an annual inspection and maintenance is conducted on an as needed basis. Engineering will be contracted to perform the dock inspection with routine maintenance performed by OSK personnel.

### Proposed Lease Expansion and combine ADL's:

### Primary ADL 21903 will be retained -

The combination of ADL 21903 and ADL 31396 with an expansion of ADL 21903 is more particularly described as follows:

COMMENCING AT THE CN SW 1/64 IN SECTION 36, TOWNSHIP 8 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA MONUMENTED WITH 3-1/4" ALUMINUM CAP IN 1986; THENCE NORTH 00°03'47" WEST, 579.53 FEET TO THE MEANDER LINE ESTABLISHED BY THE 1922 GLO SURVEY AND THE POINT OF BEGINNING FOR ALASKA TIDELAND SURVEY (ATS) 384.

THENCE NORTH 13°45'00" WEST, DEPARTING SAID MEANDER LINE, 1100.17 FEET; THENCE NORTH 76°15'00" EAST, 1355.32 FEET; THENCE SOUTH 13°45'00" EAST, 1100.17 FEET TO THE AFOREMENTIONED MEANDER LINE; THENCE SOUTH 76°15'00" WEST, 1355.32 FEET TO THE **POINT OF BEGINNING**.

ATS 384 CONTAINS APPROXIMATELY 34.231 ACRES, MORE OR LESS.

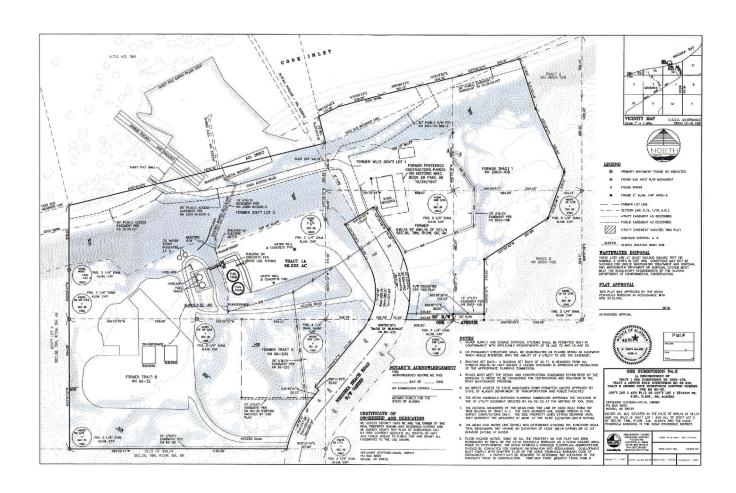
### **Future Activities:**

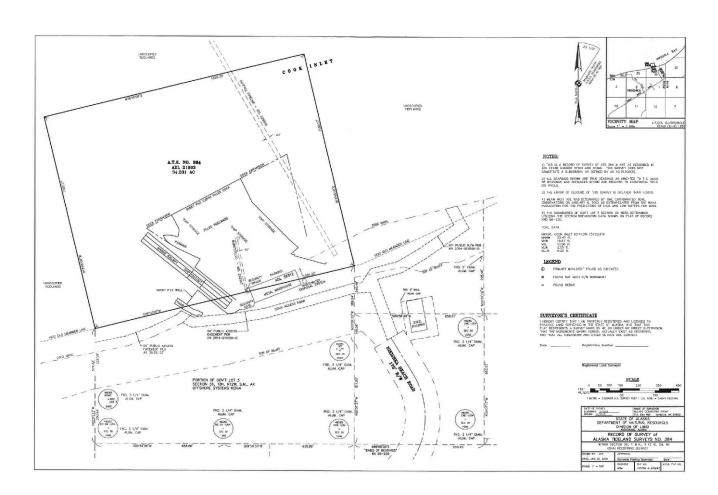
### ADL 21903 -

The use of the Filled Tidelands as a Dock for Oil/Gas industry and exploration will continue to be this ADL's principle purpose. The future contribution and expansion of the Dock will facilitate the ever-expanding industry and exploration in the Cook Inlet. The outfall pipeline under ADL 225842 is in the process of being relocated by others to allow for a safe expansion of the Dock. The timeline for expansion is yet to be determined and approximate value of the expansion is unknown at this time

### Site Reclamation Plan ADL 21903 -

All disturbed land shall be reclaimed and left in a stable condition upon expiration of lease agreement unless lease has future extensions. The dock and infrastructure will be removed, shoreline graded and recontoured to inhibit erosion and promote natural revegetation.





# **Attachment B Location Map**

