

False Island South Access and Development

The purpose of this project is to develop a seafood based industrial park adjacent to the existing Silver Bay Seafoods plan where some services can be shared between tenants and there is access to City of Craig utilities and access to deep water for mooring and loading/unloading of vessels. Access to the park is currently limited through the Silver Bay plant property so a new access road is required. A bridge is proposed to lessen the total footprint of wetlands filled and also provide continuous flow of water between the islands.

The project consists of constructing:

- 186 lineal feet of 24' wide gravel roadway
- A 20' x 80' steel bridge supported with concrete abutments on each and two (2) 16" diameter piling at mid-span.
- A 430 lineal foot stacked rock wall will be constructed on the west side of the island to retain the fill and provide erosion protection.
- The total project consists of 4.9 acres of filled area with 3.86 acres located in wetlands that are primarily inter tidal.
- Construction of a pile supported concrete dock measuring 80' x 100' with a 20'x270' concrete pier, a 6'x70' gangway and a 25'x120' wood mooring float.
- The dock and pier will be supported with 64 total - 12" diameter steel piling.
- The float will be anchored with seven 12" diameter steel piling.

The concrete also consists of placing shot rock fill between the mean high water line and the high tide line in wetlands.

The Marine Contractor will utilize a crane/spud barge for the marine work. Piles will be started with a vibratory hammer. If embedment is not achieved, an impact hammer will be utilized to finish installation. Turbidity is negligible using these methods.

- Model of pile driver ICE 216B Vibratory hammer maximum vibrations per minute (VPM): 1750, 50 tons driving force.
- Model of pile driver ICEI-19 Impact hammer, 200 tons driving force.
- 3 piling maximum per day. Typical 1 hour of driving per each.

The pre-filing meeting with the Alaska Department of Environmental Conservation (ADEC) was submitted on 7/26/24. Our schedule is pending permit approval.

Alternatives Analysis

Because this project is a commercial seafood based industrial park intended to facilitate transport of goods and supplies to and from land to vessels the project is water dependent and must be located on the waterfront near navigable waters. The project also needs to be located in areas with favorable shelter from wind and waves and also was desirable to be located in an area that would have minimal impacts to aquatic resources.

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Southeast Conference started the planning process to provide a seafood based industrial park on Prince of Wales Island by looking at waterfront property in Hydaburg, Naukati, Coffman cove, Klawock and Craig. After reviewing the proposed processing sites relative to the mariculture lease sites where the products will be grown, it was determined that Craig would be the most efficient location for a central processing facility. An MOU was established between the City of Craig, Shaan Seet and the Craig Tribal Association to work toward identifying a suitable waterfront location for mariculture in Craig. Shaan Seet and Southeast conference looked at waterfront property in Bucarelli Bay, Crab Bay which were already owned by Shaan Seet. Other sites considered included the E.C Phillips Plant in Craig and the Historic Klawock Cannery.

Nearly all of the Craig waterfront including Shaan Seets properties all contain eel grass as shown in the attached NOAA eel grass mapping for Craig and Vicinity. All of the sites that were available for consideration contain significant aquatic vegetation and most have significantly more potential impacts due to being completely undeveloped uplands and extensive inner tidal area to reach navigable water at low tide suitable for a marina. Some of the sites south of Craig contained less aquatic vegetation but had severe wind and wave exposure so larger float structures and possibly require a rubble mound breakwater.

The preferred site is shown on figure 1 below which is the south end of False Island.



Source: Google maps

Shaan Seet Incorporated has identified the South False Island site as having many characteristics that make it favorable for a mariculture processing facility, including flat waterfront land near existing infrastructure including a dock, road, and utilities. False Island is located in Craig, Alaska which has the largest population density on Prince of Wales Island, followed by the nearby community of Klawock which has the only land-based airport on the island.

Alternative sites are limited due to land restrictions around Craig and no private sites are available for development of a project of this nature. Additionally, other seafood businesses in the area such as Wildfish Cannery (Klawock) has expressed interest in using the mariculture

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processing and maritime incubator facility on False Island. Noyes Island Smoke House (Craig) also expressed interest in becoming a tenant. Among Prince of Wales Island communities, Craig had the greatest number of active commercial fishing permit holders in 2022. More than a tenth of Craig's population were active permit holders in 2022. Craig permit holders' revenue totaled about \$12 million, or about \$112,000 per permit holder.

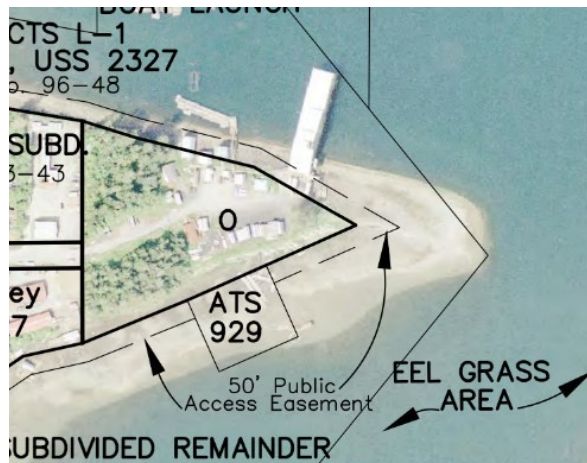
This property was selected due to the proximity to the City Ice House, Silver Bay to share services and also proximity to clean salt water for processing since much of the area south of Craig is within the City Treatment Plant mixing zone.

False Island/Silver Bay Plant (Preferred Site)

The proposed site is located adjacent to Silver Bay Seafoods which has access to city water and sewage and has upgraded electrical capacity. The land is owned by the City of Craig and leased to Silver Bay. The plant has three cold storage units (each the size of a shipping container) that may be useful to the maritime industry, as well as a bunkhouse that houses workers during the summer salmon processing season. The Silver Bay Plant is located on the northern half of the island, mariculture processing and marine business incubator facility is planned for the southern half. The plant was opened in 2009 and is focused on production of headed and gutted frozen pink and other salmon. The plant also processes salmon roe and other products.

Alternative Sites

E.C Phillips & Son owns and operates a fish and seafood facility located in Craig. The primary facility is on tide lands owned by the city of Craig. E.C Phillips & Son also leases Lot ATS 929, an undeveloped lot east of the primary facility. Tract O, owned by E.C Phillips & Son, is minimally developed with some small buildings, an access road, and container storage areas. It covers 2.4 acres. The surrounding waters contain medium to high density eel grass.



Sources: DCCED, DRCA.

Historic Klawock Cannery

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The site is owned by the Klawock Cooperative Association and covers 1.7 acres, 35,000 square feet of which is improved area. A secondary steel building north of the historical cannery was added around 15 years ago to replace a fallen section of cannery and serves mostly as storage for the KCA. The facility is largely empty and unused. The facility has waterfront access as well as three-phase power and city water and sewage. The integrity of the dock structure supporting the building is unknown but possibly at the end of its useful life.



Source: Google Maps.

Hydaburg Seafood Plant

This site is owned by the City of Hydaburg and leased to the Hydaburg Cooperative Association. The plant is located on the southern end of Hydaburg at the intersection of Union and Hyda Street at the start of a dock. The facility went unused for 30 years before being refurbished and operated for one season in 2017. HCA operated the Haida Alaska Wild seafood plant in 2017 processing troll caught salmon and shrimp. The plant is currently unused and has almost brand-new infrastructure and equipment. Plans submitted to the Alaska State Fire Marshall in August of 2015 indicate that the facility includes a freezer holding room, three blast freezers, a packaging and glazing room, a smoker, and a wet fish processing area. This site is undesirable due to its distance from islands transportation network, airport, and barge landings. Adequate housing for workers is also a concern.



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Source: Google Maps.