



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Southeast Regional Land Office

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**ALASKA DEPARTMENT OF NATURAL RESOURCES
NOTICE OF PRELIMINARY DECISION FOR LEASE
ADL 108541
Red Oak Valley, LLC dba Calder Mountain Lodge**

In accordance with AS 38.05.035, the Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW) has issued a Preliminary Decision (PD) to authorize a 25-year tideland lease to Red Oak Valley, LLC doing business as (dba) Calder Mountain Lodge for the use of approximately one acre of state-owned tide and submerged land in Point Baker, Alaska.

This leasehold area is comprised of approximately one acre of state-owned tide and submerged lands, which will be confirmed via state-approved survey; adjacent to Lot 13 depicted on US Survey (USS) 2827 Petersburg Recording District, within NW ¼ Section 6, Township 64 South, Range 76 East, Copper River Meridian.

The purpose of this application is for the commercial use of a dock and ramp. The ramp leading to the dock transports guests and employees of the lodge from privately owned uplands to and from the waters of Point Baker Anchorage and Keku Strait. The dock moors vessels used by lodge employees and guests.

Existing improvements include:

- 5-foot x 78-foot aluminum ramp leading from private uplands to tidelands
- 8-foot x 160-foot floating wooden dock with seven “fingers”
- (6) 4-foot x 18-foot floating fingers attached to dock
- (1) 20-foot x 18-foot main finger
- (2) 12-inch diameter ACQ-treated wood pilings

Public notice of this PD will be posted on the Alaska Online Public Notices website for 30 calendar days. The public may provide comments to DMLW during that time. Additionally, notice of this PD will be given to adjacent landowners and will be sent to the Post Office in Point Baker for community distribution.

The link to the Alaska Online Public Notices website is:

The public is invited to comment on this PD. Written comments must be received by DNR – DMLW no later than 5:00pm on November 20th, 2025. All comments must be submitted to: DNR – DMLW, Southeast Regional Office by mail at PO Box 111020, Juneau, Alaska 99811-1020 or by email to quinlan.mcclurg@alaska.gov in order to ensure consideration. Please include your current contact information with your

comment. In order to establish appeal rights regarding this decision, you are required by law to meaningfully participate in the decision process by commenting on the decision, in writing, prior to the comment deadline. Following the deadline, all timely written comments will be considered, and DNR may modify this decision based on public comments received.

The names and commenters and comments received will be part of the public record.

If DNR determines that public comments in response to this notice indicate the need for significant changes to the decision, additional public notice will be given. If no significant changes are required, the PD, after any necessary minor changes, will be issued as a Final Finding and Decision (FFD). A copy of the FFD, along with instructions on filing an appeal, will be sent to all persons who comment on the PD. Persons who do not submit written comments during the comment period will have no legal right to appeal the FFD.

The Division of Mining, Land and Water reserves the right to waive technical defects in this publication.