

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

Land Conveyance Section
550 W. 7th Ave, Suite 640
Anchorage, AK 99501-3576
(907) 269-8594

Northern Region
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2740
nro.lands@alaska.gov

Southcentral Region
550 W. 7th Ave, Suite 900C
Anchorage, AK 99501-3577
(907) 269-8503
dnr.pic@alaska.gov

Southeast Region
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

ADL # (assigned by ADNDR) _____

Date: _____

Applicant's Name Steven Sahlender for Goldbelt Inc Doing business as Executive Vice President, Goldbelt, Inc.

Mailing Address 3025 Clinton Dr.

City/State/Zip Juneau/ Alaska/ 99801

Email steven.sahlender@goldbelt.com

Message Phone (____) _____ Work Phone (907) 790-1440

Date of Birth ██████████

Is applicant a corporation qualified to do business in Alaska ☒ Yes ☐ No. Is the corporation in good standing with the State of Alaska Department of Commerce and Economic Development? ☒ Yes ☐ No.

Is applicant 18 years or older? ☒ Yes ☐ No. Are you applying for a ☒ lease or ☐ sale?

What kind of lease or sale are you applying for? ☒ Tideland; ☐ Public/Charitable Use; ☐ Grazing; ☐ Millsite;
☐ Negotiated; ☐ Competitive; ☐ Non-Competitive; ☐ Preference Right

If a lease, how many years are you applying for? 55 years. (55 years Max.)

Legal Description: Lot(s) S29: 3, 4 Block/Tract # SE1/4 SW1/4 Survey/Subdivision _____

Other: Addition lots: Section 30: 2,3

Meridian Copper River Township 041S, Range 66E, Section(s) 29, 30, 32 Acres 7.48

Municipality Juneau LORAN Reading (optional) _____

Geographic Location: Northwest end of Douglas Island

What is the proposed use of and activity on the state land?
To build a cruise ship berth and associated facilities

Are there any improvements on the land now? ☐ Yes ☒ No. If yes, who owns the improvements, and what is the estimated value? _____

If yes, describe any improvements on the land. _____

ADL # _____

Page 1 of 3

Are there any improvements or construction planned? ☒ Yes ☐ No. If yes, describe them and their estimated value.
To build two cruise ship berths and associated facilities (detailed in the project narrative) estimated at \$35 million.

State the proposed construction date: Fall 2025/Winter 2026; estimated completion date*: 2029

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners: Goldbelt, Inc.

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC? ☐ Yes ☒ No. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? ☐ Yes ☒ No.

Non-refundable application fee: See current Director's Order for applicable fees.

(Fee may be waived under 11 AAC 05.020.)

Is the land applied for subject to any existing leases or permits? ☐ Yes ☒ No. If yes, ☐ lease or ☐ permit?

Name lease/permit is issued under: _____ ADL # _____

Do you think you qualify for a non-competitive lease or sale? ☒ Yes ☐ No. If yes, under what provision of AS 38.05?

- ☐ AS 38.05.035(b)(2) (to correct an error or omission);
- ☐ AS 38.05.035(b)(3) (owner of bona fide improvements);
- ☐ AS 38.05.035 (b)(5) (occupied, or are the heir of someone who occupied the land before statehood);
- ☐ AS 38.05.035 (b)(7) (adjacent owner of remnant of state land, not adjoining other state land);
- ☐ AS 38.05.068 and .087 (U.S. Forest Service Permittee);
- ☒ AS 38.05.075(c) (upland owner or lessee);
- ☐ AS 38.05.035(f) (previous federal and state authorization, erected a building and used the land for business purposes);
- ☐ AS 38.05.102 (current long-term lessee or current shore fishery lessee);
- ☐ AS 38.05.255 (millsite lease for mine-related facilities);
- ☐ AS 38.05.810(a)* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowner's association);
- ☐ AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment);
- ☐ AS 38.05.810(e) (licensed public utility or licensed common carrier);
- ☐ AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility);
- ☐ AS 38.05.810(h) (Alaska Aerospace Development Corporation);
- ☐ AS 38.05.810(i) (port authority);
- ☐ AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);
- ☐ Other (please explain):

~~If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.~~

Do you think you qualify to lease the land for less than fair market value? ☐ Yes ☒ No. If yes, under what provision of AS 37.05?

- ☐ AS 38.05.097 (youth encampment or similar recreational purpose);
- ☐ AS 38.05.098 (senior citizen discount for a residential lease);
- ☐ Other (please explain).

ADL # _____

Application for Purchase or Lease of State Land 102-103 (Rev. 09/21)


Signature

3/10/25
Date

Gold Belt Inc.
If applying on behalf of an agency, municipality,
or organization, state which one

EVP - Alaska Division
Title

NOTICE TO APPLICANT:

* For applications filed by a municipality under AS 38.05.810, if there is a remaining entitlement of the municipality under AS 29.65, land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.

* Construction may not commence until approval is granted by lessor.

* This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.

* Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.

* The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.

* The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.

* If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.

* If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.

* If applying for a senior citizen discount, include form 102-1042.

* AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

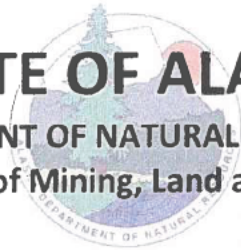
For Department Use Only

Application received date stamp

Receipt Types:

- ☐ 13 – Application for Lease of State Land
☐ 5K – Application for Lease to Authorize Unauthorized Use

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Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

Steven Sahlender for Goldbelt Inc

Executive Vice President, Goldbelt, Inc.

Applicant's Name

Doing Business As

3025 Clinton Dr.

Juneau

AK

99801

Address

City

State

Zip

()

(907) 790-1440

steven.sahlender@goldbelt.co

Steven Sahlender

Message Phone

Work Phone

Email

Contact Person

Describe the proposed activity:

The proposed construction includes two separate cruise ship berths and their associated facilities on the north western shore of Douglas Island, in Stephens Passage. The project includes the installation of two new cruise ship berths comprised of a network of mooring and reaction dolphins, curved approach trestles, a new transfer span, two 500-foot by 50-foot cruise ship docks and two 250-foot by 13-foot small ship docks, and a new tour boat return dock. This project would also include the installation of a new small boat harbor and a new private small boat launch. The small boat harbor would also contain a fuel dock where vessels and aircraft could be fueled. The proposed construction would require the placement of 120 temporary piles and 432 permanent pilings, and approximately 1,250 cubic yards (CY) of cut and 26,040 CY of fill below the high tide line.

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? ☒ Yes ☐ No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

Construction equipment, vessels, and aircraft will be fueled in the intertidal and subtidal regions throughout the construction process and as an everyday activity involved at the fuel dock in the small boat harbor. Once construction is complete, fuel will be pumped from tanks on land to pumps in the harbor area.

ADL # _____

Page 1 of 2

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

a. Where will the tank be located?

No tanks will be located on State-owned land.

b. What will be stored in the tank?

c. What will be the tank's size in gallons? _____

d. What will the tank be used for? (Commercial or residential purposes?)

e. Will the tank be tested for leaks? _____

f. Will the tank be equipped with leak detection devices? ☐ Yes ☐ No. If yes, describe:

Do you know or have any reason to suspect that the site may have been previously contaminated? ☐ Yes ☒ No.

If yes, please explain:

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Applicant Signature: _____

Date: _____

3/10/25

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

ADL # _____

Applicant Environmental Risk Questionnaire Form 102-4008A (Rev. 09/21)

Attachment 2
Development Plan

Goldbelt, Inc.

Douglas Island Cruise Ship Terminal Project

Tidelands Lease Application Development Plan

Douglas Island, Alaska

March 2025

1. Overview

Turnagain Marine Construction is proposing to construct two separate cruise ship berths and associated facilities on the western shore of Douglas Island in Stephen's Passage, approximately 15 kilometers (km) northwest of downtown Juneau, Alaska. Once completed, Goldbelt, Inc. will take ownership of the final development and provide all long-term maintenance and operations support. The facilities would provide cruise ship mooring and visitor access to a Douglas Island Terminal area and Juneau during the tourist season. The portion of the project proposed in tidelands includes installation of: two new cruise ship berths and associated small ship docks, a tour boat return dock, and a private small boat harbor and small boat launch. The project would involve approximately 1,250 cubic yards (CY) of cut and 26,040 CY of fill below the high tide line and would cover a total of about 7.48 acres of tidal and submerged lands. Construction is planned over four years, with installation beginning in fall of 2025 or as soon as approvals are secured.

2. Location

Legal Description

The proposed Douglas Island Cruise Ship Terminal Project is located on the northwest shoreline of Douglas Island into Stephens Passage in Southeast Alaska; Township 041S, Range 66E, Sections 29 and 30, Meridian Copper River; U.S. Geological Survey Quadrangle Juneau A-2; latitude 58.2326° and longitude -134.6584° (Figure 1).

Terrain/Ground Cover

The National Marine Fisheries Service Shorezone Mapper details the proposed project site as a semi-protected/partially mobile/sediment or rock, and the sediment class with mostly mixed sand and gravel beaches, some gravel beaches, and a small section of sheltered tide flats.¹ An intertidal survey completed in September 2024 found that the area was made up of gravel and large boulder beach areas with bedrock outcroppings (Figure 2).

¹ National Marine Fisheries Service. 2024. Alaska Shorezone Mapper. Accessed from https://alaskafisheries.noaa.gov/mapping/sz_js/index.html?tab=sz&layout=v2. on December 30, 2024.

Figure 1. Douglas Island Cruise Ship Terminal Project Location



Figure 2. Douglas Island Cruise Ship Terminal Project Tidelands Area



3. Proposed Action

Access

During the construction of the facilities, work within tidelands and submerged lands would be conducted primarily from a construction barge and support skiffs which would travel to the site from another project in Alaska. Workers would be transported to the construction barge daily via a skiff from the adjacent shore. Shore-based work, including work on the small boat launch, would be supported by workers on land. Workers would access the shoreline via the Douglas Highway and a short existing trail across Goldbelt-owned land.

Once the project is constructed and completed, the site would be accessed by guests, workers, and tour boat operator staff. Guests would arrive via cruise ships to the berths. Dock workers would access the site via the Douglas Highway and new access roads on Goldbelt-owned land. Tour boat operators would access the site by water or via the Douglas Highway and new proposed access roads. Many workers would live in housing at the site and access the marine facilities via new access roads. Due to security reasons, access to the new cruise ship berth area and the small boat harbor and boat launch area would be restricted by a locked gate. There would be no alternative public access routes to the site infrastructure; however, local visitors could access the beach.

Buildings and Other Structures

Proposed cruise ship infrastructure within the tidelands includes the north and south cruise ship berth and associated small ship docks, a small boat harbor, a small boat launch, and a tour boat return dock. The north cruise ship berth would consist of a trestle, transfer span, cruise ship dock, small ship dock, mooring dolphins, and access gangways. The trestle would be 941 feet (ft) long, supported by two hundred and eighty-eight (288) 36-inch piles, and would connect to a cruise ship via a 150-foot-long transfer span. The berth's dock would be 500 ft by 50 ft and the adjacent small ship dock would measure 250 ft by 13 ft. Four restraint dolphins consist of three (3) 48-inch steel piles each. Four mooring dolphins, two on the north end and two on the south end of the dock, would be connected by four (4) 150-foot-long access gangways. Each mooring dolphin would consist of one (1) 48-inch steel pile and three (3) 42-inch steel piles.

The south cruise ship berth would consist of a trestle, transfer span, cruise ship dock, small ship dock, mooring dolphins, and access gangways. The trestle would be 952 ft long and made up of two hundred and eighty-eight (288) 36-inch piles. The trestle would connect to a cruise ship via a 150-foot-long transfer span. The berth would be 500 ft by 50 ft and the adjacent small ship dock would measure 250 ft by 13 ft. Four restraint dolphins would consist of three (3) 48-inch steel piles each. Four mooring dolphins, two on the north end and two on the south end of the dock, would be connected by four (4) 150-foot-long access gangways. Each mooring dolphin would consist of one (1) 48-inch steel pile and three (3) 42-inch steel piles.

The tour boat return dock would be comprised of a fixed dock, a transfer bridge, and a floating dock and transfer span landing. The fixed dock would be 500 ft long supported by seventy-two (72) 30-inch piles. This would be connected to the tour return dock float landing by a 150-foot transfer bridge. The tour return dock float would be 215 foot long and supported by twelve (12) 36-inch piles, as well as the 70-foot by 70-foot transfer span landing.

The small boat launch would be 520 feet by 20 feet with an adjacent 520-foot floating dock. The facility would be private and used to launch and (temporarily) tie up kayaks and canoes for tour excursions from the visitor area. It would also be used to launch and take out tour boats in the spring and fall. Serving as an important safety facility, emergency vessels could be launched from this location. The boat launch would impact a 49,230 square foot area, including 1,250 CY of cut and 26,040 CY of fill. The fill would be clean granular fill such as shot rock, selected material Type A, and D1 base course. There would be class 2 riprap armoring the perimeter, which is accounted for in the cut and fill quantity. The ramp would be made of precast concrete panels placed onto wooden sleepers.

The small boat harbor would be comprised of sixty (60) 24-inch steel piles and three floats that will be a total in length of 1,326 ft. The dock would also have a fuel pumps. A floatplane base that could accommodate up to six planes at a time would be located at the north end of the dock.

Power and Water Source

Water and electric would be provided on the dock. Water for the site would be provided from a well and treatment facility onsite and piped to the docks' water access stations. Electric service would be run from existing area transformer to a localized junction box, then distributed to the dock and pedestals.

Waste Types, Sources, and Disposal Methods

General solid waste would be generated from ships, facilities, and the small boat harbor. During embarking and disembarking, all waste would be moved to upland large containers behind locked gates, which would be hauled away weekly for final disposal at the borough landfill.

Hazardous Substances

Construction would involve the storage of paints, aerosols, fuel, and oil on construction barges working on the project. No hazardous substance disposal would occur at the site. A response plan would be in place for construction crews as well as for the fuel dock and boats at the small harbor.

Once operational, diesel, unleaded, and aviation gas will be used to fuel marine vessels and aircraft serving visitors at the facility. There would be no fuel storage on the water but a fuel dock would be located at the small boat harbor. Fuel would be delivered to upland storage tanks by fuel truck and then pumped to the fuel dock. Oily substances from vessels would be placed into appropriate containers and disposed of at proper locations. A spill response plan would be developed for the site and spill response materials would be located at all facilities in the cruise ship terminal area.

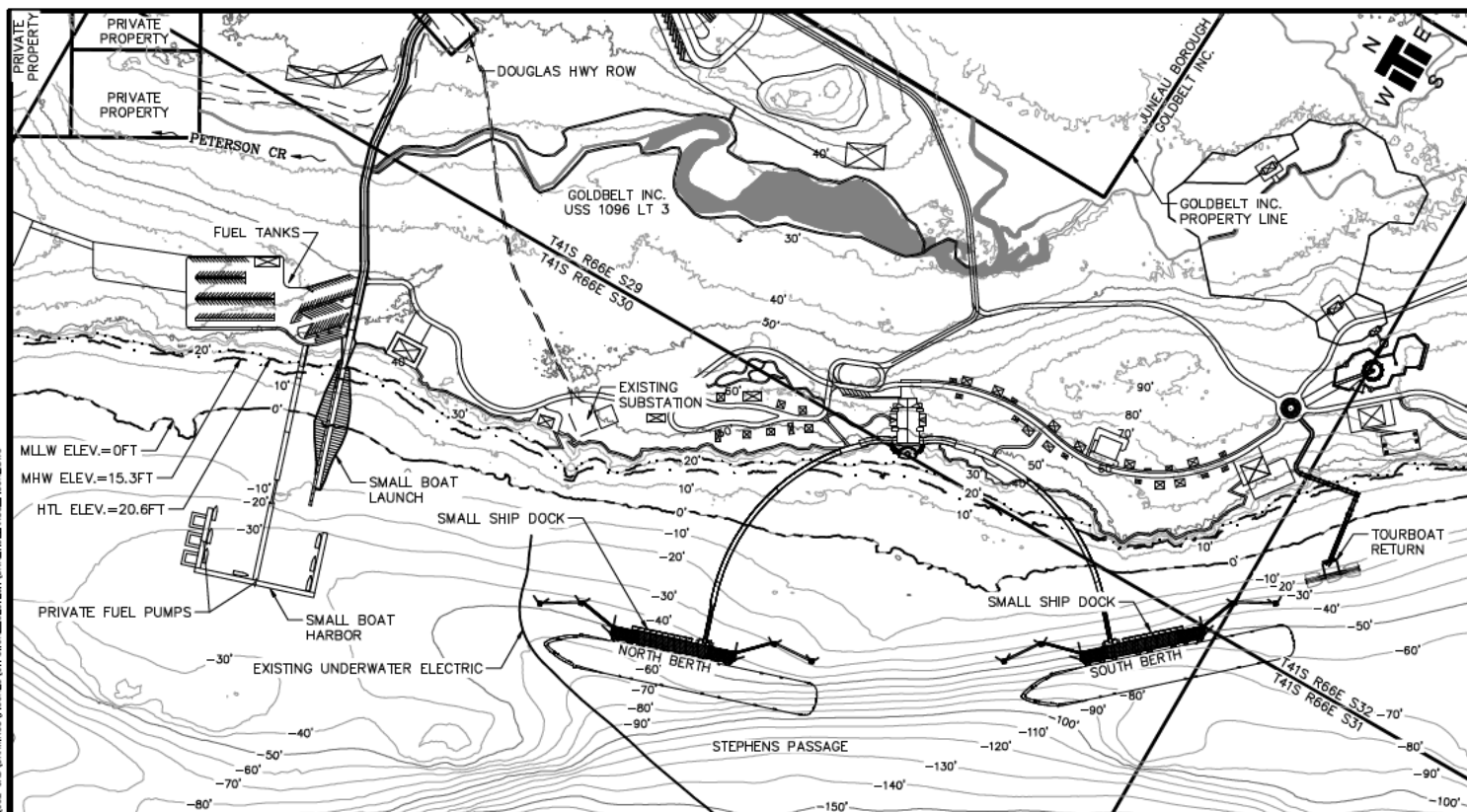
Site Use and Maintenance and Operations

The cruise ship docks, tour boat return dock, boat harbor, and boat launch would be used by cruise ship passengers and workers. If two cruise ships are in port, there could be up to 10,000 guests and 2,000 to 3,000 cruise ship workers on site. The cruise ship dock would be staffed by 20 facility employees. Tour company staff would be at the small boat launch and tour boat return dock to load and unload vessels. Additionally, depending on vessel size, one to seven

crewmembers per tour vessel would use the facility, and one to three shoreside support staff for each loading tour vessel. Depending on operations, the small boat harbor and fueling facility would be staffed with two to four employees.

Attachment 3
Project Figure

DRAWING LOCATION: Z:\SHARED\02 ESTIMATES\04-2018 DOUGLAS\003 CAD\DRAWINGS\PLANS\OFFSHORE_GOLDBELT\01N.TIDELANDS.TITLE.DWG

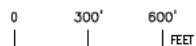


Turnagain
Marine Construction

DOUGLAS ISLAND CRUISE SHIP TERMINAL

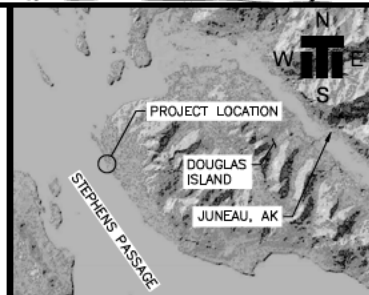
ALASKA DNR TIDELANDS FIGURE

LAT: 58.290° N, LONG: 134.678° W



LEGEND

- HTL ELEV.=20.6FT
- - - MHW ELEV.=15.3FT
- MLLW ELEV.=0FT



APPLICANT: TURNAGIN MARINE CONSTRUCTION
5050 CORDOVA ST, ANCHORAGE, AK

PERMIT NO: TBD

WATERWAY: STEPHENS PASSAGE

LOCATION: JUNEAU, ALASKA
T41S R66E S29-32 CR

SHEET 01 OF 01

DATE: March 4, 2025

- The application lists the sections included as 29 and 30 on two pages, and 29, 30, and 32 in others. When looking at the submitted diagram, it looks like the project would occupy portions of sections 29, 30, 31 and 32. Can you clarify/confirm the correct sections?
 - The correct sections are 29, 30, 31, and 32
 - There will be no construction in section 31, however while the cruise ship is docked at the proposed project area, it will partially be in section 31 as seen in the project figure.
- We will also need an updated diagram that has a drawn boundary that encompasses all the improvements and shows the largest vessels to be used at each dock structure, like how the cruise ships are displayed at the berths already.
 - The attached tidelands figure has been updated to show the requested areas as well as the addition of the offshore utilities (described below).
- Please provide gps coordinate locations of the boundary corners, or other verification of the 7.48 acreage requested. Comparing to similar projects, 7.48 seems like less than half of the acreage that would potentially be needed.
 - The gps coordinates are located on the attached tidelands figure at each vertices surrounding the impacted area. The 7.49 acres was strictly the original offshore structures. The entirety of the area that will be impacted, including the vessels that could be docked, equates to 151.5 acres.
 - The area of all of the individual offshore components' areas is included in Table 1, below.

Table 1. Douglas Island Cruise Ship Terminal Project Offshore Components.

Project Component	Area (square feet; sq ft)
North berth	25,000
North berth small boat float	3,500
North trestle	17,200
North transfer span	2,325
South berth	25,000
South berth small boat float	3,500
South trestle	12,200
South transfer span	2,325
Multi-use harbor	44,216
Concrete boat launch	16,580
Tour boat return dock	8,425
Offshore utilities	8,855

- Please confirm the number and use of pilings. What would the 120 temporary piles be used for vs. the permanent pilings? When adding up the pilings mentioned throughout the development plan, I'm seeing upwards of 730 pilings.
 - The temporary piles are template piles that are used to guide the installation of the permanent piles, they are removed once the permanent pile is in place.

- The pile numbers have been adjusted. The most up-to-date design uses 165 temporary piles and 345 permanent piles for a total of 510 piles. Please see the number of permanent piles used for each component below:
 - North Berth
 - Trestle: sixty-six (66) 36-inch piles
 - Mooring Dolphins: sixteen (16) 48-inch piles
 - Restraint Dolphins: twelve (12) 48-inch piles
 - South Berth
 - Trestle: forty-eight (48) 36-inch piles
 - Mooring Dolphins: sixteen (16) 48-inch piles
 - Restraint Dolphins: twelve (12) 48-inch piles
 - Tour Return Dock:
 - Trestle: thirty-three (33) 36-inch piles
 - Float: twenty-four (24) 36-inch piles
 - Multi Use Harbor
 - Trestle: forty-two (42) 36-inch piles
 - Floats: sixty (60) 24-inch piles
 - Boat Launch Moorage
 - Sixteen (16) 24-inch piles
- More detailed design plans for each structure would be helpful. If you can have dimensions of each structure and piling locations labeled on development diagrams, this will help us have a clearer picture of the request.
 - Please see the attached design figures for offshore development
- For the 1,250 cubic yards (CY) of cut below high tide, is that material intended to then be used as part of the 26,040 fill placed back within the lease site, or will the cut material be removed from the site altogether?
 - Material excavated below the high tide line would be used as part of the fill placed back within the lease site. The area would be graded to level out the site for placement of the concrete boat launch. The project design has been updated to include a new design for the concrete boat launch that uses less fill than originally proposed (see description below). Additional excavation would be required for placement of piped utilities (water intake pipe and wastewater discharge pipe) in the marine environment as part of a water and wastewater facility that would be constructed to support facility needs. The material to be excavated for piped utilities placement would also be placed back within the lease site, mainly on top of the excavated area. This project component was not included in the original application (see description below).
- Design changes that have occurred since the original application:
 - New design for the concrete boat launch includes a 35-feet (ft) wide pre-cast concrete plank for a single vehicle lane, sidewalk, and guardrail, and would be made up of both fill-supported and pile-supported components. The 735-ft long boat launch would be supported by structural fill to approximately -10 ft elevation (about 13 ft below mean lower low water). To place the fill, the area

would be graded and backfilled as needed to create the launch with 1:1.5 slopes and topped with about three ft of rip rap for slope protection. Steel piles would also be driven through the placed fill to support a float for temporary moorage that would be positioned on top of the boat launch. These components would impact an area of 16,580 square ft and require the following work and installation of the following steel pipes:

- Grading below high tide line (HTL) (21,160 square ft [sq ft])
 - Structural fill and slope protection below HTL (11,860 cubic yards [CY] and 58,548 sq ft)
 - Sixteen (16) 24-inch-diameter piles
- A drinking water intake pipe and wastewater discharge pipe would be installed in the marine environment as part of an onshore water and wastewater treatment facility. The drinking water intake would consist of an 835-ft long intertidal section and a 115-ft long offshore section. The wastewater discharge pipe would consist of a 430-ft long intertidal section and a 310-ft long offshore section. The intertidal sections for both pipes would involve excavating a 2-ft, 3-inch-deep trench in the seafloor and placing the pipe within the trench, encased by concrete ballasts every 30 ft along the pipe. The 8,855-sq ft trenched area (5,845-sq ft for the water intake trench and 3,010-sq ft for the outfall trench) would then be backfilled and mounded around the pipe and ballasts with bedding (select material, type A), excavated seafloor material, and then covered with a rip rap berm for scour protection. The offshore sections would consist of pipe placed on the seafloor encased by concrete pipe ballasts spaced every 30 ft. See the design figures for offshore development (sheets 3, 10, and 21). These components would require the following work:
- Excavating below HTL (685 CY and 8,855 sq ft)
 - Fill below HTL (2,070 CY and 9,150 sq ft)