

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
November 23, 2015, 5:00 PM.
Municipal Bulding Assembly Chambers**

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. Oct 26 2015 Lands Committee Minutes- DRAFT

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

- A. Auke Bay Boatyard Lease Amendment
- B. Preliminary Draft Juneau Wetlands Management Plan Update

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

October 26th, 2015 5:00 PM.
Assembly Chambers

I. ROLL CALL

Kate Troll, Chair, called the meeting to order at 5:00pm.

Members Present: Kate Troll, Chair (Regular Chair Kiehl participated via teleconference); Assembly members: Mary Becker, Jerry Nankervis, and Jesse Kiehl

Other Assembly Members Present: Karen Crane and Debbie White

Liaisons Present: Christopher Mertl and Bill Peters

Liaisons Absent: Mike Peterson

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Teri Camry, Senior Planner; Chrissy McNally, Planner II; and Rob Steedle, Deputy City Manager

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

A. September 28th, 2015

The minutes of the September 28th, 2015 Lands Committee meeting were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Preliminary Draft Juneau Wetlands Management Plan Update

Ms. Camry said the Juneau Wetlands Management Plan would be brought back before the Assembly at the next Lands Committee meeting, and that she would appreciate comments on any areas of the document that need additional information.

Chair Troll asked that individual comments on the Wetlands Management Plan be shared directly with Ms. Camry.

B. CBJ Stream Mapping Project

Ms. McNally said the CBJ streaming mapping project grant had three components: acquisition of aerial imagery and LIDAR; creation and adoption of stream maps; and updating the Juneau Wetland Management Plan.

The City has two stream set back ordinances within Title 49, explained Ms. McNally; one prohibiting development within 50 feet of anadromous waters as designated by the Department of Fish and Game, and the second prohibiting disturbance within 25 feet. Ms. McNally then showed City maps from 1995 that the City was recently working with, and how the stream courses shown on the old maps were inaccurate. Ms. McNally then showed the new LIDAR maps to demonstrate the overlay of the anadromous water catalog. The City also purchased stream modeling software to utilize the LIDAR data, said Ms. McNally. This new information was given to Fish and Game so that the anadromous waters catalogs could be updated, and stream nominations could occur, she said.

Mr. Nankervis pointed out that property owners could become concerned with the inaccuracy of stream courses, and asked why all stream courses are not corrected for accuracy.

Ms. McNally expressed the delays in communication with Fish and Game in getting an answer to this question. She said it could be that if the stream accuracy is close enough, Fish and Game wouldn't go through the trouble nominating the stream. Ms. McNally emphasized that this initial information is important for planners as a first step.

Mr. Nankervis responded that a statewide scale may require more labor than Fish and Game is thinking of doing, but for property owners it could make a big difference.

Chair Troll shared experiences from her Fish background that to get into the anadromous fish catalog, field work is required. Chair Troll said overlays do not get at the same detail as field work does, but that field work takes a lot of budget dollars to verify the presence of anadromous fish.

Ms. McNally said initially the new map streams would be given to Fish and Game so that they could conduct the field work to determine the presence of fish, but the Department was lacking the budget for field biologists. She said the City instead worked on the current AWC streams to correct what the City already had in order to meet the grant requirements. The grant also gives CBJ better GPS data to assist Fish and Game in correcting stream courses.

Mr. Mertl asked if this is an inventory tool to understand what's out there or will this project go further into something else.

Ms. McNally responded that the grant requires draft stream maps. She said the intent is for these to be officially adopted, and then potentially change the stream setback ordinances to give the City more autonomy rather than defer to the AWC catalog so that the City itself could identify streams as anadromous.

Mr. Mertl then asked if this was the first step of an ongoing process and Ms. McNally confirmed it so.

Ms. Becker asked if the development and disturbance fees to protect the streams were state regulations.

Ms. McNally said she was not familiar if the State had a familiar policy, and that she was only familiar with the City's.

Mr. Chaney confirmed that the State does not have a parallel regulation to the City. He said that the State regulates from within the stream bed, but outside the stream bed is a City setback.

Mr. Kiehl noted that the only State regulation he was familiar with was the logging requirement under the State's Forest Practices Act. He wanted to know what it would look like if the City did change the ordinance to have autonomy over anadromous streams instead of deferring to Fish and Game.

Ms. McNally said CDD is in preliminary discussions of what the ordinance would look like as these regulations may stay the same, or the City may go with the AWC. She said the stream models the City has are just along the road system, and it works with the wetland inventory the City already has on CBJ properties. Ms. McNally stated that there are not a lot of AWC streams mapped in those new areas and that it would be beneficial to determine anadromous waters. She doesn't know how it looks yet, but did not want to commit CDD to anything as of yet.

Mr. Kiehl stated that it might be the greatest public benefit to look at lands on the backside of Douglas Island where the Lands Department and others are working on a pioneer access, and to identify more of the developable areas as the focus.

Ms. McNally stated it's quite early to address these points.

Chair Troll said that when we look to using this tool to enhance the City's knowledge of where anadromous streams are, it makes sense to start with target areas of development.

Mr. Chaney stated that the City's ordinance is a 50 foot setback from ordinary high waters, and that the maps serve as an early warning. He said that before any project is approved, the City has to measure where ordinary high waters are, regardless of what the maps say, because it's a site specific task.

VI. STAFF REPORTS

Mr. Chaney had a few updates, namely:

- The land trade with the Christ Lutheran Church has been completed, all documents signed, and the plat is being recorded so that there is an access point on Pederson hill. He is currently working with Engineering to get out a Phase 1 Proposal.
- The contract for Renninger subdivision has been awarded to Admiralty Construction. Jackie Street should be completed by mid-summer, and the final plat hearing for that is tomorrow night before the Planning Commission. The plat will be completed before the road is built, making for further conversation on how to dispose of those properties. Density theoretically could be 180 units, but actual units constructed might be less.
- The Land Management Plan is at the Committee of the Whole tomorrow night at the Planning Commission. Lands has met with various groups and attended meetings so the plan has received lots of exposure and comments.
- Lands is gearing up for air quality season with brand new signs.
- Lands met with the S.E.B.I.A. Homebuilders Association about Pederson Hill Subdivision, and they are excited about Lands moving forward with it.

Chair Troll wanted to know if developers are excited with the City moving the subdivision forward or if developers see it as an opportunity for the City to dispose of land that developers then take over.

Mr. Chaney stated that the group is comprised of homebuilders, and that one of the biggest problems they have is with the supply of vacant properties. The development Lands is proposing for Pederson Hill provides vacant lots to develop, so the developers are excited that they will get to build houses.

Mr. Nankervis asked what the worst case scenario could be for the amount of units in the Renninger Subdivision. Mr. Chaney responded that it could be zero since someone has to decide to build the project. Lands has had a lot of interest from the managers of Gruening Park, PRAMA, and the High school Homebuilders. It could be 0, or 180 if they max out potential. Mr. Nankervis asked if the Renninger Subdivision

is comprised of 12 lots, and Mr. Chaney responded that there are 7 lots with each being roughly an acre (or more) set up for multi-family development.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no liaison reports.

VIII. ADJOURNMENT

The meeting was adjourned at 5:25pm

DRAFT



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Carl Uchytel, Port Director
To: Assembly Lands Committee
Date: November 19th, 2015
Re: Auke Bay Boatyard Lease Amendment

1. In 2014, Dock & Harbors approached the Auke Bay Boatyard lessee (dba Harri Commercial Marine) to relocate boatyard operations from Don D. Statter Harbor Facility to the Auke Bay Loading Facility (ABLF). Docks & Harbors' vision is that the best and highest use of the adjoining uplands to Statter Harbor is not a boatyard but rather improvements to mitigate vessel congestion in the harbor. At the March 7th, 2015 Docks & Harbors Board strategic planning session, it was reconfirmed to pursue efforts to relocate the boatyard and to update the Statter master plan accordingly. Docks & Harbor applied and received a Conditional Use Permit for a Boat & Repair use at the Auke Bay Loading Facility in Feb(?) 2015. In July 2015, Docks & Harbors applied and received a Multi-Sector General Permit issued by the Alaska Department of Environmental Conservation consistent with the activity necessary to operate a boatyard facility.
2. The Port Director and Jeff Duvernay (owner Harri Commercial Marine) entered into an MOA agreement on August 3rd to move forward in relocating the boatyard. Docks & Harbors issued a task order to Horan & Co for the purpose of appraising the market rental value of the boat haul-out facility at the Auke Bay Loading Facility. Horan & Co is the term contractor selected by CBJ for land appraisals. Horan & Co established the fair market rent of the proposed ABLF boatyard lease area to be \$27K per year. The 2008 original lease rent for the boatyard at the Statter Harbor was \$10K per year.
3. The Docks & Harbors Board accepted the appraised "reasonable market rental rate for the hypothetically proposed lease" of \$27K per year at its September regular Board meeting. The Board approved the proposed lease amendment at its October regular Board meeting.
4. I request the Assembly Lands Committee approve the lease amendment with a recommendation to the full Assembly to adopt the non-code ordinance to relocate the Auke Bay Boatyard through a lease amendment.

#

Encl: (1) MOA dated August 3rd, 2015
(2) Horan & Co Appraisal dated August 21st, 2015
(3) Proposed Lease Amendment

Recorder return to: City and Borough of Juneau
Attn: Carl Uchytel, Port Director
155 S. Seward Street
Juneau, AK 99801

LEASE AMENDMENT

PART I: PARTIES

This Lease Amendment is between the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter “City” or “CBJ” and Harri Commercial Marine, hereafter “Lessee.”

PART II: AUTHORITY TO AMEND

Non-code ordinance No. 2008-08 granted the port director the authority to enter into a land lease with Juneau Marine Services, Inc. and to include terms which were appropriate as to the lease. The parties entered into a lease on April 10, 2008. Appendix A, Section 3, Term states “In the event a new haul-out facility is constructed during the term of the lease, the City agrees to offer Lessee a new lease” with necessary amendments based on the terms and conditions required for that facility. Section 5 of Appendix B of the lease stated “The lease may be modified only by an agreement in writing signed by all parties in interest of their successor in interest.”

Non-code Ordinance No. 2015-XX provides the approval authority for the amendment contained herein.

PART III: LEASE BEING AMENDED

This is an Amendment to a lease between the City and Borough of Juneau and Juneau Marine Services dated April 10, 2008. Except for the amendments set forth below, the original 2008 Lease and any amendments made therein are unchanged and in full force and effect.

PART IV: LEASE AMENDMENT

The following amendments are made to the lease

1. Juneau Marine Services, Inc. was acquired by Harri Plumbing and Heating, Inc. in December 2012, with Harri Commercial Marine being a division of Harri Plumbing and

Heating, Inc. Therefore, the lease is amended to reflect Harri Commercial Marine is the Lessee as to the lease.

2. In Appendix A, Section 1, “Description of the Property” is amended to read as follows: The property subject to this lease consists of certain real property, tidelands, equipment, and improvements, generally referred to as “the Leased Premises” or “the Property.” The Leased Premises are more particularly described as follows:

(A) A .83 acre portion of A.T.S. No. 1685 whose lease boundaries are demarcated by a row of Jersey barriers, a chain link fence and gate, the edge of asphalt pavement, and the inside edge of landscaping feature, as shown in Exhibit A attached hereto and incorporated in this lease.

(B) The equipment and physical improvements listed on Exhibit B attached hereto and incorporated in this lease.

3. In Appendix A, Section 4, “Lease Payments and Adjustments, subsection (b)” is amended to read as follows:

The annual lease payment amount for the remainder of this lease shall be Twenty-Seven Thousand Dollars (\$27,000.00) per year, plus sales tax.

PART IV: EXECUTION

The City and Lessee agree and sign below. This Lease Amendment is effective upon signature by both parties and when approved by motion of the Assembly.

CITY:

LESSEE:

Date: _____

Date: _____

By: _____

By: _____

Authorized Representative
Carl Uchtyl
Port Director

Authorized Representative
Jeff Duverney
Harri Commercial Marine

CITY ACKNOWLEDGMENT

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on the _____ day of _____, 2015, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, Carl Uchytel personally appeared to me known to be the Port Director of the City and Borough of Juneau, Alaska, a municipal corporation which executed the above and foregoing instrument, who on oath stated that he was duly authorized to execute said instrument on behalf of said corporation; who acknowledged to me that he signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written.

Notary Public in and for the State of Alaska

My Commission Expires: _____

LESSEE ACKNOWLEDGMENT

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on the ____ day of _____, 2015, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, Jeff Duvernay personally appeared to me known to be the identical individual described in and who executed the foregoing instrument for and on behalf of Harri's Commercial Marine, and who on oath stated that he was duly authorized to execute said instrument; who acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in the certificate first above written.

Notary Public in and for the State of Alaska

My Commission Expires: _____

Approved as to form: _____, Law Department

DRAFT



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-5255 Phone • (907) 586-2507 Fax

MEMORANDUM OF AGREEMENT

August 3rd, 2015

1. This Memorandum of Agreement (MOA) establishes the general guidance between CBJ Docks & Harbors and Harri Plumbing & Heating (dba Harri Commercial Marine) pertaining to the April 10th, 2008 Auke Bay Boatyard lease.
2. Docks & Harbors Board reaffirms the need for a commercial, privately maintained boatyard with waterborne access in the Auke Bay area. The Board has determined the highest and best use of the property currently under lease at Statter Harbor is not a commercial boatyard and desires to relocate the existing facility to the Auke Bay Loading Facility (ABLF). Harri Commercial Marine agrees unconditionally to relocate the Auke Bay Boatyard from the Statter Harbor to Auke Bay Loading Facility.
3. The overarching goal of this MOA is to establish an orderly transition of the boatyard operations prior to September 1st, 2015. It is the intentions of both parties, that as of this date, Harri Commercial Marine will have management authority over the property depicted in the attached and will relinquish all interests at Statter Harbor. It is understood that the lease amendment approved by the Board and Assembly will not be in place prior to September 1st. The parties agree to work towards appropriate financial lease rent compensation called for within the terms of the original lease and lease amendment.
4. With the exception of location, terms of the 2008 Auke Bay Boatyard lease will remain in force until amendment of subject lease.
5. In preparation for standing up the ABLF Boatyard. Docks & Harbors has received Conditional Use Permit approval from the CBJ Planning Commission on January 29th, 2015.
6. ADEC approved Docks & Harbors Multi Sector General Permit for Storm Water Pollution Prevention Plan (SWPPP) effective July 14th, 2015. Harri Commercial Marine agrees to submit a NOI for a similiar permit with ADEC not later than August 21th, 2015. Docks & Harbors intends to file to terminate said permit within 7 days of Harri Commercial Marine's completed NOI is posted on ADEC's Storm Water Permit Search website.
7. Docks & Harbors agrees to pursue improvement to the facilities as depicted in attached without cost to the lessee. These improvements may not be completed prior to the September 1st, 2015 transfer date.
 - a. Seasonal Water Supply
 - b. Covered Work Garage (approximate dimensions 20' W by 50' L) with 50 amp electrical service
 - c. Office building (approximate dimensions 12' by 16') with electrical service
 - d. Shop/Storage facility (approximate dimension 8' by 40') with electrical service

- e. Entrance fence with sliding security gate.
8. Docks & Harbors shall be provided access and will maintain the existing Utility Building and its equipment on the SW corner of the ABLF Boatyard.
9. Harri Commercial Marine agrees transport all equipment, tools and business ancillaries to the ABLF at no cost to Docks & Harbors. The existing 18-ton Marine Travel Lift will remain at Statter Harbor for disposition by Docks & Harbors.
10. Harri Commercial Marine will maintain and operate the portable washdown within the designated Boatyard.
11. Harri Commercial Marine will not have exclusive use of any part of the ABLF Drive-down Float, but is not prohibited from providing services to vessels.
12. Docks & Harbors as part of the Alaska Clean Harbor program will provide an oil waste repository outside the ABLF Boatyard for use by patrons and Harri's Marine Services. Docks & Harbors will not provide trash receptacles for the Boatyard use. Harri's Marine Services shall provide necessary toilets and sanitation for said personnel.
13. Harri Commercial Marine shall maintain all oil/water separators on premises as required within the SWPPP and make required reports.
14. SEALIFT Self-Propelled Hydraulic Boatlift (SPHB). Harri Commercial Marine shall have exclusive use of the SPHB and agrees to operate and maintain in strict compliance with the manufacturer's recommendation.
 - a. Training. At no cost to Harri Commercial Marine, Docks & Harbors will arrange through the manufacturer, one-time training for Harri Commercial Marine in Juneau for operations and maintenance of the SPHB. Docks & Harbors intends to provide reasonable employee oversight to assist in the transition.
 - b. Transfer. Harri Commercial Marine shall provide a detailed inspection report to Docks & Harbor upon formally receiving the SPHB indicating the overall condition and noting existing damage.
 - c. Maintenance. Harri Commercial Marine agrees to the annual maintenance of the SPHB in strict accordance with the original equipment manufacturer. The maintenance must be performed by the OEM or a third party service provider specifically tasked with maintaining in accordance with the OEM recommendation.
15. For the first year of operations, Harri Commercial Marine agrees to fees enacted by the July 30th Docks & Harbors Board pertaining to (1) Auke Bay Loading Facility – Haul-out Fees; (2) Vessel Storage fees; and (3) Boat Stand rental fees.

#

Carl J. Uchytil

Carl Uchytil, P.E.
Port Director
CBJ Docks & Harbors

Jeff Duvernay
Owner
Harri Plumbing & Heating

APPRAISAL REPORT
MARKET RENTAL VALUE
BOAT HAUL-OUT FACILITY AT
AUKE BAY LOADING FACILITY
JUNEAU, ALASKA



PREPARED FOR: City and Borough of Juneau Docks and Harbors
155 S. Seward Street
Juneau, Alaska 99801

PREPARED BY: Charles Horan, MAI
Horan & Company, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

EFFECTIVE DATE: August 15, 2015

REPORT DATE: August 21, 2015

OUR FILE NO.: 15 – 089

HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN MAI / WILLIAM G. FERGUSON,
JOSHUA C. HORAN, AND SHEILA M. KRAMER

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835 PHONE NUMBER: (907)747-6666 FAX NUMBER: (907)747-7417 commercial@horanappraisals.com
--

August 21, 2015

Carl Uchytel, P.E., Port Director
Borough of Juneau Docks and Harbors
155 S. Seward Street
Juneau, Alaska 99801

VIA Email teena_scovill@ci.juneau.ak.us

Re: Appraisal Report Market Rental Value Boat Haul-Out Facility at Auke Bay Loading Facility, Juneau, Alaska

Dear Mr. Uchytel,

The CBJ Docks and Harbors Department (CBJ) is in negotiations with Jeffrey Duvernay to move its lease space from the existing Auke Bay Boatyard to the Auke Bay Loading Facility (ABLF). To assist in these negotiations you asked us to prepare an appraisal report to estimate the market rent under a hypothetical rental situation at ABLF. The intended use of this appraisal is to assist in these negotiations. The intended users are the CBJ Docks and Harbors decision makers and management and the perspective lessee, Jeff Duvernay. This appraisal is not intended for any other use or for any other users.

There is no private use operating history for the proposed facility. In this case, we have briefly considered the experience of the present operator in the context of this changing market, reviewed other government subsidized boat haul-out facilities and the income they may generate. We have found these facilities are generally not economically feasible. However, they are desirable for the overall economy and support of the local boat fleets. We reviewed the inventory of haul-out facilities throughout the region. Most of these are publicly owned and operated. The privately run facilities are not leased out. They are usually operated in conjunction with other marine industrial business services. There are instances of limited land leases in Wrangell and two marine travelift haul-out leases in Juneau which were

considered for comparison rent basis. Giving principle weight to these Juneau leases and considering the other background information, it is my opinion a reasonable market rental rate for the hypothetically proposed lease as of August 15, 2015 is as follows:

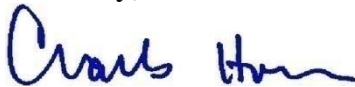
\$27,000 per year

It is assumed that the lessee would have exclusive use of the 45 ton Sea-Lift self-propelled hydraulic trailer, about 36,000 square feet of uplands in the designated ABLF and shared use of the concrete loading ramp and nearby drive down dock. It is further assumed that the lease would be fully net where by the lessee pays all operating and upkeep expenses.

Your attention is invited to the remainder of this report which sets forth the Assumptions and Limiting Conditions and Certification of Appraisal in the addenda, and the most pertinent data considered in estimating the market rent of the subject property. This appraisal report is intended to comply with the rules and regulations as set forth by the Uniform Standards of Professional Appraisal Practice (USPAP) and the City and Borough of Juneau's Appraisal instructions.

If you have any questions or comments, please feel free to contact us at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Horan".

Charles E. Horan, MAI

Horan & Company, LLC

TABLE OF CONTENTS

1 Introduction.....5

1.1 Lessee Contact, Inspection & Effective Date5

1.2 Scope of Appraisal and Methodology5

1.3 Description of Proposed Lease Property at ABLF6

2 Valuation.....8

2.1 Background Experience of Current Operator.....8

2.2 Facility Survey & Experience of Other Subsidized Facilities.....9

2.3 Market Annual Rent Estimate11

- Addenda:
- Certification
 - Subject Photographs
 - Sales Location Map
 - Comparable Write ups
 - Assumptions and Limitations
 - Definitions
 - Area Analysis and Neighborhood Description
 - Qualifications

1 INTRODUCTION

The purpose of this appraisal is to estimate the annual market rent of a hypothetical lease of the subject property further described in this report and outlined in a letter of transmittal.

The CBJ Docks and Harbors Department (CBJ) is in negotiations with Jeffrey Duvernay to move its lease space from the existing Auke Bay Boatyard to the Auke Bay Loading Facility (ABLF) about a mile west, adjacent, just beyond the ferry terminal. We had previously estimated a market rental for the AC Bay Boatyard Facility¹. This report builds on that work and suggests value parameters that would assist in negotiating this move. The purpose, Intended Use, Intended Users and Hypothetical Ease Conditions are as stated in the letter transmittal.

It's assumed that the readers and reviewers of this report are familiar with the social, political and economic trends within the Juneau market as they relate to this facility, which are summarized in the addenda.

1.1 LESSEE CONTACT, INSPECTION & EFFECTIVE DATE

The perspective lessee was interviewed by phone August 18, 2015 by myself, Charles Horan, MAI. I am familiar with the site, having viewed it on several occasions relative to other work in this neighborhood. Joshua Horan, appraiser, inspected and photographed the site August 15, 2015 for the purpose of this assignment. This inspection date is the effective date of this appraisal.

1.2 SCOPE OF APPRAISAL AND METHODOLOGY

The description of the subject property is based primarily on documents furnished by the city and from discussions with the port director. This appraisal includes personal property in the form of a Sea-Lift 45 ton self-propelled hydraulic trailer. It's assumed it's operating and in functional condition. The parameters of the subject property under lease are as assumed in the outlined letter of transmittal and further described in this brief site description below. Please see the addenda for a summary of the Assumptions and Limiting Conditions, definitions and market background information.

Valuation Methodology

The client and appraiser both acknowledge there is limited market information by which to develop the direct comparison for rentals between the subject situation and other market evidence. The subject facility and hydraulic trailer were purchased with grant funding as is typical for these types of facilities in the region. The original cost has no relationship to

¹ Our job number 14-134 Retrospective Appraisal Report Rental Adjustment, effective date April 10, 2013, report date July 14, 2015.

economic rental value. There is no apparent link between the cost or market value of these facilities for their highest and best use and the rental value for their proposed lease use. Specifically, the cost to create the upland area is considerably higher than the value of the land constrained for boat haul-out use only. Also, the self-propelled hydraulic boat lift, purchased new in 2012 for nearly \$530,000, would not be feasible given the likely return on investment.² Calculating the lease rate based on a percentage of value would not produce a feasible annual market rent.

The feasible income value or rent, which could be paid at this new location (ABLF), would be derived from the net operating income of the boat haul-out business. It is beyond the scope of this appraisal service to determine the feasibility of this type of business at this location. I have considered, as background information, an interview with Jeff Duvernay who is the current operator of the two city lease travelift facilities. Furthermore, I have also considered how these hydraulic boat trailer facilities operate in other markets. I developed an estimate of annual rent based on a qualitative ranking of the two CBJ travelift leases in Juneau and a summary of the lease at the Wrangell Marine Service Center run by the city in Wrangell.

1.3 DESCRIPTION OF PROPOSED LEASE PROPERTY AT ABLF

It is proposed that a portion of the Auke Bay Loading Facility would be leased for use at the boat haul-out staging and work area. Based preliminarily on this drawing, Figure 2.1, it would provide about 36,150 square feet of paved upland facility, adjacent to a shared use concrete drive down boat ramp, adjacent to a dock.



FIGURE 1.1 AUKE BAY LOADING FACILITY – SOURCE CBJ DOCKS AND HARBOR WEBSITE.

² The cost to recreate this land would probably be in excess of \$40.00 per square foot (File09-052) at 36,150 square feet this indicates \$1,446,000. Adding the cost of the hydraulic boat lift (\$530,000) indicates a value of nearly one \$1,976,000. At a nominal 9% return suggests a required lease rate of nearly \$180,000/ year. The facility has never generated gross of over \$40,000.



15-089 Market Rental Value ABLF Juneau, AK

2 VALUATION

2.1 BACKGROUND EXPERIENCE OF CURRENT OPERATOR

The boat haul-out business in the Juneau market has been operated by Jeff Duvernay doing business as Harri's Commercial Marine (HCM). HCM has operated two boat haul-out facilities under two leases from the City Borough of Juneau; the Auke Bay Boat Yard at Statter Harbor and the downtown Juneau boat haul-out at Fishermen's Terminal.

Haul-out facilities, such as the subject, are highly desired as an amenity to a local boat fleet. Their success is dependent upon a high level of economic activity, which is ultimately supported by shore side marine services; however, the cost of developing and maintaining the haul-out facility is very expensive in terms of the required waterfront infrastructure, land and equipment. Due to the expensive cost of the equipment and infrastructure required and the limited number of boat haul-out opportunities in various weight and size classes, the viability of the boat haul-out businesses is constrained. Predominately, these facilities are operated by public agencies who supplement their development for the sake of community business opportunities.

Interviewing the subject facility operator indicated annual gross income from the Auke Bay Boat Haul facility has ranged from \$100,000 down to \$40,000 recently. The downtown facility at Fishermen's Terminal has grossed in the mid \$400,000 range, but has declined to just over \$300,000 in recent years. Both facilities gross had been declining due to equipment constraints, competition and superior bottom paint, which require less frequent applications. The operator felt the new facility would outperform the existing Auke Bay Boat Yard in part due to business taken from the downtown facility. However, he felt over time the business could grow with a superior equipment and facility at the ABLF. He commented that although the hydraulic trailer at the ABLF was new and more expensive, its boat haul capabilities were similar to the older travelift downtown. The hydraulic trailer could stack boats closer together configuring of approximately 16 at the ABLF. The travelift could haul boats of differing hull designs and larger wood boats than the hydraulic trailer. The travelift stacks about 14 boats at the Fishermen's Terminal facility.

The historic operation between these two facilities the in the past suggests a market of nearly \$500,000. These two facilities have grossed less than \$400,000 recently, but other lifts have taken some market share. There is an additional need to trailer boats to storage facilities, which can be done with smaller trailers, and is being done by several other businesses in the Juneau area.

The self-propelled 45 ton hydraulic boat lift at the ABLF appears to have been underutilized. A very rough summary of haul-out fees and related income from operation by CBJ range from \$35,000 to just over \$40,000 per year over the last 2 1/2 fiscal years.

2.2 FACILITY SURVEY & EXPERIENCE OF OTHER SUBSIDIZED FACILITIES

Based on our knowledge of the region and an inventory of competing haul-out and moorage facilities summarized in 2013 by Northern Economics¹, we interviewed both public and private haul-out operators to determine the relationship between the cost or value of the facility and the income it would generate. The following description of the four facilities are typical for government sponsored and grant funded.



The Hoonah Harbor Hydraulic Trailer Facility includes a boat trailer with hydraulic lifts pulled around with a 950 frontend loader. There's a smaller IP 28 loader that moves boats around the yard. This facility pulls boats in the 26 to 40 foot range. The revenue is a rough estimate that comprises the roundtrip haul- out fee \$12.00 per foot, \$15.00

launch rent fee, blocking and additional storage fees which kick in after 10 days. The rough estimate gross income of \$20,000 per year would just barely cover labor and operating cost, but certainly not equipment maintenance.² This facility was briefly leased to a third party operator in 2008 or 2009. The lease terms were \$1.00 per year plus \$25.00 per haul-out. Apparently the lease did not adequately specified whose responsibility it was for major and routine maintenance. The city terminated the relationship and felt it was in error due to lack of oversight for maintenance.³

The Hoonah Travelift Facility includes at least an acre of land, a travelift dock and a 220 ton travelift facility capable of pulling boats over 58 feet in length. It also has a wash down pad. The manager indicated it is labor intensive, and when operating, can pull or relaunch



about four times a day with the busiest season being mid-April through June and August through September. The estimated gross revenue \$130,000⁴ per year pays for itself with a "little left over". There is no return or amortization of equipment or realty assets in this budget.

¹ Northern Economics, Preliminary Screening-Level Feasibility Assessment and Planning for a Marine Center at Saw Mill Cove Industrial Park. This was done for the Sitka Economic Development Association and the Sawmill Cove Industrial Park board at Sitka. It cites the source as compiled by Southeast Strategies, 2013. Please see a copy of this material titled Appendix B: Competing Haul-Out and Moorage Facilities.

³ Sherri Mills, harbor master 907-945-3670

³ Former harbor Master Arlen Skafelstead 907-723 -8487

⁴ Of this amount \$52,500 was estimated is as haul-out revenue; \$41,800 storage and \$12,000 haul-out based on FY 2014 financials. Harry Staven Hoonah City Administrator.

The **City of Craig Hydraulic Trailer Facility** with drive down ramp and work area was developed 10 years ago in response to a need from their local fleet. They haul-out about 60+ boats a year. It services troll boats and most gillnetters, but is not able to serve the larger sein fleet boats; however, this covers about 85% of the fleet. Originally, the city hoped to lease out the facility to a private party, so they put out an RFP. Although they did receive a response, it required the city to pay for the type of insurance it wanted, it was too expensive, so the city



decided to operate it on its own. It apparently works well, but stresses harbor staff during peak seasons. Typical revenue for last five years about \$28,000⁵. The CFO of the city indicated the labor cost is probably just under that amount. Repair costs have averaged about \$2,000 per year for the last five years, with some years being as high as \$3,700 to \$7,500.

The **Municipality of Skagway** has one small, older 20 ton and one large, newer 30 ton hydraulic trailer operated by the city that is similar to the Craig situation. They have had the trailer for less than two years and it cost about \$250,000. Last year's fiscal revenue came in at \$14,000. It is pulled around by a front end loader. Most people work on a gravel surface in the common staging area or have small lease areas around the perimeter of the harbor yard.



⁵ Joyce Mason 907 826-3275 average last five years \$26,100. Low year \$20,300 another year \$25,400 but typically \$27,000 to \$29,000.

**TABLE 2.1 SUMMARY DESCRIPTION AND INCOME EXPERIENCE OF SELECTIVE
HYDRAULIC TRAILER FACILITIES OPERATED BY MUNICIPALITIES**

Facility	Land & Facility Description	Equipment	Cost of Facility or Equipment	Gross Revenue Before Operating Expenses
Hoonah Harbor travel left trailer	Less than 1 AC of land, drive down ramp into the harbor	45 ton hydraulic trailer approximately 10 years old in average to fair condition	Estimated value \$100,000 including 2 loaders and non-motorized trailer	Rough estimate \$20,000 this includes launch fees haul-out blocking and storage fees
Hoonah Haul-Out Facility between ferry terminal and Hoonah dock, on Hoonah Canary Rd.	Waterfront industrials site with dock, 1 AC+ used for haul-out and storage	220 ton travelift operating since 2010	Travelift cost of \$1,178,000 in place including training.	Approximately \$130,000 includes haul-out pressure washing blocking storage etc
City of Craig Boat Launch	T.J. Brown city ramp and work area, approximately 1 AC	Brownell motorized hydraulic trailer 60 ton capacity, new in 2005	Original trailer cost custom made \$250,000	In gross revenues typically \$28,000 per year
Skagway	Approximately 1 AC waterfront site gravel with drive down ramp	20 & 30 ton hydraulic trailers polled with front in loader not self-propelled	Land and equipment and rough estimate value \$500,000	Last year's fiscal revenue was \$14,000

This data suggests that these facilities barely break even without consideration of a capital return to the land and equipment assets. The gross revenue generated is such a small percentage of the asset value it would not attract significant Capital Investment or provide a budget for rent related to the value of the improvements. However, in the Juneau Market, due to its size and diversity of added marine business services, some net income would be available to pay a feasible rent or recapture of the capital asset.

2.3 MARKET ANNUAL RENT ESTIMATE

Rental Comparison

We have considered an inventory of other boat haul-out facilities in the region and beyond to identify competitive facilities. No other haul-out facility lease rents were found, except for the two in Juneau. We have considered the two leased travelift facilities in Juneau and a summary of the leases at the Wrangell Marine Service Center (WMSC) operated by the city of Wrangell and Front Street in Wrangell as bracketing the most probable rent for the subject. The latter observation in Wrangell is a summary of multiple leases of support facilities around its city run facility and sets the upper limit of annual rents as the best comparable indicators. These comparables are summarized in the following table and discussed below. Details of these comps are in the addenda.

TABLE 2.2 COMPARATIVE RANKING GRID							
Characteristic	Subject ABLF 13600 Glacier Hwy	Comp 1 (8212) Auke Bay Boat Yard 11735 Glacier Hwy		Comp 2 (8032) Fishermen's Terminal 1419 Harbor Way		Comp 3 (8153) Wrangle Marine Service Center	
Annual Rent	Solve	\$10,000		\$26,405		\$67,485	
Market Conditions	Appraisal date August 2015	Contract date May 2008	0	Contract date January 2011	0	Contract dates 2011-2014	0
Site Size and Improvement Characteristics	36,150 SF paved exclusive use, drive down ramp adjacent floating work dock	21,000 SF useful area gravel, small shed. Old travelift Dock Inferior	+1	19,400 25 SF exclusive use plus travelift dock and work float Similar	0	44,615 SF rentable area six acre facility	-2
Equipment	45 ton Sea-Lift self-propel of hydraulic boat trailer	Old 18 ton travelift, forklift shed and misc. equipment	+2	1982 35 ton travelift and misc. equipment	+1	No equipment. 150-300 ton travelift available for fee to customers	0
Relative Economic Viability	No track record. good future outlook	Declining gross revenues ending of economic life	+1	Established facility with nearby support services	-1	Significant synergy due to large volume of business at established facility	-2
Value Indicated for Subject		Subject rent would be substantially greater than \$10,000		Subject rent should be close to \$26,405		Subject rent would be substantially less than \$67,485	
Overall Net Rating	Subject = Similar	Inferior	+5	Similar	0	Superior	-4

***If a comparable is Superior, a minus rating is given (adjust downwards).**

***If a comparable is Inferior, a plus rating is given (adjust upwards).**

Market conditions, use constraints, and contract considerations of the comps are generally similar to the subject as propose to be leased.

The **site size and improvements** for the subject are very good having been constructed about five acres ago, paved with a wide drive down ramp and other good quality marine related access facilities. Comp 1, the older facility at Auke Bay, is deteriorating with an inferior rating +1. Comp 2 has a smaller exclusive use of its area; however, it is surrounded by public travel way and can be 100% used. The subjects larger land area has to support interior travel ways. This comp has nonexclusive tidelands and a work dock. On balance, it is rated similar. Comp 3 is the sum of 10 small footprint leases that support buildings and other facilities to service the marine fleet. These small areas have the implicit advantage of the common area use for the boats which the tenants work on. Overall the physical site and support improvements are rated superior -2.

The subject **equipment** is only three years old and presumed to be in relatively good condition. It is one of the heavier boat haul-out systems in the Juneau area. Comp 1 has an older lift nearing the end of its economic life and is significantly inferior by +2. Comp 2 is older, but presumed to be in good operating condition. It pulls up to 35 tons and due to the positioning of its straps, is able to pull certain hull designs not suitable for the subject hydraulic trailer. Overall it is inferior by +1. Comp 3 has no equipment associated with lease rates; however, these rents are reflective of access to their client's ability to have much larger boats pulled. On balance, this situation is considered similar.

The **relative economic viability** of the subject location is hopeful, but not proven. Due to the newness of this facility and the lack of full commercial operation, it does not yet have a track record. Comp 1 has a limited track record, but is nearing the end of its economic life, is inferior by + 1. Comp 2 has a well-established customer base; although it has eroded somewhat for a variety of reasons discussed earlier. Sense it may take some time for the subject facility to establish its customer base, comp 2 is rated superior by – 1. Comp 3 is one of the best established haul-out facilities in the region. It's able to pull significantly larger boats and has generated enough business to justify the 10 tenants summarized in the current annual rent. Its economic viability rating is considered superior by – 2.

Conclusion - Bracketed Rent Indicators

The rents discussed above are bracketed as follows:

TABLE 2.3 SUMMARY ANNUAL RENT INDICATORS		
Comp 1 (8212) Auke Bay Boat Yard	Inferior by + 5	Rent would be substantially greater than \$10,000
Comp 2 (8032) Fishermen's Terminal	Most similar	Rent should be close to \$26,405
Comp 3 (8153) Wrangle Marine Service Center	Superior by - 4	Rent would be substantially less than \$67,485

Due to the unique anticipated rental situation, the limited data in the market and the peculiarities of each rental negotiation the market does not provide as consistent rental indicators as we would like. These three indicators, however, clearly bracket the subject rent between \$10,000 and \$67,000 with the midpoint of just over \$38,000. The two observations in Juneau are given more weight with comp 2, most overall similar, suggesting about \$26,400. Based on this analysis and the broad spectrum of market information, the appraiser considers a reasonable rent range would be \$25,000 to \$30,000. The indicated rent for the subject as proposed to be leased is estimated that \$27,000.

ADDENDA

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinion, and conclusion are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinion, and conclusion.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinion, and conclusion was developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.
- No one provided significant real property appraisal assistance to the persons signing this certification
- The appraiser personally inspected the subject property.
- I have not performed any services regarding the subject property within the three years prior to the appraisal report date, as appraisers or in any other capacity.
- As of the date of this report, Charles Horan has completed the continuing education program of the Appraisal Institute.



Charles E. Horan, MAI

Horan & Company, LLC

Effective Date: August 15, 2015

Report Date: August 21, 2015

SUBJECT PHOTOGRAPHS



PHOTO 1 – LOOKING AT SUBJECT LEASE AREA FROM GLACIER HIGHWAY IN A WESTERLY DIRECTION.



PHOTO 2 – INTERIOR LEASE AREA LOOKING WEST.



PHOTO 3 – INTERIOR SUBJECT LEASE AREA LOOKING WEST FROM WATERFRONT.



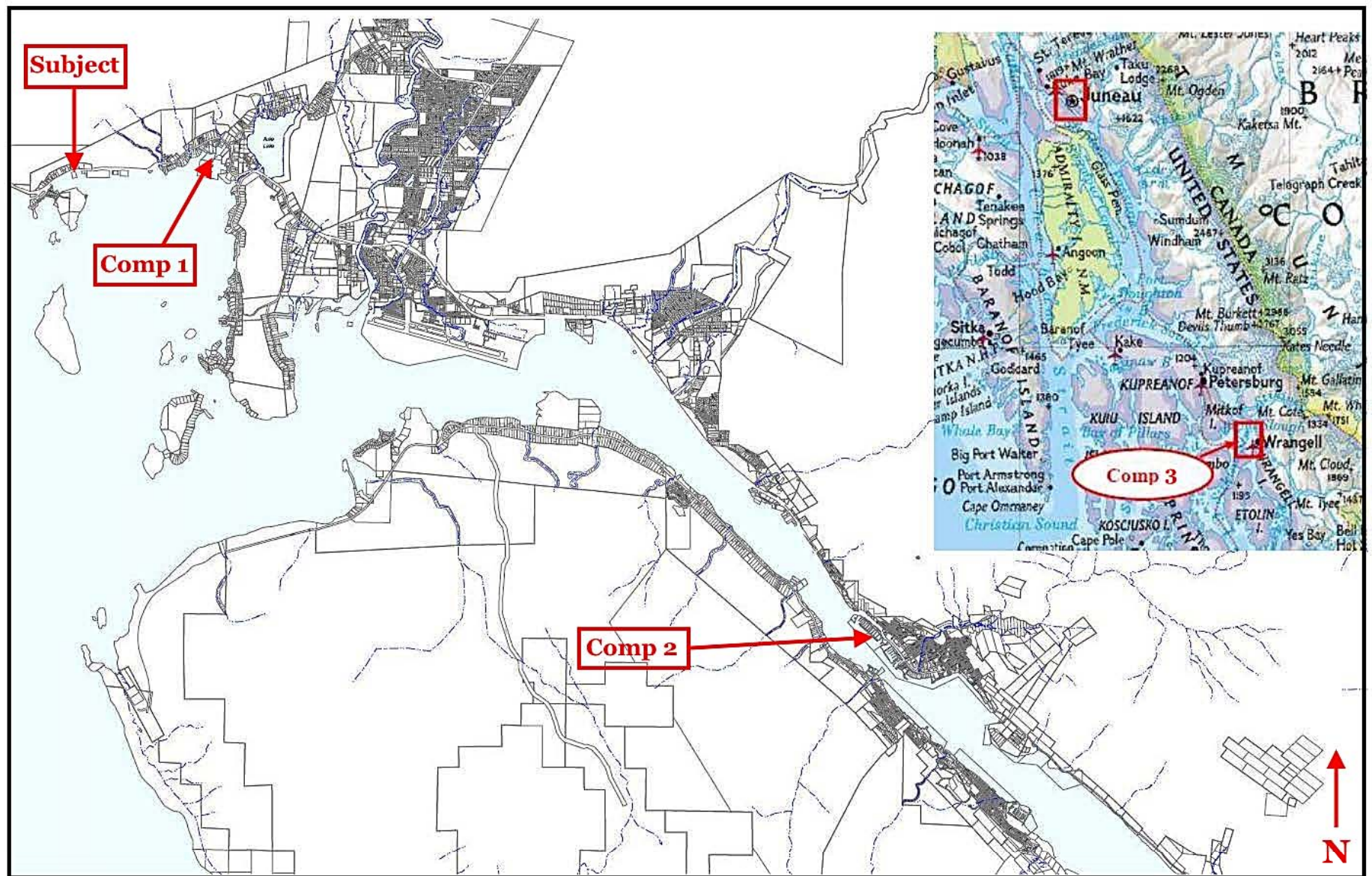
PHOTO 4 – INTERIOR SUBJECT LOOKING EAST FROM NORTHWESTERLY CORNER.



PHOTO 5 – REAR VIEW HYDRAULIC TRAILER.



PHOTO 6 – FRONT AND SIDE VIEW OF HYDRAULIC TRAILER.



SUBJECT AND COMPARABLES MAP

HORAN & COMPANY, LLC**LAND COMPARE PACKET NUMBER 18**

Community: 03 CBJ - Auke Bay
Address: 11735 11735 Glacier Highway
Location: 11735 Glacier Highway, Auke Bay Boat Haul out
Legal: a portion of Lot 3C according to the subdivision of USS 2664 and ATS No. 16, according to Plat 2003-15, Juneau, (see file 14-138) ;

Recording District: Juneau**City:** Juneau**State:** AK**Zip:**

Instrument: Lease
Trans.Type: Land Lease
Rights: Boat haul out equipments
Terms: 10 years with rent adjustment in 5

Serial:**Annual Rent:** \$10,000**Trans. Date:** May 1, 2008**Grantor:** City and Borough of Juneau**Grantee:** Jeff Duvernay dba Harri's Commercial Marine**Size (SF):** 21,000**Frontage:** 338**Zone:** WC**Utilities:** Water, Electric, Telephone**Access:** Boat, Road, paved**Improvements:** Use of dock, sheds, Travelift & other equipment**Land Class:** Tidelands, Waterfront, Commercial**Topography:** uplands**Vegetation:** None**Soil:** Typical**Present Use:** Idle boat haul out.**Intended Use:** See lease limited to boat haul out**Highest and Best Use:** not applicable**Comments**

Lease includes use of land ~ 1 Acre, but effective use of 21,000 SF. Also it includes an old travelift rated at 18 tons, but dock can only handle 12 tons.

Analysis:

Marketing Info: City bidding process. City desired to have the service for the boat fleet but did not want to operate it.

Confirmed with: Lease docs

Confirmed date: 7/1/2015

Confirmed by: C.Horan

Book/Tab: 84

WC

Revision Date: 8/19/2015

Record Number: 8212



Auke Bay Boat Yard



061115_1826

HORAN & COMPANY, LLC**LAND COMPACTIBLE PLAT NUMBER 28****Community:** 15 CBJ - Town - Gold Creek**Recording District:** Juneau**Address:** 1419 Harbor Way**City:** Juneau**State:** AK**Zip:** 99801**Location:** Fisherman's Terminal**Legal:** Parcel C of the Juneau Services Terminal, Fractions of Lot 2A and 2B of Plat 79-1W;**Instrument:** **Serial:****Trans.Type:** Land Lease**Rights:** Leasehold**Terms:** Annual Rent**Annual Rent:** \$26,405**Trans. Date:** January 1, 2011**Grantor:** City & Borough of Juneau**Grantee:** Juneau Marine Services Inc.**Size (SF):** 19,425.6**Frontage:****Zone:** WC**Utilities:** All**Access:** Road, paved**Improvements:** Travel lift dock, 35 ton travel lift**Land Class:** Tidelands, Commercial**Topography:** Level**Vegetation:** None**Soil:** Buildable**Present Use:** Boatyard**Intended Use:** Boatyard**Highest and Best Use:** Waterfront related Commercial use**Comments**

Lease is exclusive use of filled tidelands and non exclusive tidelands with travel lift dock. It includes use of a 35 ton Marine Way Travel Lift in like-new condition and a travel lift dock with two 6' x 106' runs or 1,272 SF total. The lease amendment added 95' of moorage/work float at the end of the north side of the Fisherman's Terminal Dock.

Tenant improvements include a 40' x 30' covered area made from shipping containers and a 12' x 14' tool shed which are NOT part of the lease. Dean Dotson(907)463-5250, yard manager, noted that most of the Fisherman's Terminal dock goes dry at low tides. Teena Scovill, 907-586-0292, ports and harbors, noted that the moorage included in this lease is more of a work area and is not subject to standard harbor rates. The lease notes 36,029.7 SF for Parcel B which includes the Travel Lift dock and access to it but not for exclusive use and not considered in the square footage of site noted above.

Analysis:

$$\$26,405 / 19,425.6 \text{ SF} = \$1.36/\text{SF}$$

Marketing Info: The lease commenced on 12/01/1995 and has an expiration of 05/04/2021. Amendment #1 which was signed on 11/16/2005 set the lease calculation formula at 5% of the assessed value of the prior year starting 01/01/2011 with adjustments every five years. 01/01/2011 is date of the most recent adjustment and is listed as the transaction date. The CBJ subleases this area from UAS for the purpose of fostering a development and support of the fisheries and marine related activities.

Confirmed with: Teena Scovill

Confirmed date: 02/19/2015

Confirmed by: J.Horan

Book/Tab:

WC

Revision Date: 4/10/2015

Record Number: 8032



HORAN & COMPANY, LLC**LAND COMPARE PACKET NUMBER 38**

Community: 20 Wrangell - Town
Address: Shakes-Front Street
Location: Wrangell Marine Service Center, Front - Shakes Street
Legal: Lot 1, Block 7, Wrangell Tideland Subdivision (Plat 95-8) and an 80' strip along the northwest side, Wrangell Recording District, First Judicial Dist., State of AK (Our File 96-38) Also see 14-138;

Recording District: Wrangell
City: Wrangell
State: AK
Zip: 99929

Instrument: Serial:
Trans.Type: Land Lease
Rights: Assumed Fee Simple
Terms:

Annual Rent: \$67,485
Trans. Date: June 1, 2015
Grantor: City of Wrangell
Grantee: Various- see excel spread sheet

Size (SF): 44,615
Frontage:
Zone: Waterfront Develop.
Topography: Some filled land and some submerged/tidal land.
Vegetation: None
Soil: 4.5 Acres Paved 1.5 acres gravel

Utilities: Electric, Sewer, Water, Telephone
Access: Road, paved
Improvements: Boat yard and Haul out facility
Land Class: Commercial, Waterfront

Present Use: Marine services - Boat haul out
Intended Use: Support uses
Highest and Best Use:

Comments

6 acre site supports 150 and 300 Ton Travel Lift with storage and work areas. The reported income is for land use and one building.

Analysis:

Net leased area not including travel ways and common areas
 $\$67,485/44,615 \text{ SF} = \$1.51/\text{SF}$

Marketing Info: Lease amounts based on calculated boat storage income on propose lease space for eight months as a minimum bid. Outcry auction- lease goes to high as qualified bidders. Note the rates in 2010 were lower than those rates and 2014 due to the increased activity at the facility and increased interest in leasing support space. Note one lease parcel includes a building. Facility Manager Greg Meissner 907874-3736. Copies of individual leases are in the market data resource folder under record number 8153 or our job 14-138.

Confirmed with: **Greg Meissner**

Confirmed date: 7/10/2015

Confirmed by: C.Horan

Book/Tab: 67 Commercial Land

Revision Date: 7/10/2015

Record Number: 8153



091013_02403



Assumptions and Limitations

This appraisal is subject to the description and terms contained in the letter of transmittal.

This appraisal report and valuation contained herein are further expressly subject to the following assumptions and/or conditions:

1. It is assumed that the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of the highest and best use.
5. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed no conditions exist that are not discoverable through normal diligent investigation which would affect the use and value of the property. No engineering report was made by or provided to the appraiser.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
9. The value estimate is made subject to the purpose, date and definition of value.
10. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.

11. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements.

The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, Pages 121 & 122

MARKET ANALYSIS

Juneau Area Analysis



FIGURE 3.1 – SUBJECT LOCATION AT AUKE BAY

than the state growth of 1.3%. The overall region has rebounded a little stronger as well. This confirms what has been observed in the Juneau economy, things are stable with growth in certain market segments.

The October 2013 JEDC Economic Indicators Report confirms that the housing market is stable with some upward movement in the price of single-family detached dwellings. Figure 2.3, Median Price of Single-Family Homes in Juneau 2009 to 2013 shows a 14% increase from a low of 2009 to August of 2013. Attached

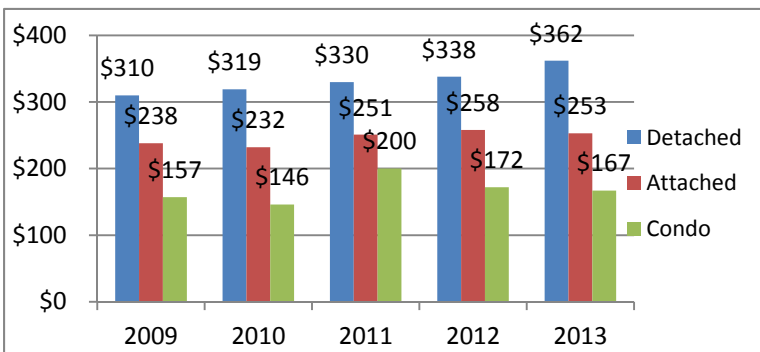


FIGURE 3.3 - MEDIAN PRICE OF SINGLE-FAMILY HOMES IN JUNEAU 2009-2013, JEDC-2013, PG. 30

Demand for real estate is generally driven by population, and population is sustained by employment. The Juneau economy is primarily driven by the government. 40% of all jobs and 50% of all wages in Juneau are Federal, State or Tribal Government. Being the state capitol, State of Alaska employment makes up about a quarter of this payroll.

Juneau's population has risen each of the last five years from a low in 2007 of 30,350 to 33,064 in 2013, see Figure 2.2. This compounded annual growth of 0.5% is less

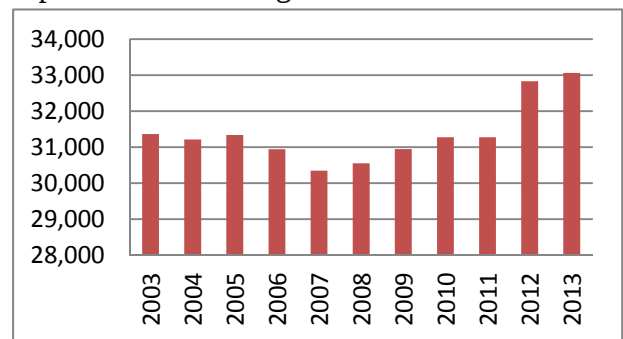


FIGURE 3.2 – JUNEAU, ALASKA POPULATION TRENDS (2003-2013)

dwellings and condominiums show a more modest growth over this time. This trend is typical of the region and confirms the Juneau market has continued to remain firm over the last several years after recovering from its lows from the middle of the last decade.

Auke Bay Neighborhood

The neighborhood, Auke Bay, features several private marinas and the City's Statter Harbor, which is in the process of being expanded. It is about 11 miles from downtown Juneau. The eastern portion of this neighborhood is a mixture of uses centering around the waterfront with Statter Harbor, condominiums, single family residences, and the NOAA Auke Bay Laboratory & its dock. University of Alaska Southeast Juneau Campus which extends to Auke Lake. There are apartments and Commercial use such as restaurants, a bar, general convenience store, Post Office near the intersection of Glacier Highway and the Mendenhall Loop Road. This area is generally the northernmost reach for commercial development of convenience and service along the Juneau road system. The marine influence in this neighborhood also includes the ferry terminal area zoned it WI approximately $\frac{3}{4}$ mile to the west.

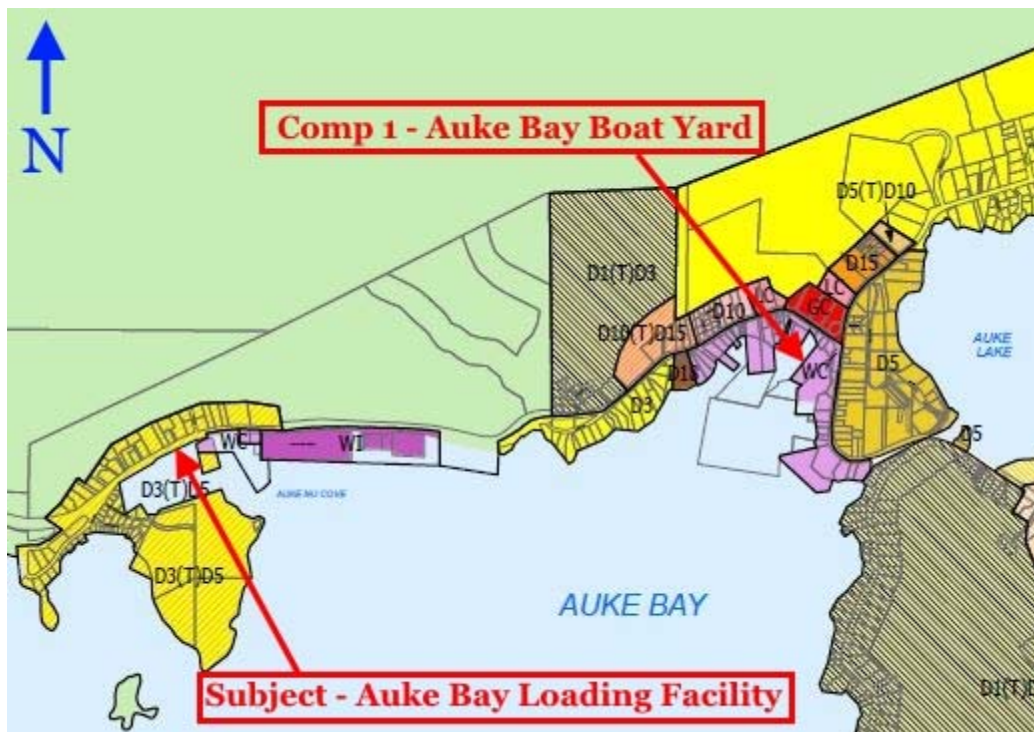


FIGURE 3.1 SUBJECT LOCATION IN THE AUKE BAY AREA SHOWN ON ZONING MAP.

This area near Auke Nue Cove has historically been developed with a few large commercial blocks used first shuttling passengers to the nearby mines or four tourist operations. These are adjacent to the Alaska marine highway ferry terminal. Several years ago a fish processing facility, Alaska Glacier Seafoods, was developed in the area and more recently about five years ago the city borough of Juneau docs and harbor develop the Auke Bay loading facility (ABLF). The subject proposed lease is on this facility. As the smaller recreation and commercial boats developments expand at Statter Harbor some of the heavier commercial uses can be transferred to the subject area. Likely future growth for heavy commercial waterfront uses and marine services will migrate to this area.

QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation	MAI, Member Appraisal Institute, No. 6534
State Certification	State of Alaska General Appraiser Certification, No. AA41
Bachelor of Science Degree	University of San Francisco, B.S., Business Administration, 1973

Employment History:

8/04 – now	Owner, HORAN & COMPANY, LLC
3/87 – 7/04	Partner, HORAN, CORAK AND COMPANY
1980 – 2/87	Partner, The PD Appraisal Group, managing partner since November 1984 (formerly POMTIER, DUVERNAY & HORAN)
1976 – 80	Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975 – 76	Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973 – 75	Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations:

2007, "Conservation Easements" Presentation - Alaska Association of Assessing Officers, Fairbanks, AK
 1998, "Easement Valuation Seminar," Alaska Chapter Appraisal Institute, Anchorage, AK
 1998, "Easement Valuation Seminar," Seal Trust, Juneau, Alaska
 1997, "Sitka Housing Market," Sitka Chamber of Commerce
 1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
 1994, developed and taught seminar "Introduction to Real Estate Appraising," UAS, Sitka Campus
 1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
 1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
 Day 1: Introduction of Appraising, Cost and Market Data Approaches
 Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
 1983, "The State of Southeast Alaska's Real Estate Market"
 1982, "What is an Appraisal?"

Types of Property Appraised:

Commercial - Retail shops, enclosed mall, shopping centers, medical buildings, restaurants, service stations, office buildings, auto body shops, schools, remote retail stores, liquor stores, supermarkets, funeral home, mobile home parks, camper courts. Appraised various businesses with real estate for value as a going concern with or without fixtures such as hotels, motels, bowling alleys, marinas, restaurants, lounges.

Industrial - Warehouse, mini-warehouse, hangars, docks barge loading facilities, industrial acreage, industrial sites, bulk plant sites, and fish processing facility. Appraised tank farms, bulk terminal sites, and a variety of waterfront port sites.

Special Land - Partial Interest and Leasehold Valuation - Remote acreage, tidelands with estimates of annual market rent. Large acreage land exchanges for federal, state, municipal governments and Alaska Native Corporations; retail lot valuations and absorption studies of large subdivisions; gravel and rock royalty value estimates; easements, partial interests, conservation easements; title limitations, permit fee evaluations. Appraised various properties under lease to determine leasehold and leased fee interests. Value easements and complex partial interests.

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial, and office building absorption studies. Contract review appraiser for private individuals, municipalities, and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for

Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

Expert Witness Experience and Testimony:

2009 Expert at mediation - Talbot's Inc vs State of Alaska, et al. IKE-07-168CI

2008 Albright vs Albright, IKE-07-265CI, settled

2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled

2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled

2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled

2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau

2000 Alaska Pulp Corporation vs National Surety - Deposition

U.S. Senate, Natural Resources Committee

U.S. House of Representatives, Resource Committee

Superior Court, State of Alaska, Trial Court and Bankruptcy Courts

Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska

Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients:

Federal Agencies

Bureau of Indian Affairs
Bureau of Land Mngmnt
Coast Guard
Dept. Of Agriculture
Dept. Of Interior
Dept. Of Transportation
Federal Deposit Ins Corp
Federal Highway Admin.
Fish & Wildlife Service
Forest Service
General Service Agency
National Park Service
USDA Rural Develop.
Veterans Administration

Lending Institutions

Alaska Growth Capital
Alaska Pacific Bank
Alaska Ind. Dev. Auth.
ALPS FCU
First Bank
First National Bank AK
Key Bank
Met Life Capital Corp.
National Bank of AK
Rainier National Bank
SeaFirst Bank
True North Credit Union
Wells Fargo
Wells Fargo RETECHS

ANCSA Corporations

Cape Fox, Inc.
Doyon Corporation
Eyak Corporation
Goldbelt
Haida Corporation
Huna Totem
Kake Tribal Corporation
Klawock-Heenya Corp.
Klukwan, Inc.
Kootznoowoo, Inc.
Sealaska Corporation
Shaan Seet, Inc.
Shee Atika Corporation
TDX Corporation
The Tatitlek Corporation
Yak-Tat Kwan

Companies

AK Electric Light & Power
AK Lumber & Pulp Co.
AK Power & Telephone
Allen Marine
Arrowhead Transfer
AT&T Alskom
Coeur Alaska
Delta Western
Gulf Oil of Canada
Hames Corporation
HDR Alaska, Inc.
Holland America
Home Depot
Kennecott Greens Creek
Kennedy & Associates
Madsen Construction, Inc.
Service Transfer
Standard Oil of CA
The Conservation Fund
Union Oil
Ward Cove Packing
White Pass & Yukon RR
Yutana Barge Lines

Municipalities

City & Borough of Haines
City & Borough of Juneau
City & Borough of Sitka
City of Akutan
City of Coffman Cove
City of Craig
City of Hoonah
City of Ketchikan
City of Klawock
City of Pelican
City of Petersburg
City of Thorne Bay
City of Wrangell
Ketchikan Gateway Borg.
Municipality of Skagway

Other Organizations

BIHA
Central Council for Tlingit & Haida Indian Tribes of Alaska (CCTHITA)
Diocese of Juneau
Elks Lodge
Hoonah Indian Assoc.
LDS Church
Moose Lodge
SE AK Land Trust (SEAL)
SEARHC
Sitka Tribe of Alaska
The Nature Conservancy

State of Alaska Agencies

Alaska State Building Authority (formerly ASHA)
Attorney General
Dept. of Fish & Game
Dept. of Natural Service, Div. of Lands
Dept. of Public Safety
DOT&PF
Mental Health Land Trust
Superior Court
University of Alaska

Education

7-Hour National USPAP Update Course, Mount Vernon, WA, April 2013

Fall Real Estate Conference 2012, Seattle, WA November, 2012

Appraising the Appraisal: Appraisal Review-General, Rockville, MD, May 2012

Information Security Awareness for Appraisal Professionals Webinar, December, 2012

Fall Real Estate Conference 2011 Seattle, WA October, 2011

Appraisal Curriculum Overview (2-day General) Milwaukee, WI, August 2011

Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010

Business Practices and Ethics, Seattle, WA, Apr 2010

Fall Real Estate Conference, Seattle, WA, Dec 2009

7-hour National USPAP Update Course, Seattle, WA, May 2009

Fall Real Estate Conference, Seattle, WA, Nov 2008

Attacking and Defending an Appraisal in Litigation, Kent, WA, Sep 2008

Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008

Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007

Business Practices and Ethics, Seattle, WA, Jun 2007

7-hour National USPAP Update Course, Seattle, WA, Jun 2007

Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007

Basic Appraisal Procedures, Seattle, WA, Feb 2007

USPAP Update Course, Anchorage, AK, Feb 2005

Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005

Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005

Scope of Work - Expanding Your Range of Services, Anchorage, AK May 2003

Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002

UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002

USPAP, Part A, Burr Ridge, IL, Jun 2001

Partial Interest Valuation - Undivided, Anchorage, AK, May 2001

Partial Interest Valuation - Divided, Anchorage, AK, May 2001

Easement Valuation, San Diego, CA, Dec 1997

USPAP, Seattle, WA, Apr 1997

The Appraiser as Expert Witness, Anchorage, AK, May 1995

Appraisal Practices for Litigation, Anchorage, AK, May 1995

Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995

Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993

Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991

USPAP, Anchorage, AK, Apr 1991

General State Certification Review Seminar, Anchorage, AK, Apr 1991

State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991

Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991

Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990

Real Estate Appraisal Reform, Gregory Hoefer, MAI, OTS, Juneau, AK, Jul 1990

Standards of Professional Practice, Anchorage, AK, Oct 1987

Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987

Market Analysis, Boulder, CO, Jun 1986

Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985

Litigation Valuation, Chapel Hill, North CA, Aug 1984

Standards of Professional Practices, Bloomington, IN, Jan 1982

Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980

Course 6, Introduction to Real Estate Investment Analysis, Aug 1980

Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976

Course 2A, Case Studies in Real Estate Valuation, Aug 1976

Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: November 18, 2015

TO: Assembly Lands and Resources Committee

FROM: Teri Camery, Senior Planner 
Community Development Department

SUBJECT: Preliminary Draft Juneau Wetlands Management Plan Update
Follow-up to September 28, 2015 Presentation

CDD has completed its review and revision request to Bosworth Botanical Consulting regarding the Preliminary Draft Juneau Wetlands Management Plan, with the incorporation of comments from the CBJ Wetlands Review Board (WRB), National Marine Fisheries Service (NMFS), and U.S. Fish and Wildlife Service (USFWS). CDD specifically requests a motion of support from the Lands Committee on the most substantive revisions, which include the following:

- A new Implementation Chapter that includes Goals and Objectives, wetland categorization options for future research, and a draft example of one categorization method used on the 345 assessment areas. This approach incorporates comments from the WRB, NMFS, and USFWS and is supported by the 2013 Juneau Comprehensive Plan.
- A new section that specifically addresses how to interpret fish habitat scores and a table of wetland areas with the most valuable anadromous stream habitat. This approach was also emphasized by the entities above and is also supported by Comprehensive Plan.
- A new section that addresses the “scientific lifespan” of the wetland assessments and specific wetland functions addressed in those assessments, to ensure the long-term scientific integrity of the document and to determine when the plan needs to be updated.

For your reference, the full list of comments from CDD is attached. Comments were due to the consultant on November 15, 2015. However the consultant has agreed to accept any motions or comments from the Assembly Lands Committee at the November 23 meeting, which CDD staff will forward.

Background

At the September 28, 2015 Assembly Lands and Resources Committee meeting, CDD staff introduced the preliminary draft Juneau Wetlands Management Plan Update, followed by a presentation by the consultants, Francis Naglich of Ecological Land Services and Dr. Paul Adamus of Adamus Resource Assessment. CDD followed

this meeting with a brief presentation at the October 26, 2015 Lands Committee meeting just to note final comments on the draft were not yet available.

As noted, CDD has received comments from the Wetlands Review Board, National Marine Fisheries Service, U.S. Fish and Wildlife Service, and also two individual WRB members. These comments have been integrated section by section into CDD's revision request. Staff notes that the preliminary draft was presented to the Planning Commission at their October 13 and October 27, 2015 Regular meetings, and the Commission did not have any formal comments.

The WRB, NMFS, and USFWS, supported by the informal comments of the Planning Commission, have all indicated a desire for CDD to develop wetland categories and policies while moving forward with adoption of the plan as a resource inventory that may be used immediately to support the CBJ Lands Division with subdivision planning. CDD comments reflect this intention, and the intention to make the document as user-friendly as possible.

Next steps

The next draft of the plan is due from Bosworth Botanical Consulting on February 15, 2016. The Lands Committee and other entities will have the opportunity for further comments at this time. The federal grant and contract that funds the project expires in June 2016. The grant requires only a draft.

Attachment: CDD Revision Request to Bosworth Botanical Consulting, November 16, 2015

Preliminary Draft Juneau Wetlands Management Plan
Revision Request to Bosworth Botanical Consulting from CBJ Community Development Dpmt.
November 16, 2015

Reviewer Initials

TC Teri Camery, CDD Senior Planner, Project Manager
JM Jill Maclean, CDD Senior Planner
CM Chrissy McNally, CDD Planner II
BW Brenda Wright, Wetlands Review Board Member
AS Amy Sumner, Wetlands Review Board Member
CDD Community Development Department
NMFS National Marine Fisheries Service
USFWS U.S. Fish and Wildlife Service
WRB Wetlands Review Board

BBC denotes Bosworth Botanical Consulting

VOLUME ONE

The Title

This has been a subject of much debate. The WRB recommended calling the document the Juneau Wetlands Resource Inventory or something similar. Other individuals and entities have noted that the document is not a plan at this stage. All have noted the need for wetland categories and policies. CDD notes that the federal CIAP grant requires a plan, not an inventory. The requested revisions below add elements of a plan to the document, including: goals and objectives; a clear intent to categorize wetlands and develop policies, with a list of categorization options; and an early draft of one categorization approach (following SEALTrust's method) to provide one solid, rather than abstract, example. CDD also notes that the document is not in fact an update to the old, existing plan because 1) it utilizes a substantially different (new and improved) wetland methodology for its wetland assessments; 2) because there is almost no overlap between the areas of the borough addressed in the plan; and 3) the old, existing plan needs to be withdrawn due to lack of conformance with the 2008 Federal Mitigation Rule.

With this reasoning, CDD recommends that the document should simply be called City and Borough of Juneau Wetlands Management Plan. Not a resource inventory, and not an update. (TC)

Stylistic Changes (applicable to both volumes):

- Delete I, we, our, etc. Take out all individual and consulting firm references throughout document. See next revision section for CBJ request for an Acknowledgments section in the report. (TC, CM, JM)

- In general, formalize the style whenever possible and remove any colloquialisms. Ensure that the document has a consistent voice from one section to another. (At this stage you can tell that it has been written by several people.) (TC)

Formatting/editing changes (applicable to both volumes):

- All acronyms should be spelled out in full in their first use in each volume (TC, JM)
- The font on tables should be larger when it does not result in the table taking up an extra page; in some cases it may be worth splitting the table into pages. (BW, TC)
- Some maps would be easier to interpret if texture of some sort is added to the color (For example ///) (BW)
- Maps should have thicker/bolder boundaries, particularly the map on p.4, and this map also needs a title (JM)
- Each illustration, map, or table should have a caption and number (BW, TC, JM)
- The table of contents should include a list of tables, figures, and the page number for the acronym list; ensure that the illustration, map, table number is then used in the text; acronyms should be at the end of Volume I (BW, TC, JM)
- Include an abbreviation list at the beginning as well; reviewers are not finding the abbreviation list where it is located in Section 2. (TC)
- The document needs to be consistent in its references to old JWMPs. There are currently three versions: 1992 (the first); 1996; and 2008. These all utilize the exact same maps and studies and policies. Please note that the 2008 plan is technically titled, “Juneau Coastal Management Plan Volume 2; Juneau Wetlands Management Plan.” (TC)
- Numbers are referenced as words up until 9 and then they are listed as just numbers. e.g one, two, three....nine, 10, 11, 12, 13. (TC, JM, AS)
- Page 7 photo and others (just Volume One): We think it is important that all figures and photographs used in the report are relevant to the report narrative where they are used. Many seem to be unrelated in the context where they occur. (USFWS); I find there to be many (interesting) but irrelevant pictures that could shorten the document. (CM); I agree with Chrissy’s comment from Volume I on the photos, and maybe should be considered for Volume II as well? Maybe a middle ground for Volume II, is simply include photos of good examples on p.5 in the table with the wetland type and definition, rather than a photo for each wetland? I think the maps are critical and depict what you need to understand the area. (JM)
- In response to these comments, let’s go through the document together and make a determination on which photos we should retain for both readability and substance. (TC)
- Corps is used and then Army Corps of Engineers is spelled out first para. First time should be spelled out and then only use ONE abbreviation and be consistent—they use “The Corps”, “Army Corps”, “Corps”—I am used to seeing “the Corps” as an abbreviation (JM)
- The Table of Contents should include the area name in addition to the abbrev. as most people won’t know what the abbrev. is for, i.e. Echo Cove (01EC) (JM)

- We have had two comments to combine Volume I and II, and have Volume II as an appendix to Volume I. Let's look at this suggestion at later stage when we have a sense of the new size of Volume I, per the revisions requested below. (TC, CM, JM)

New, modified, or deleted sections:

- Add a new section at beginning, within the first few pages, titled "Acknowledgements." In this section, list the individuals and/or consulting firms involved in the project. Include a description of their backgrounds and experience when relevant, and describe their specific roles in this project. For example, with Dr. Adamus you would provide several lines or more on his experience, as developer of the WESPAK method, and then list his specific role in the plan as monitoring for quality control etc. This section would ideally be one page but could be as much as two pages if necessary. With this addition, references to firms and individuals would then be removed from the rest of the document in both Vol I and II except in unusual cases (subject to approval by the CBJ Project Manager). (TC)
- Begin with an Executive Summary, which will be written jointly with CBJ and BBC. This summary will provide a brief overview of the project purpose and goals, fieldwork, and accomplishments and an overview of the organization of the document. With this, the Introduction will need to be changed. CDD will write or jointly write this section with BBC. We need to change the tone of the writing so it sounds like a plan rather than a field report, while still providing full detail of how the assessments were done, and the protocols used. CDD suggests a joint brainstorm on how best to accomplish this. (TC)
- Add a new Goals and Objectives Section that follows the Implementation Section, or perhaps is part of it. CBJ/CDD will provide the initial goals and objectives as soon as possible no later than January 1 and will work on this section jointly with BBC et al. Ideally the goals/objectives section would be preceded by a trends and cumulative impacts assessment, acreages of wetlands filled in the last 30 years, etc.,. However that information is not currently available. Obtaining that information would be yet another goal. At a minimum this section will be preceded by paragraphs indicating intentions. (TC)
- The Implementation Section needs to remove Option Three, which is no longer under consideration. It needs to be re-written as if Option One is in effect, using the information as a planning and educational tool, so the document can be approved by the Planning Commission and Assembly as it is. However the rest of the implementation section needs to describe CBJ's intention to categorize wetlands and move forward with development of policies, per the comments and direction received from the WRB and others. CDD will provide a list of five categorization options, to be provided in detail no later than early January but listed briefly here as: 1) follow SEALTrust's averaging formula when final and approved; 2) rank wetlands in a hierarchy of what the community determines is most important, function by function from the method; 3) develop a Wetland Categorization Task Force including two members of the WRB to formulate the best method (Francis Naglich has a model for this); 4) evaluating functional ranges through a percentage method to determine a categorical breakdown; or 5) simplify categorization to the primary factors in the current JWMP, such as anadromous streams

(highest value) and proximity to roads (lower value, to promote development along road corridors). In this way the document can be formally approved as it is, as a resource with general policies, goals and objectives to make it a basic plan, while at the same time indicating a movement toward a more extensive plan with wetland categories. (TC)

- As discussed with Dr. Adamus on 11/4/15, we request that you “run the formulas” utilizing the currently proposed (but not yet final) SEALTrust averaging method to provide an overview of what wetland categories would look like. This information is in addition to, not in place of, the “raw” scores that are currently included in the plan. CDD will work with you on the best placement of this information; it is challenging to identify best placement for issues that have not been finalized or even formally recommended. However in general, we request a detailed explanation of this approach and what the scores mean using this method in the Implementation Chapter along with the charts themselves, if they are tolerably sized.
- We need a special note in the Implementation Section about how off-site assessments may and may not be used for planning purposes. Both their benefits and their limitations need to be clearly noted. (TC)
- We need an explanation of the differences between the old (and current) 2008 JWMP versus the current proposal. I welcome your suggestions on the best location to put this. That explanation needs to, at a minimum, explain the differences in the areas addressed and the wetland methodology used. CDD can assist with this section. This might also include two full page maps showing the different areas addressed. This might be another opportunity to explain why the current 2008 plan will be withdrawn except as a resource inventory. We’re still exploring the best way to withdraw that plan while utilizing its most effective elements; this may be added to our goals and objectives section. CDD will work with you on this. (TC, CM)
- We need an explanation of the scientific life expectancy of the document, and this needs to be as specific as possible. If some issues are unknown, that needs to be addressed as well. For example, describe which specific functions and values in the WESPAK methodology are likely to be valid for the longest period of time (and how long is that) versus which ones may be invalid or compromised within a shorter period of time (say 5 or maybe 10 years). How might climate change and/or glacial uplift affect the priority areas and WESPAK scores? What other factors might lead to changes and alter the validity of the current scores over time? Please provide any specific recommendations you may have on re-evaluation timelines. We will include a general goal/objective of periodically evaluating the methodology for conformance with Best Available Science. This request also addresses NMFS’ and the WRB’s request for robust scientific review of the plan. This most likely belongs in the Implementation Chapter. (TC)
- The document needs a more detailed explanation of how the watershed approach has been integrated into the WESPAK methodology and with this, perhaps more details on the subshed approach. Relate this explanation specifically in response to the requirement for a watershed approach in the 2008 Federal Mitigation Rule. This request is in part a response to NMFS’ request that the plan utilize a watershed planning approach. I suggest a sub-heading for this point with a listing in the table of contents. On a related note, I would appreciate suggestions on how or if the watershed approach could/should be expanded in the future. We could add this to

the goals/objectives section, with the explanation that a full watershed study is in effect a new project that would require new funding. (TC)

- Add a specific section heading on how to interpret the maps. This may be in the text somewhere but it needs to be highlighted. The explanation in this section needs to spell out what is included, and also specifically note that straight lines don't mean that the wetland ends there—it's most likely the priority area boundary or where it meets private property that the consultant didn't have permission to assess. Let's consider having this section in both documents, even though redundant, so it is not overlooked. Again add a sub-heading and list in the table of contents so it can be found easily. (TC)
- We need a clear explanation in the text of why a 7 ranking might mean high for one group of functions but medium for others. It may be that this has already been included but if so it needs to be more obvious. (TC)
- Add a sub-section, noted in the table of contents, about the difference between the wetland boundary determination conducted with these assessments versus a formal wetland delineation by the Corps of Engineers. I'm sure you have that in the text but it needs to be highlighted. This might be a good point to again emphasize how the actual wetland boundary does not follow the straight line located on the map. (TC)
- I don't find Vol I 3.2 Study Highlights necessary. In my mind we would be evaluating a single site for development so an overall highlights section, while interesting, doesn't necessarily serve the purpose of the management plan. (CM); Let's look for another section for this information that may be more appropriate. (TC)
- There are some misleading comments in Volume 1. The second paragraph on page 4 may not be accurate. This should be reviewed by the project manager and omitted if not accurate to avoid confusion about the relationship between the current project and the original JWMP. The second sentence explaining the choice of methodology is confusing. Consider using language from executive summary written by CDD staff in three-ring binder titled Habitat Mapping and Analysis Project. (CM); CDD will work with BBC on this issue. These paragraphs generally seem out of place and if included, perhaps they should be moved to the Background section in the Implementation Chapter. I agree that the 3-ring binder that CM refers to has a good explanation on the background. Some of that language could be utilized here. (TC)
- Chapter 5 is the single most important question and the one policy makers will be asking. The final draft should have this sorted out, but it may be better to put this information in the beginning of the document, especially the policy history. As in the statement on page 4, the background is written in a way that assumes this plan will help reinstate the management of the original JWMP. Should consider clarifying this if that is not the intent. (CM) Let's give this further consideration together. (TC)
- We've had a suggestion to provide a comparison between the acreages noted in this study and the National Wetlands Inventory Maps. I do not know what is involved and whether this would fall beyond the scope of the contract. Let's discuss. (TC)
- We need some sort of explanation of the models, a qualitative overview of the score basis used in the methodology. Is it possible to write up something brief and understandable, but accurate

enough to be helpful? In lieu of that, perhaps we could provide a section of the WESPAK-SE methodology in the Appendix. Let's discuss. (TC)

- CDD received a draft of a section of the plan entitled "Interpreting WESPAK Fish Habitat Scores," which BBC elected not to include in the preliminary draft. Given the strong emphasis by the WRB, USFWS, NMFS, and other entities regarding anadromous fish habitat, as well as in the 2013 CBJ Comprehensive Plan, inclusion of this chapter is warranted. It provides specific information on what the method does and does not address, and seems to answer many questions that have been raised. I have attached it for reference. In a similar vein, let's consider a map and/or chart that calls out wetlands that have fish or moderate-high rankings for fish-supporting functions for Volume I, as part of this same section. This should be put in the Appendix. (TC)

Other general comments:

- CDD notes that the preliminary draft did not include the off-site assessments and had some other missing sections. Please note that these omissions may result in more extensive comments in some areas of the plan in the next stage of review in February 2016. Please make sure that these potentially extra revisions are accounted for within your next revisions schedule. (TC)

Volume Comments Section by Section

Contents, page 2

- Delete "We assessed..." (TC)

Introduction 1.0

- The introduction 1.0 references areas w/in CBJ South Douglas Island on map page 10—can't find map page 10? (TC)

Study Purpose, 1.1

Typos etc.

- Delete mostly (TC)
- List CBJ (TC)

Substantive, general, other

- Sounds like we're talking about another plan—it's THE plan (TC)

Scope 1.2

Typos etc.

- Refer to CBJ from here on (TC)
- CDD needs to be spelled out the first time (TC, AS, USFWS)
- “that CDD believe(d)” (TC)
- Main focus of (delete wetland applications) development during the next 20 years (TC)
- Space missing between Section 1.1 and Section 1.2 (JM)

Substantive, general, other

- Final should not reference the RFP. Skip RFP details (TC)

History 1.3

Typos etc.

- Also mention 2008 plan (TC)
- Auke misspelled (BW)
- 1st use of acronym WESPAK-SE is not defined (AS)

Substantive, general, other

- CDD will provide more revisions to this section. It needs to be clear that the old, existing maps/categories in the JWMP are not being carried forward with adoption of this document. CDD will include a note in the goals/objectives section about repealing the old existing plan and why, and explain that it will continue to be used an information source/resource inventory. CDD will (TC)
- How does illustration show 8% of study area assessed by old method? (BW)
- Map on page 4 is visually confusing. Consider omitting subshed boundary. (CM); Let’s discuss this—how necessary is it to show the subshed boundary on the maps, and if it is necessary, is there a way to simplify and/or reduce confusion with the map? (TC)
- p. 4 map: what is a subshed, map appears to show many more polygons assessed in the 80s as compared to 2014/15. (USFWS)
- Page 4 final paragraph first sentence, just before section 1.4. Rewrite sentence to make clear. (CM)

Project Area 1.4

Typos etc.

- Include instead...within parentheses (TC)
- Auke misspelled (BW)

Substantive, general, other

- 73 tracts? I thought there were 94. Clarify (TC)

- Section 1.4, set of 78 tracts: consider identifying a tract(s) on one of the maps so the reader understands their hierarchical relationship to priority areas, map pages, and AAs. Also, does AA equal wetland unit? (USFWS)
- Priority area description needs to note the 500-foot contour cut-off line that CDD established. (TC)
- Do WD and ND boundaries overlap as shown in illustration? (BW)
- Caption of illustration defines EC ER etc (BW)
- The layout of page 5 (1.4 and 1.5) is visually confusing (CM)
- On page 5 (1.4 and 1.5) the explanation of maps is confusing. It is not clear where a reader finds the maps. (CM)
- On map between 1.4 and 1.5: map pages, add a table that spells out the two letter code (USFWS)

Wetland Functions and Values 1.5

Typos etc.

- Under the map, delete our and replace with the (TC)

Substantive, general, other

- Section 1.5 is titled “Wetland Functions and Values” but there is no definition provided for the term “value” as there is for “function,” or how they’re interrelated. The sentence “dozens of functions” could be described for any given wetland, but some are of unknown or limited importance to society....” starts to address this somewhat, but I think it is important to clearly identify what is meant by “value,” and how this is related to “function.” (AS)
- 1.5 Wetland Functions and values explains wetland functions but does not mention values, but Chapter 4 gives value rating without any previous discussion of values in the report. There is a succinct statement about values on page 10 that could be used on page 5. There needs to be an explanation of the relationship to the SEALTrust ranking as well. (CM)
- Section 1.5: delete “developer” with grant permit to developer; say applicant instead (USFWS)
- Section 1.5: purify runoff, clarify that this refers to urban runoff; I doubt we value our wetlands for removing all naturally produced dissolved and particulate substances from unpolluted water. (USFWS)

Table I

- Expand Table 1 to use larger font for legibility (BW); can this be split into two pages to allow for that? (TC)
- Add column for definition of values? (BW)
- Table 1 lists Public Use and Recognition, Wetland Ecological Condition, Wetland Sensitivity and Stress Potential under the column, “Function or Attribute” with all but Public Use and

Recognition having a blank description under the “values” column. Later in the document (pg. 14, Table at bottom) it is shown that these categories do not obtain a function score, only a value score. If this is so, it seems confusing that this table (Table 1) identifies these categories as functions that don’t appear to have values, but WESPAK calculates them as if they were values without functions. Volume II, g, 5, Section 2.0 last paragraph in the first column describes why there are not value scores for Carbon Sequestration or Organic Nutrient Export; perhaps a similar explanation is needed as to why these categories do not have function scores. Page 46, Section 5.3 has language that addresses this. (AS)

- Page 6, table 1, growing season under stream flow support: Could wetlands be important sources of water for streams outside of the “growing season,” such as during winter when low discharge levels and temperatures can adversely affect aquatic organisms? (USFWS)
- Page 6, table 1, water warming value: extend the growing season (USFWS)
- Page 6 table 1, resident fish habitat definition: what species are considered visitors? (USFWS) Is it possible to add that? (TC)

Mapping Wetland Boundaries 2.1

Typos etc.

- First use of the acronym LiDAR is not defined. (AS)

Substantive, general, other

- Again take out “we”s, take out language on what was required and not required—the RFP details are not relevant; delete “although not required to do so” and explain what was done (TC)
- Section 2.1.: first sentence, change to say whenever an applicant applies for a permit to fill a wetland (USFWS)
- Section 2.1: say remote areas instead of remote forested landscapes (USFWS)
- Section 2.1 moreover formal wetland delineations must be specific to a particular development application: say permit application (USFWS)

Mapping Wetland Assessment Areas 2.2

Typos etc.

- Spell out “WESPAK-SE”—first time it appears only (JM)
- P.9 left column last para.—revise sentence structure to read “We created a detailed predicted stream map for West Douglas by utilizing the CBJ’s LiDAR-based digital elevation data to map watershed sub-units in order to delineate the AAs.” (or something to that effect—JM)
- P. 9 first full paragraph, second column, typo “subshed mapping was done AS, not at-needed” (AS)
- Section 2.2 page 9; style: delete Adamus (TC)
- Increase font size for table two (BW)
- Section 2.2 second paragraph: GPS’ed isn’t a verb, say mapped instead? (USFWS)

Substantive, general, other

- Why did I say that we didn't want wetlands smaller than 1 acre to be separated? I don't recall my own logic. CDD will provide more explanation for this section. (TC)
- Reference for Cowardin classification (BW)
- First paragraph discussing Beaver Influenced Wetlands relative to other wetlands can reference Table 2 to point reader to the fact that the Table provides more details as to how it differs. (AS)
- Subshed mapping paragraph, first sentence is awkward. I think you're simply trying to say watersheds can be delimited at many spatial scales. If so, just say that. (AS)
- Section 2.2, page 9, paragraph preceding subshed mapping: add Paul Adamus personal communication instead of Adamus believes (USFWS)

Assessing Wetland Functions and Values 2.3

Typos etc.

- WESPAK may assign it (insert a) wetland score (TC)
- Under map, "preloading (these instead of this) predicted unit outlines" (TC)

Field Component 2.3.1

Typos etc.

- Section 2.3.1 Consistently capitalize Priority Areas (USFWS)

Substantive, general, other

- Last paragraph before section 2.3.2, page 11. Not sure if this is necessary, seems trivial (CM)

Office Component 2.3.2

Typos etc.

- Layers ...**were** created (TC)
- Section 2.3.2 Delete University of Alaska Southeast, say Southeast Alaska GIS Library (USFWS)
- Section 2.3.3. in line immediately preceding section 2.3.4, maximizing is misspelled (USFWS)

Normalizing the Scores 2.3.3

Substantive, general, other

- Provide reference for normalizing and jenkins optimization methods (BW)
- The formula under 2.3.3. page 12, "Normalizing the Scores" is confusing due to a partially underlined section that reads "from all wetlands in study area X 10" Is this underline indicating division or is it added for emphasis? (NMFS)

- Section 2.3.3. formula: Consider using abbreviations which can be defined under the formula. Try using a formula maker tool, too. (USFWS)

Off-site assessments 2.3.4

Typos etc.

- Asked the study team [to] map (TC)
- Eliminate possessive on AA's –just AAs (TC)
- P. 9 first full paragraph, second column, typo “subshed mapping was done AS, not at-needed” (AS)
- Section 2.3.4 Page 13 Douglas Island map: add legend (USFWS)
- Section 2.3.4 than instead of then (USFWS)

Substantive, general, other

- Last sentence not complete (TC)
- A word or phrase is missing from the first para., first sentence..? (JM and CM)
- P. 12 section 2.3.4 First sentence is an incomplete sentence. “A number of parcels chosen by the CDD for potential mapping and assessment in this project.t” Perhaps this should read, “A number of parcels chosen by the CDD for potential mapping and assessment in this project could not be assessed on-site.” P. 9 first full paragraph, second column, typo “subshed mapping was done AS, not at-needed” (AS, NMFS)
- The way this is worded, it appears that CDD staff were involved in the survey because both the CDD and study team are mentioned in different contexts (Allowed v. not allowed). On my first read, I thought this was saying that landowners would allow the CDD onsite but not their representatives (the study team). I realized this was not the case after the team's presentation. I would simplify and just state that a number of the selected parcels could not be assessed on-site since landowners would not give permission to access their property. (AS)
- Some sentences could sound more formal, for example: “Although mapping forested wetlands was more challenging, it was helpful to have just finished six months of on-the-ground surveying...” Rephrase to : “Extensive experience with previous on-site assessments provided for informed off-site analysis....” (AS)
- Comment on AS comment above—is this sentence even necessary? I agree with the need to formalize whenever possible. (TC)
- Section 2.3.4 first sentence: How and why were these chosen? (USFWS)
- Section 2.3.4 first paragraph, offsite: be clear that this means no field assessment. (USFWS)

Quality Assurance 2.3.5

Typos etc.

- Needs table reference (TC)

- Chart has pink lines on it from MS word (TC)
- Under “data entry” first use of the acronym ELS is not defined (AS, USFWS); delete ELS (TC)
- Number table so it can be referenced in the text (AS)
- Section 2.3.5 style revision: delete Adamus and ELS (TC)
- Section 2.3.5 green paragraph under data consistency table “comparison [insert between years] is difficult” (USFWS)

Substantive, general, other

- The limitations of comparisons (relative scores) to 94 wetland areas needs to be noted somewhere—this is relative to the priority areas in the plan, not necessarily relative to all areas in Juneau, not necessarily a representative sample (TC)
- More stylistic changes needed; document the work, not the individuals. (TC)
- Full page photo on page 17 is not necessary, adds to printing costs (TC, JM, CM)
- Explain what F2, F3, and F7 refer to (BW)
- Reference for Carstensen GIS procedures for the office data form (BW); consider taking this out and addressing it under the new Acknowledgements Section. (TC)
- P. 16 under Office Questions, there is a reference to a document prepared by Carstensen. Is this the same as Bosworth, Carstensen, and Pohl, 2014c reference earlier? If so, provide the reference. If not, it appears that this source is not in the Literature Cited. (AS)
- Repeatability of results - first sentence is already stated in the document (CM)
- Data consistency – this section is confusing because the other sections describe what actually happened and this section gives hypotheticals. If it didn’t happen should it be included? (CM)
- Under 2.3.5, page 16 “Quality Assurance, Tidal Wetlands,” split the following sentence into two for the two criterion, “Dominated by emergent herbaceous or woody plants” was interpreted simply as “dominated by vascular plant cover (excluding submerged aquatics)” and the criterion “level of surface water fluctuates every 6 hours” was interpreted to mean only when surface water is present, which may be as little as once annually.” (NMFS)
- Under 2.3.5, page 16 “Quality Assurance, Tidal Wetlands,” note that large woody debris includes items such as large trunks and branches in addition to root masses. (NMFS)
- Section 2.3.5 table under data consistency: difficult to read, improve and replace. (USFWS)
- Section 2.3.5 **Repeatability of WESPAK-SE function and value scores among users in 2013 and 2014.** Is there an objective way to establish a CI threshold that is unacceptable; that is, high variation among users jeopardizes the method's utility. How was CI calculated? (USFWS)
- Can USFWS’ comment above be addressed in the text somewhere? (TC)
- Page 17 photo caption: clarify what active means (USFWS); otherwise delete active (TC)

Inventory Overview 3.0 and 3.1

Typos etc.

- More style changes needed; e.g. remove “our team,” and “our estimate” (TC)
- Remaining five, not 5, in second paragraph below chart (TC)

- Missing word—Assessment? on p.20-21—and should it be AAs for Assessment Areas? (JM)
- P. 20 in table 5, add the word surveyed to make clear this not the total acres in CBJ (BW)
- PA's (BW)

Substantive, general, other

- P. 21 last paragraph before section 3.2 indicates that the scores of 332 non-tidal AAs are graphed in Section 4. However, Section 4 indicates that the scores of only 330 non-tidal AAs are shown. Also, this paragraph does not mention that tidal sites are also graphed in Section 4. (AS)

Table 4 page 19

- 9WD should be 09WJ, text inside illustration? (BW)
- Remove boundary lines or label them (BW)
- Does LC overlap SV & NV? (BW)
- Table 4 caption—include map page so it corresponds to illustration (BW)
- Also define % of PA as for each map page. (BW)
- “highest percent wetland [surveyed] add the word surveyed (BW)
- P. 29 main document text being located in the map is slightly confusing. I skipped over pg. 19 thinking it was a figure I'd come back to, but when the text from pg. 18 didn't connect with the text on page 20, I realized that the text was in the map/figure. (AS)
- Page 18 second paragraph first sentence is not clear. Omit wetland picture. Then include remaining text on page 19 on page 18 to make more readable. (TC and CM)
- Section 3.1: These 94 distinct wetlands were subdivided b/c they exceeded 1 acre, right? And a unit is equivalent to an AA? Clarify. (USFWS)
- Section 3.1: 13 of 21 Priority I; 23 of 27 Priority II, and 24 of 27 Priority III.; I'm not following this. Provide additional detail to clarify. (USFWS)
- Section 3.1: 5584 acres: why fewer acres mapped above? (USFWS)
- Section 3.1: “not equally distributed among map pages” please clarify (USFWS)
- Section 3.1: Page 19, table 4: add totals in a bottom row where it makes sense. (USFWS)
- Section 3.1: awkward text location under map (USFWS)
- Section 3.1 page 19 map: Should ND have a priority area boundary line? (USFWS)
- Section 3.1 page 20 chart: label total row (USFWS)
- Section 3.1: delete large in “large majority” (USFWS)
- Section 3.1: “these ranged from recently uplifted tidelands to ancient peatlands...” give an e.g. on peatlands too (USFWS)
- Section 3.1: clarify wildlife hotspots (USFWS); formalize terminology (TC)
- Section 3.1: beaver-influenced wetlands: Do the assessment data support this statement? If so, define rich. (USFWS)
- Section 3.1: upland meadows...unique (insert wetland) habitats (USFWS)
- Section 3.1 at end, “If the AA boundaries based upon” Seems out of place here. Consider moving to first paragraph of section. (USFWS)

Study Highlights 3.2

Typos etc.

- First para., second to last sentence, sign of bear, wolf... has an extra period (JM and AS)
- Identify 970 North subshed more (located in NV?) (BW)

Substantive, general, other

- I'm interested to know why the presence of well-developed wetlands on steep slopes and at high elevation, and the abundance of wet and transitional shrublands are significant. I suspect I know some reasons, but some clarification could be used. (AS); add explanation to text (TC)
- Section 3.2 first sentence; delete scientifically; survey areas were not randomly selected, but rather chosen for specific reasons related to development potential within CBJ (USFWS); per CBJ selection of priority areas based on large vacant parcels along the road system (TC)
- Section 3.2: Juneau's surveyed wetlands, unlike those of other part of the United States are dominated by native vegetation; USFWS disagrees, delete (USFWS)
- Section 3.2, second paragraph from end: In all cases these were trappers? (USFWS); delete or clarify if this is not firm (TC)

4.0 and 4.1 Scores and Distributions

Typos etc.

- Amphibian misspelled in first chart (TC)

Substantive, general, other

- Charts need a significant explanation about what they mean and how they can/should be used; interpretation is not intuitive to those without scientific background (TC); Needs an explanation before the charts of what this information represents and how it can be used; maybe an intro para.? (JM)
- Should the order of Sections 4 & 5 switch sequence? Section 5 sort of explains the charts and after finishing 5, Section 4 made more sense due to the context of 5—at least to me (JM)
- Add information on what the axes represent and the graphed line. Any chance of standardizing the y axes for easier comparison between functions? (BW) Same for section 4.3 tidal sites
- Put data into context by providing a summary of how it was used to provide the relative score and ratings. (AS)
- Section 4.1 score distributions: I'd like to see color coded geospatial maps for these results in the report. (USFWS)

4.2 Score Distributions for Values

- Thorough explanations needed for all of these charts. (TC)
- Section 4.2 heading: Is a value score determined for all of these attributes? (USFWS)

4.3 Tidal Sites Function Score Histograms

- Section 4.3 heading: why are data bins wider than graphs above? (USFWS)

4.6 Offsite nontidal sites ranked by function

- What is the purpose of these tables? Why only 10 in each function? (BW)
- Explanation needed on use and interpretation of these tables (TC)

5.0 Implementation, 5.1 Background

Typos etc.

- Pursues should be pursued (TC)
- Designated for (delete to) wetlands (TC)
- Third para., second sentence—not sure if it is “begun” as they have it or “began” (JM)

Substantive, general, other

- Present v. past needs to be clarified throughout the document. Also need consistency on references to other plans, 1992 v 1996, etc. See overall comment section. (TC)
- Needs to be acknowledged that CBJ had/still has regulations on A and B wetlands, just no permitting authority (TC)
- Is 2011 the right date for expiration of the GP? I thought it was earlier but I might be wrong. Verify. (TC)
- Section 5.1: “Corps of Engineers continued to reissue local authority....” Any status and trends analysis for remaining a/b and c/d wetlands? (USFWS)
- Section 5.1: Federal Compensatory Mitigation Rule: is this the correct name of the rule? Referred to differently a few paragraphs farther down, as U.S. Army Corps of Engineers Compensatory Mitigation Rule; be consistent (USFWS)
- Delete the last sentence of 5.1—no need to reference the grant here. (TC)
 - If not deleted, the project should have a description for reference (JM)

5.1.1 Wetland Management in CBJ

Substantive, general, other

- Wetlands Mitigation Bank statement is incorrect (TC)
- WRB’s past role needs to be somewhat corrected. This chapter will need a new section on the WRB role depending on PC and Assembly direction. CDD will help with revisions here and create an appropriate chapter/placeholder in the document. It will need to be noted in the Table of Contents somewhere so it can be easily found. (TC)

- Last paragraph section on mitigation bank is strange (TC)
- P. 47 formatting of main text is awkward for reading (AS)

5.1.2 Federal Rule

Typos etc.

- The purpose of the rule (delete it) (TC)
- Punctuation under second set of bullets is odd (TC)
- Preservation only—comma within quotes (TC)
- Again—Army Corps abbreviation (JM)

Substantive, general, other

- Worth noting that the watershed approach is very difficult within CBJ because our watersheds are generally very small, e.g. Lemon Creek (TC)
- Section 5.1.2 Federal Rule “33CFR...” Cite earlier in text (USFWS)
- Section 5.1.2 “A common misconception held by inexperienced permit applicants...” too colloquial (USFWS); needs to be formalized (TC)

5.2 Best Available Science

Typos etc.

- Fill in Volume # (TC)
- Early (delete on) in the process (TC)
- No net loss—period should be inside the quote. (TC)
- Third para.—CBJ Planning Dept should be CDD (JM)

Substantive, general, other

- Consider elaboration on first paragraph. CDD will address this. (TC)
- Consider references to the CBJ Comprehensive Plan? CDD will address this. (TC)
- Writing is a bit disjointed in first few paragraphs (TC)
- Last paragraph, elaborate on the public process (JM)
- Under 5.2 Best Available Science, no net loss of wetlands is characterized as a “rule” when it is instead a “longstanding national goal” (see page 19594 of Federal Register Notice Vo. 73, No. 70, Thursday April 10, 2008 Compensatory Mitigation for Losses of Aquatic Resources). (NMFS)
- Section 5.2 Best Available Science. At this point this is an assessment, not a plan (USFWS); CDD will help determine if additional explanation is needed here; the next draft will have elements of a plan. (TC)

5.3 Wetland Categories

Typos etc.

- Scores (insert to) use them to achieve (TC)
- Rational—add 3 for rationale) (TC)
- Tables are labeled “4.1” – should they be “5.1”? (JM)

Substantive, general, other

- This whole section will be overhauled per new sections requested. (TC)
- This chapter has the writing style that we’re looking for—formal, no names. (TC)
- Section 5.3; CBJ will not establish wetland categories....why not? (USFWS); revise this to indicate intention to categorize, with five options, per new sections requested. (TC)
- Section 5.3; values so what question; too colloquial, find a way to make the point more formally (USFWS); consider describing this with the new approach of “context” instead (TC)

5.3.1 Options for Summarizing

Typos etc.

- By assigned grammar (TC)’ “assigned” should be “assigning” (JM)
- Place border between main text and table (TC)
- “With regard to #1” – what is #1? The italicized last sentence is lost in the text due to the placement of tables (JM)
- Same para., they spell out “three” and then use “4” in the same sentence—should consistently use numbers or spell them out (JM)

Substantive, general, other

- Can’t find Table 1 Chapter 2 that is referenced (JM)

5.4 Plan implementation options

Typos etc.

- Under option one, spell out Best Management Practices, then add BMPs, and add in acronym section at the end (TC)
- JWMP is abbreviated, then spelled out—flip this order (JM)

Substantive, general, other

- 1st plan written in 1992. Need consistency with years/plans reference (TC)
- Growth management planning may sound scary without further explanation (TC)
- Under option 3, ACMP no longer exists (TC, AS, NMFS)

- Option 3 doesn't make it clear that this would be done by requiring WESPAK assessments on all properties...but this option will go away anyway with the next version. (TC)
- Section 5.4; creates a favorable setting for private mitigation providers; Are mitigation sites available? If so, how many in Juneau? Where? (USFWS)
- Section 5.4, last paragraph before section 5.5; Another drawback is the lack of banks in SE AK. (USFWS)

6.0 Literature Cited

Typos etc.

- Camery memo listed twice (TC)

Substantive, general, other

- Add acronym section at the end of the document (TC)

VOLUME TWO

General (also see stylistic and formatting/editing changes from Volume I for a complete list):

- All maps and tables need to be referenced and included in the table of contents (TC)
- On map pages, need commas between AA numbers—eg. SV01, 02, 03 (TC)
- On map pages, maps need to be enlarged to fill as much white space as possible without losing the scale of the photos. In some cases you'll be able to enlarge only one of the three photos—that's fine (TC)
- Always spell out forested peatland—not for. peatland or for. Ptld—this is abbreviated in various places throughout the document (TC)
- PIN should be PCN, for Parcel Code Number (TC)
- Is there a parcel code chart somewhere? Should be in an appendix in this volume. Do we want to explain in the text that this document comes with a GIS overlay, and how that can be used to identify parcels and assessment information? (TC)
- Need an acronym list at the end for both Vol I and II—should include CBJ, DEM, etc. (TC)
- On most of the unit map aerials it's difficult to see the wetland boundaries—can the white line be made a bit thicker? (TC)
- What does the unit map heading, the PA ID #, represent? E.g. 2.04 PA ID # on page 6. If this was explained, I overlooked it and it needs to be more obvious. (TC)
- Not clear why some unit maps have a map with a red circle on them and some don't—was this explained somewhere? (TC)
- Document uses both Corps and Corp when referring to Army Corps of Engineers. For consistency, "Corps" should be used throughout. (AS)
- Southeast is not consistently capitalized when referring to Southeast Alaska (AS)

Contents, p. 2

Typos etc.

- Delete “we assessed....” (TC)
- In header, capitalize Volume, use Two instead of 2 (TC)

Substantive, general, other

- Label all tables and additional maps, and list in a separate index (TC)
- Consider list of sub-maps (TC)

Introduction Section 1.0

Typos etc.

- Delete we (TC)
- They are, not they’re (TC)
- JWMPU is a new acronym. should drop the U to be consistent with vol. 1. And, define it for this volume. (USFWS)

Substantive, general, other

- Only a few tidal AAs were surveyed; delete few, provide exact number (USFWS)
- Delete “CBJ’s map page 10” or provide explanation. I don’t know what this is referring to. (TC)

2.0 Scores by AA

Typos etc.

- “according to Map Page”—which map page? (TC)
- Label all maps and charts and provide a reference list (TC)
- Parens in 1st paragraph is out of place (TC)
- Second paragraph “are shown in tables”—needs to reference which table (TC)
- Under priority area bullet, capitalize AA (TC)
- Second paragraph first line, shown in (add “the score”) tables (USFWS)
- If aas are more than 200 feet from others....needs a space (USFWS)

Substantive, general, other

- Map on previous page, p. 4, is confusing—shows a blank for both surveys completed and mostly not surveyed—same for each. “mostly not surveyed” raises questions (TC)
- First paragraph wetland type, give an e.g x, y, z (USFWS)
- Confused by second paragraph—I thought PA explained that with normalizing, some high scores would be, for example, only a 7 and low scores could be 4...may need additional clarification/explanation in both Vol I and Vol II. (TC)
- “scores have not been” —needs more explanation, confusing (TC)

- Delete footnote 1 unless you think this is truly necessary background—otherwise it just raises questions (TC)
- P. 5 there is an explanation as to why value scores for Carbon Sequestration or Organic Nutrient Export are not used; perhaps a similar explanation is needed as to why Public Use and Recognition, Wetland Ecological Condition, Wetland Sensitivity and Stress Potential do not have function scores. (AS)
- Wetland type: Was this method more accurate or efficient than mapping the borders in the field, or both? (USFWS); add explanation if possible (TC)

01EC units

Typos etc.

- Delete we (TC)

Substantive, general, other

- 01EC units map: beaver influenced white color does match map well. Check all other maps to make sure legend-map color congruency. (USFWS)
- On map: Before 01EC units heading, add map unit or map page (USFWS)
- On map: What does "2.04" above refer to? What does 1.09 refer to? (USFWS)
- On map: label running ridge on map (USFWS)
- On map: "other landowners in the neighborhood..." delete neighborhood, refer to map page (USFWS)
- ECO1 under photo (and for all): not clear what PIN means (USFWS)
- EC01 under photo (and for all): A brief photo description would be nice including direction of view. (USFWS)
- EC01 under photo (and for all): add wetland before type (USFWS)
- Page 8 unit maps for EC01 and EC02: what are the light lines on this page? (USFWS)
- Unit maps should always precede the AA maps. (USFWS)

ECO3 AA

- Why are Unit Maps often disassociated from their AA pages? Can each Unit Map be followed by the AAs they depict? (USFWS)

Page 11 unit maps for EC03 et al

- Which channel is Davies Creek on map in upper left corner? hard to tell. (USFWS)
- label/describe this map (smaller one at bottom of page; this comment applies to all the unit maps) (USFWS)

Unit maps for EC 04 & 05

- In aerial photo, boundary lines difficult to see (USFWS)

02ER units

- Label map (TC)
- city not capitalized (TC)
- delete We've and We (TC)
- map—does it say somewhere else what DEM means? Add to acronym section (TC)
- 02 ER unit map description: “about”; be specific (USFWS)

03LP

Typos etc.

- Delete We (TC)
- 6 is six (TC)

Substantive, general, other

- Not sure what you mean about completing 38% of PAs—sounds like you didn't get the work done and I know that's not right...(TC)

Unit maps for ER 01 etc. page 69

- Left hand corner map: What is this blue line? If a subshed boundary, can it cross a channel? (USFWS)

p. 71 ER03 photo

- Is this a pano photo? The road and culvert orientations are deceiving. (USFWS)

ER65 under photo

- including AA centerpoint coordinates with these data would be handy. (USFWS)

ER 68

- identify pano photos in report (USFWS); only if this is not a big hassle over 345 photos...(TC)

04AB units

- Spell out five in both places (TC)
- Delete we (TC)

Unit map AB 08

- Font size and bold (TC)

05NV Units

- Delete our (TC)
- No caps for state lands (TC)
- Add USFS to acronym list (TC)
- 9 should be nine (TC)
- Delete we and we (TC)
- Map page: what's a geopage? (USFWS)
- Page 163 second map with these units: A road layer would be helpful for orienting. (USFWS)
- 2015 instead of 2025 (USFWS)

NV 02

- Delete italicized sentence (TC)

Unit maps for NV 25 40

- Lots of wetland here. Why no survey? Already protected? (USFWS)
- 25 comma 40? Confusing (TC)

06SV units

- Delete 3 wes (TC)
- City not capitalized (TC)
- 8 is eight (TC)

SV 15

- No known or probable anadromous fish—the word fish was left out (TC)

SV 28

- Says that it has known or probable anadromous fish, but anadromous fish score is zero—scoring error? (TC)

08ND units

- Delete we and our (TC)

07 LC Units

- 9 to nine; 4 to four twice (TC)
- Delete we (TC)
- Eliminate quotes around subsheds (USFWS)

LC01

- Stack bullets neatly one over other down left margin (USFWS)

08ND Units page 264

- In legend: Should the grey LIDAR surface be 40+ blue according to this? (USFWS)
- Be consistent on comma or no comma with four digit numbers (USFWS)

Unit maps for ND02 et al

- Lower map: Is this a widely recognized place name for this area? What about Sunny Cape? (USFWS)

ND 29 page 298

- Do you have a photo of the peatland for here? (USFWS)

09 WJ Units

- 5 is five (TC)
- city not capitalized (TC)
- delete our and we (TC)
- 3 is three (TC)
- 87 percent noted, however the ND page summary gives 67%--needs to be corrected (USFWS)
- Page 349—where is the berm? WJ 13, snowmobile tracks? (TC)

WJ 15

- No known or probable anadromous fish—left off the word fish (TC)

11 WD units

- Delete we, we and we (TC)
- 2 is two (TC)

Page 362

- Text is upper right corner of page—it's not clear that the text is following the previous page—it looks like it goes with the map, which is confusing (TC)

Unit map WD 65

- What is "Fish Cropley?" Should it say Cropley Lake? (TC)

Eaglecrest maps

- What does "tiled from BING mean?" (TC)

3.0 Scores by AA: Tidal wetlands

- Delete we (TC)

- 3 is three (TC)

4.0

- Delete we (TC)
- 2 is two (TC)
- Delete “where we had spent several weeks exploring public lands” (TC)
- Delete us, we (TC)
- Delete our in map text (TC)
- Change OF to OFF in numbering system of Vol I and Section 4.0—I think this makes it more obvious (TC)
- P. 454 asterisk—delete we and we (TC)
- JWMPU used again—should be JWMP (USFWS)

Leftovers:

- Is there an ER63 and ER64? (JM)