Unit 10b - Southwest Douglas Island

Background

Subunits 10b3, 10b7, 10b8, 10b9, and 10b27 have been identified as a Conceptual New Growth Area in the CBJ Comprehensive Plan. Goldbelt, Inc. in the past has considered developments for its lands and adjacent state tidelands such as a deep-water port, waterfront industrial/commercial area, and a full-service marina. An environmental impact statement was completed for a road corridor that would connect the proposed project with the North Douglas Highway. The state uplands in this unit were selected from the USFS for community expansion. There are no current proposals for development of this area.

The four 40-acre upland parcels that constitute Subunit 10b25 were initially selected by the state with the intent to convey them to the CBJ. The small parcel of state-selected uplands in Subunit 10b27 at Middle Point is on a protected cove that includes a small creek and a beach for camping and pull-out for skiffs and kayaks. This subunit has high value for recreation and includes the 2.5 acre Deer Point Lighthouse Reserve which is state-selected. The state-selected lands east of Point Hilda (Subunits 10b28 and 10b29), although offering slopes suitable for development, are located on an exposed coastline and are too remote for settlement unless a road is built. These lands are currently used for dispersed recreation including camping and deer hunting. The shore between Point Hilda and Inner Point in Subunits 10b10, 10b11, and 10b19, has good beaches for camping and walking. There is high mineral potential and numerous federal mining claims on adjacent USFS-owned uplands on the southeast end of this unit. Hilda Creek is designated in the CBJ Comprehensive Plan as a Watershed Protection Area.

Management Intent

Conceptual New Growth Area. The area between Peterson Creek and Inner Point has been designated as a Conceptual New Growth Area by the CBJ Comprehensive Management Plan. The area is in a CBJ Rural Reserve zoning district. Although the uplands along the shoreline were selected by Goldbelt and CBJ for development, the tidelands in this area have not been designated Waterfront Development at this time because of the lack of access and specific development proposals for this long stretch of shoreline. CBJ will require applicants proposing large-scale development in this unit to submit a master plan (CBJ ordinance 49.70.130(b). At that time DNR and other agencies will be better able to evaluate the effects of proposed developments on state tidelands and submerged lands. However, the use of the tidelands in this area for access to and support of community expansion and other coastal development activities that are consistent with the CBJ Coastal Management Plan, is an allowable use in this area.

Southwest Douglas Island. Southwest Douglas Island has a checkerboard pattern of ownership between the state, CBJ, and Goldbelt. The isolated state-selected parcels in Subunit 10b25 will be difficult for the state to manage because of their small size, steep slopes, and access which is dependent on the concurrence of three landowners. If the state receives title to these four 40-acre parcels, consideration should be given to conveyance to CBJ if it has a shortfall in its selections. See also the section on *Land Management Consolidation Proposals* in Chapter 4.

Management Guidelines

Mineral Closures. The estuarine area, from mean high water to a water depth of 40 feet (measured at mean low low water), at the mouth of Middle Point and Hilda creeks will be closed to new mineral location to protect important rearing areas for anadromous fish. The maintenance of the high quality estuarine rearing habitat adjacent to these streams and the avoidance of impacts to the associated water quality and marine plant and animal communities is essential to sustaining the productivity of the Juneau area commercial- and community-harvest fisheries. Maps of these closures can be found in Mineral Order 653 in Appendix B.

Trails. DNR should work cooperatively with adjacent land owners (CBJ, Goldbelt, and USFS) to locate a trail(s) along the southwest side of Douglas Island. The trail may cross state-owned and -selected uplands in Subunits 10b25, 10b27, 10b28, and 10b29.

Recreation. Commercial recreation leasing may be allowed on state tidelands on the southwest side of Douglas Island.[18]

Additional Selections. After the plan was adopted, two additional parcels in this unit were selected by the state. National Forest Community Grant Selection 394 is approximately 394 and is located on the south side of Douglas Island near Mount Bradley. The purpose of the selection is for community expansion and to fulfill the Mental Health settlement. The second National Forest Community Grant Selection (NFCG 390) is approximately 29 acres and includes Point Hilda on the south side of Douglas Island. The purpose of the selection is for recreation. The waterfront area is heavily used for sportfishing, hunting, sightseeing, and camping. These selections were made under the National Forest Community Grant entitlement program based on Section 6(a) of the Alaska Statehood Act. Although the parcels are neither designated nor classified, management intent for the unit and Chapter 2 guidelines apply.

18 For additional information about commercial recreation leasing, see Chapter 2, *Recreation, Tourism, and Scenic Resources* section.

Land-Use Designation Summary

For keys to the one-letter and two-letter abbreviations used in this table, see the beginning of this chapter.

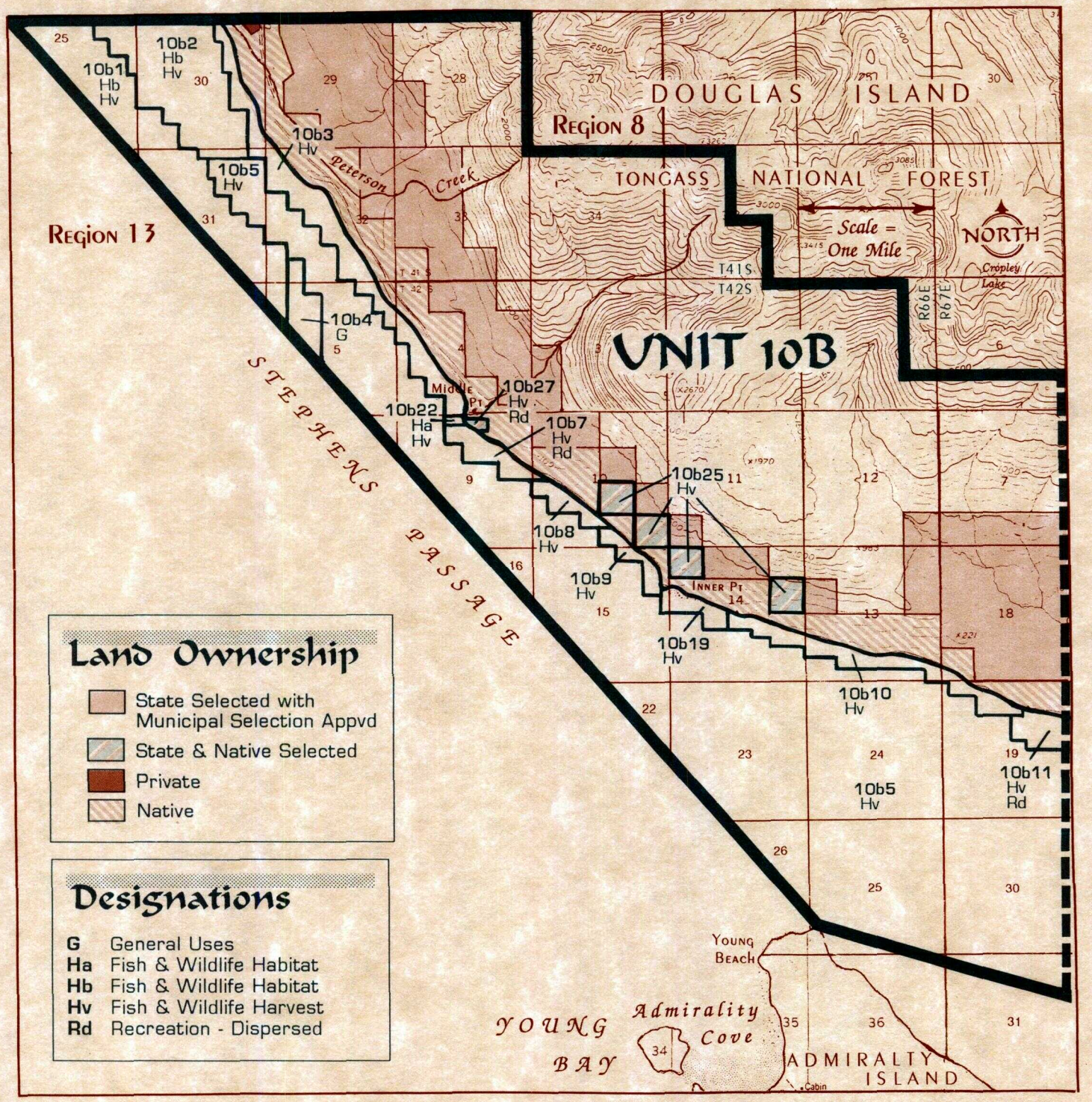
UNIT 10B: SOUTH DOUGLAS ISLAND						
Area no. & name	DNR designation	CBJ zoning district	Land type	Adjacent ownership	Resource or use	Other comments
10b1	Hb Hv	RR	SU	State	Herring overwintering; king and Tanner crab personal use and commercial harvest	
10b2	Hb Hv	RR	SU	State	King and Tanner crab personal use and commercial harvest; commercial trolling; herring overwintering; salmon and halibut sportfishing	
10b3	Hv	RR C- Proposed new growth area	T	Native	Salmon and halibut sportfishing; commercial trolling; personal use and commercial crab harvest	Heavily used for sportfishing
10b4	G	RR	SU	State		
10b5	Hv	RR	SU	State	Commercial trolling; king and Tanner crab commercial and personal use harvest; salmon and halibut sportfishing	
10b6	Hb Hv	RR	SU	State	Herring overwintering; halibut sportfishing	
10b7	Hv Rd	RR C- Proposed new growth area	T	Native	Salmon and halibut sportfishing; Dungeness crab commercial and personal use harvest	Goldbelt, Inc. interested in development on uplands
10b8	Hv	RR C- Proposed new growth area	T	State selected/ Native	Salmon and halibut sportfishing	Goldbelt, Inc. interested in development on uplands
10b9 Inner Point	Hv	RR C- Proposed new growth area	T	Native	Salmon and halibut sportfishing; Dungeness crab commercial and personal use harvest	Goldbelt, Inc. is considering development on the uplands for a marine port/fuel tanks/fish processing
10b10	Hv	RR	T	Native	Salmon sportfishing; Dungeness crab personal use and commercial harvest	
10b11 Point Hilda	Hv Rd	RR	T	Native	Salmon sportfishing; Dungeness crab commercial and personal use harvest	Deer hunting access
10b12 Hilda Point area	Ha Hv Rd	RR	T	Native	Camping beach; anchorage; kayak and skiff pullout; Dungeness crab personal use and commercial harvest; spring black bear habitat; salmon sportfishing	Deer hunting access; clamming
10b13	Hb Hv	RR	SU	State	Herring overwintering; Dungeness crab commercial harvest	
10b14	G	RR	SU	State		
10b15	Hb Hv	RR	SU	State	Herring overwintering; halibut sportfishing	
10b16	Hv Rd	RR	T/ SU	USFS	Salmon sportfishing	

Land-Use Designation Summary (continued)

For keys to the one-letter and two-letter abbreviations used in this table, see the beginning of this chapter.

UNIT 10B: SOUTH DOUGLAS ISLAND						
Area no. & name	DNR designation	CBJ zoning district	Land type	Adjacent ownership	Resource or use	Other comments
10b17	Hb Hv	RR	T	USFS	Herring overwintering; shrimp personal use; Tanner and king crab personal use and commercial harvest	
10b19	Hv	RR	SU	State	Salmon and halibut sportfishing; Dungeness crab commercial and personal use harvest	
10b20	Hb Hv	RR	T	State	River otter habitat; Dungeness crab commercial and personal use	
10b22	Ha Hv	RR	T	Native	Anadromous stream mouth; salmon and halibut sportfishing; Dungeness crab commercial and personal use harvest	JCMP proposed new growth area on adjacent uplands
10b23	Ha Hv Rd	RR	T	Native	Spring black bear habitat; anchorage; Dungeness and Tanner crab commercial and personal use harvest	
10b24	Ha Hv	RR	T	Native	Spring black bear habitat; Tanner and Dungeness crab commercial and personal use harvest	
10b25	Hv	RR C - Potential new growth area	UP	CBJ/ Native	Intensive deer hunting	
10b27 Middle Point	Hv Rd	RR C - Potential new growth area	UP	Native	Intensive deer hunting; possible public use cabin site; only state lands on shoreline	2.25 acre USCG withdrawal for Deer Point lighthouse
10b28	Ha Hv Rd	RR	UP	State	Spring black bear habitat; intensive deer hunting; winter deer and river otter habitat; proposed trail along shoreline passes through parcel	
10b29	Hb Hv	RR	UP	USFS/ Native	Winter deer and river otter habitat; intensive deer hunting; proposed trail along shoreline passes through parcel	
10b30	Hv Rd	RR	T	Native	Salmon sportfishing; anchorage; deer hunting access	Marginal anchorage for one boat, good skiff and kayak beach
10b31	Hv	RR	T	USFS	Shrimp and king and Tanner crab personal use; king and Tanner crab commercial harvest; salmon sportfishing	

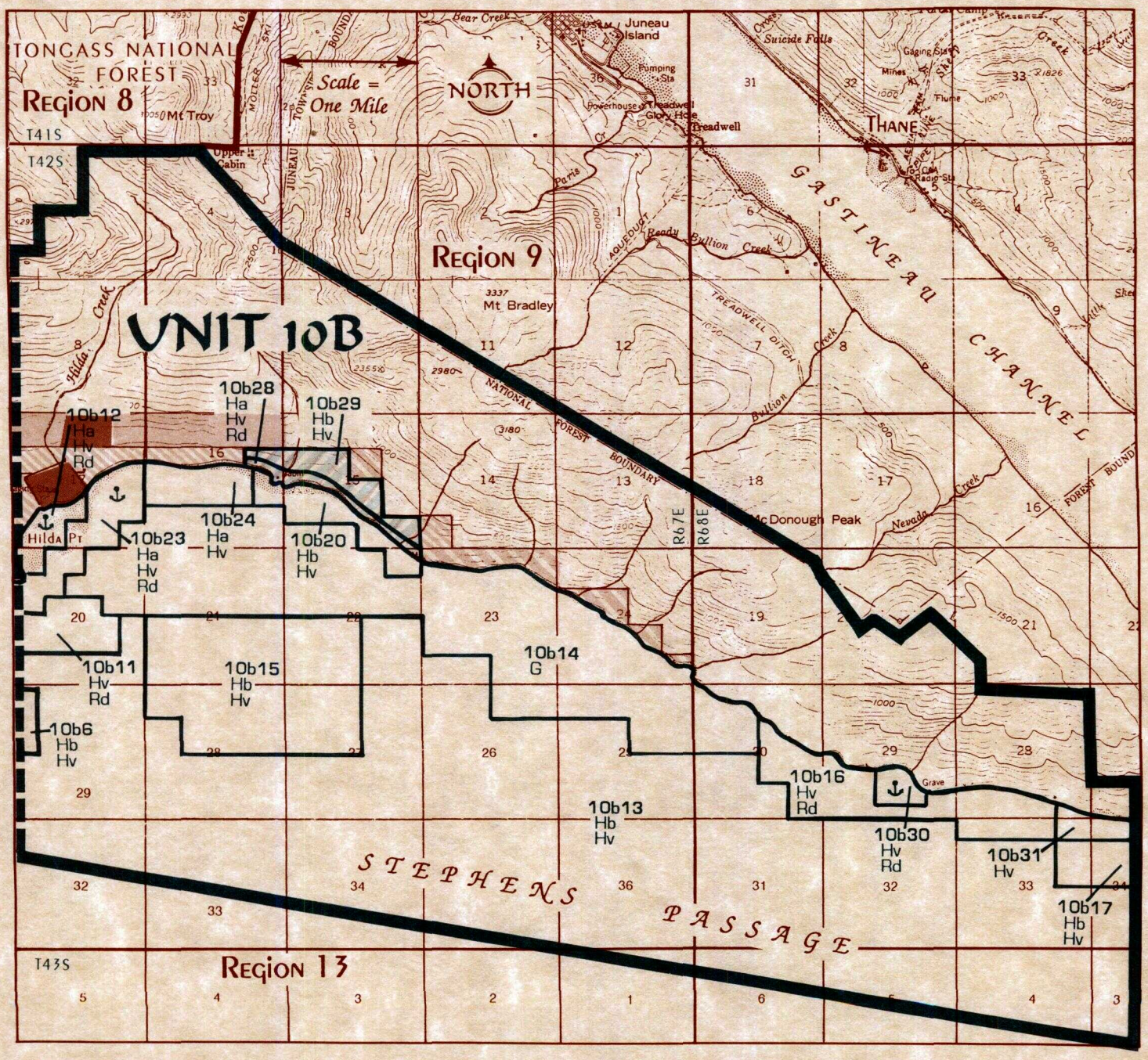
UNIT 10B West - South Douglas Island



UNIT 10B East - South Douglas Island

Land Ownership

- State Selected with Municipal Selection Appvd
- State & Native Selected
- Private
- Native
- Native Selected

Designations

G	General Uses
Ha	Fish & Wildlife Habitat
Hb	Fish & Wildlife Habitat
Hv	Fish & Wildlife Harvest
Rd	Recreation - Dispersed
⚓	Anchorage