

## Final Report

### Project #07-1591, Shorecrest Lagoon Protection

Submitted by Patricia Powell on 06/26/2012

Accepted by Mike Ramsey on 12/27/2012

#### CONTACTS

**Primary Sponsor:** Whidbey Camano Land Trust

**Project Contact:** Patricia Powell  
pat@wclt.org

**Lead Entity:** Island County LE

**Managing Agency:** Rec. and Conserv. Office

**RCO Grant Manager:** Mike Ramsey  
mike.ramsey@rco.wa.gov

#### DESCRIPTION OF THE COMPLETED PROJECT

**Project Start Date:** 12/13/2007

**FundingEnd Date:** 06/30/2012

**RCO Closure Date:**

Whidbey Camano Land Trust acquired a restrictive conservation easement allowing salmon restoration on 30.26-acres containing a former pocket estuary (longshore lagoon) in Island County. The WRIA 6 Salmon Recovery Plan and Skagit Recovery Plan list this project as a high priority for protection and restoration. The project purpose was to protect nearshore processes and habitats beneficial to juvenile and adult salmon. The primary goal was to protect degraded habitat (the pocket lagoon and connection to Skagit Bay) from further degradation with the future intent to restore salmon habitat values by reconnecting the pocket estuary to the Bay. The Skagit River Cooperative selected this site to conduct the feasibility analysis required in its Skagit Bay Pocket Estuary Assessment SRFB grant. The result was a 30% restoration design. The property is a high priority juvenile salmon and forage fish protection area. It's within an ebb tide (day's migration) from Skagit River Delta which is very important for migrating juvenile Chinook salmon. The project protected 128 feet on Skagit Bay and is adjacent to 4,000+ feet of Island County tidelands with continuous eelgrass beds that are important herring and surf smelt spawning areas. Part of the property was zoned for high density Rural Residential; the rest was Rural 5 acres. It's in the nearshore habitat zone, which provides the greatest number of functions to the greatest number of salmon and trout stocks and life history stages in WRIA 6.

#### SITE LOCATION

**General Area of Project:** Dugalla Bay, Island County

**Waterbodies:** 1225744483506

**Cong District:** 02  
**Cong District 2012:** 02  
**County:** Island  
**HUC:** KITSAP  
**Leg District:** 10  
**Leg District 2012:** 10  
**Salmon Recov Reg 05:** Puget Sound  
**Section:** 07, 08, 17, 18  
**Township/Range:** T33NR02E  
**WAU:** WHIDBEY IS



#### Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

#### PROJECT NARRATIVE

The project was completed as proposed and 30.26 acres of future salmon habitat was protected. The Land Trust has done a feasibility study for restoring the site and is now in the final design stage to reconnect tidal flow between the lagoon and Skagit Bay. Some aspects of this project were combined with the adjacent Skagit Bay Acquisition SRFB grant that protected another 39 acres to the east.

## OVERALL PROJECT COSTS

<b>Funding Formula:</b>	<b>Requested</b>		<b>Original</b>		<b>Final</b>	
Puget Sound Acq. & Restoration:	\$650,000.00	(85%)	\$650,000.00	(85%)	\$650,000.00	(85%)
Sponsor Match:	\$115,000.00	(15%)	\$115,000.00	(15%)	\$115,000.00	(15%)
<b>Total:</b>	<b>\$765,000.00</b>	<b>(100%)</b>	<b>\$765,000.00</b>	<b>(100%)</b>	<b>\$765,000.00</b>	<b>(100%)</b>
<b>Paid To Date:</b>	\$650,000.00		<b>Last Released Billing:</b> 03/02/2010			
<b>Remaining RCO Funds:</b>	\$0.00		<b>Pending Billing:</b> No			
<b>Advance Balance:</b>	\$0.00		<b>Match Bank:</b>	\$0.00		<b>Number of Billings:</b> 4
<b>Admin Limit:</b>	\$35,000.00	4.79%	<b>Admin Spent:</b>	\$17,426.49	2.27%	
<b>A&amp;E Limit:</b>	\$0.00		<b>A&amp;E Spent:</b>	\$0.00		

<b>Billed Cost Summary:</b>	<b>Original Agreement</b>	<b>Expended</b>	<b>Non-Reimbursable</b>	<b>Total Billed</b>
Acquisition				
Land		\$612,845.00	\$114,612.00	\$727,457.00
Incidentals		\$19,729.01	\$387.50	\$20,116.51
Land/Inc Subtotal	\$730,000.00	\$632,574.01	\$114,999.50	\$747,573.51
Admin Costs	\$35,000.00	\$17,426.49		\$17,426.49
Acquisition Total	\$765,000.00	\$650,000.50	\$114,999.50	\$765,000.00
Total	\$765,000.00	\$650,000.50	\$114,999.50	\$765,000.00

<b>Project Cost Metrics:</b>	<b>Original Agreement</b>	<b>Final</b>
PCSRF Federal Funds:		
State Funds:		\$650,000.00
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
Amount of other monetary funding:		\$115,000.00
Value of Donated Unpaid Labor (Volunteers):		\$0.00
Value of Donated Paid Labor:		\$0.00
Value of Other In-Kind Contributions:		\$0.00
Project identifier for the other monetary funding:		n/a
Source of In-Kind contributions:		Dugualla Heights Homeowner's association donated land value
Source of other monetary funding:		n/a
Number of hours volunteers contributed to the project:		0
Describe how the value of the volunteers was determined:		n/a
Description of other In-Kind contributions:		\$115,000

PROJECT METRICS

	Original Agreement	Final
Project Acquisition		
Acquisition Primary Purpose:		Habitat Conservation
Project acres by purpose type: Habitat Conservation:		30.26
Completion Date		
Projected date of completion:		12/31/2009
Project Goals		
Goals, purpose, and expected benefits:		The goal of the project was to protect degraded habitat from further degradation with the intent to restore the habitat. The objective of the project was to protect degraded salmon refugia, and habitat part of key ecological processes. These items were accomplished.

## WORKSITE #1: Shorecrest Lagoon

**Worksite Description:** The worksite is in WRIA 6 (Island County), Township 33N, Range 2E, Section 17. The site contributes to and is adjacent to Skagit Bay. Less than one ebb tide and one day's migration from the Skagit River Delta by juvenile Chinook salmon. It is directly west of the mouth of the North Fork of the Skagit River and along the south side of Dugualla Bay. The project area is located within the Saratoga Passage Marine Stewardship Area, as designated by Island County. The shoreline is designated as a Marine Fish and Wildlife Habitat Critical Areas.

**Driving Directions:** From Oak Harbor, drive north on Highway 20 to Frostad Road and turn right. Take Frostad until it becomes Dugualla Road. The project area is located between Dugualla Road and Shorecrest Drive.

**Coordinates for Worksite Directions - Latitude:** 0.00 **Longitude:** 0.00

### Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

## WORKSITE #1 METRICS

	Original Agreement	Final
Targeted salmonid ESU/DPS:		Chinook Salmon-Puget Sound ESU
Targeted species (non-ESU species):		Bull Trout, Searun Cutthroat
Miles Of Stream Treated/Protected:		0.30
Project Identified In a Plan or Watershed Assessment:		WRIA 6 Salmon Recovery Plan Skagit Bay Chinook Recovery Plan
Type Of Monitoring:		None
Monitoring Location:		No monitoring completed

## PROPERTY DESCRIPTION (Ducken LLC - A)

<b>Activity:</b> Acquisition	<b>Planned Acquire Date:</b> 07/01/2008	<b>Proposed Acres:</b> 30.64
	<b>Actual Acquire Date:</b> 12/16/2009	<b>Actual Acres:</b> 29.00
<b>Ownership:</b>		
	<b>Instrument Type:</b> Easement	
	<b>Purchase Type:</b> Less than fee ownership	
	<b>Term Length:</b> Perpetuity	<b># yrs:</b>
	<b>Expiration Date:</b>	
<b>Landowner Type:</b> Private	<b>Note:</b>	

### Parcel Numbers:

County	Parcel Number	Note
Island	R23316-298-0570	
Island	R23327-326-4720	

### Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	4265856	

### Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

## PROPERTY COSTS (Ducken LLC - A)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)		\$17,426.49		\$17,426.49
Easement		\$612,845.00	\$114,612.00	\$727,457.00
Incidentals		\$19,729.01	\$387.50	\$20,116.51
Acquisition Total		\$650,000.50	\$114,999.50	\$765,000.00

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:		\$727,457.00
Other Funding:		\$20,116.51
Administrative Funding:		\$17,426.49

**PROPERTY METRICS (Ducken LLC - A)**

	Original Agreement	Final
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.60
<b>Easement</b>		
Easement type :		Habitat Conservation
Acres by Acreage Type (easement): Uplands:		7.00
Acres by Acreage Type (easement): Wetlands:		22.00
Clean up of hazardous substances is required (yes/no):		No
Waiver of retroactivity (easement) (yes/no):		No
Date available for public use:		12/30/2009
		<i>Public Access not a part of this project. The Homeowner's Association owns the property and the Land Trust holds the conservation easement. The property is available to the homeowners.</i>
<b>Incidentals</b>		
<b>Incidentals</b>		
Did incidental costs exceed billed amount (Yes/No):		No
<b>Noxious weed control</b>		
Acres treated for noxious weeds by method: Biological:		0.00
Acres treated for noxious weeds by method: Chemical:		0.00
Acres treated for noxious weeds by method: Mechanical:		0.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Did administrative costs exceed billed amount (Yes/No):		No

**PROPERTY DESCRIPTION (Dugualla Heights - Tract D)**

<b>Activity:</b> Acquisition	<b>Planned Acquire Date:</b> 07/01/2008	<b>Proposed Acres:</b> 1.26
	<b>Actual Acquire Date:</b>	<b>Actual Acres:</b> 1.26
<b>Ownership:</b>		
<b>Instrument Type:</b> Easement		
<b>Purchase Type:</b> Less than fee ownership		
<b>Term Length:</b> Perpetuity		<b># yrs:</b>
<b>Expiration Date:</b>		
<b>Landowner Type:</b> Private	<b>Note:</b>	

**Parcel Numbers:**

County	Parcel Number	Note
Island	S6515-08-0000D-0	

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:		
Other Funding:		
Administrative Funding:		

**PROPERTY METRICS (Dugualla Heights - Tract D)**

	Original Agreement	Final
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.00
<b>Easement</b>		
Easement type :		Habitat Conservation
Acres by Acreage Type (easement): Riparian:		1.26
Clean up of hazardous substances is required (yes/no):		No
Waiver of retroactivity (easement) (yes/no):		No
Date available for public use:		12/30/2009
		<i>only available to the homeowners in the community</i>
<b>Incidentals</b>		
<b>Incidentals</b>		
Did incidental costs exceed billed amount (Yes/No):		No
<b>Noxious weed control</b>		
Acres treated for noxious weeds by method: Biological:		0.00
Acres treated for noxious weeds by method: Chemical:		0.00
Acres treated for noxious weeds by method: Mechanical:		0.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Did administrative costs exceed billed amount (Yes/No):		No

**SPONSOR CERTIFICATION**

- ☒ I certify that this project has been completed in accordance with the project agreement.
- ☒ I certify that, to the best of my knowledge, the information in the Final Report is true and correct.

Submitted by Patricia Powell on 06/26/2012