

## Final Report

### Project #07-1592, Skagit Bay Nearshore Protection

Submitted by Carrie Viers on 11/13/2013

Accepted by Mike Ramsey on 11/13/2013

#### CONTACTS

**Primary Sponsor:** Whidbey Camano Land Trust

**Lead Entity:** Island County LE

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

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

**Alt Project Contact:** Carrie Viers  
carrie@wclt.org

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

#### DESCRIPTION OF THE COMPLETED PROJECT

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

**FundingEnd Date:** 06/30/2013

**RCO Closure Date:**

Whidbey Camano Land Trust acquired 40 acres of upland and 44 acres (2,200+ feet) of Skagit Bay tidelands. The project purpose is to protect nearshore processes and habitats beneficial to juvenile and adult salmon. The nearshore habitat provides the greatest number of functions to the greatest number of salmon and trout stocks and life history stages in WRIA 6. A primary project goal is to protect degraded habitat (diked land on Skagit Bay) from development with the future goal to restore habitat for salmon by taking out roads, dikes, and restoring habitat functions. This nearshore is a high protection priority for juvenile salmon and forage fish. It is within an ebb tide (day's migration) from the Skagit River Delta. Its location near the mouth of the North Fork Skagit River is particularly important as it is part of a distributory pathway where density dependent migration of fry migrant Chinook salmon is the highest within the Skagit tidal delta (Beamer et al 2005). The project is adjacent to continuous eelgrass beds and nearshore that are priority herring and smelt spawning areas. The project, with 4,000+ feet of shoreline on Skagit Bay is next to 4,000+ feet of Island County-owned tidelands.

#### SITE LOCATION

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

**Waterbodies:** Puget Sound

**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:**  
**Township/Range:**  
**WAU:** WHIDBEY IS



#### Sponsor Clarifications:

General Project area: includes Dugualla Bay

#### PROJECT NARRATIVE

Worked with willing landowner to complete purchase of property. Due diligence and review of hazardous substance assessment was completed. Boundary line adjustment and survey were completed. 40 acres of nearshore uplands and 44 acres of tidelands were acquired. Posted sign on property. Continue to manage noxious weeds and control other plant populations. Developed Stewardship Plan for the property. Working now with WDOT on restoration.

**AMENDMENTS**

#	Type	Applied Date	Description
4	Time Extension	09/11/2012	The project period of 12/13/2007 to 09/15/2012 is extended to allow the contracting party until 06/30/2013 to complete the project.
3	Cost Change	08/31/2012	Increase the PSAR contribution to the project by \$136,500.
2	Time Extension	06/27/2012	The project period of 12/13/2007 to 06/15/2012 is extended to allow the contracting party until 09/15/2012 to complete the project.
1	Cost Change	12/01/2009	Increase the PSAR contribution to the project by \$290,000, and increase the matching share by \$386,000. The cost increase is 2009 PSAR funds from 09-1482A approved by the Salmon Recovery Funding Board on October 16, 2009.

**OVERALL PROJECT COSTS**

Funding Formula:			Requested		Original		Final	
Puget Sound Acq. & Restoration:			\$0.00	(0%)	\$229,872.00	(38%)	\$656,372.00	(55%)
Salmon State Projects:			\$510,000.00	(85%)	\$280,128.00	(47%)	\$139,000.18	(12%)
Sponsor Match:			\$90,000.00	(15%)	\$90,000.00	(15%)	\$404,268.19	(34%)
Total:			\$600,000.00	(100%)	\$600,000.00	(100%)	\$1,199,640.37	(100%)
Paid To Date:			\$795,372.18		Last Released Billing: 11/14/2013			
Remaining RCO Funds:			\$0.00		Pending Billing: No			
Advance Balance:			\$0.00		Match Bank:	\$212,859.63		Number of Billings: 10
Admin Limit:			\$57,125.73	5.00%	Admin Spent:	\$39,761.12	3.31%	
A&E Limit:			\$0.00		A&E Spent:	\$0.00		

Billed Cost Summary:		Original Agreement	Expended	Non-Reimbursable	Total Billed
Acquisition					
	Land		\$707,155.00	\$747,388.00	\$1,454,543.00
	Incidentals		\$48,456.06	\$387.50	\$48,843.56
	Land/Inc Subtotal	\$1,345,238.10	\$755,611.06	\$747,775.50	\$1,503,386.56
	Admin Costs	\$67,261.90	\$39,761.12		\$39,761.12
	Acquisition Total	\$1,412,500.00	\$795,372.18	\$747,775.50	\$1,543,147.68
Total		\$1,412,500.00	\$795,372.18	\$747,775.50	\$1,543,147.68

<b>Project Cost Metrics:</b>	<b>Original Agreement</b>	<b>Final</b>
PCSRF Federal Funds:		
State Funds:		\$795,372.18
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
Amount of other monetary funding:		\$437,388.00
Project identifier for the other monetary funding:		Doris Duke NW Wildlife Initiative \$200,000, Island County Conservation Futures 225,000. Shorecrest 07-1591 \$12,388
Source of other monetary funding:		
Value of Donated Unpaid Labor (Volunteers):		\$0.00
Source of Donated Un-paid labor contributions:		
Number of hours volunteers contributed to the project:		0
Describe how the value of the volunteers was determined:		
Value of Donated Paid Labor:		\$0.00
Source of Donated Paid Contributions:		
Value of Other In-Kind Contributions:		\$310,388.00
Source of Other In-Kind Contributions:		Stratum Group \$388 Landowner \$310,000
Description of other In-Kind contributions:		Stratum Group - environmental site assessment, Landowner - land value

## PROJECT METRICS

	<b>Original Agreement</b>	<b>Final</b>
<b>Project Acquisition</b>		
Acquisition Primary Purpose:		Habitat Conservation, Habitat Restoration
Project acres by purpose type: Habitat Conservation:		44.00
Project acres by purpose type: Habitat Restoration:		40.00
<b>Completion Date</b>		
Projected date of completion:		08/14/2013
<b>Project Goals</b>		
Goals, purpose, and expected benefits:		The goal of the project is to protect degraded habitat from further degradation with the intent to restore the habitat. The objective of the project is to protect degraded salmon refugia, and habitat part of key ecological processes.

WORKSITE #1: Skagit Bay - Ducken

**Worksite Description:** The project is located in WRIA 6 (Island County), township 33N, range 2E, sections 17 & 18. The site 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 near the mouth of the north fork of the Skagit River and along the south edge of Dugualla Bay.

**Driving Directions:** From Oak Harbor, drive north on Hwy 20 to Frostad Rd and turn right. Travel along Frostad Rd, which becomes Dugualla Rd and Dike Rd. The project area is located north of the Frostad and Dugualla roads and east and west of Dike Rd.

**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, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-Odd year ESU
Targeted species (non-ESU species):		Bull Trout, Searun Cutthroat
Miles Of Stream Treated/Protected:		0.00
Project Identified In a Plan or Watershed Assessment:		Whidbey Island Chapter of the Puget Sound Chinook Salmon Recovery Plan.
Type Of Monitoring:		Implementation Monitoring
Monitoring Location:		Onsite

PROPERTY DESCRIPTION (Ducken LLC - A)

<b>Activity:</b> Acquisition	<b>Planned Acquire Date:</b> 08/01/2008	<b>Proposed Acres:</b> 86.00
	<b>Actual Acquire Date:</b> 12/16/2009	<b>Actual Acres:</b> 40.00
<b>Ownership:</b>		
	<b>Instrument Type:</b> Deed - Other	
	<b>Purchase Type:</b> 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	R23317-450-2020	
Island	R23317-462-0920	
Island	R23317-452-0610	
Island	R23317-500-0370	
Island	R23317-467-0230	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	4264326	

**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
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Administrative costs (Acq)	\$39,761.12		\$39,761.12
Land	\$689,155.00	\$747,388.00	\$1,436,543.00
Noxious weed control	\$13,044.00		\$13,044.00
Signs(Acq)	\$2,337.61		\$2,337.61
Standard Incidentals	\$28,556.35	\$387.50	\$28,943.85
Stewardship plan	\$3,000.00		\$3,000.00
Survey(Acq)	\$1,120.00		\$1,120.00
Acquisition Total	\$776,974.08	\$747,775.50	\$1,524,749.58

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:		\$1,436,543.00
Other Funding:		\$48,445.46
Administrative Funding:		\$39,761.12

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

	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): Uplands:		0.00
Clean up of hazardous substances is required (yes/no):		No
Waiver of retroactivity (easement) (yes/no):		
<b>Land</b>		
Acres by Acreage Type (fee simple): Uplands:		40.00
Existing structures on site:		No structures on site
Market value of property improvements:		\$0.00
Clean up of hazardous substances required (yes/no):		No
<b>Incidentals</b>		
<b>Standard Incidentals</b>		
Did incidental costs exceed billed amount (Yes/No):		No
<b>Noxious weed control</b>		
Acres treated for noxious weeds by method: Mechanical:		8.00
<b>Signs(Acq)</b>		
Number of permanent signs that identify site and funding partners:		1
<b>Stewardship plan</b>		
Acres included in the stewardship plan:		40.00
<b>Survey(Acq)</b>		
Acres to be surveyed:		40.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Did administrative costs exceed billed amount (Yes/No):		No

**PROPERTY DESCRIPTION (Ducken LLC - B)****Activity:** Acquisition**Planned Acquire Date:** 08/01/2008**Proposed Acres:** 40.00**Actual Acquire Date:** 12/16/2009**Actual Acres:** 44.00**Ownership:****Instrument Type:** Deed - Other**Purchase Type:** Fee ownership**Term Length:** Perpetuity**# yrs:****Expiration Date:****Landowner Type:** Private**Note:****Parcel Numbers:**

County	Parcel Number	Note
Island	R23317-506-3460	
Island	R23317-527-2670	
Island	R23317-511-2140	
Island	R23317-521-1800	
Island	R23317-474-4170	

**Recording Numbers:**

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	695910	

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

**PROPERTY COSTS (Ducken LLC - B)**

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Land		\$18,000.00		\$18,000.00
Standard Incidentals		\$398.10		\$398.10
Acquisition Total		\$18,398.10		\$18,398.10

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

**Property Costs by Category:**

	Original Agreement	Final
Real Property Acquisition Funding:		\$18,000.00
Other Funding:		\$398.10
Administrative Funding:		\$0.00

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

	Original Agreement	Final
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.00
<b>Land</b>		
Acres zoned as agricultural land:		0.00
Acres by Acreage Type (fee simple): Tidelands:		44.00
Existing structures on site:		No structures on site
Market value of property improvements:		\$0.00
Clean up of hazardous substances required (yes/no):		No
Date available for public use:		12/23/2009

**Incidentals**

**Standard Incidentals**

Did incidental costs exceed billed amount (Yes/No): No

**Noxious weed control**

Acres treated for noxious weeds by method: Mechanical: 0.00

**Signs(Acq)**

Number of permanent signs that identify site and funding partners: 0

**Stewardship plan**

Acres included in the stewardship plan: 44.00

**Administrative Costs (Acq)****Administrative costs (Acq)**

Did administrative costs exceed billed amount (Yes/No): No

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

**Activity:** Acquisition **Planned Acquire Date:** **Proposed Acres:** 15.00  
**Actual Acquire Date:** 12/16/2009 **Actual Acres:** 0.00  
**Ownership:**  
**Instrument Type:** Deed - Statutory Warranty  
**Purchase Type:** Fee ownership  
**Term Length:** Perpetuity **# yrs:**  
**Expiration Date:**  
**Landowner Type:** Private **Note:**

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

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

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Standard Incidentals	\$30.00			
Acquisition Total	\$30.00			

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:		\$0.00
Other Funding:		\$0.00
Administrative Funding:		\$0.00

**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>Land</b>		
Acres by Acreage Type (fee simple): Riparian:		0.00
Existing structures on site:		No structures on site
Market value of property improvements:		\$0.00
Clean up of hazardous substances required (yes/no):		No

**Incidentals****Standard Incidentals**

Did incidental costs exceed billed amount (Yes/No): No

**Noxious weed control**

Acres treated for noxious weeds by method: Mechanical: 0.00

**Signs(Acq)**

Number of permanent signs that identify site and funding partners: 0

**Stewardship plan**

Acres included in the stewardship plan: 0.00

**Administrative Costs (Acq)****Administrative costs (Acq)**

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 Carrie Viers on 11/13/2013