

Final Report

Project #11-1651, Barnum Point Acquisition - Phase I (ESRP)

Submitted by Anne Hammer on 06/27/2013

Accepted by Mike Ramsey on 06/28/2013

CONTACTS

Primary Sponsor: The Nature Conservancy

Project Contact: Misha Henshaw
mhenshaw@tnc.org

Alt Project Contact: Betsy Lyons
Betsy.lyons@dfw.wa.gov
Melinda Milner
mmilner@tnc.org
Kat Morgan
kmorgan@tnc.org
Peter Scholes
pscholes@tnc.org
Anne Hammer
ahammer@tnc.org

Managing Agency: Rec. and Conserv. Office

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

DESCRIPTION OF THE COMPLETED PROJECT

Project Start Date: 07/01/2011

FundingEnd Date: 06/30/2013

RCO Closure Date:

The overall goal of the Barnum Point project was to permanently protect ~52 acres of tidelands, forested shoreline and associated uplands on Camano Island, thereby conserving intact habitat, ecological processes and public access. The project occurred in a single phase following specific objectives:

- Acquire 52 acres (18 tideland acres & 30 upland acres) and 0.43 miles of intact shoreline through a combination of fee and conservation easement.
- Protect an exceptional feeder bluff that supplies sediment to Port Susan Bay.

80% of shorelines in Island County have private residences, leading to armoring, overwater structure installation and water quality issues. An hour from Seattle, Camano Island has high development pressure due to its desirability for commuters and second homes. The current owners were actively marketing the property and zoning allows for 5 additional homes within proposed the fee acquisition area.

Directly adjacent to 7,100 acres of already protected aquatic lands, Barnum Point was a priority both for its high-quality habitats and the habitat-forming processes it sustains. Important features include: an actively eroding feeder bluff; intact shoreline and nearshore habitat utilized by all 8 species of salmon that spawn in the Skagit and Stillaguamish Rivers; forage fish spawning sites; and marine riparian forest.

The site will continue to be managed as a county-owned passive-use natural recreation area. It will provide outstanding passive recreation opportunities-addressing the expressed need for shoreline access in Island County and across the Sound while preserving the habitats, features and processes the site sustains.

SITE LOCATION

General Area of Project: East side of Camano Island on Port Susan Bay.

Waterbodies:

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: 05
Township/Range: T31NR03E
WAU: CAMANO IS



Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROJECT NARRATIVE

History of project implementation:

- In 2009, the landowners were looking for conservation buyers for property that had recently been inherited. They contacted a number of conservation organizations, including The Nature Conservancy. After assessing the property's relationship to Conservancy goals and objectives for Puget Sound and Port Susan Bay recovery, and receiving positive encouragement from Island County that they were interested in adding this property to their portfolio of park properties, TNC decided to move forward with negotiation.
- Conservancy scientists conducted a habitat assessment confirming the rich conservation values of the site. Conservancy protection staff began commissioning the first of several property appraisals to determine market value of the property. Once the appraisal was complete, it was shared with the landowners, and negotiations over value and price continued for almost two years due to the challenging real estate market at the time.
- Also during this time, expectations for additional grants to fund purchase of full project properties were reduced due to federal funding disappearing for specific grant programs, so we worked with the landowners to adjust the scope of the larger project, while fulfilling our commitments made in the ESRP project proposal.
- The Conservancy succeeded in purchasing the 52 acre property in August 2012. The full property was successfully transferred to Island County in March 2013.
- Stillaguamish Tribe sampling in the area has confirmed fish use of the beaches at Barnum Point and along the 3-mile extent of beaches influenced by the Barnum Point feeder bluff.

Lessons Learned:

- An economic downturn can be an emotional and challenging time for a long-held family property to change hands, and for a public entity to take on new responsibilities; however the local community on Camano Island was so supportive of the project, and we were able to engage that support successfully, so it will be an asset to the residents and visitors for a long time to come.

OVERALL PROJECT COSTS

Funding Formula:			Requested		Original		Final	
ESRP-EPA Marine & Nearshore:	\$0.00	(0%)		\$75,000.00	(4%)		\$64,300.00	(3%)
Estuary & Salmon Restoration:	\$1,050,000.00	(50%)		\$975,000.00	(46%)		\$983,925.45	(47%)
Sponsor Match:	\$1,050,000.00	(50%)		\$1,050,000.00	(50%)		\$1,048,225.45	(50%)
Total:	\$2,100,000.00	(100%)		\$2,100,000.00	(100%)		\$2,096,450.90	(100%)
Paid To Date:	\$1,048,225.45						Last Released Billing: 12/03/2013	
Remaining RCO Funds:	\$0.00						Pending Billing: No	
Advance Balance:	\$0.00			Match Bank:	\$0.00		Number of Billings: 2	
Admin Limit:	\$99,831.00	5.00%		Admin Spent:	\$10,176.84	0.48%		
A&E Limit:	\$0.00			A&E Spent:	\$0.00			

Billed Cost Summary:		Original Agreement	Expended	Non-Reimbursable	Total Billed
Acquisition					
Land			\$2,000,000.00		\$2,000,000.00
Incidentals			\$86,274.06		\$86,274.06
Land/Inc Subtotal		\$2,000,000.00	\$2,086,274.06		\$2,086,274.06
Admin Costs		\$100,000.00	\$10,176.84		\$10,176.84
Acquisition Total		\$2,100,000.00	\$2,096,450.90		\$2,096,450.90
Total		\$2,100,000.00	\$2,096,450.90		\$2,096,450.90

Project Cost Metrics:	Original Agreement	Final
PCSRF Federal Funds:		
State Funds:	\$1,048,225.45	\$1,048,225.45
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
		<i>Retainage should be \$52,500.</i>
Amount of other monetary funding:	\$1,050,000.00	\$1,048,226.00
Project identifier for the other monetary funding:	Aquatic Lands Enhancement Account (RCO Project # 10-1438)	Aquatic Lands Enhancement Account (RCO Project # 10-1438)
Source of other monetary funding:	TNC private funds	TNC private funds
Value of Donated Unpaid Labor (Volunteers):	\$0.00	\$0.00
Source of Donated Un-paid labor contributions:	N/A	n/a
Number of hours volunteers contributed to the project:		0
Describe how the value of the volunteers was determined:		n/a
Value of Donated Paid Labor:	\$0.00	\$0.00
Source of Donated Paid Contributions:		n/a
Value of Other In-Kind Contributions:	\$0.00	\$0.00
Source of Other In-Kind Contributions:		n/a
Description of other In-Kind contributions:	N/A	n/a

PROJECT METRICS

	Original Agreement	Final
Project Acquisition		
Acquisition Primary Purpose:	Habitat Conservation	Habitat Conservation
Project acres by purpose type: Habitat Conservation:	49.00	52.00
	<i>Approximately 40 acres (pending survey and possible boundary line adjustment).</i>	
Completion Date		
Projected date of completion:	06/30/2013	06/30/2013
Project Goals		
Goals, purpose, and expected benefits:	The goal of this project is to protect an intact marine nearshore coastal bluff and associated shoreline processes.	The goal of this project was to protect an intact marine nearshore coastal bluff and associated shoreline processes.

WORKSITE #1: Barnum Point

Worksite Description: Approximately 120 acres of undeveloped marine riparian forest, bluffs and tidelands located on the west side of Port Susan Bay on Camano Island in Island County, WA.

Driving Directions: From I5, take Hwy 532 West through Stanwood onto Camano Island. Turn left onto Sunrise Blvd and continue ~2.5 miles until road turns sharply to the East and becomes Moe Rd. Keep going straight onto driveway.

Coordinates for Worksite Directions - Latitude: 48.20 **Longitude:** -122.46

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, Steelhead-Puget Sound 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, Steelhead-Puget Sound DPS
Targeted species (non-ESU species):	Bull Trout, Cutthroat	Bull Trout, Cutthroat
Miles Of Stream Treated/Protected:	0.00	0.00
Project Identified In a Plan or Watershed Assessment:	WRIA 6 Multi-species Salmon Recovery Plan's 10-year implementation plan	WRIA 6 Multi-species Salmon Recovery Plan's 10-year implementation plan
Type Of Monitoring:	None	None
Monitoring Location:	No monitoring completed	No monitoring completed

PROPERTY DESCRIPTION (Barnum Phase 1)

Activity: Acquisition	Planned Acquire Date: 06/30/2012	Proposed Acres: 49.00
	Actual Acquire Date: 08/29/2012	Actual Acres: 52.00
Ownership:		
	Instrument Type: Deed - Statutory Warranty	
	Purchase Type: Fee ownership	
	Term Length: Perpetuity	# yrs:
	Expiration Date:	
Landowner Type: Private	Note:	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	4322282	
Easement	4322295	

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Barnum Phase 1)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)		\$10,176.84		\$10,176.84
Boundary line adjustment		\$16,805.00		\$16,805.00
Cultural resources(Acq)		\$3,512.00		\$3,512.00
Easement		\$500,000.00		\$500,000.00
Land		\$1,500,000.00		\$1,500,000.00
Standard Incidentals	\$42.00	\$58,562.06		\$58,562.06
Survey(Acq)		\$7,395.00		\$7,395.00
Acquisition Total	\$42.00	\$2,096,450.90		\$2,096,450.90

Sponsor Clarifications:

Property total should be \$2,100,000

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:	\$1,951,145.00	\$2,000,000.00
Other Funding:	\$48,855.00	\$86,274.06
Administrative Funding:	\$100,000.00	\$10,176.84

PROPERTY METRICS (Barnum Phase 1)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:	0.00	0.00
	Property is marine shoreline.	
Easement		
Easement type :		Habitat Conservation
Acres by Acreage Type (easement): Riparian:		6.00
Acres by Acreage Type (easement): Tidelands:		20.00
Clean up of hazardous substances is required (yes/no):		No
Land		
Total cost for Land:		
Acres by Acreage Type (fee simple): Lake:	0.00	
Acres by Acreage Type (fee simple): Riparian:	31.00	7.00
Acres by Acreage Type (fee simple): Tidelands:	18.00	
Acres by Acreage Type (fee simple): Uplands:	0.00	17.70
Acres by Acreage Type (fee simple): Wetlands:	0.00	1.30
Existing structures on site:	Structures and acres excluded for ineligible use	Structures and acres excluded for ineligible use
Market value of property improvements:	\$200,000.00	\$200,000.00
	Value is approximate.	
Clean up of hazardous substances required (yes/no):	No	No
	A Phase I Environmental Site Assessment will be completed prior to acquisition to determine whether any hazardous substances requiring clean up are present on site. It is unlikely that clean up will be required.	
Incidentals		
Standard Incidentals		
Did incidental costs exceed billed amount (Yes/No):		No
Total cost for Standard Incidentals:		
Boundary line adjustment		
Number of months required to complete the boundary line adjustment:	12	12
	If needed, a boundary line adjustment may be initiated prior to the start date of an RCO award.	
Total cost for Boundary line adjustment:		
Cultural resources(Acq)		
Total cost for Cultural resources(Acq):		
Restoration or development plans (yes/no):	No	No
	Low impact park development may be part of future project phases.	

Noxious weed control

Total cost for Noxious weed control:

Acres treated for noxious weeds by method: Mechanical:	20.00	20.00
--	-------	-------

Acres to be treated are not solid infestations - noxious weed control will take place across the property as needed. The majority of control will be mechanical, with the option for chemical treatment of some small areas.

Signs(Acq)

Total cost for Signs(Acq):

Number of permanent signs that identify site and funding partners:	1	1
--	---	---

Survey(Acq)

Total cost for Survey(Acq):

Acres to be surveyed:	49.00	52.00
-----------------------	-------	-------

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

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

Total cost for Administrative costs (Acq):

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 Anne Hammer on 06/27/2013