

Final Report

Project #10-1438, Barnum Point Acquisition - Phase I

Submitted by Steve Marx on 05/10/2013

Accepted by Mike Ramsey on 07/01/2013

CONTACTS

Primary Sponsor: Island County

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Managing Agency: Rec. and Conserv. Office

RCO Grant Manager: Kyle Guzlas
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DESCRIPTION OF THE COMPLETED PROJECT

Project Start Date: 07/01/2011

FundingEnd Date: 06/30/2013

RCO Closure Date: 07/19/2013

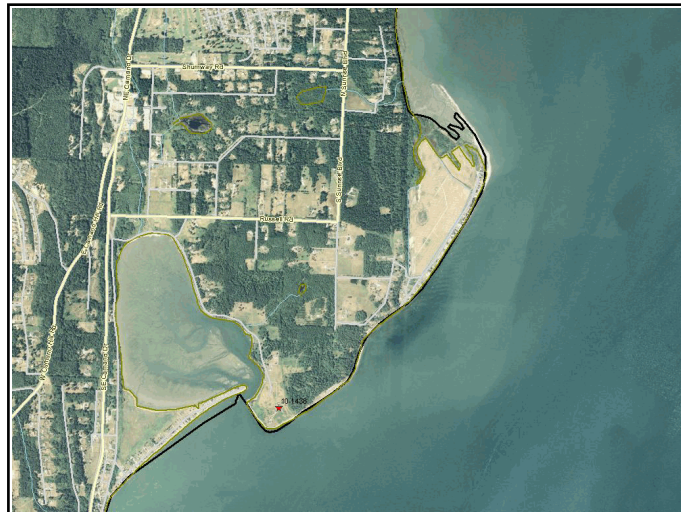
This project protected 52 acres of real propert located on Camano Island, consisting of fee simple interest in 26 acres and 840 feet of waterfront and a 26-acre conservation easement that provides pedestrian access to tidelands, thereby conserving intact habitat, ecological processes and public access. This site includes an intact shoreline of nearshore habitat that is utilized by all 8 species of salmon that spawn in the Skagit and Stillaguamish Rivers, and also includes an exceptional feeder bluff that supplies sediment to Port Susan Bay. This project will add to 7,100 acres already protected in the area.

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: 07
Township/Range: T31NR03E
WAU: CAMANO IS



Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROJECT NARRATIVE

AMENDMENTS

#	Type	Applied Date	Description
1	Cost Change	06/05/2012	Reduce match by 2.64%, and refine scope to reflect what landowner is willing to sell. The attached Amendment Agreement Description replaces the original Agreement Description and the description in Section C of the original agreement. The attached Eligible Scope Activities replaces the original Eligible Scope Activities.

OVERALL PROJECT COSTS

Funding Formula:		Requested		Original		Final	
Aquatic Lands Enhancement Acct:		\$1,000,000.00	(45%)	\$1,000,000.00	(45%)	\$1,000,000.00	(48%)
Sponsor Match:		\$1,223,000.00	(55%)	\$1,223,000.00	(55%)	\$1,100,000.00	(52%)
Total:		\$2,223,000.00	(100%)	\$2,223,000.00	(100%)	\$2,100,000.00	(100%)
Paid To Date:		\$1,000,000.00		Last Released Billing: 03/18/2013			
Remaining RCO Funds:		\$0.00		Pending Billing: No			
Advance Balance:		\$0.00		Match Bank:		\$0.00	
Admin Limit:		\$75,000.00	3.70%	Admin Spent:		\$37,493.21	1.78%
A&E Limit:		\$0.00	20.00%	A&E Spent:		\$0.00	
Billed Cost Summary:		Original Agreement		Expended		Non-Reimbursable	
Acquisition							
Land				\$1,000,000.00		\$1,060,000.00	
Incidentals						\$62,741.80	
Land/Inc Subtotal		\$2,025,000.00		\$1,000,000.00		\$1,122,741.80	
Admin Costs		\$75,000.00				\$37,493.21	
Acquisition Total		\$2,100,000.00		\$1,000,000.00		\$1,160,235.01	
Total		\$2,100,000.00		\$1,000,000.00		\$1,160,235.01	

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>	
Miles of shoreline protected:		0.50	0.40
Completion Date			
Projected date of completion:		06/30/2012	03/28/2013

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: 0.00 **Longitude:** 0.00

Sponsor Clarifications:

Approximately 52 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.

PROPERTY DESCRIPTION (Phase 1)

Activity: Acquisition **Planned Acquire Date:** 12/31/2011 **Proposed Acres:** 48.00
Actual Acquire Date: 02/15/2013 **Actual Acres:** 52.00
Ownership:
Instrument Type: Deed - Statutory Warranty
Purchase Type: Fee ownership
Term Length: Perpetuity **# yrs:**
Expiration Date:
Landowner Type: Private **Note:**

Parcel Numbers:

County	Parcel Number	Note
Island	R33105-077-1080	
Island	R33105-086-1670	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	4322282	3/28/2013
Easement	4322295	8/30/2012
Deed - Other	4336595	03/28/2013 Assignment of Easement (transfer CE from TNC to Island County)
Deed - Statutory Warranty	4336594	03/28/2013
Assignment of Rights	4336597	03/28/2013

Sponsor Clarifications:

Actual Acres acquired is 26 acres fee simple upland and a 26 acre beach conservation easement. Total of 52.

PROPERTY COSTS (Phase 1)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)			\$37,493.21	\$37,493.21
Boundary line adjustment			\$16,805.00	\$16,805.00
Cultural resources(Acq)			\$3,512.00	\$3,512.00
Easement		\$250,000.00	\$265,000.00	\$515,000.00
Land		\$750,000.00	\$795,000.00	\$1,545,000.00
Standard Incidentals			\$35,029.80	\$35,029.80
Survey(Acq)			\$7,395.00	\$7,395.00
Acquisition Total		\$1,000,000.00	\$1,160,235.01	\$2,160,235.01

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
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Real Property Acquisition Funding:	\$2,107,550.00	\$2,060,000.00
Other Funding:	\$40,450.00	\$62,741.80
Administrative Funding:	\$75,000.00	\$37,493.21

PROPERTY METRICS (Phase 1)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:	0.00	0.00
Easement		
Acres zoned as agricultural land:	0.00	0.00
Easement type :		Habitat Conservation
Acres by Acreage Type (easement): Tidelands:		26.00
Clean up of hazardous substances is required (yes/no):		No
Date available for public use:	06/30/2012	11/01/2013
Land		
Acres zoned as agricultural land:	0.00	0.00
Total cost for Land:		
Acres by Acreage Type (fee simple): Lake:	0.00	
Acres by Acreage Type (fee simple): Riparian:	26.00	
Acres by Acreage Type (fee simple): Tidelands:	18.00	
Acres by Acreage Type (fee simple): Uplands:	5.00	26.00
Acres by Acreage Type (fee simple): Wetlands:	0.00	
Existing structures on site:	Structures and acres excluded for ineligible use	Structures and acres excluded for ineligible use
Market value of property improvements:	\$0.00	\$0.00
Clean up of hazardous substances required (yes/no):	No	No
Date available for public use:	06/30/2012	11/01/2013
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
Total cost for Boundary line adjustment:		
Cultural resources(Acq)		
Total cost for Cultural resources(Acq):		
Restoration or development plans (yes/no):	No	No
Noxious weed control		
Total cost for Noxious weed control:		
Acres treated for noxious weeds by method: Chemical:	5.00	
Acres treated for noxious weeds by method: Mechanical:	44.00	26.00
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 Steve Marx on 05/10/2013