

Final Report

Project #08-1633, Westside Camano Acquisition (Henry Hollow)

Submitted by Don Mason on 02/07/2014

Accepted by Kim Sellers on 03/27/2014

CONTACTS

Primary Sponsor: Island County

Project Contact: Don Mason
donma@co.island.wa.us

Managing Agency: Rec. and Conserv. Office

RCO Grant Manager: Kim Sellers
kim.sellers@rco.wa.gov

DESCRIPTION OF THE COMPLETED PROJECT

Project Start Date: 08/31/2010

FundingEnd Date: 06/30/2013

RCO Closure Date:

Through this project, Island County was able to acquire and protect 6 acres of high value aquatic lands with access to critical marine and freshwater habitats on the west side of Camano Island, through acquisition of a lowland parcel and a portion of the associated upland parcel. The acquisition preserved valued near-shore habitats and shore forming processes, including a gravel beach, estuarine system, feeder bluff(s) and freshwater creek. In addition, this property is incorporated into the Island County Parks Marine Trail System, as it provides the public with a rare opportunity to access the Saratoga Passage shoreline.

SITE LOCATION

General Area of Project: Westside of Camano Island

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: 15
Township/Range: T31NR02E
WAU: CAMANO IS



Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROJECT NARRATIVE

AMENDMENTS

#	Type	Applied Date	Description
3	Project Type Change	06/28/2013	This project received only partial funding, therefore this amendment is to remove the restoration and construction elements from this project agreement. This project is now for acquisition only.
2	Time Extension	05/13/2013	The project period of 08/31/2010 to 04/30/2013 is extended to allow the contracting party until 06/30/2013 to complete the project.
1	Cost Change	11/24/2010	The Project Agreement is amended to increase the grant amount by \$2,255.00 using returned ALEA funds.

OVERALL PROJECT COSTS

Funding Formula:		Requested		Original		Final	
Aquatic Lands Enhancement Acct:		\$675,965.00	(50%)	\$525,420.66	(50%)	\$527,675.66	(50%)
Sponsor Match:		\$675,966.00	(50%)	\$525,420.66	(50%)	\$527,675.66	(50%)
Total:		\$1,351,931.00	(100%)	\$1,050,841.32	(100%)	\$1,055,351.32	(100%)
Paid To Date:		\$527,675.66		Last Released Billing: 03/28/2014			
Remaining RCO Funds:		\$0.00		Pending Billing: No			
Advance Balance:		\$0.00		Match Bank:	\$0.00	Number of Billings: 2	
Admin Limit:		\$50,254.82	5.00%	Admin Spent:	\$0.00		
A&E Limit:		\$0.00	20.00%	A&E Spent:	\$0.00		
Billed Cost Summary:		Original Agreement		Expended		Non-Reimbursable	
Acquisition							
Land				\$802,588.59		\$287,411.41	
Incidentals				\$36,217.04			
Land/Inc Subtotal		\$1,005,096.50		\$838,805.63		\$287,411.41	
Admin Costs		\$50,254.82					
Acquisition Total		\$1,055,351.32		\$838,805.63		\$287,411.41	
Construction							
A&E							
Total							
Total		\$1,055,351.32		\$838,805.63		\$287,411.41	

PROJECT METRICS

	Original Agreement	Final
Community Values		
Management Priority:	Passive Park	
Connecting children with nature:	The scope was narrowed to exclude the interpretive signs, because the project is receiving less than full funding. May be added back if additional ALEA funds become available.	
Project sustainability:	None.	
Project Acquisition		
Acquisition Primary Purpose:	Habitat Conservation	Public Access
Project acres by purpose type:	<i>Trail area and parking estimated to be 1.5 acres.</i>	
Miles of shoreline protected:	0.04	0.04
Sites Improved		
Project acres developed:	0.00	
	<i>Parking, trails, and habitat restoration will be accomplished outside the scope of this initial funding amount. If the full ALEA grant award becomes available, the scope will be amended to include all activities originally proposed.</i>	
Project acres renovated:	0.00	
Completion Date		
Projected date of completion:	04/30/2013	06/30/2013

WORKSITE #1: Heib Property Beach Access and Acreage

Worksite Description: 878 S. West Camano Dr., Camano Island, WA 92882 N1/2 SEc. 15,Twp. 31N, R 2E Tax parcels R23115-410-4730 & R23115-362-4290. Two contiguous parcels - the larger parcel contains a single family residence and a barn, both structures will be demolished. The upland parcel is mainly open field with a portion of the creek running along the westerly property line. The waterfront parcel contains the creek outlet, a small unpaved access, a gravel beach and habitat forming accretion bluff(s).

Driving Directions: From I-5 westbound through Stanwood onto Camano Is. go to 2nd stop light on Camano (Cross Island Rd.) take a right continue accross Cross Island Rd. (2.5 miles +/-) come to stop sign (West Camano Dr.) take left (south) on West Camano Dr.. go approx 3.5 miles - property on the west side of West Camano Dr. (see attached map)

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

Sponsor Clarifications:
Sponsor verified the above information is correct and complete.

WORKSITE #1 COSTS

Worksite Billed Cost:	Estimated	Expended	Non-Reimbursable	Total Billed
A&E	\$16,000.00			
Construction	\$6,288.00			
Worksite Total	\$22,288.00			

Worksite Costs by Category:	Original Agreement	Final
Cultural resource funding:		

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

Cultural Resources

Cultural resources

Total cost for Cultural resources:	
Acres surveyed for cultural resources:	6.00
	<i>If necessary, will complete cultural resources review in conjunction with restoration or development items that would be amended into the scope, if/when additional ALEA funds become available.</i>
Number of trail miles surveyed for cultural resources:	0.00

PROPERTY DESCRIPTION (Heib Property)

Activity:	Acquisition	Planned Acquire Date:	08/15/2009	Proposed Acres:	6.27
		Actual Acquire Date:	12/24/2008	Actual Acres:	6.27
		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	R23115-362.4290
Island	R23115-410-4730

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	4241739	12/24/2008
Deed of Right	4342636	06/26/2013

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Heib Property)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Land		\$802,588.59	\$287,411.41	\$1,090,000.00
Standard Incidentals		\$4,750.00		\$4,750.00
Survey(Acq)		\$31,467.04		\$31,467.04
Acquisition Total		\$838,805.63	\$287,411.41	\$1,126,217.04

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:

	Original Agreement	Final
Real Property Acquisition Funding:		\$1,090,000.00
Other Funding:		\$36,217.04

PROPERTY METRICS (Heib Property)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.22
Land		
Clean up of hazardous substances required (yes/no):		
Total cost for Land:		
Acres by Acreage Type (fee simple): Riparian:	5.00	5.00
	<i>These estimates will be finalized when the portion of the upland parcel purchased with RCO funding is confirmed</i>	
Acres by Acreage Type (fee simple): Uplands:	1.00	1.27
	<i>These estimates will be finalized when the portion of the upland parcel purchased with RCO funding is confirmed</i>	
Acres zoned as agricultural land:	0.00	0.00
Existing structures on site:	Structures to be demolished <i>Brindge that is an attractive nuisance, will be removed. Less than 50 years old.</i>	Structures to be demolished
Market value of property improvements:	\$0.00	\$0.00
Date available for public use:	03/31/2011	03/31/2011
Incidentals		
Standard Incidentals		
Did incidental costs exceed billed amount (Yes/No):		
Survey(Acq)		
Acres surveyed:		6.27

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 Don Mason on 02/07/2014