

Project #14-1887, Kellet Bluff / Hart Property - Henry Island

Current Status: Application Submitted

Project Details

Primary Sponsor: San Juan County Land Bank	Primary Contact: Lincoln Bormann (360) 378-4402 lincoln@rockisland.com
Funding Program: PSAR Large Capital Projects	Lead Entity: San Juan County Community Development Lead Entity
Project Type: Acquisition	

Project Description

Kellet Bluff is located at the SW tip of Henry Island, a small non-ferry served island just off the NW side of San Juan Island. The Hart property encompasses roughly 80 acres with shoreline on both the Haro Strait (over 1,500 feet) and Open Bay (nearly 1,400 feet). The Haro strait shoreline is rocky with extensive nearshore kelpbeds and two cormorant rookeries. The property has several pocket beaches with overhanging vegetation and nearshore eelgrass beds on the Open Bay side. Additionally, Orcas frequent the area around the intertidal rocks of this shoreline. This is one of the highest priority areas for salmon recovery in the San Juans due to concentration of juvenile Chinook and existing protected shorelines and undeveloped properties. WRIA 2 has designated protection of habitat as the highest priority action for the area.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
Project Acquisition	
Acquisition Primary Purpose	Habitat Conservation
Completion Date	
Projected date of completion	9/1/2015
Sponsor Match: Monetary Funding	
Amount of other monetary funding	\$0.00
Project identifier for the other monetary funding	N/A
Source of other monetary funding	N/A
Sponsor Match: Donated Un-paid Labor (volunteers)	
Value of Donated Unpaid Labor (Volunteers)	\$0.00
Source of Donated Un-paid labor contributions	N/A
Sponsor Match: Donated Paid Labor	
Value of Donated Paid Labor	\$28,000.00
Source of Donated Paid Contributions	San Juan County Land Bank
Sponsor Match: Other In-kind Contributions	
Value of Other In-Kind Contributions	\$573,000.00
Source of Other In-Kind Contributions	Property seller
Description of other In-Kind contributions	N/A

Project Funding

Funding Request		Funding %	Sponsor Match Source	
PSAR Large Capital Projects	\$825,000	57.85 %	Donated Labor	\$28,000
Sponsor Match	\$601,000	42.15 %	Donated Land	\$573,000
Total Project Funding	\$1,426,000	100.00 %		
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program
ACQUISITION COSTS				
Land/Incidentals	\$1,398,000			
Admin	\$28,000		2.00 %	\$69,900 (5%)
Subtotal	\$1,426,000	100.00 %		
Total Cost Estimate	\$1,426,000	100.00 %		

Worksites and Properties

County: San Juan
Legislative Districts 2012: 40

Congressional Districts 2012: 02
 Salmon Recovery Regions: Puget Sound
 DNR Watershed Units (WAU): SAN JAUN IS
 4th Field Catalog Units (HUC): San Juan Islands
 WRIA: San Juan
 Sections: 28
 Township: T36NR04W
 Coordinates: 48.59323734
 -123.20027655

Worksite #1: Hart property

Coordinates from Mapped Point:	Latitude: 48.59323734	Longitude: -123.20027655
Coordinates from Worksite	Latitude: 48.605385	Longitude: -123.159579
Directions:		

Worksite Description: The Hart property is close to the tip of the southwestern portion of Henry Island.

Site Access Directions: Access is limited to landing craft, skiff or kayak only. The closest boat ramp is at Roche Harbor on San Juan Island.

Worksite Address:
 Southwest Henry Island
 Henry Island, WA 98250

Category / Work Type / Metric	Application Answer	Work Type Costs
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-unidentified ESU	
Targeted species (non-ESU species)	None	
Miles Of Stream Treated/Protected	0.55	
Project Identified In a Plan or Watershed Assessment	San Juan County Salmon Recovery Plan, Pulling It All Together Project (PIAT), 2012.	
Type Of Monitoring	None	
Monitoring Location	No monitoring completed	

- 1 of 6

Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.

No.
- 2 of 6

What is the current land use of the site, and its history?

Undeveloped. The property is in a designated forest land designation.
- 3 of 6

Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.

No
- 4 of 6

Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. The answer to this question will be used in cultural resource consultation so please provide detailed information on the anticipated depth of excavation and the size of area disturbed.

None.
- 5 of 6

Give street address for this worksite if available.

Not available.
- 6 of 6

If buildings or structures (tidegates, dikes, etc.) will be altered, removed, or demolished, provide for each: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photograph for each to your project in PRISM. If none: N/A The answer to this question will be used in cultural resource consultation so please provide detailed information.

There are no structures on the site.

Property for Hart property Worksite #1: Hart property

Activity: Acquisition	Planned Acquire Date: 09/01/2015	Proposed Acres: 80.00
Property Grantor	Ownership	
	Instrument Type: Deed - Statutory Warranty	
	Purchase Type: Fee ownership	
Landowner Type: Private	Term Length: Perpetuity	
	Expiration Date:	
	Note:	

Acquisition Metrics (Outcomes, Benefits)		
Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition	0.55	
Land		
Total cost for Land		\$1,373,000.00
Acres by Acreage Type (fee simple) - Riparian	15.00	
Acres by Acreage Type (fee simple) - Uplands	65.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	No structures on site	
Market value of property improvements	\$0.00	
Incidentals		
Appraisal		
Total cost for appraisal		\$14,000.00
Appraisal Review		
Total cost for appraisal review		\$3,000.00
Baseline Documentation		
Total cost for baseline documentation		\$1,500.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$5,000.00
Stewardship plan		
Total cost for Stewardship plan		\$1,500.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$28,000.00

Acquisition Questions

1 of 2	<p>Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?</p> <p>No. The property has not been acquired.</p>
2 of 2	<p>Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.</p> <p>There would likely be some signage denoting conservation ownership of the property at one or two key access points.</p>

Overall Project Questions

1 of 5	<p>Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:</p> <p>No</p>
2 of 5	<p>Do you need state SRFB dollars (not Federal) to match the requirements of any other federal funding you will be using to complete this project. If Yes, please state the amount of state dollars needed out of your total request.</p> <p>No</p>
3 of 5	<p>Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. (www.dnr.wa.gov/Publications/aqr_land_manager_map.pdf)</p> <p>No</p>
4 of 5	<p>For grants listed in the Sponsor Match Category section on the Funding Request tab, list the grant source(s), when the funds were (or will be) secured, and how long the grant funds will be available to this project.</p> <p>Not applicable.</p>
5 of 5	<p>Describe the type and timing of donated labor (skilled and unskilled), donated equipment, and donated materials that will be used for this project, identified in the Sponsor Match Category section on the Funding Request tab.</p> <p>Donated labor would include preparation of baseline assessment and long term management plans, negotiation, drafting of purchase and sale agreement, review of appraisals, due diligence, presentation of project details at County Council meetings and outreach forums.</p>

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
None - No permits Required				
Permit Questions				
1 of 1	<p>If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.</p> <p>No, No permits will be required.</p>			

Project Attachments

Required Attachments	6 out of 6 done
Cost Estimate	<input checked="" type="checkbox"/>
Landowner acknowledgement form	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Parcel map	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Salmon Project Proposal	<input checked="" type="checkbox"/>

Photos

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 14-1887A(rtnd 05/16/14 15:45:44).pdf	05/16/2014
Assessment report	SJIResults summary 5 22.docx	06/25/2014
Cost Estimate	cost estimate.doc	06/26/2014
Map: Parcel map	Hart parcel map.pdf	05/15/2014
Map: Parcel map	HenryCompPlan.jpg	05/15/2014
Photo	Open Bay shoreline.pdf	05/15/2014
Photo	Hart location.pdf	05/15/2014
Photo	IMG_3429.jpg	05/15/2014
Photo	IMG_3418.jpg	05/15/2014
Photo	Beach_OpenBay_Panorama.jpg	05/15/2014
Project Support / Concern Documents	Assessors est of value.pdf	06/26/2014
Salmon Project Proposal	Hart Project Proposal PSAR Large Cap Final.doc	07/22/2014

Application Status

Application Due Date: 08/15/2014

Status	Status Date	Name	Notes
Application Submitted	08/01/2014	Lincoln Bormann	
Preapplication	05/08/2014		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Lincoln Bormann, 08/01/2014)