

## Final Report

### Project #13-1354, Reid Harbor Conservation Easement

Submitted by Barbara Courtney on 07/01/2014

Accepted by Mike Ramsey on 08/07/2014

#### CONTACTS

**Primary Sponsor:** San Juan Preservation Trust

**Lead Entity:** San Juan Co Comm Dev LE

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

**Project Contact:** Tim Seifert  
tim@sjpt.org

**Alt Project Contact:** Barbara Courtney  
barbara@sjpt.org  
Michael Blanton  
michael.blanton@psp.wa.gov

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

#### DESCRIPTION OF THE COMPLETED PROJECT

**Project Start Date:** 08/22/2013

**FundingEnd Date:** 03/31/2015

**RCO Closure Date:**

The goal of this acquisition project was to protect the natural shoreline processes, natural habitat, water quality, and native shoreline vegetation of the target property on Reid Harbor, Stuart Island for endangered outmigrating juvenile Chinook salmon; juvenile chum and pink salmon; surf smelt; Pacific sand lance; and Pacific herring. This acquisition project protected the target property through purchase of a Conservation Easement ensuring permanent protection and extinguishment of up to 10 development rights on approximately 61 acres and 4,389 feet of natural shoreline which is located in a high priority Fish Use region in the San Juan Islands. This high priority property anchors the forested medium bank southern shore of Reid Harbor with mixed old growth and second growth. This shoreline has eelgrass beds and habitat suitable for forage fish spawning. In addition to being identified as a high priority location for salmon recovery, the San Juan Preservation Trust has designated the area around Reid Harbor as a priority for conservation and with Washington State Parks has already protected over 355 acres in close proximity to this project, including much of the watershed surrounding the harbor. With adjacent and nearby parks and conservation land already set aside, this project extended total protection along the shores of Reid Harbor to over 13,800 feet of shoreline (approximately 60% of the entire harbor).

#### SITE LOCATION

**General Area of Project:** Stuart Island

**Waterbodies:**

**Cong District 2012:** 02  
**County:** San Juan  
**HUC:** San Juan Islands  
**Leg District 2012:** 40  
**Salmon Recov Reg 05:** Puget Sound  
**Section:** 34  
**Township/Range:** T37NR04W  
**WAU:** STUART IS  
**WRIA:** San Juan

#### Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

## PROJECT NARRATIVE

Project History: Project Start date was August 22, 2013. The Conservation Easement was signed/recorded December 31, 2013.

Project Changes: Project Changes included adjustment of the purchase price based on final appraised value and an increase in reimbursed administrative costs. This past winter one of the pocket beaches on the conservation easement was surveyed for forage fish eggs and surf smelt spawning was documented, adding further confirmation of the project's high value fish habitat. Grantor name was changed to "Northstar Preserve LLC". Final adjustments were made to the siting and design of Structures Areas #1 and #2, consistent with protection of conservation values.

Lessons Learned: Lessons Learned include the importance of having a committed, conservation-minded grantor and a responsive team, including project manager. Having this great group of people to work with made it possible to meet grant requirements within relatively short timeframes.

Project Outcome: The project was successfully concluded as planned.

## AMENDMENTS

#	Type	Applied Date	Description
1	Cost Change	12/27/2013	Due to a lower than anticipated property value for this acquisition project the PSAR share is reduced to \$795,000 (84.13%) and the sponsor's matching share is reduced to \$150,000 (15.87%).

## OVERALL PROJECT COSTS

Funding Formula:		Requested		Original		Final	
PSAR Large Capital Projects:		\$800,000.00	(76%)	\$800,000.00	(76%)	\$794,339.40	(84%)
Sponsor Match:		\$250,000.00	(24%)	\$250,000.00	(24%)	\$149,875.36	(16%)
Total:		\$1,050,000.00	(100%)	\$1,050,000.00	(100%)	\$944,214.76	(100%)
Paid To Date:		\$794,339.40		Last Released Billing: 04/30/2014			
Remaining RCO Funds:		\$0.00		Pending Billing: No			
Advance Balance:		\$0.00		Match Bank:	\$124.64	Number of Billings: 2	
Admin Limit:		\$44,962.61	5.00%	Admin Spent:	\$16,636.18	1.76%	
A&E Limit:		\$0.00	30.00%	A&E Spent:	\$0.00		

Billed Cost Summary:		Original Agreement	Expended	Non-Reimbursable	Total Billed
Acquisition					
Property			\$750,000.00	\$150,000.00	\$900,000.00
Incidentals			\$27,703.22		\$27,703.22
Property/Inc Subtotal		\$900,000.00	\$777,703.22	\$150,000.00	\$927,703.22
Admin Costs		\$45,000.00	\$16,636.18		\$16,636.18
Acquisition Total		\$945,000.00	\$794,339.40	\$150,000.00	\$944,339.40
Total		\$945,000.00	\$794,339.40	\$150,000.00	\$944,339.40

<b>Project Cost Metrics:</b>	<b>Original Agreement</b>	<b>Final</b>
PCSRF Federal Funds:		
State Funds:	\$794,339.40	\$794,339.40
Other Federal Funding:		
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
Amount of other monetary funding:	\$50,000.00	\$0.00
Project identifier for the other monetary funding:	N/A	N/A
Source of other monetary funding:	San Juan Preservation Trust	San Juan Preservation Trust
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	N/A
Value of Other In-Kind Contributions:	\$200,000.00	\$150,000.00
Source of Other In-Kind Contributions:	(a) Property owner (\$200,000)	(a) Property owner (\$200,000)
Description of other In-Kind contributions:	(a) Property owner's donation of conservation easement value above purchase amount;	(a) Property owner's donation of conservation easement value above purchase amount;

## PROJECT METRICS

	<b>Original Agreement</b>	<b>Final</b>
<b>Project Acquisition</b>		
Acquisition Primary Purpose:	Habitat Conservation	Habitat Conservation
Project acres by purpose type:		
<b>Completion Date</b>		
Projected date of completion:	12/31/2013	12/31/2013
<b>Project Goals</b>		
Goals, purpose, and expected benefits:	The goal of this acquisition project is to protect the natural shoreline processes, natural habitat, water quality, and native shoreline vegetation of a 61 acre property on Reid Harbor, Stuart Island for endangered outmigrating juvenile Chinook salmon; juvenile chum and pink salmon; surf smelt; Pacific sand lance; and Pacific herring.	The goal of this acquisition project is to protect the natural shoreline processes, natural habitat, water quality, and native shoreline vegetation of a 61 acre property on Reid Harbor, Stuart Island for endangered outmigrating juvenile Chinook salmon; juvenile chum and pink salmon; surf smelt; Pacific sand lance; and Pacific herring.

## WORKSITE #1: Stuart Island, San Juan County

**Worksite Description:** The project target property is on approximately 61 acres and over 3800 feet of natural shoreline located in a high priority Fish Use region in the San Juan Islands. This high priority property anchors the forested medium bank southern shore of Reid Harbor with mixed old growth and second growth. The shoreline at this location has eelgrass beds and habitat suitable for forage fish spawning.

**Driving Directions:** N/A

**Coordinates for Worksite Directions - Latitude:** 48.67 **Longitude:** -123.18

### Sponsor Clarifications:

The project target property is on approximately 61 acres and 4,389 feet of natural shoreline located in a high priority Fish Use region in the San Juan Islands. This high priority property anchors the forested medium bank southern shore of Reid Harbor with mixed old growth and second growth. The shoreline at this location has eelgrass beds and habitat suitable for forage fish spawning.

## WORKSITE #1 METRICS

	Original Agreement	Final
Targeted salmonid ESU/DPS:	Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-unidentified ESU	Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-unidentified ESU
Targeted species (non-ESU species):	None	None
Miles Of Stream Treated/Protected:	0.00	0.00
Project Identified In a Plan or Watershed Assessment:	San Juan Chapter of the Puget Sound Salmon Recovery Plan	San Juan Chapter of the Puget Sound Salmon Recovery Plan
Type Of Monitoring:	Implementation Monitoring <i>The San Juan Preservation Trust will conduct a baseline against which it will monitor the property annually.</i>	Implementation Monitoring
Monitoring Location:	Onsite	Onsite

## PROPERTY DESCRIPTION (Reid Harbor property)

<b>Activity:</b> Acquisition	<b>Planned Acquire Date:</b> 12/31/2013	<b>Proposed Acres:</b> 61.00
	<b>Actual Acquire Date:</b> 12/31/2013	<b>Actual Acres:</b> 46.98
<b>Ownership:</b>		
	<b>Instrument Type:</b> Easement	
	<b>Purchase Type:</b> Less than fee ownership	
	<b>Term Length:</b> Perpetuity	<b># yrs:</b>
	<b>Expiration Date:</b>	
<b>Landowner Type:</b> Private	<b>Note:</b>	

### Recording Numbers:

Instrument Type	Recording Number	Note
Easement	2013-1231011	Conservation Easement with San Juan County
Assignment of Rights	2013-1231012	AOR with San Juan County

### Sponsor Clarifications:

Property Grantor name was changed to Northstar Preserve LLC.

## PROPERTY COSTS (Reid Harbor property)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)		\$16,636.18		\$16,636.18
Easement		\$750,000.00	\$150,000.00	\$900,000.00
Standard Incidentals	\$50.00	\$27,291.39		\$27,291.39
Stewardship plan		\$411.83		\$411.83
Acquisition Total	\$50.00	\$794,339.40	\$150,000.00	\$944,339.40

**Sponsor Clarifications:**

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:	\$1,000,000.00	\$900,000.00
Other Funding:	\$45,000.00	\$27,703.22
Administrative Funding:	\$5,000.00	\$16,636.18

**PROPERTY METRICS (Reid Harbor property)**

	Original Agreement	Final
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition:	0.00	0.00
<b>Easement</b>		
Total cost for Easement:	\$1,000,000.00	
Easement type :	Habitat Conservation	Habitat Conservation
Acres by Acreage Type (easement): Uplands:	61.00	46.98
Acres zoned as agricultural land:		0.00
Clean up of hazardous substances is required (yes/no):		

**Incidentals****Standard Incidentals**

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

Total cost for Standard Incidentals:

\$45,000.00

*Appraisal - \$25,000 Review*

*Appraisal - \$10,000 SJC Land*

*Bank REIT - \$8,000 Title Report &*

*Closing Costs - \$2,000*

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

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

Total cost for Administrative costs (Acq):

\$5,000.00

*Legal fees*

**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 Barbara Courtney on 07/01/2014