

Project #14-1933, Fishery Pt Neighborhood Shoreline CE Acquisition

Current Status: Application Submitted

Project Details

Primary Sponsor: San Juan Preservation Trust

Primary Contact: Barbara Courtney
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Funding Program: Salmon State Projects

Lead Entity: San Juan County Community
Development Lead Entity

Project Type: Acquisition

Project Description

The goal of this acquisition project is to protect the natural shoreline processes, natural habitat, water quality, and native shoreline vegetation of the target property at Fishery Pt., Waldron Island for endangered outmigrating juvenile Chinook salmon; juvenile chum and pink salmon; surf smelt; Pacific sand lance; and Pacific herring. This acquisition project will protect the target property through purchase of two Conservation Easements and donation of an additional two Conservation Easements with up to three development rights to ensure permanent protection of over 40 acres and 3,000 feet of natural shoreline on Waldron Island. It is located in the highest priority fish use region and highest priority salmon recovery region in the San Juan Islands. This highest priority property extends along the north shore of Waldron Island both east and west of Fishery Pt. East of Fishery Pt. the medium bank shoreline is characterized by a mixed conifer forest including old growth Douglas fir and an herbaceous understory of native marine riparian vegetation. West of Fishery Pt. the low/no bank "sandflat" extends over 200 ft. inland and is discontinuously vegetated with sedges, herbaceous plants and a few trees. This project will add to existing Conservation Easement and Preserve protection on Waldron Island for a total of approximately 6 miles of shoreline and 800 acres of natural habitat protected by the San Juan Preservation Trust.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
Project Acquisition	
Acquisition Primary Purpose	Habitat Conservation
Completion Date	
Projected date of completion	6/30/2016
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	\$0.00
Source of Donated Paid Contributions	N/A
Sponsor Match: Other In-kind Contributions	
Value of Other In-Kind Contributions	\$435,000.00
Source of Other In-Kind Contributions	Donated conservation easements: --Two Northern Lights - \$325,000 --CT Burn - \$110,000
Description of other In-Kind contributions	Property owners' donations of Conservation Easements

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects (FY2015)	\$371,000	46.03 %		Donated Property Interest	\$435,000
Sponsor Match	\$435,000	53.97 %	15%		
Total Project Funding	\$806,000	100.00 %			
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program	
ACQUISITION COSTS					
Land/Incidentals	\$793,800				
Admin	\$12,200		1.54 %		\$39,690 (5%)
Subtotal	\$806,000	100.00 %			
Total Cost Estimate	\$806,000	100.00 %			

Worksites and Properties

General Area: Waldron Island
County: San Juan
Legislative Districts 2012: 40
Congressional Districts 2012: 02
Salmon Recovery Regions: Puget Sound
DNR Watershed Units (WAU): WALDERN IS
4th Field Catalog Units (HUC): San Juan Islands
WRIA: San Juan
Coordinates: 48.71660736
-123.04364658

Worksite #1: San Juan Islands WRIA 2

Coordinates from Mapped Point:	Latitude: 48.71660736	Longitude: -123.04364658
Coordinates from Worksite	Latitude: 48.542861	Longitude: -123.019596
Directions:		

Worksite Description: The project target property is on over 40 acres and 3,000 feet of natural shoreline located in the highest priority Fish Use region in the San Juan Islands. The medium bank shoreline is characterized by old growth trees and marine riparian vegetation to the east of Fishery Pt. A no bank “sandflat” back beach extends over 200 ft. inland west of Fishery Pt. In addition to being identified as in the highest priority location for salmon recovery, the Waldron Island sub-area plan recognizes the island as an irreplaceable resource that nurtures its life forms.

Site Access Directions: Travel by boat to the Cowlitz Bay county dock on Waldron Island. Pre-arranged transportation will need to be arranged to the site.

Worksite Address:
Fishery Pt Beach
Waldron Island, WA 98297

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, Pink Salmon-Odd year ESU, Pink Salmon-unidentified ESU	
Targeted species (non-ESU species)		None	
Miles Of Stream Treated/Protected			0.00
Project Identified In a Plan or Watershed Assessment		San Juan Chapter of the Puget Sound Salmon Recovery Plan	
Type Of Monitoring		Implementation Monitoring	
Monitoring Location		Onsite	
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? Residential/Forest Management.		
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. N/A		
5 of 6	Give street address for this worksite if available. N/A		
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. N/A		

Property for San Juan Islands WRIA 2 Worksite #1: Burn Family Trust/L. Burn

Activity: Acquisition	Planned Acquire Date: 12/31/2015	Proposed Acres: 5.10
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Property Grantor ,	Ownership Instrument Type: Easement Purchase Type: Less than fee ownership
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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	0.00	
Easement		
Total cost for Easement		\$233,500.00
Easement type	Habitat Conservation	
Acres by Acreage Type (easement) - Riparian	5.10	
Acres zoned as agricultural land	0.00	
Incidentals		
Appraisal		
Total cost for appraisal		\$7,500.00
Appraisal Review		
Total cost for appraisal review		\$3,750.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$4,725.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$3,500.00

Acquisition Questions

- 1 of 2 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?
No.
- 2 of 2 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.
No.

Property for San Juan Islands WRIA 2 Worksite #1: C.T. Burn

Activity: Acquisition

Planned Acquire Date: 12/31/2015

Proposed Acres:

10.36

Property Grantor

Ownership

Instrument Type: Easement

Purchase Type: Less than 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	0.00	
Easement		
Total cost for Easement		\$110,000.00
Easement type	Habitat Conservation	
Acres by Acreage Type (easement) - Riparian	10.36	
Acres zoned as agricultural land	0.00	
Incidentals		
Appraisal		
Total cost for appraisal		\$7,500.00
Appraisal Review		
Total cost for appraisal review		\$3,750.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$1,250.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$2,750.00

Acquisition Questions

- 1 of 2

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?
No
- 2 of 2

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.
No.

Property for San Juan Islands WRIA 2 Worksite #1: Two Northern Lights

Activity: Acquisition	Planned Acquire Date: 12/31/2015	Proposed Acres: 23.66
Property Grantor ,	Ownership Instrument Type: Easement Purchase Type: Less than fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Private		

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	0.00	
Easement		
Total cost for Easement		\$325,000.00
Easement type	Habitat Conservation	
Acres by Acreage Type (easement) - Riparian	23.66	
Acres zoned as agricultural land	0.00	
Incidentals		
Appraisal		
Total cost for appraisal		\$7,500.00
Appraisal Review		
Total cost for appraisal review		\$3,750.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$1,250.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Aca)		\$2,750.00

Acquisition Questions

- 1 of 2

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?
No.
- 2 of 2

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.
No.

Property for San Juan Islands WRIA 2 Worksite #1: Wernstedt RevocableTrust

Activity: Acquisition	Planned Acquire Date: 12/31/2015	Proposed Acres: 1.10
Property Grantor ,	Ownership Instrument Type: Easement Purchase Type: Less than fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Private		

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	0.00	
Easement		
Total cost for Easement		\$70,650.00

Easement type	Habitat Conservation
Acres by Acreage Type (easement) - Riparian	1.10
Acres zoned as agricultural land	0.00

Incidentals	
Appraisal	
Total cost for appraisal	\$7,500.00
Appraisal Review	
Total cost for appraisal review	\$3,750.00
Closing, Recording, Taxes, Title	
Total cost for Closing, Recording, Taxes, Title	\$2,425.00
Administrative Costs (Acq)	
Administrative costs (Acq)	
Total cost for Administrative costs (Acq)	\$3.200.00

Acquisition Questions

1 of 2	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? No.
2 of 2	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. No.

Overall Project Questions

1 of 10	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: No
2 of 10	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. No
3 of 10	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) No
4 of 10	Do your organizational documents (charter, bylaws, or articles of incorporation) include the authority for the protection or enhancement of natural resources or related activities? Yes
5 of 10	Do your organizational documents (charter, bylaws, or articles of incorporation) provide for an equivalent successor organization in case the nonprofit dissolves? Yes
6 of 10	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. N/A
7 of 10	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. N/A
8 of 10	Is your organization registered as a non-profit with the Washington Secretary of State? If so, what is your Unified Business Identifier (UBI) number? Yes. UBI #601-078-625
9 of 10	What date was your organization created? 1979
10 of 10	How long has your organization been involved in salmon and habitat conservation? 35 years

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
None - No permits Required				

Permit Questions	
1 of 1	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.
No, N/A

Project Attachments

Required Attachments **6 out of 6 done**

Cost Estimate	☒
Landowner acknowledgement form	☒
Map: Area of Potential Effect (APE)	☒
Map: Parcel map	☒
Photo	☒
Salmon Project Proposal	☒

Photos

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 14-1933A(rtnd 08/25/14 16:50:00).pdf	08/25/2014
Cost Estimate	App 14-1933 Fishery Pt Cost Estimate.pdf	05/14/2014
Individual Project Comment Form	14-1933 Final Comment Form.docx	07/30/2014
Map: Parcel map	FisheryPointWaldron_ESMT_7_10_14.jpg	07/10/2014
Photo	Fishery Pt. Cabins & Outbuildings.pdf	06/26/2014
Photo	Sandflats Outbuilding #1.jpg	06/26/2014
Photo	Fishery Pt. forest with old growth.jpg	06/26/2014
Photo	Fishery Pt. Cabin (to be removed).jpg	06/26/2014
Photo	Sandflats Outbuilding #2.jpg	06/26/2014
Photo	C.T. Burn Cabin.jpg	06/26/2014
Photo	Sandflats Beach.jpg	06/26/2014
Photo	Fishery Pt Sandflats.jpg	06/26/2014
Photo	Two Northern Lights LLC Cabin.jpg	06/26/2014
Photo	Fishery Pt. Neighborhood CE Permitted & Prohibited Uses and .pdf	06/26/2014
Photo	Fishery Pt West.jpg	05/14/2014
Photo	Fishery Pt.jpg	05/14/2014
Project Application Report	Application Report, 14-1933A (submitted 07/18/14 16:29:58).pdf	07/18/2014
Salmon Project Proposal	Fishery Pt PRISM Project Proposal Jun 25, 2014.docx	06/26/2014

Application Status

Application Due Date: 08/15/2014

Status	Status Date	Name	Notes
Application Submitted	08/28/2014	Barbara Courtney	We've added the additional information requested by Mike Ramsey on 8/25/14. Please let us know if you have any further questions! Thank you.
Application Returned	08/25/2014	Mike Ramsey	Applicant needs to add properties because there will be multiple conservation easments completed with this project.
Application Submitted	07/18/2014	Barbara Courtney	Hi there, Please let me know if anything is not right with our submission. Thanks very much! Barbara Courtney San Juan Preservation Trust
Preapplication	05/14/2014		

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. (Barbara Courtney, 08/28/2014)