

Salmon Recovery Funding Board

Individual Comment Form



Lead Entity:	San Juan County / WRIA 2
Project Number:	14-1887
Project Name:	Kellet Bluff / Hart Property – Henry Island
Project Sponsor:	San Juan County Land Bank
Grant Manager:	Mike Ramsey

Date		Status
Draft Application Review/Site Visit	6/4/14	Reviewed
Post Application	9/27/14	Clear
Final		Clear
Early Application Status Option		
REVIEWED	SRFB Review Panel has reviewed and provided comments.	
Post-Application & Final Status Options		
NMI	Need More Information	
POC	Project of Concern	
CONDITIONED	SRFB Review Panel has applied conditions	
CLEAR	Project has been reviewed by SRFB Review Panel and is okay to continue in funding process	

PROJECT SUMMARY

Kellet Bluff is located at the SW tip of Henry Island, a small nonferry-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 nearshore kelpbeds and a cormorant rookery. The property has a number of 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. Anticipated total cost is \$1,403,000; funding request is \$825,000.

DRAFT APPLICATION REVIEW AND SITE VISIT – REVIEW PANEL COMMENTS

Date: June 4, 2014

Panel Member(s) Name: Paul Schlenger and Marnie Tyler

Early Project Status: ☒ Reviewed

Project Site Visit? ☒ Yes ☐ No

1. Recommended improvements to make this a technically sound project according to the SRFB's criteria.

Clarify in proposal materials that this is a fee title acquisition, not a conservation easement.

A map showing the shoreform distribution along both shorelines would be helpful, including a calculation of how much shoreline length each shoreform type comprises (i.e., what length of pocket beach habitat would be protected and how many pocket beaches?).

The sponsor is encouraged to further justify the value to salmon of the entire acquisition, especially the upland component. While the proposed acquisition would protect approximately 2,900 acres of waterfront along two stretches of shoreline, much of the area is upland located more than 200 feet from the shoreline. A common rule of thumb in such instances is that the percentage of shoreline and riparian area roughly matches the percentage of the

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acquisition cost for which public funds are requested. The current proposal requests SRFB funding for 59% of the acquisition costs with the potential for a lower percentage based on the outcome of the appraisal (i.e., a higher appraisal value would potentially increase the donated value match). If the landowner would be willing to sell just the shoreline portion of the property, particularly along Open Bay, or enter a conservation easement for that section of the property, the proposal would offer a higher benefit to cost ratio in terms of salmon recovery.

In terms of justifying the value to salmon recovery, please consider the potential threat of impacts through development. Development threats of the western shoreline appear less than the eastern shoreline based on the very high and steep rock face forming much of the western shore. As a result of the steep rock face, there is somewhat less of a connection between the potentially developable areas and the aquatic habitats. Additional information is requested to clarify the threat of development and potential impacts of such development. If available, examples of development and nearshore impacts in similar settings would be informative.

Please describe anticipated public access that would be allowed on the property. In addition, please explain all existing easements on the property (e.g., shoreline access of landowner to north) and the potential changes, if any, that such easements could result in (e.g., any trails or road improvements or additions). Please also discuss in the proposal any future plans, if any, to approach the landowner of the parcel between the Hart property and the San Juan Island National monument, particularly in regards to any protection along Open Bay.

2. Missing Pre-application information.

Landowner willingness form will need to be submitted with the final application.

3. Comments/Questions:

The acquisition opportunity is located in a highest priority area for salmon based on the local strategy document. The sponsor has done an excellent job of working with a conservation-minded landowner to contribute a sizable donation of property.

4. Staff Comments:

EARLY APPLICATION REVIEW AND SITE VISIT – LEAD ENTITY AND PROJECT SPONSOR RESPONSES

Directions: By the final application due date, applicants must revise their project proposals using “track changes” and update their PRISM applications and attachments, as needed, to respond to the review panel comments. In addition, please fill out the section at the end of the project proposal which asks how you responded to the review panel’s comments.



Special Note: To help speed the local and SRFB Review Panel evaluation process, if for any reason throughout the application review process you update your project proposal based on SRFB Review Panel comments please update your project proposal using WORD “track changes” and re-attach your proposal in PRISM. This step will save time and focus the reviewer on the changes.

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POST APPLICATION – REVIEW PANEL COMMENTS

Date: 9/27/14

Review Panel Member(s) Name: Full Panel

Application Project Status: Clear

1. If the project is a POC, identify the SRFB criteria used to determine the status of the project:
2. If the project is a POC, what changes would make this a technically sound project according to the SRFB's criteria?
3. If the project is Conditioned, the following language will be added to the project agreement:
4. How could this project be further improved?
5. **Other comments:**
Sponsor was responsive to prior review panel comments.

POST APPLICATION – LEAD ENTITY AND PROJECT SPONSOR RESPONSES

Directions: All projects will be reviewed at the September 22-25 review panel meeting. A status will be assigned to each project by October 4, 2014. **By October 15**, applicants of projects assigned a status of Project of Concern, Conditioned, or Need More Information, must update their project proposals. Please "accept" all current track changes in the project proposal so you are starting with a clean proposal. Then please turn track changes back on when you make new changes. This step will save time and focus the reviewers on the changes.

In addition, please fill out the section at the end of the project proposal which asks how you responded to the review panel's comments.

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FINAL REVIEW PANEL COMMENTS

Date:

Panel Member(s) Name:

Final Project Status: Choose an item.

1. If the project is a POC, please identify the SRFB criteria used to determine the status of the project:
2. If the project is Conditioned, the following language will be added to the project agreement:
3. Other comments: