

Project #16-1834, Barnum Point Water Access

Current Status: Application Submitted

Project Details

Primary Sponsor: Island County

Primary Contact: Ryan Elting
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ryan@wclt.org

Funding Program: WWRP - Water Access

Project Type: Acquisition

Project Description

Island County is partnering with the Whidbey Camano Land Trust to expand protection of Barnum Point, an iconic landform on Camano Island. The project is located in Port Susan, directly across from the mouth of the Stillaguamish River. It builds on the County's 2012 acquisition of 27 acres, and will result in the protection of the remainder of Barnum Point - 102 additional acres including 48 acres of tidelands and 4,400 feet of shoreline. This request is to permanently protect two of three tracts in the worksite - 37 acres immediately east of the County property, and 30 acres of low-bank waterfront on the western tip of Barnum Point. An additional 35 acres, immediately west of the County parcel, is not part of this specific proposal. All three have important public access features that would vastly improve manageability of the Park, and all three are ready to close when funding is available. Adjacent to 7,100 acres of protected tidelands, Barnum Point supports intact habitats and processes that form and sustain nearby habitats. Camano Island's proximity to Seattle means high development pressure, and 80% of Island County shorelines have private residences. Zoning allows for 10 additional homes on the project site. Barnum Point will be managed as a low-impact County park. It will provide outstanding passive recreation opportunities that address the need for beach access in Island County, while preserving the habitats, features and processes the site sustains.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Project Acquisition

Acquisition Primary Purpose

Habitat Conservation, Open Space, Public Access

Completion Date

Projected date of completion

12/28/2017

Economic Benefit

Projected economic benefit provided by the project

Following completion of the project, Barnum Point will be the premier County public access area in Island County. It is within easy access from Stanwood and will draw regional use that will benefit local businesses and the Island County economy.

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
WWRP - Water Access (FY2018)	\$1,500,000	38.28 %		Cash Donations	\$238,000
Sponsor Match	\$2,418,000	61.72 %	50%	Conservation Futures	\$125,000
Total Project Funding	\$3,918,000	100.00 %		Grant - Federal	\$1,000,000
				Grant - RCO ALEA	\$500,000
				Grant - RCO Salmon	\$555,000

Project Cost Summary

Project %

Admin/A&E %

Maximum for Selected Program

ACQUISITION COSTS

Land/Incidentals	\$3,898,000			
Admin	\$20,000		0.51 %	\$194,900 (5%)
Subtotal	\$3,918,000	100.00 %		
Total Cost Estimate	\$3,918,000	100.00 %		

Worksites and Properties

County: Island

Legislative Districts 2012: 10

Congressional Districts 2012: 02

Sections: 05

Township: T31NR03E

Coordinates: 48.19721743
-122.45992145

Worksite #1: Barnum Point

Coordinates from Mapped Point:
Coordinates from Worksite
Directions:

Latitude: 48.19721743
Latitude: 48.199864

Longitude: -122.45992145
Longitude: -122.456324

Worksite Description:

The worksite encompasses entirety of Barnum Point. The Proposed project involves acquisition of 37 acres (East), and 30 acres (West), adding to 62 acres of existing forest and feeder bluff.

Site Access Directions:

Cross the bridge from Stanwood to Camano Island. Continue on 532 to the light at Terry's Corner, and take a left onto Sunrise Blvd. Follow all the way to the end at a gravel parking area.

Worksite Address:

299 S. Sunrise Blvd.
Camano Island, WA 98282

- 1 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, The worksite includes an existing Island County owned property of 27 acres, as well as a 35 acre tract that has been temporarily protected by the Whidbey Camano Land Trust with a loan from The Conservation Fund.
- 2 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, No – a cultural resources assessment will be completed as part of this project.
- 3 of 6

Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.

The worksite is a mix of forest and grassland with one mile of shoreline. Current land uses on the worksite are residential and vacant parcels. There are four (4) residential structures on the worksite with associated outbuildings. A single driveway serves the two houses on the East property, and separate driveways serve the two houses on the West Tract. Otherwise the site is undisturbed. There is no known fill.
- 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. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as “ground disturbing activities will be minor”.

Demolition of the four structures will be carried out by excavator and backhoe, and limited to the existing footprint of the structures.
- 5 of 6

Give street address for this worksite if available.

East property: 299 S. Sunrise Blvd., Camano Island, WA 98282 West Property: 440 & 464 Barnum Rd., Camano Island, WA 98282
- 6 of 6

Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.

Yes, There are four (4) residential structures on the worksite with associated outbuildings, all of which will be demolished. These include 2 residences on the East Tract: Upland House (ca. 1957) and Beach House (ca. 1992), and 1 residence on the Barnum portion of the West Tract: Barnum House (ca. 1956), and 1 residence on the Dilorenzo portion of the West Tract: 463 Barnum Point (Inn at Barnum Point ca. 1993). The Beach House on the East Tract may need to be removed by barge, as it is literally on the beach.

Property for Barnum Point Worksite #1: East Tract - 37 acres

Activity: Acquisition	Planned Acquire Date: 10/01/2017	Proposed Acres: 38.00
Property Grantor ,	Ownership Instrument Type: Deed - Statutory Warranty Purchase Type: 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		
Land		
Total cost for Land		\$1,100,000.00
Acres by Acreage Type (fee simple) - Tidelands	21.00	
Acres by Acreage Type (fee simple) - Uplands	14.00	
Acres by Acreage Type (fee simple) - Wetlands	3.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$400,000.00	
Date available for public use	10/1/2017	
Incidentals		
Appraisal		

Total cost for appraisal		\$7,000.00
Appraisal Review		
Total cost for appraisal review		\$3,000.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$500.00
Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$5,000.00
Restoration or development plans (yes/no)	No	
Demolition		
Total cost for Demolition		\$100,000.00
Buildings / structures to be demolished	Two houses and associated outbuildings.	
Environmental Audits		
Total cost for environmental audits		\$1,500.00
Fencing (Acq)		
Total cost for Fencing (Acq)		\$10,000.00
Number of linear feet of fencing to be built	1000	
Noxious weed control		
Total cost for Noxious weed control		\$4,625.00
Acres treated for noxious weeds by method - Chemical	7.00	
Acres treated for noxious weeds by method - Mechanical	30.00	
Signs (Acq)		
Total cost for Signs(Acq)		\$1,000.00
Number of permanent signs that identify site and funding partners	1	
Survey (Acq)		
Total cost for Survey(Acq)		\$10,000.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$10,000.00

Acquisition Questions

1 of 3	<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>Waiver #16-03; approved 12/27/2015. Seller: Resource Transition Consultants, LLC as Bankruptcy Plan Receiver.</p>
2 of 3	<p>Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:</p> <p>No.</p>
3 of 3	<p>Does the applicant hold an option agreement on the property? If yes, what date will it expire?</p> <p>Not as of the date of the pre-application.</p>

Property for Barnum Point Worksite #1: West Tract - Barnum Portion of 30 ac

Activity: Acquisition	Planned Acquire Date: 10/01/2017	Proposed Acres: 6.00
Property Grantor ,	Ownership Instrument Type: Deed - Statutory Warranty Purchase Type: Fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Local Government		

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Land		
Total cost for Land		\$1,100,000.00
Acres by Acreage Type (fee simple) - Tidelands	1.00	
Acres by Acreage Type (fee simple) - Uplands	5.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$77,000.00	
Date available for public use	10/1/2017	
Incidentals		
Appraisal		
Total cost for appraisal		\$3,000.00
Appraisal Review		
Total cost for appraisal review		\$2,000.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$500.00

Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$2,500.00
Restoration or development plans (yes/no)	No	
Demolition		
Total cost for Demolition		\$50,000.00
Buildings / structures to be demolished	Shore House and associated outbuildings.	
Environmental Audits		
Total cost for environmental audits		\$1,500.00
Fencing (Acq)		
Total cost for Fencing (Acq)		\$10,000.00
Number of linear feet of fencing to be built	1000	
Noxious weed control		
Total cost for Noxious weed control		\$750.00
Acres treated for noxious weeds by method - Mechanical	6.00	
Signs (Acq)		
Total cost for Signs(Acq)		\$1,000.00
Number of permanent signs that identify site and funding partners	1	
Survey (Acq)		
Total cost for Survey(Acq)		\$7,000.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$5,000.00

Acquisition Questions

- 1 of 3** **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: Acquisition will occur only when full funding is secured.
- 2 of 3** **Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:**
 No.
- 3 of 3** **Does the applicant hold an option agreement on the property? If yes, what date will it expire?**
 Not yet, but the landowner and his sister (Carolyn Dilorenzo) approached the Land Trust and are committed to their properties being part of the proposed conservation project.

Property for Barnum Point Worksite #1: West Tract - Dilorenzo Portion of 30 ac

Activity: Acquisition	Planned Acquire Date: 10/01/2017	Proposed Acres: 29.00
Property Grantor ,	Ownership Instrument Type: Deed - Statutory Warranty Purchase Type: Fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Local Government		

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Land		
Total cost for Land		\$1,400,000.00
Acres by Acreage Type (fee simple) - Tidelands	17.00	
Acres by Acreage Type (fee simple) - Uplands	12.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$113,000.00	
Date available for public use	10/1/2017	
Incidentals		
Appraisal		
Total cost for appraisal		\$3,000.00
Appraisal Review		
Total cost for appraisal review		\$2,000.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$500.00
Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$2,500.00
Restoration or development plans (yes/no)	No	
Demolition		
Total cost for Demolition		\$50,000.00

Buildings / structures to be demolished

Inn at Barnum Point (B&B).

Environmental Audits

Total cost for environmental audits

\$1,500.00

Fencing (Acq)

Total cost for Fencing (Acq)

\$10,000.00

Number of linear feet of fencing to be built

1000

Noxious weed control

Total cost for Noxious weed control

\$3,625.00

Acres treated for noxious weeds by method - Mechanical

29.00

Signs (Acq)

Total cost for Signs(Acq)

\$1,000.00

Number of permanent signs that identify site and funding partners

1

Survey (Acq)

Total cost for Survey(Acq)

\$3,000.00

Administrative Costs (Acq)

Administrative costs (Acq)

Total cost for Administrative costs (Acq)

\$5,000.00

Acquisition Questions

- 1 of 3** 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: Acquisition will occur only when full funding is secured.
- 2 of 3** Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:
No.
- 3 of 3** Does the applicant hold an option agreement on the property? If yes, what date will it expire?
Not yet, but the landowner and her brother (Bob Barnum) approached the Land Trust and are committed to their properties being part of the proposed conservation project.

Overall Project Questions

- 1 of 17** Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.
Yes, The protection of intact feeder bluffs, through the prevention of bluff-top development, is the most effective strategy to preserve coastal resilience to climate change. The project would remove 4 existing homes, and prevent a total of 10 bluff-top homes. As sea level rise accelerates bluff erosion, conserved forested uplands allow natural bluff retreat, providing space for the system to equilibrate. The placement of infrastructure, often accompanied by removal of forest vegetation, creates assets that property owners feel obligated to protect through shoreline armoring, resulting in a well-documented cascade of coastal ecosystem degradation.
- 2 of 17** Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.
Staff of the Whidbey Camano Land Trust will implement the project, in close cooperation with Island County Public Works staff.
- 3 of 17** Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.
No.
- 4 of 17** How and when will the site be made open and accessible for public outdoor recreation use (signing, site improvements, parking, etc.)?
The site will be open to passive public recreation in 2018. Public use will be limited to parking and pedestrian trail access, which will lead visitors to the beach.
- 5 of 17** Describe the development plans for the site within the next five (5) years. If applicable, describe any plans to phase development.
No plans for development. Trails are largely in place, and fencing and signage will be installed prior to official opening.
- 6 of 17** Explain any existing non-recreational or non-public uses that will continue and/or will be allowed within the project area boundary (e.g. life estate, agricultural, grazing leases, etc.).
None.
- 7 of 17** Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?
No. This project will facilitate opening of the existing County owned property to the public, by overcoming much of the management challenges owing to the odd configuration and private neighbor issues that exist currently.
- 8 of 17** Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?
Yes. This project expands on the existing 27 acre County Owned property that has been difficult to open, owing to the odd configuration and private neighbor issues that exist currently.
- 9 of 17** How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)
By opening up over a mile of continuous beach to public access, and greatly expanding trail access on the property, the proposed project will help Island County meet public access and beach access metrics in the County's approved Comprehensive Plan.
- 10 of 17** Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).
The Whidbey Camano Land Trust owns 3,400 acres of adjacent tidelands in Livingston Bay.
- 11 of 17** Describe the nature of any rights-of-way, easements, reversionary interests, etc. to the project area.

- The East Tract has an existing public access right of way and conservation easement that covers the bluffs, beach and tidelands. The effect of these easements is reflected by a diminished appraised value, but the easements fail to alleviate the threat to the property that would stem from the potential to develop three large house sites on the property uplands.
- 12 of 17** **Is there, or will there be, any significant public access or use restrictions? If yes, explain:**
Public access will be limited to pedestrian trail use and non-motorized beach access.
- 13 of 17** **Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
Yes, Island County Conservation Futures Funds: Not yet secured. Available October, 2017. USFWS National Coastal Wetlands Conservation Program (NCWC): Not yet secured. Available January, 2017. RCO ALEA: Not yet secured. Available August, 2017. RCO Salmon Recovery: Not yet secured. Available January, 2017.
- 14 of 17** **Does this application contain elements required for mitigation for other project(s)? If yes, explain:**
No.
- 15 of 17** **Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
Yes, Project #10-1438, Barnum Point Acquisition - Phase I, and 11-1651 A - ESRP completed. The above grants resulted in the acquisition of 27 acres at Barnum Point currently owned by Island County.
- 16 of 17** **Do plans exist for interim non-public use of the project site? If yes, explain the interim non-public use and whether or not income will be derived through that use:**
No
- 17 of 17** **List the date the project was submitted for review to the county or city with jurisdiction over the project area? If submitted, explain which county or city official(s) reviewed the proposal, method of review, which jurisdiction, etc.:**
Island County is the project sponsor. Formal approval to pursue grant funding was given on 4/20/2016, with the County Commissioner's signed resolution pending.

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)				
Clear & Grade Permit				
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, No Federal permits required.			

Project Attachments

Required Attachments		6 out of 6 done
Landowner acknowledgement form		<input checked="" type="checkbox"/>
Local Jurisdiction Review for Acquisition Projects		<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"/>
Site Plan: Conceptual Site Plan		<input checked="" type="checkbox"/>
Photos		
Attachment Type	Title	Attach Date
Local Jurisdiction Review for Acquisition Projects	Barnum Point_WWRPAuthResolution_DRAFT.docx	04/29/2016
Map: Parcel map	Barnum_Parcels.pdf	04/29/2016
Photo	Barnum Point East Tidelands.jpg	04/29/2016
Photo	Barnum Point East Tract.jpg	04/29/2016
Photo	Barnum Point West and Core Tidelands.jpg	04/29/2016
Photo	Barnum Point West Mouth of Triangle Cove.jpg	04/29/2016
Photo	Barnum Point West.jpg	04/29/2016
Photo	Barnum Point East Bluffs.jpg	04/29/2016
Photo	Barnum Point Core Bluffs.jpg	04/29/2016
Site Plan: Conceptual Site Plan	Barnum_Conceptual Plan_WA.pdf	04/29/2016

Application Status

Application Due Date: 05/02/2016

Status	Status Date	Name	Notes
Application Submitted	04/29/2016	Ryan Elting	Barnum Point Water Access
Preapplication	04/08/2016		

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. (Ryan Elting, 04/29/2016)