# Restoration, Acquisition, and Combination Proposal

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| **Project Number** | 16-1429 A |
| **Project Name** | Barnum Point Acquisition |
| **Sponsor** | Whidbey Camano Land Trust |

List all related projects previously funded or reviewed by RCO:

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| --- | --- | --- |
| Project # or Name | Status | Status of Prior Phase Deliverables and Relationship to Current Proposal? |
| 11-1651 | Closed - Completed | Acquisition of 27 acres |

1. **Project location.** *Please describe the geographic location, water bodies, and the location of the project in the watershed, i.e. nearshore, tributary, main stem, off-channel, etc.*

Barnum Point is located on Camano Island, in Island County. The Point is situated along Port Susan Bay, between Triangle Cove and Livingston Bay, directly across from the mouth of the Stillaguamish River.

1. **Brief project summary.** *Summarize your project in a few sentences. Please be brief, you will be asked for details in the following questions.*

This project builds on an earlier 27 acre acquisition at Barnum Point, funded by RCO, that is now owned by Island County. The Whidbey Camano Land Trust is working with Island County to protect the remaining 102 acres at Barnum Point that is comprised of 37 acres of tidelands, 65 acres of upland, and 4,400 feet of shoreline. The project area’s shoreline includes 1,500 feet along the mouth of Triangle Cove (one of the only non-diked estuaries in Island County), 1,700 feet of high-energy eroding bluffs that feed important sediments to Iverson Spit and Livingston Bay to the northeast, and 1,200 feet of forested bluff.

Three phases are proposed:

Phase 1 (East Tract) will protect 37 acres (1 parcel: 17 acres of forested bluff and upland forested wetlands and 20 acres of associated tidelands), adjacent to the existing County property on the east.

Phase 2 (West Tract) will protect 30 acres (4 parcels: 13 acres of low bank waterfront and 17 acres of associated tidelands) on the west side of Barnum Point.

Phase 3 (Core Tract) will permanently protect 35 acres of undeveloped upland with 1,000 feet of feeder bluff and beach, that ties Phase 2 together with the County’s existing protected parcel.

1. **Problems statement.** *Please describe the problems your project seeks to address by answering the following questions.*
   1. **Describe the problem including the source and scale.** *Describe the site, reach, and watershed conditions. Describe how those conditions impact salmon populations. Include current and historic factors important to understanding the problem.*

The project lies within Geographic Area 1 of the WRIA 6 Multi-Species Salmon Recovery Plan (SRP). The protection of processes and habitats in Geographic Area 1, including the shorelines along Port Susan Bay, is a “top priority” of the SRP because of the proximity to the mouth of the Stillaguamish and Skagit Rivers, which are critical to the recovery of Puget Sound salmon. Specifically, the project lies immediately across from the mouth of the Stillaguamish River, and between pocket estuaries at Triangle Cove, Iverson Spit, and Livingston Bay. According to the SRP “*This area is utilized by the largest number of Chinook fry migrants, from these rivers, during their first day of nearshore migration. The shorelines are primary pathways for bull trout migrating between these rivers. And the area is used heavily by juveniles and adults from the 47 salmon and trout stocks that originate in these rivers; over 20% of the stocks in Puget Sound.“*

Acquisition will accomplish the first of the SRP’s strategy goals, “*Over the long term, achieve a net increase in salmon habitat through protection, enhancement, and restoration of naturally-functioning ecosystems that support self-sustaining salmon populations and the species that depend on salmon.*” The project area is identified in the Plan as a high nearshore habitat protection priority for juvenile salmon and a moderate nearshore habitat protection priority for forage fish.

Camano Island’s nearshore waters provide essential food, shelter and refuge for in- and out- migrating salmon and other fish; the waters of Port Susan serve all the fish entering/exiting the 700 square mile Stillaguamish River Basin, one of the most productive salmon rivers along with the Skagit. All 8 species of salmonids that use the Greater Skagit and Stillaguamish Delta use the project habitats, and the bulk of salmon that use the Stillaguamish Basin pass along the Project’s shoreline. Juveniles exit the river, enter Port Susan, and use the shallow nearshore habitats and estuaries for feeding and refuge before working their way to the Straits and the Pacific. Dolly varden is also common on site.

The Project’s 3,400 lineal feet of nearshore habitat is enriched by nutrients from the forested uplands, and insects falling into the shallows from overhanging upland/riparian forests are important sources of food for fish. Research has documented that juvenile Puget Sound Chinook forage heavily in shallow nearshore habitats. Chinook juveniles were found with a preponderance of *terrestrial* insects in their guts, gleaned in shallow nearshore habitats with fringing forests (Brennen, 2004). The WRIA 6 Multi-Species Salmon Recovery Plan acknowledges the importance of this corridor for out-migrating juvenile salmon, for forage and refuge from predators. The area is also designated as a Critical Habitat Area for federally threatened Puget Sound Chinook under the ESA, and by NOAA Fisheries as Essential Fish Habitat for Pink Salmon. The complex structure of intact nearshore habitats provides inputs of downed trees and large woody debris into the intertidal zone, creating refuge for small fish. Returning to spawn, the adult salmon use the nearshore to feed on sand-lance and herring, and as refuge from large predators such as harbor seals and federally endangered southern resident killer whales.

Stillaguamish Estuary and Port Susan Bay together are one of the highest priorities for estuarine and nearshore conservation in Puget Sound, and the project will benefit all 8 salmonids found in the Skagit, Stillaguamish and Snohomish which rely on the project area. Northwest Straits Foundation and WDFW have identified the site for its high quality forage fish habitat, namely the abundant eelgrass beds, which are a dietary staple of juvenile salmon.

Forage fish, including Pacific sand lance, surf smelt and Pacific herring are critical prey species for Salmon and other predatory fish and wildlife in Puget Sound. On average, 35% of juvenile salmon diets are comprised of sand lance. In particular, for juvenile Chinook salmon, they compose 60% of their diet. Pacific herring are also an important prey species; approximately 45 species of fish, including adult and sub-adult salmonid populations and bottomfish populations that are at-risk or already federally listed under the ESA, feed on Pacific herring.

The project protects forage fish (surf smelt, sand lance, and Pacific herring) spawning habitat, as documented by WDFW and the Northwest Straits Foundation, and provides substrate that maintains forage fish spawning habitat, eelgrass and shellfish beds, both on site and throughout Port Susan Bay. With documented eelgrass beds, sandy, gravelly, and cobble shoreline and the suitability index, it is highly likely that forage fish are spawning, or at the very least, using the nearshore habitats on the site and it is expected that all three forage fish species have a presence in the project area and its adjacent, contiguous habitat.

* 1. **List the fish resources present at the site and targeted by your project.**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Species | Life History Present (egg, juvenile, adult) | Current Population Trend (decline, stable, rising) | ESA Coverage (Y/N) | Life History Target (egg, juvenile, adult) |
| Steelhead | Adult | Decline | Yes | Adult |
| Bull Trout | Adult | Decline | Yes | Adult |
| Chinook | Juvenile, sub-adult, adult | Decline | Yes | Juvenile, sub-adult |
| Coho | Juvenile, sub-adult, adult | Unknown | N | Juvenile, sub-adult |
| Chum | Juvenile, adult | Unknown | N | Juvenile |
| Pink | Juvenile, adult | Unknown | N | Juvenile |
| Cutthroat | Juvenile, adult | Unknown | N | Juvenile, adult |
| Sockeye | Juvenile, adult | Unknown | N | Juvenile, adult |
| Herring | Juvenile, adult | Unknown | N | Juvenile, adult |
| Surf Smelt | Juvenile, adult | Unknown | N | Juvenile, adult |
| Sand lance | Juvenile, adult | Unknown | N | Juvenile, adult |
| Northern Anchovy | Juvenile, adult | Unknown | N | Juvenile, adult |

* 1. **Describe the limiting factors, and limiting life stages (by fish species) that your project expects to address.**

Triangle Cove is one of the only non-diked estuaries in Island County and is very important for juvenile salmon including Chinook. The project feeder bluffs supply necessary sediment to Triangle Cove, Iverson Spit and Livingston Bay, including substrates critical for eelgrass beds and forage fish habitat, which determine success rates of out-migrating juvenile salmon and returning adults.

1. **Project goals and objectives.** *When answering the questions below please refer to Chapter 4 of the Washington Department of Fish and Wildlife’s “*[*Stream Habitat Restoration Guidelines*](http://wdfw.wa.gov/publications/01374/)*” for more information on goals and objectives.*
   1. **What are your project’s goals?** *The goal of your project should be to remedy observed problems, ideally by addressing the problems’ root causes. Your goal statements should articulate desired outcomes (your vision for desired future condition) and what species, life stages, and time of year (if pertinent) will benefit from those outcomes.*

The goal of the project is to permanently protect the entire worksite to ensure intact nearshore habitats remain viable. Protection of the uplands above the bluff will permanently preclude any additional clearing and residential development, thereby preventing subsequent adverse impacts to forest cover and bluff stability. Removal of existing structures and invasive species, and native vegetation restoration will improve the biological health and resiliency of the property.

In addition, endangered Chinook Salmon and steelhead rely on Triangle Cove. The 2013 "Juvenile Chinook Salmon Rearing in Small NonNatal Streams Draining Into The Whidbey Basin" (Beamer et al) documented entrance into lower Kristoferson Creek from Triangle Cove by fry migrant Chinook. The report also documented other species including Chum, Coho (species of concern), steelhead (threatened), and Cutthroat Trout. Protecting the mouth of Triangle Cove from future shoreline armoring, and ensuring the continued inputs of critical sediments from the property is important for all salmon, and specifically for juvenile fry migrant Chinook Salmon.

* 1. **What are your project’s objectives?** *Objectives support and refine your goals, breaking them down into smaller steps. Objectives are specific, quantifiable actions your project will complete to achieve your stated goal. Each objective should be “SMART:”* ***S****pecific,* ***M****easurable,* ***A****chievable,* ***R****elevant, and* ***T****ime-bound.*

1. Acquire up to 102 acres of property in fee interest that will protect 4,400 feet of shoreline, including 1,500 feet of shoreline along the mouth of Triangle Cove (one of the only non-diked estuaries in Island County), 1,700 feet of high-energy eroding bluffs that feed important sediments to Iverson Spit and Livingston Bay to the Northeast, and 1,200 feet of forested bluff.

2. Remove the four existing homes and associated outbuildings, and permanently extinguish all of the development rights on the worksite in order to prevent future shoreline armoring, and ensure the long-term viability of habitats both on the site and in areas along the two drift cells originating on the worksite that receive sediment from the project feeder bluffs.

3. Eliminate existing stands of invasive vegetation found within the uplands and forested wetland to ensure viability of native species diversity. Reducing the extent of ivy and holly infestation will improve the health of forest, ensure its longevity, and thus ensure longer stability of groundwater movement and the stability of downslope feeder bluffs.

* 1. **What are the assumptions and constraints that could impact whether you achieve your objectives?** *Assumptions and constraints are external conditions that are not under the direct control of the project, but directly impact the outcome of the project. These may include subsequent availability of funding, public acceptance of the project, land use constraints, geomorphic factors, additional expenses, delays, etc. How will you address these issues if they arise?*

Timing and funding are the Land Trust’s only constraints for this project. Phase 1 has the most urgency to acquire because it is in bankruptcy receivership and needs to purchased by September 2016. A combination of Early Action funds and WRIA 6’s available 2016 SRFB funds are half of the estimated purchase price, and if secured would allow the Land Trust to close the gap and acquire the property by the Bankruptcy Plan Receiver’s September 2016 deadline.

1. **Project details.** *Please answer the questions below and all pertinent supplemental questions at the end of the application form.*
   1. **Provide a narrative description of your proposed project.** *Describe the specific project elements and explain how they will lead to your project’s objectives. Include relevant existing project documentation (if any) as attachments in PRISM.*

The Whidbey Camano Land Trust is partnering with Island County to acquire and protect the remaining 102 acres at Barnum Point. Island County acquired the 27 acres in 2012 and in December 2015 the Land Trust acquired another 35 acres (Core Tract) with a bridge loan. The Land Trust had to act on this sale urgently as the property went into bankruptcy receivership and was about be sold on the open market. The Land Trust’s acquisition reduces the threat of loss of the Core Tract, but in order to permanently protect the property, this loan must be repaid in full, with interest, by December 28, 2017.

The same Bankruptcy Plan Receiver that owned the 35-acre tract owns another 37 acres to the east of the County’s parcel (East Tract). The Land Trust recently submitted a Letter of Intent that gives the Land Trust 90 days to place the property under contract. The Plan Receiver is requiring a closing by September 30, 2016. This East Tract is Phase 1 of the Barnum Point project, for which the Land Trust is requesting WRIA 6 Early Action funds and 2016 SRFB funds.

Four parcels at the mouth of Triangle Cove totaling 30 acres (West Tract) are owned by two siblings, both willing sellers, who will allow the Land Trust enough time to secure acquisition funds through the current State grant cycle. Acquisition of the West Tract is Phase 2, for which we are requesting 2017-2019 PSAR funds.

Phase 3 involves repaying the Land Trust’s bridge loan on the Core Tract, to permanently protect the property. Phases 2 and 3 both must close by December 28, 2017. For Phase 3, the Land Trust is requesting 2017-2019 PSAR funds.

* 1. **Provide a scope of work.** *Provide a detailed description of the proposed project tasks, who will be responsible for each, what the project deliverables will be, and a schedule for accomplishing them.*

The Whidbey Camano Land Trust will be responsible for all project deliverables. This will include acquisition of the properties in all three phases, demolition of all existing structures, and subsequent transfer of the properties to Island County. The Land Trust and the County will enter into an Implementation and Cooperative Agreement that will outline all responsibilities of each party, through project completion, as described above.

* **Spring/Summer 2016 – Due Diligence:** Grant application submissions and presentations, appraisal, environmental assessment, title review, surveyor review of legal descriptions, land survey, purchase and sale agreement.
* **Fall 2016 – Acquisition Phase 1:** Close by September 30, 2016.
* **Winter 2017 – Acquisition Phases 2 & 3:** Close and transfer to the County before December 28, 2017.
  1. **Explain how you determined your cost estimates.** *Please attach a detailed budget for completing the scope of work. Include anticipated costs for labor, land acquisition, consultant fees and tasks, construction contracts, materials, and other relevant costs.*

Phase 1 – East Tract purchase price ($1,100,000) appraised value based on report by Vicki Adams of Terra Valuations, LLC, dated April 18th, 02016. The report has not yet been reviewed. .

Phase 2 – West Tract purchase price ($2,500,000) is estimated from the Sponsor’s extensive experience in shoreline land acquisition in Island County. This is based on recent appraisals and purchases of waterfront properties, with adjustments for the number of allowable development rights.

Phase 3 – Core Tract purchase price ($1,690,000) is the appraised value from the Sponsor’s recent acquisition of the property.

The cost of demolition is estimated from recent shoreline demolitions contracted by the Land Trust at the Glendale Shoreline project.

* 1. **Describe the design or acquisition alternatives that you considered to achieve your project’s objectives.** *Why did you choose your preferred alternative?*

The Land Trust considered retaining ownership of the properties or retaining a conservation easement, but through discussions with Island County, determined that due to the County’s existing management obligations at Barnum Point, expanding the County’s ownership is the most appropriate alternative. While the County’s intention for passive recreational use is entirely consistent with the conservation values of the property, the restrictions that accompany the requested funds ensure the necessary protection of habitats. However, should unforeseen circumstances preclude the County’s acquisition of any or all of the properties, the Land Trust has ample experience in the ownership and stewardship of coastal preserves to ensure appropriate long-term management.

* 1. **How have lessons learned from completed projects or monitoring studies informed your project?** *Sources of results may be from* [*Project Scale Effectiveness Monitoring*](http://www.rco.wa.gov/doc_pages/other_pubs.shtml#monitoring) *from TetraTech, individual sponsors, lessons learned from previously implemented projects, Intensively Monitored Watershed results, or other sources.*

The Whidbey Camano Land Trust has a significant history of successful experience with Salmon Recovery grants (since 2009) and general land conservation grant projects, and will effectively implement this project. Land protection is the core of the Land Trust’s mission.

* 1. **Describe the long-term stewardship and maintenance obligations for the project or acquired land.** *For acquisition and combination projects, identify any planned use of the property, including upland areas.*

Island County will be the long-term owner of the properties, which will be added to the existing Barnum Point County Park for which the County already has maintenance obligations. This expansion will make management of the existing Park easier in some respects. The County will apply for Island County Conservation Futures funds for Acquisition in 2017 in order to be eligible for future Maintenance and Operations funds at the site. In addition, the Whidbey Camano Land Trust is committed to donating funds to the County for the long-term maintenance of Barnum Point.

The Land Trust and the County will develop a long-term management plan for Barnum Point that will preclude activities that could negatively impact the aquatic and riparian habitats and ecological processes of the site. Such restrictions will include limiting future site uses to passive recreational use and minimized impact on the site conditions. While the use restrictions that accompany the expected project funding sources are expected to be sufficient to prevent public uses that would be incompatible with preservation of the habitats on-site, should additional measures be necessary or desired by the Partners, the Land Trust can hold a Conservation Easement on the properties to legally prohibit uses deemed incompatible.

As part of the shoreline exemption permitting, and related planning process for removal of the residential structures and improvements on the Property, the Land Trust will consult with the County and appropriate agency partners to examine the feasibility of any additional restoration measures, and seek additional funds if necessary.

1. **Context within the local recovery plan.**
   1. **Discuss how this project fits within your regional recovery plan and/or local lead entity’s strategy to restore or protect salmonid habitat** *(i.e., addresses a priority action, occurs in a priority area, or targets a priority fish species).*

The project lies within the WRIA 6 Multi-Species Salmon Recovery Plan’s (SRP) Geographic Area 1. The Plan states that the processes and habitats in all three geographic areas (1-3) are important to the recovery of salmon, but nearshore property in Geographic Area 1 is the highest priority because of its proximity to the mouth of the Stillaguamish River.

This project addresses the work plan’s highest priority: protection of intact habitats. Acquisition will accomplish the first of the SRP’s strategy goals, “*Over the long term, achieve a net increase in salmon habitat through protection, enhancement, and restoration of naturally-functioning ecosystems that support self-sustaining salmon populations and the species that depend on salmon.*” The project area is identified in the Plan as a high nearshore habitat protection priority for juvenile salmon and as a high nearshore habitat restoration priority. It is also identified as a moderate nearshore habitat protection and restoration priority for forage fish.

* 1. **Explain why it is important to do this project now instead of later.** *(Consider its sequence relative to other needs in the watershed and the current level and imminence of risk to habitat).*

This waterfront property has outstanding views and is zoned Rural, with a 5 acre minimum lot size. If unprotected, the project area could be irreversibly developed with up to ten waterfront view lots (another four inland lots would also be likely). Land acquisition requires a willing seller, which is always opportunistic, and in this case lining up all three property owners is a unique opportunity. Stunning waterfront view properties are highly desirable and can readily be sold for development purposes, and the owners will seek offers for development if this project is not funded.

* 1. **If your project is a part of a larger overall project or strategy, describe the goal of the overall strategy, explain individual sequencing steps, and which of these steps is included in this application for funding.** *Attach a map in PRISM that illustrates how this project fits into the overall strategy, if relevant.*

The protection of intact nearshore habitats is the larger strategy within which the Barnum Point project fits. Recent relevant Land Trust projects include Glendale Shoreline and Waterman Shoreline, as well as a current grant proposal for Pearson Shoreline. In addition, the Land Trust’s past projects at Indian Point, Strawberry Point, Penn Cove, Dugualla Bay, and Livingston Bay all fit in this strategy.

1. **How does your project consider and accommodate the anticipated effects of climate change on salmon recovery?** *Consider for example changes in: river flow and timing, sea level rise, water availability, snowpack, sediment delivery, temperature, connectivity, project location, or other impacts. Include references to any relevant plans and models.*

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. 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.

1. **Project Proponents and Partners.** *Please answer the following questions about your organization and others involved in the project.*
   1. **Describe your experience managing this type of project.** *Please describe other projects where you have successfully used a similar approach.*

The Whidbey Camano Land Trust has extensive, successful experience managing Salmon Recovery and general land conservation grant projects.

* 1. **List all landowner names.** *If your project will occur on land not owned by your organization, attach a Landowner Acknowledgement Form (Manual 18,* [*Appendix F*](#Appendix_F_Landowner_Ack_Form)*) in PRISM from each landowner acknowledging that his/her property is proposed for SRFB funding consideration. Multi-site acquisition projects need only attach a Landowner Acknowledgement Form for priority parcels.*

Resource Transition Consultants, LLC as Bankruptcy Plan Receiver owns the East Tract. Siblings, Bob Barnum and Carolin Dilorenzo own the West Tract, and both are willing to allow enough time for the Land Trust to secure State grant funds in the current cycle. The Whidbey Camano Land Trust owns the Core Tract, which it just recently acquired (required urgent Board approval and action) from Resource Transition Consultants, LLC with a loan from The Conservation Fund. The Land Trust must retire this debt by December 28, 2017 in order to permanently protect this critical piece of the project.

* 1. **List project partners and their role and contribution to the project.** *Attach a Partner Contribution Form (Manual 18,* [*Appendix G*](#Appendix_G_Project_Partner_Form)*) from each partner in PRISM. Refer to Manual 18, Section 3 for when this is required.*

The Land Trust is actively working with Island County, which will be the primary partner and ultimate owner of the properties. The Land Trust will continue to work with Island County throughout the grant process and will do all of the work related to the project scope in this application, including hiring contractors for due diligence work like appraisals, surveys and environmental assessments.

The Friends of Camano Island Parks (FOCIP) have also committed to the in-kind contribution of long-term trail maintenance and invasive species control.

* 1. **Stakeholder outreach**. *Discuss whether this project has any opposition or barriers to completion, besides funding. Describe your public outreach and feedback you have received. Are there any public safety concerns with the project? How will you address those concerns?*

To date, the Land Trust has officially reached out to the landowners, and Island County’s Public Works and Parks Departments. In addition, the project was included in recent newsletters and at tabling events that attract Camano Island residents. Input from all parties has been highly supportive of the project. Over $320,000 of private donations have come in since the pre-application, including a $10,000 Make a Difference Day Award from the 12th graders at Stanwood High School, who chose the Land Trust’s Barnum Point acquisition as their award recipient. The remaining donations ($310,000) are donor-restricted for protection of the Phase 1 – East Tract.

## Supplemental Questions

### Acquisition Project Supplemental Questions

Applies to both acquisition-only and combination projects. Answer the following supplemental questions (these are not included in the ten-page limit):

1. **Provide a detailed description of the property.** *Describe the habitat types, size, and quality on site (forested riparian/floodplain, wetlands, tributary, main stem, off-channel, bluff-backed beach, barrier beach, open coastal inlet, estuarine delta, pocket estuary, uplands, etc.), critical areas on site, and any other features that make the site unique. Describe existing land use.*

Existing land use on the 102 acre worksite is open land and residential use. Extensive eelgrass beds cover much of the 37 acres of tidelands. The 4,400 feet of shoreline include 1,500 feet of low-bank bluff in the mouth of Triangle Cove, 1,700 feet of high-energy eroding feeder bluffs, and 1,200 feet of high-bank forested bluff. Four houses are currently located on the worksite uplands (two on the East Tract, and two on the West Tract). The Core Tract is unimproved. Of the 65 acres of project uplands, 40 acres are mature second-growth forest which has not been touched since 1904 when the Barnum family originally acquired Barnum Point. Scattered forested wetlands exist throughout this portion. The remaining 25 acres are open grassland.

1. **List type (fee title or conservation easement) and acreage of acquisitions proposed.**
2. Phase 1 – East Tract: Fee acquisition of 17 acres of upland and 20 acres of tidelands, including 450 feet of actively eroding, high-energy feeder bluffs, and 1,200 feet of forested bluffs.
3. Phase 2 – West Tract: Fee acquisition of 13 acres of upland and 17 acres of tidelands, including 1,500 feet of shoreline along the mouth of Triangle Cove, and 300 feet of actively eroding, high-energy feeder bluffs.
4. Phase 3 – Core Tract: Fee acquisition of 35 acres of upland, including 1,000 feet of actively eroding, high-bank, high-energy feeder bluffs.
5. **Do you hold an option or purchase and sale agreement for the property?**

Following a meeting with the Bankruptcy Plan Receiver, the Land Trust submitted a Letter of Intent to place the Barnum Point East Tract under contract. The Plan Receiver has set a deadline to close no later than September 30, 2016.

The West Tract is not under contract, but the landowners are willing to work with the Land Trust, and allow the Land Trust time to secure funds through the current State grant cycle for acquisition.

The Core Tract was recently acquired, following urgent action by the Land Trust, using a bridge loan that must be repaid by December 28, 2017 to ensure permanent protection of the parcel. The Land Trust intends to transfer the Core Tract to the County.

1. **Describe adjacent land uses.** *Describe the property’s proximity to publically owned or protected properties in the vicinity. Attach a map in PRISM that illustrates this relationship.*

Adjacent lands are largely forested, with some agricultural, and low-density rural residential use. Barnum Point is in proximity to the Land Trust and Island County’s Kristoferson Creek Preserve and the Land Trust’s Livingston Bay Tidelands.

1. **If uplands are included on the property, state their size and explain why they are essential for protecting salmonid habitat.**

The properties include 65 acres of uplands, which consist of 40 acres of mature second-growth forest and forested wetlands and 25 acres of open grassland. Protecting the uplands from development is critical as it will prevent degradation of the feeder bluffs and nearshore habitat.

1. **What percentage of the total project area is intact and fully functioning habitat?**

99% of the project area is intact and fully functioning habitat.

1. **Is the site in need of restoration that is not part of this grant application?** *If yes, describe the restoration need and planned timeframe for implementation.*

No restoration is required.

1. **List structures (home, barn, outbuildings, fence, levees, bank armoring, or other infrastructure) on the property and any proposed modifications.** *If possible, please attach a map showing these structures. Note: In general, remove structures on SRFB-assisted acquisitions. Refer to “Manual 18, Salmon Recovery Grants,” Section 2 for information about ineligible project elements.*

As described above, four homes currently exist on the properties: two are on the East Tract and two are on the West Tract. The Land Trust will demolish all four houses and associated outbuildings. The Land Trust has recent experience with demolition at its other properties.

1. **Describe the following:**
   1. **Zoning/land use**

The property is zoned Rural with a 5 acre minimum lot size. Due to the configuration of parcels in the project area, it is expected that 10 homes would be built on the bluff top if the property cannot be protected (an additional four lots would likely be developed inland in the project area).

* 1. **Shoreline Master Plan designation**

The subject property is one of very few properties that meet the Island County Shoreline Master Plan criteria for “Natural” shoreline.

* 1. **Portion of site within 100-year floodplain**

None

* 1. **Portion of site within designated floodway**

None

1. **Explain why federal, state, and local regulations are insufficient to protect the property from degradation.**

Island County has a “Reasonable Use Statute” that effectively precludes the Planning Department from preventing a landowner from constructing a single-family residence on any tax parcel. It is expected that fourteen homes can be accommodated on the Barnum Point properties, with ten likely located along the bluff top. Once such “improvements” and personal property are in-place, protecting those investments becomes a high-priority, and for fear of liability the County has great difficulty preventing shoreline armoring, which continues to be constructed in Island County and around Puget Sound for this reason.

1. **For water rights and water savings projects:**

N/A

* 1. **How much water, if any, will be saved because of this project? By what methods are you calculating the amount of water conserved?**

N/A

1. **For acquisition projects intending to purchase multiple properties within an area, identify the target parcels and how you will prioritize the parcels.**

The order of the three project phases represents the level of urgency and intended order of acquisition based on the individual property ownership status and timeline for selling.

Phase 1 – East Tract is under the control of a Bankruptcy Plan Receiver which requires liquidation of the property by September 30, 2016.

Phase 2– West Tract owners are siblings who are extremely enthusiastic about conserving the properties, and are willing to allow the Land Trust the time to secure grant funding in the current RCO cycle.

Phase 3 – Core Tract is owned by the Land Trust. It was purchased from the same Bankruptcy Plan Receiver that controls the East Tract, with a bridge loan. The deadline for repayment of this bridge loan is December 28, 2017.

### Puget Sound Acquisition and Restoration Large Capital Projects Supplemental Questions

*\*\*Eligible projects for Puget Sound Acquisition and Restoration large capital funding in the planning type may include only preliminary or final design projects.*

1. **Fit to Puget Sound/Hood Canal strategy.** *Discuss how this project fits within the Puget Sound Chinook Salmon, Hood Canal summer Chum Salmon recovery plans, or any other strategy to benefit treaty rights populations or Endangered Species Act-listed species populations that were submitted as part of the lead entity’s 4-year . Include whether the project addresses a priority action, occurs in a priority area, and addresses a key limiting factor identified in the recovery plan or submitted strategy.*

The Barnum Point Acquisition project is an opportunity to bolster and advance salmon recovery in an important area for many priority populations. The project occurs in identified priority areas and helps advance several Puget Sound salmon recovery plans.

WRIA 6, 3-Year Work Plan

Goal 1 of the WRIA 6, 3-Year Work Plan is an “*increase in salmon habitat through protection, enhancement, and restoration of naturally functioning ecosystems that support self-sustaining salmon populations and the species that depend on salmon*” (W6-3YP, p. 2). Moreover, two of the priority strategies listed in the Puget Sound Partnership's Action Agenda for the Island Action Area are the “*Protection and Restoration of Terrestrial and Freshwater Ecosystems to focus land development away from ecologically important and sensitive areas*” and “*Protection of marine and nearshore ecosystems, including important spawning areas and forage fish beaches, that still function well*” (PSAA, p. 390).

Puget Sound Chinook Recovery Plan

The Puget Sound Chinook Recovery Plan notes that the Whidbey Basin is the migratory crossroads for most Puget Sound populations (PSCRP, p. 142), and states that “*the results produced by the Whidbey/Camano plan are an important component to minimizing the risk to the overall ESU because most recovering salmon runs elsewhere in the Puget Sound face greater constraints than these populations*” (PSCRP, p.214). The Plan identifies “*priority areas including Port Susan*” (PSCRP, p. 211), and “*habitats including sand flats, and sand and gravel beaches (that) are often associated with eelgrass beds and provide habitat where forage fish can spawn. Both juvenile and adult salmon are frequently found feeding along these areas*” (PSCRP, p. 212).

WRIA 6 Multi-Species Salmon Recovery Plan

The WRIA 6 Multi-Species Salmon Recovery Plan identifies the shoreline at the project site as a high protection priority for existing juvenile salmon and moderate protection priority for forage fish habitat. The absence of the property from the restoration priorities portion of the same plan speaks to the intact, functioning nature of the project site habitats.

1. **Progressing *Action Agenda*.** *Discuss how this project contributes to progress toward implementing the “Puget Sound Action Agenda.” How does this project make progress toward a “Puget Sound Action Agenda” target for protection or restoration of habitat (e.g. shoreline armoring, eelgrass, land cover and land development, floodplains, estuaries, or water quantity)? Describe which targets are impacted and how much progress will be made through implementing this project using the metrics (acres, miles, etc.) provided in the* [*Puget Sound Ecosystem Recovery Targets document*](https://pspwa.app.box.com/VitalSignsList1-0/1/5191064821/42048705465/1.)*.*

This project contributes to the implementation of the Puget Sound Action Agenda by addressing the following Recovery Targets adopted by the Puget Sound Partnership’s Leadership Council:

* *Chinook Salmon: By 2020, we stop the overall decline and start seeing improvements in wild Chinook abundance in two to four populations in each biogeographic region.*

Barnum Point’s nearshore habitat provides refuge and foraging habitat for Chinook Salmon during their migration in and out of the Stillaguamish River. The protection and enhancement of this habitat will help ensure the survival of Chinook Salmon in Port Susan Bay and the Stillaguamish River, and result in increased abundance. If unprotected, development at the site will result in habitat degradation and further disrupt an important migratory corridor along Port Susan Bay’s shoreline. Such disruption puts Chinook salmon at further risk of predation and negatively impacts survival rates during migration.

* *Eelgrass: Eelgrass extent in 2020 is 120 percent of area measured in the 2000-2008 baseline period.*
* This site contains abundant eelgrass beds, and protecting the property will ensure that there is no net decrease of this important habitat. *Land Cover and Land Development: By 2020, average annual loss of forested land cover to developed land-cover in non-federal lands doesn’t exceed 1,000 acres/year & 268 miles of riparian vegetation are restored or restoration projects are underway.*

The protection of uplands helps advance the land cover and land development target by keeping upland habitat intact and prohibiting development on more than 65 acres. The loss of vegetated cover above the bluffs eventually results in large-scale slope failure and nearshore habitat degradation. The project prevents the loss of forested land cover on fourteen potential homesites above the feeder bluffs on the site.

1. **Readiness to proceed.** *Discuss whether this project has any opposition or barriers to completion outside of funding. Have members of the community, recreational user groups, adjacent landowners, or others been contacted about this project? Describe your public outreach, and the public’s reaction, that has occurred to date.*

This project is acquisition-ready. All landowners are willing to sell their property to the Land Trust. The Bankruptcy Plan Receiver, owner of the East Tract has agreed to give the Land Trust 90 days to place the property under contract. The West Tract landowners have agreed to wait to place the property on the market while grant funds are pursued. Failure to secure such funds will result in all of the property owners listing their properties for sale. Aside from funding, the Land Trust has no other barriers to acquiring the property.

The Land Trust has received and expects no opposition to the project.

During this stage of acquisition, the Land Trust must maintain a level of confidentiality with the landowners, so outreach has been focused on the immediate community and partnering agencies and organizations. When funding is secured, the Land Trust’s outreach will broaden to inform the public of the project and its associated benefits. The Land Trust is highly confident that public support for the project will be outstanding.

1. **VSP parameters.** *How does this project address VSP parameters for listed salmonid populations? Please describe the expected results to an improvement in abundance, productivity, diversity and/or spatial distribution for one or more populations from listed Evolutionarily Significant Units.*

The Barnum Point project will protect existing, intact foraging and shelter habitat, including extensive eelgrass beds and undisturbed forested feeder bluff, by removing a real and significant threat from shoreline development on the property that would otherwise result in fourteen new homes on the project site.

Chinook Salmon are federally threatened and the entire Puget Sound comprises a critical evolutionarily-significant unit (ESU) of the species. The Whidbey Basin is the largest basin in the Puget Sound ESU, and “*an important part of the regional strategy to reduce risk to the overall ESU.*” (PSCRP, p. 187). The protection of existing high quality habitat is a stated action area strategy for Island Watershed (WRIA 6) and is a key role in the Watershed’s contribution to overall salmon recovery. Moreover, the protection of “*important spawning areas, forage fish beaches, and bird habitat*” is a strategy of the Island Watershed Action Area portion of the Puget Sound Action Agenda, under the main goal of “Protecting nearshore ecosystems that still function well” (PSAA, p. 389).

By protecting over 2,900 feet of feeder bluffs, well recognized as critical for maintaining nearshore rearing habitat and allochthonous forage for salmon, the project can be expected to benefit all of the VSP Criteria of abundance, productivity, spatial structure, and diversity. By removing the development threat to this priority shoreline the project can be expected to advance VSP Criteria in the following ways:

* Abundance: The prevention of fourteen single family residences on the project uplands will ensure the continued functioning of feeder bluff processes along the unaltered portions of shoreline.
* Productivity: Preventing additional shoreline development will maintain intact feeder bluff processes and existing nearshore eelgrass habitat.
* Spatial structure: The removal of ongoing and future threats to existing habitat will protect the spatial structure and distribution, and improve the quality and quantity of eelgrass beds along this important stretch of shoreline. Any improvements to habitat productivity, as described above, will further enhance habitat spatial structure and distribution.
* Diversity: By increasing salmon abundance and productivity and improving the spatial structure of foraging and shelter habitat, the protection and enhancement of existing, high- and very high-quality habitat can reasonably be expected to increase genetic diversity of the listed species.

1. **Additional information (optional).** *If not addressed in the previous answers, please describe how the project meets the other eligibility criteria and prerequisites for the Puget Sound Acquisition and Restoration large capital projects.*
2. **Puget Sound Acquisition and Restoration large capital attachments.** *Please attach a Puget Sound vicinity map showing your project’s location within the Puget Sound watershed. This map may satisfy the SRFB vicinity map requirement.*

# Comments

Use this section to respond to the comments you will receive after your initial site visits, and then again after you submit your final application.

### Response to Site Visit Comments

Please describe how you’ve responded to the review panel’s initial site visit comments. *We recommend that you list each of the review panel’s comments and questions and identify how you have responded. You also may use this space to respond directly to the comments.*

### Response to Post-Application Comments

Please describe how you’ve responded to the review panel’s post-application comments. *We recommend that you list each of the review panel’s comments and questions and identify how you have responded. You also may use this space to respond directly to the comments.*

Landowner acknowledgments for all parcels were submitted immeduiately following the site visits and initial feedback.

Additional information regarding measures to ensure long-term compatibility of public use and habitat protection is included, as requested.

Additional information regarding Salmon and Forage Fish habitat is included, as requested.

A reviewer comment about restoration potential on the East Tract is addressed.

The bankruptcy status and Fall 2016 closing timeline for the Phase 1 – East Tract acquisition have not changed. Subsequent to the rpe-proposal, the East Tract appraised at $1,100,000. The earlier estimated value was updated and the appraisal is uploaded to PRISM.