

Project #16-1293, Zylstra Lower Lake Acquisition

Current Status: Application Submitted

Project Details

Primary Sponsor: San Juan Preservation Trust

Primary Contact: Debra Clausen
(360) 378-2461
debbyc@sjpt.org

Funding Program: Salmon State Projects

Lead Entity: San Juan County Community
Development Lead Entity

Project Type: Acquisition

Project Description

The San Juan Preservation Trust in conjunction with the San Juan County Land Bank will purchase the 313-acre Zylstra Lake property in San Juan Valley on San Juan Island. The purpose of the acquisition of the Upper Lake and Lower Lake parcels of Zylstra Lake is to protect natural habitat, water quality, water quantity and riparian vegetation in the False Bay Creek/San Juan Valley watershed for restoration of chum and coho salmon and anadromous trout populations. This acquisition project will also help secure senior water rights, essential to restoration plans for year-round instream flow in False Bay Creek. The target property is located in the largest watershed in San Juan County and drains into False Bay Biological Preserve, a unique habitat managed by the University of Washington Friday Harbor Labs for critical intertidal and marine research. In total, the San Juan Preservation Trust and the San Juan County Land Bank have protected over 1,300 acres in San Juan Valley. The UW Preserve includes an additional 22 acres of uplands and approximately 300 acres of tidelands. The twelve (12) development rights extinguished by the purchase and permanent protection of the 122 acre Zylstra Lower Lake Acquisition along with the inclusion of a Conservation Easement on the adjacent October Farm parcel will insure protection of the lake and also False Bay Creek.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
Project Acquisition	
Acquisition Primary Purpose	Habitat Conservation
Completion Date	
Projected date of completion	12/15/2017
Sponsor Match: Monetary Funding	
Amount of other monetary funding (A.12)	\$80,000.00
Project identifier for the other monetary funding (A.12.b)	n/a
Source of other monetary funding (A.12.a)	October Farm Conservation Easement - \$80,000
Sponsor Match: Donated Un-paid Labor (volunteers)	
Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0.00
Source of Donated Un-paid labor contributions (A.13.a.4)	n/a
Sponsor Match: Donated Paid Labor	
Value of Donated Paid Labor (A.13.b.1)	\$0.00
Source of Donated Paid Contributions (A.13.b.2)	n/a
Sponsor Match: Other In-kind Contributions	
Value of Other In-Kind Contributions (A.13.c.1)	\$0.00
Source of Other In-Kind Contributions (A.13.c.3)	n/a
Description of other In-Kind contributions (A.13.c.2)	n/a

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects	\$450,000	84.91 %		Donated Property Interest	\$80,000
Sponsor Match	\$80,000	15.09 %	15%		
Total Project Funding	\$530,000	100.00 %			
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program	
ACQUISITION COSTS					
Land/Incidentals	\$530,000				
Admin	\$0		0.00 %		\$26,500 (5%)
Subtotal	\$530,000	100.00 %			
Total Cost Estimate	\$530,000	100.00 %			

Worksites and Properties

County: San Juan

Legislative Districts 2012: 40

Congressional Districts 2012: 02

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): SAN JAUN IS

4th Field Catalog Units (HUC): San Juan Islands

WRIA: San Juan

Sections: 20

Township: T35NR03W

Coordinates: 48.51522836
-123.08389053

Worksite #1: Zylstra Lake

Coordinates from Mapped Point: Latitude: 48.51522836 Longitude: -123.08389053

Coordinates from Worksite Latitude: Longitude:

Directions:

Worksite Description: The 122 acre Lower Lake parcel of the overall 313 acre Zylstra Lake project includes the 6 acre Lower Lake and 11 acres of palustrine emergent wetlands.

Site Access Directions: Take ferry from Anacortes, WA to Friday Harbor, WA. Head northwest on Front St S toward Spring St. Turn left onto Spring St. Continue onto San Juan Valley Rd. Turn left onto Valley Farms Rd.

Worksite Address:

862 Valley Farms Road
Friday Harbor, WA 98250

Category / Work Type / Metric	Application Answer	Work Type Costs
Targeted salmonid ESU/DPS (A.23)	Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU	
Targeted species (non-ESU species)	Cutthroat, Searun Cutthroat	
Miles Of Stream Treated/Protected (C.0.b)	0.00	
Project Identified In a Plan or Watershed Assessment (C.0.c)	- Washington Water Trust, 2012, False Bay Flow and Habitat Assessment, San Juan County, Washington - Wild Fish Conservancy, 2010, Fish Use Assessment for False Bay Creek Preserve and False Bay Biological Preserve - Shared Strategy for Puget Sound, 2007, Puget Sound Salmon Recovery Plan: San Juan County Salmon Recovery Chapter. Plan adopted by National Marine Fisheries Service January 19, 2007	
Type Of Monitoring (C.0.d.1)	None	
Monitoring Location (C.0.d.2)	No monitoring completed	

- 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? Has there been ground disturbances historically, if so, what are/were those disturbances? Is there any fill where ground disturbance is proposed? If known, how deep is the fill?
The site was farmed for more than 100 years.
- 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. 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".
n/a
- 5 of 6** Give street address for this worksite if available.
862 Valley Farms Road Friday Harbor, WA 98250
- 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, An open structure currently used as a cattle feed station will be removed. There are water control structures on the Lower Lake parcel and also the Upper Lake parcel. These will be maintained to control instream flow. There is the potential addition of fish ladders in the future to allow salmonids coming upstream

Property for Zylstra Lake Worksite #1: Zylstra Lower Lake

Activity: Acquisition

Planned Acquire Date: 12/15/2017

Proposed Acres:
142.20

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		
Miles Of Streambank Protected By Land or Easement Acquisition	0.00	
Land		
Total cost for Land		\$530,000.00
Acres by Acreage Type (fee simple) - Lake	6.00	
Acres by Acreage Type (fee simple) - Riparian	3.20	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	122.00	
Acres by Acreage Type (fee simple) - Wetlands	11.00	
Acres zoned as agricultural land	122.00	
Existing structures on site	Structures retained for eligible use, Structures to be demolished	
Market value of property improvements	\$0.00	

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?
Yes, the Waiver of Retroactivity RCO #15-47 was granted on October 30, 2015. Copy of letter is also attached to this application. Seller: Charles Tomas, TTEE
- 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.
Yes, the Zylstra Lake project requires future restoration actions, all of which have yet to be identified and thus are not included in the scope of this proposal. It is critical to first acquire the property before any restoration actions can be taken so we are not seeking funding for restoration work at this time but expect to do so at a future date once the acquisition of Zylstra is secure. During the intervening time, planning for future restoration actions and outreach to landowners in the False Bay Watershed and along False Bay Creek will be pursued in preparation for creating a restoration plan and for seeking future restoration funds.

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.
Yes, The entire amount requested would need to be state funds. This Lower Lake parcel acquisition of the overall Zylstra Lake project will be used as match for a federal Coastal grant being sought for the Upper Lake acquisition.
- 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?**
37 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.**
Unknown, n/a

Project Attachments

Required Attachments 7 out of 7 done

Authorizing Resolution/Application Authorization	<input checked="" type="checkbox"/>
Landowner acknowledgement form	<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"/>
RCO Fiscal Data Collection Sheet	<input checked="" type="checkbox"/>
Salmon Project Proposal	<input checked="" type="checkbox"/>

Photos

Attachment Type	Title	Attach Date
Authorizing Resolution/Application Authorization	SJPT Resolution_SRFB Zylstra Grant App.pdf	03/29/2016
Cost Estimate	Zylstra SRFB_Cost_Estimate.pdf	03/28/2016
Letters of Support	FHL LOI - Zylstra Lake 6 6 2016.pdf	06/13/2016
Map: Multi-site and geographic envelope	Zylstra Lake History 1960 Photos Pre-Dam.pdf	06/13/2016
Map: Parcel map	Zylstra Lake Project map - High Res.jpg	03/09/2016
Monitoring activity	SJICD UW Water Quality Monitoring Report - Watershed Sites 2.pdf	05/23/2016
Photo	Zylstra to False Bay aerial23 c.jpg	03/09/2016
Photo	Zylstra aerial14 c.jpg	03/09/2016
Project plan document	Zylstra Lake History March 2016 Boyd Pratt.pdf	06/14/2016
Project plan document	Beamer-Fresh Fish Summary for False Bay.pdf	06/13/2016
Project plan document	False Bay Flow and Habitat Assessment Executive Summary 2012.pdf	03/31/2016
Project plan document	Fish Use Assessment 2010 from False Bay Flow and Habitat Ass.pdf	03/31/2016
Project plan document	WA Water Trust Zylstra-Lake_Final 2016.pdf	03/16/2016
Project plan document	Zylstra Lake Project - Deal Structure 02-03-16.pdf	03/09/2016
Salmon Project Proposal	Lower Zylstra Lake Project TAG Comments - Response 06 13 2.pdf	06/13/2016
Salmon Project Proposal	Zylstra Lower Lake Project Proposal 06-13-16.pdf	06/13/2016

Application Status

Application Due Date: 08/12/2016

Status	Status Date	Name	Notes
Application Submitted	06/14/2016	Byron Rot	
Preapplication	02/16/2016		

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. (Byron Rot, 06/14/2016)

