

## 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

|                                       |                              |                                 |
|---------------------------------------|------------------------------|---------------------------------|
| <b>Coordinates from Mapped Point:</b> | <b>Latitude:</b> 48.51522836 | <b>Longitude:</b> -123.08389053 |
| <b>Coordinates from Worksite</b>      | <b>Latitude:</b>             | <b>Longitude:</b>               |
| <b>Directions:</b>                    |                              |                                 |

**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 | <b>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.</b><br>No   |
| 2 of 6 | <b>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?</b><br>The site was farmed for more than 100 years.   |
| 3 of 6 | <b>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.</b><br>No  |
| 4 of 6 | <b>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”.</b><br>n/a  |
| 5 of 6 | <b>Give street address for this worksite if available.</b><br>862 Valley Farms Road Friday Harbor, WA 98250  |
| 6 of 6 | <b>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.</b><br>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**

,  
**Landowner Type:** Local Government

**Ownership**

**Instrument Type:** Deed - Statutory Warranty

**Purchase Type:** Fee ownership

**Term Length:** Perpetuity

**Expiration Date:**

**Note:**

## Acquisition Metrics (Outcomes, Benefits)

| Category / Work Type / Metric                                 | Application Answer  | Work Type Costs |
|---|---|-----------------|
| <b>Real Property Acquisition</b>                              |   |                 |
| Miles Of Streambank Protected By Land or Easement Acquisition | 0.00  |                 |
| <b>Land</b>   |   |                 |
| 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 10What date was your organization created?  
1979

10 of 10How 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 |   |               |                 |               |
| 1 of 1                     | <div>Permit Questions</div> <div>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.</div> <div>Unknown, n/a</div> |               |                 |               |

Project Attachments

|  |                 |
|--|-----------------|
| Required Attachments                             | 7 out of 7 done |
| Authorizing Resolution/Application Authorization |                 |
| Landowner acknowledgement form                   |                 |
| Map: Area of Potential Effect (APE)              |                 |
| Map: Parcel map                                  |                 |
| Photo  |                 |
| RCO Fiscal Data Collection Sheet                 |                 |
| Salmon Project Proposal                          |                 |

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)

