

Project #16-2316, Barnum Point Phase 1 - East Tract Acquisition

Current Status: Application Submitted

Project Details

Primary Sponsor: Whidbey Camano Land Trust
Secondary Sponsor: Island County
Primary Contact: Ryan Elting
 (360) 222-3310 Ext 6
 ryan@wclt.org
Funding Program: Puget Sound Acq. & Restoration
Project Type: Acquisition
Lead Entity: Island County Lead Entity
Park or Site Name: CAMANO ISLAND (HUC 6th Field)

Project Description

The Whidbey Camano Land Trust, with Island County, will acquire 37 acres (17 of riparian/upland and 20 of tidelands), known as the East Tract Phase 1, at Barnum Point, on Camano Island. This initial phase is part of a three phase acquisition to acquire and protect the entire Barnum Point complex, totalling 102 acres. The land trust and county are seeking to expand protection of Barnum Point, on Camano Island, located directly across from the mouth of the Stillaguamish River in Port Susan. The project builds on an earlier 27 acre acquisition (#10-1438 and #11-1651), now owned by the County, and will result in the protection of the remainder of Barnum Point. Phase 2 (West Tract - Barnum & Dilorenzo) will protect 4 parcels, totaling 30 acres, of low bank waterfront and associated tidelands on the west side of Barnum Point. Phase 3 (Core Tract) will protect 35 acres of undeveloped upland and feeder bluff and will connect the Phase 2 parcels to the already protected parcel owned by Island County. The land trust is pursuing multiple grant applications for Phases 2 and 3 within the Recreation and Conservation Office (RCO). This East Tract Phase 1 agreement is separated from the original three phase "parent" SRFB grant application (#16-1429) for administrative purposes. As the land trust and county secure additional grant funds for the next two phases, then said funds will be amended into this agreement with the additional parcels, or amended into one of the other RCO applications being pursued (ALEA, WWRP or LWCF).

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	12/31/2017
Sponsor Match: Monetary Funding	
Amount of other monetary funding (A.12)	\$68,000.00
Project identifier for the other monetary funding (A.12.b)	N/A
Source of other monetary funding (A.12.a)	Land Trust Donation of Property Interest; Land Trust Private Cash Donation;
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
Puget Sound Acq. & Restoration (FY2017)	\$385,331	85.00 %	Appropriation \ Cash
Sponsor Match	\$68,000	15.00 %	
Total Project Funding	\$453,331	100.00 %	\$68,000

Project Cost Summary	Project %	Admin/A&E %	Maximum for Selected Program
ACQUISITION COSTS			
Land/Incidentals	\$443,331		
Admin	\$10,000	2.26 %	\$22,167 (5%)
Subtotal	\$453,331	100.00 %	
Total Cost Estimate	\$453,331	100.00 %	

Worksites and Properties

General Area: West Camano Island

County: Island

Legislative Districts 2012: 10

Congressional Districts 2012: 02

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): CAMANO IS

4th Field Catalog Units (HUC): KITSAP

WRIA: Island

Sections: 05

Township: T31NR03E

Coordinates: 48.19778343
-122.45458845

Worksite #1: Barnum Point

Coordinates from Mapped Point: **Latitude:** 48.19778343 **Longitude:** -122.45458845

Coordinates from Worksite: **Latitude:** 48.199871 **Longitude:** -122.456463

Directions:

Worksite Description: The worksite encompasses entirety of Barnum Point. Acquisition of 37 acres (East), 30 acres (West) and 35 acres (Core) will complete the proposed project, adding to 27 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

Category / Work Type / Metric	Application Answer	Work Type Costs
Targeted salmonid ESU/DPS (A.23)	Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-unidentified ESU, Steelhead-Puget Sound DPS	
Targeted species (non-ESU species)	Bull Trout, Cutthroat	
Miles Of Stream Treated/Protected (C.0.b)	0.79	
Project Identified In a Plan or Watershed Assessment (C.0.c)	WRIA 6 Multi Species Salmon Recovery Plan; PSNERP - Strategies for NEarshore Protection and Restoration; Island County Shoreline Master Plan; Island County Critical Area Plan and Comprehensive Plan; PSP - State of the Sound; WDFW - Comprehensive Wildlife Conservation Strategy; WA State - Coastal and Estuarine Land Conservation Plan; PCJV Strategic Plan.	
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, Unknown

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 current land use on the site is residential. 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.

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.**
Yes, The worksite surrounds an existing Island County owned property of 27 acres.

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 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 .

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)

Property for Barnum Point Worksite #1: East Tract (Phase 1)

Activity: Acquisition

Planned Acquire Date: 09/30/2016

Proposed Acres:
37.00

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		
Miles Of Streambank Protected By Land or Easement Acquisition	0.30	
Land		
Total cost for Land		\$433,331.00
Acres by Acreage Type (fee simple) - Tidelands	20.00	
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	
Incidentals		
Appraisal		
Total cost for appraisal		\$5,000.00
Appraisal Review		
Total cost for appraisal review		\$1,000.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$500.00
Demolition		
Total cost for Demolition		\$3,000.00
Buildings / structures to be demolished	Beach home (24); upland home (59)	
Stewardship plan		
Total cost for Stewardship plan		\$500.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$10,000.00

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: Seller: Resource Transition Consultants, LLC as Plan Receiver; Approved December 27, 2015; Waiver #16-03
- 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.**
House demolition, fencing, and any other ground disturbing activities will occur following acquisition, and completion of necessary Cultural Resources Inventory work will likely take place in early 2017.

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.**
No
- 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.
RCO ALEA: \$1,000,000. Not yet secured. Available August, 2017. WWRP Water Access: \$1,500,000. Not yet secured. Available August, 2017. WWRP Local Parks: \$1,000,000. Not yet secured. Available August, 2017. Island County Conservation Futures Funds: Not yet secured. Available Fall, 2017; USFWS National Coastal Wetlands Conservation Grant: Not yet secured. Available January, 2017.
- 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.
None.
- 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 - 601865226
- 9 of 10** What date was your organization created?
3/26/1984
- 10 of 10** How long has your organization been involved in salmon and habitat conservation?
2009

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)				

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 will be required to demolish the residences.

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	Barnum Point SRFB Resolution.pdf	03/14/2016
Cost Estimate	Cost Estimate_7-11-16_Barnum 16-1429 FINAL.xls	07/11/2016
Environmental Site Assessment Report	Port Susan Beach Seine Final June 2009.pdf	04/11/2016
Map: Parcel map	Barnum_Parcels.pdf	04/29/2016
Photo	Core and West Tract Bluffs.jpg	06/02/2016
Photo	Est Tract - Mouth of Triangle Cove.jpg	06/02/2016
Photo	East Tract Bluffs.jpg	06/02/2016
Photo	Barnum Point East Bluffs.jpg	03/09/2016
Photo	Barnum Point East Tidelands.jpg	03/09/2016
Photo	Barnum Point West and Core Tidelands.jpg	03/09/2016
Photo	Barnum Point West.jpg	03/09/2016

Photo	Barnum Point West Mouth of Triangle Cove.jpg	03/09/2016
Photo	Barnum Point Core Bluffs.jpg	03/09/2016
Salmon Project Proposal	Barnum Point_AcqProposal_FINAL.docx	06/02/2016

Application Status

Application Due Date: 08/12/2016

Status	Status Date	Name	Notes
Application Submitted	09/13/2016	Marc Duboiski	
Preapplication	09/07/2016		

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. (Marc Duboiski, 09/13/2016)

Date of last change: 09/13/2016