
PROJECT: 16-2316 ACQ, BARNUM POINT PHASE 1 - EAST TRACT ACQUISITION

Sponsor: Whidbey Camano Land Trust Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 08/11/2016 Agreement End Date: 06/30/2018

Final Report Status: Accepted 05/17/2018

Description

PROJECT AGREEMENT DESCRIPTION

The Whidbey Camano Land Trust 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, totaling 102 acres. After acquisition and stewardship activities, the property will be transferred to Island County to expand their existing Barnum Point county park.

The land trust and the county are 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).

FINAL PROJECT DESCRIPTION

In October 2016, in an emergency acquisition, the Whidbey Camano Land Trust protected the 37-acre East Tract at Barnum Point, on Camano Island, from bankruptcy receivership. The Property includes 17-acres of riparian/upland and 20-acres of tidelands. This was the initial phase of a three phase acquisition to acquire and protect the entire Barnum Point complex, which is now nearing completion. A fourth phase has recently been proposed, which would add an additional 40 acres, resulting in the overall expansion of the Park from 27-acres prior to the project, to 169-acre completion.

This Phase I was completed following acquisition and preparation of the property (removal of two houses), and its recent transfer to Island County to be part of the park.

Narrative

This project produced an outpouring of community support from over 620 local and regional donors and numerous organizations, who all wanted to see Barnum Point protected forever. This emergency acquisition would not have been possible without the SRFB funds provided in this grant.

Following the Property's acquisition, the Land Trust set out to prepare the site to be transferred to Island County and added to the existing, 27-acre Barnum Point County Park. Following full cultural resources compliance, this work involved the removal of two houses, one of which was barged from the Project shoreline in March of 2017, and the other which was dismantled and recycled to minimize waste going to the landfill.

During this time, Island County, the Friends of Camano Island Parks, and Land Trust staff worked to install the signage and fencing necessary to safely allow the public on the Property. The Land Trust and County also successfully worked on multiple fronts to secure the \$6 million needed to complete the larger Barnum Point County Park expansion project, as well as developing the long-term management plan for the Park which is in final review by the County Commissioners, as of the time of submission of this final report.

The Barnum Point East Tract was transferred to Island County, and opened to the public, on January 31, 2018.

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Worksites

Worksite #1: Barnum Point

Worksite Address (Optional)

Street Address 299 S. Sunrise Blvd.

City Camano Island

State, Zip WA 98282

Worksite Details

Worksite #1: Barnum Point

Worksite Name Barnum Point

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.

Geographic Coordinates

From mapped point: Latitude 48.197783 Longitude -122.454588

For Directions: Latitude 48.199871 Longitude -122.456463

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.

Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Barnum Point	East Tract (Phase 1)	✓ Clarification	✓	✓ Map verified

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Worksite Metrics

Worksite: Barnum Point (#1)

Targeted salmonid ESU/DPS (A.23)

The salmon ESU (Evolutionarily Significant Unit) or steelhead DPS (Distinct Population Segment) name that the project is targeting. For species where ESU/DPS name is not known or determined, use the species name with unidentified ESU (e.g., Chinook salmon - unidentified ESU).

Targeted species (non-ESU species)

Select one or more of the fish species that this project will benefit.

Miles of Stream and/or Shoreline Treated or Protected (C.0.b)

The total length of freshwater stream, side channel, and/or marine shoreline treated or protected at the project worksite (to the nearest 0.01 mile). Multiple treatments in the same stretch of stream, side channel, or shoreline should only be "counted" once, so that the total reflects actual stream, side channel, or shoreline length subjected to treatments regardless of how many treatments were applied. This is a meander measurement of the portion of the stream treated by the project area. Include the stream adjacent to riparian project areas. This does not include "miles of stream made accessible," which is an "effect" not a treatment. Use the minimum measurement of 0.01 miles for barrier removal projects involving a single barrier.

Project Identified In a Plan or Watershed Assessment (C.0.c)

Name of the Recovery Plan that identifies the need or justification for conducting this project. If not identified in Recovery Plan, name the watershed assessment or other plan which justifies the need for the project. Use endnote citation format (Author, date, title, source, source address). If project was not identified in a plan, enter "none." (500 characters max).

Type Of Monitoring (C.0.d.1)

Type of project monitoring that occurs at the worksite during the project period. If the project has no monitoring, report 'None'.

Monitoring Location (C.0.d.2)

If monitoring is a component of the project worksite, select one or more of the following descriptors on the location of the monitoring: onsite; upstream; downstream; or, upslope.

Current Agreement

Final

No Salmon ESU or Steelhead DPS	No Salmon ESU or Steelhead DPS
✓ Chinook Salmon-Puget Sound ESU	✓ Chinook Salmon-Puget Sound ESU
Chinook Salmon-unidentified ESU	Chinook Salmon-unidentified ESU
✓ Chum Salmon-Puget Sound/Strait of Georgia ESU	✓ Chum Salmon-Puget Sound/Strait of Georgia ESU
Chum Salmon-unidentified ESU	Chum Salmon-unidentified ESU
✓ Coho Salmon-Puget Sound/Strait of Georgia ESU	✓ Coho Salmon-Puget Sound/Strait of Georgia ESU
Coho Salmon-unidentified ESU	Coho Salmon-unidentified ESU
Pink Salmon-Odd year ESU	Pink Salmon-Odd year ESU
✓ Pink Salmon-unidentified ESU	✓ Pink Salmon-unidentified ESU
✓ Steelhead-Puget Sound DPS	✓ Steelhead-Puget Sound DPS
Steelhead/Trout-unidentified DPS	Steelhead/Trout-unidentified DPS
None	None
Unknown	Unknown
Brook Trout	Brook Trout
Brown Trout	Brown Trout
✓ Bull Trout	✓ Bull Trout
✓ Cutthroat	✓ Cutthroat
Kokanee	Kokanee
Rainbow	Rainbow
Searun Cutthroat	Searun Cutthroat

0.79

0

WRIA 6 Multi Species Salmon Recovery Plan; PSNERP - Strategies for NEarshore Protection and Restoration; Island County Shoreline Master Plan; Island County Critical Area Plan Implementation Monitoring

Not Collected at Closure

✓ None	✓ None
Comprehensive WRIA 6	
✓ No monitoring completed	✓ No monitoring completed
Downstream	Downstream
Onsite	Onsite
Upslope	Upslope
Upstream	Upstream

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Overall Metrics

	Current Agreement	Final
Project Acquisition		
Acquisition Primary Purpose Select the primary purpose(s) for the property being acquired.	Developed Recreation Farmland Preservation ✓ Habitat Conservation Habitat Restoration ✓ Open Space ✓ Public Access	Developed Recreation Farmland Preservation ✓ Habitat Conservation Habitat Restoration ✓ Open Space ✓ Public Access
Completion Date		
Projected date of completion Estimated date the scope of work will be completed.	12/31/2017	06/30/2018
Project Goals		
Goals, purpose, and expected benefits (A.17) Short description of the goals and purpose of the project and how it is expected to benefit salmonids or salmonid habitat.	To acquire 37 acres of key nearshore forested habitat, with feeder bluffs, benefitting forage fish spawning beaches and	Acquired 37 acres of key nearshore forested habitat, with feeder bluffs, benefitting forage fish spawning beaches and

Acquisition Costs

	Proposed	Final
Property: East Tract (Phase 1) (Worksite #1: Barnum Point)		
Real Property Acquisition Costs	\$433,331	\$896,540
Incidental Costs	\$10,000	\$61,941
Administrative Costs	\$10,000	\$8,527
Totals	\$453,331.00	\$967,007.00

Date of Last Released Billing 05/09/2018

Billed Summary

	Project Agreement		Totals To Date		
Category	RCO	Total	Expended	Non Reimbursable	Total Billed
Acquisition					
Property			762,429.68	134,110.00	896,539.68
Incidentals			50,723.65	11,217.00	61,940.65
Property/Inc Subtotal	803,554.62	945,359.99	813,153.33	145,327.00	958,480.33
Admin Costs	18,125.38	21,324.01	8,526.67		8,526.67
Acquisition Total	821,680.00	966,684.00	821,680.00	145,327.00	967,007.00
Total	821,680.00	966,684.00	821,680.00	145,327.00	967,007.00

Date of Last Released Billing 05/09/2018

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Sponsor Match

	Proposed	Final
Project Funding		
PCSRF Federal Funds (A.10)		
State Funds (A.11)	\$821,680.00	\$821,680.00
Sponsor Match: Monetary Funding		
Amount of other monetary funding (A.12)	\$68,000	\$145,327
Source of other monetary funding (A.12.a)	Land Trust Donation of Property Interest; Land Trust Private Cash Donation;	Land Trust Private Cash Donation
Sponsor Match: Donated Un-paid Labor (volunteers)		
Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0	\$0
Source of Donated Un-paid labor contributions (A.13.a.4)	N/A	NA
Number of hours volunteers contributed to the project (A.13.a.1)	Collected at Closure	0
Describe how the value of the volunteers was determined (A.13.a.3)	Collected at Closure	NA
Sponsor Match: Donated Paid Labor		
Value of Donated Paid Labor (A.13.b.1)	\$0	\$0
Source of Donated Paid Contributions (A.13.b.2)	N/A	NA
Sponsor Match: Other In-kind Contributions		
Value of Other In-Kind Contributions (A.13.c.1)	\$0	\$0
Source of Other In-Kind Contributions (A.13.c.3)	N/A	NA
Description of other In-Kind contributions (A.13.c.2)	N/A	NA
Amount Total	\$889,680	\$967,007
Total Billed		\$967,007
Difference		\$0

Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						

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Certify & Submit

Status History

Report Status	Date	User	Note
Accepted	05/17/2018	Marc Duboiski	Great job! You da man!!
Submitted	05/10/2018	Ryan Elting	Thanks Marc!
Draft	05/02/2018	Marc Duboiski	

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Sponsor: [Whidbey Camano Land Trust](#) Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 08/11/2016 Agreement End Date: 06/30/2018

PROPERTY: East Tract (Phase 1) (1: Barnum Point)

Property Basics

✓ Acquisition Development

Planned Acquisition Date	10/14/2016	Proposed Acres	37.00
Actual Acquisition Date	10/14/2016	Actual Acres	37.00

Property Location

Property Name East Tract (Phase 1)
Property Address (optional) 299 South Sunrise Blvd.
City Camano
State Wa **Zip** 98282

Property Description The East Tract includes 17 acres of forested bluff and uplands, and 20 acres of eelgrass tidelands, along 1,700 feet of shoreline.
Associated Worksite Barnum Point (#1)

Property Grantor

Landowner Name Resources Consultant
Address (optional) 299 South Sunrise Blvd.
City Camano
State WA **Zip**
Landowner Type Private

Ownership

Instrument Type Deed - Statutory Warranty
Purchase Type Fee ownership
Term Type Perpetuity
Yrs
Expiration Date
Note

Property Map



✓ RCO Verified Map

This map is for representation only.

Parcel Numbers

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

County Name	Parcel Number	Mapped	Notes (optional)
Island	R33105-086-1670	System	

Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Other	4409532	10-17-16; Special Warranty Deed from Resource Transition Consultants, LLC (bankruptcy receivership) to Whidbey Camano Land Trust.
Deed - Other	4438399	1-31-18; Bargain and Sale Deed from WCLT to Island County, secondary sponsor. USFWS notice of grant special condition is amended into agreement.
Deed of Right	4438264	1-30-18

Sponsor Clarification

Bargain and Sale Deed from Whidbey Camano Land Trust to Island County recorded under AFN 4438399.
Salmon Recovery DOR recorded under AFN 4438264.

✓ The above information is correct and complete

RCO Notes

✓ Property data verified by RCO Staff

Metrics

Current Agreement

Final

Metrics Required at Billing

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Land

Purchase of fee interest in property.

Acres by Acreage Type (fee simple)

Enter the number of acres to be acquired for each type (to the nearest 0.01 acres) (leave blank if zero).

	Acres		Acres
Lake		Lake	0
Riparian	3.00	Riparian	3.00
Tidelands	20.00	Tidelands	20.00
Uplands	14.00	Uplands	12.00
Wetlands		Wetlands	2.00
Total	37.00	Total	37.00

Existing structures on site

Select one or more options that best describe your plans for the structures located on site.

No structures on site

Structures and acres
excluded for ineligible use

Structures retained for
eligible use

✓ Structures to be
demolished

No structures on site

Structures and acres
excluded for ineligible use

Structures retained for
eligible use

✓ Structures to be
demolished

Market value of property improvements

Identify the Appraised value of any improvements on the property. If no improvements, enter \$0.

This value should be included in your land costs.

\$160,344

\$0

Metrics Required at Final Report

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

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

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.30	0
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The miles of freshwater streambank, sidechannel, and/or marine shoreline protected by acquisition or easement (to the nearest 0.01 mile). Count miles of streambank on both sides of stream if both sides are acquired.

Land

Purchase of fee interest in property.

Total cost for Land	\$433,331	<i>Not Collected at Closure</i>
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Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Acres zoned as agricultural land	0	0
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Total number of property acres currently in agricultural zoning (to the nearest 0.01 acres).

Incidentals

Non real property acquisition costs associated with the acquisition of real property.

Appraisal

Real Property Appraisal

Total cost for appraisal	\$5,000	<i>Not Collected at Closure</i>
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Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Appraisal Review

Appraisal Review of Real Property

Total cost for appraisal review	\$1,000	<i>Not Collected at Closure</i>
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Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Closing, Recording, Taxes, Title

Closing costs, recording fees, taxes and title reports and insurance.

Total cost for Closing, Recording, Taxes, Title	\$500	<i>Not Collected at Closure</i>
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Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Demolition

Removal of buildings and structures located on the property being acquired.

Total cost for Demolition	\$3,000	<i>Not Collected at Closure</i>
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Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Buildings / structures to be demolished

Identify the buildings/structures (include age) that will be demolished.

Beach home (24); upland/bluff
home (59)

Beach home removed; upland
house mid-demolition.

Stewardship plan

Development of a long-term stewardship plan for the property being acquired. (See program manual for eligibility and limits.)

Total cost for Stewardship plan	\$500	<i>Not Collected at Closure</i>
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Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

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

Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$10,000.00	\$8,526.67	\$0.00	\$8,526.67
Appraisal	\$5,000.00	\$5,800.00	\$0.00	\$5,800.00
Appraisal Review	\$1,000.00	\$2,450.00	\$0.00	\$2,450.00
Closing, Recording, Taxes, Title	\$500.00	\$0.00	\$0.00	\$0.00
Demolition	\$3,000.00	\$42,473.65	\$11,217.00	\$53,690.65
Land	\$433,331.00	\$762,429.68	\$134,110.00	\$896,539.68
Stewardship plan	\$500.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$453,331.00	\$821,680.00	\$145,327.00	\$967,007.00
				Date of Last Released Billing 04/26/2018

Values

Appraised Value	\$1,100,000.00	Appraised Date	
Reviewed Value	\$1,100,000.00	Appraisal Review Date	
Paid Value	\$1,100,000.00		
Donated Value	\$0.00		
Court Award	\$0.00		

Attachments

PHOTOS (JPG, GIF)



298230 Secondary















298229 Secondary

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	05/17/2018	Deed	EastTract Deed to Island County 01-31-18	RyanE	East Tract Deed to County RECORDED.pdf, 347418 Property: East Tract (Phase 1)	✓
	02/06/2018	Deed of right	Recorded_Salmon DOR 01-30-18	MarcD	Recorded_Salmon Deed of Right_Barnum East 01-30-18.pdf, 328118 Property: East Tract (Phase 1)	✓
	03/22/2017	Photo	Barnum East Tract house on the barge-looking through foundat	MarcD	Barnum East Tract house on the barge-looking through foundation.jpg, 298230 Property: East Tract (Phase 1)	✓
	03/22/2017	Photo	Barnum East Tract House - Barge_Clinton	MarcD	Barnum East Tract House - Barge_Clinton.jpg, 298229 Property: East Tract (Phase 1)	✓
	01/30/2017	Title Insurance	Barnum East Final Title Insuran 10-17-16	IdaG	Title Insurance Policy_Barnum East Tract.pdf, 294240 Property: East Tract (Phase 1)	
	01/26/2017	Cultural Resources: Cultural Resources Survey	DAHP Barnum Survey and Letter 01-25-17	MarcD	DAHP Barnum Survey and Letter 01-25-17.pdf, 293617 Property: East Tract (Phase 1)	
	01/23/2017	Cultural Resources Assessment	0117E WCLT Barnum Point East Arch and HPI Report Jan 20 (2)	IdaG	0117E WCLT Barnum Point East Arch and HPI Report Jan 20 (2).pdf, 293320 Property: East Tract (Phase 1)	

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

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Share
	01/19/2017	Deed	Barnum Pt East SWD 10-17-16	IdaG	Barnum Point East Tract Deed 4409532.pdf, 293188 Property: East Tract (Phase 1)	✓
	09/29/2016	Estimated Settlement Statement	01348-35547_Combined Settlement Statement	IdaG	01348-35547_Combined Settlement Statement.pdf, 280105 Property: East Tract (Phase 1)	
	09/29/2016	Hazardous Substance Certification Form	REPORT - Phase I ESA for Stay Property Camano Island - Copy	IdaG	REPORT - Phase I ESA for Stay Property Camano Island - Copy.pdf, 280104 Property: East Tract (Phase 1)	✓
	09/29/2016	Preliminary title report	East Tract Underlying Title Documents	MarcD	East Tract Underlying Documents to Title - AS.pdf, 280059 Property: East Tract (Phase 1)	
	09/28/2016	Easement	Barnum Point Assignment of Easem 02-28-13	MarcD	Barnum Point Assignment of Easement (Recorded) 02-28-13.pdf, 280044 Property: East Tract (Phase 1)	✓
	09/28/2016	Assignment of rights	Barnum Point Recorded AOR 03-28-13	MarcD	Barnum Point Recorded AOR 03-28-13.pdf, 280043 Property: East Tract (Phase 1)	✓
	09/28/2016	Easement	BARNUM PT- Recorded CE 08-30-2012	MarcD	BARNUM POINT- Recorded CE 20120830.pdf, 280042 Property: East Tract (Phase 1)	✓
	09/27/2016	Title Insurance	Barnum East Tract Updated Title 08-05-16	IdaG	Barnum East_Updated Title Report.pdf, 279987 Property: East Tract (Phase 1)	
	09/27/2016	Environmental Site Assessment Report	East Tract Environ Assess Ph 1 09-22-16	IdaG	REPORT - Phase I ESA for Stay Property Camano Island.pdf, 279986 Property: East Tract (Phase 1)	
	09/27/2016	Appraisal	Barnum East Tract Rev. Apprais 08-01-16	IdaG	Barnum Point Eastern Parcel Appraisal_8_01_16.pdf, 279984 Property: East Tract (Phase 1)	
	09/27/2016	Appraisal Review	Barnum East Tract Apprais Review 08-02-16	IdaG	Barnum 17ac Review Appraisal_McCallum_FINAL.pdf, 279983 Property: East Tract (Phase 1)	
	07/14/2016	Appraisal	Barnum Pt East Tract Appraisal - 4-11-16	RyanE	Barnum Point Eastern Parcel Appraisal_4_22_16.pdf, 271931 Property: East Tract (Phase 1)	