

Project #20-1134, WRIA 6 Nearshore Protection Tool Implementation

Current Status: Application Submitted

Project Details

Primary Sponsor: Whidbey Camano Land Trust	Primary Contact: Ryan Elting (360) 222-3272 ryan@wclt.org
Funding Program: Salmon State Projects	Lead Entity: Island County Lead Entity
Project Type: Acquisition	

Project Description

The Whidbey Camano Land Trust is seeking funds to implement the recently completed Water Resource Inventory Area (WRIA) 6 Nearshore Acquisition Prioritization Framework and conserve nearshore habitat that supports the recovery of Puget Sound salmonids, including Endangered Species Act listed Puget Sound Chinook salmon and Puget Sound steelhead. The Land Trust will use this funding to protect priority shoreline property in WRIA 6 as identified in the Nearshore Framework through fee simple and/or conservation easement acquisition. This project builds on the previously funded RCO #17-1063 Nearshore Acquisition Strategy Development project.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
Project Acquisition	
Acquisition Primary Purpose	Habitat Conservation
Completion Date	
Projected date of completion	03/31/2023
Sponsor Match: Monetary Funding	
Amount of other monetary funding (A.12)	\$145,000.00
Source of other monetary funding (A.12.a)	Whidbey Camano Land Trust will secure project matching funds through additional grant sources and private fundraising.
Timing of other monetary funding	Project matching funds will be secured prior to the estimated property acquisition date and will be available through the estimated project completion date.
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	\$795,000	84.57 %		Grant - Private	\$145,000
Sponsor Match	\$145,000	15.43 %	15%		
Total Project Funding	\$940,000	100.00 %			
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program	
ACQUISITION COSTS					
Land/Incidentals	\$896,000				
Admin	\$44,000		4.99 %		\$44,050 (5%)
Subtotal	\$940,000	98.40 %			
Total Cost Estimate	\$940,000	98.40 %			

Worksites and Properties

County: Island

Legislative Districts 2012: 10
Congressional Districts 2012: 02
Salmon Recovery Regions: Puget Sound
DNR Watershed Units (WAU): WHIDBEY IS
WRIA: Island
Sections: 09
Township: T30NR02E
Coordinates: 48.10799672
-122.57105925

Worksite #1: WRIA 6

Coordinates from Mapped Point:	Latitude: 48.10799672	Longitude: -122.57105925
Coordinates from Worksite	Latitude: 48.107754	Longitude: -122.571332
Directions:		

Worksite Description:

Site Access Directions: This is not yet determined due to the nature of the project.

Worksite Address:

765 Wonn Road
Greenbank, WA 98253

Category / Work Type / Metric	Application Answer
Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	0.25
Project Identified In a Plan or Watershed Assessment (C.0.c)	Island County Lead Entity Salmon Recovery Technical and Citizen Committee (SRTCC): WRIA 6, 2019, WRIA 6 (Whidbey and Camano Islands) Multi-Species Salmon Recovery Plan Update, https://www.islandcountywa.gov/Health/DNR/Salmon/ ; Shared Strategy Development Committee, 2007, Puget Sound Salmon Recovery Plan, Volume 1, http://www.westcoast.fisheries.noaa.gov/publications/recovery_planning/salmon_steelhead/domains/puget_sound/chinook/pugetsoundchinookrecoveryplan.pdf
Priority in Recovery Plan Type Of Monitoring (C.0.d.1)	The project advances the recovery goal of the Puget Sound Salmon Recovery Plan – Watershed Profile of Whidbey and Camano Islands, “to achieve a net increase in salmon habitat through protection, enhancement, and restoration of naturally-functioning ecosystems that support self-sustaining salmon population and the species that depend upon them (p. 208).” None
Monitoring Location (C.0.d.2)	No monitoring completed

Property for WRIA 6 Worksite #1: WRIA 6 Nearshore Property

Activity: Acquisition	Planned Acquire Date: 12/01/2022	Proposed Acres: 20.00
Property Grantor Whidbey Camano Land Trust (WCLT) 765 Wonn Rd Barn C201 Greenbank, WA 98253	Ownership Instrument Type: Deed - Statutory Warranty Purchase Type: Fee ownership Term Length: Perpetuity Expiration Date:	
Landowner Type: Private	Note: Project goals include fee simple and conservation easement acquisition of priority shoreline parcels. Landowner information and specific instrument type have not yet been determined.	

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.25	
Land		
Total cost for Land		\$775,000.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	5.00	
Acres by Acreage Type (fee simple) - Tidelands	5.00	

Acres by Acreage Type (fee simple) - Uplands	5.00
Acres by Acreage Type (fee simple) - Wetlands	5.00
Acres zoned as agricultural land	0.00
Existing structures on site	No structures on site
Market value of property improvements	\$0.00

Incidentals		
Agency Indirect (Acq)		
Total cost for Agency Indirect (Acq)		\$15,000.00
Appraisal		
Total cost for appraisal		\$20,000.00
Appraisal Review		
Total cost for appraisal review		\$7,000.00
Baseline Documentation		
Total cost for baseline documentation		\$2,500.00
Boundary line adjustment		
Total cost for Boundary line adjustment		\$2,500.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$11,000.00
Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$500.00
Restoration or development plans (yes/no)	No	
Environmental Audits		
Total cost for environmental audits		\$3,500.00
Fencing (Acq)		
Total cost for Fencing (Acq)		\$1,000.00
Number of linear feet of fencing to be built	100	
Noxious weed control		
Total cost for Noxious weed control		\$3,500.00
Acres treated for noxious weeds by method - Biological	0.00	
Acres treated for noxious weeds by method - Chemical	10.00	
Acres treated for noxious weeds by method - Mechanical	10.00	
Signs (Acq)		
Total cost for Signs(Acq)		\$2,000.00
Number of permanent signs that identify site and funding partners	2	
Stewardship plan		
Total cost for Stewardship plan		\$2,500.00
Survey (Acq)		
Total cost for Survey(Acq)		\$30,000.00
Wetland Delineations		
Total cost for Wetland Delineations		\$20,000.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$44,000.00

Overall Project Questions

1	<p>Problem statement. What are the problems your project seeks to address? Include the source and scale of each problem. Describe the site, reach, and watershed conditions. Describe how those conditions impact salmon populations. Include current and historic factors important to understand the problems.</p> <p>According to the Shared Strategy Development Committee (2007), “The Whidbey basin is the main estuarine area for the major Chinook-producing rivers in Puget Sound, and the migratory crossroads for most Puget Sound Populations.” (p. 142). Unfortunately, external pressures including rapid population growth and accelerated residential development in the Puget Sound region have led to significant losses in nearshore and estuarine habitat, thereby impacting the viability of salmonid populations. As stated in the Puget Sound Nearshore Ecosystem Restoration Project (PSNERP), Strategies for Nearshore Protection and Restoration in Puget Sound, “thirty-eight percent of the length of historically mapped coastal inlets no longer are identifiable as natural shoreline due to shoreline modifications” (Cereghino et al. 2012, 4). In addition, the Tulalip Tribe documented that over thirty percent of all feeder bluffs and accretion shoreline within the Whidbey Basin contain armoring, which inhibits beach migration inland and causes significant loss of forage fish spawning habitat due to projected sea level (Kruger et al., 2010, NWIFC, 2016).</p> <p>Despite these pressures and associated land use change, 173 miles of unarmored shoreline existed in Water Resource Inventory (WRIA) 6 as of 2017 (SRTCC, 2019). In Island County, feeder bluffs are the primary source of sediment that replenish and maintain beaches and are critical for the health and vitality of eelgrass beds and spawning habitat for forage fish. Additionally, as out-migrating juvenile salmon use the shoreline as a travel corridor, the eelgrass beds provide forage habitat and refuge from predators. Furthermore, regional studies have indicated that existing coastal inlets and pocket estuaries within WRIA 6 provide benefits to migrating populations of salmonids (Beamer et al., 2003). Pocket estuaries provide juvenile salmon with a low energy refuge and a physiological transition zone with lower salinity levels. Functioning estuaries contain riparian habitat providing large woody debris and vegetation that enhance shade and produce important food sources, especially for out migrating juvenile Chinook Salmon.</p> <p>The WRIA 6 Nearshore Protection Tool implementation project builds on the previously funded RCO #17-1063 Nearshore Acquisition Strategy Development project that systematically evaluates nearshore parcels for benefits to salmonids. The Whidbey Camano Land Trust’s acquisition project will permanently protect functioning nearshore and estuarine habitat from degradation to advance Puget Sound salmon recovery efforts.</p>
2	<p>Describe the limiting factors, and/or ecological concerns, and limiting life stages (by fish species) that your project expects to address.</p> <p>This project address degradation of habitat in Island County associated with pressures identified by the Island County Lead Entity Salmon Recovery Technical and Citizen Committee (SRTCC). These pressures include shoreline armoring, overwater structures, and riparian removal. Island County and the Whidbey basin experienced significant shoreline armoring impacting forage fish, which are a critical food source for juvenile Chinook Salmon (NWIFC, 2016; SRTCC,</p>

2019). The WRIA Nearshore Protection Tool Implementation project will permanently protect parcels prioritized for acquisition to prevent future habitat degradation from conversion to residential development and the associated impacts from shoreline armoring to protect critical rearing and migratory habitat for the benefit of juvenile and adult populations of Endangered Species Act listed Puget Sound Chinook salmon and Puget Sound steelhead.

- 3 (all)What are the project goals? The goal of the project should be to solve identified problems by addressing the root causes. Then clearly state the desired future condition. Include which species and life stages will benefit from the outcome, and the time of year the benefits will be realized. Example Goals and Objectives**

Whidbey Camano Land Trust's WRIA 6 Nearshore Protection Tool Implementation project goal is to permanently protect estuarine and marine nearshore habitat from degradation for the benefit of juvenile and adult populations of Endangered Species Act listed Puget Sound Chinook salmon and Puget Sound steelhead.

- 4 (all)What are the project objectives? Objectives support and refine biological goals, breaking them down into smaller steps. Objectives are specific, quantifiable actions the project will complete to achieve the stated goal. Each objective should be SMART (Specific, Measurable, Achievable, Relevant, and Time-bound). Example Goals and Objectives**

The project objective is to implement fee simple and conservation easement acquisitions of priority nearshore and estuarine habitat in WRIA 6 by 2023.

- 5 Scope of work and deliverables. Provide a detailed description of each project task/element and how they will lead to the objectives. With each task/element, identify who will be responsible for each, what the deliverables will be, and the schedule for completion.**

The Whidbey Camano Land Trust's Conservation Team will be responsible for the following tasks and adhering to the corresponding timelines for each task:

January-March 2021

Review and execute grant agreement

Order and complete review of preliminary commitment for title insurance policies

Coordinate with landowners for appraisal(s)

April-June 2021

Identify strategy for resolution of any title exceptions required prior to anticipated closing date

Coordinate and complete primary appraisal(s)

July-Sept 2021-

Coordinate and complete review appraisal(s)

Negotiate purchase agreement with landowner(s)

Coordinate property survey(s)

October-December 2021

Conduct environmental site assessment(s)

Resolve any remaining title issues and outstanding interests

January-March 2022

Continued resolution of title issues and outstanding interests

Prepare stewardship plan(s)/baseline report(s)

April-June 2022

Deliver to RCO following documents i) Voluntary Acquisition Notice to Owner, ii) Just Compensation and Relocation Notice, iii) Landowner Donation Statement (if applicable), iv) Hazardous Substances Certification, and v) RCO Property Assessment Checklist.

July-September 2022

Complete stewardship plan(s)/baseline report(s)

Provide RCO with draft closing and deed of right documents for review

October-December 2022

Obtain title insurance policies

Request escrow payment

Close on property acquisition(s) and record conveyance and deed of right documents

January-March 2023

Provide RCO with copies of recorded legal documents and final title insurance policies

Finalize stewardship plan(s)/baseline report(s) and submit to RCO

Complete final report in PRISM

- 6 What are the assumptions and physical 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 ecological and geomorphic factors, land use constraints, public acceptance of the project, delays, or other factors. How will you address these issues if they arise?**

The main assumption associated the WRIA 6 Nearshore Protection Tool Implementation project is that owners of identified priority lands in Island County will be willing to participate in the sale of real property at fair market value, as determined by qualified appraisers, to the Whidbey Camano Land Trust.

If issues arise related to landowner willingness, then the Whidbey Camano Land Trust will utilize the previously funded RCO #17-1063 Nearshore Acquisition Strategy Development project's prioritization tool to systematically identify alternate priority parcels for potential acquisition and work to implement the project goals.

- 7 How have lessons learned from completed projects or monitoring studies informed this project?**

The Whidbey Camano Land Trust has protected nearly 10,000 acres across Whidbey and Camano Islands since its inception in 1984. Staff uses the insight and experience gained from many successful projects to strategize, prioritize, evaluate, and implement conservation work, to benefit fish and wildlife habitat in priority areas. To further inform its strategic priorities for land protection, the Land Trust continues to refine its land protection priorities map and expand and

improve its evaluation process. In partnership with project consultants, the SRTCC developed the WRIA 6 Nearshore Acquisition Prioritization Framework, completed in 2019, to systematically evaluate nearshore parcels for benefits to salmonids. The integration of this tool into the established strategic land protection efforts of the Whidbey Camano Land Trust will enhance the efficient use and effectiveness of salmon recovery funding.

- 8 **Describe the alternatives considered and why the preferred was chosen.**
The WRIA 6 Nearshore Protection Tool Implementation project advance previous work conducted as part of the RCO funded #17-1063 Nearshore Acquisition Strategy Development project to integrate a GIS model into the prioritization of nearshore parcels for fee simple and conservation easement acquisitions. This project involves identifying willing landowners from among the parcels prioritized by the Nearshore Tool, and protecting those properties through acquisition of fee or conservation interests, so due to the nature of the project, acquisition was the only alternative considered.
- 9 **How were stakeholders consulted in the development of this project? Identify the stakeholders, their concerns or feedback, and how those concerns were addressed.**
This project builds on the previously funded RCO #17-1063 Nearshore Acquisition Strategy Development project. The Island County Lead Entity Salmon Recovery Technical and Citizens Committee (SRTCC) worked with project consultants and community stakeholders to develop the nearshore acquisition prioritization tool for WRIA 6 (Island County). The project included focus group meetings to identify the relevant and appropriate data, and refine the scoring component of the prioritization GIS model. The goal of this project is to implement the planning work conducted by SRTCC to protect priority shoreline parcels providing benefits to salmonid populations.
- 10 **Does your project address or accommodate the anticipated effects of climate change?**
Yes
- 11 **Describe the sponsor's experience managing this type of project. Describe other projects where the sponsor has successfully used a similar approach.**
Whidbey Camano Land Trust is an independent, national accredited, 501(c)3 nonprofit organization working to protect the islands' most important lands and waters for future generations. Since its inception in 1984, the Land Trust has permanently protected nearly 10,000 acres of land, and successfully developed, managed, and implemented numerous Washington Recreation and Conservation's Salmon Recovery Funding Board acquisition projects.
- 12 **Will veterans (including the veterans conservation corps) be involved in the project? If yes, please describe.**
No

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
None - No permits Required				

Project Attachments

Attachment Type	Title	Attach Date
Applicant Resolution/Authorizations	#20-1134 RCO Authorization for Grant Application.pdf.pdf	02/06/2020
Map: Parcel map	#20-1134 Parcel Map.PDF.pdf	02/05/2020
Photo	#20-1134 - Nearshore Habitat Photo.jpg.jpg	02/11/2020

Application Status

Application Due Date: 06/29/2020

Status	Status Date	Name	Notes
Application Submitted	02/14/2020	Ryan Elting	Thanks Amee and Dawn!
Preapplication	01/23/2020		

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. (Ryan Elting, 02/14/2020)