

PROJECT: 20-1134 ACQ, WRIA 6 NEARSHORE PROTECTION TOOL IMPLEMENTATION

Sponsor: Whidbey Camano Land Trust Program: Salmon State Projects Status: Board Preliminary Approved

Parties to the Agreement

PRIMARY SPONSOR

Whidbey Camano Land Trust

Address 765 Wonn Rd Barn C201

City Greenbank

State WA

Zip 98253

Org Type Non-Gov-Nonprofit

Vendor # SWV0043887-00

UBI 601865226

Date Org created

Org Notes

[link to Organization profile](#)[link to PRISM Organization page](#)☐ Org data updated

QUESTIONS - PRIMARY SPONSOR

#1: What date was your organization created?

#2: Is your organization registered as a non-profit with the Washington Secretary of State?

Yes

#2a: Please confirm the Unified Business Identifier (UBI) shown above is correct or provide if blank.

#3: How long has your organization been involved in salmon and habitat conservation?

#4: 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: Do your organizational documents (charter, bylaws, or articles of incorporation) provide for an equivalent successor organization in case the nonprofit dissolves?

Yes

SECONDARY SPONSORS

No records to display

LEAD ENTITY

Island County LE

QUESTIONS

#1: List project partners and their role and contribution to the project.

External Systems

SPONSOR ASSIGNED INFO

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Sponsor-Assigned Project Number

Sponsor-Assigned Regions

EXTERNAL SYSTEM REFERENCE

Source	Project Number	Submitter
HWS	20-1134	DPucci

Project Contacts

Contact Name Primary Org	Project Role	Work Phone	Work Email
Ryan Elting Whidbey Camano Land Trust	Project Contact	(360) 222-3272	ryan@wclt.org
Jonathan Decker Whidbey Camano Land Trust	Alt Project Contact	(360) 222-3704	jonathan@wclt.org
Mallory Bello Whidbey Camano Land Trust	Alt Project Contact	(360) 222-3310	mallory@wclt.org
Patricia Powell Whidbey Camano Land Trust	Agreement	(360) 222-3310 Ext 2	pat@wclt.org
Dawn Pucci Island County LE	Lead Entity Contact	(360) 678-7916	d.pucci@islandcountywa.gov
Laura Rivas Puget Sound Partnership	Regional Contact	(360) 819-3388	laura.rivas@psp.wa.gov
Rebecca Hollender Puget Sound Partnership	Regional Contact	(360) 280-1023	rebecca.hollender@psp.wa.gov
Carrie Viers Whidbey Camano Land Trust	Billing	(360) 222-3310	carrie@wclt.org
Amea Bahr Rec. and Conserv. Office	Project Manager	(360) 867-8585	Amea.Bahr@rco.wa.gov
Sabrina Subia Rec. and Conserv. Office	MAgy Fiscal Contact	(360) 725-3938	Sabrina.Subia@rco.wa.gov

Worksites & Properties

Worksite Name

#1 Livingston Bay

Acquisition	Property Name
✓	Leque Property
✓	Livingston Bay Community Association

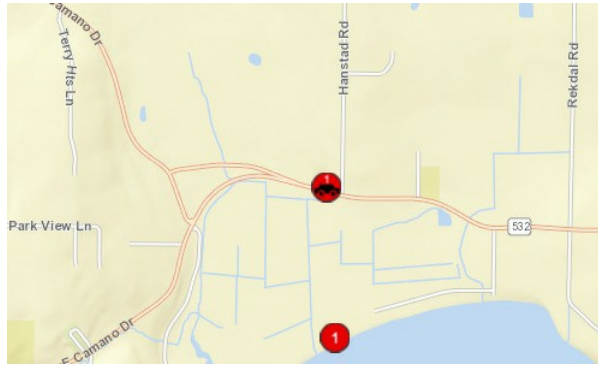
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Worksite Map & Description

Worksite #1: Livingston Bay

WORKSITE ADDRESS

Street Address 619 WA-532
City, State, Zip Camano WA 98282



Worksite Details

Worksite #1: Livingston Bay

SITE ACCESS DIRECTIONS

UPDATE:
From I-5 North, take exit 212 for WA-532 West toward Camano Island/Stanwood. Turn left onto WA-532 West. After crossing the bridge, travel approximately 0.4 miles until you reach the subject property. The property is visible on the south side of the highway (WA-532).

TARGETED ESU SPECIES

Species by ESU	Egg Present	Juvenile Present	Adult Present	Population Trend
Chinook-Puget Sound, Threatened		✓	✓	Declining
Steelhead-Puget Sound, Threatened		✓	✓	Declining
Chum-Puget Sound/Strait of Georgia, Not Warranted		✓	✓	Unknown
Coho-Puget Sound/Strait of Georgia, Species of Concern		✓	✓	Unknown

Reference or source used

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; WDFW, Salmon Scape, <https://wdfw.wa.gov/mapping/salmonscape>.

TARGETED NON-ESU SPECIES

Species by Non-ESU	Notes
Cutthroat	

Questions

#1: Give street address or road name and mile post for this worksite if available.

UPDATE:
619 WA Highway - 532 (approximate)

Project Location

RELATED PROJECTS

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Projects in PRISM

PRISM Number	Project Name	Current Status	Relationship Type	Notes
17-1063 P	Nearshore Acquisition Strategy Development	Closed Completed	Earlier Phase	RCO # 20-1134 implements RCO # 17-1063
20-1461 C	Livingston Bay Protection and Restoration Planning	Application Resubmitted	Current Phase	RCO# 20-1461 supports work within RCO # 20-1134 project worksite

Projects not in PRISM

Project Number	Project Name	Current Status	Relationship Type	Project Funder
	Livingston Bay Restoration Feasibility ar	Proposed	Current Phase	National Fish and Wildlife Federation's Coastal Resilience Fund
2018-0603	Local Coordination to Advance PSNERI	In Progress	Current Phase	National Estuary Program

Related Project Notes

Questions

#1: Project location. Describe the geographic location, water bodies, and the location of the project in the watershed, i.e. nearshore, tributary, main-stem, off-channel, etc.

The project targets priority nearshore habitat in WRIA 6 as established by the WRIA 6 Nearshore Acquisition Prioritization Framework, a 2017 SRFB funded project that was completed in 2019.

UPDATE:

Specifically, the project targets priority habitat in Livingston Bay on Camano Island in Island County.

#2: How does this project fit within your regional recovery plan and/or local lead entity's strategy to restore or protect salmonid habitat? Cite section and page number.

The project will implement multiple tier 1 strategies identified in the WRIA 6 Multi-Species Salmon Recovery Plan 2019 Update, including protection of marine shoreline, coastal processes, and functional riparian vegetation (p. 21).

In addition, 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 populations and the species that depend upon them (p. 208)." Shared Strategy Development Committee, 2007, Puget Sound Salmon Recovery Plan, Volume 1.

#3: Is this project part of a larger overall project?

Yes

#3a: How does this project fit into the sequencing of the larger project?

RCO #20-1134 implements RCO #17-1063

#4: Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. [Aquatic Districts and Managers](#)

No

UPDATE:

Whidbey Camano Land Trust will contact the Washington State Department of Natural Resources to make a determination.

Property Details

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Property: Leque Property (Worksite #1: Livingston Bay)

✓ Acquisition Planned Acquisition Date 12/01/2022

LANDOWNER

Name John and Myron Leque
Address 765 Wonn Road
City Greenbank
State WA Zip 98253
Type Private

OWNERSHIP

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

Questions

#1: Provide a detailed description of the property. Describe the habitat types, size, and quality on site (forested riparian, floodplain, wetlands, tributary, main-stem, off-channel, bluff-backed beach, barrier beach, open coastal inlet, estuarine delta, pocket estuary, uplands, etc.), critical areas on site, and any other features that make the site unique.

The project will target WRIA 6 (Island County) properties containing high value nearshore habitat with significant benefits to salmonid populations, including ESA listed Puget Sound Chinook, as determined by the WRIA 6 Nearshore Acquisition Prioritization Framework, released in late 2019. Habitat types in WRIA 6 providing benefits to salmonids include intact riparian vegetation, wetlands, unarmored shoreline, feeder bluffs, and estuaries.
UPDATE:
The project targets property in WRIA 6 (Island County) containing high value nearshore habitat with significant benefits to salmonid populations, including ESA listed Puget Sound Chinook, as determined by the WRIA 6 Nearshore Acquisition Prioritization Framework, released in late 2019. The subject property includes a barrier beach sustained by sediment input from unarmored, exceptional feeder bluffs.

#2: Describe adjacent land uses. Describe the property's proximity to publicly owned or protected properties in the vicinity. Attach a map or aerial photo in PRISM that illustrates this relationship.

Adjacent land uses associated with targeted priority parcels may include both public and privately owned properties in Island County. The Land Trust prioritizes the expansion of existing blocks of conservation lands to establish protected habitat corridors that facilitate the movement of terrestrial and marine wildlife.
UPDATE:
The property is adjacent to over 3,500 acres of tidelands owned and protected by the project sponsor. Other adjacent land uses include agricultural and open space.

#3: Is the property in need of restoration?
No

#4: What is the current use and zoning for the property?

Priority parcels targeted for acquisition may include all potential current uses and zoning designations for Island County.
UPDATE:
The current use of the property is agriculture. The current zoning for the property is rural agriculture.

#5: What is the property's Shoreline Master Plan designation?

Priority parcels targeted for acquisition may include all potential shoreline environment designations associated with Island County.
UPDATE:
The property's Shoreline Master Plan designation is Natural.

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#6: What portion of the property is within the 100-year floodplain and/or designated floodway?

Priority parcels targeted for acquisition may be located within the 100-year floodplain and/or a designated floodway.
UPDATE:
The subject property is located entirely within the 100-year floodplain.

#7: Why are federal, state, and local regulations insufficient to protect this property from degradation?

Island County's "reasonable use statute" permits variances to regulations to allow "reasonable use" of all parcels by landowners. Budgets also limit enforcement of existing regulations designed to protect critical habitat degradation.

#8: 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?

No

#9: Does the applicant hold an option or purchase and sale agreement for the property? If yes, what date will it expire?

No

Property: Livingston Bay Community Association (Worksite #1: Livingston Bay)

✓ Acquisition Planned Acquisition Date 12/01/2022

LANDOWNER

Name Livingston Bay Community Association
Address 26910 92nd Ave NE Suite C5
City Stanwood
State WA Zip 98292
Type Private

OWNERSHIP

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

Questions

#1: Provide a detailed description of the property. Describe the habitat types, size, and quality on site (forested riparian, floodplain, wetlands, tributary, main-stem, off-channel, bluff-backed beach, barrier beach, open coastal inlet, estuarine delta, pocket estuary, uplands, etc.), critical areas on site, and any other features that make the site unique.

UPDATE:
The project targets property in WRIA 6 (Island County) containing high value nearshore habitat with significant benefits to salmonid populations, including ESA listed Puget Sound Chinook, as determined by the WRIA 6 Nearshore Acquisition Prioritization Framework, released in late 2019. The subject property includes undeveloped tidelands.

#2: Describe adjacent land uses. Describe the property's proximity to publicly owned or protected properties in the vicinity. Attach a map or aerial photo in PRISM that illustrates this relationship.

UPDATE:
The subject property is adjacent to over 3,500 acres of tidelands owned and protected by the project sponsor. In addition, other adjacent land uses include agricultural, open space, and publicly owned property providing access to the shoreline.

#3: Is the property in need of restoration?

No

#4: What is the current use and zoning for the property?

The current use of the property is undeveloped tidelands. The current zoning for the property is water.

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#5: What is the property's Shoreline Master Plan designation?

UPDATE:
The property's Shoreline Master Plan designation is Aquatic.

#6: What portion of the property is within the 100-year floodplain and/or designated floodway?

UPDATE:
The subject property is located entirely within the 100-year floodplain.

#7: Why are federal, state, and local regulations insufficient to protect this property from degradation?

Island County's "reasonable use statute" permits variances to regulations to allow "reasonable use" of all parcels by landowners. Budgets also limit enforcement of existing regulations designed to protect critical habitat degradation.

#8: Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the seller's name, the approval date, and waiver number?

No

#9: Does the applicant hold an option or purchase and sale agreement for the property? If yes, what date will it expire?

No

Project Proposal

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 Questions

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#1: 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.

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).

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.

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.

#2: Describe the limiting factors, and/or ecological concerns, and limiting life stages (by fish species) that your project expects to address.

This project addresses 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, 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: 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: 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.
UPDATE:
The project objective is to implement fee simple acquisition of priority habitat in Livingston Bay on Camano Island by 2023.

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#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.

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#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.
UPDATE:
As part of the recent project development, the Whidbey Camano Land Trust has conducted extensive outreach to the project area community and identified willing landowners of the target parcels for acquisition.

#10: Does your project address or accommodate the anticipated effects of climate change?

Yes

#10a: How will your project be climate resilient given future conditions?

The project will preserve intact marine riparian vegetation and allow for the landward migration of tidal wetlands and other nearshore habitats to support a functional marine food web. Additionally, the protected nearshore zone will act as a buffer for upland habitat against the anticipated sea-level rise and impacts of local climate change influencing erosion and landslides, flooding and inundation, and degradation of marine water quality.

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#10b: How will your project increase habitat and species adaptability?

The acquisition project will prevent land use change scenarios that would contribute to modifications of beaches and bluffs, including shoreline armoring projects that adversely affected natural sediment supply and transport processes critical to the nourishment of beaches within Puget Sound. The preservation of unarmored shorelines in WRIA 6 will enhance ecological and landscape connectivity within habitat prioritized for benefits to forage fish and juvenile Chinook salmon.

#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

Acquisition Supplemental

#1: Is this a reach-scale or geographic envelope project?

Yes

#1a: Identify the target parcels.

The target parcels for fee simple and conservation easement acquisition will be identified through the nearshore prioritization tool for WRIA 6 created as part of the RCO #17-1063 Nearshore Acquisition Strategy Development project.

UPDATE:

The Land Trust refined the habitat and geographic specificity of the project to target estuarine and former estuarine habitat within the Livingston Bay area, a sub-unit of Geographic Priority Area 1 of the WRIA 6 Multi-Species Salmon Recovery Plan.

#1b: How will you prioritize acquisitions? How are the region, lead entity, or other technical stakeholders involved in prioritization?

The parcels will be prioritized through the WRIA 6 nearshore prioritization tool (#17- 1063) and Whidbey Camano Land Trust's project evaluation policies and protocols. The Island County Lead Entity Salmon Recovery Technical and Citizens Committee (SRTCC) worked with project consultants and community stakeholders to develop the nearshore prioritization tool for WRIA 6 (Island County).

UPDATE:

Local review will ensure that acquisitions are consistent with the WRIA 6 Multi-species Recovery Plan.

#2: Describe the long-term stewardship and maintenance obligations for the acquisition project.

Where appropriate, the Whidbey Camano Land Trust will be the long-term owner of fee simple lands, and/or holder of conservation easements, with the responsibility to monitor and steward these properties in perpetuity in accordance with Land Trust policies, and the standards and practices of the Land Trust Alliance, by whom the Land Trust gained national accreditation in 2010 and re-accreditation in 2017. Stewardship and legal defense funds to maintain and enforce the conservation values of all target properties will be secured through separate grants and private fundraising. Alternatively, the Land Trust may assist acquisition of priority parcels by partner agencies as appropriate and allowable by the grants.

Acquisition Metrics

Property: Leque Property (Worksite #1: Livingston Bay)

REAL PROPERTY ACQUISITION

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Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.32
Note: Shoreline	

Land

Total cost for Land	\$750,000
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Acres by Acreage Type (fee simple)		Acres
	Uplands	8.25
	Wetlands	25.00
	Total	33.25

Note: Acreage amounts subject to change based on identification of target parcels.

Acres zoned as agricultural land	33.25
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Note: Subject to change based on identification of specific target parcels.

Existing structures on site	No structures on site
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Market value of property improvements	\$0
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INCIDENTALS

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Agency Indirect (Acq)

Total cost for Agency Indirect (Acq)	\$7,500
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Appraisal

Total cost for appraisal	\$10,000
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Appraisal Review

Total cost for appraisal review	\$3,500
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Baseline Documentation

Total cost for baseline documentation	\$1,250
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Boundary line adjustment

Total cost for Boundary line adjustment	\$1,250
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Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$5,500
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Cultural resources (Acq)

Total cost for Cultural resources(Acq)	\$250
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Restoration or development plans (yes/no) No

Environmental Audits

Total cost for environmental audits	\$1,750
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Fencing (Acq)

Total cost for Fencing (Acq)	\$500
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Number of linear feet of fencing to be built 50

Note: Amount of linear feet of fencing to be built subject to change based on identification of target parcels.

Noxious weed control

Total cost for Noxious weed control	\$1,750
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Acres treated for noxious weeds by method	Biological	Acres
		0
	Chemical	10.00
	Mechanical	10.00
	Total	20.00

Signs (Acq)

Total cost for Signs(Acq)	\$1,000
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Number of permanent signs that identify site and funding partners 1

Stewardship plan

Total cost for Stewardship plan	\$1,250
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Survey (Acq)

Total cost for Survey(Acq)	\$15,000
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Wetland Delineations

Total cost for Wetland Delineations	\$10,000
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ADMINISTRATIVE COSTS (ACQ)

Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$22,000
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Property: Livingston Bay Community Association (Worksite #1: Livingston Bay)

REAL PROPERTY ACQUISITION

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Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.36						
Note: Shoreline							
Land							
Total cost for Land	\$25,000						
Note: Donation of fee simple interest in property							
Acres by Acreage Type (fee simple)	<table> <tr> <td>Tidelands</td><td>Acres</td></tr> <tr> <td></td><td>25.00</td></tr> <tr> <td>Total</td><td>25.00</td></tr> </table>	Tidelands	Acres		25.00	Total	25.00
Tidelands	Acres						
	25.00						
Total	25.00						
Acres zoned as agricultural land	0						
Existing structures on site	No structures on site						
Market value of property improvements	\$0						
INCIDENTALS							
Agency Indirect (Acq)							
Total cost for Agency Indirect (Acq)	\$7,500						
Appraisal							
Total cost for appraisal	\$10,000						
Appraisal Review							
Total cost for appraisal review	\$3,500						
Baseline Documentation							
Total cost for baseline documentation	\$1,250						
Boundary line adjustment							
Total cost for Boundary line adjustment	\$1,250						
Closing, Recording, Taxes, Title							
Total cost for Closing, Recording, Taxes, Title	\$5,500						
Cultural resources (Acq)							
Total cost for Cultural resources(Acq)	\$250						
Restoration or development plans (yes/no)	No						
Environmental Audits							
Total cost for environmental audits	\$1,750						
Fencing (Acq)							
Total cost for Fencing (Acq)	\$500						
Number of linear feet of fencing to be built	50						
Noxious weed control							
Total cost for Noxious weed control	\$1,750						
Acres treated for noxious weeds by method	<table> <tr> <td>Mechanical</td><td>Acres</td></tr> <tr> <td></td><td>7.00</td></tr> <tr> <td>Total</td><td>7.00</td></tr> </table>	Mechanical	Acres		7.00	Total	7.00
Mechanical	Acres						
	7.00						
Total	7.00						
Signs (Acq)							
Total cost for Signs(Acq)	\$1,000						
Number of permanent signs that identify site and funding partners	1						
Stewardship plan							
Total cost for Stewardship plan	\$1,250						
Survey (Acq)							
Total cost for Survey(Acq)	\$15,000						
Wetland Delineations							
Total cost for Wetland Delineations	\$10,000						

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ADMINISTRATIVE COSTS (ACQ)

Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$22,000
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Worksite Metrics

Worksite: Livingston Bay (#1)

Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	0.68
Note: Shoreline	
Project Identified In a Plan or Watershed Assessment (C.0.c)	<p>Island County Lead Entity Salmon Recovery Plan Update, https://www.westcoast.fisheries.noaa.gov/put</p> <p>Note: Cereghino et al., 2012 Puget Sound Nearshore Ecosystem Restoration Project (PSNERP), Strategies for Nearshore Protection and Restoration in Puget Sound, http://www.pugetsoundnearshore.org/technicalmaps.pdf</p>
Priority in Recovery Plan	<p>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 populations and the species that depend upon them (p. 208).”</p>
Type Of Monitoring (C.0.d.1)	None
Monitoring Location (C.0.d.2)	No monitoring completed

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Overall Project Metrics

PROJECT ACQUISITION

Acquisition Primary Purpose	Habitat Conservation
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COMPLETION DATE

Projected date of completion	03/31/2023
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SPONSOR MATCH: MONETARY FUNDING

Amount of other monetary funding (A.12)	\$145,000
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Source of other monetary funding (A.12.a)	Whidbey Camano Land Trust will secure project matching funds through additional grant sources and private fundraising.
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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.
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SPONSOR MATCH: DONATED UN-PAID LABOR (VOLUNTEERS)

Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0
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Source of Donated Un-paid labor contributions (A.13.a.4)	N/A
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SPONSOR MATCH: DONATED PAID LABOR

Value of Donated Paid Labor (A.13.b.1)	\$0
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Source of Donated Paid Contributions (A.13.b.2)	N/A
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SPONSOR MATCH: OTHER IN-KIND CONTRIBUTIONS

Value of Other In-Kind Contributions (A.13.c.1)	\$0
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Source of Other In-Kind Contributions (A.13.c.3)	N/A
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Description of other In-Kind contributions (A.13.c.2)	N/A
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Metric Match Total	\$145,000
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ACQUISITION COST ESTIMATES

Property: Leque Property (Worksite #1: Livingston Bay)

Work Type	Estimated Cost	Property Value Determination: Estimate of Value
Agency Indirect (Acq)	\$7,500	
Appraisal	\$10,000	
Appraisal Review	\$3,500	
Baseline Documentation	\$1,250	
Boundary line adjustment	\$1,250	
Closing, Recording, Taxes, Title	\$5,500	
Cultural resources (Acq)	\$250	
Environmental Audits	\$1,750	
Fencing (Acq)	\$500	
Land	\$750,000	
Noxious weed control	\$1,750	
Signs (Acq)	\$1,000	
Stewardship plan	\$1,250	
Survey (Acq)	\$15,000	
Wetland Delineations	\$10,000	
Subtotal:	\$810,500	
Administration:	\$22,000	
Total Estimate For Property:	\$832,500	

Property: Livingston Bay Community Association (Worksite #1: Livingston Bay)

Work Type	Estimated Cost	Property Value Determination: Estimate of Value
Agency Indirect (Acq)	\$7,500	
Appraisal	\$10,000	
Appraisal Review	\$3,500	
Baseline Documentation	\$1,250	
Boundary line adjustment	\$1,250	
Closing, Recording, Taxes, Title	\$5,500	
Cultural resources (Acq)	\$250	
Environmental Audits	\$1,750	
Fencing (Acq)	\$500	
Land	\$25,000	
Noxious weed control	\$1,750	
Signs (Acq)	\$1,000	
Stewardship plan	\$1,250	
Survey (Acq)	\$15,000	
Wetland Delineations	\$10,000	
Subtotal:	\$85,500	
Administration:	\$22,000	
Total Estimate For Property:	\$107,500	

Summary

Total Estimated Costs	\$896,000
Without Admin:	
Total Estimated Admin:	\$44,000
Total Estimated Acquisition Costs:	\$940,000

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Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Acquisition Costs</u>			
Land/Incidentals	\$896,000		
Admin	\$44,000		4.99 %
SUBTOTAL	\$940,000	100.00 %	
Total Cost Estimate	\$940,000	100.00 %	

Funding Request and Match

FUNDING PROGRAM

Salmon State Projects	\$795,000	84.57 %
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SPONSOR MATCH

Category	Amount	Project %
Grant - Private	\$145,000	
Match Total:	\$145,000	15.43 %
Total Funding Request:	\$940,000	100.00 %

Questions

#1: Explain how you determined the cost estimates

Project costs are based on estimates of land value and cost of acquisition. Information utilized includes tax parcel information, comparable sales data, and site assessment data. Incidental project costs and administrative costs are estimated based on recent conservation transactions completed by Whidbey Camano Land Trust.

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Cultural Resources

Worksite #1: Livingston Bay

#1: Provide a description of the project actions at this worksite (acquisition, development and/or restoration activities that will occur as a part of this project)

The project will result in the acquisition of priority nearshore habitat in Livingston Bay, Camano Island, Island County (WRIA 6).

#2: Describe all ground disturbing activities (length, width and depth of disturbance and equipment utilized) that will take place in the Area of Potential Effect (APE). Include the location of any construction staging or access roads associated with your project that will involve ground disturbance.

This acquisition project will not include any ground disturbing activities.

#3: Describe any planned ground disturbing pre-construction/restoration work. This includes geo-technical investigation, fencing, demolition, decommissioning roads, etc.

This acquisition project does not include a planned ground disturbing pre-construction/restoration work.

#4: Describe the existing project area conditions. The description should include existing conditions, current and historic land uses and previous excavation/fill (if depths and extent is known, please describe).

The acquisition project targets undeveloped nearshore property in Livingston Bay, Camano Island, Island County (WRIA 6) .

#5: Will a federal permit be required to complete the scope of work on the project areas located within this worksite?

No

#6: Are you utilizing Federal Funding to complete the scope of work? This includes funds that are being shown as match or not.

Unknown

#7: Do you have knowledge of any previous cultural resource review within the project boundaries during the past 10 years?

No

#8: Is the worksite located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site?

No

#9: Are there any structures over 45 years of age within this worksite? This includes structures such as buildings, tidegates, dikes, residential structures, bridges, rail grades, park infrastructure, etc.

Unknown

#10: Describe any ground disturbing activities that you plan to undertake within the next 5 years (separate from this project).

Separate from this project, the sponsor is interested in investigating feasibility for restoration of former estuarine habitat at the project site. If restoration is determined feasible by a future study, then ground disturbing activities may occur within the next 5 years.

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Project Permits

Permits and Reviews

None - No permits Required

Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
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Attachments

Required Attachments	6 out of 6 done
Applicant Resolution/Authorizations	✓
Landowner acknowledgement form	✓
Map: Area of Potential Effect (APE)	✓
Map: Parcel map	✓
Photo	✓
RCO Fiscal Data Collection Sheet	✓

PHOTOS (JPG, GIF)

Photos (JPG, GIF)



434149 Primary



434150 Secondary



434151























434152

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

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File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	10/23/2020	Project Review Comments	Proj Review Comments Final, 20-1134A(compl 10/23/20 07:56)	ScottC	Project Review Comments Report - 20-1134 (compl 10-23-2020_07-56-59).pdf, 450312	✓
	10/23/2020	Project Review Comments	Proj Review Comments LE, 20-1134A(compl 10/23/20 07:56)	ScottC	Project Review Comments Report - 20-1134 (compl 10-23-2020_07-56-55).pdf, 450311	✓
	10/23/2020	Project Review Comments	Proj Review Comments Initial, 20-1134A(compl 10/23/20 07:56)	ScottC	Project Review Comments Report - 20-1134 (compl 10-23-2020_07-56-52).pdf, 450310	✓
	08/25/2020	Map: Area of Potential Effect (APE)	20-1134 APE Map	Christop...	20-1134 APE Map.pdf, 445032	✓
	07/13/2020	Project Review Comments	Project Review Comments Report, 20-1134A(accepted 07/13/20 1	AmeeB	Project Review Comments Report - 20-1134 (accepted 07-13-2020_16-25-17).pdf, 438200	✓
	07/13/2020	Application Review Report	Grant Manager Comments Report, 20-1134A(compl 07/13/20 16:25	AmeeB	Grant Manager Comments Report - 20-1134 (compl 07-13-2020_16-25-16).pdf, 438199	✓
	06/25/2020	Project Application Report	Project Application Report, 20-1134A (sub 06/25/20 13:48:05)	RyanE	Project Application Report - 20-1134 (submitted 06-25-2020_13-48-05).pdf, 435718	✓
	06/15/2020	Map: Area of Potential Effect (APE)	#20-1134 Area of Potential Effect Map.pdf	JonathanD	#20-1134 Area of Potential Effect Map.pdf, 434292	✓
	06/15/2020	Map: Parcel map	#20-1134 Parcel Map.pdf	JonathanD	#20-1134 Parcel Map.pdf, 434291	✓
	06/14/2020	Photo	#20-1134_Photo_4.jpg	JonathanD	#20-1134_Photo_4.jpg, 434152	✓
	06/14/2020	Photo	#20-1134_Photo_3.jpg	JonathanD	#20-1134_Photo_3.jpg, 434151	✓
	06/14/2020	Photo	#20-1134_Photo_2.jpg	JonathanD	#20-1134_Photo_2.jpg, 434150	✓
	06/14/2020	Photo	#20-1134_Photo_1.jpg	JonathanD	#20-1134_Photo_1.jpg, 434149	✓
	04/08/2020	Application Review Report	Application Review Report, 20-1134A(rtnd 04/08/20 07:47:18)	AmeeB	Project Application Report - 20-1134 (rtnd 04-08-2020_07-47-18).pdf, 420556	✓
	03/22/2020	Project plan document	WRIA 6 Protection Strategy Final.pdf	DawnP	WRIA 6 Protection Strategy Final.pdf, 419747	✓
	03/05/2020	Project plan document	Prioritization Framework Report_2019_11_15_w_Appendices.pdf	RyanE	Prioritization Framework Report_2019_11_15_w_Appendices.pdf, 418483	✓
	03/02/2020	Application Document	ProjectApplicationReport_20-1134	AmeeB	ProjectApplicationReport_20-1134.pdf, 417860	✓
	02/11/2020	RCO Fiscal Data Collection Sheet	#20-1144_WCLT_RCOFiscalDataCollectionSh	JonathanD	#20-1144_WCLT_RCOFiscalDataCollectio... 415407	
	02/11/2020	Landowner acknowledgement form	#20-1134 Landowner Willingness Form Placeholder.pdf	JonathanD	#20-1134 Landowner Willingness Form Placeholder.pdf, 415404	
	02/06/2020	Applicant Resolution/Authorizations	#20-1134 RCO Authorization for Grant Application.pdf	JonathanD	#20-1134 RCO Authorization for Grant Application.pdf, 414838	✓

Application Status

Application Due Date: null

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Status Name	Status Date	Submitted By	Submission Notes
Application Complete	07/13/2020	Amea Bahr	Your application is complete. The Review Panel will provide final comments and either clear, condition, or POC your project. Please let me know if you have any questions or concerns.
Application Resubmitted	06/25/2020	Ryan Elting	Thanks again Amea!
Application Returned	04/08/2020	Amea Bahr	Please find the Review Panel comments on the "Review Comments" tab. Click the "Initial Review" tab to see the panel comments. Your project is listed as an NMI and will need a little more information. Please let me know if you have any questions.
Application Submitted	02/14/2020	Ryan Elting	Thanks Amea 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, 06/25/2020)

Date of last change: 09/28/2020