

---

**PROJECT: 16-1494 PLAN,ACQ, BIG QUILCENE MOON VALLEY ACQUISITION AND PLANNING**

Sponsor: Hood Canal SEG Program: Salmon Federal Projects Status: Active  
Project Start Date: 12/08/2016 Agreement End Date: 04/10/2021

---

Final Report Status: Accepted 08/16/2021

---

## Description

### PROJECT AGREEMENT DESCRIPTION

This planning and acquisition project is the initial phase of restoring floodplain connectivity, salmonid spawning and rearing habitat, and riparian vegetation in the Moon Valley Reach of the Big Quilcene River. Four agricultural parcels encompassing the historic floodplain and channel migration zone (CMZ) of the Big Quilcene River will be acquired. A stakeholder supported conceptual habitat restoration design that addresses hydrologic and geomorphic processes, salmon habitat, water quality, a functioning riparian zone, flood resilience, and recreational access will be developed. Later phases will complete the preliminary and final designs and restore floodplain connectivity, salmonid spawning and rearing habitat, and riparian vegetation in the Moon Valley Reach.

### FINAL PROJECT DESCRIPTION

This planning and acquisition project was the initial phase of the Moon Valley restoration project. The encompassing goals of this project are to restore floodplain connectivity, salmon spawning and rearing habitat, and native riparian vegetation along the Big Quilcene River in the Moon Valley reach.

Four agricultural parcels were intended to be purchased, one owned by Dora and Mike Whittaker, and three owned by Mark Baclawski. Of these four parcels, the funding received in this grant was only adequate to purchase the Whittaker parcel due in part to high property values and other unforeseen costs. Multiple cultural resource surveys were completed on the Whittaker parcel, and four culturally modified trees were identified. These trees will be protected during future restoration work. Two of the existing houses were removed from the property and relocated nearby to serve as rental options for the local community. The remaining structures and associated utilities and materials were demolished and removed from the site. Tenants living on site were successfully relocated. The only thing remaining on the property is a group b well that serves a number of neighboring properties. Extensive relocation and groundwater surveys were completed, and a new location for the group b well has been determined. The group b well will be moved prior to restoration construction.

Because the Baclawski parcels could not be acquired with the #16-1494 grant, they have been included in the scope of the #19-1285 grant which targets the neighboring Pollard parcel. Acquisition negotiations have continued for the 3 Baclawski parcels, and a recent boundary line adjustment survey has been completed that will combine the most desirable sections of the three parcels into one. A purchase and sale agreement was signed in July 2021 with Mark Baclawski and we are thankful that this acquisition will still be able to occur.

A 30% preliminary design was completed for the project in mid 2020. The design reconnects the Big Quilcene River to the floodplain in Moon Valley by creating a new meandering channel with a bed elevation much higher than the existing condition. Hydraulic modeling associated with the design shows that this new channel configuration will reduce flood velocities significantly and cause high flows to exit the channel and disperse over the floodplain. This will restore healthy sediment dynamics in the reach and create a vibrant riparian ecosystem, both of which will create ideal habitat for juvenile and adult salmon. A LiDAR flight was commissioned in order to have the most accurate elevation data possible for the development of project designs.

Throughout the grant performance period, noxious weeds have been treated. Knotweed and Himalayan Blackberry were specifically targeted.

# Final Report, Project 16-1494

## Narrative

The need for large scale restoration work in the Moon Valley reach of the Big Quilcene River was initially recognized by habitat managers with WDFW and the Jamestown S'Klallam Tribe. This vision was shared with HCSEG in the mid 2010's, and investigative work into the feasibility of the project began. Large and multifaceted benefits that could be achieved by restoration were identified and coupled with willing landowners in the project area, work on the Moon Valley project began. The #16-1494 grant served as the initial grant to get the project going, and helped to develop the preliminary project design, acquire property within the project footprint, removed structures on purchased property, treat invasive species, and conduct cultural resource and other needed surveys and studies.

Frequent communications with landowners were needed in order to proceed with the complicated land acquisitions. Sharing our vision for what restoration would look like and the widescale benefits that it would produce aided in negotiations and eventually led the landowners to sell. One of the biggest surprises during this grant period was the price that property values appraised at versus what we had estimated they would be. This unfortunately allowed us to only purchase one of the four parcels targeted by this grant. For future acquisition projects, it would be beneficial to have a way to obtain a more reasonable price estimate for property costs during the grant application process so that the appropriate amount of funding can be requested. Even this would only go so far though, since the period of time between a grant request and the chance to acquire a property can be years apart.

The removal of structures on the acquired property was significantly delayed by COVID-19 and the need for an additional and more in depth cultural resource survey to be completed. The cultural resource surveys identified 4 culturally modified trees which will need to be preserved during future restoration construction. Luckily these trees are currently located just outside of projected channel excavation areas so they should not hinder the project. Once we had the green light to proceed with ground disturbing activities, several houses were lifted off their foundations and relocated nearby in order to serve as rental properties in the community. This is a process that we believe should be completed whenever possible because it costs less than demolition and builds support in the community. The remaining structures on the property were demolished, and the site has been restored to a more natural state.

The development of the restoration design took place over many meetings and discussions with the engineering team, project partners, project stakeholders, and advisory groups. The need for a new river channel that had more sinuosity, better connections to the floodplain, increased LWD and habitat features, and was longer in length than the existing channel became apparent. This new channel was developed by the project engineering team (Cardno), and modeling shows that it will produce the desired results. The completed 30% design will serve as an excellent starting point during further design development in the final design stage of the project.

The main lessons learned from this project are:

- A more accurate way to forecast property values needs to be determined so that appropriate values are requested in grant proposals.
- Relocating houses instead of demolishing them provides cost savings and support in the local community and should be considered whenever possible.
- If a project is occurring in an area with a high likelihood of culturally significant materials being on site, the normal cultural resources budget should be doubled or tripled to cover the potential for additional surveys.

## Worksites

### Worksite #1: Moon Valley Reach

**Worksite Address (Optional)**  
**Street Address** 170 Moon Valley Dr.  
**City** Quilcene  
**State, Zip** WA 98376

## Worksite Details

### Worksite #1: Moon Valley Reach

**Worksite Name** Moon Valley Reach

#### WORKSITE DESCRIPTION

The primary project area is bounded to the west by Hwy 101, the north by floodplain slope or plateau, the south by the Big Quilcene River, and the east by the eastern boundary of the Baclawski property. Anticipated activities include assessments and planning leading up to acquisition of four parcels, removal of existing improvements, relocation of a well, soil stabilization and replanting, and the next phase of the restoration effort.

#### Geographic Coordinates

**From mapped point:** Latitude 47.811426 Longitude -122.905902  
**For Directions:** Latitude Longitude

#### SITE ACCESS DIRECTIONS

From the community of Quilcene, travel southwest on Hwy 101. Turn left on Moon Valley Drive about a quarter mile before crossing over the river. Continue down the road to the floodplain and/or primary residence near the north bank of the river.

# Final Report, Project 16-1494

## Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Moon Valley Reach	Baclawski	✓ Clarification	✓	✓ Map verified
1	Moon Valley Reach	Whittaker	✓	✓	✓ Map verified

## Planning Metrics

Current Agreement

Final

Worksite: Moon Valley Reach (#1)

## Final Report, Project 16-1494

Targeted salmonid ESU/DPS (A.23)	<input type="checkbox"/> No Salmon ESU or Steelhead DPS <input checked="" type="checkbox"/> Chinook Salmon-Puget Sound ESU <input type="checkbox"/> Chinook Salmon-unknown ESU <input checked="" type="checkbox"/> Chum Salmon-Hood Canal Summer-run ESU <input type="checkbox"/> Chum Salmon-unknown ESU <input checked="" type="checkbox"/> Coho Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Coho Salmon-unknown ESU <input checked="" type="checkbox"/> Pink Salmon-Odd year ESU <input type="checkbox"/> Pink Salmon-unknown ESU <input checked="" type="checkbox"/> Steelhead-Puget Sound DPS <input type="checkbox"/> Steelhead/Trout-unknown DPS	<input type="checkbox"/> No Salmon ESU or Steelhead DPS <input checked="" type="checkbox"/> Chinook Salmon-Puget Sound ESU <input type="checkbox"/> Chinook Salmon-unknown ESU <input checked="" type="checkbox"/> Chum Salmon-Hood Canal Summer-run ESU <input type="checkbox"/> Chum Salmon-unknown ESU <input checked="" type="checkbox"/> Coho Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Coho Salmon-unknown ESU <input checked="" type="checkbox"/> Pink Salmon-Odd year ESU <input type="checkbox"/> Pink Salmon-unknown ESU <input checked="" type="checkbox"/> Steelhead-Puget Sound DPS <input type="checkbox"/> Steelhead/Trout-unknown DPS
Targeted species (non-ESU species)	None Unknown Brook Trout Brown Trout Bull Trout <input checked="" type="checkbox"/> Cutthroat Forage Fish Kokanee Lamprey Rainbow Searun Cutthroat	None Unknown Brook Trout Brown Trout Bull Trout <input checked="" type="checkbox"/> Cutthroat Forage Fish Kokanee Lamprey Rainbow Searun Cutthroat
Area Encompassed (acres) (B.0.b.1)	120.0	75.7
Miles of Stream and/or Shoreline Affected (B.0.b.2)	1.20	1.20
Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	1.20	1.20
Project Identified In a Plan or Watershed Assessment (C.0.c)	Scott Brewer, Jay Watson, Dave C Eastern Strait of Juan de Fuca Sur Council Lead Entity. <a href="http://hccc.wa.gov/Salmon+Recove">http://hccc.wa.gov/Salmon+Recove</a>	<i>Not Collected at Closure</i>
Priority in Recovery Plan	Hood Canal Salmon Recovery Call for Salmon Habitat Projects 2017: Table 4. Core and Diversity Sub- population Habitat Actions: BIG QUILCENE: PRIORITIZATION - HABITAT ACTION NEEDED TO RESTORE PROCESS FRESHWATER: channel pattern; CMZ, large wood; restore floodplains; restore riparian	<i>Not Collected at Closure</i>
Type Of Monitoring (C.0.d.1)	<input type="checkbox"/> Implementation Monitoring <input checked="" type="checkbox"/> None	<input type="checkbox"/> Implementation Monitoring <input checked="" type="checkbox"/> None
Monitoring Location (C.0.d.2)	<input checked="" type="checkbox"/> No monitoring completed <input type="checkbox"/> Downstream <input type="checkbox"/> Onsite <input type="checkbox"/> Upslope <input type="checkbox"/> Upstream	<input checked="" type="checkbox"/> No monitoring completed <input type="checkbox"/> Downstream <input type="checkbox"/> Onsite <input type="checkbox"/> Upslope <input type="checkbox"/> Upstream

# Final Report, Project 16-1494

## Conducting habitat restoration scoping and feasibility studies (B.1.b.8)

Total cost for Conducting habitat restoration scoping and feasibility studies	\$87,550	Not Collected at Closure
Project Identified in a Plan or Watershed Assessment (B.1.b.8.a)	Scott Brewer, Jay Watson, Dave C Eastern Strait of Juan de Fuca Sur Council Lead Entity. http://hccc.wa.gov/Salmon+Recove	Scott Brewer, Jay Watson, Dave C Eastern Strait of Juan de Fuca Sur Council Lead Entity. http://hccc.wa.gov/Salmon+Recove
Priority in Recovery Plan (B.1.b.8.b) (1211)	This initial planning phase will develop a stakeholder supported conceptual habitat restoration design that addresses hydrologic and geomorphic processes, salmon habitat, water quality, a functioning riparian zone, flood resilience, and recreational access.	This initial planning phase will develop a stakeholder supported conceptual habitat restoration design that addresses hydrologic and geomorphic processes, salmon habitat, water quality, a functioning riparian zone, flood resilience, and recreational access.
Name and Description of Plan (2299)	Moon Valley Reach Feasibility Study and Conceptual Design	Moon Valley Reach Feasibility Study and Conceptual Design

## Overall Metrics

	Current Agreement	Final
<b>Planned Operation &amp; Maintenance Costs</b>		
Estimated FTE's	Collected on Application	Not Collected at Closure
Estimated O&M Costs	Collected on Application	Not Collected at Closure
O&M Funding Source(s)	Collected on Application	Not Collected at Closure
O&M Activities	Collected on Application	Not Collected at Closure

## Project Acquisition

Acquisition Primary Purpose	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input type="checkbox"/> Habitat Conservation <input checked="" type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input type="checkbox"/> Habitat Conservation <input checked="" type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access
-----------------------------	--	--

## Completion Date

Projected date of completion	12/31/2011	04/10/2021
------------------------------	------------	------------

## Project Goals

Goals, purpose, and expected benefits (A.17)	This project is acquiring four agriculture parcels and completing a preliminary design for restoring floodplain connectivity, salmonid spawning and rearing habitat, and riparian vegetation in the Moon Valley Reach of the Big Quilcene River	This project acquired a large agriculture parcel and completed a preliminary design for restoring floodplain connectivity, salmonid spawning and rearing habitat, and riparian vegetation in the Moon Valley Reach of the Big Quilcene River
--	---	--

## Final Report, Project 16-1494

### Acquisition Costs

*Date of Last Released Billing 07/28/2021*

	<b>Proposed</b>	<b>Final</b>
<b>Property: Baclawski (Worksite #1: Moon Valley Reach)</b>		
Real Property Acquisition Costs	\$448,000	\$0
Incidental Costs	\$92,675	\$4,406
Administrative Costs	\$30,436	\$1,151
<b>Totals</b>	<b>\$123,111.00</b>	<b>\$5,556.89</b>

<b>Property: Whittaker (Worksite #1: Moon Valley Reach)</b>		
Real Property Acquisition Costs	\$425,000	\$810,000
Incidental Costs	\$251,800	\$365,761
Administrative Costs	\$30,437	\$58,587
<b>Totals</b>	<b>\$707,237.00</b>	<b>\$1,234,347.85</b>

### TOTAL FOR ALL PROPERTIES

Real Property Acquisition Costs	\$873,000	\$810,000
Incidental Costs	\$344,475	\$370,167
Administrative Costs	\$60,873	\$59,738
<b>Totals</b>	<b>\$1,278,348.00</b>	<b>\$1,239,904.74</b>

### Planning Costs

*Date of Last Released Billing 07/28/2021*

	<b>Proposed</b>	<b>Final</b>
<b>Worksite: Moon Valley Reach (#1)</b>		
SPLIT OUT FINAL TOTAL BELOW	\$87,550.00	\$249,511.06
Planning/Coordination Costs (B.1.a)	\$87,550	\$249,511
<b>Difference</b>		<b>\$0</b>

## Final Report, Project 16-1494

### Billed Summary

*Date of Last Released Billing 07/28/2021*

Category	Project Agreement		Expended	Totals To Date	
	RCO	Total		Non Reimbursable	Total Billed
Acquisition					
Property			717,097.57	92,902.43	810,000.00
Incidentals			14,485.85	355,680.66	370,166.51
<b>Property/Inc Subtotal</b>	<b>621,831.78</b>	<b>1,217,475.00</b>	<b>731,583.42</b>	<b>448,583.09</b>	<b>1,180,166.51</b>
Admin Costs	31,091.22	60,873.00	23,783.29	35,954.94	59,738.23
<b>Acquisition Total</b>	<b>652,923.00</b>	<b>1,278,348.00</b>	<b>755,366.71</b>	<b>484,538.03</b>	<b>1,239,904.74</b>
Non-Capital					
Non-Capital Costs			15,569.29	233,941.77	249,511.06
Equipment					
<b>Non-Capital Total</b>	<b>118,013.00</b>	<b>163,013.00</b>	<b>15,569.29</b>	<b>233,941.77</b>	<b>249,511.06</b>
<b>Total</b>	<b>770,936.00</b>	<b>1,441,361.00</b>	<b>770,936.00</b>	<b>718,479.80</b>	<b>1,489,415.80</b>

# Final Report, Project 16-1494

## Sponsor Match

	Proposed	Final
<b>Project Funding</b>		
PCSRF Federal Funds (A.10)	\$725,473.00	\$725,473.00
State Funds (A.11)	\$45,463.00	\$30,977.15
Retainage - RCO amount retained		\$77,093.60
<b>Sponsor Match: Monetary Funding</b>		
Amount of other monetary funding (A.12)	\$592,050	\$592,050
Source of other monetary funding (A.12.a)	N/A at this time	Floodplains by Design
Timing of other monetary funding		<i>Not Collected at Closure</i>
<b>Sponsor Match: Donated Un-paid Labor (volunteers)</b>		
Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$1,000	\$1,447
Source of Donated Un-paid labor contributions (A.13.a.4)	HCSEG	HCSEG
Number of hours volunteers contributed to the project (A.13.a.1)	<i>Collected at Closure</i>	97
Describe how the value of the volunteers was determined (A.13.a.3)	<i>Collected at Closure</i>	\$15/hour at 97 hours
<b>Sponsor Match: Donated Paid Labor</b>		
Value of Donated Paid Labor (A.13.b.1)	\$45,000	\$60,000
Source of Donated Paid Contributions (A.13.b.2)	USFWS \$20,000 (not confirmed) HCSEG \$15,000 Jamestown S'Klallam Tribe \$10,000	USFWS \$5,000 USFS \$5,000 Jefferson County \$5,000 HCSEG \$15,000 Jamestown S'Klallam Tribe \$30,000
<b>Sponsor Match: Other In-kind Contributions</b>		
Value of Other In-Kind Contributions (A.13.c.1)	\$2,375	\$2,375
Source of Other In-Kind Contributions (A.13.c.3)	HCSEG	HCSEG
Description of other In-Kind contributions (A.13.c.2)	Weed control and plant maintenance supplies, materials and use of equipment.	Weed control, materials and use of equipment
Amount Total	\$1,411,361	\$1,489,416
Total Billed		\$1,489,416
Difference		\$0



# Final Report, Project 16-1494

## Attachments

PHOTOS (JPG, GIF)  
Photos (JPG, GIF)

### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

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

## Certify & Submit

### Status History

Report Status	Date	User	Note
Accepted	08/16/2021	Josh Lambert	
Submitted	08/06/2021	Gus Johnson	
Draft	07/28/2021	Gus Johnson	

PROJECT: 16-1494 PLAN,ACQ, BIG QUILCENE MOON VALLEY ACQUISITION AND PLANNING

Sponsor: Hood Canal SEG Program: Salmon Federal Projects Status: Active  
Project Start Date: 12/08/2016 Agreement End Date: 04/10/2021

PROPERTY: Baclawski (1: Moon Valley Reach)

Property Basics

✓ Acquisition ✓ Planning

Planned Acquisition Date 12/15/2017 Proposed Acres  
Actual Acquisition Date Actual Acres

Property Location

<b>Property Name</b>	Baclawski	<b>Property Description</b>	Fee-simple 85-acre property spanning Big Quilcene River. Agriculture on floodplain to the north; forested slopes on south bank. Improvements will be removed; replant to native species. Site to ultimately host re-meander of river into ancestral channel.
<b>Property Address (optional)</b>			
<b>City</b>	Quilcene		
<b>State</b>	wa <b>Zip</b> 98376	<b>Associated Worksite</b>	Moon Valley Reach (#1)

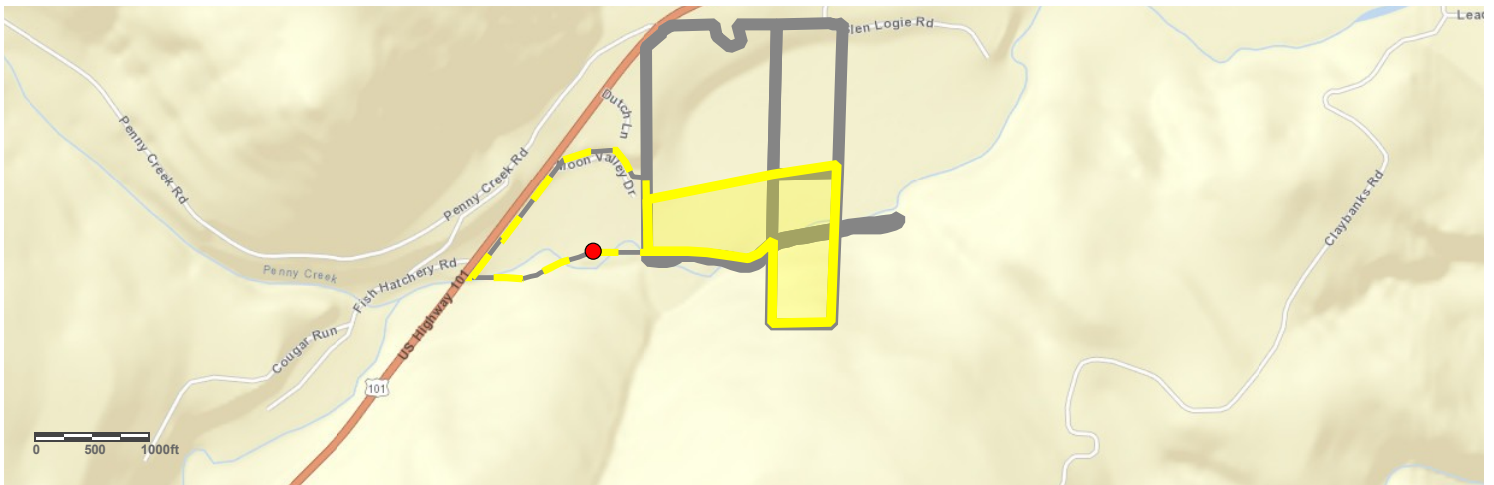
Property Grantor

**Landowner Name**  
**Address (optional)**  
**City**  
**State** **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: Baclawski (Worksite #1: Moon Valley Reach)

County Name	Parcel Number	Mapped	Notes (optional)
Jefferson	000000001	System	Not acquired, river layer for Big Quilcene River
Jefferson	702233004	System	
Jefferson	702233005	System	
Jefferson	702233006	System	
Jefferson	702233006	System	

### Recording Numbers

Instrument Type	Recording Number	Notes
-----------------	------------------	-------

### Sponsor Clarification

This property is being acquired with funding from the #19-1285 grant. Acquisition has not occurred yet and is projected to be finalized by January 2022.

✓ **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

##### Land

*Acres by Acreage Type (fee simple)*

	Acres		Acres
Lake	0	Lake	0
Riparian	44.30	Riparian	7.50
Tidelands	0	Tidelands	0
Uplands	16.00	Uplands	23.00
Wetlands	25.30	Wetlands	0
<b>Total</b>	<b>85.60</b>	<b>Total</b>	<b>30.50</b>

*Existing structures on site*

No structures on site	✓ No structures on site
Structures and acres excluded for ineligible use	Structures and acres excluded for ineligible use
Structures retained for eligible use	Structures retained for eligible use
✓ Structures to be demolished	Structures to be demolished

*Market value of property improvements*

\$20,000

\$0

### Metrics Required at Final Report

#### Real Property Acquisition

*Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition*

0.51

0.33

##### Land

*Total cost for Land*

\$448,000

*Not Collected at Closure*

*Acres zoned as agricultural land*

85.30

0

### Incidentals

## Property Report: Baclawski (Worksite #1: Moon Valley Reach)

### Appraisal

Total cost for appraisal	\$14,000	<i>Not Collected at Closure</i>
--------------------------	----------	---------------------------------

### Appraisal Review

Total cost for appraisal review	\$4,000	<i>Not Collected at Closure</i>
---------------------------------	---------	---------------------------------

### Boundary line adjustment

Total cost for Boundary line adjustment		<i>Not Collected at Closure</i>
---	--	---------------------------------

### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$15,800	<i>Not Collected at Closure</i>
---	----------	---------------------------------

### Cultural resources (Acq)

Total cost for Cultural resources(Acq)	\$10,000	<i>Not Collected at Closure</i>
--	----------	---------------------------------

Restoration or development plans (yes/no)	Yes	Yes
---	-----	-----

### Demolition

Total cost for Demolition	\$25,000	<i>Not Collected at Closure</i>
---------------------------	----------	---------------------------------

Buildings / structures to be demolished	Barn 1920s Cabin 2001	None
---	--------------------------	------

### Environmental Audits

Total cost for environmental audits	\$10,000	<i>Not Collected at Closure</i>
-------------------------------------	----------	---------------------------------

### Noxious weed control

Total cost for Noxious weed control	\$10,625	<i>Not Collected at Closure</i>
-------------------------------------	----------	---------------------------------

Acres treated for noxious weeds by method	Acres	Acres
	Biological	0
	Chemical	7.50
	Mechanical	0
	Total	7.50

### Stewardship plan

Total cost for Stewardship plan	\$3,250	<i>Not Collected at Closure</i>
---------------------------------	---------	---------------------------------

### Survey (Acq)

Total cost for Survey(Acq)		<i>Not Collected at Closure</i>
----------------------------	--	---------------------------------

Acres surveyed	<i>Collected at Closure</i>	61.00
----------------	-----------------------------	-------

### Administrative Costs (Acq)

#### Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$30,436	<i>Not Collected at Closure</i>
---	----------	---------------------------------

### Sponsor Clarification

The Baclawski Property is being currently in the process of being acquired with funds from the 19-1285 grant.

## Property Report: Baclawski (Worksite #1: Moon Valley Reach)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$30,436.00	\$0.00	\$1,151.04	\$1,151.04
Appraisal	\$14,000.00	\$0.00	\$0.00	\$0.00
Appraisal Review	\$4,000.00	\$0.00	\$1,000.00	\$1,000.00
Boundary line adjustment	\$0.00	\$0.00	\$3,405.85	\$3,405.85
Closing, Recording, Taxes, Title	\$15,800.00	\$0.00	\$0.00	\$0.00
Cultural resources (Acq)	\$10,000.00	\$0.00	\$0.00	\$0.00
Demolition	\$25,000.00	\$0.00	\$0.00	\$0.00
Environmental Audits	\$10,000.00	\$0.00	\$0.00	\$0.00
<i>Land</i>	<i>\$448,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
Noxious weed control	\$10,625.00	\$0.00	\$0.00	\$0.00
Stewardship plan	\$3,250.00	\$0.00	\$0.00	\$0.00
Survey (Acq)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Costs:</b>	<b>\$571,111.00</b>	<b>\$0.00</b>	<b>\$5,556.89</b>	<b>\$5,556.89</b>
Date of Last Released Billing 02/04/2020				

### Values



<b>Appraised Value</b>	\$0.00	<b>Appraised Date</b>	
<b>Reviewed Value</b>	\$0.00	<b>Appraisal Review Date</b>	
<b>Paid Value</b>	\$0.00		
<b>Donated Value</b>	\$0.00		
<b>Court Award</b>	\$0.00		

### Attachments

**PHOTOS (JPG, GIF)**  
Photos (JPG, GIF)

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/07/2021	Boundary Line Adjustment	Baclawski Boundary line adjustment permit appl_03-2021.pdf	KimG	Baclawski Boundary line adjustment permit appl_03-2021.pdf, 468878 Billing #20: 2/4/20, Property: Baclawski	
	03/18/2021	Appraisal Review	09-17-20_RF Duncan Review Appraisal - Baclawski parcels, 702	KimG	09-17-20_RF Duncan Review Appraisal - Baclawski parcels, 702233004, 33005, 33006.pdf, 467139 Billing #20: 2/4/20, Property: Baclawski	

**PROJECT: 16-1494 PLAN,ACQ, BIG QUILCENE MOON VALLEY ACQUISITION AND PLANNING**

Sponsor: Hood Canal SEG Program: Salmon Federal Projects Status: Active  
Project Start Date: 12/08/2016 Agreement End Date: 04/10/2021

PROPERTY: Whittaker (1: Moon Valley Reach)

**Property Basics**

✓ Acquisition ✓ Planning

<b>Planned Acquisition Date</b>	12/01/2017	<b>Proposed Acres</b>	22.00
<b>Actual Acquisition Date</b>	12/21/2018	<b>Actual Acres</b>	22.00

**Property Location**

<b>Property Name</b>	Whittaker	<b>Property Description</b>	Fee-simple 22-acre mostly level floodplain property. Small farm. Three houses and outbuildings will be removed. Group B well to be relocated. Site to be replanted to native species. Site to ultimately host re-meander of river into ancestral channel.
<b>Property Address (optional)</b>	165 & 170 Moon Valley Drive	<b>Associated Worksite</b>	Moon Valley Reach (#1)
<b>City</b>	Quilcene		
<b>State</b>	WA <b>Zip</b> 98376		

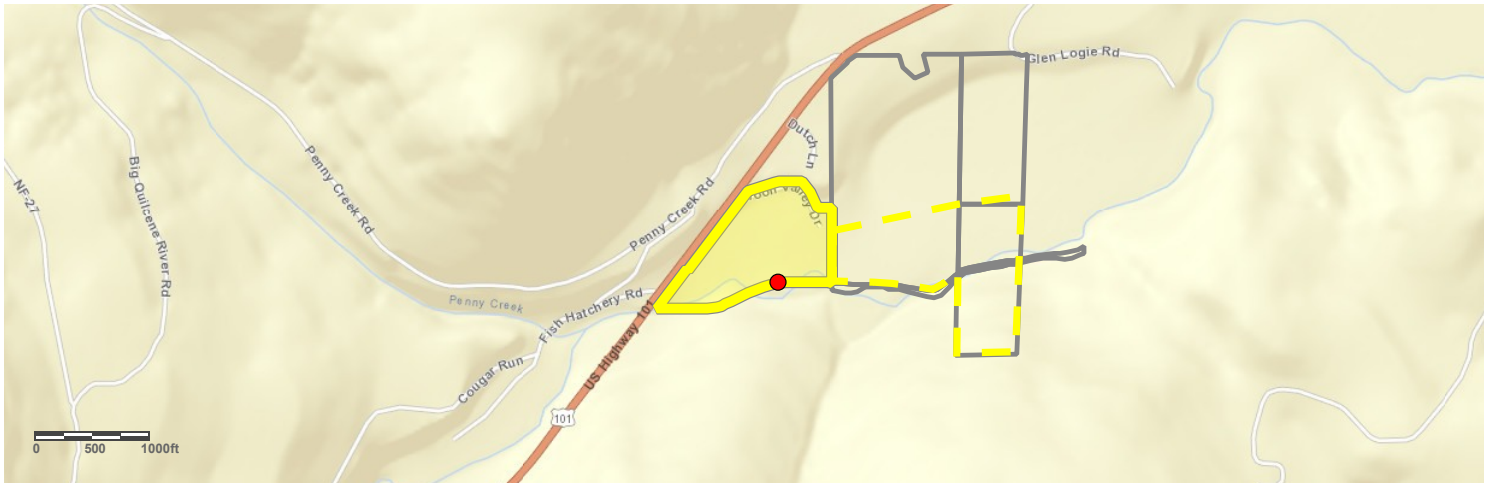
**Property Grantor**

**Landowner Name**  
**Address (optional)**  
**City** Quilcene  
**State** WA **Zip** 98376  
**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 GusJ 07/30/2021

This map is for representation only.

**Parcel Numbers**

# Property Report: Whittaker (Worksite #1: Moon Valley Reach)

County Name	Parcel Number	Mapped	Notes (optional)
Jefferson	991700001	System	

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	awaiting	Jefferson Land Title will inform us of recording no. after they file this document with the County.
Deed of Right	awaiting	Jefferson Land Title will inform us of recording no. after they file this document with the County.

## Sponsor Clarification

✓ 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

##### Land

Acres by Acreage Type (fee simple)	Acres	Acres
Lake	0	0
Riparian	18.00	18.00
Tidelands	0	0
Uplands	0.50	0.50
Wetlands	3.50	3.50
<b>Total</b>	<b>22.00</b>	<b>22.00</b>

Existing structures 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	\$217,887	\$810,000
---------------------------------------	-----------	-----------

### Metrics Required at Final Report

#### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.29	0.29
--	------	------

##### Land

Total cost for Land	\$425,000	<i>Not Collected at Closure</i>
Acres zoned as agricultural land	21.00	21.00

#### Incidentals

##### Appraisal

Total cost for appraisal	\$6,000	<i>Not Collected at Closure</i>
--------------------------	---------	---------------------------------

##### Appraisal Review

## Property Report: Whittaker (Worksite #1: Moon Valley Reach)

Total cost for appraisal review	\$4,000	<i>Not Collected at Closure</i>	
<b>Closing, Recording, Taxes, Title</b>			
Total cost for Closing, Recording, Taxes, Title	\$15,800	<i>Not Collected at Closure</i>	
<b>Cultural resources (Acq)</b>			
Total cost for Cultural resources(Acq)	\$10,000	<i>Not Collected at Closure</i>	
Restoration or development plans (yes/no)	Yes	Yes	
<b>Demolition</b>			
Total cost for Demolition	\$200,000	<i>Not Collected at Closure</i>	
Buildings / structures to be demolished	Primary house - 2000 Gray house - 1990 Yellow house - 2005 Brown partial house - 2005 Barn - pre-1970 Well and Pump Houses 1990 2 Old Sheds (from Hatchery) arrived in 1960s 1 Quonset Hut/partially built shop begun in 1970s	Primary house-2000 Grey house-1990 Yellow house-2005 Brown partial house-2005 Barn-pre 1970 Well and pump houses 1990 2 old sheds (from hatchery) arrived in 1960s 1 Quonset Hut/partially built shop begun in 1970s	
<b>Environmental Audits</b>			
Total cost for environmental audits	\$10,000	<i>Not Collected at Closure</i>	
<b>Noxious weed control</b>			
Total cost for Noxious weed control	\$2,750	<i>Not Collected at Closure</i>	
Acres treated for noxious weeds by method		Acres	Acres
	Biological		0
	Chemical	12.00	12.00
	Mechanical	5.00	5.00
	Total	17.00	17.00
<b>Relocation</b>			
Total cost for Relocation		<i>Not Collected at Closure</i>	
<b>Stewardship plan</b>			
Total cost for Stewardship plan	\$3,250	<i>Not Collected at Closure</i>	
<b>Administrative Costs (Acq)</b>			
<b>Administrative costs (Acq)</b>			
Total cost for Administrative costs (Acq)	\$30,437	<i>Not Collected at Closure</i>	



## Property Report: Whittaker (Worksite #1: Moon Valley Reach)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$30,437.00	\$23,783.29	\$34,803.90	\$58,587.19
Appraisal	\$6,000.00	\$0.00	\$6,150.00	\$6,150.00
Appraisal Review	\$4,000.00	\$0.00	\$900.00	\$900.00
Closing, Recording, Taxes, Title	\$15,800.00	\$0.00	\$19,203.57	\$19,203.57
Cultural resources (Acq)	\$10,000.00	\$0.00	\$39,964.25	\$39,964.25
Demolition	\$200,000.00	\$14,485.85	\$219,746.56	\$234,232.41
Environmental Audits	\$10,000.00	\$0.00	\$1,745.52	\$1,745.52
Land	\$425,000.00	\$717,097.57	\$92,902.43	\$810,000.00
Noxious weed control	\$2,750.00	\$0.00	\$738.70	\$738.70
Relocation	\$0.00	\$0.00	\$62,826.21	\$62,826.21
Stewardship plan	\$3,250.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$707,237.00	\$755,366.71	\$478,981.14	\$1,234,347.85
			Date of Last Released Billing 07/09/2021	

### Values

<b>Appraised Value</b>	\$810,000.00	<b>Appraised Date</b>	06/19/2018
<b>Reviewed Value</b>	\$810,000.00	<b>Appraisal Review Date</b>	07/17/2018
<b>Paid Value</b>	\$810,000.00		
<b>Donated Value</b>	\$0.00		
<b>Court Award</b>	\$0.00		

# Property Report: Whittaker (Worksite #1: Moon Valley Reach)

















## Attachments

PHOTOS (JPG, GIF)

Photos (JPG, GIF)

### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	03/18/2021	Deed of right	Deed of Right_Whittaker_parcel no 99170001.pdf	KimG	Deed of Right_Whittaker_parcel no 99170001.pdf, 467142 Billing #20: 2/4/20, Property: Whittaker	✓
	03/18/2021	Cultural Resources Assessment	Deliverable 170 Moon Valley CRA_with appendices_05-05_Jefferson	KimG	Deliverable 170 Moon Valley CRA_with appendices_05-05_Jefferson Co_020320.pdf, 467141 Billing #20: 2/4/20, Property: Whittaker	
	03/05/2021	Cultural Resources: DAHP Response	16-1494 DAHP Correspondence 2019-12-09109_011521	JoshL	16-1494 DAHP Correspondence 2019-12-09109_011521.pdf, 466300 Property: Whittaker	
	02/03/2021	Title Insurance	Title Insurance-final policy-Whittaker parcel.pdf	KimG	Title Insurance-final policy-Whittaker parcel.pdf, 462037 Billing #20: 2/4/20, Property: Whittaker	
	02/03/2021	Deed	Statutory Warranty Deed_Whittaker_parcel no 99170001.pdf	KimG	Statutory Warranty Deed_Whittaker_parcel no 99170001.pdf, 462035 Billing #20: 2/4/20, Property: Whittaker	✓
	06/01/2020	Compliance Document	16-1494 WhittakerTitleReport_WDFW Easement pages	JoshL	16-1494 WhittakerTitleReport_WDFW Easement pages.pdf, 432381 Property: Whittaker	✓
	02/04/2020	Cultural Resources: Cultural Resources Survey	170 Moon Valley CRA_with appendices_05-05_Jefferson Co_02032	JoshL	Draft Deliverable 170 Moon Valley CRA_with appendices_05-05_Jefferson Co_020320.pdf, 414383 Property: Whittaker	
	12/17/2018	Match Deferral Form	Whittaker Match Deferral	JoshL	sharp@rco.wa.gov_20181217_08405... 373275 Property: Whittaker	
	12/14/2018	Preliminary title report	Whittaker_Committment for Title Insurance.pdf	KimG	Whittaker_Committment for Title Insurance.pdf, 373242 Property: Whittaker	
	12/14/2018	Billing Expanded Documentation	Whittaker_Supplement to Agmt & Escrow Instructions_12-13-18.	KimG	Whittaker_Supplement to Agmt & Escrow Instructions_12-13-18.pdf, 373238 Billing #18: 11/21/18, Property: Whittaker	
	12/14/2018	Estimated Settlement Statement	Whittaker Estimated Settlement Statement_12-12-18.pdf	KimG	Whittaker Estimated Settlement Statement_12-12-18.pdf, 373236 Billing #18: 11/21/18, Property: Whittaker	
	11/30/2018	Hazardous Substance Certification Form	Hazardous substances certification	CamillaP	Hazardous materials rco.pdf, 371819 Property: Whittaker	✓
	11/29/2018	Relocation plan	Relocation Plan Hood Canal Salmon Enhancement Group.pdf	CamillaP	Relocation Plan Hood Canal Salmon Enhancement Group.pdf, 371659 Property: Whittaker	
	11/28/2018	Environmental Site Assessment Report	ADESA Phase I Environmental Site Assessment Report - Whittak	CamillaP	ADESA Phase I Environmental Site Assessment Report - Whittaker Property - compressed version.pdf, 371477 Property: Whittaker	✓
	08/06/2018	Appraisal Review	jeffco-review.pdf	CamillaP	jeffco-review.pdf, 358350 Property: Whittaker	
	04/12/2018	Appraisal	JQ18026_WhittakerAppraisalReport.pdf	KimG	JQ18026_WhittakerAppraisalReport.pdf, 334954 Billing #12: 4/5/18, Property: Whittaker	