

Project #15-1058, Lower Bear Creek Natural Area Additions

Current Status: Application Submitted

Project Details

Primary Sponsor: King County Water & Land Resources

Primary Contact: Tom Beavers
(206) 477-4743
tom.beavers@kingcounty.gov

Funding Program: Salmon State Projects

Lead Entity: Lake Washington/Cedar/Sammamish
Watershed (WRIA 8) Lead Entity

Project Type: Acquisition

Project Description

King County will use funds to acquire 7.9 acres on portions of two parcels, adjacent to existing public ownership along the main stem of Bear Creek in unincorporated King County near the City of Redmond. The two parcels proposed for acquisition are 2.8 acres and 5.1 acres, and acquisition will protect spawning and rearing habitat for Chinook salmon and allow for future restoration on the sites to enhance salmon habitat.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Project Acquisition

Acquisition Primary Purpose

Habitat Conservation, Habitat Restoration

Completion Date

Projected date of completion

6/30/2016

Sponsor Match: Monetary Funding

Amount of other monetary funding (A.12)

\$75,000.00

Project identifier for the other monetary funding (A.12.b)

N/A

Source of other monetary funding (A.12.a)

Bear Creek Waterways Conservation Future Tax (CFT) and Parks Levy grant, a local funding source

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)

Not applicable

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)

Not applicable

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)

Not applicable

Description of other In-Kind contributions (A.13.c.2)

Not applicable

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects	\$375,000	83.33 %		Grant - Local	\$75,000
Sponsor Match	\$75,000	16.67 %	15%		
Total Project Funding	\$450,000	100.00 %			

Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program
ACQUISITION COSTS				
Land/Incidentals	\$430,000			
Admin	\$20,000		4.65 %	\$21,500 (5%)
Subtotal	\$450,000	100.00 %		
Total Cost Estimate	\$450,000	100.00 %		

Worksites and Properties

County: King

Legislative Districts 2012: 45

Congressional Districts 2012: 01

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): LAKE WASHINGTON, N

4th Field Catalog Units (HUC): Lake Washington

WRIA: Cedar-Sammamish

Sections: 06

Township: T25NR06E

Coordinates: 47.68884247
-122.08876332

Worksite #1: Lower Bear Creek

Coordinates from Mapped Point:

Latitude: 47.68884247

Longitude: -122.08876332

Coordinates from Worksite

Latitude:

Longitude:

Directions:

Worksite Description: This project proposes to acquire portions of two properties. It would acquire 5.1 acres of the Reid Family Investment LLC. property, and 2.8 acres of the Little Bit Therapeutic Riding Center, as a Conservation Easement.

Site Access Directions: In the City of Redmond, at the Intersection of Avondale Rd NE and NE Novelty Hill Road, travel 2100 feet northeast on the Novelty Hill Road to its junction with NE Redmond Road. The Reid Family Investment property is located south of this junction. To access the Little Bit property, in the City of Redmond, travel north along Avondale Road to NE 106th St. Turn right. Travel ~ 700 feet east to the end of the road. The Little Bit property is located to the right.

Worksite Address:

18807 NE NOVELTY HILL RD
Redmond , WA 98052

Category / Work Type / Metric

Application Answer

Work Type Costs

Targeted salmonid ESU/DPS (A.23)

Chinook Salmon-Puget Sound ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Sockeye Salmon-unidentified ESU, Steelhead-Puget Sound DPS

Targeted species (non-ESU species)

Cutthroat, Kokanee

Miles Of Stream Treated/Protected (C.0.b)

0.42

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

WRIA 8 Salmon Conservation Plan (Lake Washington/Cedar/Sammamish Watershed Chinook Salmon Conservation Plan, 2005). Project # N218, Bear Creek Reach 6 – Protect undeveloped properties

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

None

Monitoring Location (C.0.d.2)

No monitoring completed

- 1 of 6** **Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.**
No
- 2 of 6** **What is the current land use of the site? Has there been ground disturbances historically, if so, what are/were those disturbances? Is there any fill where ground disturbance is proposed? If known, how deep is the fill?**
The current land use is vacant property. There are no known ground disturbances. There is no known fill where ground disturbance is proposed.
- 3 of 6** **Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.**
Yes, The property will be added to the Lower Bear Creek Natural Area, a Natural Area classification within King County Parks. The property will be owned by King County and administered by King County Parks. King County Parks has on-the-ground personnel to manage this Natural Area.
- 4 of 6** **Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".**
Future restoration (outside this project) could include the following: Little Bit property: invasive species such as blackberry, Japanese knotweed, and reed canary grass will be controlled on the property, particularly the right bank. The property will receive appropriate site preparation to grow native riparian plants. The plants will be installed with a shovel and pick axe. The right bank contains some historic side channels and back water areas. During project design, these areas will be assessed. Grading or placement of wood will be considered to enhance these features. If such work is planned, large construction equipment would be involved. Reid Family Investment property: Blackberry and reed canary grass will be controlled and then the area will be planted with a 200 foot wide native riparian buffer. During project design, adding large wood will be investigated.
- 5 of 6** **Give street address for this worksite if available.**
Little Bit Therapeutic Riding Center, 18669 NE 106TH ST, Redmond, WA 98052. The property is accessed via NE 106thSt and Avondale Road. The project site is the western 2.8 acres of the 17.8 acre property. The property can also be accessed via Avondale Road, just south of NE 106th St. The Reid Investment property is located just west of Avondale Road (near City of Redmond, WA). Turn west on Novelty Hill Road. The property is located south of the Novelty Hill Road near the intersections with NE Redmond Road.
- 6 of 6** **Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.**

Property for Lower Bear Creek Worksite #1: Little Bit Therapeutic Riding Center

Activity: Acquisition

Planned Acquire Date: 01/20/2016

Proposed Acres:

2.80

Property Grantor

Ownership

Instrument Type: Easement

Purchase Type: Less than fee ownership

Term Length: Perpetuity

Expiration Date:

Note:

Landowner Type: Private

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition	0.24	
Easement		
Total cost for Easement		\$150,000.00
Easement type	Habitat Conservation	
Acres by Acreage Type (easement) - Riparian	2.80	
Acres zoned as agricultural land	0.00	
Incidentals		
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$2,500.00
Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$15,000.00
Restoration or development plans (yes/no)	Yes	
Environmental Audits		
Total cost for environmental audits		\$1,000.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$10,000.00

Acquisition Questions

- 1 of 2** Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?

No
- 2 of 2** Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.

Future restoration of the property is expected within two years after closing. Closing is expected in the first quarter of 2016. King County will conduct cultural resources review prior to any restoration.

Property for Lower Bear Creek Worksite #1: Reid Family Investment LLC

Activity: Acquisition

Planned Acquire Date: 04/20/2016

Proposed Acres:

5.10

Property Grantor

Ownership

Instrument Type: Deed - Statutory Warranty

Purchase Type: Fee ownership

Term Length: Perpetuity

Expiration Date:

Note:

Landowner Type: Private

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition	0.19	
Land		
Total cost for Land		\$230,000.00
Acres by Acreage Type (fee simple) - Riparian	5.10	
Acres zoned as agricultural land	0.00	
Existing structures on site	No structures on site	
Market value of property improvements	\$0.00	

Incidentals		
Appraisal		
Total cost for appraisal		\$9,000.00
Appraisal Review		
Total cost for appraisal review		\$1,500.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$2,500.00
Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$17,500.00
Restoration or development plans (yes/no)	Yes	
Environmental Audits		
Total cost for environmental audits		\$1,000.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Aca)		\$10,000.00

Acquisition Questions

- 1 of 2 **Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?**
No
- 2 of 2 **Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.**
Future restoration of the property is expected within three years after closing. Closing is expected in the first quarter of 2016. King County will conduct cultural resources review prior to any restoration.

Overall Project Questions

- 1 of 5 **Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:**
No, Mitigation plantings have been installed on the left bank of Bear Creek on the Little Bit property. These plantings were required by the King County Permit Agency (King County Department of Permitting and Environmental Review [DPER]) as mitigation for a storm water detention facility that Little Bit installed several years ago. The mitigation plantings are doing well and Little Bit intends to complete a vegetation cover study to release their mitigation performance bond this summer. Little Bit is committed to completing their mitigation requirements. They have installed an irrigation system to maintain the plants and Little Bit has committed to removing it at their cost. When King County acquires the property, all mitigation requirements are expected to be completed. The storm water detention facility is not part of the acquisition. The restoration work that King County is planning will be located on the right bank (not in the mitigation area).
- 2 of 5 **Do you need state SRFB dollars (not Federal) to match the requirements of any other federal funding you will be using to complete this project. If Yes, please state the amount of state dollars needed out of your total request.**
No
- 3 of 5 **Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. (www.dnr.wa.gov/Publications/aqr_land_manager_map.pdf)**
No
- 4 of 5 **For grants listed in the Sponsor Match Category section on the Funding Request tab, list the grant source(s), when the funds were (or will be) secured, and how long the grant funds will be available to this project.**
CFT and Parks Levy funds will be secured in January 2016 and they will be available for this project for at least three years.
- 5 of 5 **Describe the type and timing of donated labor (skilled and unskilled), donated equipment, and donated materials that will be used for this project, identified in the Sponsor Match Category section on the Funding Request tab.**
not applicable

Project Permits

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

- 1 of 1 **Permit Questions**
If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.
No, Proposed ground disturbing activities are not included as part of this project. This project is acquisition only.

Project Attachments

Required Attachments 5 out of 5 done

Landowner acknowledgement form

Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Parcel map	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Salmon Project Proposal	<input checked="" type="checkbox"/>

Photos

Attachment Type	Title	Attach Date
Cost Estimate	Cost Estimate Lower Bear Ck Add.pdf	04/01/2015
Map: Parcel map	BearCreek_Aerials1936.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials1977_1200.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials1996_1200.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials2000.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials2002.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials2005.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials2010.pdf	08/13/2015
Map: Parcel map	BearCreek_Aerials2013.pdf	08/13/2015
Map: Parcel map	Reid_Detail.pdf	08/12/2015
Map: Parcel map	Little_Bit_Detail.pdf	08/12/2015
Map: Parcel map	BearCreek_FloodwayAndFloodplain.pdf	08/12/2015
Map: Parcel map	BearCreek_Detail_Aug06.pdf	08/12/2015
Map: Parcel map	BearCreek_Vicinity.pdf	03/27/2015
Photo	Bear Ck backwater Little Bit right bank2.jpg	04/02/2015
Photo	Bear Ck West Reid prop boundry.jpg	04/02/2015
Salmon Project Proposal	Appendix_C_RestAcqCombProposal Lower Bear Ck Nat Area Add tr.docx	08/13/2015
Visuals	2015 Site Visit 15-1058 .pptx	05/08/2015

Application Status

Application Due Date: 08/14/2015

Status	Status Date	Name	Notes
Application Submitted	08/13/2015	Tom Beavers	Please let me know if you have any questions or concerns. Thank you for your help.
Preapplication	02/24/2015		

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. (Tom Beavers, 08/13/2015)

Date of last change: 08/13/2015