

Project #15-1045, Beach Lake Acquisition and Restoration

Current Status: Application Submitted

Project Details

Primary Sponsor: Coastal Watershed Institute

Primary Contact: Jamie Michel
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jamie.michel@coastalwatershedinstitute.org

Funding Program: Salmon State Projects

Lead Entity: North Olympic Peninsula Lead Entity for Salmon

Project Type: Planning & Acquisition

Project Description

Following Elwha River dam removals, 100 years of beach-sustaining river sediments are being released to a severely sediment starved and eroded nearshore. To date, almost 40% of previously detained river sediments have established a new delta at the river mouth. This acquisition and restoration project will acquire, provide public access and plan the restoration of a 25 acre parcel with 870 feet of saltwater shoreline directly adjacent to the expanding Elwha River delta. Approximately 2,070 feet of failed armor now litters the intertidal shoreline in front of and adjacent to this property, interfering with natural sediment deposition processes. The site also contains Beach Lake, a historic tidal lagoon and high flow channel of the Elwha River that currently exists as an 8 acre open water/forested wetland that sometimes functions as a pocket estuary. Twenty-one acres and all structures are in the mapped 100 year floodway. This acquisition and restoration planning project will remove 10 structures, one tennis court, paved roads, 2 septic systems and livestock from sensitive, nearshore wetland buffers. It also includes design and permitting for removal of ~2,070 feet of tideland armoring. This will re-engage dynamic natural habitat forming processes to nearshore and wetland habitats that support all anadromous Pacific salmon and the forage fish they depend upon. The project will restore Critical Habitat for ESA-listed chinook, bull trout and eulachon.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Project Acquisition

Acquisition Primary Purpose

Habitat Conservation, Habitat Restoration, Public Access

Completion Date

Projected date of completion

10/1/2016

Sponsor Match: Monetary Funding

Amount of other monetary funding (A.12)

\$1,000,000.00

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

USFWS Coastal Wetland Grant 2015 (application pending)

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

USFWS

Sponsor Match: Donated Un-paid Labor (volunteers)

Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)

\$0.00

Source of Donated Un-paid labor contributions (A.13.a.4)

n/a

Sponsor Match: Donated Paid Labor

Value of Donated Paid Labor (A.13.b.1)

\$0.00

Source of Donated Paid Contributions (A.13.b.2)

n/a

Sponsor Match: Other In-kind Contributions

Value of Other In-Kind Contributions (A.13.c.1)

\$0.00

Source of Other In-Kind Contributions (A.13.c.3)

n/a

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

n/a

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects	\$546,300	35.33 %		Grant - Federal	\$1,000,000
Sponsor Match	\$1,000,000	64.67 %	15%		
Total Project Funding	\$1,546,300	100.00 %			

Project Cost Summary

ACQUISITION COSTS

Land/Incidentals \$1,365,500

Admin \$63,800

Subtotal \$1,429,300

Project %

Admin/A&E %

Maximum for Selected Program

4.67 %

\$68,275 (5%)

92.43 %

PLANNING COSTS

Planning \$117,000

A&E \$0

Subtotal \$117,000

0.00 %

\$35,100 (30%)

7.57 %

Worksites and Properties

County: Clallam

Legislative Districts 2012: 24

Congressional Districts 2012: 06

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): Sutherland-Aldwell

4th Field Catalog Units (HUC): DUNGENESS/ELWHA

WRIA: Elwha-Dungeness

Sections: 26

Township: T31NR07W

Coordinates: 48.14745231
-123.54491043

Worksite #1: 2646 Lower Elwha Road

Coordinates from Mapped Point: Latitude: 48.14745231 Longitude: -123.54491043
Coordinates from Worksite Latitude: Longitude:
Directions:

Worksite Description: 25 acre shoreline parcel where livestock, buildings and impervious surfaces will be removed and the site will be revegetated. ~2,070 feet of rock armor will be planned for removal from the tidelands in front of and west of the property.

Site Access Directions: From Port Angeles head west on hwy 101 for 3.4 miles, turn north of Dry Creek Rd for 0.7 miles, turn left on Edgewood Rd for 0.5 miles, turn right on Lower Elwha Road. Follow lower elwha road and proceed 2.7 miles to property

Worksite Address:

2646 Lower Elwha Road
Port Angeles, WA 98363

Planning Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Targeted salmonid ESU/DPS (A.23)	Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-Odd year ESU, Steelhead-Puget Sound DPS	
Targeted species (non-ESU species)	Bull Trout, Cutthroat, Searun Cutthroat	
Area Encompassed (acres) (B.0.b.1)	28.0	
Miles of Stream Affected (B.0.b.2)	0.27	
Miles Of Stream Treated/Protected (C.0.b)	0.27	
Project Identified In a Plan or Watershed Assessment (C.0.c)	WRIA 18 Limiting Factors Analysis, 1999; Clallam SMP Restoration Plan Draft, 2013; NOAA Elwha Fish Restoration Plan, 2008; Elwha-Dungeness Watershed Plan, 2005; North Olympic Peninsula Lead Entity Salmon Recovery Strategy, 2011; NOPL 2015 3-year workplan; Elwha Nearshore Consortium Proceedings 2015, Nature's Value in Clallam County, 2013)	
Type Of Monitoring (C.0.d.1)	Implementation Monitoring	
Monitoring Location (C.0.d.2)	Onsite	
Design for Salmon restoration		
Final design and permitting		
Total cost for Final design and permitting		\$47,000.00
Name of the Plan	Beach Lake Shoreline Restoration	
Description of the Plan	Final designs including permits and bid specifications	
Preliminary design		
Total cost for Preliminary design		\$70,000.00
Name of the Plan	Beach Lake Shoreline Restoration	
Description of the Plan	Preliminary designs and shoreline assessments to inform restoration approach	

Planning Questions

- 1 of 7 **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.**
Unknown
- 2 of 7 **Will the project include any ground disturbing activities? (Please remember that this includes geotechnical survey sampling and the like.)**
Yes, Shovels and augers will be used to install fencing, signs and plants, excavators, bulldozers and haul trucks equipment will be used to remove buildings, driveways, and tennis court and to install trails, toilet and parking.
- 3 of 7 **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?
Land use is agricultural/residential. Historic ground disturbances unknown.

4 of 7 **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, Tidelands containing derelict armor are located on State Owned Aquatic Lands managed by WDNR

5 of 7 **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".**

Shovels and augers will be used to install fencing, signs and plants, excavators, bulldozers and haul trucks equipment will be used to remove buildings, driveways, and tennis court and to install trails, toilet and parking.

6 of 7 **Give street address for this worksite if available.**

2646 Lower Elwha Road Port Angeles, WA 98363

7 of 7 **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.**

Yes, Farmhouse, cabin, singlewide, doublewide, outbuilding, horse barn, tack house, pump house, shed tennis court will all be removed from the property. Buildings were installed beginning in the 1930's. See project site plan for photos of buildings.

Property for 2646 Lower Elwha Road Worksite #1: 2646 Lower Elwha Road

Activity: Acquisition, Planning

Planned Acquire Date: 04/19/2016

Proposed Acres:
25.00

Property Grantor

Ownership

Instrument Type: Deed - Other

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	0.27	
Land		
Total cost for Land		\$975,000.00
Acres by Acreage Type (fee simple) - Lake	6.00	
Acres by Acreage Type (fee simple) - Riparian	7.00	
Acres by Acreage Type (fee simple) - Tidelands	1.00	
Acres by Acreage Type (fee simple) - Uplands	4.00	
Acres by Acreage Type (fee simple) - Wetlands	7.00	
Acres zoned as agricultural land	24.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$0.00	
Incidentals		
Appraisal		
Total cost for appraisal		\$7,500.00
Appraisal Review		
Total cost for appraisal review		\$4,000.00
Boundary line adjustment		
Total cost for Boundary line adjustment		\$1,000.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$90,000.00
Cultural resources (Acq)		
Total cost for Cultural resources(Acq)		\$15,000.00
Restoration or development plans (yes/no)	Yes	
Demolition		
Total cost for Demolition		\$200,000.00
Buildings / structures to be demolished	farmhouse foundation 80 years cabin 80 years horse barn 50 years tack house 50 years doublewide 20 years singlewide 10 years tennis court 40 years pumphouse 50 years outbuilding 30 years shed 30 years	
Environmental Audits		
Total cost for environmental audits		\$10,000.00
Fencing (Acq)		
Total cost for Fencing (Acq)		\$5,000.00
Number of linear feet of fencing to be built	3000	

Noxious weed control		
Total cost for Noxious weed control		\$3,000.00
Acres treated for noxious weeds by method - Biological	10.00	
Relocation		
Total cost for Relocation		\$40,500.00
Signs (Acq)		
Total cost for Signs(Acq)		\$1,000.00
Number of permanent signs that identify site and funding partners	2	
Stewardship plan		
Total cost for Stewardship plan		\$3,000.00
Survey (Acq)		
Total cost for Survey(Acq)		\$2,500.00
Wetland Delineations		
Total cost for Wetland Delineations		\$8,000.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq)		\$63,800.00

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.**
Yes, Removal of shoreline armor will occur as a future phase after acquisition and restoration planning are completed. Infrastructure will be removed and fencing and signs will be placed on the property following acquisition in early 2016

Property for 2646 Lower Elwha Road Worksite #1: DNR Owned Tidelands

Activity: Planning

Landowner

Washington State Department of Natural Resources
5310 Eaglemount Rd
Chimacum, WA 98325

Control and Tenure

Instrument Type: Landowner Agreement
Purchase Type:
Term Length: Fixed # of years (2 years)
Expiration Date: 06/11/2018
Note:

Landowner Type: State Government

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?**
- 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.**

Overall Project Questions

- 1 of 11 **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
- 2 of 11 **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.**
Yes, \$546,300 of the SRFB request will provide state match to a Federal USFWS grant
- 3 of 11 **Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**
unknown
- 4 of 11 **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)**
Yes, failed armor associated with the derelict bulkhead is located on state owned aquatic lands
- 5 of 11 **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
- 6 of 11 **Do your organizational documents (charter, bylaws, or articles of incorporation) provide for an equivalent successor organization in case the nonprofit dissolves?**
Yes

- 7 of 11** 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.
USFWS Coastal Wetland Grant, secured in January 2016 and available until Fall 2018
- 8 of 11** 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.
100 volunteer hours to replant the project site Property valuation report donated by North Olympic Land Trust Wetland Delineation donated by Coastal Watershed Institute
- 9 of 11** Is your organization registered as a non-profit with the Washington Secretary of State? If so, what is your Unified Business Identifier (UBI) number?
Yes 601708612
- 10 of 11** What date was your organization created?
1996
- 11 of 11** How long has your organization been involved in salmon and habitat conservation?
20 years

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Aquatic Lands Use Authorization				
Archeological & Cultural Resoures (EO 05-05)				
Building Permit				
Clear & Grade Permit				
Cultural Assessment [Section 106]				
Endangered Species Act Compliance [ESA]				
Health Permit				
Hydraulics Project Approval [HPA]				
Nationwide Permit				
NEPA				
Shoreline Permit				
Water Quality Certification [Section 401]				

Permit Questions

- 1 of 1** 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.
Unknown, If project is funded by USFWS, we anticipate that all ground disturbing activities will be covered by the scope of USFWS permit.

Project Attachments

Required Attachments 7 out of 7 done

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

Photos

Attachment Type	Title	Attach Date
Correspondence	Seller LOS.pdf	04/21/2015
Correspondence	NPBA LOS.pdf	04/20/2015
Cost Estimate	15-1045 Cost Estimate FINAL SRFB.xlsx	08/13/2015
Map: Parcel map	Vicinity Map Parcel Map.pdf	08/11/2015
Map: Planning Area	Beach Lake Restoration site plan.pdf	08/12/2015
Photo	Picture1.jpg	08/12/2015
Photo	Annotated Oblique.jpg	04/21/2015
Photo	photo 2.jpg	03/16/2015
Salmon Project Proposal	15-1045 Beach Lake Acquiuisition_Restoration Final_Accepted_C.pdf	08/14/2015
Salmon Project Proposal	15-1045 Beach Lake Acquiuisition_Restoration Final Track.pdf	08/14/2015
Visuals	Final SRFB Graphics.pdf	08/12/2015

Application Status

Application Due Date: 08/14/2015

Status	Status Date	Name	Notes
Application Submitted	08/14/2015	N. Eric Carlsen	
Preapplication	02/23/2015		

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. (N. Eric Carlsen, 08/14/2015)

Date of last change: 08/14/2015