

## Project #15-1238, Whitewater Reach Protection Project

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** Nisqually Land Trust

**Primary Contact:** Joe Kane  
(360) 489-3400 103  
jkane@nisquallylandtrust.org

**Funding Program:** Salmon State Projects

**Lead Entity:** Nisqually River Salmon Recovery Lead Entity

**Project Type:** Acquisition

### Project Description

Nisqually Land Trust proposes to acquire up to four parcels along the Thurston County side of the Nisqually River mainstem in the Whitewater Reach. These properties are adjacent to lands owned and managed by the Land Trust and the City of Yelm. The goal of this project is to protect naturally functioning habitat-forming processes; existing high-priority salmon and trout rearing habitats; and an important transport corridor that is used by all salmonid species in the Nisqually River. This project will prioritize protection for three parcels that total 34.9 acres, including 7 acres of riparian habitat, 8 acres of forested wetlands, and 2,480 linear feet of river shoreline. If there is sufficient funding, an additional 7 acre parcel, including 3.5 acres of riparian habitat and 1,320 linear feet of river shoreline, will be protected. These parcels are four of the ten unprotected parcels that are equal to or greater than 5 acres along this reach of the river. The objective of this project is to protect over 40 acres and 3,800 linear feet of river shoreline.

### Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
<b>Project Acquisition</b>	
Acquisition Primary Purpose	Habitat Conservation
<b>Completion Date</b>	
Projected date of completion	12/31/2018
<b>Sponsor Match: Monetary Funding</b>	
Amount of other monetary funding (A.12)	\$97,200.00
Project identifier for the other monetary funding (A.12.b)	NA
Source of other monetary funding (A.12.a)	Anticipated: Thurston County Conservation Futures (\$97000); Land Trust (\$200)
<b>Sponsor Match: Donated Un-paid Labor (volunteers)</b>	
Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0.00
Source of Donated Un-paid labor contributions (A.13.a.4)	NA
<b>Sponsor Match: Donated Paid Labor</b>	
Value of Donated Paid Labor (A.13.b.1)	\$0.00
Source of Donated Paid Contributions (A.13.b.2)	NA
<b>Sponsor Match: Other In-kind Contributions</b>	
Value of Other In-Kind Contributions (A.13.c.1)	\$0.00
Source of Other In-Kind Contributions (A.13.c.3)	NA
Description of other In-Kind contributions (A.13.c.2)	NA

### Project Funding

Funding Request	Funding %	Min Match Required	Sponsor Match Source
Salmon State Projects	\$300,000	75.53 %	Appropriation \ Cash
Sponsor Match	\$97,200	24.47 %	15% Conservation Futures
Total Project Funding	\$397,200	100.00 %	\$200 \$97,000

Project Cost Summary	Project %	Admin/A&E %	Maximum for Selected Program
<b>ACQUISITION COSTS</b>			
Land/Incidentals	\$378,450		
Admin	\$18,750	4.95 %	\$18,923 (5%)
Subtotal	\$397,200	100.00 %	
<b>Total Cost Estimate</b>	\$397,200	100.00 %	

### Worksites and Properties

County: Thurston

Legislative Districts 2012: 02

Congressional Districts 2012: 10

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): Yelm

4th Field Catalog Units (HUC): Nisqually

WRIA: Nisqually

Sections: 17

Township: T17NR02E

Coordinates: 46.95446442  
-122.57009414

## Worksite #1: Nisqually River Whitewater Reach

Coordinates from Mapped Point: Latitude: 46.95446442 Longitude: -122.57009414  
Coordinates from Worksite Latitude: 46.964424 Longitude: -122.568708  
Directions:

**Worksite Description:** fee acquisition of over 40 acres along the Whitewater Reach of the Nisqually River in Thurston County, near Yelm Washington

**Site Access Directions:** Contact NLT to arrange for site visits. Need to arrange access with landowners. Bridges and Wood/Park parcels: From intersection of State Route 510 and 1st Street in Yelm, go northeast on 1st Street; turn right on Railway Road; and follow Railway Road past end of county road and along gravel road to parcels. Hart and Schmauder/Rodriguez parcels: From intersection of State Route 510 and 1st Street in Yelm, go northeast on 1st Street; turn left on Canal Road; turn right on Port Orford Blvd; and turn right on Briar Street.

**Worksite Address:**

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)	None	
Miles Of Stream Treated/Protected (C.0.b)	0.64	
Project Identified In a Plan or Watershed Assessment (C.0.c)	Nisqually Chinook Recovery Team, 2001, Nisqually Chinook Recovery Plan, Prepared by Nisqually Tribal fisheries staff Nisqually Steelhead Recovery Team. 2014. Nisqually River Steelhead Recovery Plan. Draft. July. Seattle, WA. Prepared for the Nisqually Indian Tribe, Olympia, WA.	
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, NA
- 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 on the first three parcels is rural residential. The fourth parcel is vacant and undeveloped. The portions of the first three parcels that the Land Trust is proposing to acquire are undeveloped. Portions of the first two parcels are currently accessible to horses, cows and other farm animals. For the most part these activities are limited to areas close to existing structures and the wetlands, forest and river shoreline on these properties are generally undisturbed. These properties were all historically a part of the McKenna Mill complex and were logged during when the mill was active.
- 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.**  
No
- 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".**  
Fence posts will be installed with a tractor mounted auger.
- 5 of 6 **Give street address for this worksite if available.**  
Project parcel addresses: 17200 Railway Road; 17040 Railway Road; 17300 Briar Street SE; 17248 Briar Street SE
- 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.**  
No, There are no structures on the portions of the parcels proposed for acquisition.

# Property for Nisqually River Whitewater Reach Worksite #1: Bridges

Activity: Acquisition

Planned Acquire Date: 06/30/2016

Proposed Acres:

15.00

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
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition	0.10	
<b>Land</b>		
Total cost for Land		\$85,000.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	2.00	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	8.00	
Acres by Acreage Type (fee simple) - Wetlands	5.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	No structures on site	
Market value of property improvements	\$0.00	
<b>Incidentals</b>		
<b>Appraisal</b>		
Total cost for appraisal		\$10,000.00
<b>Appraisal Review</b>		
Total cost for appraisal review		\$3,500.00
<b>Boundary line adjustment</b>		
Total cost for Boundary line adjustment		\$5,000.00
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title		\$3,500.00
<b>Cultural resources (Acq)</b>		
Total cost for Cultural resources(Acq)		\$3,000.00
Restoration or development plans (yes/no)	No	
<b>Fencing (Acq)</b>		
Total cost for Fencing (Acq)		\$2,500.00
Number of linear feet of fencing to be built	700	
<b>Stewardship plan</b>		
Total cost for Stewardship plan		\$1,000.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)		\$4,850.00

## 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, not needed.
- 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.  
Fence will be installed along the property boundary to limit impacts from adjacent, developed portion of this property.

# Property for Nisqually River Whitewater Reach Worksite #1: Hart

Activity: Acquisition

Planned Acquire Date: 06/30/2016

Proposed Acres:

7.00

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
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## Real Property Acquisition

Miles Of Streambank Protected By Land or Easement Acquisition 0.25

### Land

Total cost for Land		\$52,000.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	3.50	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	3.50	
Acres by Acreage Type (fee simple) - Wetlands	0.00	
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 \$10,000.00

### Appraisal Review

Total cost for appraisal review \$3,500.00

### Boundary line adjustment

Total cost for Boundary line adjustment \$5,000.00

### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title \$3,500.00

### Stewardship plan

Total cost for Stewardship plan \$1,000.00

## Administrative Costs (Acq)

### Administrative costs (Acq)

Total cost for Administrative costs (Acq) \$4,600.00

## 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, not needed.

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.**

None of these activities are anticipated for this property.

## Property for Nisqually River Whitewater Reach Worksite #1: Schmauder/Rodriguez

Activity: Acquisition

Planned Acquire Date: 06/30/2016

Proposed Acres:

4.90

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
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## Real Property Acquisition

Miles Of Streambank Protected By Land or Easement Acquisition 0.17

### Land

Total cost for Land		\$51,250.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	2.50	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	2.40	
Acres by Acreage Type (fee simple) - Wetlands	0.00	
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 \$10,000.00

### Appraisal Review

Total cost for appraisal review \$3,500.00

### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$3,500.00
<b>Signs (Acq)</b>	
Total cost for Signs(Acq)	\$200.00
Number of permanent signs that identify site and funding partners	2
<b>Stewardship plan</b>	
Total cost for Stewardship plan	\$1,000.00
<b>Survey (Acq)</b>	
Total cost for Survey(Acq)	\$5,000.00
<b>Administrative Costs (Acq)</b>	
<b>Administrative costs (Acq)</b>	
Total cost for Administrative costs (Acq)	\$4,600.00

## 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, not needed.
- 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.**  
 Sign(s) will be posted along the property boundary. If possible, the signs will be attached to existing posts.

## Property for Nisqually River Whitewater Reach Worksite #1: Wood/Park

<b>Activity:</b> Acquisition	<b>Planned Acquire Date:</b> 06/30/2016	<b>Proposed Acres:</b> 15.00
<b>Property Grantor</b> ,	<b>Ownership</b>	
	<b>Instrument Type:</b> Deed - Other	
	<b>Purchase Type:</b> Fee ownership	
<b>Landowner Type:</b> Private	<b>Term Length:</b> Perpetuity	
	<b>Expiration Date:</b>	
	<b>Note:</b>	

## Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition	0.12	
<b>Land</b>		
Total cost for Land		\$90,000.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	2.50	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	9.50	
Acres by Acreage Type (fee simple) - Wetlands	3.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	No structures on site	
Market value of property improvements	\$0.00	
<b>Incidentals</b>		
<b>Appraisal</b>		
Total cost for appraisal		\$10,000.00
<b>Appraisal Review</b>		
Total cost for appraisal review		\$3,500.00
<b>Boundary line adjustment</b>		
Total cost for Boundary line adjustment		\$5,000.00
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title		\$3,500.00
<b>Fencing (Acq)</b>		
Total cost for Fencing (Acq)		\$2,500.00
Number of linear feet of fencing to be built	700	
<b>Stewardship plan</b>		
Total cost for Stewardship plan		\$1,000.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)		\$4,700.00

## 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, not needed.

- 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.**  
Fence will be installed along the property boundary to limit impacts from adjacent, developed portion of this property.

## Overall Project Questions

- 1 of 10 **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 10 **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 10 **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 10 **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 of 10 **Do your organizational documents (charter, bylaws, or articles of incorporation) provide for an equivalent successor organization in case the nonprofit dissolves?**  
Yes
- 6 of 10 **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.**  
Grant matching funds are pending. Thurston County Conservation Futures 2015 Round
- 7 of 10 **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.**  
NA
- 8 of 10 **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 - 601171357
- 9 of 10 **What date was your organization created?**  
1989
- 10 of 10 **How long has your organization been involved in salmon and habitat conservation?**  
26 years

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)				

### 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.**  
No, NA

## Project Attachments

Required Attachments	5 out of 5 done
Landowner acknowledgement form	<input checked="" type="checkbox"/>
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
Map: Multi-site and	WhitewaterReachProtectionStatusMap.pdf	04/24/2015

geographic envelope		
Photo	Whitewater Reach shoreline photo.jpg	08/03/2015
Salmon Project Proposal	Whitewater Reach Protection Project_Revised_10July2015.docx	07/10/2015
Visuals	site visit.pptx	07/14/2015

## Application Status

**Application Due Date:** 08/14/2015

Status	Status Date	Name	Notes
Application Submitted	08/14/2015	Joe Kane	
Preapplication	04/13/2015		

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. (Joe Kane, 08/14/2015)

Date of last change: 08/14/2015