

Final Report

Project #15-1300, Cascade Creek Acquisition

Submitted by Lincoln Bormann on 09/26/2016

Accepted by Mike Ramsey on 10/25/2016

CONTACTS

Primary Sponsor: San Juan County Land Bank

Project Contact: Lincoln Bormann
lincolnb@sjclandbank.org

Lead Entity: San Juan Co Comm Dev LE

Managing Agency: Rec. and Conserv. Office

RCO Grant Manager: Mike Ramsey
mike.ramsey@rco.wa.gov

DESCRIPTION OF THE COMPLETED PROJECT

Project Start Date: 12/09/2015

FundingEnd Date: 12/31/2017

RCO Closure Date:

The Cascade Creek project on Orcas Island has resulted in the permanent protection of 23.95 acres of upland forest buffer and riparian corridor that are vital salmon habitat in San Juan County. The Cascade Creek stream system is one of the three most valuable freshwater salmon habitats in San Juan County and has documented historical use by Chinook, Chum, and Coho salmon, and Cutthroat trout. Included in the acquisition is 1,250 feet of riparian corridor, including all 300 feet of currently available salmon habitat and 950 feet of upstream buffer habitat that could be opened up for spawning habitat by a proposed fish ladder. The Mountain Lake/Cascade Creek basin extends from the top of Mt. Constitution in Moran State Park through Mountain Lake to Buck Bay, where this project is based. This project, in conjunction with the previously SRFB funded culvert replacement at Cascade Creek (07-1539), will permanently protect and restore this vital salmon habitat.

SITE LOCATION

General Area of Project: Cascade Creek, Orcas Island.

Waterbodies:

Cong District 2012: 02
County: San Juan
HUC: San Juan Islands
Leg District 2012: 40
Salmon Recov Reg 05: Puget Sound
Section: 09
Township/Range: T36NR01W
WAU: ORCAS IS
WRIA: San Juan



Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROJECT NARRATIVE

Stream Corridor and Salmon Spawning Habitat Protected

The San Juan County Land Bank recently acquired 24 acres on the lower reaches of Cascade Creek near Olga on Orcas Island. Washington State Salmon Recovery Funds made the purchase possible, ensuring the preservation of a unique 2,100' stretch of riparian corridor with adjacent upland forest.

"Coho and chum salmon utilize the lower 300 feet of the Creek for spawning and Chinook juveniles forage there as well," explains Land Bank Director, Lincoln Bormann. "It is arguably the most important freshwater salmon habitat in the islands at this time, and we are very pleased to play a role in protecting such a significant resource for the people of San Juan County."

The Cascade Creek watershed originates at the top of Mt. Constitution and includes Mountain Lake in Moran State Park. Conservation of this property builds on Washington Water Trust's and other partners' efforts to secure adequate year-round water flow to the Creek and salmon recovery funding to rebuild Buck Bay bridge to allow passage for salmon.

While preserving ecological integrity of the site for the benefit of salmonids is a first priority, the acquisition also provides opportunities for public education and enjoyment. Though the creek itself will be off limits, a pedestrian trail will follow the riparian corridor, loop through stunning forest habitat, and provide views of a hidden gorge fringed with maidenhair fern. The Land Bank anticipates opening the preserve for public access in the spring of 2017. Interpretive signage will tell the story of salmon and other wildlife that utilize the rich environment.

OVERALL PROJECT COSTS

Funding Formula:	Requested		Original		Final	
Puget Sound Acq. & Restoration:	\$0.00	(0%)	\$492,500.00	(85%)	\$492,500.00	(85%)
Salmon State Projects:	\$492,500.00	(85%)	\$0.00	(0%)	\$0.00	(0%)
Sponsor Match:	\$88,500.00	(15%)	\$88,500.00	(15%)	\$88,500.00	(15%)
Total:	\$581,000.00	(100%)	\$581,000.00	(100%)	\$581,000.00	(100%)
Paid To Date:	\$492,500.00				Last Released Billing: 11/02/2016	
Remaining RCO Funds:	\$0.00				Pending Billing: No	
Advance Balance:	\$0.00		Match Bank:	\$0.00	Number of Billings: 1	
Admin Limit:	\$13,500.00	2.38%	Admin Spent:	\$13,500.00	2.32%	
A&E Limit:	\$0.00	30.00%	A&E Spent:	\$0.00		

Billed Cost Summary:	Original Agreement	Expended	Non-Reimbursable	Total Billed
Acquisition				
Property		\$525,000.00		\$525,000.00
Incidentals		\$42,500.00		\$42,500.00
Property/Inc Subtotal	\$567,500.00	\$567,500.00		\$567,500.00
Admin Costs	\$13,500.00	\$13,500.00		\$13,500.00
Acquisition Total	\$581,000.00	\$581,000.00		\$581,000.00
Total	\$581,000.00	\$581,000.00		\$581,000.00

Project Cost Metrics:	Original Agreement	Final
PCSRF Federal Funds (A.10):		
State Funds (A.11):	\$492,500.00	\$492,500.00
Other Federal Funding:		
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
Amount of other monetary funding (A.12):	\$75,000.00	\$88,500.00
Project identifier for the other monetary funding (A.12.b):	n/a	n/a
Source of other monetary funding (A.12.a):	San Juan County Land Bank	San Juan County Land Bank
Value of Donated Unpaid Labor (Volunteers) (A.13.a.2):	\$0.00	\$0.00
Source of Donated Un-paid labor contributions (A.13.a.4):	n/a	n/a
Number of hours volunteers contributed to the project (A.13.a.1):		0
Describe how the value of the volunteers was determined (A.13.a.3):		n/a
Value of Donated Paid Labor (A.13.b.1):	\$13,500.00	\$0.00
Source of Donated Paid Contributions (A.13.b.2):	San Juan County Land Bank	n/a
Value of Other In-Kind Contributions (A.13.c.1):	\$0.00	\$0.00
Source of Other In-Kind Contributions (A.13.c.3):	n/a	n/a
Description of other In-Kind contributions (A.13.c.2):	n/a	n/a

PROJECT METRICS

	Original Agreement	Final
Project Acquisition		
Acquisition Primary Purpose:	Habitat Conservation	Habitat Conservation
Completion Date		
Projected date of completion:	4/1/2016	04/29/2016
Project Goals		
Goals, purpose, and expected benefits (A.17):	Purchase 23.95 acres of upland forest buffer and riparian corridor on Cascade Creek, Orcas Island.	Purchase 23.95 acres of upland forest buffer and riparian corridor on Cascade Creek, Orcas Island.

WORKSITE #1: Cascade Creek Acquisition

Worksite Description: Cascade Creek is located on Orcas Island and is near the village of Olga. It begins at the head of Buck Bay and continues up into Moran State Park. The 23.95 acres proposed in this application is comprised of 3.66 acres for acquisition and 8.5 acres that will be donated and placed in conservation easement. The land being acquired extends from the tidelands at the mouth of Cascade Creek up 1,250 feet of riparian corridor, including all 300 feet of known salmon spawning and foraging habitat. The creek is in excellent condition and is one of the highest priority salmon projects in San Juan County due to current and historical use by Chinook, Chum, Coho and Cutthroat. The perennial nature of the creek, along with the healthy native vegetation, woody debris and gravel beds, make it ideal for salmonid use.

Driving Directions: From the Orcas Island ferry terminal you take Orcas Road into Eastsound to connect with Olga Road. Take Olga Road right, south, until you go left on Pt. Lawrence Road. There is a bridge over Cascade Creek at the head of Buck Bay and the acquisition property is on the east side of the creek.

Coordinates for Worksite Directions - Latitude: 48.60 **Longitude:** -122.95

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

WORKSITE #1 METRICS

	Original Agreement	Final
Targeted salmonid ESU/DPS (A.23):	Chinook Salmon-unknown ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU	Chinook Salmon-unknown ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU
Targeted species (non-ESU species):	Cutthroat, Searun Cutthroat	Cutthroat, Searun Cutthroat
Miles Of Stream Treated/Protected (C.0.b):	0.75	0.75
Project Identified In a Plan or Watershed Assessment (C.0.c):	Whitman, T., MacLennen, A., Schlenger, P., Small, J., Hawkins, S., and J. Slocumb. Strategic Recovery Planning for San Juan County, Washington, the pulling it all together (PIAT) project. Prepared by Friends of the San Juans, Geologic Coastal Services, Confluence Environmental, Anchor QEA for San Juan County Lead Entity for Salmon Recovery and the Washington State Salmon Recovery Funding Board. Final Report RCO #10-1789	Whitman, T., MacLennen, A., Schlenger, P., Small, J., Hawkins, S., and J. Slocumb. Strategic Recovery Planning for San Juan County, Washington, the pulling it all together (PIAT) project. Prepared by Friends of the San Juans, Geologic Coastal Services, Confluence Environmental, Anchor QEA for San Juan County Lead Entity for Salmon Recovery and the Washington State Salmon Recovery Funding Board. Final Report RCO #10-1789
Type Of Monitoring (C.0.d.1):	None	None
Monitoring Location (C.0.d.2):	No monitoring completed	No monitoring completed

PROPERTY DESCRIPTION (Dickinson)

Activity: Acquisition	Planned Acquire Date: 02/01/2016	Proposed Acres: 23.95
	Actual Acquire Date: 04/29/2016	Actual Acres: 23.95
Ownership:		
	Instrument Type: Deed - Statutory Warranty	
	Purchase Type: Fee ownership	
	Term Length: Perpetuity	# yrs:
	Expiration Date:	
Landowner Type: Private	Note:	

Parcel Numbers:

County	Parcel Number	Note
San Juan	160923006000	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	2016-0429007	

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

County Name: San Juan; Parcel Number 160923006000; Instrument Type - Statutory Warranty Deed. Recording Number: 2016-0429007

PROPERTY COSTS (Dickinson)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)		\$13,500.00		\$13,500.00
Appraisal		\$13,000.00		\$13,000.00
Appraisal Review		\$3,000.00		\$3,000.00
Closing, Recording, Taxes, Title		\$1,219.87		\$1,219.87
Land	\$439,410.00	\$525,000.00		\$525,000.00
Stewardship plan		\$25,280.13		\$25,280.13
Acquisition Total	\$439,410.00	\$581,000.00		\$581,000.00

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:	\$546,500.00	\$525,000.00
Other Funding:	\$21,000.00	\$42,500.00
Administrative Funding:	\$13,500.00	\$13,500.00

PROPERTY METRICS (Dickinson)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:	0.25	0.25
Land		
Total cost for Land:	\$546,500.00	
Acres by Acreage Type (fee simple): Riparian:	8.05	8.05
Acres by Acreage Type (fee simple): Uplands:	15.90	15.90
Acres zoned as agricultural land:	0.00	0.00
Existing structures on site:	No structures on site	No structures on site
Market value of property improvements:	\$0.00	\$0.00
Incidentals		
Appraisal		
Total cost for appraisal:	\$10,000.00	
Appraisal Review		
Total cost for appraisal review:	\$2,500.00	
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title:	\$5,000.00	
Stewardship plan		
Total cost for Stewardship plan:	\$3,500.00	
Administrative Costs (Acq)		
Administrative costs (Acq)		
Total cost for Administrative costs (Acq):	\$13,500.00	

SPONSOR CERTIFICATION

- I certify that this project has been completed in accordance with the project agreement.
- I certify that, to the best of my knowledge, the information in the Final Report is true and correct.

