2017 Jefferson County Conservation Futures Program
Property Acquisition and/or
Operations and Maintenance Project Application

Please complete the following application in its entirety. Be sure to answer “N/A” for questions that don’t apply
to the project. Incomplete applications will not be accepted for consideration.
Unless directed otherwise, use as much space as needed to answer each question.
Contact program staff at 379-4498 or tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title: Lower Duckabush River Estuary Open Space
2. Conservation Futures Acquisition Request: $55,800
   Conservation Futures O&M Request: $16,200
3. Total Conservation Futures Request: $72,000
4. Please indicate the type of interest contemplated in the acquisition process.
   _X_ Warranty Deed   ___ Easement   ___ Other (Please describe below.)

In whose name will the property title be held after acquisition?

Hood Canal Salmon Enhancement Group

5. Applicant Information
Name of Applicant or Organization: Hood Canal Salmon Enhancement Group (HCSEG)
Contact: Michelle Myers
Title: Project Manager
Address: 600 NE Roessel Road, PO Box 2169 Belfair, WA 985286
Phone: (360) 275-3575 ext.22   Fax: (360) 275-0648
Email: michelle@pnwsalmoncenter.org

6. Sponsor Information: (if different than applicant)
Organization Name: Jefferson County Environmental Health
Contact: Tami Pokorny
Title: Jefferson County Environmental Health
Address: 615 Sheridan Street, Port Townsend, WA 98368
Phone: (360) 385-9444   Fax: (360) 379-4487
Email: tpokorny@co.jefferson.wa.us

This application was approved by the sponsor’s legally responsible body (e.g., board, council, etc.) on
___________________________, 20___.
7. Site Location
Street Address or Description of Location:

Jefferson County Fire District #4, Brinnon Fire Department, Substation, Shorewood Road, Brinnon, WA

Driving Directions from Port Townsend: Hwy 101 south through the town of Brinnon. Turn right onto Duckabush Road. Turn left onto Shorewood Road. Property located on left.

Section: 16
Township: 25N
Range: 2W

Assessor’s Parcel Number(s): 981002229

Please differentiate current and proposed ownership of each APN and indicate if the parcel is to be acquired with CF funds or used as match. Current ownership of parcel # 981002229 is Jefferson County Fire District #4. Proposed ownership after acquisition is the Hood Canal Salmon Enhancement Group (HCSEG). Propose to use CF funds as match towards a 2016 SRFB award.

Please list the assessed values for each property or APN, as applicable.

Since this is a public parcel, no property values are available under the Jefferson County assessor’s online. The estimated value is based on private neighboring parcels assessments, similar properties in neighborhood for sale, and a May 2011 appraisal.

1. Parcel #981002325 is 0.90 acres with structures and assessed value is $36,250. The land assessment value $15-20K.
2. Parcel #502164004 is 0.80 acres with no structures. The 2016 assessed value is $14,000.
3. Property for sale on Kelly Road, on March 30, 2017 with studio structure. Asking price $79,050
4. May 2011 appraised property at $54,000

8. Existing Conditions

New Site: Yes Number of Parcels: 1
Addition to Existing Site: No Acres to Be Acquired: 0.80 acres

Total Project Acreage (if different): Current Zoning: Rural Residential

Existing Structures/Facilities:

A man-made heated building/structure approximately 1200 sqft with a 1500 sqft driveway.

Any current covenants, easements or restrictions on land use:

Currently, researching with Fire Department and Olympic Canal Tracts HOA to determine if the land is under a lease option. A subdivision is listed under the parcel description as Olympic Canal Div 4

Current Use: Brinnon Fire Department sub-station stores extra equipment for emergency responses in south Jefferson County.

Waterfront (name of body of water): Lower Duckabush River

Shoreline (linear feet): 196 feet
Owner Tidelands/Shorelands: **WDFW**

9. Current Property Owner is a willing seller. **Yes.**

**HCSEG is currently in acquisition planning discussions with Brinnon Fire Department**

### Project Description

10. In 1,000 words or less, provide a summary description of the project, the match, overarching goal, and three top objectives.

Include information about the physical characteristics of the site that is proposed for acquisition with Conservation Futures Program funds including: vegetation, topography, surrounding land use, and relationship to parks, trails, and open space. Describe the use planned for the site, any development plans after acquisition (including passive development), characteristics of the site which demonstrate that it is well-suited to the proposed use, and plans for any structures currently on the site. If applicable, describe how the site relates to the larger project, and whether the project has a plan, schedule and funding dedicated to its completion. Please also list any important milestones for the project or critical dates, e.g. grant deadlines. List the dates and explain their importance. Please attach a spreadsheet of the budget.

The Duckabush Estuary is estimated to be 450 acres. Approximately, 33 acres of the estuary is west of HWY 101 and the remaining 417 acres east of HWY 101. The Duckabush River and estuary are home to a wide arrange of fish and wildlife species including Bald Eagle, wintering waterfowl, harbor seals, shellfish beds and herring. The Duckabush River hosts four Endangered Species Act (ESA) listed species of salmon: Hood Canal summer chum, Puget Sound steelhead, Coastal/Puget Sound bull trout, and Puget Sound Chinook salmon.

The entire estuary has been severely impacted by HWY 101 roadway fill. As one of the larger mid Hood Canal Rivers, the Duckabush is a high priority for restoration. Habitat issues affecting the recovery include causeway and road crossings, armoring and development. Distributary channels between the lower and upper estuary have been severed with the result that adult and juvenile salmon pathways between the river and estuary have been partially eliminated. The Duckabush River is listed as a keystone habitat area for restoration for ESA listed Hood Canal summer chum salmon. The Duckabush stock of summer chum is one of 6 extant stocks. These salmon naturally rear and spawn in the lower 3.5 miles of the river. The lower river habitat has been lost to these salmon through channel complexity, altered sediment dynamics, riparian degradation and estuary habitat loss. The transport of sediment in the river has been severely restricted during flood events which has resulted in the rapid evolution of the upper estuary into the upland habitat. The restricted access to the main stem river by adult and juvenile salmon through the estuary has increased predation. Fill material from roads and private properties in the lower river has impacted available habitat for salmonids and other fish and wildlife species. The Duckabush River is a relatively pristine river that should have abundant and healthy salmon runs and a sustainable floodplain for relief.

Currently, the HCSEG is conducting a feasibility and planning project, working with the lower Duckabush River community and stakeholder groups on this future restoration effort. The community and stakeholder groups consists of the Olympic Canal Tracts HOA private residents, WDFW, Jefferson County, local Tribes, other agencies and the Brinnon Fire Department. The current outreach and planning efforts will begin a process for future restoration design processes focusing on providing flood risk.
reduction and increased habitat area for salmon and wildlife species. Estimated restoration up to 38 acres.

The HCSEG proposes for this application to continue planning with the Brinnon Fire Department and to provide funding necessary for acquisition and demolition activities of the fire sub-station located in the lower Duckabush River. The fire sub-station is located on Shorewood Road resides within the FEMA designated 100 year lower Duckabush River floodplain. Surrounding parcels to the east and south of the fire substation parcel are public and private open rural lands owned by WDFW and Olympic Canal Tracts. Currently, the fire sub-station holds necessary emergency equipment for fire personnel who respond to south county emergencies. Over the past few year, the fire substation has been repeatedly inundated during high water flood events from the Duckabush River rendering it useless and not accessible by fire personnel. Following acquisition and demolition activities of the fire substation, this parcel will be placed under conservation for restoration activities for fish and wildlife habitat.

In early 2017, HCSEG was awarded partial funding for acquisition efforts in the lower Duckabush River through the Salmon Recovery Funding Board (SRFB). The SRFB award, to be used within 2 years or July 2019, will provide match toward a Jefferson County CF funding and would allow for acquisition of the Brinnon Fire Substation located in the lower Duckabush River.

11. Estimate costs below, including the estimated or appraised value of the property(ies) or property right(s) to be acquired, even if Conservation Futures funds will only cover a portion of the total project cost. In the case of projects involving multiple acquisitions, please break out appraisals and estimated acquisition costs by parcel.

Estimated or Appraised Value of Property(ies) to be Acquired: $75,000
Total Estimated Acquisition-related Cost (see Conservation Futures Manual for eligible costs): $21,000
Total Operation and Maintenance Cost: $57,400
Total Project Cost: $153,400

Basis for Estimates (include information about how the property value(s) was determined, anticipated acquisition-related costs, general description of operation and maintenance work to be performed, task list with itemized budget, and anticipated schedule for completion of work):

The estimated costs for acquisition of this parcel is based on surrounding private parcels either through current assessed values, a May 18, 2011 appraisal by Allen Brackett and current asking prices on similar neighboring private properties.

The related costs estimates for acquisition were based on recent acquisitions in southeast Jefferson County. The operations and maintenance (O&M) estimate costs includes demolition and removal of a man-made 1200 sqft structure/building, removal of utilities, and a 1500 sqft concrete driveway. Noxious weed control consists of hiring one WCC crew of 5 persons for 8 hours of blackberry removal. Stewardship plan of parcel will be completed by staff through coordination with WDFW, Jefferson County and Olympic Canal Tracts.

Scored Questions

1 a. Sponsor or other organizations (SRFB/RCO) will contribute to acquisition of proposed site and/or operation
and maintenance activities.

1 b. If applicable, please describe below how contributions from groups or agencies will reduce the need to use Conservation Futures program funds.

An HCSEG, SRFB RCO grant #16-1492 award.

<table>
<thead>
<tr>
<th>1 c. Matching Fund Estimate</th>
<th>Acquisition</th>
<th>O&amp;M</th>
<th>%</th>
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<tr>
<td>Conservation Futures Funds Requested</td>
<td>$55,800</td>
<td>$16,200</td>
<td>47%</td>
</tr>
<tr>
<td>Matching Funds/Resources*</td>
<td>$40,200</td>
<td>$41,200</td>
<td>53%</td>
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<tr>
<td>Total Project Acquisition Cost</td>
<td>$96,000</td>
<td>$57,400</td>
<td>100%</td>
</tr>
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</table>

* If a prior acquisition is being proposed as match, please describe and provide documentation of value, location, date of acquisition and other information that would directly link the match to the property being considered for acquisition.

1 d. Source of matching funds/resources

<table>
<thead>
<tr>
<th></th>
<th>Amount of Contribution</th>
<th>Contribution approved?</th>
<th>If not, when?</th>
<th>Contribution available now?</th>
<th>If not, when?</th>
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<tbody>
<tr>
<td>SRFB #16-1492</td>
<td>$81,400</td>
<td>Yes</td>
<td>June 2017</td>
<td>*$29,000</td>
<td>*awaiting state 2017 PSAR funds for remainder of funding. Decision by June 2017</td>
</tr>
</tbody>
</table>

**NOTE:** Matching funds are strongly recommended and a higher rating will be assigned to those projects that guarantee additional resources for acquisition. Donation of property or a property right will be considered as a matching resource. Donation of resources for on-going maintenance or stewardship (“in-kind” contributions) are not eligible as a match.

2 a. Sponsoring agency is not prepared to provide long-term stewardship (easement monitoring, maintenance, upkeep, etc.) for the proposed project site.

The applicant (HCSEG) will be coordinating a long-term stewardship plan through the future lower Duckabush River restoration project.

2 b. Describe any existing programs or future plans for stewardship of the property, including the nature and extent of the commitment of resources to carry out the stewardship plan.

Through established outreach efforts HCSEG plans to coordinate with Jefferson County, WDFW and community stakeholders to draft a long-term stewardship plan for the property.

3 a. Describe the sponsoring agency’s previous or on-going stewardship experience.

HCSEG has conducted and coordinated stewardship planning efforts on previous acquisition projects within Hood Canal watershed.

3 b. Has the sponsor and/or applicant of this project been involved in other projects previously approved for Conservation Futures funding?

No, neither the sponsor nor applicant has been involved in a project previously approved for...
Conservation Futures funds.

X Yes, the sponsor for this project has been involved in a project previously approved for Conservation Futures funds. Please provide details:

4 a. Property __can __ feasibly be acquired in a timely fashion with available resources.

4 b. Necessary commitments and agreements are in place. **HCSEG has an email dated 3/29/2017 from the Brinnon Fire Department Chief stating acknowledgement for this acquisition project.**

4 c. All parties __are __are not in agreement on the cost of acquisition. **To be determined after appraisal.**

If “not” to any of the above, please explain below.

5. The proposed acquisition ___is specifically identified in an adopted open space, conservation, or resource preservation program or plan, or community conservation effort. **Please describe below, including the site’s importance to the plan. Please reference the website of the plan if available or include the plan with this application.**

X complements an adopted open space or conservation plan, but is not specifically identified. **Please describe below, and describe how the proposed acquisition is consistent with the plan.**

The Duckabush River is a relatively pristine river that should have abundant and healthy salmon runs and a sustainable floodplain for relief. The Hood Canal Coordinating Council has listed the Duckabush River has a keystone habitat area for restoration for ESA listed Hood Canal summer chum salmon. The Hood Canal summer chum recovery plan lists Duckabush River summer chum as one of six unique stocks within Hood Canal. The recovery of ESA listed Hood Canal summer chum is dependant upon increased non-developed floodplain areas that allows for fluvial processes and reconnection of river channels. By acquiring this parcel, placing it under conservation and removing man-made structures will allow more area for future habitat restoration activities.

__is a stand-alone project.

6. Conservation Opportunity or Threat:

6 a. The proposed acquisition site __does __provide a conservation or preservation opportunity which would otherwise be lost or threatened.

6 b. If applicable, please carefully describe the nature and immediacy of the opportunity or threat, and any unique qualities about the site.

The Brinnon fire substation location is currently located within the lower Duckabush River floodplain. This parcel has been threatened and flooded repeatedly over the past years.

7. The proposed acquisition:

X provides habitat for State of Washington Priority Habitat and/or State or Federal Threatened, Endangered or Sensitive species.

X provides habitat for a variety of native flora or fauna species.

X contributes to an existing or future wildlife corridor or migration route.

If affirmative in any of the above, please describe and list the Priority Habitat(s) and Threatened, Endangered, or Sensitive species below, and cite or provide documentation of species’ use.

1 See, for example, [http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx](http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx)  
7 d. Does the current owner participate in conservation programs that enhance wildlife habitat? If so, please provide details. No. Brinnon Fire Department provides emergency services to south Jefferson County.

8 a. Describe the extent and nature of current and planned agricultural use of the proposed acquisition, including any anticipated changes to that use once the property, or property right, is acquired with Conservation Futures funds. No planned agricultural usage of the proposed acquisition.

8 b. Describe any current or future management practices that promote the preservation of soil and water quality and good watershed function on the farm.
There is no planned agricultural usage of the proposed acquisition.

8 c. Describe how the owner employs agricultural management practices that will protect or enhance wildlife habitat.
No planned agricultural usage of the proposed acquisition.

9 a. Describe the extent and nature of current and planned silvicultural use of the proposed acquisition. Please cite or provide documentation of existing or planned silvicultural activities including forest management plan(s) or forest ecosystem restoration. No current or planned silvicultural use of the proposed acquisition.

9 b. Describe the silvicultural management practices that promote the preservation of soil and water quality and good watershed function on the property. No current or planned silvicultural use of the proposed acquisition.

9 c. Describe the owner’s timber harvest plan and harvest methods that will protect or enhance wildlife habitat on the property. No current or planned silvicultural use of the proposed acquisition.

10. a. Describe how the proposed acquisition benefits primarily a local area __broad county area including the area served, the nature of the benefit, the jurisdictions involved, and the populations served. The proposed acquisition of the Brinnon Fire substation will benefit the local community through relocating the station to an area within the current location but is out of the Duckabush River floodplain.

10 b. Is the project located in an area that is under-represented by CF funded Projects? No

Areas that Conservation Futures has not been able to support to date include Marrowstone Island, Toandos Peninsula, Dosewallips Valley, Bolton Peninsula, and the West End.

11. Describe the educational or interpretive opportunities that exist for providing public access, educational or interpretive displays (signage, kiosks, etc.) on the proposed site, including any plans to provide those improvements and any plans for public accessibility.

Stakeholder and community outreach with involvement are central to future habitat restoration in the lower one mile of the Duckabush River. HCSEG is currently conducting a feasibility study to assess community benefits and needs in relation to future restoration actions. In late 2017, a feasibility study will be completed by HCSEG that will contain community and stakeholder comments of restoration actions in the lower Duckabush River estuary. Identified within the feasibility study will include benefits for restoration in the lower Duckabush River including 1) Flood risk reduction 2) Restore habitat for fish and wildlife, 3) improved public access and education opportunities in the river and estuary and 4) Ensure compatibility with shellfish resources. The proposed acquisition will be included into the overall future restoration planning and may include improvements for salmon and wildlife as well as public accessibility and education.

http://www1.dnr.wa.gov/nhp/refdesk/plants.html
12. The proposed acquisition [ ] includes historic or culturally significant resources\(^2\) and [ ] is registered with the National Register of Historic Places, or an equivalent program.

\(X\) is recognized locally as having historic or cultural resources.

[ ] is adjacent to and provides a buffer for a historic or cultural site.

*If affirmative in any of the above, please describe below, and cite or provide documentation of the historical or cultural resources.*

**Verification**

13. Sponsors of applications that are approved for funding by the Board of County Commissioners are required to submit a brief progress report by October 30 every year for three years after the award is approved, or three years after the acquisition funds are disbursed to the applicant, whichever is later. The progress report must address any changes in the project focus or purpose, progress in obtaining matching funding, and stewardship and maintenance. Sponsors receiving O&M funds will also submit an annual report for each year that O&M funds are expended. The Committee will use the information to develop a project “report card” that will be submitted annually to the Board of County Commissioners.

If this application is approved for funding, I understand the sponsor is required to submit progress reports for three years and for any year in which O&M funds are expended. [ ] Initials \(3/30/2017\) Date

14. If, three years after the date funding is approved by the Board of County Commissioners, the applicants have not obtained the required matching funds, the Committee may request the Board of County Commissioners to nullify their approval of funds, and may require the project to re-apply.

If this application is approved for funding, I understand that we may be required to re-submit the application if the project sponsor does not obtain the necessary matching funding within three years. [ ] Initials \(3/30/\) Date

\(^2\) Cultural resources means archeological and historic sites and artifacts, and traditional religious ceremonial and social uses and activities of affected Indian Tribes and mandatory protections of resources under chapters 27.44 and 27.53 RCW
2017 Jefferson County Conservation Futures

**Project Name**: Lower Duckabush River Estuary Open Space

**Estimated Work Schedule**: June 2017 to July 2019

**Sponsor**: Jefferson County Environmental Health

**Applicant**: Hood Canal Salmon Enhancement Group

### Estimated Eligible Capital Project Expenses

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<th>Task</th>
<th>Qty</th>
<th>Acquisition</th>
<th>Appraisal</th>
<th>Appraisal Review</th>
<th>Title Insurance</th>
<th>Closing &amp; Taxes Costs</th>
<th>Recording Fees</th>
<th>Environmental Audit</th>
<th>Cultural Resources</th>
<th>Staff and Administration Costs</th>
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### Estimated Eligible Operations & Maintenance Expenses

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<th>Task</th>
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<td>$153,400</td>
<td>$72,000</td>
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Percentage

|                |     | 47% | 53% |
Hi Michelle, This email serves as acknowledgment that the Hood Canal Salmon Enhancement Group (HCSEG) is working with us on planning efforts towards this property acquisition.

From: Michelle Myers [mailto:michelle@pnwsalmoncenter.org]
Sent: Tuesday, March 28, 2017 4:43 PM
To: tmanly@brinnonfire.org
Cc: peggyw@brinnonfire.org
Subject: Lower Duckabush Acquisition Planning

[Quoted text hidden]
Lower Duckabush River
Lower Duckabush River
Parcel #981002229

December 2014. Shorewood Rd. Looking south from the Fire station

December 2014. Shorewood Rd. Looking north, Fire station back center

December 2014. Shorewood Rd. Looking south from the Fire station