

Project #12-1385, Dosewallips and Duckabush Acquisitions 2012

Submitted by Tami Pokorny on 10/06/2016

Accepted by Mike Ramsey on 10/26/2016

CONTACTS

Primary Sponsor: Jefferson County

Lead Entity: Hood Canal Coor Council LE

Managing Agency: Rec. and Conserv. Office

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DESCRIPTION OF THE COMPLETED PROJECT

Project Start Date: 12/06/2012

FundingEnd Date: 06/30/2016

RCO Closure Date:

In partnership with Jefferson County, Jefferson Land Trust acquired and protected two parcels (21.9 acres, "Berntsen") in the Powerlines Reach of the Duckabush River floodplain. This property is located on a portion of the unconstrained channel migration zone, riparian, upland and wetland habitat complex of the Duckabush. A 0.2 acre "Fulton" and 0.34 acre "Larson" properties located on the north bank of the Dosewallips River, which was previously acquired by Jefferson County with County funds, is also being protected by a Deed of Right. Both rivers are home to the Mid-Hood Canal stock of Puget Sound chinook, as well as stocks of summer and fall-run chum salmon, steelhead, coho salmon and pink salmon (SaSI 2007).

Jefferson County worked with Jefferson Land Trust to clean up these properties, removed weeds, install a gate, and replant with conifers and other native seedlings. The Duckabush portion of the project was also expanded to include replanting and weed control on two acres of the adjacent Selfridge property (APN# 502 174 006) which had recently been acquired by the Jefferson Land Trust ('09 RCO grant). In addition, the Dosewallips portion of the project was expanded to include replanting and underplanting over a 30-acre portion of floodplain property located along the south bank of the river on parcels previously acquired by Jefferson County ('04 RCO grant - formerly Swift, Johnson and Barney).

The primary goal of the project was to protect existing high quality habitat of the Duckabush and Dosewallips river floodplains critical to chinook recovery. Objectives included fee simple acquisition of the Berntsen-Poetter property, weed control, removal of solid waste and a derelict vehicle, prevention of ATV access, decommissioning a driveway, decommissioning an on-site system (Selfridge) and replanting to native species.

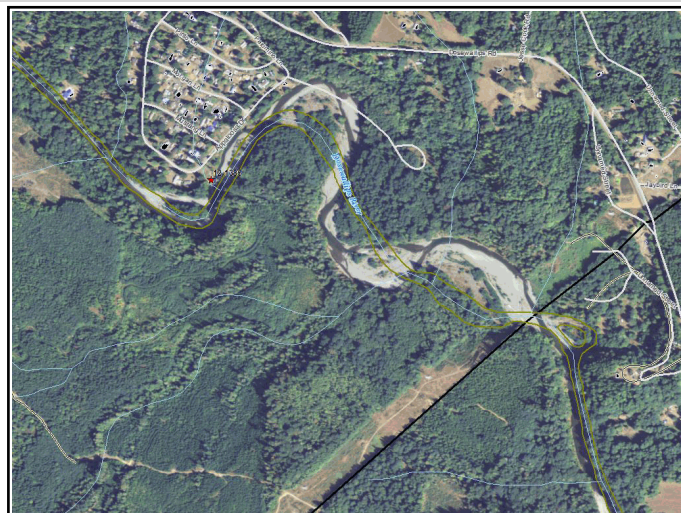
Total acreage: 54.44

SITE LOCATION

General Area of Project: Lower Dosewallips and Duckabush Rivers

Waterbodies:

Cong District 2012: 06
County: Jefferson
HUC: Hood Canal
Leg District 2012: 24
Salmon Recov Reg 05: Hood Canal/Puget Sound
Section: 17, 34
Township/Range: T25NR02W, T26NR02W
WAU: DOSEWALIPS, LOWER, DUCKABUSH, LOWER
WRIA: Skokomish-Dosewallips



Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

The property "Berntsen-Poetter" in the Duckabush Powerlines (#1) Worksite should now also include 2 acres of the Selfridge property. The Dosewallips portion of the project now include 30 acres of the Swift, Johnson and Barney parcels (weed control and planting only).

PROJECT NARRATIVE

History

The Berntsen property was first identified as a potential acquisition opportunity for salmon in 2006 by Jefferson County, but large parcels were a lower priority for the agency at that time. This property contained areas of mature second growth conifer forest, very large maples and cottonwoods, and extensive high-functioning wetlands and off-channel habitat. The mainstem of the Duckabush River in this reach is critical for chinook and other salmonids although lacks in-channel wood. This acquisition offered the possibility of replanting native riparian forest - especially conifers - and pursuing in-channel engineered logjams at some point in the future. This project proposal originally also included the three adjacent, upstream Gregory parcels but was split into two projects due to funding constraints in the 2012 SRFB cycle. Ultimately, the Gregory parcels were consolidated into two parcels and protected by a conservation easement with a 1-acre building envelope held by Jefferson Land Trust through a Jefferson County-sponsored SRFB project proposed the next year - RCO #13-1221.

Lisa Berntsen, landowner of the downstream Duckabush property, was a well-respected biologist and consultant. She purchased her land in 2002 after spending a night camping there with her husband. In the morning, they awoke to a herd of elk grazing in the meadow below. They planned to build a house on the upper bench of the property and eventually move there from the east side of Puget Sound. After at the conclusion of their permitting process, the well was drilled and on-site system installed. Vandalism of their RV located on the site became an issue. New plans evolved and the decision was made to sell the property for conservation. Very sadly, Lisa didn't live to see the project completed. She passed away during an expedition to the Himalayas in 2015. Lisa had extensive knowledge of riparian processes and the needs of fish, and she well understood the merits of protecting the Duckabush floodplain in this reach.

Chum and coho salmon observed in the side channel on this property and in the main stem. Juvenile coho in side channel and residual ponds. Heavy foraging by raptors on salmon is evidenced by bird excreta on the ground beneath perches as well as salmonid carcasses or parts thereof scattered along the banks and nearby forest. This is a particularly rich area for wildlife tracking. Elk sign is everywhere and evidence of beaver and river otter is also common.

On the Dosewallips, weed control was continued on the two matching properties, Larson and Fulton totalling 0.54 acres.

Project changes

1. Cleanup, weed control and replanting of the adjacent, downstream Selfridge parcel was added to the project in early 2015 as was weed control and replanting on disturbed areas over 30 acres of the Swift/Johnson/Barney parcels across the Dosewallips River from the match properties.
2. The grant period was extended by six months - until June 30, 2016 to allow for continued restoration, replanting and weed control.
3. Dumping adjacent to the county road under the transmission lines led Bonneville Power to provide a gate and ecology blocks to prevent vehicle access to the entrance road. We later added steepened banks and mounds to also prevent ATV access.

Lessons learned

A wet winter in 2014-15 necessitated a late planting period for cedars which wasn't ideal - especially in light of the especially hot dry summer of 2015. Drought-prone soils on the floodplain and benches also challenged plant survival. We had access to hose water but still lost about half of the original plantings. Unsurprisingly, Sitka spruce had the best survival and most rapid growth. Supplemented plantings in 2015-16 and the majority are surviving so far. This property is intensively used by elk who repeatedly pulled the tree protector tubes from seedlings and nipped terminal buds. A few strategic B & B trees (and dedicated watering) would have been a nice addition to begin transitioning the soils and vegetation from dry/full sun while keeping more terminal buds out of the elk foraging zone.

Construction/engineering contractors

(Cleanup and replanting crews included:

Owen French/NOSC and other WCC crews

John Haas/Restoration Renewal

Henry Cobb/Hadlock Brushhog and Backhoe Service

Peninsula Wrecking)

Project Outcomes

This project resulted in protection and restoration of a significant portion of the most active channel migration zone on the Duckabush and Dosewallips Rivers. The area seems increasingly well regarded by the local community and incidents of littering and/or vandalism have become rarer over time. Due to the abundance of fish and wildlife, the Berntsen/Selfridge area is a popular destination for natural history groups organized by Jefferson Land Trust. It's likely that visitation and use will continue to increase as more people become aware of this beautiful site for day recreation and interpretation. The Dosewallips floodplain addition is dominated by red alder but has now been fully underplanted with conifers which, climate change willing, will eventually contribute large amounts of durable in-channel wood to the system. The project's matching Fulton property on the Dosewallips is an appreciated shoreline open space parcel in the Lazy C subdivision. The trees where the Fulton home was formerly located are now reaching 20' in height and more. The side channel which had been eroding the bank where restoration (and bank armoring further downstream on a different parcel) has occurred, but this stretch of channel is now filled with dry gravel. The river is now located on the far side of the channel migration zone giving the new trees some time to grow This is improving odds of survival for the Fulton/Larson forest planted (in 2008 or so).

AMENDMENTS

#	Type	Applied Date	Description
1	Cost Change	01/23/2015	Move \$50,000 from the acquisition element of this project to the restoration element to complete additional riparian restoration work. This amendment therefore affects the AA&E limits by reducing the acquisition administration limit and increasing the construction A&E limit accordingly.

OVERALL PROJECT COSTS

Funding Formula:	Requested		Original		Final	
Salmon State Projects:	\$498,795.00	(76%)	\$345,275.00	(85%)	\$330,447.49	(84%)
Sponsor Match:	\$155,188.00	(24%)	\$60,931.00	(15%)	\$60,931.00	(16%)
Total:	\$653,983.00	(100%)	\$406,206.00	(100%)	\$391,378.49	(100%)
Paid To Date:	\$330,447.49		Last Released Billing: 02/07/2017			
Remaining RCO Funds:	\$0.00		Pending Billing: No			
Advance Balance:	\$0.00		Match Bank:	\$17,444.13		Number of Billings: 15
Admin Limit:	\$15,622.38	5.00%	Admin Spent:	\$14,712.20	3.75%	
A&E Limit:	\$18,031.01	30.00%	A&E Spent:	\$14,901.00	3.80%	

Billed Cost Summary:	Original Agreement		Expended		Non-Reimbursable	Total Billed
Acquisition						
Property			\$217,500.00		\$91,503.00	\$309,003.00
Incidentals			\$21,064.73			\$21,064.73
Property/Inc Subtotal	\$312,447.62		\$238,564.73		\$91,503.00	\$330,067.73
Admin Costs	\$15,622.38		\$14,712.20			\$14,712.20
Acquisition Total	\$328,070.00		\$253,276.93		\$91,503.00	\$344,779.93
Restoration						
Construction	\$60,105.00		\$62,269.56			\$62,269.56
AA&E	\$18,031.00		\$14,901.00			\$14,901.00
Restoration Total	\$78,136.00		\$77,170.56			\$77,170.56
Total	\$406,206.00		\$330,447.49		\$91,503.00	\$421,950.49

Project Cost Metrics:	Original Agreement	Final
PCSRF Federal Funds (A.10):		
State Funds (A.11):		\$330,447.49
Other Federal Funding:		
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
Amount of other monetary funding (A.12):		\$0.00
Project identifier for the other monetary funding (A.12.b):		N/A
Source of other monetary funding (A.12.a):		N/A
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
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):		\$0.00
Source of Donated Paid Contributions (A.13.b.2):		N/A
Value of Other In-Kind Contributions (A.13.c.1):		\$91,503.00
		<i>Portion of Match Bank from County's acquisition of Larson and Fulton properties on the Dosewallips. According to the "calculation of available match" document, the total available match available to 12-1385 was: \$60,931 for Fulton (and potentially \$28,073 for Larson). Combined they total \$89,256 rather than \$91,503. An additional \$61,183 was utilized for the 13-1221 grant.</i>
Source of Other In-Kind Contributions (A.13.c.3):		N/A
Description of other In-Kind contributions (A.13.c.2):		Jefferson County Secure Rural Schools Title III

PROJECT METRICS

	Original Agreement	Final
Project Acquisition		
Acquisition Primary Purpose:		Habitat Conservation
Project acres by purpose type:		
Completion Date		
Projected date of completion:		06/30/2016
Project Goals		
Goals, purpose, and expected benefits (A.17):		The goal of this project was to acquire fee simple or lesser interest in up to three parcels containing diverse habitats associated with the floodplains of the Duckabush and Dosewallips rivers. A total of 22.44 acres were acquired and an additional 32 acres were added to the project for the purpose of treating weeds and replanting. Total project acreage is 54.44

WORKSITE #1: Duckabush Powerlines

Worksite Description: Five parcels of Duckabush River channel migration zone just upstream of the BPA powerlines totalling 36.9 acres.

Driving Directions: Drive south on Hwy 101 3.5 miles south of Brinnon, WA. Turn west and go one mile on Duckabush River Road. Turn left just before the powerlines to enter Berntsen - Poetter property.

Coordinates for Worksite Directions - Latitude: 47.66 **Longitude:** -122.96

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

3 parcels (2 properties) were ultimately associated with this project on the Duckabush. Three other parcels (15 acres; Gregory) that were included in the original worksite description were funded in a second grant the following year (13-1221):

Berntsen (subject): 502171004 and 502171012 (21.9 acres)

Selfridge (subject - restoration only): 502174006 (2-acre portion)

Total Duckabush acres affected by this grant: 23.9 acres

WORKSITE #1 COSTS

Worksite Billed Cost:	Estimated	Expended	Non-Reimbursable	Total Billed
AA&E	\$8,820.00	\$14,901.00		\$14,901.00
Construction	\$29,400.00	\$62,269.56		\$62,269.56
Worksite Total	\$38,220.00	\$77,170.56		\$77,170.56

Worksite Costs by Category:

Original Agreement

Final

Riparian Habitat Costs (C.5.a):		\$56,990.00
Upland Habitat / Sediment Costs (C.6.a):		\$1,500.00
General Restoration Activity Costs:		\$2,258.00
Cultural Resource Costs:		\$1,522.00
Architectural & Engineering Costs:		\$14,901.00

WORKSITE #1 METRICS

Original Agreement

Final

Targeted salmonid ESU/DPS (A.23):		Chinook Salmon-Puget Sound ESU, Chum Salmon-Hood Canal Summer-run ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU
Targeted species (non-ESU species):		Unknown
Miles Of Stream Treated/Protected (C.0.b):		0.40
Type Of Monitoring (C.0.d.1):		None
Monitoring Location (C.0.d.2):		Onsite

Riparian Habitat Project

Total Riparian Miles Streambank Treated (C.5.b.1):	0.40
Total Riparian Acres Treated (C.5.b.2):	15.0

Planting (C.5.c.1)

Species Of Plants planted in riparian (C.5.c.2):	Abies grandis Picea sitchensis Pseudotsuga menziesii Thuja plicata Tsuga heterophylla
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Acres Planted in riparian (C.5.c.3): 12.0

Miles of streambank planted (C.5.c.4): 0.03

Riparian Plant removal / control (C.5.h.1)

Species of Plants Treated/Removed in riparian (C.5.h.2):	Rubus armeniacus or Rubus discolor Senecio jacobaea
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Acres of riparian treated for plant removal/control (C.5.h.3): 15.0

Miles of streambank treated for plant removal/control
(C.5.h.4):

Upland Habitat And Sediment Project

Cubic yards of sediment prevented (C.6.b.3):

Acres of Upland Habitat Area Treated (C.6.b.1): 5.0

Miles of Road Treated (C.6.b.2): 0.15

Upland vegetation management (C.6.h.1)

Species Of Plants in upland vegetation management (C.6.h.2):
 Abies grandis
 Picea sitchensis
 Pseudotsuga menziesii
 Thuja plicata
 Tsuga heterophylla

Acres Treated for upland vegetation management (C.6.h.3): 5.0

General restoration activities

Traffic control

Number of days of traffic control: 0

Cultural Resources

Cultural resources

Cultural resource work completed : Acres excavated: 0

Cultural resource work completed : Hours of monitoring required: 0

Cultural resource work completed : Number of structures documented: 0

Acres surveyed for cultural resources: 34.70

Architectural & Engineering

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E): \$8,820.00

Did A&E costs exceed billed amount (Yes/No): No

PROPERTY DESCRIPTION (Berntsen - Poetter)

Activity: Acquisition
 Restoration
Planned Acquire Date: 04/27/2012
Actual Acquire Date: 12/13/2013
Proposed Acres: 21.90
Actual Acres: 21.90

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
Jefferson	502171004	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	580984	Recorded with Jefferson County
Deed of Right	581331	Recorded with Jefferson County

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Berntsen - Poetter)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
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Administrative costs (Acq)		\$14,712.20		\$14,712.20
Cultural resources (Acq)		\$1,521.79		\$1,521.79
Demolition		\$213.12		\$213.12
Land		\$217,500.00	\$2,500.00	\$220,000.00
Standard Incidentals	\$30.00	\$12,308.51		\$12,308.51
Stewardship plan		\$7,021.31		\$7,021.31
Acquisition Total	\$30.00	\$253,276.93	\$2,500.00	\$255,776.93

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Costs:		\$220,000.00
Incidental Costs:		\$21,064.73
Administrative Costs:		\$14,712.20

PROPERTY METRICS (Berntsen - Poetter)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.25
Land		
Clean up of hazardous substances required (yes/no):		
Acres by Acreage Type (fee simple): Lake:		0.00
Acres by Acreage Type (fee simple): Riparian:		8.50
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:		5.40
Acres zoned as agricultural land:		0.00
Existing structures on site:		Structures retained for eligible use
Market value of property improvements:		\$30,000.00
Incidentals		
Standard Incidentals		
Did incidental costs exceed billed amount (Yes/No):		
Cultural resources (Acq)		
Restoration or development plans (yes/no):		No
Demolition		
Buildings / structures to be demolished:		The well and well house were retained to provide water to tree seedlings as survival was impacted by summer of 2015 heat and drought. The Berntsen on-site system was retained to support a caretaker on the property if one is eventually needed.
Stewardship plan		
Acres included in the stewardship plan:		21.90
Administrative Costs (Acq)		
Administrative costs (Acq)		
Did administrative costs exceed billed amount (Yes/No):		
Total cost for Administrative costs (Acq):	\$15,455.00	

WORKSITE #2: Dosewallips Powerline Reach

Worksite Description: This worksite consists of three parcels previously acquired by Jefferson County with Title III funds exclusively in the Lazy C I community.

Driving Directions: Drive to Brinnon, WA on Hwy 101. Turn west on Dosewallips Road and travel approximately 1.3 miles. Turn left onto Appaloosa Drive. The Larson and Fulton properties are on the right along the Dosewallips River..

Coordinates for Worksite Directions - Latitude: 47.70 **Longitude:** -122.92

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

The match for this project is the Fulton parcel (0.2 acres) and Larson parcel (0.34 acres)
 The project was expanded to include Dosewallips restoration (weed control and replanting only) for Swift, Johnson and Barney properties located south of the river. (30 acres)

WORKSITE #2 COSTS

Worksite Billed Cost:	Estimated	Expended	Non-Reimbursable	Total Billed
Construction				
AA&E				
Worksite Total				

WORKSITE #2 METRICS

	Original Agreement	Final
Targeted salmonid ESU/DPS (A.23):		Chinook Salmon-Puget Sound ESU, Chum Salmon-Hood Canal Summer-run ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-Odd year ESU, Steelhead-Puget Sound DPS
Targeted species (non-ESU species):		Unknown
Miles Of Stream Treated/Protected (C.0.b):		0.78
Type Of Monitoring (C.0.d.1):		None
Monitoring Location (C.0.d.2):		No monitoring completed

PROPERTY DESCRIPTION (Fulton - MATCH PROPERTY ONLY)

Activity: Acquisition **Planned Acquire Date:** 07/20/2007 **Proposed Acres:** 0.00
Actual Acquire Date: 07/20/2007 **Actual Acres:** 0.20

Ownership:
Instrument Type: Deed - Other

Purchase Type: Less than fee ownership
Term Length: Fixed # of years **# yrs:**
Expiration Date:

Landowner Type: Local **Note:**

Parcel Numbers:

County	Parcel Number	Note
Jefferson	966900034	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	525616	

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Fulton - MATCH PROPERTY ONLY)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Land			\$60,930.00	\$60,930.00

Standard Incidentals	\$3,500.00		
Acquisition Total	\$3,500.00	\$60,930.00	\$60,930.00

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Costs:		\$60,930.00

PROPERTY METRICS (Fulton - MATCH PROPERTY ONLY)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.03
Land		
Clean up of hazardous substances required (yes/no):		
Acres by Acreage Type (fee simple): Lake:		0.00
Acres by Acreage Type (fee simple): Riparian:		0.20
Acres by Acreage Type (fee simple): Tidelands:		0.00
Acres by Acreage Type (fee simple): Uplands:		0.00
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

PROPERTY DESCRIPTION (Larson - MATCH PROPERTY ONLY)

Activity: Acquisition	Planned Acquire Date: 02/28/2013	Proposed Acres: 0.00
	Actual Acquire Date: 09/07/2007	Actual Acres: 0.34
Ownership:	Instrument Type: Easement - Temporary	
	Purchase Type: Less than fee ownership	
	Term Length: Perpetuity	# yrs:
	Expiration Date:	
Landowner Type: Local	Note:	

Parcel Numbers:

County	Parcel Number	Note
Jefferson	966900035,966900231	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed - Statutory Warranty	527389	

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Larson - MATCH PROPERTY ONLY)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Land			\$28,073.00	\$28,073.00
Standard Incidentals	\$1,500.00			
Acquisition Total	\$1,500.00		\$28,073.00	\$28,073.00

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Costs:		\$28,073.00

PROPERTY METRICS (Larson - MATCH PROPERTY ONLY)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.01
		<i>The Larson property was not ultimately used as match for this project.</i>
Land		
Clean up of hazardous substances required (yes/no):		
Acres by Acreage Type (fee simple): Lake:		0.00
Acres by Acreage Type (fee simple): Riparian:		0.34
Acres by Acreage Type (fee simple): Tidelands:		0.00
Acres by Acreage Type (fee simple): Uplands:		0.00
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

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.

Submitted by Tami Pokorny on 10/06/2016