



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Snoqualmie - Fall City Reach Conservation

Applicant Jurisdiction(s): King County

Open Space System: Fall City Natural Area (Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 135 acres (13 parcels) CFT Application Amount: \$160,000
(Size in acres and Proposed number of parcel(s) if a multi-parcel proposal) (Dollar Amount of CFT grant requested)

Type of Acquisition(s): Fee Title Conservation Easement Other:

CONTACT INFORMATION

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Title: Snoqualmie Steward Fax: 206.296-0192

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Seattle, WA 98104 Date March 13, 2013

PROJECT SUMMARY:

(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)

The goal of this project is to acquire land to enable one or more salmon restoration projects to be implemented. In August 2012, King County completed the Snoqualmie at Fall City (SAFC) Assessment; a reach-wide assessment of the Snoqualmie River from the mouth of the Raging River to the mouth of Patterson Creek. The SAFC Assessment was funded by the Salmon Recovery Funding Board (SRFB). As part of this assessment, high priority target parcels were identified for acquisition in fee, partial fee or conservation easement to allow for the implementation of projects which will restore habitat and habitat-forming processes in this reach. This reach of the Snoqualmie River is heavily used by Chinook and steelhead for spawning and these projects will provide greater rearing and refuge capacity for juvenile salmonids.

This reach is in the King County Agricultural District (APD) and captures an extensive network of river facilities (revetments and levees). This project is in partnership with King County Agriculture Program and the King County River and Floodplain Section. Most of the properties will be purchased as a conservation easement or partial fee for the land necessary to setback a levees or revetment to restore river processes while leaving the remaining land in agriculture. Two target parcels may be needed to implement the Upper Carlson project which is scheduled for construction in 2014. The order in which we purchase other parcels for future projects will be determined by landowner willingness as we present more detail about the proposed options. Meetings to date with landowners of target properties have indicated willingness for continued dialogue about acquisition of property. There has been extensive outreach to the agriculture community and landowners about the need for salmon recovery and flood management projects in this reach. The dialogue has focused on how we can work cooperatively to implement these critical projects, reduce the impacts on agriculture and have both fish and agriculture thrive as we work in this reach for years to come.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the **proposed acquisition parcel(s)**, please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife habitat or rare plant reserve – The target parcels in this reach are a combination of forested parcels and agriculture fields and provide habitat for a number of native songbirds, amphibians, hawks, ospreys and bald eagles, waterfowl and small to large-sized mammals including coyotes, black bears, beavers and other rodents that serve as a prey base for raptors. The area, once restored with more forest cover, will improve habitat conditions for a variety of wildlife species. This reach of the Snoqualmie River is part of the King County Wildlife Network.

Salmon Habitat and aquatic resources – This reach is one of the two core Chinook spawning areas on the Snoqualmie River where the river historically had access to off-channel areas and provided greater rearing habitat. According to the Snohomish Plan (2005) this project site is located in a “first priority restoration” mainstem sub-basin. The table below documents presence of salmonid species and respective life history stage in the Snoqualmie River below the Falls.

Species	Life History Stage Present	Unique Population
Chinook	Adult spawning, sub-yearling rearing & yearling rearing	Snoqualmie River Fall Chinook
Steelhead	Adult spawning, sub-yearling rearing & yearling rearing	Snoqualmie Winter Steelhead
Coho	Juvenile	
Pink	Adult spawning	
Chum	Adult spawning	
Cutthroat	Adult spawning, sub-yearling rearing & yearling rearing	

Scenic Resources – The parcels can be seen from the surrounding hillsides and are a scenic resource to Fall City. From the parcels, one has views up and down the Snoqualmie Valley and the site provides views of the surrounding mountains.

Urban passive-use natural area/greenbelt – The parcels purchased in fee will provide open space and river access for the surrounding community. Although Fall City is not an incorporated area, the property provides open space and passive recreation in close proximity to the urban center of Fall City.

Park/open space or natural corridor addition – Some of the properties provide a link between the Fall City Natural Area and Fall City Park and will provide access to the Snoqualmie River.

Passive recreation opportunity/unmet need – Properties purchased in fee or partial fee will provide opportunities for passive recreation such as fishing, hiking and bird watching.

2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please (1) mark all criteria that apply, and (2) thoroughly, yet succinctly describe in the space below how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project:
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

Educational/interpretive opportunity – the proximity of these properties to downtown Fall City will provide educational and interpretive opportunities for the surrounding community to learn about the restoration projects that will be implemented and the importance of floodplain processes for the recovery of salmonids. The SAFC Assessment provided the groundwork for the County to work towards a solution that balances the needs of fish, floods and farms.

Threat of loss of open space resources – These parcels are within the APD. The threat to parcels in this reach may come from development or the establishment of a large-scale horse facility. We are working with the King County Agriculture Unit and the River and Floodplain Management Section to find a solution that satisfies fish, farm and flood needs. This project is seen as a potential model for how to restore salmon productivity within the APD.

Ownership complexity/willing seller(s)/ownership interest proposed – We have met several times with landowners that may be impacted by projects in this reach. All landowners were willing to continue the dialogue regarding projects and at least partial property acquisition. We may need to purchase two properties to implement the Upper Carlson. One is the WDFW property adjacent to the Fall City Natural Area (9051). We may need to purchase this because the project may trigger a conversion. The other pressing property for the implementation of this first project is a portion of Mr. Carlson's property (9001) downstream of the Natural Area. We are proceeding with negotiations with Mr. Carlson on this matter and he is open to selling a portion of his land.

Partnerships – We are working with our Agriculture and Rivers' partners to come up with a solution that captures the "fish/farm/flood" needs. This project is seen as a potential model for how to restore salmon productivity within the APD.

Is the property identified in an adopted park, open space, comprehensive, or community plan.- The project is consistent with the goals of Snohomish River Basin Salmon Conservation Plan (2005) which was adopted as part of the NOAA approved Puget Sound Chinook Recovery Plan. The project is also listed on the Snohomish Basin (WRIA 7) 3-year Work Plan and the King County Flood Hazard Management Plan (2006).

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?

Depending on the location of the parcel, the properties will be placed in either the King County River and Floodplain Management Section, in the Parks' inventory as a Natural Area or managed by Parks as a Conservation Easement.

Rivers Section general property stewardship involves removing all buildings on the site, replanting of demolition areas with native vegetation, controlling invasive plants, and enhancing riparian areas on the site. Volunteer stewardship opportunities may be possible where appropriate. The Rivers Section will utilize the King County Flood Control District's annual budget for stewardship and maintenance activities. In addition, King County plans to use Surface Water Management Capital Budget and grants to supplement these funds for stewardship.

Natural Areas are primarily managed to preserve and/or restore ecosystem processes. By working to keep the ecosystem processes intact, we can preserve habitat conditions preferred by native species, thereby protecting our ecological heritage. Site Management Guidelines for a Natural Area are implemented by the Natural Resource Lands staff in the Department of Natural Resources and Parks. Examples of Site Management Guidelines for King County Natural Areas can be found on the web (<http://dnr.metrokc.gov/wlr/lands/natural/ecological.htm>).

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$160,000
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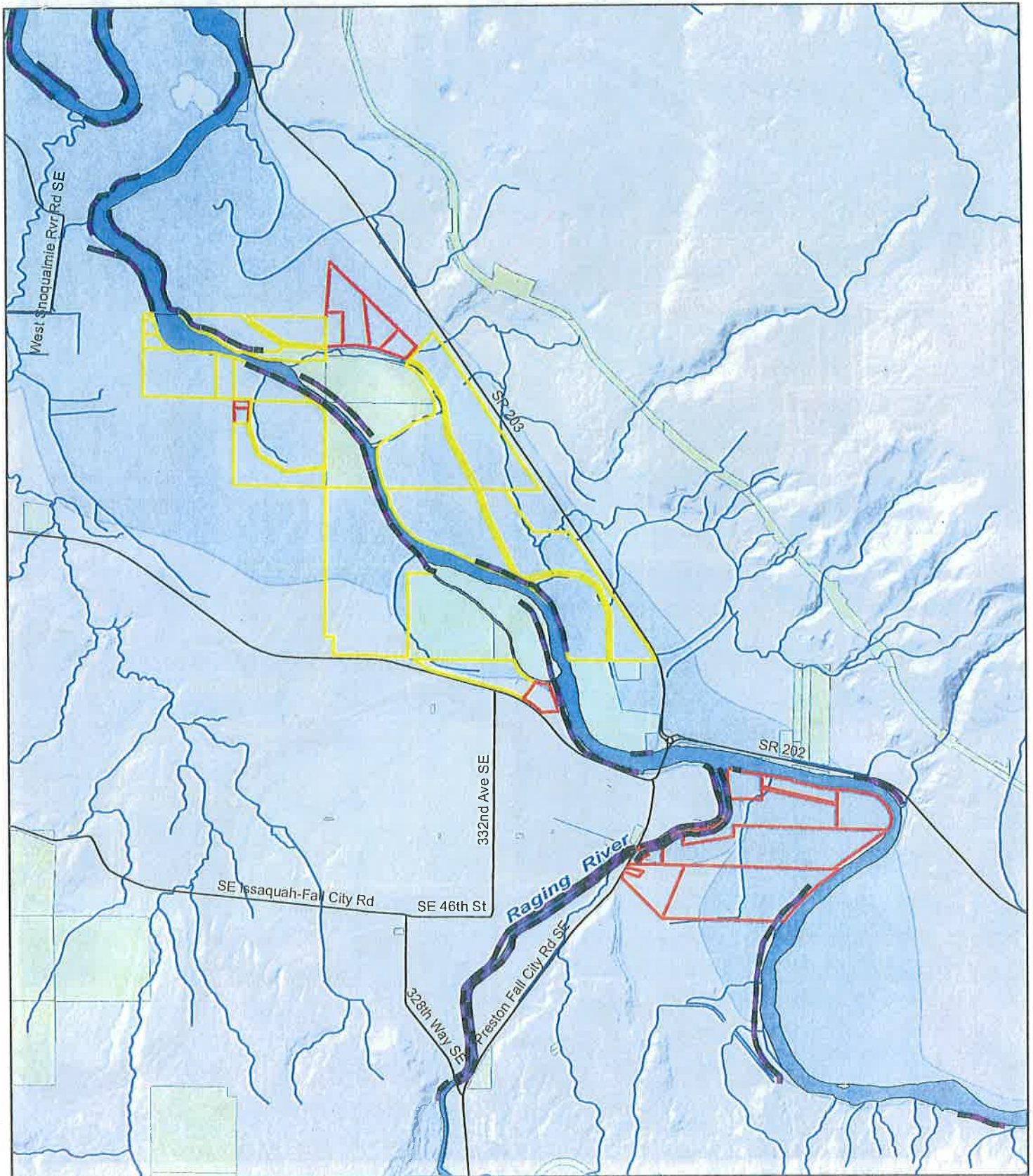
Estimation of property value: Property values are estimated based on recent sales in the area.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,290,000
Title and appraisal work	\$80,000
Closing, fees, taxes	\$25,000
Relocation	NA
Hazardous waste reports	\$5,000
Directly related staff, administration and legal costs	\$100,000
Total Project Costs (CFT and other funds)	\$1,500,000

MATCHING FUNDS SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
Parks Levy 2014	pending	\$160,000
Total Matching Funds Currently Identified		\$160,000
Unidentified remaining match need		\$396,000

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

There may be opportunities for in-kind contributions as the project develops.	Dollar Value of In-kind Contribution	Status (Completed, or Proposed in future?)	Activity Date Range (When was activity completed? or, date proposed in future)
TOTAL Structure demolition	40,000	Proposed.	FCD budget 2013-2015



Snoqualmie Fall City Reach Conservation



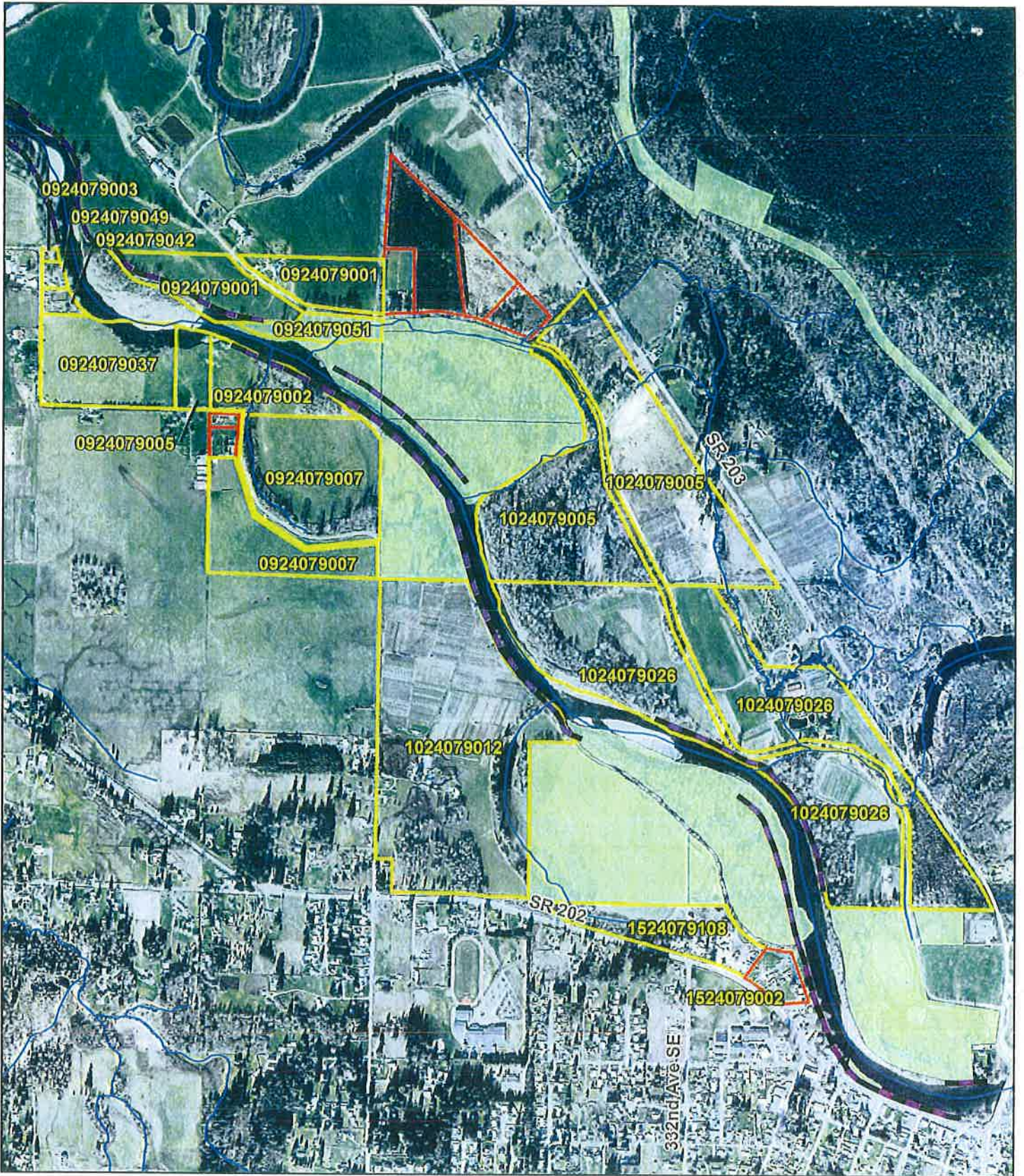
- First Priority Parcels
- Second Priority Parcels
- Floodway
- Rivers
- Publicly Owned Lands
- River Facilities
- Streams and Rivers
- Roads

King County
 Department of Natural Resources and Parks
 Water and Land Resources Division

February 6, 2013

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Snoqualmie Fall City Reach Conservation



- First Priority Parcels
- Second Priority Parcels
- Publicly Owned Lands
- River Facilities

King County
 Department of Natural Resources and Parks
 Water and Land Resources Division

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