



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Tolt River Additions

Applicant Jurisdiction(s): King County

Open Space System: Tolt McDonald Park or King County Flood Control District

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 13 acres
(Size in acres and Proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$250,000
(Dollar Amount of CFT grant requested)

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

CONTACT INFORMATION

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Seattle, WA 98104

Date: March 9, 2016

PROJECT SUMMARY:

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

This grant will contribute to the purchase of high quality riparian and floodplain habitat between river mile one and six on the Tolt River. The target property is located on between river mile 0.5 and 1 on the Tolt River within the city of Carnation. King County intends to setback the 2,800 ft. "Lower Frew" levee along the right bank. This is the highest priority capital project in the Snoqualmie basin and we are anticipating implementing this project as early as 2019. The acquisition of these partial parcels will allow for the setback of a levee that will provide an additional 13 acres of floodplain habitat captured in a series of ponds and adjacent land. Additional parcels remain in the scope in the event we are unable to come to agreement with the landowner. We are awaiting the completion of the Tolt Corridor Study before we purchase any land above the San Souci reach (see vicinity map).

The Tolt River basin is one of the highest priority basins within the Snohomish River Basin. The Tolt River hosts Chinook, chum, coho, and pink salmon as well as steelhead and bull trout. Roughly 20% of the Snoqualmie component of the Snohomish Fall Chinook stock spawns in the Tolt River. Most of this spawning takes place in the lower six miles. The Snohomish River Basin Salmon Conservation Plan (2005) lists protection and restoration of the floodplain, riparian area, off-channel habitat and the river's ability to migrate as top priority actions for recovery of Chinook salmon. These actions enable the river to develop and maintain high quality habitat for spawning and rearing for Chinook and other salmonids.

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 checked="" type="checkbox"/> E. Historic/cultural resources |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input 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 Tolt River corridor provides excellent habitat for a number of native songbirds, amphibians, hawks, ospreys and bald eagles, waterfowl and small to large-sized mammals including coyotes, bobcats, black bears, beavers and other native species that require intact habitat and/or relative isolation from human communities. The Tolt River is part of the King County Wildlife Network.

Salmon habitat and aquatic resources –The Tolt River basin is one of the highest priority basins in the Snohomish River Basin Salmon Conservation Plan (2005). The primary emphasis of the salmon recovery strategy is to protect and restore rearing and refuge habitat for salmonids. This project will protect existing side channel features and, in the long term, restore the processes that contribute to higher salmon productivity. The table below captures the species and life histories present in the Tolt River.

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
Bull Trout/Dolly Varden	Sub adult/Adult rearing/foraging	
Coho	Adult spawning and juvenile rearing	
Pink	Adult spawning and brief juvenile rearing	
Chum	Adult spawning and brief juvenile rearing	

Scenic Resources – The lower Tolt basin forms part of the viewshed from State Highway 203; the primary arterial between I-90 and US-2 (Monroe). A forested corridor along the Tolt River contributes to the forest character which is a defining feature of the viewshed. This parcel provides scenic views of the Tolt River.

Historic/cultural resources – The entire Tolt River corridor was an important focal point of the Snoqualmie culture. Rich archeological sites are known to exist throughout the Tolt indicating that communities have extensively used this area for centuries.

Park/open space or natural corridor addition – This project will add approximately 13 acres to a reach with significant ownership in King County Parks and Flood Control District. Properties along the Tolt corridor are connected to the 90,000 acre Snoqualmie Forest over which the county owns a conservation easement.

Passive recreation opportunity/unmet need –Properties will provide opportunities for passive recreation such as fishing, hiking and bird watching and access to the river for the greater Carnation area.

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 acquisition of land along the Tolt River and subsequent removal or setback of levees and revetments provides a good opportunity for residents of the greater Carnation area and river users to better understand the dynamic nature of the Tolt River and how that translates to fish and wildlife habitat. The anticipated Lower Free levee setback - the project for which this acquisition is being pursued - is in close proximity to the Snoqualmie Trail. This provides an excellent interpretive opportunity for trail users to learn more about riverine processes and restoration efforts.

Ownership complexity/willing seller(s)/ownership interest proposed – We have an agreed upon price with the owner for the sale of the property. He is in the process of selling the land to a developer that will build housing units behind the area that the county is purchasing and the subsequent new levee. The city of Carnation is involved and supportive of the acquisition, the proposed development and the levee setback project.

Partnerships – We are working with the current landowner, the proposed developer and the city of Carnation on the details that will allow the levee setback project and the development. We plan to work with the Snoqualmie Tribe on elements of the restoration project.

Is the property identified in an adopted park, open space, comprehensive, or community plan? The project is in the Snohomish River Basin Salmon Conservation Plan (2005) that has been adopted as part of the NOAA approved Puget Sound Chinook Recovery Plan. The project is also listed on the Snohomish Basin (WRIA 7) 4-year Work Plan and the Food 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 Flood Control District (FCD) or in the Parks' inventory. FCD 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>). The Natural Resource Lands staff has an annual budget for land management.

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$250,000
TOTAL PARKS LEVY APPLICATION AMOUNT*	0

Estimation of property value:

Briefly describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.

Property values are based on recent comparable sales along the Tolt River.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$550,000
Title and appraisal work	\$8,000
Closing, fees, taxes	\$2,000
Boundary line adjustment	30,000
Hazardous waste reports	\$2,000
Directly related staff, administration and legal costs	\$8,000
Total Project Costs (CFT and other funds)	\$600,000

MATCHING FUNDS: Existing Sources	(Date) Expended or Committed	(Dollar Amount) Expended or Committed
KC Flood Control District	Secured in current FCD budget	\$350,000
Total Matching Funds Currently Identified		\$350,000
<i>Unidentified Remaining Match Need:</i>		\$0

Unidentified remaining match need: What funds are anticipated, and what is the time frame?

Please discuss briefly how the unidentified remaining match need above will be met:

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed, or Proposed in future?)	Activity Date Range (When was activity completed? or, date proposed in future)



Tolt River Additions Site



- First Priority
King County Ownership
- Incorporated Area

Photo Year: 2013

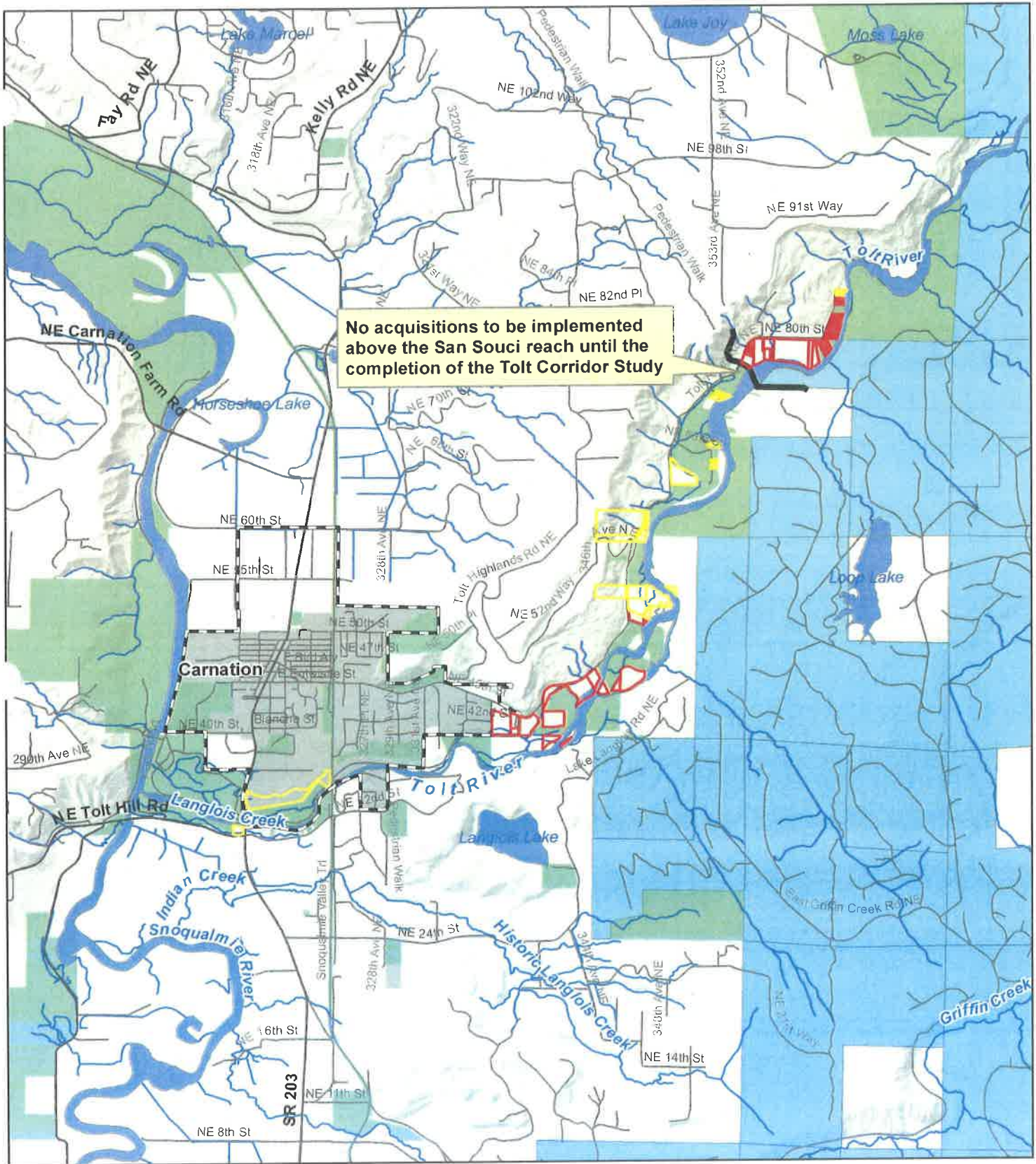
King County
Department of Natural Resources and Parks
Water and Land Resources Division

Jan. 29, 2016



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Tolt River Additions Vicinity

Tolt Priority Parcels

- First Priority
- Second Priority
- Public Lands

- CE Snoqualmie Forest
- Urban Growth Boundary
- Incorporated Areas
- Streams and Rivers
- Roads



King County

Department of Natural Resources and Parks
Water and Land Resources Division

Jan. 29, 2016

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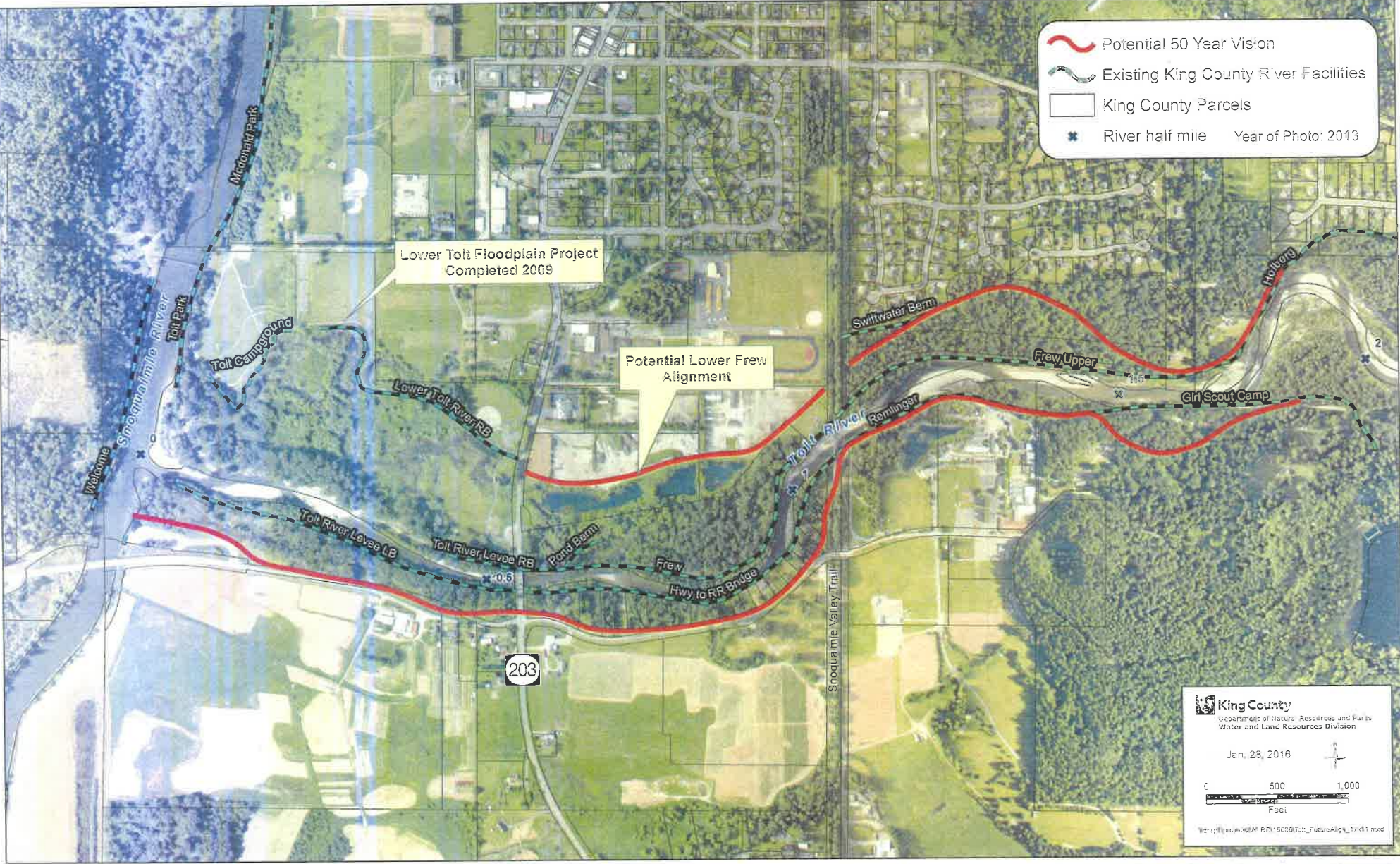


Figure 2: Lower Tolt Potential Future Alignments

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