CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Tolt River Natural Area

Applicant Jurisdiction: King County

If applicable, Open Space System Name: Tolt River Natural Area
(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 6.05
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $500,000
(Dollar amount of CFT award requested)

Total Project Acreage: 274
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: 0
(King County Projects Only: Dollar amount of KC Parks Levy requested)

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

King County Council District in which project is located¹: District 3

CONTACT INFORMATION

Contact Name: Mary Maier
Phone: 206 477 4762

Title: Snoqualmie Steward
Email: mary.maier@kingcounty.gov

Address: 201 S. Jackson St. Suite 600 Seattle 98104
Date: March 6, 2019

SECTION 1. PROJECT SUMMARY

This grant will contribute to the purchase of high quality riparian and floodplain habitat between river mile one and six on the Tolt River; a high priority reach in the Snohomish River Basin Salmon Conservation Plan (Salmon Plan). The primary target for this grant is a 6.05 acre parcel capturing 680 feet of the Tolt River shoreline. This is the second of three parcels that need to be purchased to remove/setback a 1,400 ft. levee. Removal and setback of the levee will allow the river to reconnect with its floodplain and restore the natural shoreline condition which will provide refuge areas for juvenile salmonids. This is a multi-objective acquisition and supportive of priorities identified in the Tolt River Capital Investment Strategy which was approved by the King County Flood Control District in July 2017.

The Tolt River basin is one of the highest priority basins within the Snohomish River Basin. The Tolt River hosts ESA-listed Chinook salmon and steelhead trout as well as chum, coho, and pink salmon. Bull trout are presumed present. Roughly 20% of the Snoqualmie component of the Snohomish Fall Chinook stock spawns in the Tolt River. The Salmon Plan lists protection of the floodplain, riparian area, off-channel habitat and the river’s ability to migrate as top priority actions for the recovery of Chinook salmon. These actions enable the river to develop high quality habitat and habitat-forming processes for spawning and rearing Chinook and other salmonids. Chinook salmon are the primary prey species of the resident orca population which is listed as Endangered under ESA. Protection and restoration of Chinook habitat is critical in the recovery efforts of the southern resident orca population as specified in the Governor’s Task Force Report.

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx
SECTION 2. OPEN SPACE RESOURCES

- A. Wildlife habitat or rare plant reserve
- B. Salmon habitat and aquatic resources
- C. Scenic resources
- D. Community separator
- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs
- I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

Wildlife habitat or rare plant reserve – The Tolt River corridor provides excellent habitat for numerous wildlife species including many native songbirds, amphibians, hawks, osprey, 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. Sightings include common mergansers, bald eagles, osprey, black bears, mountain lions and bobcats. Freshwater mussels (*Margaratifa falcacta*) are also present.

Salmon habitat and aquatic resources – The Tolt River basin is one of the highest priority basins in the Salmon Plan. The primary emphasis of the salmon recovery strategy is to protect and restore rearing and refuge habitat for salmonids. This project will help protect and restore floodplain and riparian native vegetation and once the levee is setback, floodplain and shoreline habitat will be restored. The table below captures the species and life histories present in the Tolt River.

<table>
<thead>
<tr>
<th>Species</th>
<th>Life History Stage Present</th>
<th>Unique Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinook</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td>Snoqualmie River Fall Chinook</td>
</tr>
<tr>
<td>Steelhead</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td>Snoqualmie Winter Steelhead</td>
</tr>
<tr>
<td>Bull Trout/Dolly Varden</td>
<td>Sub adult/Adult rearing/oraging</td>
<td></td>
</tr>
<tr>
<td>Coho</td>
<td>Adult spawning and juvenile rearing</td>
<td></td>
</tr>
<tr>
<td>Pink</td>
<td>Adult spawning and brief juvenile rearing</td>
<td></td>
</tr>
<tr>
<td>Chum</td>
<td>Adult spawning and brief juvenile rearing</td>
<td></td>
</tr>
</tbody>
</table>

Scenic Resources – The lower Tolt basin forms part of the view shed 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 view shed. These parcels provide scenic views up and down the Tolt River, its floodplain and forested hill slopes of the Snoqualmie Valley.

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 River Basin indicating that communities have extensively used this area for centuries.

Park/open space or natural corridor addition – This project will add six acres to a reach with significant King County and City of Seattle ownership. The County and City of Seattle have been actively purchasing land along the Tolt River and have made great progress. These 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 river access for the greater Carnation area.
SECTION 3. ADDITIONAL FACTORS

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Feasibility: Ownership complexity/willing seller(s)/community support
- D. 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 Rights (TDR) 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 properties are relatively close to the Snoqualmie Valley Trail and provide an excellent interpretive opportunity for trail users to learn more about riverine processes and restoration efforts.

Threat of loss of open space resources – Historically, the river experienced frequent channel migration throughout this reach, developing a network of channels that provided a variety of habitat conditions. The presence of homes along the river has led to bank armoring (some not sponsored or permitted by public agencies) and a subsequent reduction in the ability of the river to migrate and engage with its floodplain. This results in the loss of channel complexity and habitat diversity. Another factor in the disruption of natural processes has been the loss of riparian vegetation and encroachment of non-native vegetation along the river. If this project is not funded, we will not be able to restore the river shoreline to its natural condition and reconnect the river to its floodplain nor will we be able to restore the natural riparian vegetation that supports numerous wildlife species and contributes to healthy waterways.

Ownership complexity/willing seller(s)/ownership interest proposed – The landowner is interested in selling but the property went into foreclosure and is going to sheriff sale in mid-March. The sheriff sale includes an 8 month redemption period which allows the owner to regain control over the property by paying off the mortgage. If this were to occur, she could then sell it on the open market and the tenants are eligible for relocation benefits. Although this is unlikely, it is prudent for the County to be prepared for that scenario and therefore, the cost of potential relocation of tenants is included in the overall cost.

Partnerships – Habitat acquisition by the county is complemented by habitat acquisition being carried out by the Seattle City Light along the Tolt River. We are working with the Snoqualmie Tribe and non-profit partners on restoration projects along the Tolt and this property presents another opportunity to continue this partnership.

Is the property identified in an adopted park, open space, comprehensive, or community plan? The project is in the Salmon Plan 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). These properties are listed as a high priority in the FCD Capital Investment Strategy which was approved in July 2017.
SECTION 4. PARCEL DETAILS
A. Please provide information about the parcels that are current and future funding targets.
   
   i. Parcels that are Current Funding Targets

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought</th>
</tr>
</thead>
<tbody>
<tr>
<td>1234567890</td>
<td>6.05</td>
<td>RA 10</td>
<td>$1,052,000</td>
<td>$827,000</td>
<td>$1,000,000</td>
<td>Fee</td>
</tr>
</tbody>
</table>

   ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):
   *Future target parcels are listed at the end of the application.

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).
   Appraisal.

C. Are any parcels enrolled in the Current Use Taxation program (a voluntary conservation program)?
   No.

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE
A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

   There is a levee that we intend on removing.setting back once the final property along this levied reach is purchased. The intended use both before and after this capital project is passive recreation.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

   This property will likely go into the Rivers inventory and will be managed by the River and Floodplain Management Section of the Division. Funding is within their maintenance budget.

   There may be opportunities to partner with a local NGO or the Snoqualmie Tribe for revegetating the site once all structures are removed.

C. What are the biggest challenges you anticipate in managing this site?
   As with other properties, there is always the possibility of undesirable uses such as camping or ATV use.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

   Yes, there are several structures on site that will be demolished. This is needed for two reasons: the buildings are in the severe channel migration zone and we need to restore the natural vegetation for salmon habitat and in anticipation of the river reoccupying its floodplain.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.)
   No.

2 Please explain what the zoning designation means if you don’t think it would be evident to the committee.
3 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
4 Visit [www.kingcounty.gov/incentives](http://www.kingcounty.gov/incentives), and use the “Interactive Map” to check enrollment for your target parcel(s).
# SECTION 6. PROJECT BUDGET

## FUNDING REQUEST

<table>
<thead>
<tr>
<th>Requested Amount</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$ 500,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request</td>
<td></td>
</tr>
<tr>
<td><em>(for county projects only)</em></td>
<td>$</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$ 500,000</td>
</tr>
</tbody>
</table>

## TOTAL CFT PROJECT COSTS

<table>
<thead>
<tr>
<th>Project Costs</th>
<th>Estimated Dollar Amount or Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$10,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$5,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$150,000</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$5,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$15,000</td>
</tr>
<tr>
<td><em>Only if applicable:</em> Value of land used as match²</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated Project Costs</strong></td>
<td><strong>$1,185,000</strong></td>
</tr>
</tbody>
</table>

## FUNDING/MATCH TABLE

### CFT FUNDING

<table>
<thead>
<tr>
<th>CFT Funding Request</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td>$500,000</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>(i.e., funds remaining from past awards, to be spent on current target parcels)</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### MATCH FUNDING SECURED

<table>
<thead>
<tr>
<th>Sources/Status: Parks Levy - Secured</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks Levy - Secured</td>
<td>2018</td>
<td>$285,000</td>
</tr>
<tr>
<td>KC FCD*</td>
<td>2018</td>
<td>$400,000</td>
</tr>
</tbody>
</table>

### MATCH FUNDING STILL SOUGHT

<table>
<thead>
<tr>
<th>Sources/ Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

*The demolition of structures will be paid for by the FCD and is in addition to the amount stated here for the purchase of the property.

*Future additional targets (yellow secondary targets on maps)*

0125079012
0125079021
0125079042
0125079048
1125079012
1125079034
1125079038
1125079039
1125079043
Tolt River Natural Area
Carnation

Tolt River Trail

Snoqualmie Valley Trail

Harris Creek

SR 203

Department of Natural Resources and Parks
Water and Land Resources Division

Feb. 27, 2019

Footnote:

The use of the information in this map is subject to the terms and conditions found at:
Your access and use is conditioned on your acceptance of these terms and conditions.