

**ISLAND COUNTY CONSERVATION FUTURES PROGRAM
APPLICATION FOR MAINTAINANCE AND OPERATIONS FUNDS
CAMANO RIDGE PRESERVE DILLON ACQUISITION**

SUBMITTED BY THE

ISLAND COUNTY PARKS DEPARTMENT

JAN M. vanMUYDEN

PARKS SUPERINTENDENT

RECEIVED
FEB 08 2016
GEN SVCS ADMIN

Project Title: Camano Ridge Preserve Parking Lot, Sign, and Invasive Removal 2016

Project Sponsor:

Island County Parks

Project Sponsor Address:

Island County Parks P.O. Box 5000 Coupeville, Washington 98239

Project Contact Person:

Jan vanMuyden

Address: P.O. Box 5000 Coupeville, WA 98239

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Project Location:

38 North Camano Ridge Road

Camano Island, Washington 98282

Portion of the North ½ of the Southeast of the Southeast ¼ of Section 35 Township 32
range 2E of the W.M.

R 23235-050-4950 PID 96356

Owner:

Island County Parks Department

Proposed budget: \$50,000

\$ 35,000 for parking lot

\$ 8,000 for Signage, Fencing, Kiosks

\$ 5,000 for Removal of Invasives

\$2,000 for Native Plantings

Project Description:

This project is a design build project of the 4.77 acres recently acquired, and adjacent to the Island County Parks Property at Camano Ridge Preserve. This project would allow users of Camano Ridge Preserve greater access to the park. Current access is limited by a small area just off of Camano Ridge Road, and a second access with very limited parking off of Can- Ku Road.

This project proposes to build a parking lot on a portion of the 4.77 acres so a proper parking lot will be established for users of the park whether it be hikers, equestrians, mountain bikers or hunters. The establishment of a parking lot and trails on this property will mean that the park can be safely accessed, and utilized by more park patrons. This project will require the design, and the development of a parking area along with trails, informational kiosks, and signage.

There is a network of trails that runs throughout the Camano Ridge property at present. The public frequently uses this forest and has a strong community following. By the addition of the property it is hoped that regional, and local groups will use the property for nature tours, hikes, and that the property can be utilized for educational purposes. Hunting is permitted for a small portion of the year.

ATTACHMENT B
ESTIMATED PROJECT BUDGET
 ISLAND COUNTY CONSERVATION FUTURES FUND
 PROPOSED PROJECT APPLICATION

PROJECT NAME= Camano Ridge Parking Lot YEAR 2016

Category	CFF	Other Funding Sources	Total Funding
Planning			
Salaries and Benefits	\$ -	\$ -	\$ -
Consultants/Sub-Contracting	\$ 5,000	\$ -	\$ 5,000
Goods and Services*	\$ -	\$ -	\$ -
Travel & Per Diem	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total Planning	\$ 5,000	\$ -	\$ 5,000

Maintenance and Operations			
Salaries and Benefits	\$ -	\$ -	\$ -
Consultants/Sub-Contracting	\$ 25,000	\$ -	\$ 25,000
Goods and Services*	\$ 15,000	\$ -	\$ 15,000
Travel & Per Diem	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total Maintenance / Operations	\$ 40,000	\$ -	\$ 40,000

Management & Administration			
Salaries and Benefits	\$ 5,000	\$ -	\$ 5,000
Consultants/Sub-Contracting	\$ -	\$ -	\$ -
Goods and Services*	\$ -	\$ -	\$ -

Travel & Per Diem	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total Management & Admin	\$ 5,000	\$ -	\$ -

Equipment

Technology Capital Items*	\$ -	\$ -	\$ -
Technology Supplies*	\$ -	\$ -	\$ -
Equipment*	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Total Equipment	\$ -	\$ -	\$ -

Property Acquisition

Fee Simple Acquisition Costs**	\$ -	\$ -	\$ -
Conservation Easements Costs	\$ -	\$ -	\$ -
Other Acquisition Costs	\$ -	\$ -	\$ -
Total Acquisition Costs	\$ -	\$ -	\$ -
Total Budget	\$ - 50,000	\$ -	\$ -

* For all line items listed with "**", please provided attached detailed list of items and costs

**Does not include appraisal costs, survey, engineering or other technical services costs are "other acquisition costs"

The goal of this is to enhance the public access to the Camano Ridge Preserve. The project has four major objectives:

- The Design, and Construction of a public parking area
- Signage, Kiosk, and Fencing
- Removal of invasive species
- Native Plantings

Parking Lot Design and Construction. - \$35,000

The parking lot for the Camano Ridge Preserve will be located on the lower portion of the property, with access gained easily from Camano Ridge Road. The lot design will be large enough to allow for cars, SUVs, and pickups with horse trailers to park and have enough space to turn and maneuver. The lot will be based upon lots similar to the one being constructed for the Trillium Woods Property on Whidbey Island and lots built for the United States Forest Service.

Prior to any construction a suitable area for the parking lot will have to be identified. Permits will have to be acquired. These may consist of Site Plan Review and a Clearing and Grading Permit. Other permits may be necessary based on the Site Plan Review. Island County Parks will approach Island County Public Works for the Design and Construction phases of this project.

The parking lot surfacing will be of gravel of suitable type and size. Drainage will be provided, and culverts placed where necessary. Concrete parking bumpers will be used to mark the spaces. Best practices will be followed during the lot's construction.

Signage, Kiosk, and Fencing - \$8,000

There will be designated parking for ADA/Handicapped, Cars, Trucks/SUVs, and towed horse trailers. Fencing and Gates as necessary to allow for safe ingress and egress. There will be Signage for No parking, Dogs on leash, ADA, Hunting, Trash, and Waste, and parks rules and regulations signs. An information kiosk will also be placed at the parking lot with a map of the trail system.

Removal of invasive Species - \$ 5,000

Camano Ridge Preserve and its new addition would benefit from invasive species control. There are many ways for invasive plant species to establish themselves, particularly in the new addition since it was logged, it has and can become as breeding ground for invasive species. A portion of the funding for this project could be to hire a professional crew to remove some of the worst invasive problems. Work would center on the new addition, and parts of the Preserve where infestation is high. This may require chainsaws and herbicide, making it difficult to use only volunteers for this purpose.

Native planting – \$2,000

Replanting with native vegetation will improve the biodiversity and ecological integrity of the property. By planting native species this it will provide faster recovery of habitat, for insects and birds, increase the amount of water that soaks into the ground to recharge local groundwater. It will also keep down invasives and reduce maintenance needs in the future.

All four of these objectives are important in keeping the Camano Ridge Preserve a welcoming and productive forest for the entire community to enjoy. Each of the activities will be leveraged with community volunteer support, and Island County Parks Staff this is essential for the continued stewardship of the property.

MAINTAINANCE AND OPERATION PROJECT EVALUATION CRITERA

A ECOLOGICAL INTEGRITY: Degree to which the project reduces or eliminates a serious threat to ecological integrity, a developing ecological threat or invasive species threat.

The property currently is unimproved save for the DNR road the divides the property. Because it was logged in 2013 the potential for invasive species is quite high. This project would identify and control invasive species. The planting of native vegetation will provide for faster recovery of the land, provide habitat, help to retain ground water, and control runoff. This can accomplished with Parks Staff and Volunteers

B. HAZARD OR LIABILITY: Degree to which the project removes or eliminates a significant hazard or liability.

Prior to the addition of the property users of the Camano Ridge Preserve were forced to use Camano Ridge Road to park. This situation posed a safety hazard not only to parks users but to vehicular traffic. It also eliminated some parks users such as those who wish to ride horses. With this addition and the construction of a parking lot this hazard can be substaneously reduced. The addition of fencing, gates signage and an informational kiosk will give parks users useful information, directions, and what is expected from them during their stay.

C.SPECIAL STATUS: Degree to which the project protects, restores, or enhances a species with special status.

This project will include planting of native vegetation in the area disturbed during the logging process. The native plants will create an improved appearance to the parking area, but to the area as a whole. and will reduce the chance of invasive species gaining a foothold.

D. HABITAT VALUES NOT PREVIOUSLY COVERED:

This project will include planting of native vegetation in the area that was logged, the enhancement and continuation of the trail system, and the preservation of habitat. These all important parts of the proposed project will help to create that welcoming feel as visitors drive into the parking lot.

E. PUBLIC ACCESS: Degree to which the project increases or enhances public access to the property.

With the development of a designated parking area, and associated infrastructure, park usage will most certainly increase. The parking area provides a safe environment in which to stage a hike, bike or horseback ride. This will also improve the safety for visitors. The property has already become a place for all members of the community to get out and enjoy nature. Equestrians, hikers, and bikers and, hunters are using the property, and the site is increasing in popularity as time goes on. It will continue to draw locals and visitors on the island due to its proximity to the highway and variety of trail opportunities. By the construction of parking area, this becomes the gateway to the property and welcoming to the public.

F. MANAGEMENT PLAN:

Currently there is no site specific management plan in place for Camano Ridge Preserve. The Parks Element of the Comprehensive Plan has an overall outline for parks management of accepting new properties, and strategies for management. Specifically Island County is moving toward a passive park infrastructure of which this property certainly qualifies. There are several ideas that could be the core of a specific management plan.

- Removal of invasive species is a major component of keeping the forest healthy and diverse.
- Parking area construction is vital in creating a welcoming and safe property for the public. Signage is a major component of a safe and fun visitor experience.
- This project will have significant community involvement through volunteer work and is an example of using the Conservation Futures Program as a way of finding funding for successful stewardship.
- Signs and Kiosks appropriate information on signs and in kiosks should be maintained and updated

G. SUPPORTED BY COMMUNITY PLANS: Degree to which the project is supported by one or more federal, state, regional, or local plans.

This project is supported by the Island County Parks and Recreation Element of the Comprehensive Plan. The Camano Ridge Preserve will become a major draw from not only Island County, but also regionally. By building the parking area and enhancing forest conditions on the property, this project will have the continued stewardship on a project that fits in with the Island County Parks and Recreation Element. The Island County Trails Plan also supports projects of this type as it accomplishes the plan's primary objective to meet the needs of bicyclists, hikers, and equestrians, and to encourage the development of non-motorized facilities.

H. EXSISITNG INFRASTRUCTURE: Degree to which the project protects existing infrastructure vital to the property within the context of the CFF program.

The use of gates, fencing and signage will help protect the existing trails and road that are vital for the continued public use of the property.

I.DEVELOPS INFRASTRUCTURE: Degree to which the project provides new infrastructure vital to the property with the contest of the CFF Program.

A new parking area and trailhead area are to be established.

Signs will also include handicapped parking signs and no parking signs. Also visitor information signs and those related to pet rules and regulations.

New kiosks with maps will be placed along with appropriate fencing and gates.

J.LONG TERM VIABILITY: Degree to which, in the long term, the result of this project can be reasonably managed, and will remain viable.

The long-term manageability of this project is very high. The parking infrastructure will be long lasting as the gravel and concrete curbs have a very long life. The planting project will be maintained by volunteers and will continue to grow over the future years. The invasive removal portion of the project will greatly reduce the amount of work needed to keep down the remaining invasive population, thereby making it more manageable for volunteers; signage, fencing and kiosks also have a long life expectancy. Once the initial work is accomplished, the maintenance required will be done by Island County Parks and volunteers. They will be able to ensure that Camano Ridge Preserve will continue to serve the public.

K. OTHER RESOURCES: Degree to which the program utilizes matching funds or additional resources not from the CFF Program.

Volunteer labor and Island County Parks Staff will be utilized for the following activities:

- Native planting – including site prep and on-going maintenance
- Sign kiosk, and fencing installation
- Invasive species removal
- This will include the use of Island County Parks Tractor and equipment

L. PUBLIC OWNERSHIP:

The Camano Ridge Addition is owned in FEE SIMPLE public ownership with island County Parks as owner.

Island County Parcel Viewer Map

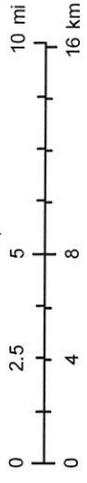


February 8, 2016

 City Limits

 Quarter Sections

1:288,895



Island County
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Island County Parcel Viewer Map Export
DO NOT USE AS A LEGAL DOCUMENT, ACCURACY NOT GUARANTEED

Island County Parcel Viewer Map



CAMANO RIDGE PRESERVE

PROPERTY LOCATION →

February 8, 2016

Plats	Condo	Plat	Parcels	City Limits	Quarter Sections	Roads	Highway	Collector and Arterial	Local	Private
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1:18,056

0 0.15 0.3 0.5 0.6 mi

0 0.25 0.5 1 km

Island County
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Island County Parcel Viewer Map Export
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Island County Parcel Viewer Map



CAMANO RIDGE AQUISITION

R282754050, 4350

Camano Ridge Rd

Camano Rd

February 8, 2016

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| Plats | Condo | Parcels | Roads | Local |
| Plat | City Limits | Highway | Collector and Arterial | Private |
| Quarter Sections | | | | |

