Spiridon Bay Acquisition Protection Project – Kodiak National Wildlife Refuge
Prepared by U.S. Fish & Wildlife Service
December 2, 2016

Property Name:	Spiridon Bay, Kodiak National Wildlife Refuge, Parcel No. KAP 4007
Parcel size:	7.54 acres ±
Owner:	Private Owner
Agency Sponsor:	United States Fish and Wildlife Service, National Wildlife Refuge System
Appraised Value:	To be determined
Funding Request:	To be determined upon completion of appraisal – Not to exceed $180,000 (total estimate for parcel including due diligence and closing costs)

Overview:

This project will protect natural resources and their habitats through fee acquisition of one parcel totaling 7.54 +/- acres located on the northwest coast of Kodiak Island. The property is situated in Spiridon Bay, within the Kodiak National Wildlife Refuge acquisition boundary and is located within the Exxon Valdez Oil Spill area. No roads access this remote property, but it is accessible by float plane and boat. The attached map shows the parcel as one lot surrounded by existing Refuge lands except for a small portion of its southern boundary which borders a native allotment (The native allotment shown as red on the area map is within the Alaska Maritime National Wildlife Refuge and is not part of this proposed purchase.) If acquired, the property would be managed by the U.S. Fish & Wildlife Service as part of the Kodiak National Wildlife Refuge. The fair market value of the property will be determined by an appraisal prepared to EVOSTC, USPAP and UASFLA appraisal standards. The appraisal report will also be reviewed and approved by an Office of Valuation Services (Department of the Interior) review appraiser.

Property Description and Habitat:

The parcel is in private ownership and consists of a total of 7.54 +/- acres of remote land, plus improvements. The land area is one lot that is oceanfront with Refuge lands on all sides except the southernmost boundary adjoining a native allotment. Access is by float plane or boat. A spring is reported on the site and a water rights report will be conducted on the property. The topography is rolling with a few level areas. Improvements will be acquired with the property. There is a 480 sq. ft. cabin that includes bunks for six, a kitchen, and an outhouse. The property does not have a well or septic tank and the cabin is powered by a 2000 KW Honda generator. As shown in the attached photo, the property contains high-value coastal and terrestrial wetlands. The terrestrial vegetation on the property is more open with less shrub and brush habitats compared to surrounding areas. The shoreline of the parcel consists of gravel and mixed sand/gravel beaches, salt and brackish water marshes, and exposed rocky shores. The parcel has over 1,950 feet of ocean frontage along Spiridon Bay.

Environmental Site Assessment: There will be a Level One Environmental Site Assessment completed later in the acquisition process.

Restoration Benefits:

The parcels provide many benefits to a large number of the natural resources and services impacted by the Exxon Valdez Oil Spill. Healthy habitats are essential for oil spill recovery. Therefore, the acquisition of this parcel will benefit future recovery efforts. The coastal wetland environment contains sea otter forage areas in the intertidal areas as well as harbor seal haul out and pupping habitat. The properties are immediately adjacent to documented seabird nesting colonies occupied by Arctic Tern, a known sea bird in decline, Black-legged Kittiwake, Glaucous-winged Gull, and Black Oystercatchers. Purchase of this parcel would help ensure protection of these valuable marine habitats.

Great Land Trust EVOS Habitat Prioritization: Great Land Trust was consulted for the determination of the property value classification, based on the 2014 EVOS Habitat Prioritization Report completed on behalf of the Trustee Council. The preliminary classification value is ranked as "Medium High" value for multiple injured resources and services.

Other Natural Resources and Services Benefitted: There are additional attributes of this parcel that represent great value to natural resources and the recreational and subsistence services dependent on them.

- The ocean waters adjacent to and the shorelines of the parcel are designated critical habitat for the southwest Alaska distinct population segment of the northern sea otter, which is listed as threatened under the federal Endangered Species Act.[1] The waters are also identified as "sea otter concentration area" in spill response contingency plans.[2,3]
- The ocean waters adjacent to and the shorelines of the parcel are designated critical habitat for the Steller sea lion, which is listed as endangered under the federal Endangered Species Act.[1]
- The ocean waters adjacent to the parcel are identified as Pacific herring spawning area.[4]
- The ocean adjacent to and the shorelines of the parcel are identified as "waterfowl concentration area" during the winter.[5]
- The ocean adjacent to and the shorelines of the parcel are identified as areas providing subsistence uses of marine resources such as crabs and intertidal invertebrates.[6]

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[1] U.S. Fish and Wildlife Service. Critical Habitat for Threatened & Endangered Species (http://ecos.fws.gov/crithab).
[2] Alaska Response Team. 2010. Kodiak Subarea Contingency Plan (http://dec.alaska.gov/spar/ppr/plans/scp_ki/ki_2010_D-SensitiveAreas.pdf). Map titled "KIB Sensitive Areas - Marine Mammals - Sea Otters" (http://www.asgdc.state.ak.us/maps/cplans/kod/kib_sens/map07-layout1.pdf).
[3] Kodiak Island Borough. 1997. *Sensitive Areas Identification Project Report.*
[4] Alaska Response Team. 2010. Kodiak Subarea Contingency Plan. Map titled "KIB Sensitive Areas - Fishery Resources - Herring Spawning, Pollock Spawning, Pollock, Juvenile Rearing, Anadromous Fish Streams" in Kodiak Subarea Contingency Plan. (http://www.asgdc.state.ak.us/maps/cplans/kod/kib_sens/map01-layout1.pdf)
[5] Alaska Response Team. 2010. Kodiak Subarea Contingency Plan. Map titled "KIB Sensitive Areas - Waterfowl - Ducks, Geese & Swans" (http://www.asgdc.state.ak.us/maps/cplans/kod/kib_sens/map11-layout1.pdf).
[6] Alaska Response Team. 2010. Kodiak Subarea Contingency Plan. Map titled "KIB Sensitive Areas - Subsistence - Marine" (http://www.asgdc.state.ak.us/maps/cplans/kod/kib_sens/map14-layout1.pdf).

EVOS List of Injured Resources and Services: Protection of the parcels would benefit many marine and terrestrial species on the EVOS Injured Resources List and the services dependent on them.

The species and services specifically identified on the EVOS List of Injured Resources and Services that would benefit from this habitat protection project are listed below.

Bald Eagles	Barrow's Goldeneye
Black Oystercatchers	Clams
Cormorants	Harbor Seals
Harlequin Ducks	Intertidal Communities
Mussels	Pacific Herring
Sea Otters	Sediments
Subtidal Communities	Passive Use
Recreation and Tourism	Subsistence

U.S. Fish & Wildlife Service Interest in the Property. Purchase of the parcel is a high priority for the Fish and Wildlife Service due to the habitat values of the parcel, its location surrounded by currently managed Refuge lands, the abundance of coastline and biological resources, and the excellent wetland conservation values. Purchasing this parcel will create a large continuous tract of protected habitat, keeping the existing natural ecosystem of this area intact for wildlife and recreational and subsistence uses. Among other factors the Service considered with respect to this parcel:

1) Spiridon Bay is a highly desirable and sought after area in the remote Kodiak real estate market. The property is located in an area that has good access for both boat moorage and floatplane landings. This feature makes this parcel particularly appealing for a variety of potential uses in the private and commercial sector market. The Service would like to protect the property and the surrounding habitat from further development. Purchasing this parcel would ensure that the land remains open to the public and free of additional development.
2) The parcel borders existing National Wildlife Refuge land, is within the approved Refuge acquisition boundary, and upon acquisition, would become part of the Refuge.

Potential Threats:

As noted above, the acquisition and protection of this parcel would eliminate a number of significant threats to birds, fish and wildlife, and their habitats, including the threat of more intensive private development and use, which would result in significant habitat loss, degradation, fragmentation of presently intact systems, and disturbance of resources during the most critical portions of their lifecycles. These restrictions can result in decreased wildlife diversity and decreased ability of populations of fish and wildlife to utilize resources necessary for their survival and to enable them to adapt to changes in their environment.

Proposed Management:

If acquired, the property will become part of the Kodiak National Wildlife Refuge and will be managed as such. The Kodiak National Wildlife Refuge is characterized by a diverse range of habitats within a relatively compact geographic area. Because of this, the Refuge supports some of the highest densities of brown bears, nesting bald eagles, and spawning salmon found anywhere on North America. More than 240 species of birds have been recorded in the Kodiak Archipelago. With a total resident population of bald eagles estimated at 2,250, more than 500 pairs of eagles nest on the Refuge. As

many as two million seabirds inhabit the Refuge shoreline and adjacent bays and inlets. At least 150,000 ducks and geese also winter along the shoreline areas of the Refuge. In addition, seabird nesting colonies exist in close proximity to the Refuge and are home to the Arctic Tern, a known seabird in decline, Black-legged Kittiwake, Glaucous-winged Gull, and Black Oystercatcher. The Refuge is also important to subsistence uses by local residents. Some of these important marine and island habitats are those associated with this subject parcel, and would be protected as part of the Kodiak National Wildlife Refuge once acquired. If consistent with EVOSTC requirements for management of EVOS-acquired lands, the existing cabin is expected to be removed due to the management plan to use the Chief Cove cabins (location shown on map - recently approved for funding through EVOSTC) for public and administrative use.

Funding Request:

The final purchase price required to acquire the property will be determined upon completion of an approved appraisal report, but it is expected that it will not exceed $180,000, including due diligence and closing costs. The Trustee Council is asked to approve up to $180,000 for the completion of this purchase.

Looking from the cabin toward the Native Allotment (not part of purchase)

View of the cabin from the beach

U.S. Fish & Wildlife Service

EVOS - KAP 4007 Spiridon Bay Parcel

Kodiak National Wildlife Refuge

Alaska

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