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## FINAL REPORT

### Chambers County Greenprint

GLO Contract No. 10-058-000-3754

Texas Coastal Partners conceived of the Chambers County Greenprint Implementation Project as a follow-up to the *Chambers County Greenprint* report, which was developed by The Trust for Public Land. With funding from the Texas Coastal Management Program, Texas Coastal Partners ("TxCP") stepped in to fill a gap, by providing resources – including time and expertise – that would bolster implementation of the *Greenprint* report, once it was completed. The first part of this report responds to the deliverable requirements for each task in the workplan. Following this is a summary of the project outcomes and future potential.

#### **Workplan Task 1: Conduct stakeholder process to develop and guide priority Greenprint implementation activities, and coordinate with those of the Chambers County Recovery Team (ChaRT).**

##### **Priority Implementation Activities**

At the first meeting of the Greenprint Committee, participants developed a list of six criteria for selecting projects: least effort; most control; greatest impact environmentally and/or culturally; greatest impact politically; likelihood to lead to more implementation; and existence of a "bulldog" to lead the effort. These criteria were applied to each item in the Greenprint action plan to see which ones would have the best likelihood of success and impact.

At subsequent meetings in early 2010, the Committee and workgroups identified several key foci for implementation projects: (a) habitat conservation through land acquisition, with a focus on projects around the county's greatest natural resource – its water bodies; (b) coordination on nature tourism, with Texas A&M and the Chambers Recovery Team; (c) modifications to county development guidelines; (d) improvements to navigation channels that would incorporate beneficial uses of dredge material; and (e) a program of corporate awards for habitat preservation/restoration on corporate-owned lands. Progress on each of these is described below. (These five are in addition to the funding applications of Task 2 and the landowner outreach of Task 3.)

##### *(a) Habitat Conservation through Land Acquisition.*

**Turtle Bayou.** After searching for willing sellers through a variety of avenues, TxCP selected a project to conserve approximately 500 acres along Turtle Bayou, based on the Committee's priorities and meeting the three controlling factors for successful land conservation – funding source, willing seller, and willing recipient (land title or easement holder) with sufficient capacity. CIAP was identified as a best funding fit, both State and County shares. The property was on the market for development, and the seller was open to a sale for conservation instead. TxCP identified and recruited the Chambers-Liberty Counties Navigation District ("CLCND") as an applicant/recipient, since CLCND had opposed the wastewater discharge permit for the proposed development because of its potential impacts on their water supply source. TxCP identified the Galveston Bay Foundation as the proposed holder of a conservation easement on the property, and as manager of the property (under contract to CLCND) for conservation plus public access and education, since CLCND was not in the business of land conservation/management.

The Turtle Bayou Protection Project will result in the conservation, restoration, and protection of approximately 500 acres of coastal areas, including wetlands. The property to be purchased through the project contains approximately 150 acres of wetlands along Turtle Bayou and Lake Anahuac, including: waters under tidal influence, submerged lands, coastal wetlands, tidal sand and mud flats, coastal shore areas, and special hazard areas. The project also encompasses approximately 360 acres of buffering upland forest habitat, one-third of which was damaged by Hurricane Ike.

TxCP initially contacted the broker for the Turtle Bayou property in June 2010. Coordination with CLCND, site visits, and property investigations began in July 2010. Once the Coastal Land Advisory Board approved the project for CIAP funding in February, TxCP worked with CLCND and its attorney to submit an initial purchase agreement to the landowner later that month. The property was placed under contract in June 2011. TxCP has coordinated extensions and amendments to the agreement, with a final Closing Date set for October 29, 2012. In the meantime, TxCP has arranged and overseen due diligence for the acquisition: boundary and coastal boundary surveys, "yellow-book" appraisal, title commitment, and cultural resources survey. Also, TxCP enlisted the assistance of the Railroad Commission of Texas, which placed the property on its program for investigation and remediation of abandoned and improperly plugged oil/gas wells, and conducted environmental assessments of the property.

Others. Additionally, other project partners have continued to pursue conservation projects in the county. Several of these have been inspired by conversations and relationships developed through the greenprint implementation project. The following is a list of some of the conservation projects that have been documented in Chambers County since the greenprint implementation project began.

- GBF and NRCS have worked together to place 144 acres of part of GBF's property off FM 562 near Trinity Bay in a Wetland Reserve Program easement.
- GBF has also conducted tallow control on part of that same property.
- GBF is protecting the shoreline of another smaller property it owns at Oak Island.
- GBF has assisted Chambers County in planning a Living Shoreline project at McCollum Park.
- GBF has worked with a local landowner to implement a Living Shoreline project along several thousand feet of shoreline on Trinity Bay near Oak Island.
- A shoreline restoration/protection project has been conducted on Levee Road at Fort Anahuac Park.
- NRCS has placed 700 acres along Oyster Bayou south of 1985 in permanent easement through the Grassland Reserve Program.
- More than three miles of shoreline protection project have been completed along East Bay at the Anahuac National wildlife Refuge.
- Private landowners are investigating shoreline protection projects along East Bay.
- A 2,000-acre mitigation bank is being explored on East Bay Bayou.
- Ducks Unlimited has implemented Texas Prairie Wetlands Projects on 7,730 acres in Chambers County.
- Ducks Unlimited has assisted with several wetlands projects on the Anahuac National wildlife Refuge

*(b) Coordination with ChaRT on Nature Tourism.*

In 2010, the Chambers Recovery Team re-organized and secured its status as an IRS 501(c)(3) organization. It selected a nature tourism initiative as its first project for implementation and proceeded to secure funding for the initiative from Chambers County (see below). TxCP coordinated with ChaRT on all aspects of the initiative. The first year's tasks/products were successfully completed through an agreement between ChaRT and Texas AgriLife Extension, with oversight from ChaRT's Nature Tourism Committee:

- Creating an initial website for the nature tourism market ([www.chamberswild.com](http://www.chamberswild.com));
- Reviewing an inventory of nature tourism sites and attractions;
- Producing & distributing an initial rack card (printing by County Economic Development Office);
- Developing an initial map concept;
- Producing a one-day tour/workshop on nature tourism marketing; and
- Initial distribution of a visitor poll.

TxCP contracted for and oversaw the inventory of nature tourism sites and attractions in the county, which was then evaluated by ChaRT's committee and AgriLife contractor. TxCP consciously selected an outsider with nature tourism marketing experience to conduct the site inventory and assessment – someone who would be able to view the sites with the eye of a new tourist and without local loyalties that might bias the results.

The second year's tasks are currently underway, with most of the work being conducted through a renewed/amended agreement between ChaRT and Texas AgriLife Extension:

- Website improvement and maintenance,
- Site assessment updates,
- Map final design and printing,
- Purchase and installation of display racks for key locations in the county, and
- Development of a Nature Tourism Development & Marketing Plan and a Website Marketing Plan.
- Implementing a local marketing campaign with a tourism marketing manager, to increase visibility and capacity for nature tourism, including no-cost marketing;
- Paid advertising;
- Grant research and writing;
- Investigations for wayfinding signage; and
- Investigations for a nature photography event.

*(c) Modifications to County Development Guidelines.*

TxCP conducted research into possible modifications of the County's development guidelines to help implement the Greenprint and presented these to the county engineer in 2011, but no changes were proposed by the county. With subsequent staff changes at the county, the new county engineer and the county economic development director have agreed to take another look this year, and the research has been resubmitted to their offices for review.

*(d) Beneficial Uses of Dredge Material.*

TxCP organized a meeting of a Chambers County Beneficial Uses Group in April 2010, with a representative of the Corps of Engineers on hand to describe the status of currently authorized dredging projects. Potential beneficial uses projects were identified. While next steps were discussed, no specific assignments were made.

In 2011, TxCP worked with staff of the Corps of Engineers to develop a dredging questionnaire that would document economic benefits for dredging the small, but locally critical navigation channels.

With the support of the Greenprint Committee and Habitat Workgroup, TxCP held a workshop on Dredging Maintenance and Beneficial Uses on August 30, 2012. Topics covered were:

- Current Issues in Chambers County Channels
- Corps and Congressional Process for Dredging
- Examples of Beneficial Uses Projects
- Dredge Material Management Plans
- Design and Permitting of Beneficial Use Projects
- Strategy Alternatives for Chambers County Channels

Presenters included representatives of channel users (industrial, educational, recreational, fisheries, and navigation districts), federal agencies, and nonprofit organizations. Attendance at the workshop numbered at least 45, including presenters, many of whom were local. The two navigation districts in the county sponsored lunch for the workshop. TxCP facilitated a discussion to develop short-, medium-, and long-term strategies in the wrap-up session, and ChaRT agreed to help coordinate an identified steering committee to guide implementation of these strategies.

*(e) Corporate Awards Program.*

The Greenprint had identified a corporate awards program as a way to incentivize and reward conservation of habitat on corporate-owned lands. TxCP initiated preliminary discussion on this topic, using examples from other programs, such as the H-GAC Parks and Natural Areas Awards and work of the corporate Wildlife Habitat Council. However, sufficient resources were not available to fully pursue this program.

**Community/Committee Meetings and Participants**

TxCP held meetings of the overall Greenprint Committee and/or workgroups monthly for the first six months of the project – from December 2009 through May 2010 – to establish priorities and direction for implementation. The Greenprint Committee was comprised of key players from the Coordinating Committee during development of the Greenprint. The Habitat Workgroup started from the Technical Advisory Committee of the Greenprint and evolved to include members of the Chambers Recovery Team’s Environment Committee. After this initial round of meetings, the committee/workgroups did not meet again until August 2011. At that meeting, the group agreed that semi-annual meetings would be best. At the same time, a Nature Tourism Subcommittee formed under the auspices of the Chambers Recovery Team, and began meeting monthly. The roster for the Greenprint Committee included 8 invitees/participants; for the Habitat Workgroup, 33 invitees/participants; for the Beneficial Uses Workgroup, 11 invitees plus additional advisors; and for ChaRT’s Nature Tourism Subcommittee, 18 invitees/participants. Following is a list of meetings and number of attendees at each one:

12/3/2009 – Greenprint Committee - 7 attendees

1/13/2010 – Greenprint Committee - 8 attendees

3/4/2010 – Habitat Workgroup – 9 attendees

4/1/2010 – Habitat Workgroup – 13 attendees  
4/29/2010 – Beneficial Uses Workgroup – 8 attendees  
5/25/2010 – Habitat Workgroup – 9 attendees  
3/20/2011 – ChaRT’s Environment & Coastal Areas Protection Committee – 12 attendees  
8/2/2011 – Habitat Workgroup – 13 attendees  
8/10/2011 – ChaRT’s Nature Tourism Subcommittee – 7 attendees  
9/14/2011 – ChaRT’s Nature Tourism Subcommittee – 8 attendees  
10/11/2011 – ChaRT’s Nature Tourism Subcommittee – 8 attendees  
11/9/2011 – ChaRT’s Nature Tourism Subcommittee – 5 attendees  
1/11/2012 – ChaRT’s Nature Tourism Subcommittee – 9 attendees  
2/8/2012 – ChaRT’s Nature Tourism Subcommittee – 7 attendees  
3/7/2012 – Habitat Workgroup – 14 attendees  
4/11/2012 – ChaRT’s Nature Tourism Subcommittee – 5 attendees  
5/23/2012 – ChaRT’s Nature Tourism Subcommittee – 6 attendees  
6/20/2012 – ChaRT’s Nature Tourism Subcommittee – 6 attendees  
8/30/2012 – Greenprint Committee / Habitat Workgroup – 10 attendees

**Workplan Task 2: Identify funding sources that support priority actions and help to prepare funding applications for these projects.**

**List of Priority Funding Sources**

The Greenprint Committee and workgroups identified finding funding for land conservation as a first priority, and identified the “usual suspects” for conservation: CWPPRA, CIAP, CEPRA, CMP, TPWD, USFWS Coastal Program, GBEP, and Partners in Wildlife. These were considered in relation to the first priorities for land conservation: south county properties as top priority, with “Plan B” to consider properties along Turtle Bayou, Onion Bayou, and Double Bayou. See Task 1 and below for the selected project and funding source for this Greenprint implementation task. Other projects and funding sources continued to be pursued and secured by project partners (such as NRCS, GBF, and DU).

ChaRT took the lead in finding and securing funding for a Nature Tourism Initiative, with proposals to Chambers County to use hotel/motel occupancy taxes to fund the initiative. Nature tourism is seen as a means to diversify the local economy in a way that might be less vulnerable to storm impacts and to provide economic benefits to protecting the wealth of natural resources in the county. The County provided \$25,000 for the initiative in 2011, and, based on the success of the first year and a proposed intensified effort, \$150,000 in 2012.

TxCP pursued ongoing funding for overall greenprint implementation, with private support from the Hershey Foundation, which provided cash “float” for the CMP grant, and with extensions and increases in the CMP grant.

**Summary of One Funding Proposal**

TxCP prepared and submitted CIAP applications on behalf of CLCND in fall 2010 for the Turtle Bayou Protection Project – state nomination on July 30 and final application on November 10. The state application for \$2,062,080 was designed to address three measurable objectives related to conservation of the approximately 500 acres:

1. Acquisition of property with associated due diligence and agreements for conservation easement and management;
2. Development of management strategies for habitat and water quality and for public access and education; and
3. Implementation of early management strategies for habitat and water quality and for public access and education.

Chambers County preferred to put its entire 2009-2010 share of CIAP funding (\$963,735) into the purchase of the Turtle Bayou land. An additional \$50,000 was secured by the Galveston Bay Foundation to meet the agreed-upon purchase price of the land.

TxCP coordinated with the General Land Office on their final submissions to the Fish & Wildlife Service in June 2012. (Also see the attached CIAP Project Narrative for the project, submitted by the General Land Office to the Fish & Wildlife Service June 19, 2012.)

Both the State and the County have now received their award letters from the Fish & Wildlife Service for this project, and the County has received its funding allocation.

### **Workplan Task 3: Coordinate outreach to landowners who might be interested in furthering conservation on their lands.**

#### **Listing of Outreach Activities and Participants.**

Outreach to landowners primarily took the form of workshops. TxCP held a first workshop on August 6, 2010, in Wallisville. The following topics were addressed:

- Saving Rural Character in an Age of Ag Land Conversion
- Funding through the 2008 Farm Bill
- Local Examples of Conservation Projects
- Overview of Conservation Easements, Land Trust, and Land Conservation in Texas
- Nature Tourism: Ranch Opportunities for Today
- Conservation Easements: The Top Ten Issues Every Landowner Needs to Know

Presenters included representatives from the Texas Farm & Ranch Lands Conservation Program, USDA-NRCS, U.S. Fish & Wildlife Service, Galveston Bay Foundation, Texas Land Trust Council, and Braun & Associates.

In addition to the CMP grant, Chambers County and the local Soil and Water Conservation District boards (Coastal #432, Trinity Bay #434, and Lower Trinity #435) provided sponsorships for the workshop.

Of the 37 people in attendance at the workshop, 11 were landowners, although 24 landowners had RSVP'd with plans to attend. The low turnout raised questions about the effectiveness of the workshop strategy. Flyers had been posted across the county (see attached), and notices submitted to the papers, but more time or more publicity might have helped. Requiring reservations or charging a small fee for lunch might have ensured better attendance of those who RSVP'd. Timing was also an issue, as farmers were needed in the field in August.

No workshop was held in 2011, primarily because another rural land conservation organization (Texas Agricultural Land Trust) was hosting a landowner workshop in Houston that summer.

In 2012, a different approach was tried. Instead of hosting a workshop specifically on land conservation, entities were invited to provide tables of information at a workshop that was hosted

by Texas AgriLife Extension and provided tax/estate information for landowners. Three entities provided exhibits (NRCS, GBF, and Shead Conservation Solutions) and made very brief presentations/announcements. In other words, the land conservation message was taken to an event where landowners were in attendance for other reasons. About 30 landowners were present, and the local NRCS staff noted that they were mostly unfamiliar faces.

### **Summary of Project Outcomes and Future Potential**

Great strides have been made for conservation of coastal natural resources in Chambers County as a result of the Greenprint and the subsequent support for its implementation. The results are manifest in on-the-ground projects, but perhaps even more in the growing awareness of the value of these resources and the value of collaborations for planning and implementing projects.

Land Conservation. The Turtle Bayou Protection Project is expected to close on acquisition of approximately 500 acres by the end of October. Funded through the same CIAP grant, planning and implementation will then begin on the habitat restoration projects and features to promote public access and recreation. The initial three years of funding and the collaboration between CLCND and GBF should help ensure conservation success for this project.

The success of this project has led locals to consider how to protect the opposite shoreline of Turtle Bayou in the same stretch, some of which is currently on the market. At the same time, promoting conservation easements on some of the Middleton Prairie, another high priority area in mid-county, was suggested at the final wrap-up meeting. The revived Galveston Bay Conservation Assistance Program, funded by the Galveston Bay Estuary Program, may provide a mechanism to identify and pursue future conservation opportunities.

Nature Tourism. ChaRT will undoubtedly continue carrying the flag for increased nature tourism in the county. The County has definitely stepped up its support for the Nature Tourism Initiative, and continued success will bring more support.

Also, in the past month, a landowner who had attended some earlier Greenprint meetings has contacted ChaRT about how to add birding as an income stream on property that they have been restoring since Hurricane Ike.

County Development Rules. It is encouraging that the County Engineer has expressed interest in looking at modifications to the County's development rules, to help implement the Greenprint. He plans to go to Commissioners' Court soon to authorize such a review. It's not yet clear whether this will move forward without additional support.

Beneficial Uses/Dredging Maintenance. Many of the attendees at the August workshop noted the value of having everyone in the room at the same time, talking about the county's navigation issues and solutions. There was definite movement away from always looking to the Corps of Engineers for the solution toward finding some local solutions, at least for the short-term. The group identified a need for a steering committee and for having two county-wide meetings/workshops per year to ensure follow-up on the identified strategies. ChaRT has agreed to be an organizer of the committee and meetings, but funding support for that effort is not yet secure.

Corporate Awards Program. Neither the person identified to be a local "sparkplug" for the awards program nor TxCP had the resources to fully explore this option during the grant period, but interest remains high among both parties.

Funding. The success of the CIAP application for Turtle Bayou speaks to the value of having awareness of funding sources, identification of a range of potential conservation projects, ability to recruit potential partners, and grantwriting skills. A few groups have begun more collaboration,

notably GBF working on projects with the county, with NRCS, and with private landowners. Individual entities are likely to continue their typical patterns of projects and funding. Again, the Galveston Bay Conservation Assistance Program, funded by the Galveston Bay Estuary Program, may provide a mechanism to identify and pursue future funding opportunities for conservation projects.

Landowner Outreach. The method of bringing conservation information to landowners through their own typical networks and events seems a recipe for continued successful outreach. Working with NRCS and Texas AgriLife will be important for this route to be utilized. A specialized conservation workshop for landowners might still be successful sometime in the future, if conducted at a time of year when farmers and ranchers do not need to be out on their land as much.

Conclusion. The on-the-ground successes and community ownership of the Greenprint speaks to the importance of place-based, stakeholder-driven planning and implementation initiatives. Even discounting all the other activities funded or supported by this grant and documented in this report, and simply looking at the Turtle Bayou land acquisition, the \$100,760 CMP grant is returning \$3,075,815 for a conservation acquisition project, for a leverage of 30:1.

Despite this successful effort and CHART's adoption of several of the initiatives, communities often have other priorities than conservation of natural resources. The provision of state and federal funding, even at a relatively nominal level, to fund local personnel vested with implementation is likely required to ensure continued success and use of the Greenprint as a guiding document.

In this case, the successes and institutionalization of some of the projects certainly bode well for the future. Yet, some of the initiatives were not completed, and some could still use promotion of a strong conservation and collaboration framework or mindset as they go forward.

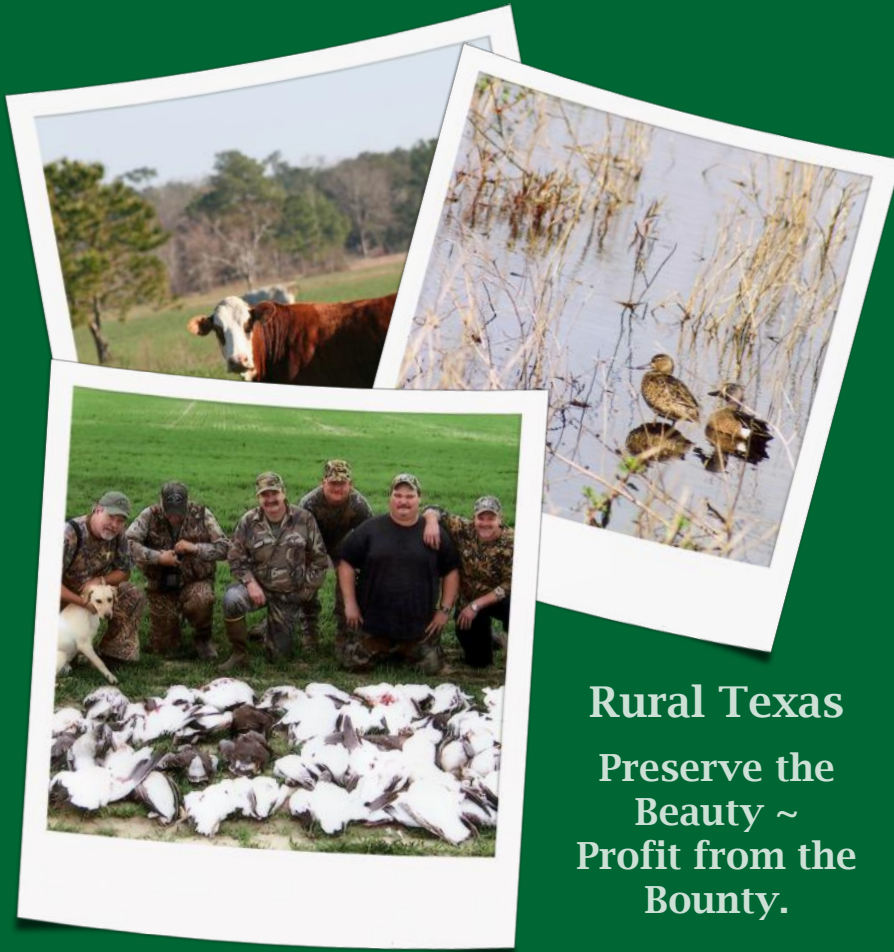


# Maintaining Our Rural Heritage: Opportunities for Rural Land Preservation

Presenting a **WORKSHOP** for Landowners

**Friday, August 6, 2010, 8:30 a.m. - 3:00 p.m.**

Wallisville Community Building  
524 Number 9 Road, Wallisville, Texas



Rural Texas  
Preserve the  
Beauty ~  
Profit from the  
Bounty.

This Workshop will  
Introduce Valuable Resource  
Information for Landowners.

Topics include:

- Conservation in an Age of Ag Land Conversion
- Saving Land and Taxes
- Overview of Easements and Land Trusts in Texas
- Top 10 Conservation Easement Issues Every Landowner Needs to Know
- Habitat Restoration
- Funding Through the 2008 Farm Bill
- Local Landowner Experience

**Lunch will be provided. Please RSVP by July 30th to (409) 267-1144.**

For additional workshop information, contact Amy Turner at (409) 267-1144 or  
Linda Shead at (713) 703-1123.

**Event Produced in Cooperation with:**

Coastal Soil & Water Conservation District #432  
Trinity Bay Soil & Water Conservation District #434  
Lower Trinity Soil & Water Conservation District #435  
Habitat Workgroup for the Chambers County Greenprint  
Coastal Coordination Council



# Dredging / Beneficial Uses Workshop

August 30, 2012

9:00 a.m. – 3:00 p.m.

FWS Texas Chenier Plain

Visitor Center

4017 FM 563



## AGENDA

- 9:00 a.m. Sign-in, Welcome, Introductions, Housekeeping**
- 9:15 a.m. Current Issues for Chambers County Channels**  
Wayne Mouton, *Peninsula Marine*  
Guy Robert Jackson, *Waterborne Education Center*  
Philip Kropf, *Texas Mariners Cruising Association*  
Guido Persiani, *Cedar Bayou Navigation District*  
Pudge Willcox, *Chambers-Liberty Counties Navigation District*  
Tracy Woody, *Jeri's Seafood*
- 9:55 a.m. Corps and Congressional Process for Dredging**  
Paula Wise, *US Army Corps of Engineers, Operations*
- 10:20 a.m. Break**  
Sponsored by: *Chambers-Liberty Counties Navigation District*
- 10:30 a.m. Examples of Beneficial Use Projects**  
Dana Cheney, *Beneficial Uses Group, Gahagan & Bryant*  
Donna Anderson, *Beneficial Uses Group, US Fish & Wildlife Svc.*  
John Huffman, *U.S. Fish & Wildlife Service*  
Matt Singer, *Galveston Bay Foundation*
- 12:00 noon Lunch**  
Sponsored by: *Cedar Bayou Navigation District and Chambers-Liberty Counties Navigation District*
- 12:45 p.m. Dredge Material Management Plans**  
Paula Wise, *US Army Corps of Engineers, Operations*
- 1:05 p.m. Design and Permitting of Beneficial Use Projects**  
Denise Sloan, *US Army Corps of Engineers, Regulatory*
- 1:25 p.m. Strategy Alternatives for Chambers County Channels**  
*Facilitated Discussion—Panel of User/Agency Representatives*
- 2:45 p.m. Wrap-Up and Next Steps**

**Turtle Bayou Protection Project**  
Project Narrative

**1. Designated State Agency or Coastal Political Subdivision**

Texas General Land Office  
Larry Laine, Deputy Land Commission and Chief Clerk  
1700 N. Congress Ave., Austin, TX 78701  
E-mail: Larry.laine@glo.texas.gov  
Phone: 512-936-1927  
Fax: 512-475-1558

**2. Project Title:** Turtle Bayou Protection Project

**3. Contact Information**

**Recipient Staff Contact**

Carly Bohn, CIAP Project Manager  
Texas General Land Office, Coastal Resources Division  
1700 N. Congress Ave. #330, Austin, TX 78701  
E-mail: Carly.bohn@glo.texas.gov  
Phone: 512-463-3550  
Fax: 512-463-5233

**Application Contact**

Melissa Porter, CMP/CIAP Grants Specialist  
Texas General Land Office, Coastal Resources Division  
1700 N. Congress Ave., Austin, TX 78701  
E-mail: Melissa.porter@glo.texas.gov  
Phone: 512-475-1393  
Fax: 512-463-5233

**Sub-grantee Contact**

Mary Beth Stengler, General Manager  
Chambers-Liberty Counties Navigation District  
211 Miller Street, Anahuac, TX 77514  
E-mail: Marybeth@clcmd.org  
Phone: (409) 267-3541  
Fax: (409) 267-4042

**4. Project Summary**

Total CIAP Cost in Approved Plan:	\$2,062,080
Total CIAP Cost in Approved Plan by FY Allocation:	\$2,062,080 (FY 2010)
Current Total CIAP Cost:	\$2,062,080
Current Total CIAP Cost by FY Allocation:	\$2,062,080 (FY 2010)
Current CIAP Grant Application Budget Request:	\$2,062,080
Current CIAP Grant Application Budget Request by FY Allocation:	\$2,062,080 (FY 2010)

Location: The project will be located along both sides of FM 563 approximately one mile south of I-10, and along approximately 1.67 mile of Turtle Bayou,

in unincorporated Chambers County, north of the City of Anahuac,  
and east of the town of Wallisville. Latitude: 29°50'00"N; Longitude:  
94°40'15"W

Duration: 40 months

The Chambers-Liberty Counties Navigation District ("CLCND") is seeking \$2,062,080 in FY 2010 state CIAP funds. The total project cost is \$3,075,815 and includes a \$963,735 commitment from Chambers County from its county CIAP funds, and \$50,000 in private contributions through the Galveston Bay Foundation ("GBF"). The total does not include the in-kind values of a land survey provided by the seller and environmental assessments provided by the Railroad Commission of Texas.

The Turtle Bayou Protection Project will result in the conservation, restoration, and protection of approximately 511 acres of coastal areas, including wetlands. The property to be purchased through the project contains approximately 150 acres of wetlands along Turtle Bayou and Lake Anahuac, including: waters under tidal influence, submerged lands, coastal wetlands, tidal sand and mud flats, coastal shore areas, and special hazard areas. The project also encompasses approximately 360 acres of buffering upland forest habitat, one-third of which was damaged by Hurricane Ike. The project will result in long term protection of these coastal areas through: (1) purchase of approximately 511 acres of property by CLCND with deed language to meet the requirements of the funding agencies; and (2) a conservation easement to be placed on the property and held by the GBF.

Protecting this land also helps protect the water quality of Lake Anahuac. Turtle Bayou and the lands surrounding Lake Anahuac, including the project area, provide 95 percent of the inflow to Lake Anahuac, a drinking water supply for the City of Anahuac and source of irrigation water for rice farming in the central part of Chambers County. The riparian zone, in particular, protects water quality by processing nutrients and contaminants in runoff. That runoff would be increasingly polluted if the land surface were changed from its natural state to one that incorporated 840 residential units, with the accompanying impervious cover.

This project will help ensure the long-term health of these habitats by the partnership to be created between the CLCND and GBF, which will result in habitat management and education plans and activities to be developed by GBF. The Railroad Commission of Texas has updated the environmental assessments for the property. Pre-award costs are requested for the federal yellow-book appraisal, coastal boundary survey, archaeological survey and the legal agreements for the conservation easement and its management.

The property will be purchased by CLCND, and then placed under conservation easement and management for habitat and access/education by GBF. The project will also provide opportunities to restore wetland and woodland habitats, such as through immediate removal of the invasive Chinese tallow and development of a long-term Habitat and Water Quality Management Plan, as well as protect the existing CNRA values by preventing development and by establishing a Habitat and Water Quality Management Plan.

The project will also provide opportunities for some public access for passive nature appreciation

and education in a manner that does not degrade the coastal natural resources. This will be accomplished by projects such as installing interpretive signage regarding the importance of coastal natural resources and developing a Public Access & Education Plan including features such as nature trails, observation points, and paddling access.

The property will be restored via two elements of the project: (1) a Chinese tallow control project to be implemented under this grant; and (2) development of a Habitat Management Plan. The Habitat Management Plan, which will be implemented over the longer term, will address long-term marsh and forestry management and restoration and will include identification of partners and funding sources. The property will be conserved through the resulting elimination of residential development currently proposed for the site; long-term management and restoration of the property; deed restrictions in use, which will be guided by a conservation easement; and an access plan, which will address appropriate public access for nature and coastal resource appreciation. The latter will also include interpretive signage (three to be installed as part of this project) and identification of partners for future funding and implementation.

**Goals:** The goals of this project are to acquire and protect approximately 511 acres of coastal natural resources and buffering uplands, protect habitats and water quality for Turtle Bayou and Lake Anahuac, and develop management strategies.

**Measurable Objectives:**

1. Acquisition of property with associated due diligence and agreements for conservation easement and management;
2. Development of management strategies for habitat and water quality and for public access and education; and
3. Implementation of early management strategies for habitat and water quality and for public access and education.

**5. Authorized Use #1. Projects and activities for the conservation, protection, or restoration of coastal areas, including wetlands.**

The project helps implement the Texas CELCP Plan in that it is located within the state plan's project areas, and it addresses the plan's priority land types and values. Situated along the shoreline of Lake Anahuac and streambank of Turtle Bayou in Chambers County, the project includes the following project areas identified in the Plan: Coastal Natural Resource Areas ("CNRAs"), specifically fresh marsh of coastal wetlands and bottomland hardwoods; Other Habitats (e.g., rivers and streams and riparian zones); and Other Lands and Values, which include public access and recreation areas and other conservation lands that otherwise contribute to coastal conservation plans and programs (including, in this case, the Texas Coastal Management Plan, the Galveston Bay Plan, and the Chambers County Greenprint for Growth & Conservation). The specific Texas Coastal Management Plan CNRAs that are listed in the Texas Coastal Management Plan and are present at the site include: coastal wetlands and special hazard areas. The project also helps implement the Galveston Bay Plan of the Galveston Bay Estuary Program, which is a federally-approved comprehensive conservation management plan. This plan has identified as its highest priority, "protecting existing coastal habitats in the Lower Galveston Bay Watershed." Protection has been defined as placing "under long-term conservation through fee-simple acquisition, placement of conservation easements, purchase of development rights, and other mechanisms," as proposed in this project. The coastal habitats that

have been identified in the Galveston Bay Plan as of particular importance are wetlands, along with upland areas of forests and prairies that provide habitat and protect water quality, with wetlands and upland forests present within this project site. Lastly, this project helps implement the Chambers County Greenprint for Growth & Conservation by conserving priority areas along Turtle Bayou.

## **6. Project Description**

### **Statement of Work:**

#### Task 1: Land acquisition and conservation

The GLO will sub-award this project to CLCND, who will purchase fee title to an approximately 511-acre tract of land along Turtle Bayou in Chambers County.

The Seller has provided an intent to sell letter (attached). A title search has been conducted. Phase I and II Environmental Assessments have been provided by the Railroad Commission of Texas (“RRC”), which has been overseeing remediation activities associated with historical oil and gas development on the property. The RRC is the state agency responsible for plugging abandoned oil and gas wells and remediating abandoned drilling pits to eliminate potential pollution threats to the natural environment. Any necessary remedial work will be performed according to state and federal environmental laws and will be paid with non-CIAP funds.

A land survey will be conducted in accordance with state procedures and reviewed and approved by the GLO’s Surveying Division. An appraisal will be conducted based on the Uniform Appraisal Standards for Federal Land Acquisitions and reviewed and approved by the GLO’s Appraisal Division. Appropriate language will be written into the warranty deed to ensure that the property will be subject to the restrictions of the CIAP program and will, in perpetuity, be used for the purpose it was acquired. The conservation easement will restrict development of the property for residential, commercial, or industrial purposes and will contain required CIAP language. GLO’s Legal Division will approve the draft warranty deed and draft conservation easement prior to submittal to USFWS.

Once USFWS approves the documents, CLCND will purchase fee title and place a conservation easement on the property. If the purchase price is greater than the appraised value, then the difference will be paid by GBF with private contributions. GBF will be the conservation easement holder.

#### Task 2: Develop management strategies

CLCND will enter into a management agreement with GBF to implement conservation practices and public access/education projects. A Technical Advisory Group (TAG), comprised of local and professional experts, will convene to discuss management strategies for habitat and water quality and develop a Habitat and Water Quality Management Plan. The strategies will ensure long-term conservation and/or restoration for maintaining and improving habitat and water qualities. During the first year of the project, the TAG will guide early implementation projects. In the second year of the project, the TAG will develop project concepts; review and comment on costs, timeline, and implementation procedures for the projects as developed by GBF staff;

and review and comment on a final draft Habitat and Water Quality Management plan.

A Public Access/Education Advisory Group (PAAG), comprised of community members and agency representatives, will convene to discuss strategies for increasing public awareness and appreciation of coastal natural resources and to develop a Public Access/Education Plan. The Plan will provide passive nature appreciation uses, without degrading the coastal natural resources, and will include plans for interpretive signage and funding. During the first year of the project, the PAAG will guide early implementation projects. In the second year of the project, the PAAG will develop project concepts; review and comment on costs, timeline, and procedures for the projects as developed by GBF staff; and review and comment on a final draft Public Access/Education Plan.

### Task 3: Implement management strategies

Through its management agreement with GBF, CLCND will begin implementation of the early management strategies for habitat and water quality and for public access and education. An archeological survey will be obtained and submitted to the Texas Historical Commission.

With the guidance of the TAG, early habitat and water quality projects will be implemented. During the first year of the project, 360 acres of forested upland will be aerially sprayed to control invasive Chinese tallow trees. In subsequent project years, ground crews will conduct follow-up spraying treatment. All chemical herbicides will comply with state and federal regulations. Hardwood species will be planted in the upland forest area to replenish damage from previous harvesting and Hurricane Ike. Cypress trees will be planted in selected wetland areas. Wetlands will be enhanced through placement of a water control structure and with wetland vegetation plantings. Existing dirt roads will be cleared of vegetation (approximately two miles) to improve access for habitat work. Culverts will be installed at four dirt road crossings to protect local drainages. Approximately 12 acres will be cleared, mostly through associated tallow control, to create wildlife openings.

With the guidance of the PAAG, early public access and education projects will be implemented. Four signs will be installed along the FM 563 frontage identifying the project name and sponsors. A kiosk will be installed at the entrances, one on each side of FM 563, to provide information on the property features and locations. Eight interpretive signs (six 36" x 48" and two 24" x 36") will be installed through the property, with interpretive information on wildlife, habitats, water quality, and coastal natural resource areas. Property boundary signs will be installed along the northern and western property boundaries to reduce encroachment. Approximately 4.5 miles of natural-surface trails will be cleared, and trail signage installed. An elevated wildlife viewing platform will be constructed/installed near the wetland area. A kayak launch will be installed on Turtle Bayou near FM 563. Two parking areas for visitors will be cleared, at the entrances on either side of FM 563, with a short driveway from one to the kayak launch site (approximately 9,500 square feet total).

### **Schedule:**

Duration of the Project: This project will be conducted in 40 months, beginning with the date of the grant award. Some of these activities may run in parallel.

Task 1 Milestone: Land acquisition and conservation (Duration: 12 months after the execution of the award.)

- Enter into a contractual agreement with CLCND (Due within 2 months of grant award)
- Conduct land survey based on state procedures (Due within 6 months of grant award)
- Conduct an appraisal based on the Uniform Appraisal Standards for Federal Land Acquisitions (Due within 6 months of grant award)
- Draft warranty deed and conservation easement (Due within 6 months of grant award)
- Purchase of fee title to an approximately 511-acre tract of land along Turtle Bayou (Due within 10 months of grant award)
- Place conservation easement on tract (Due within 12 months of grant award)

Task 2: Milestone: Develop management strategies (Duration: 24 months after execution of the award)

- Enter into long-term management agreement with GBF (Due within 14 months of grant award)
- Convene Technical Advisory Group to discuss management strategies for habitat and water quality and develop Habitat and Water Quality Management Plan (Due within 24 months of grant award)
- Convene Public Access/Education Advisory Group to discuss strategies for increasing public awareness and appreciation of coastal natural resources and develop Public Access/Education Plan (Due within 24 months of grant award)

Task 3: Milestone: Implement management strategies (Duration: 36 months after execution of the award)

- Obtain archeological survey and submit to Texas Historical Commission (Due within 24 months of grant award)
- Implement early habitat and water quality management strategies (Due within 36 months of grant award)
- Implement early public access and education management strategies (Due within 36 months of grant award)

**Factors that could disrupt or expedite the project schedule:** The GLO does not anticipate other factors that can affect the completion of this project. However, if the project is delayed, the GLO will re-schedule the tasks accordingly.

**Project Management Plan:**

The CIAP administrative manager for this project is:

Contact Name: Carly Bohn  
Discipline: Texas General Land Office  
Address: 1700 N. Congress Ave., Austin, TX 78701  
E-mail Address: Carly.bohn@glo.texas.gov  
Telephone Number: (512) 463-3550  
Fax Number: (512) 463-5233

As the administrative manager, Ms. Bohn will be in charge of the compliance with rules and regulations of CIAP by monitoring the sub-grantee agreement, project reports, invoices, and



deliverables, and providing the resources needed for the success of the project. Ms. Bohn's administrative costs will be charged to the state 2007 Planning Assistance and CIAP Administration Project.

The project manager will be responsible for the day-to-day management of this project.

Contact information is:

Contact Name: Linda Shead  
 Discipline: Shead Conservation Solutions  
 Address: P.O. Box 70181, Houston, TX 77270-0181  
 E-mail Address: linda.shead@sheadconservation.com  
 Telephone Number: 713-703-1123  
 Fax Number: N/A

As the project manager, Ms. Shead will provide written monthly progress reports and timely reimbursement requests to Ms. Bohn. Ms. Shead will review and approve all deliverables before reimbursement payments are made. Ms. Shead will ensure that all laws, regulations, and provisions of the sub-grantee agreement are complied with and that the project proceeds in accordance with the work plan.

Ms. Shead has extensive experience with implementation of public grants for conservation and education projects, including Coastal Management Program grants and Coastal Impact Assistance Program grants, among others. Ms. Shead's conservation and education work experience include serving as executive director of the Galveston Bay Foundation (13 years); program director of the Houston-Galveston office of The Trust for Public Land (7 years); and principal of Shead Conservation Solutions (3 years). Ms. Shead has been involved with direct implementation or supervisory roles in the Chambers County Greenprint; West Galveston Island Greenprint; Armand Bayou Watershed Greenprint; acquisition of 60 acres at McAllis Point on West Galveston Island for Galveston County; acquisition of 115 acres along Spring Creek for the Harris County Flood Control District; and Marsh Mania for the Galveston Bay Foundation.

Ms. Shead will spend an estimated 200 hours on the project. Reimbursement will be sought for Ms. Shead's time under contractual services.

**Deliverables:**

<b>Deliverable</b>	<b>Due</b>
Land survey	Within 6 months of grant award
Appraisal	Within 6 months of grant award
Draft warranty deed	Within 6 months of grant award
Draft conservation easement	Within 6 months of grant award
Executed warranty deed	Within 10 months of grant award

Executed conservation easement	Within 12 months of grant award
Habitat and Water Quality Management Plan	Within 24 months of grant award
Archeological survey	Within 24 months of grant award
Public Access/Education Plan	Within 24 months of grant award
Report on implemented management strategies with photographs documenting before, during, and after implementation	Within 36 months of grant award
Photograph of CIAP signage	Within 36 months of grant award

**Compatibility/Synergy:** This project demonstrates the value and effectiveness of bringing together different interests to accomplish multiple benefits. The CLCND’s primary goal for the project is water quality protection, while the partnering entity, Galveston Bay Foundation, is primarily focused on the benefits of habitat protection and public access/education. Together, project partners are providing the means to achieve community-identified conservation goals.

**Controversy/Support:** There are no controversial aspects associated with the project. The initiative is supported by numerous entities including U.S. Fish and Wildlife Service, Chambers County, the Chambers Recovery Team, City of Anahuac, the Galveston Bay Foundation, Friends of Anahuac Refuge, Houston Wilderness, Trinity Bay Conservation District, Texas Parks and Wildlife Department, and the Waterborne Education Center.

**Bundling:** This project will not be bundled with any other project under the grant award.

**Program Income:** There is no program income anticipated with this project.

**Maps/Drawings:** For location of the project, see map attached to the grant application.

**7. Description of Environmental Impacts:** The project will not have adverse impacts on environmental resources. All chemical herbicides used to control invasive Chinese tallow trees will comply with state and federal regulations. The project will improve marsh habitat, provide short-term and long-term benefits from implementation of the Habitat Management Plan, protect approximately 8,600 feet of shoreline from erosion, and increase public awareness of the values of coastal natural resources. Phase I and II Environmental Assessments have been completed (attached).

**8. Relationship to Other Federal Programs and Non-Federal Partners**

Federal Programs

No other federal agency is involved in this project.

Non-Federal Partners

Chambers County will provide \$963,735.14 from County CIAP 2009/2010 funds for the land purchase. The Seller, Carter-CC, Ltd., provided in-kind services for a land survey (A second land survey will be obtained and will be paid for with CIAP funds). GBF will provide an estimated

\$50,000 for the difference between the appraised value and the purchase price and will hold the conservation easement. GBF will manage the property for conservation into perpetuity; coordinate meetings work with the TAG and PAAG; develop management plans for habitat and water quality and for public access and education; and implement early projects for habitat and water quality conservation and for public access and education. The Railroad Commission of Texas provided the Phase I and Phase II Environmental Assessments, and will be guiding the remediation of oil and gas activity on the property.

Chambers County  
Sarah Cerrone  
P.O. Box F, Anahuac, TX 77514  
E-mail: scerrone@co.chambers.tx.us  
Phone: (409) 267-8354  
Fax: (409) 267-2294

Galveston Bay Foundation  
Bob Stokes  
17330 Highway 3, Webster, TX 77598  
E-mail: bstokes@galvbay.org  
Phone: (281) 332-3381  
Fax: (281) 332-3153

Railroad Commission of Texas  
Aimee Beveridge, P.G.  
P.O. Box 12967, Austin, TX 78711-2967  
E-mail: aimee.beveridge@rrc.state.tx.us  
Phone: (512) 913-5009  
Fax: (512) 463-2388

Carter-CC, Ltd.  
Daryl M. Carter  
3333 S. Orange Ave., Suite 200, Orlando, FL 32806-8500  
E-mail: N/A  
Phone: (407) 422-3144  
Fax: (407) 422-3155

**Cost-Sharing:** CIAP funds will not be used to fulfill any cost-share requirements for Federal financial assistance.

## **9. Federal, State, and Local Governments and Other Entities**

Texas Historical Commission  
William A. Martin  
P.O. Box 12276, Austin, TX 78711-2276  
E-mail: bill.martin@thc.state.tx.us  
Phone: (512) 463-6100

Fax: (512) 475-4872

### 10. Project Information Questions

#### Environmental Reviews

1) Does the project require any Federal environmental review (e.g., environmental assessment, environmental impact statement, biological opinion)?

Yes  No (Phase I and II Environmental Assessments)

2) Does the project require any State environmental review (e.g., Consistency Determination, State Historic Preservation Office)?

Yes  No (Phase I Cultural Resources Survey – archeological survey)

3) Does the project require any local environmental review (e.g., zoning)?

Yes  No

#### Permits

1) Does the project require any Federal permits?

Yes  No

2) Does the project require any State permits?

Yes  No

3) Does the project require any local permits?

Yes  No

#### Legal Proceedings

1) Are there any pending legal proceedings that have been taken against any of the permits or related environmental analyses required for the project?

Yes  No

#### Attachments:

1. Map of Turtle Bayou Property
2. Phase 1 Environmental Assessment
3. Phase 2 Environmental Assessment
4. Willing seller letter
5. Seller's title insurance policy and title commitment
6. Photographs of the property

## **11. Changes from the Approved State Plan**

The below changes reflect differences between the Project Narrative and the previously approved State Plan. It is understood that these changes, along with all other project changes, will be reflected in track changes in the next State Plan submittal.

- Updated application contact information.
- Increased project duration to 40 months to provide GLO staff additional time to administer the subcontract.
- Total final project cost is \$3,075,815, including \$50,000 in private contributions to the Galveston Bay Foundation and final Chambers County CIAP commitment of \$963,735.
- Due to reduced land purchase price, additional projects for early habitat and water quality management will be implemented: tree planting, wetland enhancement, wildlife openings, and protection of local drainages from existing dirt access roads.
- Due to reduced land purchase price, additional projects for early public access and education will be implemented: project signage; additional interpretive signage; property information kiosks; boundary signage; kayak launch; parking areas; and wildlife viewing platform.
- CLCND is seeking \$99,810 in pre-award costs for due diligence associated with the land acquisition. The estimated costs are as follows: \$4,900 for the appraisal; \$15,000 for the land survey; \$6,500 for the archeological survey; \$45,000 for earnest money deposits; \$20,910 for legal fees; and \$7,500 for contractual services for project management.

The proposed changes comply with the original intent of the project as stated in the approved Plan and comport with the original project description to the extent it remains recognizable as such and is still validated by the Governor's Certification of Public Participation, application submittal and Larry Laine's signature.



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Washington, D.C. 20240



In Reply Refer To:  
WSFR/CIAP/F12AF00980

Mr. Larry L. Laine  
Deputy Land Commissioner  
General Land Office  
1700 N. Congress Avenue  
Austin, Texas 78701-1495

Dear Mr. Laine:

This letter constitutes U.S. Fish and Wildlife Service (USFWS) approval of your grant F12AF00980, entitled Turtle Bayou Protection Project in the amount of \$2,062,080.00. This Coastal Impact Assistance Grant will be used by the State of Texas to acquire and protect approximately 511 acres of coastal natural resources and buffering uplands, protect habitats and water quality for Turtle Bayou and Lake Anahuac, and develop management strategies. This grant is effective July 1, 2012 for the grant period from July 1, 2012 through October 31, 2015.

The grant has been approved through Catalog of Federal Domestic Assistance (CFDA) number 15.668, the Coastal Impact Assistance Program (CIAP). This grant is administered through the Wildlife and Sport Fish Restoration Program, CIAP Branch.

### **Terms of Acceptance:**

Acceptance of a Federal award from the Department of the Interior (DOI) carries with it the responsibility to be aware of and to comply with the terms and conditions of the award per (<http://www.doi.gov/archive/pam/TermsandConditions.html>). Acceptance is defined as starting work, drawing down funds, or accepting the award via electronic means. Awards are based on the application submitted to and approved by the USFWS. Awards are subject to the terms and conditions incorporated either directly or by reference in the following:

- Program legislation, regulation, and provisions.
- Code of Federal Regulations (CFR) Requirements, including but not limited to:
  - 2 CFR Part 25, Central Contractor Registration and Data Universal Numbering System
  - 2 CFR Part 170, Reporting Sub awards and Executive Compensation
  - 2 CFR Part 1400, Government-wide Debarment and Suspension (Nonprocurement)
  - 2 CFR Part 175, Trafficking Victims Protection Act of 2000

- 43 CFR 12(A), Administrative and Audit Requirements and Cost Principles for Assistance Programs
- 2 CFR Part 1401, Government-wide Requirements for a Drug-Free Workplace
- 43 CFR 18, New Restrictions on Lobbying
- 305 DM 3, Integrity of Scientific and Scholarly Activities
- Assurances-Non-Construction Programs (SF-424B) and/or Assurances-Construction Programs (SF-424D), as applicable
- State and local laws and regulations.

This grant is not subject to the requirements of 43 CFR 12.70(c)(1)(ii). Grant funds may be transferred between projects/activities/budget categories without prior approval from this agency.

Grantees must comply with the Federal Funding Accountability and Transparency Act (FFATA). Additional information can be found at <http://www.gpo.gov/fdsys/pkg/PLAW-109publ282/pdf/PLAW-109publ282.pdf>.

**Payment Requests:**

Payments are processed through the U.S. Department of the Treasury’s Automated Standard Application for Payments (ASAP). For information on ASAP, visit the Service’s website at: [http://www.fws.gov/fbms/asap\\_index.html](http://www.fws.gov/fbms/asap_index.html). If you have any questions about the reimbursement process and payments, please direct them to: [asapenrollment@fws.gov](mailto:asapenrollment@fws.gov).

**Reporting Requirements:**

Grantee must comply with the Interim Guidance for Financial Status and Performance reporting dated May 15, 2009, found at: <http://wsfrprograms.fws.gov/subpages/toolkitfiles/intgdrpt.pdf>. Financial and performance reports are required under this award, as follows:

<b>Report</b>	<b>Report Period</b>	<b>Report Due Date</b>
Annual interim financial & performance reports	07/01/2012 – 06/30/2013	09/28/2013
Annual interim financial & performance reports	07/01/2013 – 06/30/2014	09/28/2014
Annual interim financial & performance reports	07/01/2014 – 06/30/2015	09/28/2015
Final financial and performance reports	07/01/2012 – 10/31/2015	01/29/2016

**Financial Reports:** Annual interim SF-425, Federal Financial Reports are required. A final SF-425, Federal Financial Report is required within 90 calendar days of the end date of the grant. This form is on the web at: <http://wsfrprograms.fws.gov/subpages/toolkitfiles/sf425FFR.pdf>.

**Performance Reports:** An annual interim and a final performance report are required under this award. For guidance on financial and performance reporting requirements please refer to: <http://wsfrprograms.fws.gov/subpages/toolkitfiles/intgdrpt.pdf>. Performance reports must contain: 1) a comparison of actual accomplishments with the goals and objectives of the grant as

detailed in the approved scope of work; 2) a description of any significant deviations, including why established goals, objectives, and deadlines were not met, if appropriate; and 3) any other pertinent information relevant to the grant.

### **Grant Conditions:**

Cost accounting is required at the grant level.

### **Acquisition of real property:**

1. The grantee or subgrantee is not approved to acquire real property interests and undertake site improvements until this office reviews and approves the following documentation and provides written approval:
  - a. Maps of the locations of the proposed acquisitions and site improvements.
  - b. A description of the site improvements to be implemented.
  - c. For real property acquisitions with a fair market value greater than \$25,000, a State-certified general appraiser must conduct an appraisal that meets federal land acquisition standards. Specifically the appraisal must comply with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA) <http://www.justice.gov/enrd/land-ack/Uniform-Appraisal-Standards.pdf>, for each property or properties you plan to purchase. If acquisitions are anticipated to have a fair market value of less than \$25,000, please contact our office for valuation requirements. Following the appraisal, a review appraisal is required. A review appraisal examines the presentation and analysis of market information and support's the appraiser's opinion of value or provides and alternate value conclusion. The review appraiser must be a State-certified general appraiser and qualified and competent to perform the appraisal review assignment.
  - d. For conservation easement acquisitions, a copy of the proposed conservation easement language describing the prohibited and allowable uses of the property.
2. The grantee must obtain the permission of the USFWS to modify the use of, change the terms of, encumber, or convey title to, the interest in the real property acquired under this grant. The grantee will protect the Federal interest by ensuring the title includes a covenant as described below or a Notice of Property Restriction as described below that is recorded separate from the title but with reference to it. The covenant or Notice of Property Restriction must:
  - a. Identify the interest in real property to which the Notice of Property Restriction applies and where the title to this interest is recorded;
  - b. Identify the name and address of the grantee and other authorized entity (if any) that holds title to the interest in real property;
  - c. Identify the grant by name Turtle Bayou Protection Project and identifying number (F12AF00980);



- d. State the purpose of the acquisition: To protect and conserve environmentally sensitive land, including wetlands.
- e. State that the grantee and any other authorized title holder will not convey or encumber the interest in real property, in whole or in part, without consent of the USFWS and will manage the interest in real property for the project's authorized purpose unless USFWS authorizes otherwise; and
- f. State that the Notice of Property Restriction runs with the interest in real property and none of the items in the covenant or Notice of Property Restriction may be changed and none will cease to be applicable unless USFWS provides written authorization, which the grantee, subgrantee, or other authorized titleholder must also record with reference to the title to the real property interest. Suggested language for the title is:

*"This property was acquired (in whole or in part) with funds provided by the U.S. Department of Interior, Fish and Wildlife Service, pursuant to grant number F12AF00980, Turtle Bayou Protection Project, from the Coastal Impact Assistance Grant Program, and will be managed for the purpose of this grant, in accordance with applicable Federal and State law. Property may not be disposed of in any manner, or used for purposes inconsistent with the Program for which it was acquired, without the prior approval of the Director, U.S. Fish and Wildlife Service – Washington"*

3. The appraisal and review appraisal documents must be submitted to the WSFR Program for review and approval before Federal funds can be used to purchase the land.

### **SHPO**

Landscape altering activities may be subject to State Historic Preservation Office review, applicable tribal/native consultation, and National Historic Preservation Act compliance requirements.

If you have questions on this award, specified conditions or reporting requirements, please contact the CIAP Grants Management Specialist Identified below.

<b>The CIAP Grants Management Specialist for this award is:</b>	<b>The Point of Contact for this award is:</b>
<p>Peter Barlow Coastal Impact Assistance Program U.S. Fish and Wildlife Service Department of the Interior 4501 N. Fairfax Drive, WSFR 4020 Arlington, VA 22203 Phone: 703-258-2214 Fax: 703-258-3549 <a href="mailto:Peter_barlow@fws.gov">Peter_barlow@fws.gov</a></p> <p><b>For Technical Questions, Please Contact:</b> Tom Calnan CIAP State Liaison, Texas Phone: 512-463-5100 <a href="mailto:Thomas_R_Calnan@fws.gov">Thomas_R_Calnan@fws.gov</a></p>	<p>Larry L. Laine Deputy Land Commissioner General Land Office 1700 N. Congress Avenue Austin, Texas 78701-1495 Phone: 512-936-1927 Fax: 512-463-5248 <a href="mailto:Larry.laine@glo.texas.gov">Larry.laine@glo.texas.gov</a></p> <p><b>For questions about this application, please contact:</b> Melissa Porter Grants Team Leader Phone: 512-475-1393 <a href="mailto:Melissa.porter@glo.texas.gov">Melissa.porter@glo.texas.gov</a></p>

Please submit correspondence, amendment requests, financial and performance reports and general inquiries to [FW9\\_WSFR\\_CIAP@fws.gov](mailto:FW9_WSFR_CIAP@fws.gov). We appreciate this opportunity to work with you as the implementation of this approved State CIAP Plan project continues.

Sincerely,



Penny Bartnicki, Chief  
Coastal Impact Assistance Program Branch  
Wildlife and Sport Fish Restoration Program

Cc:  
Melissa Porter, GLO  
Tom Calnan, CIAP State Liaison, Texas

**Coastal Impact Assistance Program**  
**Contact Information**

A. Name of Eligible State agency or Coastal Political Subdivision (CPS):

Chambers County  
P.O. Box 939, Anahuac, TX 77514

B. Principal contact (responsible person with signature authority to act for agency):

Hon. Jimmy Sylvia, County Judge  
P.O. Box 939, Anahuac, TX 77514  
E-mail: [jsylvia@co.chambers.tx.us](mailto:jsylvia@co.chambers.tx.us)  
Phone: (409) 267-8295  
Fax: (409) 267-4453

Recipient Staff Contact

Sarah Cerrone  
Chambers County, Office of Economic Development  
P.O. Box F, Anahuac, TX 77514  
E-mail: [scerrone@co.chambers.tx.us](mailto:scerrone@co.chambers.tx.us)  
Phone: 409-267-2692  
Fax: 409-267-2294

C. Application/Information contact and/or project contact (operational and/or fiscal information contact):

Shead Conservation Solutions, Project Manager  
Ms. Linda R. Shead  
P.O. Box 70181, Houston, TX 77270-0181  
E-mail: [linda.shead@sheadconservation.com](mailto:linda.shead@sheadconservation.com)  
Phone: (713) 703-1123  
Fax: N/A

D. Name of Sub-grantee and contact, if applicable:

Chambers-Liberty Counties Navigation District (CLCND)  
Ms. Mary Beth Stengler, General Manager  
211 Miller Street, P.O. Box 518, Anahuac, TX 77514  
E-mail: [marybeth@clcnd.org](mailto:marybeth@clcnd.org)  
Phone: (409) 267-3541  
Fax: (409) 267-4042

## Coastal Impact Assistance Program

### Project Statement (Grant Narrative)

A. PROJECT TITLE: Turtle Bayou Protection Project

B. AUTHORIZED USE(S): #1: Projects and activities for the conservation, protection, or restoration of coastal areas, including wetlands.

This project will protect coastal areas, including wetlands along Turtle Bayou and Lake Anahuac. The property to be purchased contains approximately 150 acres of wetlands and the following other coastal natural resources: waters under tidal influence, submerged lands, coastal wetlands, tidal sand and mud flats, coastal shore areas, and special hazard areas. The project also encompasses approximately 360 acres of buffering upland, forest habitat. Roughly one-third of the property was inundated by Hurricane Ike. The forested wetlands on the property provide feeding, reproductive, and refuge habitats to many wildlife species including birds, mammals, reptiles, and amphibians. These wetlands also improve downstream water quality through filtration and provide storm water storage during flooding events. The project will result in long-term protection of these coastal areas through: (a) purchase of the approximately 511 acres of property by CLCND with deed language to meet the requirements of the funding agencies, and (b) a conservation easement to be placed on the property and held by the Galveston Bay Foundation.

C. NEED AND PROJECT PURPOSE:

The Turtle Bayou Protection Project will result in the conservation, restoration, and protection of approximately 511 acres of coastal areas, including wetlands, in Chambers County. Purchase of the property will protect approximately 150 acres of wetlands along Turtle Bayou and Lake Anahuac, including: waters under tidal influence, submerged lands, coastal wetlands, tidal sand and mud flats, coastal shore areas, and special hazard areas. An additional approximately 360 acres of buffering upland forest habitat will also be protected. Roughly one-third of the property was inundated by Hurricane Ike, and the higher forested portion experienced tree damage from hurricane-force winds.

The property is adjacent to approximately 1.67 miles of shoreline of Turtle Bayou, and protecting this land will also help protect the water quality of Lake Anahuac. Turtle Bayou and the lands surrounding Lake Anahuac, including the project area, provide 95 percent of the inflow to Lake Anahuac, a drinking water supply for the City of Anahuac and source of irrigation water for rice farming in the central part of Chambers County. The riparian zone, in particular, protects water quality by processing nutrients and contaminants in runoff. That runoff would be increasingly polluted if the land surface were changed from its natural state to one that incorporated 840 residential units, with the accompanying impervious cover, as proposed in the development plan for the property provided by the Seller. The development plan also includes proposed treated wastewater discharge into

this portion of Turtle Bayou, which would have further impacted the water quality of the bayou.

D. OBJECTIVE(S):

Project Goals: To aid with the acquisition and protection of approximately 511 acres of coastal habitat along Turtle Bayou in Chambers County. This FY2009/2010 county project will help secure and protect into perpetuity approximately 511 acres of wetlands, riparian forests, and adjacent buffering, forested uplands along nearly 8,900 linear feet of the northwest shoreline of Turtle Bayou, beginning at Lake Anahuac and extending to near I-10.

Measurable Objectives: Purchase and deed the property to CLCND, with appropriate restrictions to meet grant requirements. All objectives will be accomplished within 18 months of grant award.

The property will be purchased by CLCND, with \$963,735.14 in county CIAP funds and \$2,062,080 in state CIAP funds under the FY 2010 State CIAP "Turtle Bayou Protection Project." State funds will be used for the purchase, due diligence, and management costs. An additional private contribution of \$50,000 through the Galveston Bay Foundation (GBF) will provide the gap funding between the appraised value (\$2,560,000) and the purchase price (\$2,610,000). All county CIAP funds will be applied toward the land purchase price. State CIAP funds will also be used to place the property under a conservation easement and management for habitat and access/education by GBF.

E. EXPECTED RESULTS OR BENEFITS:

1) Protect Habitat: The project will ensure long-term preservation of 6 coastal natural resources located on or adjacent to the 511-acre property: waters under tidal influence, submerged lands, coastal wetlands, tidal sand and mud flats, coastal shore areas, and special hazard areas. The project will also ensure protection and enhancement of woodlands that buffer the wetlands and host migratory birds and other wildlife species that move among the habitats on the site and also to other habitats around Galveston Bay. The approximate acreages of each habitat type for the tract, which would be protected into perpetuity, are listed in the table below.

Wetland Class	Acreage
Floating Vegetation	6.88
Open Water	6.51
Mud and Sand Flats	4.42
Forested Wetlands	6.48
Palustrine Marsh	125.78
Forested Uplands	361.03
TOTAL	511.10

These habitats of the project site present a complex that provides essential breeding, nesting, feeding, and cover habitat for avian, upland, and aquatic species, including protected migratory and endangered bird species.

The forested upland areas of the property serve as an important stopover for many trans-Gulf migratory species and circum-Gulf migrants, located as it is at the coastal terminus of the Central Flyway. These areas provide feeding and resting habitat during spring migration.

The proposed tract contains frontage on Turtle Bayou, and this riverine forested corridor provides habitat for fish and wildlife species. The forested wetlands on the property provide feeding, reproductive, and refuge habitats to many wildlife species including birds, mammals, reptiles, and amphibians.

The proposed Turtle Bayou tract also includes marsh habitat located north of Lake Anahuac. In addition to the usual benefits of freshwater marsh – such as nutrient cycling, nursery habitat for fish, and foraging habitat for wildlife – this area of the tract contains some scrub/shrub areas which may provide rookery habitat for colonial waterbirds.

2) Protect Water Quality: The project will protect water quality by eliminating the threat of a proposed residential development, which would increase contaminated runoff into Turtle Bayou and then Lake Anahuac, both from development and by the removal of riparian habitats. This project will contribute to the protection of the source water for Lake Anahuac, which serves as the drinking water supply for the City of Anahuac and the Trinity Bay Conservation District and as irrigation water supply for area farmers. The vegetated shoreline is also a critical component to the health of the bayou which contributes to the water quality downstream in Lake Anahuac. The forested wetlands also improve downstream water quality through filtration and provide stormwater storage during flooding events.

#### F. APPROACH:

The land acquisition project will be accomplished by completing all due diligence, closing on the purchase of the property from Carter-CC, Ltd. by the Chambers-Liberty Counties Navigation District, and execution of a conservation easement to be placed on the property by CLCND and held by the Galveston Bay Foundation. The acquisition will comply with the Uniform Appraisal Standards for Federal Land Acquisitions. Appropriate restrictions will be written into the property deed to ensure that the property will be conserved in perpetuity to serve the purpose for which it was acquired and be subject to the restrictions of the CIAP. Signage acknowledging CIAP funding will be placed on the property. Due diligence is being completed as pre-award costs to the State CIAP project. Purchase of the property and execution of the easement will take place within eighteen months of the grant award. The project is being managed by Shead Conservation Solutions, under contract to CLCND, with costs reimbursed through the State CIAP grant to the project.

#### G. SITE ACTIVITY:

Acquisition of the property will not require any land disturbance activities. Phase I and Phase II environmental assessments have been provided by the Railroad Commission of Texas (“RRC”), which has been overseeing remediation activities associated with historical

oil and gas development on the property. The RRC is the state agency responsible for plugging abandoned oil and gas wells and remediating abandoned drilling pits to eliminate potential pollution threats to the natural environment. Any necessary remedial work will be performed according to state and federal environmental laws and will be paid with non-CIAP funds.

No other federal or state permits, or local or state environmental review, are required for the purchase of the property. No special species or designated critical habitats have been identified in the immediate or adjacent areas.

**H. PROJECT LOCATION:**

The project will be located along both sides of FM 563 approximately one mile south of I-10, and along approximately 1.67 miles of Turtle Bayou from Lake Anahuac to near I-10, in unincorporated Chambers County, north of the City of Anahuac, and east of the town of Wallisville. Latitude: 29°50'00"N; Longitude: 94°40'15"W

**I. PROJECT COSTS:**

The entire County CIAP funding for the project will be applied to the land purchase price):

FY 2009 Allocation	\$484,355.42
FY 2010 Allocation	\$479,379.72
Total	\$963,735.14

All other costs associated with the project, including pre-award costs, will be covered by the State CIAP or private funding.

**J. RELATIONSHIP TO OTHER FEDERAL AND NON-FEDERAL PROGRAMS AND PROJECTS:**

No other Federal programs are providing funding support or contributing resources for this project. Phase I and Phase II environmental assessments have been provided by the Railroad Commission of Texas, a state agency, which is also overseeing remediation activities associated with historical oil and gas development on the property. Additionally, the Galveston Bay Foundation, a local environmental non-profit, is contributing \$50,000 in private funds.

**K. CHANGES FROM THE APPROVED CIAP STATE PLAN**

The changes below reflect differences between the Project Narrative and the previously approved State Plan.

- The size of the tracts to be purchased is estimated to be approximately 511 acres instead of the original proposal of 500 acres, with the final acreage to be determined by updated survey information, including an LSLS boundary along Turtle Bayou.
- An additional financial contribution of \$50,000 toward the purchase is to be made by private sources through the Galveston Bay Foundation, based on a difference between the value in an appraisal conducted to UASFLA standards and the

negotiated purchase price.

- One of the Measurable Objectives in the State Plan for this project calls for conducting a “Yellow Book” appraisal, coastal boundary survey, and updated environmental assessments. These items are being performed through the State CIAP portion of this project, rather than through this County CIAP project.
- The county portion of the CIAP project – acquisition and protection – will take only 18 months, rather than the 36-month duration in the State Plan. The longer 36-month duration will be needed for the larger State CIAP portion of the project.

The proposed changes comply with the original intent and need for the project as stated in the approved State CIAP Plan, the modified revisions are consistent with the original project purpose and meet the stated objectives, and the changes are consistent with the conditions of the Governor's Certification of Public Participation.

## **Coastal Impact Assistance Program**

MAPS/DRAWING/PHOTOGRAPHS

All project deliverables, including maps, photographs, appraisal, and survey will be provided by the GLO under the state companion project.





## United States Department of the Interior

### FISH AND WILDLIFE SERVICE Washington, D.C. 20240



In Reply Refer To:  
WSFR/CIAP/ F12AF00988

Judge Jimmy Sylvia  
Chambers County Judge  
Chambers County  
P.O. Box F  
Anahuac, TX 77514-0000

APPROVED AUG 17 2012

Dear Judge Sylvia:

This letter constitutes U.S. Fish and Wildlife Service (USFWS) approval of your Grant No. F12AF00988, Turtle Bayou Protection Project, in the amount of \$963,735.14. This Coastal Impact Assistance Grant will be used by Chambers County, Texas to acquire approximately 150 acres of wetlands and the following other coastal natural resources: waters under tidal influence, submerged lands, coastal wetlands, tidal sand and mud flats, coastal shore areas, and special hazard areas. The project also encompasses approximately 360 acres of buffering upland, forest habitat. This grant is effective July 01, 2012, for the grant period of July 01, 2012 to January 31, 2014.

The grant has been approved through Catalog of Federal Domestic Assistance (CFDA) number 15.668, the Coastal Impact Assistance Program (CIAP). This grant is administered through the Wildlife and Sport Fish Restoration Program, CIAP Branch.

#### **Terms of Acceptance:**

Acceptance of a Federal award from the Department of the Interior (DOI) carries with it the responsibility to be aware of and to comply with the terms and conditions of the award per (<http://www.doi.gov/archive/pam/TermsandConditions.html>). Acceptance is defined as starting work, drawing down funds, or accepting the award via electronic means. Awards are based on the application submitted to and approved by the USFWS. Awards are subject to the terms and conditions incorporated either directly or by reference in the following:

- Program legislation, regulation, and provisions.
- Code of Federal Regulations (CFR) Requirements, including but not limited to:
  - 2 CFR Part 25, Central Contractor Registration and Data Universal Numbering System
  - 2 CFR Part 170, Reporting Sub awards and Executive Compensation
  - 2 CFR Part 1400, Government-wide Debarment and Suspension (Nonprocurement)
  - 2 CFR Part 175, Trafficking Victims Protection Act of 2000
  - 43 CFR 12(A), Administrative and Audit Requirements and Cost Principles for Assistance Programs
  - 2 CFR 1401, Government-wide Requirements for a Drug-Free Workplace
  - 43 CFR 18, New Restrictions on Lobbying
  - 305 DM 3, Integrity of Scientific and Scholarly Activities

- Assurances-Non-Construction Programs (SF-424B) and/or Assurances-Construction Programs (SF-424D), as applicable
- State and local laws and regulations.

This grant is not subject to the requirements of 43 CFR 12.70(c)(1)(ii). Grant funds may be transferred between projects/activities/budget categories without prior approval from this agency.

Grantees must comply with the Federal Funding Accountability and Transparency Act (FFATA). Additional information can be found at <http://www.gpo.gov/fdsys/pkg/PLAW-109publ282/pdf/PLAW-109publ282.pdf>.

**Payment Requests:**

Payments are processed through the U.S Department of the Treasury’s Automated Standard Application for Payments (ASAP). For information on ASAP, visit the Service’s website at: [http://www.fws.gov/fbms/asap\\_index.html](http://www.fws.gov/fbms/asap_index.html). If you have any questions about the reimbursement process and payments, please direct them to: [asapenrollment@fws.gov](mailto:asapenrollment@fws.gov).

**Reporting Requirements:**

Grantee must comply with the Interim Guidance for Financial Status and Performance reporting dated May 15, 2009, found at:

<http://wsfrprograms.fws.gov/subpages/toolkitfiles/intgdrpt.pdf>. Financial and performance reports are required under this award, as follows:

Report	Report Period	Report Due Date
Annual interim financial and performance reports	07/01/2012-06/30/2013	09/28/2013
Final financial & performance reports	07/01/2012-01/31/2014	05/01/2014

**Financial Reports:** Annual interim SF-425, Federal Financial Reports are required. A final SF-425, Federal Financial Report is required within 90 calendar days of the end date of the grant. This form is on the web at:

<http://wsfrprograms.fws.gov/subpages/toolkitfiles/sf425FFR.pdf>.

**Performance Reports:** An annual interim and a final performance report are required under this award. For guidance on financial and performance reporting requirements please refer to: <http://wsfrprograms.fws.gov/subpages/toolkitfiles/intgdrpt.pdf>. Performance reports must contain: 1) a comparison of actual accomplishments with the goals and objectives of the grant as detailed in the approved scope of work; 2) a description of any significant deviations, including why established goals, objectives, and deadlines were not met, if appropriate; and 3) any other pertinent information relevant to the grant.

**Amendments:**

A signed, revised SF-424 will be required to add or delete a project, modify the scope of work, increase or decrease the Federal funds, and/or extend the award period. A letter or email to CIAP Branch Chief may be used for a change in key personnel.

## **Grant Conditions:**

### **SHPO:**

Landscape altering activities may be subject to State Historic Preservation Office review, applicable tribal/native consultation, and National Historic Preservation Act compliance requirements.

### **Acquisition of real property:**

1. The grantee or subgrantee is not approved to acquire real property interests and undertake site improvements until this office reviews and approves the following documentation and provides written approval:
  - a. Maps of the locations of the proposed acquisitions and site improvements.
  - b. A description of the site improvements to be implemented.
  - c. For real property acquisitions with a fair market value greater than \$25,000, a State-certified general appraiser must conduct an appraisal that meets federal land acquisition standards. Specifically the appraisal must comply with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA) <http://www.justice.gov/enrd/land-ack/Uniform-Appraisal-Standards.pdf>, for each property or properties you plan to purchase. If acquisitions are anticipated to have a fair market value of less than \$25,000, please contact our office for valuation requirements. Following the appraisal, a review appraisal is required. A review appraisal examines the presentation and analysis of market information and support's the appraiser's opinion of value or provides an alternate value conclusion. The review appraiser must be a State-certified general appraiser and qualified and competent to perform the appraisal review assignment.
  - d. For conservation easement acquisitions, a copy of the proposed conservation easement language describing the prohibited and allowable uses of the property.
2. The grantee must obtain the permission of the USFWS to modify the use of, change the terms of, encumber, or convey title to, the interest in the real property acquired under this grant. The grantee will protect the Federal interest by ensuring the title includes a covenant as described below or a Notice of Property Restriction as described below that is recorded separate from the title but with reference to it. The covenant or Notice of Property Restriction must:
  - a. Identify the interest in real property to which the Notice of Property Restriction applies and where the title to this interest is recorded;
  - b. Identify the name and address of the grantee and other authorized entity (if any) that holds title to the interest in real property;
  - c. Identify the grant by name Turtle Bayou Protection Project and identifying number F12AF00988;
  - d. State the purpose of the acquisition: To protect and conserve environmentally sensitive land, including wetlands.
  - e. State that the grantee and any other authorized title holder will not convey or encumber the interest in real property, in whole or in part, without consent of the USFWS and will manage the interest in real property for the project's authorized purpose unless USFWS authorizes otherwise; and
  - f. State that the Notice of Property Restriction runs with the interest in real property and none of the items in the covenant or Notice of Property Restriction may be changed and none will cease to be applicable unless USFWS provides written authorization, which the grantee, subgrantee, or

other authorized title holder must also record with reference to the title to the real property interest. Suggested language for the title is:

*"This property was acquired (in whole or in part) with funds provided by the U.S. Department of Interior, Fish and Wildlife Service, pursuant to grant number F12AF00988, Turtle Bayou Protection Project, from the Coastal Impact Assistance Grant Program, and will be managed for the purpose of this grant, in accordance with applicable Federal and State law. Property may not be disposed of in any manner, or used for purposes inconsistent with the Program for which it was acquired, without the prior approval of the Director, U.S. Fish and Wildlife Service – Washington"*

3. The appraisal and review appraisal documents must be submitted to the WSFR Program for review and approval before Federal funds can be used to purchase the land.

If you have questions on this award, specified conditions or reporting requirements, please contact the CIAP Grants Management Specialist Identified below.

<b>The CIAP Grants Management Specialist for this award is:</b>	<b>The Points of Contact for this award are:</b>
<p>Maylily Son Le            Coastal Impact Assistance Program (CIAP)            Wildlife and Sport Fish Restoration Program            U.S. Fish and Wildlife Service,            Department of the Interior            4501 N. Fairfax Drive            Arlington, VA 22203            Phone: 703-358-2313            Fax: 703-258-3549            E-mail: Maylily_Le@fws.gov</p>	<p>Sarah Cerrone            Chambers County, Office of Economic            Development            P.O. Box F            Anahuac, TX 77514            Phone: 409-267-26-92            Fax: 409-267-2294            Email: scerrone@co.chambers.tx.us</p> <p>Cc:</p> <p>Linda R. Shead            Shead Conservation Solutions, Project            Manager            P.O. Box 70181            Houston, TX 77270-0181            Phone: 713-703-1123            E-mail: linda.shead@sheadconservation.com</p> <p>Mary Beth Stengler, General Manager            Chambers-Liberty Counties Navigation            District (CLCND)            211 Miller Street, P.O. Box 518            Anahuac, TX 77514            Phone: 409-267-3541            Fax: 409-267-4042            E-mail: Marybeth@clcnd.org</p>

Please submit correspondence, amendment requests, financial and performance reports and general inquiries to **FW9\_WSFR\_CIAF@fws.gov**. We appreciate this opportunity to work with you as the implementation of this approved State CIAP Plan project continues.

Sincerely,



Penny, L. Bartnicki  
Chief,  
Coastal Impact Assistance Program Branch  
Wildlife and Sport Fish Restoration Program

Cc:

Thomas Calnan, CIAP, USFWS  
Sarah Cerrone, Chambers County, Office of Economic Development  
Linda R. Shead, Project Manager, Shead Conservation Solutions  
Mary Beth Stengler, General Manager, Chambers-Liberty Counties Navigation District (CLCND)