

## Project #14-1097, Reardan Audubon Lake 2014

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** Department of Fish and Wildlife

**Primary Contact:** Lisa Coffman  
(360) 902-8147  
coffmlrc@dfw.wa.gov

**Funding Program:** WWRP - Riparian Protection

**Project Type:** Acquisition

### Project Description

Reardan's Audubon Lake 2014 is a contiguous 150 acres of biscuit and swale prairies containing vernal pools and mima mounds, as well as, several larger permanent ponds and associated riparian forests. It lies on the east boundary of WDFW Reardan Audubon Lake Wildlife Area, a 277 acres complex just north of the town of Reardan. These two properties form the headwaters of Crab Creek, a Columbia River tributary, and Deep Creek, a Spokane River tributary. The site includes eleven PHS species, five state candidate species, two Federal candidate species, and five WDFW habitat types or elements of special concern. It is used by over 125 species of birds and during spring migration is the last stop before the Canadian wetlands. Wildlife viewing is the primary recreation at this site. Phase I is a popular stop on the "Palouse to Pines" Washington Birding Trail and nominated as an Audubon Important Bird Area. Phase II would add to diversity and importance of this complex. This project implements WA State Legislature's directive to develop wildlife viewing sites near rural communities. As with Phase I, Inland Northwest Land Trust, Spokane Audubon, Ducks Unlimited, and City of Reardan are committed to cooperatively preserving and developing this unique wildlife-viewing site. Phase II, just 20 miles from Spokane City, is on the market to be subdivided and developed. Acquisition will protect these 150 acres from development and the adjacent wildlife area from associated degradation.

### Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

#### Economic Benefit

Projected economic benefit provided by the project

This area has been named "Audubon Lake" due to the tremendous visitation by birdwatchers across the state. It has one of the richest most diverse bird assemblages in eastern Washington and associated rarities as well. So bird watching is a tremendous asset to the local economy. In addition, it has two additional very rare habitats – Palouse Prairie grasslands (steppe) and vernal pools (biscuit-swale formations), so educational and interpretive opportunities abound.

#### Project Acquisition

Acquisition Primary Purpose  
Miles of shoreline protected

Habitat Conservation  
1.70

#### Completion Date

Projected date of completion

3/31/2016

#### Project Planning

Site Stewardship Plan (yes/no)

No

### Project Funding

Funding Request		Funding %	Min Match Required
WWRP - Riparian Protection	\$600,000	100.00 %	
Total Project Funding	\$600,000	100.00 %	

  

Project Cost Summary	Project %	Admin/A&E %	Maximum for Selected Program
<b>ACQUISITION COSTS</b>			
Land/Incidentals	\$572,000		
Admin	\$28,000	4.90 %	\$28,600 (5%)
Subtotal	\$600,000	100.00 %	
<b>Total Cost Estimate</b>	\$600,000	100.00 %	

### Worksites and Properties

County: Lincoln

Legislative Districts 2002: 07

Legislative Districts 2012: 13

Congressional Districts 2002: 05

Congressional Districts 2012: 05

**Salmon Recovery Regions:** Northeast Washington  
**DNR Watershed Units (WAU):** DEEP CREEK, N-S  
**4th Field Catalog Units (HUC):** Lower Spokane  
**WRIA:** Lower Spokane  
**Sections:** 11  
**Township:** T25NR39E  
**Coordinates:** 47.67664196  
 -117.85777832

## Worksite #1: Reardan

**Coordinates from Mapped Point:** **Latitude:** 47.67664196 **Longitude:** -117.85777832  
**Coordinates from Worksite:** **Latitude:** **Longitude:**  
**Directions:**

**Worksite Description:** Reardan's Audubon Lake Phase II is a contiguous 150 acres of Biscuit and Swale Prairies containing vernal pools and mima mounds, as well as, several larger permanent ponds and associated riparian forest habitat. The property to acquire, is located off Bisson Rd, just to the northeast of the town of Reardan in Lincoln County (20 miles west of Spokane).

**Site Access Directions:** Starting at the town of Reardan. Take Highway 2 east to Bisson Rd. Take Bisson Rd north and east to the worksite. Please contact landowner and WDFW prior to entering the worksite.

### Worksite Address:

- 1 of 6** Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.

No
- 2 of 6** Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.

No
- 3 of 6** Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.

Worksite is a contiguous 150 acres of Biscuit and Swale Prairies containing vernal pools and mima mounds, as well as, several larger permanent ponds and associated riparian forest habitat. There are no structures, past use has been grazing. Railroad track runs through the property.
- 4 of 6** Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. The answer to this question will be used in cultural resource consultation so please provide detailed information on the anticipated depth of excavation and the size of area disturbed.

Perimeter fence posts may need to be replaced or secured.
- 5 of 6** Give street address for this worksite if available.

Parcel Number 2539011300020. Located north of Bisson Roadn in Lincoln County, east of the town of Reardan.
- 6 of 6** If buildings or structures (tidegates, dikes, etc.) will be altered, removed, or demolished, provide for each: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photograph for each to your project in PRISM. If none: N/A The answer to this question will be used in cultural resource consultation so please provide detailed information.

N/A

## Property for Reardan Worksite #1: Reardan Audubon

**Activity:** Acquisition **Planned Acquire Date:** 09/30/2015 **Proposed Acres:** 150.00  
**Property Grantor** **Ownership**  
 , **Instrument Type:** Deed - Other  
**Landowner Type:** Private **Purchase Type:** Fee ownership  
**Term Length:** Perpetuity  
**Expiration Date:**  
**Note:**

## Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
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### Real Property Acquisition

Miles Of Streambank Protected By Land or Easement Acquisition	2.84	
<b>Land</b>		
Total cost for Land		\$450,000.00
Acres by Acreage Type (fee simple) - Lake	8.00	
Acres by Acreage Type (fee simple) - Riparian	18.00	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	94.00	
Acres by Acreage Type (fee simple) - Wetlands	30.00	

Acre zoned as agricultural land	149.85	
Existing structures on site	No structures on site	
Market value of property improvements	\$0.00	
<b>Incidentals</b>		
<b>Appraisal</b>		
Total cost for appraisal		\$8,000.00
<b>Appraisal Review</b>		
Total cost for appraisal review		\$1,500.00
<b>Boundary line adjustment</b>		
Total cost for Boundary line adjustment		\$2,000.00
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title		\$13,500.00
<b>Cultural resources(Acq)</b>		
Total cost for Cultural resources(Acq)		\$5,000.00
Restoration or development plans (yes/no)	No	
<b>Environmental Audits</b>		
Total cost for environmental audits		\$5,000.00
<b>Fencing (Acq)</b>		
Total cost for Fencing (Acq)		\$50,000.00
Number of linear feet of fencing to be built	2000	
<b>Noxious weed control</b>		
Total cost for Noxious weed control		\$25,000.00
Acres treated for noxious weeds by method - Chemical	120.00	
<b>Signs(Acq)</b>		
Total cost for Signs(Acq)		\$2,000.00
Number of permanent signs that identify site and funding partners	4	
<b>Survey(Acq)</b>		
Total cost for Survey(Acq)		\$10,000.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)		\$28,000.00

## Acquisition Questions

- 1 of 8 **Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?**  
No
- 2 of 8 **Will this acquisition project cause the displacement of individuals, families, businesses, or farms? If yes, explain:**  
No
- 3 of 8 **Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.**  
At this time a perimeter fence already exists, but it will likely need some repair and will need to be signed. This work will be conducted after the property has been acquired by WDFW.
- 4 of 8 **Will clean-up of hazardous materials be required? (See RCO Manual 3, Acquiring Land).**  
No
- 5 of 8 **What is the current use and zoning for the property?**  
Resource - Agriculture
- 6 of 8 **What agricultural activity (ies) currently occurs on the land? Will it continue?**  
Limited grazing. No it will not continue
- 7 of 8 **Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:**  
No
- 8 of 8 **Does the applicant hold an option agreement on the property? If yes, what date will it expire?**  
No

## Overall Project Questions

- 1 of 9 **Do plans exist for interim non-public use of the project site? If yes, explain the interim non-public use and whether or not income will be derived through that use:**  
Unknown, The owner, though a willing seller, may choose to pursue other avenues of income during the interim period.
- 2 of 9 **Is there, or will there be, any significant public access or use restrictions? If yes, explain:**  
No
- 3 of 9 **Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**  
Washington Department of Fish and Wildlife staff.

- 4 of 9** Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.  
No
- 5 of 9** Does this application contain elements required for mitigation for other project(s)? If yes, explain:  
No
- 6 of 9** Does this project include the purchase of conservation easements? If yes, explain how site monitoring will be carried out.  
No
- 7 of 9** Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.  
Yes. This is the second phase of the Reardan's Audubon Lake project.
- 8 of 9** Are there known subsequent phases for which you expect to seek future RCFB grant funding?  
Not at this time.
- 9 of 9** List the date the project was submitted for review to the county or city with jurisdiction over the project area? If submitted, explain which county or city official(s) reviewed the proposal, method of review, which jurisdiction, etc.:  
3/18/2014 a letter describing the project was sent to the Lincoln County Commissioners.

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resoures (EO 05-05)				

## Project Attachments

**Required Attachments** 6 out of 6 done

Authorizing Resolution/Application Authorization	<input checked="" type="checkbox"/>
Landowner acknowledgement form	<input checked="" type="checkbox"/>
Local Jurisdiction Review for Acquisition Projects	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Parcel map	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>

### Photos

Attachment Type	Title	Attach Date
Authorizing Resolution/Application Authorization	Auth.Res.pdf	04/23/2014
Local Jurisdiction Review for Acquisition Projects	Lincoln CO 2014 Audubon Lake.pdf	03/19/2014
Map: Parcel map	Parcel_UW_2014_EbeyIsland.pptx	04/30/2014
Photo	InRelationToP1.jpg	04/28/2014
Photo	LargestPond_FromWest.jpg	04/28/2014
Photo	RAL_P2_fromSouth.jpg	04/28/2014

## Application Status

**Application Due Date:** 05/01/2014

Status	Status Date	Name	Notes
Application Submitted	04/30/2014	Lisa Coffman	
Preapplication	02/18/2014		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Lisa Coffman, 04/30/2014)