

## 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

WDFW's project, 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

Eco-tourism is the primary economic benefit of 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. Birdwatcher visitations have increased since the creation of the wildlife area and the City of Reardan and Audubon are now exploring the potential for a birding festival. Additionally, the existing wildlife area is used by local schools, EWU, and NGOs for environmental education. Phase II will expand on this educational opportunity with new habitats – vernal pools, biscuit-swale formations, and riparian forests.

#### Project Acquisition

Acquisition Primary Purpose  
Miles of shoreline protected

Habitat Conservation  
1.70

#### Completion Date

Projected date of completion

10/31/2015

#### Project Planning

Site Stewardship Plan (yes/no)

No

### Project Funding

Funding Request		Funding %	Min Match Required
WWRP - Riparian Protection (FY2016)	\$600,000	100.00 %	
Total Project Funding	\$600,000	100.00 %	

#### Project Cost Summary

##### ACQUISITION COSTS

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

### Worksites and Properties

County: Lincoln

Legislative Districts 2012: 13



Acres by Acreage Type (fee simple) - Wetlands	30.00
Acres zoned as agricultural land	149.85
Existing structures on site	No structures on site
Market value of property improvements	\$0.00

## Incidentals

### Appraisal

Total cost for appraisal \$8,000.00

### Appraisal Review

Total cost for appraisal review \$1,500.00

### Boundary line adjustment

Total cost for Boundary line adjustment \$2,000.00

### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title \$13,500.00

### Cultural resources(Acq)

Total cost for Cultural resources(Acq) \$7,000.00

Restoration or development plans (yes/no) No

### Environmental Audits

Total cost for environmental audits \$3,000.00

### Fencing (Acq)

Total cost for Fencing (Acq) \$50,000.00

Number of linear feet of fencing to be built 2000

### Noxious weed control

Total cost for Noxious weed control \$25,000.00

Acres treated for noxious weeds by method - Chemical 120.00

### Signs(Acq)

Total cost for Signs(Acq) \$2,000.00

Number of permanent signs that identify site and funding partners 4

### Survey(Acq)

Total cost for Survey(Acq) \$10,000.00

## Administrative Costs (Acq)

### Administrative costs (Acq)

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.**

- 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. 5/15/2014 the Town of Reardan wrote a letter of support for the project.

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (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
Application Review Report	Application Review Report, 14-1097A(rtnd 06/11/14 13:05:36).pdf	06/11/2014
Authorizing Resolution/Application Authorization	Auth.Res.pdf	04/23/2014
Environmental Benefits Statement	Reardan Environmental Benefit Statement.docx	07/17/2014
Evaluation: Project presentation - Tech Review Mtg	14-1097 Reardan's Audubon Lake 2014_TechPresentation3.pptx	06/06/2014
Local Jurisdiction Review for Acquisition Projects	Lincoln CO 2014 Audubon Lake.pdf	03/19/2014
Map: Parcel map	Parcel_RP_2014_ReardanAudubon.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
Project Application Report	Application Report, 14-1097A (submitted 04/30/14 08:45:10).pdf	04/30/2014
Project Support / Concern Documents	Town of Reardan Audubon Expansion Support Letter 140508--sig.pdf	07/17/2014
Project Support / Concern Documents	.DULetter.pdf	07/17/2014
Project Support / Concern Documents	.EWU_McCollum_Audubon Lake letter.doc	07/17/2014
Project Support / Concern Documents	.Ice Age Floods Institute.docx	07/17/2014
Project Support / Concern Documents	.LincolnConservationDistrict.jpg	07/17/2014

Project Support / Concern Documents .Audubon Chapters Reardan Letter.docx  
Project Support / Concern Documents .Aud WA Reardan Phase 2 Support 6 18 2014.pdf

07/17/2014

07/17/2014

## Application Status

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

Status	Status Date	Name	Notes
Application Submitted	07/17/2014	Lisa Coffman	
Application Returned	06/11/2014	Sarah Thirtyacre	Your application is now open and ready for you to make any edits.
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, 07/17/2014)

Date of last change: 07/17/2014