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**PROJECT: 14-1097 ACQ,DEV, REARDAN AUDUBON LAKE 2014**

Sponsor: Fish & Wildlife Dept of Program: WWRP-RPA-Riparian Protection Status: Active  
Project Start Date: 06/23/2016 Agreement End Date: 06/01/2020

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Final Report Status: Accepted 09/22/2020

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## Description

### PROJECT AGREEMENT DESCRIPTION

The Washington State Department of Fish & Wildlife will use this grant to acquire approximately 150 acres of biscuit and swale prairies containing vernal pools and mima mounds, as well as, several larger permanent ponds and associated riparian forests and develop a 5-stall parking lot. The property lies on the east boundary of WDFW's Reardan Audubon Lake Wildlife Area, just north of the Town of Reardan. The property forms the headwaters of Crab Creek, a Columbia River tributary, and Deep Creek, a Spokane River tributary, is used by over 125 species of birds during spring migration and is the last stop before the Canadian wetlands. The property includes eleven PHS species, five state candidate species, two Federal candidate species, and five WDFW habitat types or elements of special concern. The primary purpose of this project is wildlife viewing.

### FINAL PROJECT DESCRIPTION

With RCO grant funding, WDFW acquired approximately 150 acres in Lincoln County from the Inland Northwest Land Trust on June 8, 2017. WDFW completed title review, appraisals, and appraisal reviews. A Purchase and Sale Agreement was signed on March 30, 2017.

Approved amendments to this project agreement included:

- A time extension to June 30, 2019
- A project type change to a combination acquisition and development project
- A&E/Admin limit change to 10%
- A time extension to June 30, 2020

During the course of the grant, WDFW submitted a scope change request to change this acquisition project to a combination project, with a development component for a small parking lot. WDFW completed a cultural resource survey prior to construction. DAHP and a local tribe submitted formal comments. WDFW staff engineers drew up parking lot blueprints and construction shop employees built the parking lot. Parking lot construction was completed on October 31, 2019.

Through this grant, WDFW

- Conducted four acres of property line survey
- Spot-treated 150 acres of noxious weeds
- Coordinated with students from Reardan High School to build a kiosk for installation at the parking lot. WDFW also installed 4 other acknowledgement signs at the parking lot.
- Installed property boundary signs

# Final Report, Project 14-1097

## Questions

#1: Describe the location of where the RCO funding acknowledgement sign is displayed at the site.

The RCO funding acknowledgement sign is displayed in the parking lot.

*Description is required*

#2: Is there an opening ceremony or ribbon cutting event planned or has one already occurred?

Yes

WDFW was considering an opening ceremony during Mule Days 2020 (1st Saturday in June), however, Coronavirus response may delay an event to sometime in Fall 2020.

*Description is required*

#3: Is there anything else about this project you would like to clarify or explain?

Yes

This property expanded an already popular birding site within the Reardan city limits and provides a readily accessible recreation site.

*Description is required*

#4: Was the project's original design modified? If yes, explain the major changes here and attach the new design document (As Built) in PRISM.

No

*Optional*

## Worksites

### Worksite #1: Reardan

#### Worksite Address (Optional)

Street Address

City

State, Zip

## Worksite Details

### Worksite #1: Reardan

**Worksite Name** Reardan

#### 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).

#### Geographic Coordinates

**From mapped point:** Latitude 47.676642 Longitude -117.857778

**For Directions:** Latitude Longitude

#### 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.

## Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Reardan	Reardan Audubon	✓	✓	✓ Map verified

# Final Report, Project 14-1097

## Development Metrics

	Current Agreement	Final
<b>Worksite: Reardan (#1)</b>		
<b>Parking and Roads</b>		
<b>Parking development</b>		
Total cost for Parking development		<i>Not Collected at Closure</i>
Number of vehicle parking stalls	5	6
Number of vehicle with trailer parking stalls	0	0
Number of accessible parking stalls	Number	Number
	Vehicle 5	Vehicle 6
	Vehicle with trailers 0	Vehicle with trailers 0
	Total 5	Total 6
Select the parking surfaces	<input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Other pervious surface	<input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Other pervious surface
Select the parking enhancements	None Bio-swale Boat tie-down area Catch basins Curbs Entry gate Guardrails Oil/water separator Pay station <input checked="" type="checkbox"/> Rock barriers Seal coating Security lighting Staging area Striping Wash down area <input checked="" type="checkbox"/> Wheel stops	None Bio-swale Boat tie-down area Catch basins Curbs Entry gate Guardrails Oil/water separator Pay station <input checked="" type="checkbox"/> Rock barriers Seal coating Security lighting Staging area Striping Wash down area <input checked="" type="checkbox"/> Wheel stops
<b>Permits</b>		
<b>Obtain permits</b>		
Total cost to Obtain permits		<i>Not Collected at Closure</i>
Number of permits required for implementation of project		1

# Final Report, Project 14-1097

## Overall Metrics

	Current Agreement	Final
<b>Planned Operation &amp; Maintenance Costs</b>		
Estimated FTE's	Collected on Application	Not Collected at Closure
Estimated O&M Costs	Collected on Application	Not Collected at Closure
O&M Funding Source(s)	Collected on Application	Not Collected at Closure
O&M Activities	Collected on Application	Not Collected at Closure
<b>Project Acquisition</b>		
Acquisition Primary Purpose	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input checked="" type="checkbox"/> Habitat Conservation <input type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input checked="" type="checkbox"/> Habitat Conservation <input type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access
Miles of shoreline protected	1.70	1.70
	<b>Note:</b> This is pond shoreline. Several of the ponds are permanent, but most are ephemeral.	
<b>Sites Improved</b>		
Project acres developed	0.30	0.30
<b>Completion Date</b>		
Projected date of completion	10/31/2011	06/01/2021
<b>Economic Benefit</b>		
Projected economic benefit provided by the project	Collected on Application	Not Collected at Closure
<b>Project Planning</b>		
Site Stewardship Plan (yes/no)	No	No

## Acquisition Costs

Final amounts include a pending billing  
Date of Last Released Billing 08/11/2020

	Proposed	Final
<b>Property: Reardan Audubon (Worksite #1: Reardan)</b>		
Real Property Acquisition Costs	\$200,000	\$150,000
Incidental Costs	\$114,700	\$34,287
Administrative Costs	\$10,300	\$15,447
Totals	\$325,000.00	\$199,734.46

# Final Report, Project 14-1097

## Development Costs

*Final amounts include a pending billing  
Date of Last Released Billing 08/11/2020*

**Proposed**

**Final**

### Worksite: Reardan (#1)

SPLIT OUT FINAL TOTAL BELOW	\$0.00	\$32,777.05
Parking and Roads Costs		\$32,627
Permits Costs		\$150
Difference		\$0

## Billed Summary

*Final amounts include a pending billing  
Date of Last Released Billing 08/11/2020*

Category	Project Agreement		Expended	Totals To Date	
	RCO	Total		Non Reimbursable	Total Billed
Acquisition					
Property			150,000.00		150,000.00
Incidentals			34,287.14		34,287.14
<b>Property/Inc Subtotal</b>	<b>181,818.99</b>	<b>181,819.00</b>	<b>184,287.14</b>		<b>184,287.14</b>
Admin Costs	18,181.01	18,181.00	15,447.32		15,447.32
<b>Acquisition Total</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>199,734.46</b>		<b>199,734.46</b>
Development					
Construction	104,997.90	104,997.90	21,783.00		21,783.00
AA&E	20,002.10	20,002.10	10,994.05		10,994.05
<b>Development Total</b>	<b>125,000.00</b>	<b>125,000.00</b>	<b>32,777.05</b>		<b>32,777.05</b>
<b>Total</b>	<b>325,000.00</b>	<b>325,000.00</b>	<b>232,511.51</b>		<b>232,511.51</b>

## Sponsor Match

No metrics are required at this time.

# Final Report, Project 14-1097

## Attachments

PHOTOS (JPG, GIF)  
Photos (JPG, GIF)



# 420474

PROJECT DOCUMENTS AND PHOTOS  
Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/07/2020	Photo	parkinglot6.jpg	SashaM	parkinglot6.jpg, 420474 Final Report, 09/22/2020, Accepted	✓

## Certify & Submit

### Status History

Report Status	Date	User	Note
Accepted	09/22/2020	Kim Sellers	Thank you Sasha! I appreciate you sticking with me on this one!
Submitted	09/22/2020	Sasha Medlen	
Draft	04/06/2020	Sasha Medlen	

## PROJECT: 14-1097 ACQ,DEV, REARDAN AUDUBON LAKE 2014

Sponsor: Fish & Wildlife Dept of Program: WWRP-RPA-Riparian Protection Status: Active  
Project Start Date: 06/23/2016 Agreement End Date: 06/01/2020

### Property Basics

✓ Acquisition ✓ Development

<b>Planned Acquisition Date</b>	07/31/2017	<b>Proposed Acres</b>	150.00
<b>Actual Acquisition Date</b>	07/31/2017	<b>Actual Acres</b>	150.00

### Property Location

<b>Property Name</b>	Reardan Audubon	<b>Property Description</b>	Reardan's Audubon Lake Phase II is a simple acquisition project of 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.
<b>Property Address (optional)</b>		<b>Associated Worksite</b>	Reardan (#1)
<b>City</b>			
<b>State</b>	<b>Zip</b>		

### Property Grantor

<b>Landowner Name</b>	
<b>Address (optional)</b>	
<b>City</b>	
<b>State</b>	<b>Zip</b>
<b>Landowner Type</b>	Private

### Ownership

<b>Instrument Type</b>	Deed - Statutory Warranty
<b>Purchase Type</b>	Fee ownership
<b>Term Type</b>	Perpetuity
<b># Yrs</b>	
<b>Expiration Date</b>	
<b>Note</b>	

### Property Map

✓ RCO Verified Map KimS 09/22/2020

This map is for representation only.

### Parcel Numbers

# Property Report: Reardan Audubon (Worksite #1: Reardan)

County Name	Parcel Number	Mapped	Notes (optional)
Lincoln	2539-011-300020	User	

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	2017 0475496	Recorded 6/8/2017
Deed of Right	2017 0476850	Recorded 11/27/2017

## Sponsor Clarification

✓ The above information is correct and complete

## RCO Notes

✓ Property data verified by RCO Staff

## Metrics

Current Agreement

Final

### Metrics Required at Billing

#### Real Property Acquisition

##### Land

Acres by Acreage Type (fee simple)

	Acres		Acres
Lake	8.00	Lake	8.00
Riparian	18.00	Riparian	18.00
Tidelands		Tidelands	
Uplands	94.00	Uplands	94.00
Wetlands	30.00	Wetlands	30.00
<b>Total</b>	<b>150.00</b>	<b>Total</b>	<b>150.00</b>

**Note:** This is an estimate since there has not been a formal wetland delineation of the site. It is likely an underestimate of wetlands due to ephemeral nature of vernal pools.

Existing structures on site

✓ No structures on site Structures and acres excluded for ineligible use Structures retained for eligible use Structures to be demolished	✓ No structures on site Structures and acres excluded for ineligible use Structures retained for eligible use Structures to be demolished
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Market value of property improvements

\$0

\$0

### Metrics Required at Final Report

#### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition

2.84

2.84

**Note:** These are ephemeral streams.

##### Land

Total cost for Land

\$200,000

*Not Collected at Closure*

Acres zoned as agricultural land

149.85

149.85

## Property Report: Reardan Audubon (Worksite #1: Reardan)

### Incidentals

#### Appraisal

Total cost for appraisal	\$8,000	<i>Not Collected at Closure</i>
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#### Appraisal Review

Total cost for appraisal review	\$1,500	<i>Not Collected at Closure</i>
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#### Boundary line adjustment

Total cost for Boundary line adjustment	\$2,000	<i>Not Collected at Closure</i>
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#### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$6,000	<i>Not Collected at Closure</i>
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#### Cultural resources (Acq)

Total cost for Cultural resources(Acq)	\$7,200	<i>Not Collected at Closure</i>
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Restoration or development plans (yes/no)	No	No
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#### Environmental Audits

Total cost for environmental audits	\$3,000	<i>Not Collected at Closure</i>
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#### Fencing (Acq)

Total cost for Fencing (Acq)	\$50,000	<i>Not Collected at Closure</i>
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Number of linear feet of fencing to be built	2,000	2,000
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#### Noxious weed control

Total cost for Noxious weed control	\$25,000	<i>Not Collected at Closure</i>
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Acres treated for noxious weeds by method		Acres		Acres
	Biological		Biological	
	Chemical	120.00	Chemical	120.00
	Mechanical		Mechanical	
	Total	120.00	Total	120.00

#### Signs (Acq)

Total cost for Signs(Acq)	\$2,000	<i>Not Collected at Closure</i>
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Number of permanent signs that identify site and funding partners	4	4
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#### Survey (Acq)

Total cost for Survey(Acq)	\$10,000	<i>Not Collected at Closure</i>
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Acres surveyed	<i>Collected at Closure</i>	4.00
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### Administrative Costs (Acq)

#### Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$10,300	<i>Not Collected at Closure</i>
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## Property Report: Reardan Audubon (Worksite #1: Reardan)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$28,000.00	\$15,447.32	\$0.00	\$15,447.32
Appraisal	\$8,000.00	\$4,500.00	\$0.00	\$4,500.00
Appraisal Review	\$1,500.00	\$3,240.00	\$0.00	\$3,240.00
Boundary line adjustment	\$2,000.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$13,500.00	\$428.82	\$0.00	\$428.82
Cultural resources (Acq)	\$7,000.00	\$4,896.82	\$0.00	\$4,896.82
Environmental Audits	\$3,000.00	\$0.00	\$0.00	\$0.00
Fencing (Acq)	\$50,000.00	\$0.00	\$0.00	\$0.00
Land	\$450,000.00	\$150,000.00	\$0.00	\$150,000.00
Noxious weed control	\$25,000.00	\$0.00	\$0.00	\$0.00
Signs (Acq)	\$2,000.00	\$9,763.11	\$0.00	\$9,763.11
Survey (Acq)	\$10,000.00	\$11,458.39	\$0.00	\$11,458.39
<b>Total Costs:</b>	<b>\$600,000.00</b>	<b>\$199,734.46</b>	<b>\$0.00</b>	<b>\$199,734.46</b>
Date of Last Released Billing 07/15/2020				

### Values

<b>Appraised Value</b>	\$0.00	<b>Appraised Date</b>	
<b>Reviewed Value</b>	\$0.00	<b>Appraisal Review Date</b>	
<b>Paid Value</b>	\$0.00		
<b>Donated Value</b>	\$0.00		
<b>Court Award</b>	\$0.00		

## Property Report: Reardan Audubon (Worksite #1: Reardan)

### Attachments

PHOTOS (JPG, GIF)  
Photos (JPG, GIF)

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	05/09/2018	Survey-Property Boundary	PRELIM ROS 05092018_(002).pdf	DeAnnB	PRELIM ROS 05092018_(002).pdf, 346764 Property: Reardan Audubon	✓
	11/16/2017	Title Insurance	Title Policy.pdf	DeAnnB	Title Policy.pdf, 322351 Property: Reardan Audubon	
	11/02/2017	Deed of right	DRAFT DOR	NikkiG	Draft DOR 14-1097.pdf, 321433 Property: Reardan Audubon	✓
	08/17/2017	Deed	ReardanrecSWD.pdf	DeAnnB	ReardanrecSWD.pdf, 316726 Property: Reardan Audubon	✓
	08/17/2017	Hazardous Substance Certification Form	Reardan HazWasteCert.pdf	DeAnnB	Reardan HazWasteCert.pdf, 316698 Property: Reardan Audubon	✓
	08/17/2017	Environmental Site Assessment Report	ReardanPropertyAssessmentChecklistSigned.pdf	DeAnnB	ReardanPropertyAssessmentChecklist... 316697 Property: Reardan Audubon	✓
	08/17/2017	Appraisal Review	Reardan Field Review.pdf	DeAnnB	Reardan Field Review.pdf, 316696 Property: Reardan Audubon	
	08/17/2017	Appraisal	'Audubon Lake report.pdf	DeAnnB	'Audubon Lake report.pdf, 316695 Property: Reardan Audubon	
	06/22/2016	Milestones	14-1097 Revised Milestones	KarenE	14-1097 Revised Milestones.pdf, 268831 Property: Reardan Audubon	✓
	09/24/2015	Milestones	14-1097A Milestone	KarenE	14-1097A Milestone.pdf, 238976 Property: Reardan Audubon	✓