

Final Report

Project #08-2060, Lower Icicle Creek Habitat Conservation

Submitted by Mickey Fleming on 04/30/2013

Accepted by Marc Dubois on 04/30/2013

CONTACTS

Primary Sponsor: Chelan-Douglas Land Trust

Lead Entity: Chelan County LE

Managing Agency: Rec. and Conserv. Office

Project Contact: Mickey Fleming
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RCO Grant Manager: Marc Dubois
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DESCRIPTION OF THE COMPLETED PROJECT

Project Start Date: 12/12/2008

FundingEnd Date: 03/31/2013

RCO Closure Date:

The Chelan-Douglas Land Trust acquired a 6.45 acre parcel on Lower Icicle Creek to preserve high quality riparian habitat and spawning areas identified in the Upper Columbia Salmon Recovery Plan, Biological Strategy, and Watershed plans for protection. The Upper Columbia Recovery Plan states that "the highest priority for protecting biological productivity should be to allow unrestricted stream channel migration, complexity, and flood plain function. The principal means to meet this objective is to protect riparian habitat in Category 1 and 2 subwatersheds." Icicle Creek is a Category 2 Watershed, a Minor Spawning Area for spring Chinook salmon, a Major Spawning Area for steelhead, and a Core Area for bull trout. The Recovery Plan also sets the Tier 3 Strategy for Icicle Creek to "protect existing riparian habitat and channel migration and floodplain function."

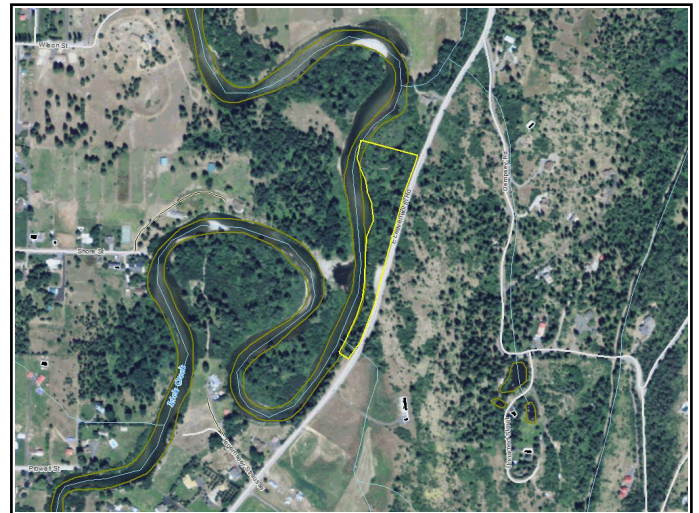
The property is largely in the floodplain and has 1,350 feet of frontage on Icicle Creek, an important corridor for migration, adult holding, juvenile rearing, and overwintering. Co-sponsor Washington Department of Fish & Wildlife took title to the property and will manage the property for salmon habitat protection and anglers on foot. As part of the project, CDLT and the Cascade Columbia Fisheries Enhancement Group installed a signage kiosk with educational information about native fish in Icicle Creek and the salmon life cycle. There is also a sign about how users and Icicle Creek property owners can use the Creek without damaging the habitat. This site provides a rare needed opportunity for public access to Icicle Creek, where almost all of the property below the Hatchery is in private ownership.

SITE LOCATION

General Area of Project: South of Leavenworth

Waterbodies: Icicle Creek

Cong District: 04
Cong District 2012: 08
County: Chelan
HUC: Wenatchee
Leg District: 12
Leg District 2012: 12
Salmon Recov Reg 05: Upper Columbia
Section: 13
Township/Range: T24NR17E
WAU: Enchantment



Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROJECT NARRATIVE

The project had quite a number of twists and turns. Initially, CDLT sought to acquire a conservation easement on 65 acres of property owned by the same family, with the SRFB grant providing 25% of the funding. This phase of protection is still contemplated in the future, but was unable to be consummated at this time for lack of sufficient funding. CDLT proposed a WWRP Riparian Protection grant as match in the 2010, and the family was willing to do a bargain sale, but the WWRP funding was inadequate that year. Accordingly, we agreed to work on a smaller conservation easement project on the subject 6.45 acre parcel and 10 acres of family property on the opposite side of Icicle Creek. This large family had not yet agreed amongst themselves how the larger parcel of which the 10 acres was a part would be divided to allow for several homesites, and it became clear that they would not make those decisions in time to meet the end date of the grant. In those conversations, it also became clear that they were willing to sell the 6.45 acre parcel in fee. The property already received significant public use, and was in need of hands-on management to protect the habitat while allowing the use for anglers and recreationalists on foot. Accordingly, CDLT approached the Washington Department of Fish & Wildlife to see if it would consider owning and managing the property. WDFW was enthusiastic about the opportunity. While it took some time to work through the process for the partnership, we were able to close the transaction by the end of 2012 as requested by the family. CDLT also collaborated with the Cascade Columbia Fisheries Enhancement Group to install an informational kiosk where WDFW will also post rules for use of the property.

So it was a long road, but all participants are pleased with the result. We look forward to more work in the future with the Fromm family, the largest private landowner on Icicle Creek.

AMENDMENTS

#	Type	Applied Date	Description
7	Time Extension	12/20/2012	The project period of 12/12/2008 to 01/31/2013 is extended to allow the contracting party until 03/31/2013 to complete the project.
5	Project Sponsor Change	11/29/2012	The Washington Department of Fish and Wildlife (WDFW) is added to the grant agreement as a secondary sponsor. As secondary sponsor, WDFW will hold title to the "Fromm Parcel B - East Leavenworth Road" property only. The Chelan-Douglas Land Trust remains the primary sponsor, will hold the conservation easement for the other Fromm properties, and remain the fiduciary agent for the whole grant agreement.
6	Project Name Change	10/17/2012	The project name is changed to more accurately reflect this fee simple acquisition. The new name is "Lower Icicle Creek Habitat Conservation."
4	Time Extension	06/26/2012	The project period of 12/12/2008 to 06/30/2012 is extended to allow the contracting party until 01/31/2013 to complete the project.
3	Cost Change	02/03/2012	The fund source is changed from Salmon-State to Salmon-Federal funds. No additional funds have been added to grant. There will be \$18,559.34 in Salmon-State funds. There will be \$343,640.66. The total grant remains \$362,200.
1	Cost Change	08/30/2011	The 2010 WWRP Riparian grant funds did not come to fruition as match for Phase 1. Therefore, the project scope is changed to the contiguous Phase 2 and 3 parcels, held by the same landowner. The match and total project cost is reduced with the change in scope to the next phases.
2	Time Extension	08/19/2011	The project period of 12/12/2008 to 10/31/2011 is extended to allow the contracting party until 06/30/2012 to complete the project.

OVERALL PROJECT COSTS

Funding Formula:	Requested		Original		Final	
Salmon Federal Projects:	\$0.00	(0%)	\$0.00	(0%)	\$322,605.50	(74%)
Salmon State Projects:	\$362,200.00	(28%)	\$362,200.00	(28%)	\$18,559.44	(4%)
Sponsor Match:	\$944,000.00	(72%)	\$944,000.00	(72%)	\$95,550.00	(22%)
Total:	\$1,306,200.00	(100%)	\$1,306,200.00	(100%)	\$436,714.94	(100%)
Paid To Date:	\$341,164.94				Last Released Billing: 05/01/2013	
Remaining RCO Funds:	\$0.00				Pending Billing: No	
Advance Balance:	\$0.00		Match Bank:	\$0.00	Number of Billings: 19	
Admin Limit:	\$20,795.95	5.00%	Admin Spent:	\$32,671.36	7.48%	
A&E Limit:	\$0.00		A&E Spent:	\$0.00		

Billed Cost Summary:		Original Agreement	Expended	Non-Reimbursable	Total Billed
Acquisition					
	Land		\$296,000.00	\$74,000.00	\$370,000.00
	Incidentals		\$34,772.14	\$4,596.03	\$39,368.17
	Land/Inc Subtotal	\$435,952.38	\$330,772.14	\$78,596.03	\$409,368.17
	Admin Costs	\$21,797.62	\$27,831.33	\$4,840.03	\$32,671.36
	Acquisition Total	\$457,750.00	\$358,603.47	\$83,436.06	\$442,039.53
Total		\$457,750.00	\$358,603.47	\$83,436.06	\$442,039.53

Project Cost Metrics:	Original Agreement	Final
PCSRF Federal Funds:		\$322,605.50
State Funds:		\$18,559.44
Pending Billing - RCO Share Approved:		
Retainage - RCO amount retained:		\$0.00
Amount of other monetary funding:		\$75,000.00
Project identifier for the other monetary funding:		Icicle Fund Land Acquisition Fund (Lower Icicle Creek Habitat Protection)
Source of other monetary funding:		Icicle Fund Land Acquisition Fund
Value of Donated Unpaid Labor (Volunteers):		\$0.00
Source of Donated Un-paid labor contributions:		NA
Number of hours volunteers contributed to the project:		0
Describe how the value of the volunteers was determined:		NA
Value of Donated Paid Labor:		\$25,000.00
Source of Donated Paid Contributions:		NA
Value of Other In-Kind Contributions:		\$875.00
Source of Other In-Kind Contributions:		Landowner paid services (surveying)
Description of other In-Kind contributions:		NA

PROJECT METRICS

	Original Agreement	Final
Project Acquisition		
Acquisition Primary Purpose:		Habitat Conservation
Project acres by purpose type: Habitat Conservation:		6.45
Completion Date		
Projected date of completion:		12/28/2012
Project Goals		
Goals, purpose, and expected benefits:		Protect functioning floodplain habitat

WORKSITE #1: Fromm Family

Worksite Description: The pasture is one part of roughly 400 acres owned by the Fromm Family. The pasture is entirely within the 100-year floodplain. It is bordered on one side by Icicle Creek and by East Leavenworth Road on the other side.

Driving Directions: From the City of Leavenworth, Washington, turn on south from Highway 2 onto East Leavenworth Road. Proceed south on this road for 1.7 miles to the James Fromm Home, 8901 East Leavenworth Road. The pasture is immediately behind this home and is adjacent to East Leavenworth Road.

Coordinates for Worksite Directions - Latitude: 0.00 **Longitude:** 0.00

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

WORKSITE #1 METRICS

	Original Agreement	Final
Targeted salmonid ESU/DPS:		Chinook Salmon-Upper Columbia River Spring-run ESU, Chinook Salmon-Upper Columbia River summer/fall-run ESU, Steelhead-Upper Columbia River DPS
Targeted species (non-ESU species):		Bull Trout
Miles Of Stream Treated/Protected:		0.26
Project Identified In a Plan or Watershed Assessment:		Upper Columbia Chinook Recovery Plan
Type Of Monitoring:		None
Monitoring Location:		No monitoring completed

PROPERTY DESCRIPTION (Fromm Family)

Activity: Acquisition	Planned Acquire Date: 06/30/2009	Proposed Acres: 0.00
	Actual Acquire Date:	Actual Acres: 0.00
Ownership:		
	Instrument Type: Easement	
	Purchase Type: Less than fee ownership	
	Term Length: Perpetuity	# yrs:
	Expiration Date:	
Landowner Type: Private	Note:	

Parcel Numbers:

County	Parcel Number	Note
Chelan	241713240000	partial
Chelan	241713230050	partial
Chelan	241713320000	partial
Chelan	241713310050	partial
Chelan	241713310100	partial

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Fromm Family)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)		\$25,993.40	\$3,858.00	\$29,851.40
Standard Incidentals		\$16,180.01	\$734.78	\$16,914.79
Stewardship plan		\$933.94	\$2,861.25	\$3,795.19
Acquisition Total		\$43,107.35	\$7,454.03	\$50,561.38

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Other Funding:		\$20,709.98
Administrative Funding:		\$29,851.40

PROPERTY METRICS (Fromm Family)

	Original Agreement	Final
Incidentals		
Standard Incidentals		
Did incidental costs exceed billed amount (Yes/No):		No
Stewardship plan		
Acres included in the stewardship plan:		0.00
Administrative Costs (Acq)		
Administrative costs (Acq)		
Did administrative costs exceed billed amount (Yes/No):		No

PROPERTY DESCRIPTION (Stump Hole)

Activity: Acquisition	Planned Acquire Date: 01/31/2013	Proposed Acres: 0.00
	Actual Acquire Date: 12/31/2012	Actual Acres: 6.45
Ownership:		
Instrument Type: Deed - Statutory Warranty		
Purchase Type: Fee ownership		
Term Length: Perpetuity # yrs:		
Expiration Date:		
Landowner Type: Private	Note:	

Parcel Numbers:

County	Parcel Number	Note
Chelan	241713340075	

Recording Numbers:

Instrument Type	Recording Number	Note
Deed of Right	2376981	02-15-13
Deed - Statutory Warranty	2374247	12-28-12

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

PROPERTY COSTS (Stump Hole)

Property Billed Costs:	Estimated	Expended	Non-Reimbursable	Total Billed
Administrative costs (Acq)		\$1,837.93	\$982.03	\$2,819.96
Land		\$296,000.00	\$74,000.00	\$370,000.00
Signs(Acq)		\$11,100.01		\$11,100.01
Standard Incidentals	\$12.00	\$5,657.24	\$1,000.00	\$6,657.24
Stewardship plan		\$900.94		\$900.94
Acquisition Total	\$12.00	\$315,496.12	\$75,982.03	\$391,478.15

Sponsor Clarifications:

Sponsor verified the above information is correct and complete.

Property Costs by Category:	Original Agreement	Final
Real Property Acquisition Funding:		\$370,000.00
Other Funding:		\$18,658.19
Administrative Funding:		\$2,819.96

PROPERTY METRICS (Stump Hole)

	Original Agreement	Final
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition:		0.26
Land		
Acres by Acreage Type (fee simple): Riparian:		6.45
Existing structures on site:		No structures on site
Market value of property improvements:		\$0.00
Clean up of hazardous substances required (yes/no):		No
Incidentals		
Standard Incidentals		
Did incidental costs exceed billed amount (Yes/No):		No
Signs(Acq)		
Number of permanent signs that identify site and funding partners:		3
Stewardship plan		
Acres included in the stewardship plan:		6.45
Administrative Costs (Acq)		
Administrative costs (Acq)		
Did administrative costs exceed billed amount (Yes/No):		Yes

SPONSOR CERTIFICATION

- ☒ I certify that this project has been completed in accordance with the project agreement.
- ☒ I certify that, to the best of my knowledge, the information in the Final Report is true and correct.

Submitted by Mickey Fleming on 04/30/2013