



Contact Information

2025 Upper Columbia Regional Project Pre-Application

* Pre-applications (SRFB & Monitoring) due March 12, 2025 (COB)

*Complete SRFB applications due in PRISM April 18, 2025 (COB)

*Complete Monitoring applications due in PRISM May 1, 2025 (COB)

*Revised SRFB proposals due in PRISM May 27, 2025 (COB)

*Final revised SRFB & Monitoring applications due in PRISM June 23, 2025 (noon)

Project Title	Lower Peshastin Creek Protection RM 2.5-3.5
Sponsor	Chelan-Douglas Land Trust
Primary Contact	Mickey Fleming
E-Mail Address	mickey@cdlandtrust.org

Project Summary

Please provide a description or summary of the proposed project, including project goals. The goal of the project should be to solve identified problems by addressing the root causes. Then clearly state the desired future condition.

Permanent protect over one linear mile of Peshastin Creek, much including both sides of the creek and associated forested floodplain with high ecological integrity within anadromous reaches of Peshastin Creek.

Investigate existence and potential for acquisition or trust of water rights in this reach.

Acquire and steward property that will prevent degradation and facilitate process-based restoratio.

What are the project objectives? Objectives support and refine biological goals, breaking them down into small steps. Objectives are specific, quantifiable actions the project will complete to achieve the stated goal. Each objective should be SMART (Specific, Measurable, Achievable, Relevant, and Time-bound).

Note: This exact question is included in the PRISM application. Example format: The project seeks to address [specify limiting factor(s)] for [limiting life stage(s)] by [specific actions proposed] to create an estimated [include specific target metrics, as described below] upon implementation in [estimated year].

Acquire a conservation easement on about 12 acres of property owned by Mountain Valley LLC.

Acquire fee title to 22 acre Snider property with both sides of .5 miles of Peshastin Creek.

Acquire fee title to ,71 acre Mallick property that adjoins both Mountain Valley and Snider properties.

Acquire fee title to approximately 4 acres of floodplain on King property that adjoins both Mountain Valley and Snider properties.

Budget Request

Values MAY be duplicative and do not have to equal TOTAL anticipated budget in pre-application.

Anticipated Request - SRFB (standard round) 445,000

Tributary Committee - Anticipated or Actual 436,000

Anticipated TOTAL Budget 881,000

Project Location

Briefly describe the location of the project Peshastin Creek RM 2.5-3.5, tributary of the Wenatchee River, tributary of the Columbia River

Latitude (decimal degrees) 47.53516

Longitude (decimal degrees) -120.62044

Project subbasin Wenatchee

Wenatchee Assessment Unit(s) Lower Peshastin Creek

Does the proposed project span multiple assessment units? No

Reach(es) Name Peshastin Creek Lower 03

Identify the reach(es) priority/ reach ranking. Note: If the project involves work in multiple reaches, select "Multiple" and include details in the text box that will appear below. Please reference the Prioritization Web Map: <https://prioritization.ucsrb.org/>. Rank 2

Project Information

1. What species will the project benefit?

Spring Chinook

Steelhead

Bull Trout

2. Select the project's objectives and the associated tracking metrics

Acquisition, Easements, Leases

Acquisition, Easements, Leases: Reporting Code

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

Acres by Acreage Type (easement) and/or Acres by Acreage Type (fee simple)

Floodplain Areas Protected** this reporting metric does not appear in PRISM. Work with the LE to add this metric upon completion of project.

4. Does this project already exist in Salmon Recovery Portal or PRISM?

No

5. Has this project been submitted previously for funding through the SRFB and/or other process(es)?

No

6. What category is the project?

Protection

If applicable, what is the secondary project category?

N/A

Is the project eligible for Riparian Funding?

No

Design and Restoration Proposals

Assessment Proposals

Protection Proposals

7. What type of protection are you proposing?

Fee Simple

8. Is this protection project associated with a current or future restoration project?

Yes

9. Placement - Does the project protect important high quality habitat and/or watershed processes and to what degree

The project protects all or parts of 4 contiguous private ownerships along a mile of Peshastin Creek. Most has high quality riparian habitat and good shading of the creek. the Mountain Valley (MVA) property has abandoned orchard and may have some potential for returning water to in-stream. The King property

currently has structures/debris in the floodplain that must be assessed and costs of removal allocated with the property owner in the acquisition or added to this project. The Snider property is undeveloped and has high quality riparian and forested habitat. The small Mallik parcel unifies all of the above to ensure continuous protection and restoration potential.

USCRB have identified Spring Chinook and Steelhead Redds within this stretch of Peshastin Creek.

10. Freshwater Benefit - What would be the anticipated loss in survival, capacity or distribution for target species at the reach scale if the proposed area is not protected?

If the property is developed for permanent residential and/or recreational use, the impact to the creek habitat would be substantial. Residences would require wells and septic systems, and removal of riparian vegetation. Such development would further fragment the properties with lots 5 acres or smaller and prevent process-based restoration.

11. Threat - How imminent is the threat of habitat degradation to the proposed land if the project is not implemented?

The MVA owners are investors with some development plans (yet undetermined) on their property. The King property is owned by an elderly man in poor health and they have indicated the desire to sell quickly..

CDLT has been in contact with Monte Snider for several years, and he wants to sell or develop.

12. Conditions - Briefly describe if there are any conditions regarding the protection of the property that could limit the protection benefits

None known

13. Will there be public access?

Yes

Monitoring Proposals

Project Risk and Economic Benefits

1. What is the landownership?

private

2. Have you secured landowner participation in or acceptance for this project?

Yes

Please explain

MVA and Snider have signed landowner Acknowledgment forms. Requests are in process with Mallick and King.

3. Describe any land owner requirements (e.g., design elements, right-of-ways, access agreements, liability waivers, etc.) and if/how they could affect the project

MVA prefers a conservation easement to fee simple. The others would be fee simple.

4. Will the project raise potential concerns for interest groups (e.g., recreational users) or the community at large (including upstream/ downstream/ adjacent landowners)?

None known

5. Who will have the responsibility to manage and maintain the project? What is the responsibility of current or future landowners?

Chelan-Douglas Land Trust

6. Are other projects being proposed immediately upstream or downstream of worksite?

Don't know

7. Please describe the risk of failure associated with this project.

The risk of failure is non-acceptance of the appraised value by each landowner.

8. Is there any public outreach planned during and/or after implementation? Does the project build community support for salmon recovery efforts?

CDLT members are familiar with CDLT's long history of riparian protection activities. Due to landowner sensitivity, these are not shared when acquisitions are proposed. After the acquisition, CDLT publishes press releases regarding new protected lands and its importance to salmonid populations. CDLT makes contact with neighbors about its ownership and about restoration activities.

9. Does the project represent an opportunity for economic benefit? How much benefit does the project create for the dollars invested?

Every acquisition project benefits the local economy by supporting salmon populations and enabling future restoration projects. On fee owned lands, CDLT and partners conduct educational activities, and this site is more accessible than upper White or Entiat River areas. CDLT lands are managed to benefit the public and local economy.

10. Describe any partnerships, their experience, and types of contributions supporting the project.

CDLT will work with Cascade Fisheries on planned restoration on the MVA property and see what opportunities are available on the other properties.

Optional Section - Preparation for PRISM (SRFB applications only)

The following questions are identical to the questions RCO requires in the PRISM application for SRFB projects. If desired, sponsors can complete associated questions early and copy responses into PRISM during the "Complete Application" phase due on April 18, 2025.

*please note, this section is not applicable for Monitoring proposals

Do you want to review and/or pre-populate PRISM questions?

No

Supporting Documents

[Upper Columbia Process Guide 2025](#)

[SRFB Manual 18 \(2025\)](#)

[RCO Application Resources \(2025\)](#)

PROJECT: 25-1224 ACQ, LOWER PESHASTIN CREEK PROTECTION RM 2.5-3.5
Sponsor: Chelan-Douglas Land Trust Program: Salmon State Projects Status: Application Resubmitted

Parties to the Agreement

PRIMARY SPONSOR

Chelan-Douglas Land Trust
Address PO Box 4461
City Wenatchee **State** WA **Zip** 98807
Org Type Non-Gov-Nonprofit
Vendor # SWV0015389-00
UBI 601208720

Date Org created

Org Notes

[link to Organization profile](#)

✓ Org data updated (by Ameer Bahr 05/01/2025)

QUESTIONS - PRIMARY SPONSOR

#1: What date was your organization created?

The Chelan-Douglas Land Trust was incorporated as a Washington non-profit on May 28, 1985.

#2: Is your organization registered as a non-profit with the Washington Secretary of State?

Yes

#2a: Please confirm the Unified Business Identifier (UBI) shown above is correct or provide if blank.

601208720

#3: How long has your organization been involved in salmon and habitat conservation?

since 1985

#4: Do your organizational documents (charter, bylaws, or articles of incorporation) include the authority for the protection or enhancement of natural resources or related activities?

Yes

#5: Do your organizational documents (charter, bylaws, or articles of incorporation) provide for an equivalent successor organization in case the nonprofit dissolves?

Yes

SECONDARY SPONSORS

No records to display

MANAGING AGENCY

Recreation and Conservation Office

LEAD ENTITY

Upper Columbia Salmon Rcy Bd L

QUESTIONS

#1: List project partners and their role and contribution to the project.

External Systems

Project Application Report - 25-1224

SPONSOR ASSIGNED INFO

Sponsor-Assigned Project Number

Sponsor-Assigned Regions

LINK AN EXISTING SRP PROJECT

Unlink

25-1224, Lower Peshastin Creek Protection RM 2.5-3.5, S

Project Contacts

Contact Name Primary Org	Project Role	Work Phone	Work Email
Amee Bahr Rec. and Conserv. Office	Project Manager	(360) 867-8585	Amee.Bahr@rco.wa.gov
Doran Lower Rec. and Conserv. Office	MAgy Fiscal Contact	(360) 902-3007	doran.lower@rco.wa.gov
Mickey Fleming Chelan-Douglas Land Trust	Project Contact	(509) 667-9708	mickey@cdlandtrust.org
Molly Jennings	Alt Project Contact	(509) 667-9708	molly@cdlandtrust.org
Ariel Edwards Upper Columbia Salmon Rcy Bd L	Lead Entity Contact	(208) 540-2691	ariel.edwards@ucsrb.org
Caitlyn Evans Chelan-Douglas Land Trust	Land Specialist	(509) 393-2520	conservation@cdlandtrust.org

Worksites & Properties

Worksite Name

#1 Snider Worksite

Acquisition	Property Name
✓	Snider Fee Acquisition

#2 Mountain Valley Worksite

Acquisition	Property Name
✓	Mountain Valley Acres CE

Worksite Map & Description

Worksite #1: Snider Worksite

WORKSITE ADDRESS

Street Address Unassigned (Maxfield Canyon Rd)
City, State, Zip Peshastin WA 98847

Worksite #2: Mountain Valley Worksite

WORKSITE ADDRESS

Street Address Unassigned (Maxfield Canyon Rd)
City, State, Zip Peshastin WA 98847

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Worksite Details

Worksite #1: Snider Worksite

SITE ACCESS DIRECTIONS

Upon crossing the bridge over Peshastin Creek, turn right on Maxfield Canyon Road (private).. Property is on both sides of Peshastin Creek for the length of the parcel. Private road is unpaved and becomes steep and slippery when wet.

TARGETED ESU SPECIES

Species by ESU	Egg Present	Juvenile Present	Adult Present	Population Trend
Steelhead-Upper Columbia River, Wenatchee River, Threatened	✓	✓	✓	Declining
Chinook-Upper Columbia River Spring, Wenatchee River, Endangered	✓	✓	✓	Declining

Reference or source used

UCSRB Prioritization Web Map UCSRB data tools Spawning redds by year

TARGETED NON-ESU SPECIES

Species by Non-ESU	Notes
Bull Trout	

Questions

#1: Give street address or road name and mile post for this worksite if available.

Unassigned. On private Maxfield Canyon Road off State Hwy. 97.

Worksite #2: Mountain Valley Worksite

SITE ACCESS DIRECTIONS

Upon crossing the bridge over Peshastin Creek, turn left and continue driving until you reach the open field.

TARGETED ESU SPECIES

Species by ESU	Egg Present	Juvenile Present	Adult Present	Population Trend
Steelhead-Upper Columbia River, Wenatchee River, Threatened	✓	✓	✓	Declining
Chinook-Upper Columbia River Spring, Wenatchee River, Endangered	✓	✓	✓	Declining

Reference or source used

UCSRB Prioritization Web Map UCSRB data tools Spawning redds by year

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TARGETED NON-ESU SPECIES

Species by Non-ESU

Notes

Bull Trout

Questions

#1: Give street address or road name and mile post for this worksite if available.

Unassigned. On private Maxfield Canyon Road off State Hwy. 97.

Project Location

RELATED PROJECTS

Projects in PRISM

PRISM Number	Project Name	Program Name	Current Status	Relationship Type	Notes
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No related project selected

Related Project Notes

#24-1860 Peshastin RM 2.5 Restoration project on Mountain Valley CE property by Cascade Col Fish Enhancement Group

Questions

#1: Project location. Describe the geographic location, water bodies or habitat types, and the location of the project in the watershed, i.e. nearshore, tributary, main-stem, off-channel, etc.

The project is located between RM 2.5-3.5 of the mainstem Peshastin creek. The Snider property is located on both sides of Peshastin Creek. The Mountain Valley CE is located on one side of the creek.

#2: How does this project fit within your regional recovery plan and/or local lead entity's strategy to restore or protect salmonid habitat? Cite section and page number.

Project supports the regional recovery plan goal for Steelhead and Spring Chinook "to secure long-term persistence of viable populations of naturally produced spring Chinook and steelhead distributed across their native range" (page 115) by permanently protecting nearly a mile's length of Peshastin Creek where there are observed (by WDFW) spawning redds.

#3: Is this project part of a larger overall project?

No

#4: Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. [Aquatic Districts and Managers](#)

Yes

Property Details

Property: Snider Fee Acquisition (Worksite #1: Snider Worksite)

✓ Acquisition Planned Acquisition Date 12/31/2026

LANDOWNER

OWNERSHIP

Project Application Report - 25-1224

Name	Monte Snider	Instrument Type	Deed - Statutory Warranty
Address	13127 Holmes Pt Dr NE	Purchase Type	Fee ownership
City	Kirkland	Term Length	Perpetuity
State	WA Zip 98034	# Yrs	
Type	Private	Expiration Date	
		Note	

Questions

#1: Provide a detailed description of the property. Describe the habitat types, size, and quality on site (forested riparian, floodplain, wetlands, tributary, main-stem, off-channel, bluff-backed beach, barrier beach, open coastal inlet, estuarine delta, pocket estuary, uplands, etc.), critical areas on site, and any other features that make the site unique.

Approximately 11 acres of riparian stream habitat on both sides of mainstem Peshastin creek. The remaining 11 acres are upland forested habitat.

#2: Describe adjacent land uses. Describe the property's proximity to publicly owned or protected properties in the vicinity. Attach a map or aerial photo in PRISM that illustrates this relationship.

One corner of the Snider property touches a 40-acre Department of Natural Resources parcel. Otherwise all the surrounding property is private. This project aims to conserve a portion of the Mountain Valley property downstream with a conservation easement.

#3: Is the property in need of restoration?

Yes

#3a: Describe the restoration needs, planned timeframe, and funding plan for implementation.

The Snider habitat has good riparian habitat. Restoration sponsors have been looking at this floodplain for restoration activities. Long-term additional acquisitions of adjacent parcels may make it possible to move the Maxfield Canyon Road away from the creek.

#4: What is the current use and zoning for the property?

Rural Residential/Resource 5-Acre, undeveloped at present.

#5: What is the property's Shoreline Master Plan designation?

Rural and Conservancy

#6: What portion of the property is within the 100-year floodplain and/or designated floodway?

9.54 acres

#7: Why are federal, state, and local regulations insufficient to protect this property from degradation?

This property is owned by an investor and developer that may choose to develop the property into as many as four residential lots, and may choose, for example, to remove all the vegetation from the shoreline to accommodate recreation. This is a rare opportunity to protect a large continuous stretch of Peshastin Creek.

#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 seller's name, the approval date, and waiver number?

No

#9: Does the applicant hold an option or purchase and sale agreement for the property? If yes, what date will it expire?

No

Property: Mountain Valley Acres CE (Worksite #2: Mountain Valley Worksite)

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✓ Acquisition Planned Acquisition Date 12/31/2026

LANDOWNER

Name Mountain Valley Acres LLC
Address 442 Lansdale Ave
City San Francisco
State CA Zip 94107
Type Private

OWNERSHIP

Instrument Type Easement - Permanent
Purchase Type Less than fee - perpetuity
Term Length Perpetuity

Yrs
Expiration Date
Note

Questions

#1: Provide a detailed description of the property. Describe the habitat types, size, and quality on site (forested riparian, floodplain, wetlands, tributary, main-stem, off-channel, bluff-backed beach, barrier beach, open coastal inlet, estuarine delta, pocket estuary, uplands, etc.), critical areas on site, and any other features that make the site unique.

The portion of the property that will be protected by a conservation easement will be about 15 acres of riparian and floodplain bordering Peshastin Creek.

#2: Describe adjacent land uses. Describe the property's proximity to publicly owned or protected properties in the vicinity. Attach a map or aerial photo in PRISM that illustrates this relationship.

All adjacent lands are private. See attached map showing nearby DNR parcel.

#3: Is the property in need of restoration?
Yes

#3a: Describe the restoration needs, planned timeframe, and funding plan for implementation.

Cascade Fisheries has an ongoing floodplain restoration project on this area, which was formerly an orchard.

#4: What is the current use and zoning for the property?

Rural Residential/Resource 5-Acre and small portion Commercial Ag.

#5: What is the property's Shoreline Master Plan designation?

Rural

#6: What portion of the property is within the 100-year floodplain and/or designated floodway?

6.72 acres

#7: Why are federal, state, and local regulations insufficient to protect this property from degradation?

This property is owned by a group of investor/ developers who may choose to develop the property into as many as four residential lots, and may choose, for example, to remove all the vegetation from the shoreline to accommodate recreation. This is a rare opportunity to protect a large continuous stretch of Peshastin Creek while willing landowners own the property.

#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

#9: Does the applicant hold an option or purchase and sale agreement for the property? If yes, what date will it expire?

No

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Project Proposal

Project Description

CDLT will acquire two properties on lower Peshastin Creek for the benefit of steelhead and spring chinook. CDLT will acquire the fee interest in the 22.2 acre Snider property, with a full half mile on each side of Peshastin Creek, and a conservation easement on 15 acres of the Mountain Valley property with another half mile (one side) just downstream. Both pieces include forested floodplain with high ecological integrity within anadromous reaches of Peshastin Creek. CDLT will also investigate existence and potential for protection of any water rights associated with each property. These acquisitions will prevent degradation and facilitate process-based restoration in this important reach.

Project Questions

#1: Problem statement. What are the problems your project seeks to address? Include the source and scale of each problem. Describe the site, reach, and watershed conditions. Describe how those conditions impact salmon populations. Include current and historic factors important to understand the problems.

The project seeks to address the problems of protecting important steelhead and spring chinook spawning habitat. Steelhead populations in particular are in serious decline. Peshastin Creek is a highly degraded stream thanks to construction of the highway through the middle of the traditional stream bed and floodplain. Peshastin Creek is an important source of cold water for salmonid populations. As stream temperatures rise, it becomes even more important to protect these cold-water sources. WDFW has documented salmon redds within this stretch of creek. Protection also provides the opportunity for future habitat restoration projects along this section of creek.

#2: Describe the limiting factors, and/or ecological concerns, and limiting life stages (by fish species) that your project expects to address.

This project seeks to address limiting factors including temperature-rearing, riparian canopy cover, riparian disturbance, and bank stability. Future restoration projects could address floodplain connectivity and additional side channels.

#3: What are the project goals? The goal of the project should be to solve identified problems by addressing the root causes. Then clearly state the desired future condition. Include which species and life stages will benefit from the outcome, and the time of year the benefits will be realized. **Example Goals and Objectives**

The project seeks to protect 37 acres and takes away the threat of future development and further stream degradation.

#4: What are the project objectives? Objectives support and refine biological goals, breaking them down into smaller steps. Objectives are specific, quantifiable actions the project will complete to achieve the stated goal. Each objective should be SMART (Specific, Measurable, Achievable, Relevant, and Time-bound). **Example Goals and Objectives**

Through fee simple acquisition this project will permanently protect nearly a linear mile of Peshastin Creek and 37+ acres of riparian and forested habitat for the benefit of steelhead and spring chinook, by the end of 2026.

#5: Scope of work and deliverables. Provide a detailed description of each project task/element. With each task/element, identify who will be responsible for each, what the deliverables will be, and the schedule for completion.

CDLT will conduct due diligence for acquisition of the properties, and secure adequate match funding to close the transactions by the end of 2026

#6: What are the assumptions and physical constraints that could impact whether you achieve your objectives?

Assumptions and constraints are external conditions that are not under the direct control of the project, but directly impact the outcome of the project. These may include ecological and geomorphic factors, land use constraints, public acceptance of the project, delays, or other factors. How will you address these issues if they arise?

We cannot control the actions/decisions of the landowners. The success of this project hinges on the landowners' willingness to transfer the property interests to CDLT for the appraised values.

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#7: How have lessons learned from completed projects or monitoring studies informed this project?

CDLT has protected lands within the Entiat, Wenatchee watersheds, including multiple properties on the White River and Nason Creek. CDLT is constantly learning and refining its management of riparian parcels, and working with many local and regional partners to care for and improve riparian habitats.

#8: Describe the alternatives considered and why the preferred was chosen.

No alternatives were considered. Acquisition is the best way to ensure this section of Peshastin Creek can be protected forever, and safeguard the long-term success and viability of restoration projects.

#9: How were stakeholders consulted in the development of this project? Identify the stakeholders, their concerns or feedback, and how those concerns were addressed.

The landowners are the main stakeholders. Our discussions have been about how to get the landowners what they need while achieving conservation.

#10: Does your project address or accommodate the anticipated effects of climate change?

Yes

#10a: How will your project be climate resilient given future conditions?

Help protect cold-water streams

#10b: How will your project increase habitat and species adaptability?

Protect habitat from further degradation and allow for future restoration projects.

#11: Describe the sponsor's experience managing this type of project. Describe other projects where the sponsor has successfully used a similar approach.

CDLT owns many riparian properties along other rivers, which have been acquired in the same manner over the last 25 years.

#12: Will veterans (including the veterans conservation corps) be involved in the project? If yes, please describe.

No

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Acquisition Supplemental

#1: Do you plan to restrict or limit general public availability or use of the site in any way? If yes, describe the type of restriction, the portion of the project area that will be restricted (an illustrative map may be requested), and the reason(s) the public will be restricted.

Yes

Public access would be available on the Snider property. On the Mountain Valley CE property, the landowners will continue to own the underlying property and intend to build family recreational homes. The Mountain Valley landowners are open to scheduled visits by school groups, for example, to learn about the restoration planned for the site.

#2: Is this a reach-scale or geographic envelope project?

No

#3: Will this project use grant funds (or match) to acquire upland acreage?

Yes

#3a: What percentage of the total acreage proposed to be acquired will be uplands? Uplands are those areas that fall outside of the other specified habitat types and their buffers, as defined in [Appendix L](#). The percent of uplands acquired impacts the amount of match required (an illustrative map may be requested).

25% match:
Greater than
50%, but
less than
75% uplands

#4: Describe the long-term stewardship and maintenance obligations for the acquisition project.

CDLT will conduct its customary annual monitoring protocols for each property. No maintenance is anticipated at this time. Any future restoration will be accompanied by revegetation and weed control.

Acquisition Metrics

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Property: Snider Fee Acquisition (Worksite #1: Snider Worksite)

REAL PROPERTY ACQUISITION

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition 0.90

Land

Clean up of hazardous substances required (yes/no) No

Total cost for Land \$388,000

Acres by Acreage Type (fee simple)		Acres
	Riparian	10.00
	Uplands	12.20
	Total	22.20

Acres zoned as agricultural land 0

Existing structures on site No structures on site

Market value of property improvements \$0

INCIDENTALS

Agency Indirect (Acq)

Total cost for Agency Indirect (Acq) \$12,000

Note: Calculated at 15% for both properties based on 15% de minimus rate is Fiscal data Sheet

Appraisal

Total cost for appraisal \$8,000

Appraisal Review

Total cost for appraisal review \$5,000

Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title \$5,000

Cultural resources (Acq)

Total cost for Cultural resources(Acq) \$5,000

Restoration or development plans (yes/no) No

Environmental Audits

Total cost for environmental audits \$5,000

Signs (Acq)

Total cost for Signs(Acq) \$2,000

Number of permanent signs that identify site and funding partners 2

Stewardship plan

Total cost for Stewardship plan \$5,000

Survey (Acq)

Total cost for Survey(Acq) \$8,000

ADMINISTRATIVE COSTS (ACQ)

Administrative costs (Acq)

Total cost for Administrative costs (Acq) \$20,000

Property: Mountain Valley Acres CE (Worksite #2: Mountain Valley Worksite)

REAL PROPERTY ACQUISITION

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition 0.49

Easement

Total cost for Easement \$350,000

Easement type Habitat Conservation

Acres by Acreage Type (easement) Acres

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	Riparian	15.00
	Total	15.00
Easement Acres zoned as agricultural land		2.50

INCIDENTALS

Appraisal

Total cost for appraisal	\$12,000
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Appraisal Review

Total cost for appraisal review	\$8,000
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Baseline Documentation

Total cost for baseline documentation	\$4,000
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Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$5,000
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Cultural resources (Acq)

Total cost for Cultural resources(Acq)	\$5,000
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Restoration or development plans (yes/no) No

Environmental Audits

Total cost for environmental audits	\$5,000
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Signs (Acq)

Total cost for Signs(Acq)	\$1,000
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Number of permanent signs that identify site and funding partners 1

Survey (Acq)

Total cost for Survey(Acq)	\$8,000
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ADMINISTRATIVE COSTS (ACQ)

Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$20,000
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Worksite Metrics

Worksite: Snider Worksite (#1)

Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	0.90
Project Identified In a Plan or Watershed Assessment (C.0.c)	Upper Columbia Spring Chinook Salmon and Steelhead Recovery Plan Upper Columbia Prioritization Yakama Nation Lower Peshastin Reach Assessment
Priority in Recovery Plan	Reach Rank: 2 Priority Species: Spring Chinook restoration: 2 Spring Chinook Protection: 2 Steelhead Restoration: 2 Steelhead Protection: 1
Type Of Monitoring (C.0.d.1)	None
Monitoring Location (C.0.d.2)	No monitoring completed

Worksite: Mountain Valley Worksite (#2)

Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	0.49
Project Identified In a Plan or Watershed Assessment (C.0.c)	Upper Columbia Spring Chinook Salmon and Steelhead Recovery Plan Upper Columbia Prioritization Yakama Nation Lower Peshastin Reach Assessment
Priority in Recovery Plan	Reach Rank: 2 Priority Species: Spring Chinook restoration: 2 Spring Chinook Protection: 2 Steelhead Restoration: 2 Steelhead Protection: 1
Type Of Monitoring (C.0.d.1)	None
Monitoring Location (C.0.d.2)	No monitoring completed

Overall Project Metrics

COMPLETION DATE

Projected date of completion	12/31/2026
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PROJECT ACQUISITION

Acquisition Primary Purpose	Habitat Conservation
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ACQUISITION COST ESTIMATES

Property: Snider Fee Acquisition (Worksite #1: Snider Worksite)

Work Type	Estimated Cost	Property Value Determination: Estimate of Value
Agency Indirect (Acq)	\$12,000	
Appraisal	\$8,000	
Appraisal Review	\$5,000	
Closing, Recording, Taxes, Title	\$5,000	
Cultural resources (Acq)	\$5,000	
Environmental Audits	\$5,000	
Land	\$388,000	
Signs (Acq)	\$2,000	
Stewardship plan	\$5,000	
Survey (Acq)	\$8,000	
Subtotal:	\$443,000	
Administration:	\$20,000	
Total Estimate For Property:	\$463,000	

Property: Mountain Valley Acres CE (Worksite #2: Mountain Valley Worksite)

Work Type	Estimated Cost	Property Value Determination: Estimate of Value
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Appraisal	\$12,000
Appraisal Review	\$8,000
Baseline Documentation	\$4,000
Closing, Recording, Taxes, Title	\$5,000
Cultural resources (Acq)	\$5,000
Easement	\$350,000
Environmental Audits	\$5,000
Signs (Acq)	\$1,000
Survey (Acq)	\$8,000
Subtotal:	\$398,000
Administration:	\$20,000
Total Estimate For Property:	\$418,000

Summary

Total Estimated Costs	\$841,000
Without Admin:	
Total Estimated Admin:	\$40,000
Total Estimated Acquisition Costs:	\$881,000

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Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Acquisition Costs</u>			
Land/Incidentals	\$841,000		
Admin	\$40,000		4.83 %
SUBTOTAL	\$881,000	100.00 %	
Total Cost Estimate	\$881,000	100.00 %	

Funding Request and Match

FUNDING PROGRAM

Salmon State Projects	\$445,000	50.510783 %
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SPONSOR MATCH

Other Monetary Funding	Grant - Local	
Amount		\$436,000.00
Funding Organization		Tributary Committees
Grant Program		Salmon grant program

Match Total: \$436,000.489217 %

Total Funding Request (Funding + Match): \$881,000.000000

Questions

#1: Explain how you determined the cost estimates

In 2022, the Tributary Committees previously funded an appraisal for a conservation easement on the Mountain Valley property for a CE on 20.5 acres. This appraisal provided data that CDLT has used in this application is estimate the Land costs for both the 15 acre Mountain Valley CE and the 22 acres Snider fee acquisition. Incidental expenses are based on experience with vendor costs, which continue to increase.

Other Funding

OTHER FUNDING DETAILS

Cultural Resources

Cultural Resource Areas

Worksite #1: Snider Worksite

Area: Snider property

#1: Provide a description of the project actions at this worksite (acquisition, development and/or restoration activities that will occur as a part of this project)

Acquisition

#2: Describe all ground disturbing activities (length, width and depth of disturbance and equipment utilized) that will take place in the Area of Potential Effect (APE). Include the location of any construction staging or access roads associated with your project that will involve ground disturbance.

None as part of the acquisition

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#3: Describe any planned ground disturbing pre-construction/restoration work. This includes geo-technical investigation, fencing, demolition, decommissioning roads, etc.

None as part of the acquisition

#4: Describe the existing project area conditions. The description should include existing conditions, current and historic land uses and previous excavation/fill (if depths and extent is known, please describe).

Existing condition is forested riparian, stream and hillside, with a private road crossing the property. There may have been some logging in the past.

#5: Will a federal permit be required to complete the scope of work on the project areas located within this worksite?

No

Not for the acquisition

#6: Are you utilizing Federal Funding to complete the scope of work? This includes funds that are being shown as match or not.

No

#7: Do you have knowledge of any previous cultural resource review within the project boundaries during the past 10 years?

No

#8: Is the worksite located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site?

No

#9: Are there any structures over 45 years of age within this worksite? This includes structures such as buildings, tidegates, dikes, residential structures, bridges, rail grades, park infrastructure, etc.

No

#10: Describe any ground disturbing activities that you plan to undertake within the next 5 years (separate from this project).

None by CDLT. CCND has indicated interest in restoration on the Snider parcel.

Worksite #2: Mountain Valley Worksite

Area: Mountain Valley CE

#1: Provide a description of the project actions at this worksite (acquisition, development and/or restoration activities that will occur as a part of this project)

Acquisition of a conservation easement

#2: Describe all ground disturbing activities (length, width and depth of disturbance and equipment utilized) that will take place in the Area of Potential Effect (APE). Include the location of any construction staging or access roads associated with your project that will involve ground disturbance.

None as part of the acquisition

#3: Describe any planned ground disturbing pre-construction/restoration work. This includes geo-technical investigation, fencing, demolition, decommissioning roads, etc.

None as part of the acquisition

#4: Describe the existing project area conditions. The description should include existing conditions, current and historic land uses and previous excavation/fill (if depths and extent is known, please describe).

Former orchard, now vacant. Undercut streambank with reasonable riparian vegetation.

#5: Will a federal permit be required to complete the scope of work on the project areas located within this worksite?

No

Not for the acquisition. Cascade Fisheries has a planned restoration (#24-1860) for which they would secure appropriate permits.

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#6: Are you utilizing Federal Funding to complete the scope of work? This includes funds that are being shown as match or not.

No

#7: Do you have knowledge of any previous cultural resource review within the project boundaries during the past 10 years?

Unknown

#8: Is the worksite located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site?

No

#9: Are there any structures over 45 years of age within this worksite? This includes structures such as buildings, tidegates, dikes, residential structures, bridges, rail grades, park infrastructure, etc.

No

#10: Describe any ground disturbing activities that you plan to undertake within the next 5 years (separate from this project).

CDLT does not. As mentioned, Cascade Fisheries has a planned restoration (#24-1860) for which they would secure appropriate permits.

Project Permits

Permits and Reviews	Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
Archaeological & Cultural Resources (EO 21-02)	DAHP				

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Attachments

Required Attachments

7 out of 7 done

Applicant Resolution/Authorizations	✓
CCA Tribal Notification	✓
Cost Estimate	✓
Landowner acknowledgement form	✓
Map: Parcel map	✓
Photo	✓
RCO Fiscal Data Collection Sheet	✓

PHOTOS (JPG, GIF)

Photos (JPG, GIF)



665695 Primary # 665696 Secondary # 665692 # 665697

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	05/27/2025	Project Application Report	Project Application Report, 25-1224A (sub 05/27/25 14:03:35)	MickeyF	Project Application Report - 25-1224 (submitted 05-27-2025_14-03-35).pdf, 670536	✓
	05/27/2025	Cost Estimate	Revised Peshastin Cost Worksheet.xlsx	MickeyF	Revised Peshastin Cost Worksheet.xlsx, 670531	✓
	05/27/2025	Application Review Report	Grant Manager Comments, 25-1224A(rtnd 05/27/25 12:46)	AmeeB	Grant Manager Comments Report - 25-1224 (rtnd 05-27-2025_12-46-06).pdf, 670526	✓
	05/18/2025	Applicant Resolution/Authorizations	25-1224A Board Authorization.pdf	MickeyF	25-1224A Board Authorization.pdf, 669873	✓
	04/18/2025	Project Application Report	Project Application Report, 25-1224A (sub 04/18/25 12:47:53)	MickeyF	Project Application Report - 25-1224 (submitted 04-18-2025_12-47-53).pdf, 666751	✓
	04/18/2025	Cost Estimate	Peshastin Cost Estimate Worksheet.xlsx	MickeyF	Peshastin Cost Estimate Worksheet.xlsx, 666638	✓
	04/17/2025	CCA Tribal Notification	Tribal Notification_Peshastin RM 2.5_Yakama.docx	CaitlynE	Tribal Notification_Peshastin RM 2.5_Yakama.docx, 666518	✓
	04/17/2025	CCA Tribal Notification	Tribal Notification_Peshastin RM 2.5_Colville.docx	CaitlynE	Tribal Notification_Peshastin RM 2.5_Colville.docx, 666516	✓
	04/15/2025	Map: Parcel map	Peshastin Creek Parcel Map.pdf	MollyJ	Peshastin Creek- WWRP Application V3.pdf, 666281	✓
	04/15/2025	RCO Fiscal Data Collection Sheet	RCO Fiscal Data Collection Sheet - Indirect, Audit, and Fisc	MickeyF	RCO Fiscal Data Collection Sheet - Indirect, Audit, and Fiscal Information.pdf, 666267	✓
	04/15/2025	Applicant Resolution/Authorizations	ApplicantAuthorizationResolution.pdf	CaitlynE	ApplicantAuthorizationResolution.pdf, 666149	✓
	04/15/2025	Landowner acknowledgement form	Landowner Acknowledgement - Mountain Valley - signed.pdf	CaitlynE	Landowner Acknowledgement - Mountain Valley - signed.pdf, 666148	✓
	04/10/2025	Photo	Screenshot showing reds.jpg	CaitlynE	Screenshot showing reds.jpg, 665697	✓
	04/10/2025	Photo	Creek picture looking upstream.jpg	CaitlynE	Creek picture looking upstream.jpg, 665696	✓
	04/10/2025	Photo	Creek Picture along road.jpg	CaitlynE	Creek Picture along road.jpg, 665695	✓
	04/10/2025	Map	Map showing Nearby Public Ownership.JPG	CaitlynE	Map showing Nearby Public Ownership.jpg, 665692	✓
	04/10/2025	Landowner acknowledgement form	CDLT Landowner Acknowledgement - Snider.pdf	CaitlynE	CDLT Landowner Acknowledgement - Snider.pdf, 665689	✓

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Application Status

Application Due Date: 06/23/2025

Status Name	Status Date	Submitted By	Submission Notes
Application Resubmitted	05/27/2025	Mickey Fleming	CDLT requests that the Mountain Valley CE be funded through the Riparian funding pool, if available.
Application Returned	05/27/2025	Amee Bahr	Congrats! Your project is cleared by the SRFB Review Panel. It looks like you have a few Grant Manager comments to address. Please resubmit the application when finished and no later than the June 23rd deadline. Let me know if you have any questions.
Application Submitted	04/18/2025	Mickey Fleming	
Preapplication	04/03/2025		

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. (Mickey Fleming, 05/27/2025)

Date of last change: 05/27/2025

CUMULATIVE TOTALS

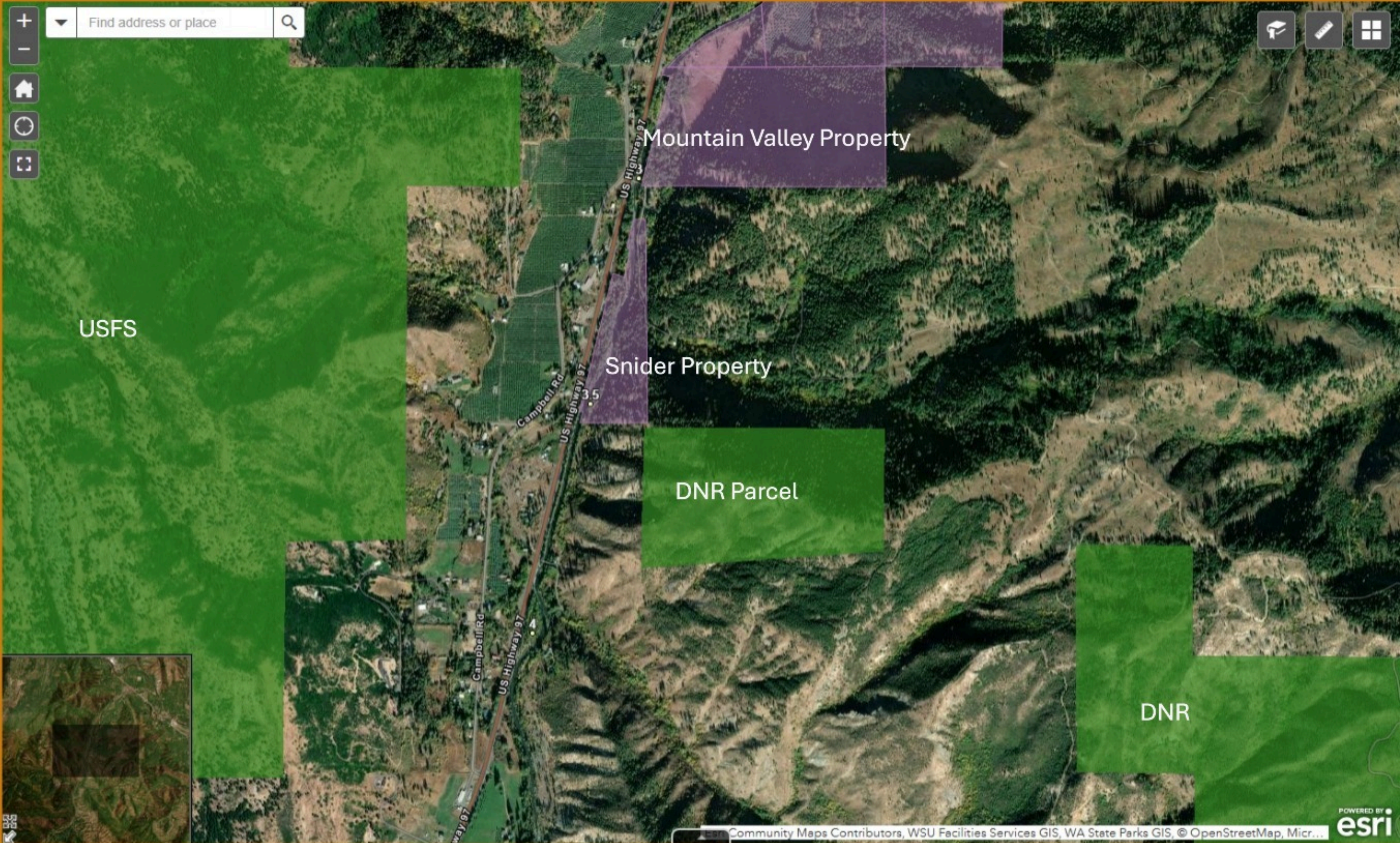
This sheet contains automatic calculations

Project Name	Lower Peshastin Creek Protection RM 2.5-3.5
SRFB #	25-1224
Sponsor	Chelan-Douglas Land Trust

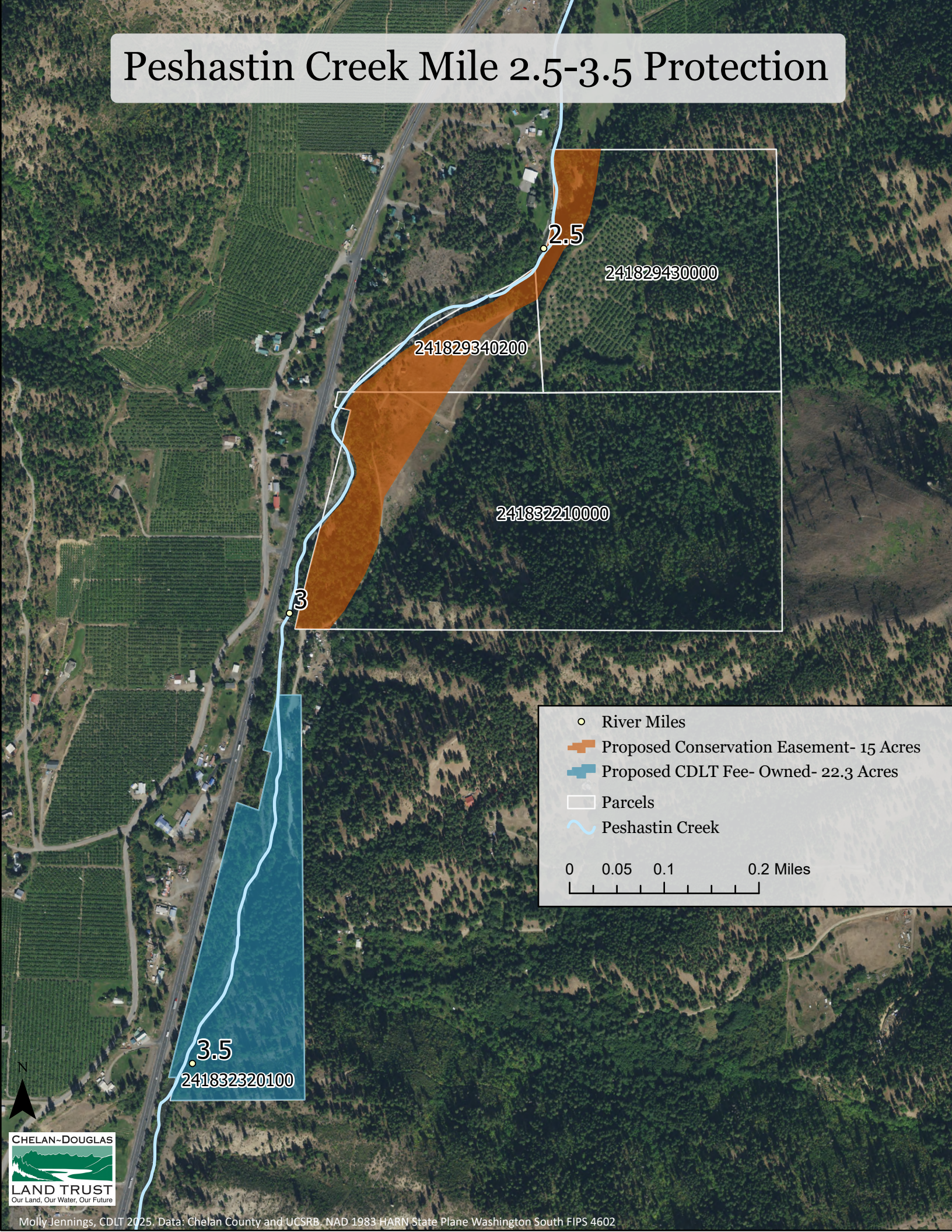
	OVERALL PROJECT Cost	GRANT REQUEST Amount	PRISM MATCH Amount	MATCH NOT IN PRISM Amount	Budget Check
<u>Sheet #1 Acquisition</u>					
Property Costs	\$ 738,000	\$ 350,000	\$ 388,000	\$ -	0
Incidental Costs	\$ 91,000	\$ 53,000	\$ 38,000	\$ -	0
Administrative Costs	\$ 40,000	\$ 30,000	\$ 10,000	\$ -	0
Indirect Costs	\$ 12,000	\$ 12,000	\$ -	\$ -	
STotal	\$ 881,000	\$ 445,000	\$ 436,000	\$ -	0
<u>Sheet #2 Design</u>					
Design Costs	\$ -	\$ -	\$ -	\$ -	
Indirect Costs	\$ -	\$ -	\$ -	\$ -	
STotal	\$ -	\$ -	\$ -	\$ -	0
<u>Sheet #3 Restoration</u>					
Construction Costs	\$ -	\$ -	\$ -	\$ -	0
AA&E	\$ -	\$ -	\$ -	\$ -	0
Indirect Costs	\$ -	\$ -	\$ -	\$ -	
STotal	\$ -	\$ -	\$ -	\$ -	0
Totals	\$ 881,000	\$ 445,000	\$ 436,000	\$ -	0



Find address or place



Peshastin Creek Mile 2.5-3.5 Protection





Creek picture along road



Creek picture – looking upstream



Redd locations