

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: September 5 & 6, 2008
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

1. Accepting the transfer of several parcels totaling 604 acres in Grays Harbor and Pacific Counties
2. Proposed acquisition of a 815 acre property in the Sinlahekin Wildlife Area in Okanogan County
3. Proposed acquisition of a 641.68 acre property in the Oak Creek Wildlife Area in Yakima County
4. Proposed acquisition of a 289.22 acre property in the Oak Creek Wildlife Area in Yakima County.

Policy issue(s) you are bringing to the Commission for consideration:

Protection of critical fish and wildlife habitat and providing public recreation opportunity.

Public involvement process used and what you learned:

Items 1-3 were approved through a public review and competitive grant process conducted by the U.S. Fish and Wildlife Service. Item 4 was approved through the Northwest Power and Conservation Council's Fish and Wildlife program project solicitation process.

Action requested (identify the specific Commission decisions you are seeking):
Approval of the proposed land transactions as presented.

Draft motion language:

Motion to approve the proposed land transactions as presented.

Justification for Commission action:

This action will protect critical fish and wildlife habitat and provide public recreation opportunity.

**Budget Detail for September 8-9, 2008 Fish and Wildlife Commission Meeting
Land Acquisition Agenda Item**

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Cascade Land Conservancy Land Transfers	604.00		Willapa Bay/Seal Slough	USFWS	Q21	\$ 10,945,544.00	\$ 900,000.00	\$ 19,525.47	-
			Willapa Cedar River Acquisition	USFWS	Q21	\$ 10,926,018.53	\$ 860,000.00	\$ 35,962.62	-
			Seal Slough Acquisition Support (PI 43457)	DS	130	\$ 4,955.00	\$ 4,955.00	\$ 4,955.00	-
Cook Property	641.68	\$578,000.00	Section 6 - Yakima-Sanford Meadows	USFWS	Q21	\$ 10,890,055.91	\$ 2,764,753.13	\$ 2,567,580.00	1,972,240.00
Mitzer Property	815.00	\$2,440,000.00	Okanagon-Similkameen	WDFW	I24	\$ 3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$ 486,800.00

DS = Duck Stamp Funds
 USFWS = United States Fish & Wildlife Service
 WDFW= Washington Department of Fish Wildlife

** Post Action Grant Balance

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

**STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
LANDS DIVISION
REAL ESTATE SERVICES**

September 5, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 1: PROPOSED ACCEPTANCE OF PROPERTY TRANSFERS FROM THE CASCADE LAND CONSERVANCY – 3 PARCELS IN THE SOUTH SHORE GRAYS HARBOR PROJECT, GRAYS HARBOR COUNTY; 1 PARCEL IN THE WILLAPA BAY/SEAL SLOUGH PROJECT & 2 PARCELS IN THE WILLAPA/CEDAR RIVER PROJECT, PACIFIC COUNTY

The Cascade Land Conservancy (CLC) wishes to transfer 604 acres of property in 6 separate parcels to the Department of Fish and Wildlife (WDFW) under the South Shore Grays Harbor, the Willapa Bay/Seal Slough and Willapa/Cedar River Projects. These properties were acquired under a pass-through agreement from grants awarded to WDFW and funded by the U.S. Fish and Wildlife Service under two National Coastal Wetland Grants and one North American Wetlands Conservation Grant. Authority to fund this transfer is provided by the capital budget.

This is a cooperative project with the CLC, Wildlife Forever Foundation and Pacific Coast Joint Venture. The purpose of the project was to protect some of the most significant waterfowl and shorebird use area in Willapa Bay and Grays Harbor. In addition, it is also important elk and salmon rearing habitat. It also provides public access to estuary shorelines in Grays Harbor and Willapa Bay. The Wildlife Program will manage the property as part of the adjacent WDFW ownerships of the Olympic Wildlife Area. This cooperative project reduces overall costs of ownership associated with this grant to WDFW through a partnership agreement with CLC. CLC is retaining ownership of approximately 1,300 acres of forested habitat. These lands held by CLC have significantly higher costs associated with the forest management and logging roads. The wetland ownership with less costs are being transferred to WDFW. These lands are important for public water access and associated recreation. CLC provided private donor contributions in excess of \$1.5 million in matching funds as part of the grant application. This cooperative acquisition approach allowed WDFW to get lands that meet higher public needs while reducing overall operating costs.

The parcels within the South Shore Grays Harbor project are located just southwest of the town of Aberdeen between Highway 105 and the south shore of Grays Harbor. Ownership of this property

will help to protect critical shoreline habitat from development along Grays Harbor, a site and a focus area of the Pacific Coast Joint Venture Strategic Plan (1996). Protection of these shorelines provide internationally significant and important critical feeding habitat for waterfowl and shorebirds migrating along the Pacific Flyway. Shorebird populations can exceed one million and because of its importance for shorebirds, Grays Harbor was designated a "Hemispheric Site" in 1996 by the Western Hemisphere Shorebird Reserve Network.

The parcels within the Willapa Bay/Seal Slough project are located southerly of the town of South Bend at Nemah along Highway 101. This project protects critically important estuarine habitat including tidelands, mudflats, eelgrass meadows and emergent saltmarsh that is attractive to large numbers of migratory birds and other wetland-dependent fish and wildlife species. The estuarine marsh provides high quality rearing and overwintering habitat for juvenile coho, chum, coho and searun cutthroat. Protection of this habitat is a priority in the Willapa Fisheries Recovery Strategy, Willapa Watershed Plan and the Pacific Coast Joint Venture Strategic Plan.

The parcel at the Willapa/Cedar River project is two miles north of Tokeland and fifteen miles west of Raymond off Highway 105 along the northwest shore of Willapa Bay. The Cedar River represents one of the highest use areas for waterfowl and shorebirds in the Willapa Bay complex of wetlands. The estuarine marsh provides high quality rearing and overwintering habitat for a number of salmonid species. Roosevelt elk are regularly observed foraging and bedding in the Cedar River estuary. Protection of this habitat is also a priority in the Willapa Fisheries Recovery Strategy, Willapa Watershed Plan and the Pacific Coast Joint Venture Strategic Plan.

Maintenance activities will include weed and litter control estimated at \$3,000 annually. The annual payment in lieu of property taxes to Grays Harbor County is estimated to be \$150. There will not be a payment in lieu of property taxes in Pacific County.

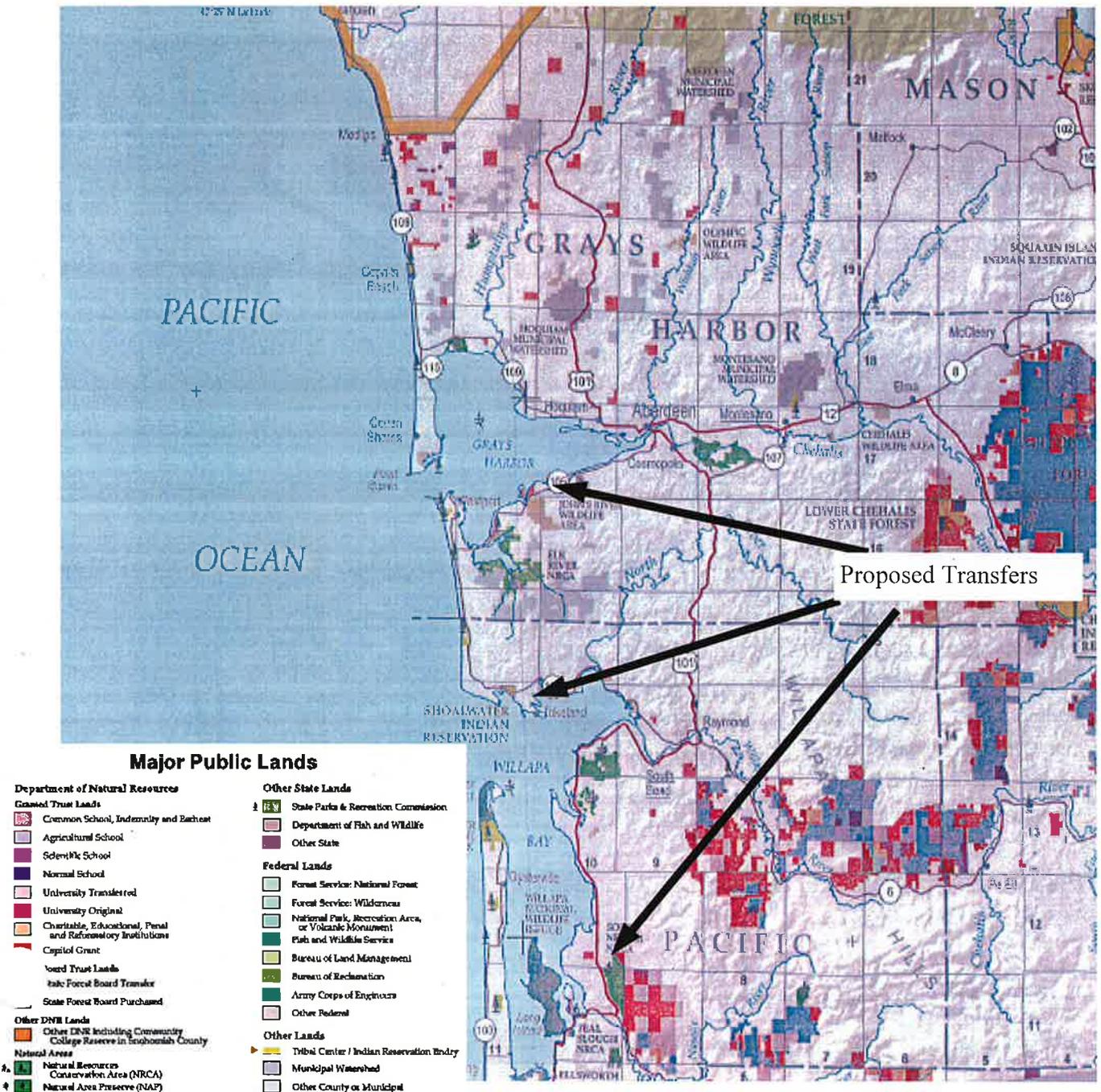
The Department recommends the Commission approve the acceptance of the transfer of these six parcels totaling approximately 604 acres from the Cascade Land Conservancy.

TITLE: ITEM 1 : PROPOSED TRANSFER CASCADE LAND CONSERVANCY
 SOUTH SHORE GRAYS HARBOR
 WILLAPA BAY—SEAL SLOUGH
 WILLAPA BAY—CEDAR RIVER

COUNTY: GRAYS HARBOR AND PACIFIC COUNTIES

LEGAL: SECTIONS 15, 21, 22 & 27, TOWNSHIP 12N, RANGE 10W., W.M.
 SECTION 6, TOWNSHIP 14N, RANGE 10W., W.M.
 SECTIONS 30 & 31, TOWNSHIP 15N, RANGE 10W., W.M.
 SECTION 36, TOWNSHIP 15N, RANGE 11W., W.M.
 SECTIONS 23,24, 26 & 27, TOWNSHIP 17N, RANGE 10W., W.M.

ACRES: 604 ACRES

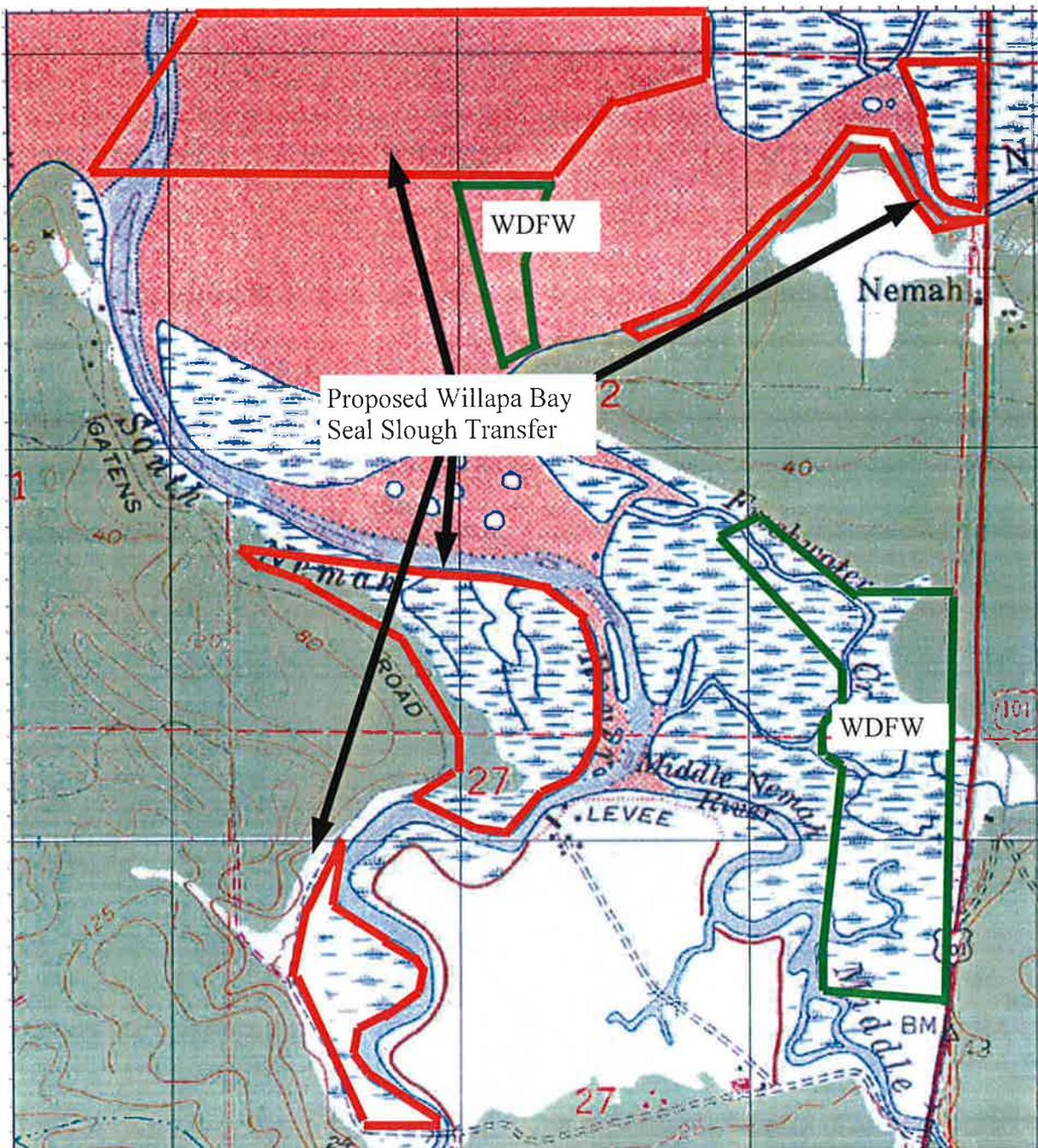


TITLE: ITEM 1 : PROPOSED TRANSFER CASCADE LAND CONSERVANCY
SOUTH SHORE GRAYS HARBOR
WILLAPA BAY—SEAL SLOUGH
WILLAPA BAY—CEDAR RIVER

COUNTY: GRAYS HARBOR AND PACIFIC COUNTIES

LEGAL: SECTIONS 15, 21, 22 & 27, TOWNSHIP 12N, RANGE 10W., W.M.
SECTION 6, TOWNSHIP 14N, RANGE 10W., W.M.
SECTIONS 30 & 31, TOWNSHIP 15N, RANGE 10W., W.M.
SECTION 36, TOWNSHIP 15N, RANGE 11W., W.M.
SECTIONS 23,24, 26 & 27, TOWNSHIP 17N, RANGE 10W., W.M.

ACRES: 604 ACRES

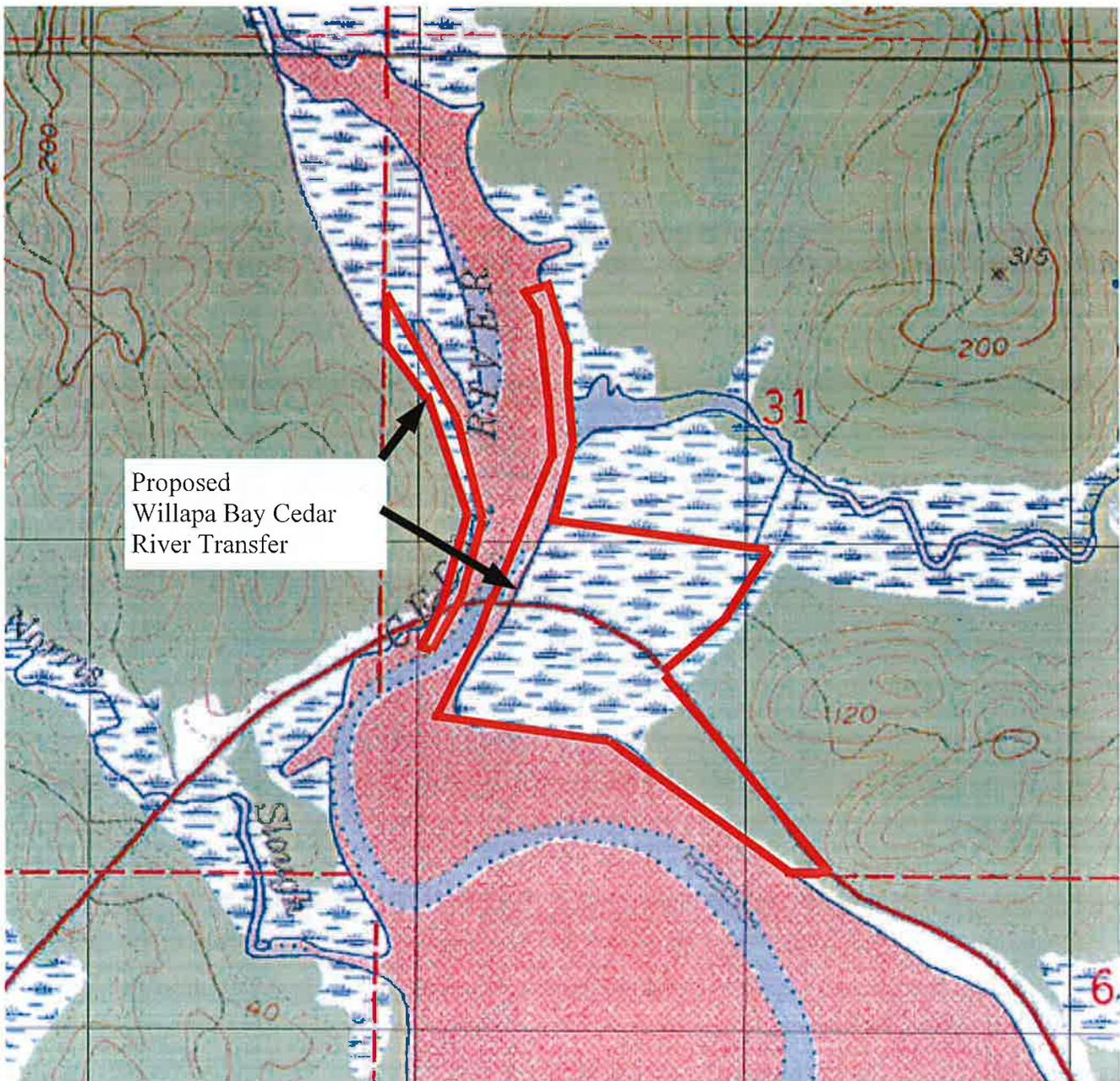


TITLE: ITEM 1 : PROPOSED TRANSFER CASCADE LAND CONSERVANCY
SOUTH SHORE GRAYS HARBOR
WILLAPA BAY—SEAL SLOUGH
WILLAPA BAY—CEDAR RIVER

COUNTY: GRAYS HARBOR AND PACIFIC COUNTIES

LEGAL: SECTIONS 15, 21, 22 & 27, TOWNSHIP 12N, RANGE 10W., W.M.
SECTION 6, TOWNSHIP 14N, RANGE 10W., W.M.
SECTIONS 30 & 31, TOWNSHIP 15N, RANGE 10W., W.M.
SECTION 36, TOWNSHIP 15N, RANGE 11W., W.M.
SECTIONS 23,24, 26 & 27, TOWNSHIP 17N, RANGE 10W., W.M.

ACRES: 604 ACRES

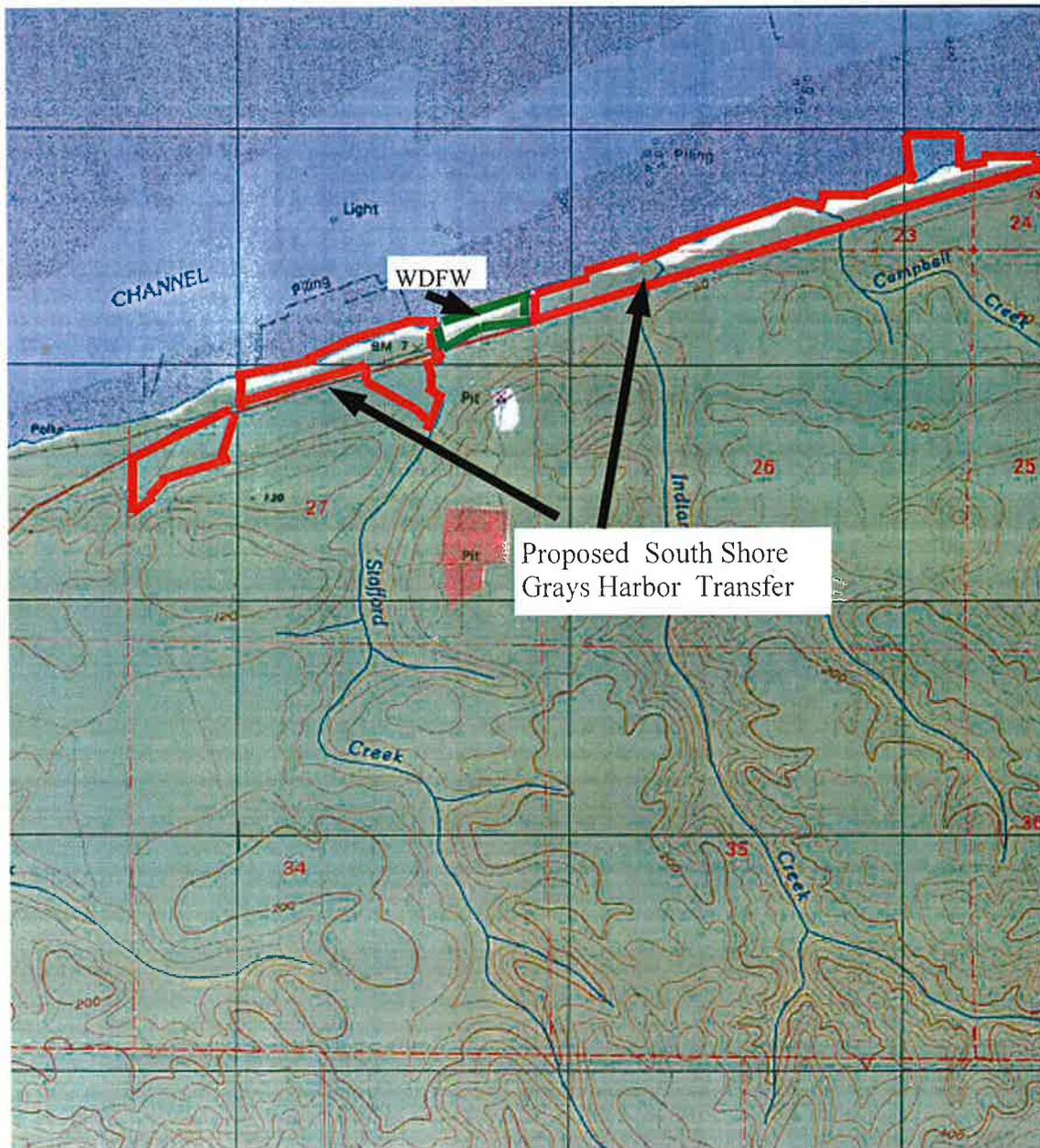


TITLE: ITEM 1 : PROPOSED TRANSFER CASCADE LAND CONSERVANCY
SOUTH SHORE GRAYS HARBOR
WILLAPA BAY—SEAL SLOUGH
WILLAPA BAY—CEDAR RIVER

COUNTY: GRAYS HARBOR AND PACIFIC COUNTIES

LEGAL: SECTIONS 15, 21, 22 & 27, TOWNSHIP 12N, RANGE 10W., W.M.
SECTION 6, TOWNSHIP 14N, RANGE 10W., W.M.
SECTIONS 30 & 31, TOWNSHIP 15N, RANGE 10W., W.M.
SECTION 36, TOWNSHIP 15N, RANGE 11W., W.M.
SECTIONS 23,24, 26 & 27, TOWNSHIP 17N, RANGE 10W., W.M.

ACRES: 604 ACRES



**STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
LANDS DIVISION
REAL ESTATE SERVICES**

September 5, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE 815-ACRE MITZNER
PROPERTY, SINLAHEKIN WILDLIFE AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 815-acre Mitzner Property as part of the Okanogan – Similkameen watershed project. This property has been approved for acquisition and funded by the U.S. Fish and Wildlife Service Section 6 Program and the Washington State Legislature. Authority for this acquisition is provided by the capital budget.

This property is located about 8 air miles west of Omak and is approximately 4 miles north of Hwy 20/ Loup Loup Highway, on Buzzard Lake Road. The property is currently used for seasonal grazing, however unless protected, the future use will be for subdivision and development of the property into rural residential and recreational homesites. The property has a 20-acre lake on it, with Little Loup Loup Creek flowing across much of the property.

Acquisition of this property by WDFW will preserve it as open space for a corridor for local and wide ranging wildlife movement across north central Okanogan County and the wetlands provide habitat for waterfowl.

The property will be managed within the Wildlife Program Lands Division as part of the Sinlahekin Wildlife Area. Operation and maintenance costs are anticipated to be \$4,075 annually to address weed control, fencing, signage and other routine stewardship issues. Funding will be provided from the existing wildlife area budget. Estimated payment in lieu of property taxes will be \$571 per year.

The Department has been successful in negotiating the purchase of this property at the reviewed and approved appraised value of:

815 acres \$2,440,000.00

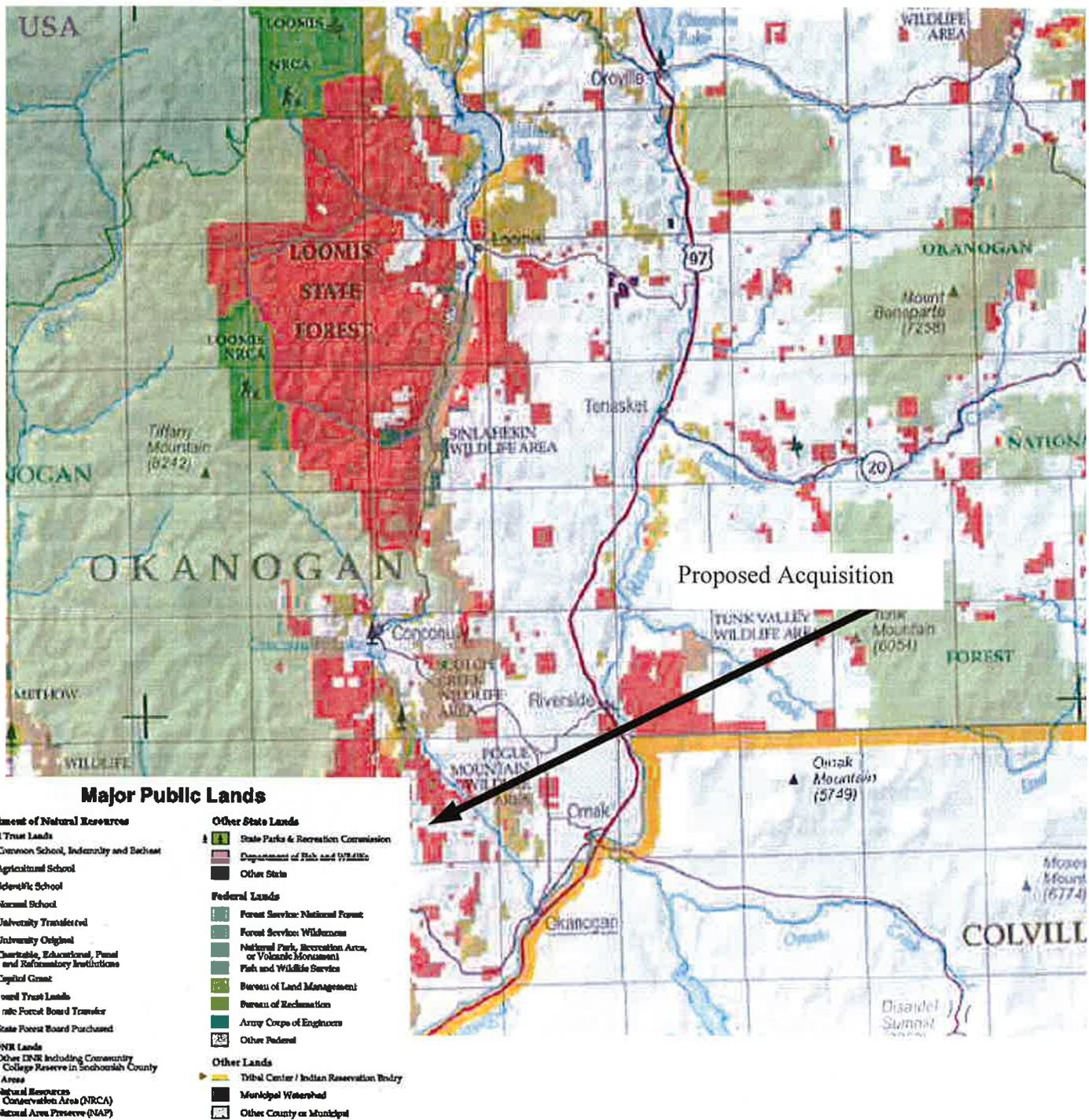
The Department recommends the Commission approve the acquisition of the 815-acre Mitzner Property for \$2,440,000.00.

**TITLE: ITEM 2 : PROPOSED ACQUISITION MITZNER PROPERTY
SINLAHEKIN WILDLIFE AREA**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 20, 21, 28 & 29, TOWNSHIP 34N, RANGE 25 E., W.M.

ACRES: 815 ACRES

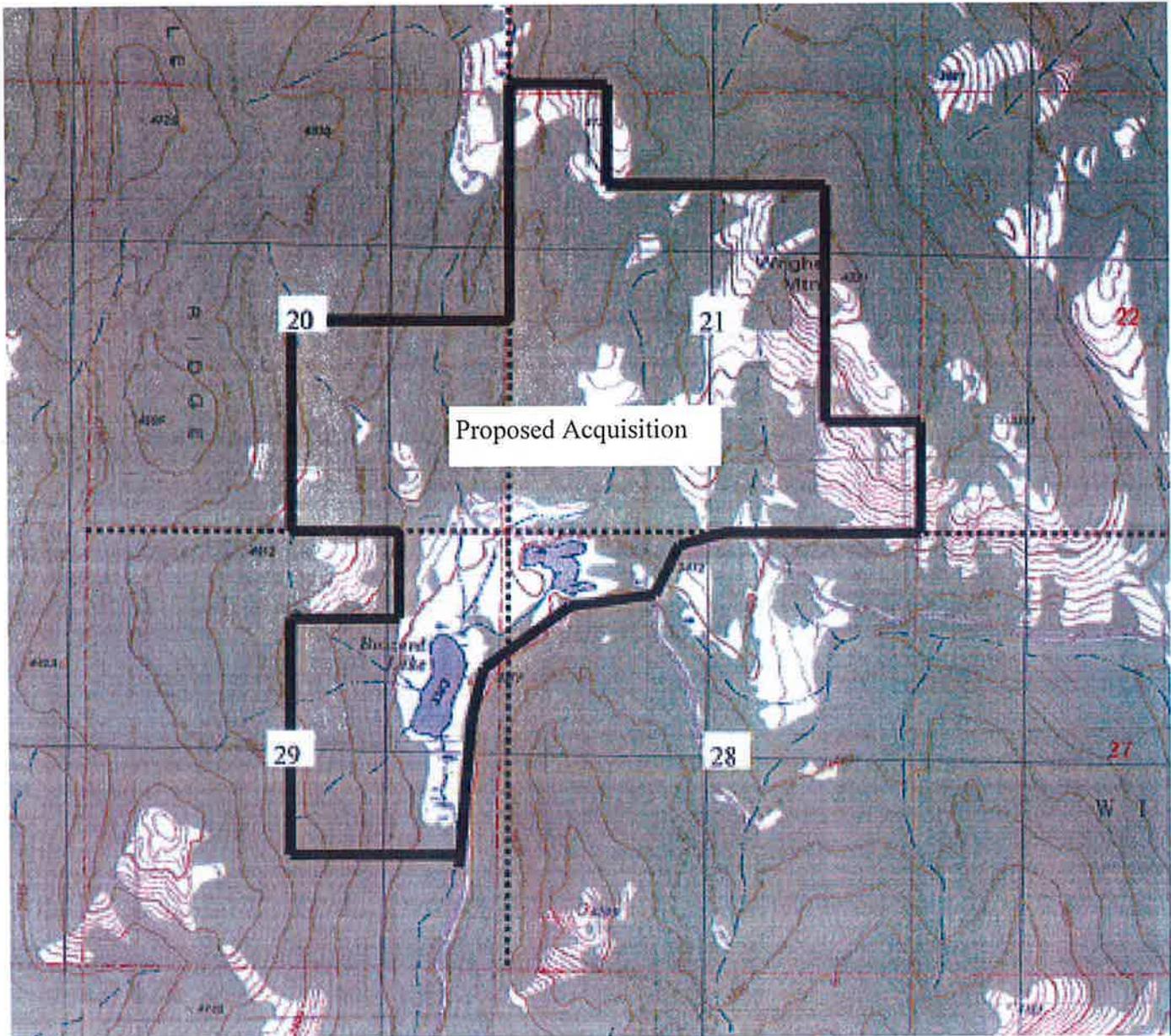


TITLE: ITEM 2 : PROPOSED ACQUISITION MITZNER PROPERTY
SINLAHEKIN WILDLIFE AREA

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 20, 21, 28 & 29, TOWNSHIP 34N, RANGE 25 E., W.M.

ACRES: 815 ACRES



**STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
LANDS DIVISION
REAL ESTATE SERVICES**

September 5, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE 641.68-ACRE COOK
PROPERTY, OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 641.68-acre Cook Property as part of the Oak Flats watershed project. This property has been approved for acquisition and funded by the U.S. Fish and Wildlife Service Section 6 Program. Authority for this acquisition is provided by the capital budget.

This property is located about 9 miles north of the junction of Highway 12 and Highway 410, about 15 miles west of Yakima, in Yakima County. The property has traditionally been used for timber harvesting and wildlife habitat. Unless protected, the future use would be for division of the property into smaller parcels for rural recreational oriented use and possible home-sites.

Acquisition of this property by WDFW will preserve diverse, contiguous habitat utilized extensively by deer, elk, and bighorn sheep. Uncommon avian species such as white-headed woodpecker and Northern goshawk have been observed on the property. The coniferous forest will provide recruitment habitat for spotted owl within a larger landscape of surrounding public lands and limiting development on the property will protect a small sub-basin that drains into the Naches River, an important bull trout migratory channel.

The property will be managed within the Wildlife Program Lands Division as part of the Oak Creek Wildlife Area. Operation and maintenance costs are anticipated to be \$3,200 annually to address weed control and other routine stewardship issues. Funding will be provided from the existing wildlife area budget. Estimated payment in lieu of property taxes will be \$448 per year.

The Department has been successful in negotiating the purchase of this property at the reviewed and approved appraised value of:

641.68 acres \$578,000.00

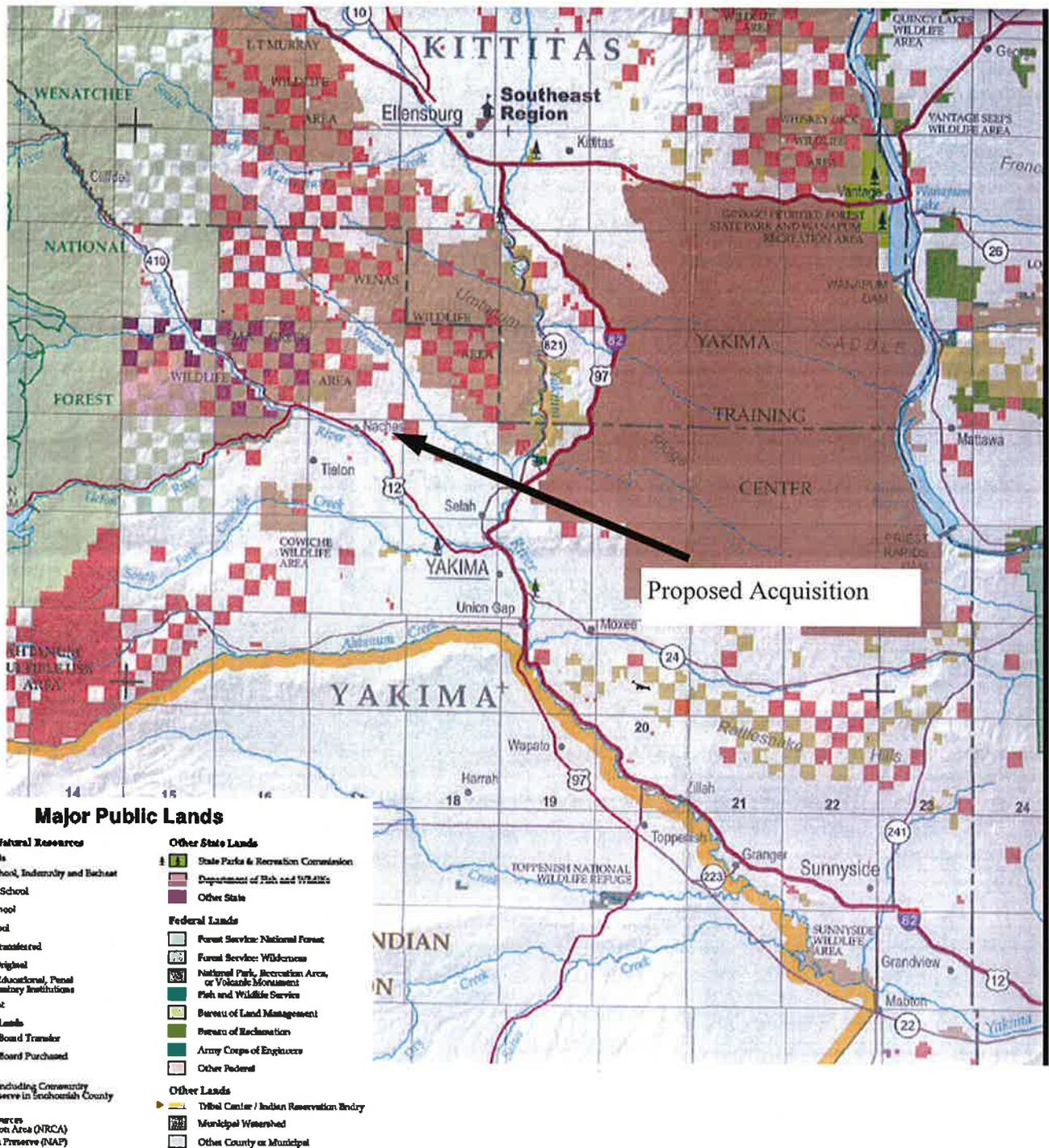
The Department recommends the Commission approve the acquisition of the 641.68-acre Cook Property for \$578,000.00.

**TITLE: ITEM 3 : PROPOSED ACQUISITION COOK PROPERTY
OAK CREEK WILDLIFE AREA**

COUNTY: YAKIMA COUNTY

LEGAL: SECTIONS 1, TOWNSHIP 15N, RANGE 15 E., W.M.

ACRES: 641.68 ACRES

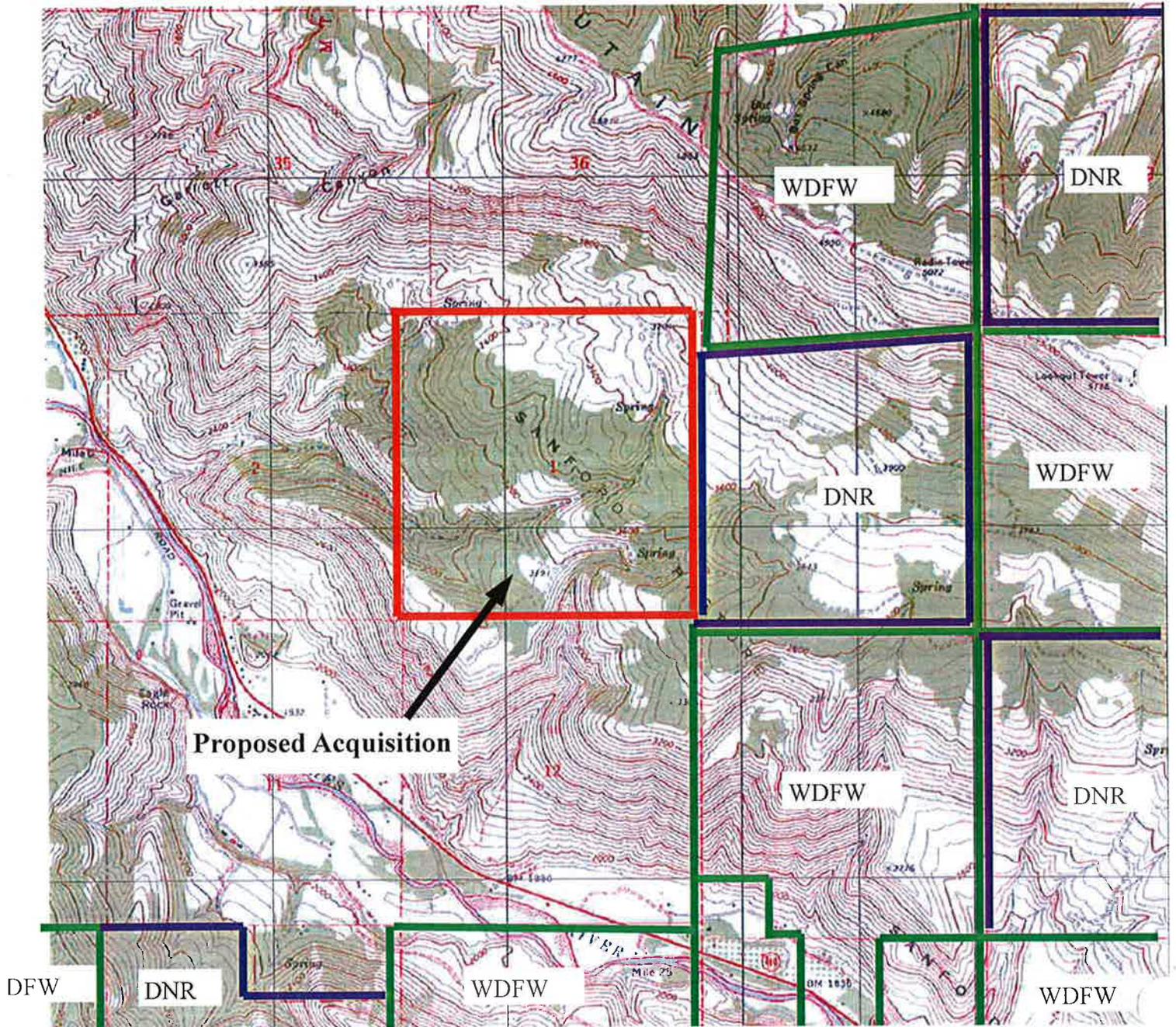


TITLE: ITEM 3 : PROPOSED ACQUISITION COOK PROPERTY
OAK CREEK WILDLIFE AREA

COUNTY: YAKIMA COUNTY

LEGAL: SECTIONS 1, TOWNSHIP 15N, RANGE 15 E., W.M.

ACRES: 641.68 ACRES



**STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
LANDS DIVISION
REAL ESTATE SERVICES**

September 4, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE OAK FLATS PROPERTY,
OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) is proposing to accept 289.22 acres of property purchased on its behalf by the Bonneville Power Administration (BPA) from the City of Yakima. This action will be funded by a BPA grant focused on riparian protection.

The property is located in Yakima County, approximately 5 miles west of Naches and 20 miles northwest of Yakima. The property is riparian and floodplain habitat, near the confluence of the Naches and Tieton Rivers. It is bisected by the Naches River and is nearly surrounded by state ownership, particularly Oak Creek Wildlife Area. Fish species present include federally listed bull trout and mid-Columbian steelhead. Spring Chinook from the American, Bumping and Naches River use the site for migration and rearing. Species associated with forest edge, riparian and shrub steppe habitats occur here. In particular, a winter concentration of bald eagles, bighorn sheep, mule deer, and elk.

The property will be managed within the Wildlife Program by John McGowan as part of the Oak Creek Wildlife Area. Operation and maintenance costs, anticipated at \$1,500 annually to address weed control and other routine stewardship issues, will potentially be funded by BPA.

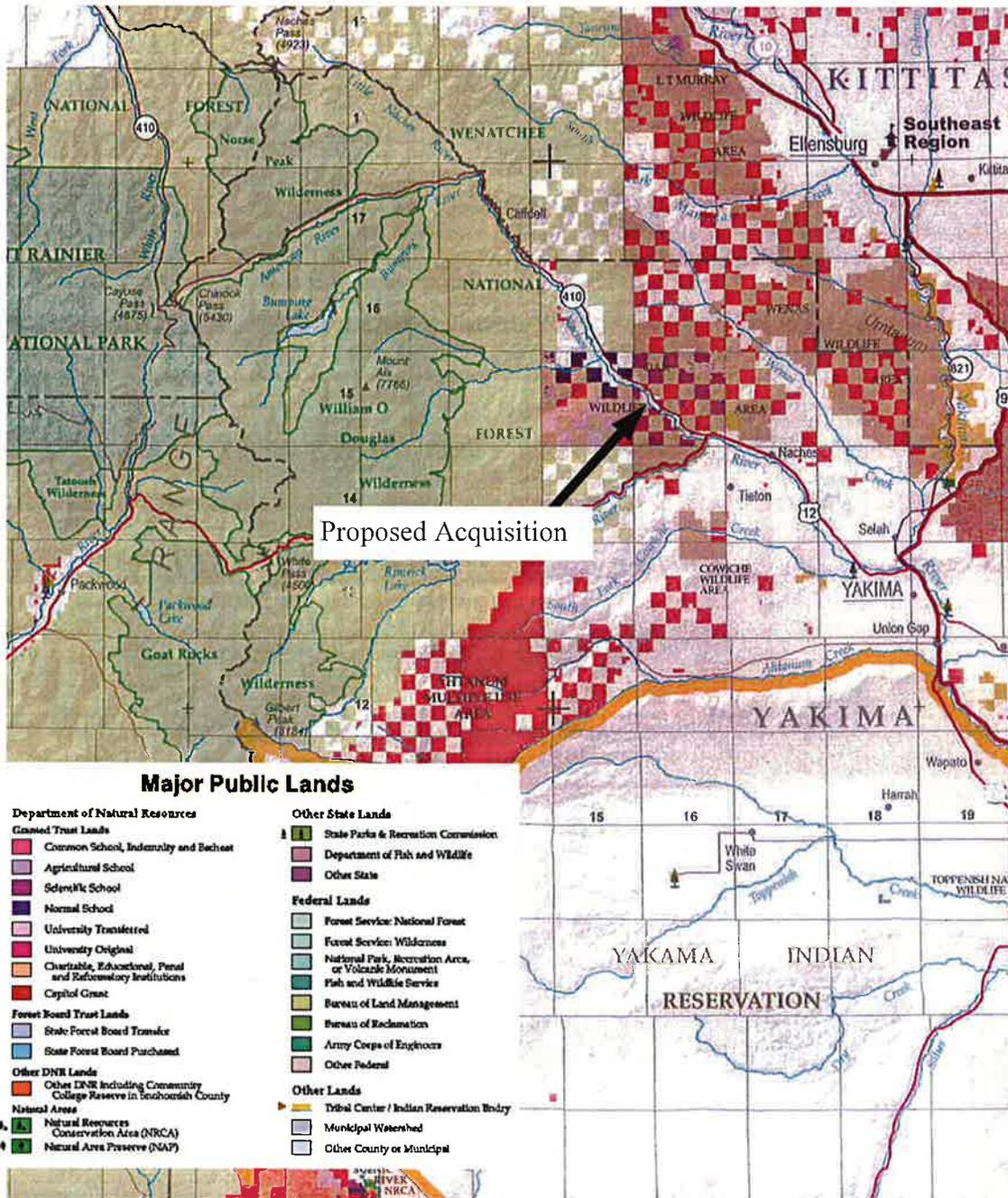
BPA has been successful in negotiating the purchase of this property at the appraised price of \$1.3 million. The Department recommends the Commission approval the acceptance of the 289.22-acre City of Yakima property.

**TITLE: ITEM 4: PROPOSED ACQUISITION
OAK FLATS PROPERTY
OAK CREEK WILDLIFE AREA**

COUNTY: YAKIMA COUNTY

LEGAL: SECTIONS 34&35, TOWNSHIP 15N, RANGE 16E. W.M.

ACRES: 289.22 ACRES



**TITLE: ITEM 4: PROPOSED ACQUISITION
OAK FLATS PROPERTY
OAK CREEK WILDLIFE AREA**

COUNTY: YAKIMA COUNTY

LEGAL: SECTIONS 34&35, TOWNSHIP 15N, RANGE 16E. W.M.

ACRES: 289.22 ACRES

