

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: June, 5 & 6, 2009
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following action:

1. Proposed Acquisition of a 2,560 acre property in Kittitas County
2. Proposed Acquisition of a 147 acre property in Franklin County
3. Proposed Acquisition of a 3,816 acre property in Cowlitz County

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

Protection of Critical Habitat and providing public wildlife related recreation opportunity.

Public involvement process used and what you learned:

Item 1 was reviewed with local government and WDFW has received a letter of support for the project from the Kittitas County Commissioners.

Item 2 was reviewed and approved by the Waterfowl Advisory Group, a citizen advisory board, as their #1 project.

Item 3 was the result of several years of discussion between local state and federal agencies in response to the 1980 eruption of Mt. St Helens.

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 wildlife habitat and provide public wildlife related recreation.

Budget Detail for June 5-6, 2009 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
TNC-RMEF-Plum Creek (Rock Creek/Bald Mtn)	2,675.2	\$3,275,000.00	Heart of the Cascades	USFWS WWRP	Q21 Z41	\$ 5,194,441.00 \$ 1,917,169.00	\$ 3,600,000.00 \$ 1,922,100.00	\$ 3,599,794.00 \$ 1,917,169.00	\$ 2,089,200.00 \$ 70,888.00
Mesa Lake Ltd.	147.0	\$400,000.00	Mesa Lake	MWH	I21	\$ 644,498.00	\$ 700,000.00	\$ 644,498.00	\$ 232,498.00

USFWS = United States Fish & Wildlife Service
 WWRP= Washington Wildlife and Recreation Program
 MWH = Migratory Waterfowl Habitat Funding

** 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**

June 5, 2005

MEMORANDUM

TO: Philip Anderson
Interim Director

FROM: Dan Budd, Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE PLUM CREEK
TIMBERLANDS, LP, ROCK CREEK BLOCK, OAK CREEK WILDLIFE
AREA, KITTITAS COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 2,675.2-acre Plum Creek Timberlands, LP property for the Rock Creek block of Heart of the Cascades. This property has been approved for acquisition and funded jointly by the Washington Wildlife and Recreation Program under the Critical Habitat category and the United States Fish and Wildlife Service under a Habitat Conservation Plan grant. Authority for this acquisition is provided by Engrossed Substitute Senate Bill 6094.

This property is located approximately 25 miles northwest of Yakima. The WDFW owned Oak Creek and Wenas wildlife areas lie to the southeast of this property. The Nature Conservancy and the Rocky Mountain Elk Foundation have assisted with negotiations on this property which will become an addition to the Oak Creek Wildlife Area.

Habitats in the transitional zone of the east Cascades are extremely rich in diversity of plant and animal species. Mature pine and mixed-conifer forests, basalt cliffs, cottonwood riparian forests, riverine habitat, shrub-steppe and oak woodlands are all found in this vicinity. A variety of fish and wildlife species occur in this wildlife area, including four federally-listed and fifteen state-listed species.

The property will be managed by the Wildlife Program as a unit of the Oak Creek Wildlife Area. Operation and maintenance costs are estimated at \$13,375 annually. Payments in lieu of property taxes are anticipated to be \$1,872 per year.

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

2,675.2 acres \$3,275,000

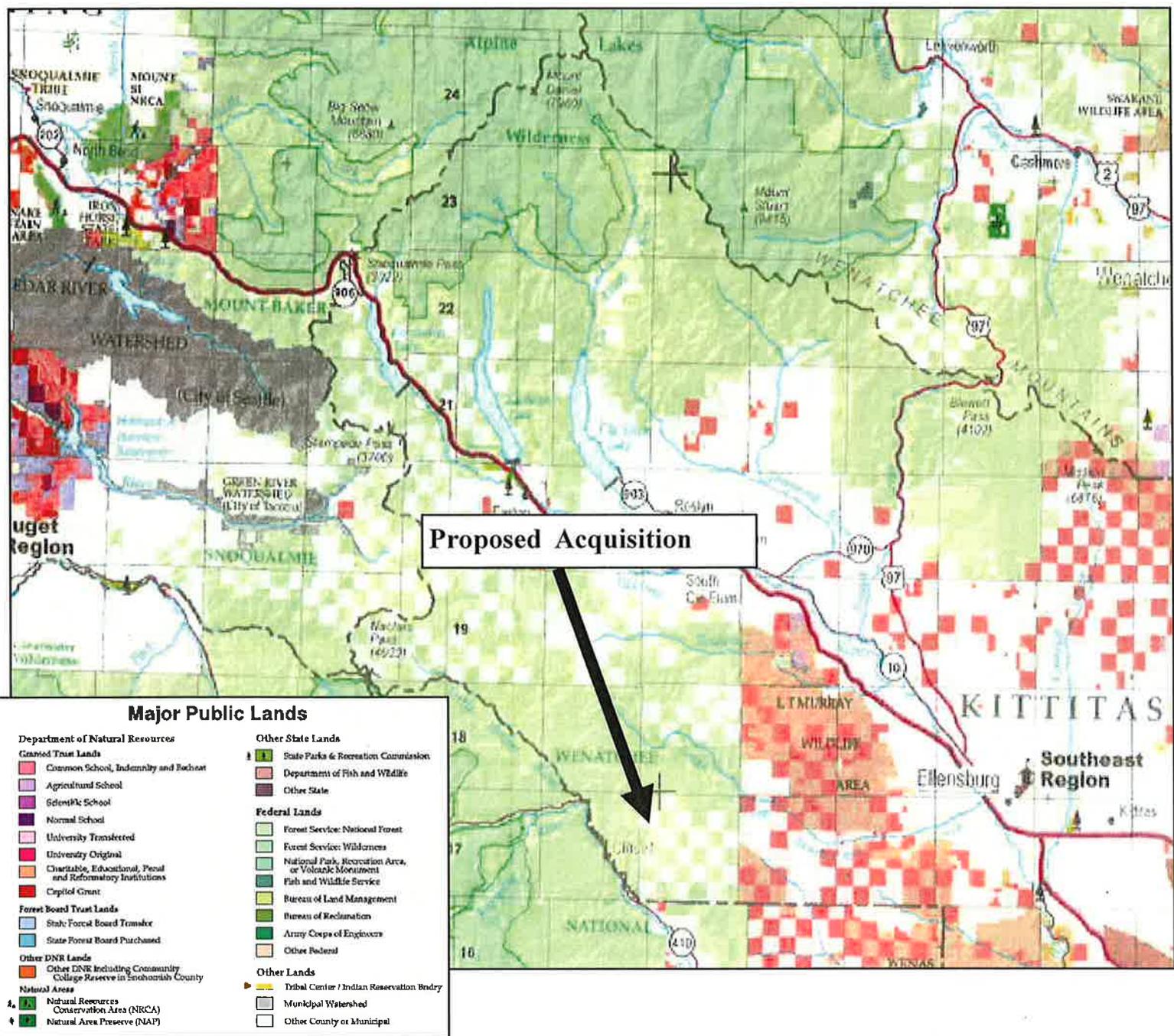
The Department recommends the Commission approve the acquisition of the 2,675.2-acre Plum Creek Timberlands, LP property for \$3,275,000.

**TITLE: ITEM 1: PROPOSED ACQUISITION
ROCK CREEK PROPERTY**

COUNTY: KITTITAS COUNTY

**LEGAL: SECTIONS 7, 9, 17 & 19 OF
TOWNSHIP 17N RANGE 15E W.M.**

ACRES: 2,560 ACRES

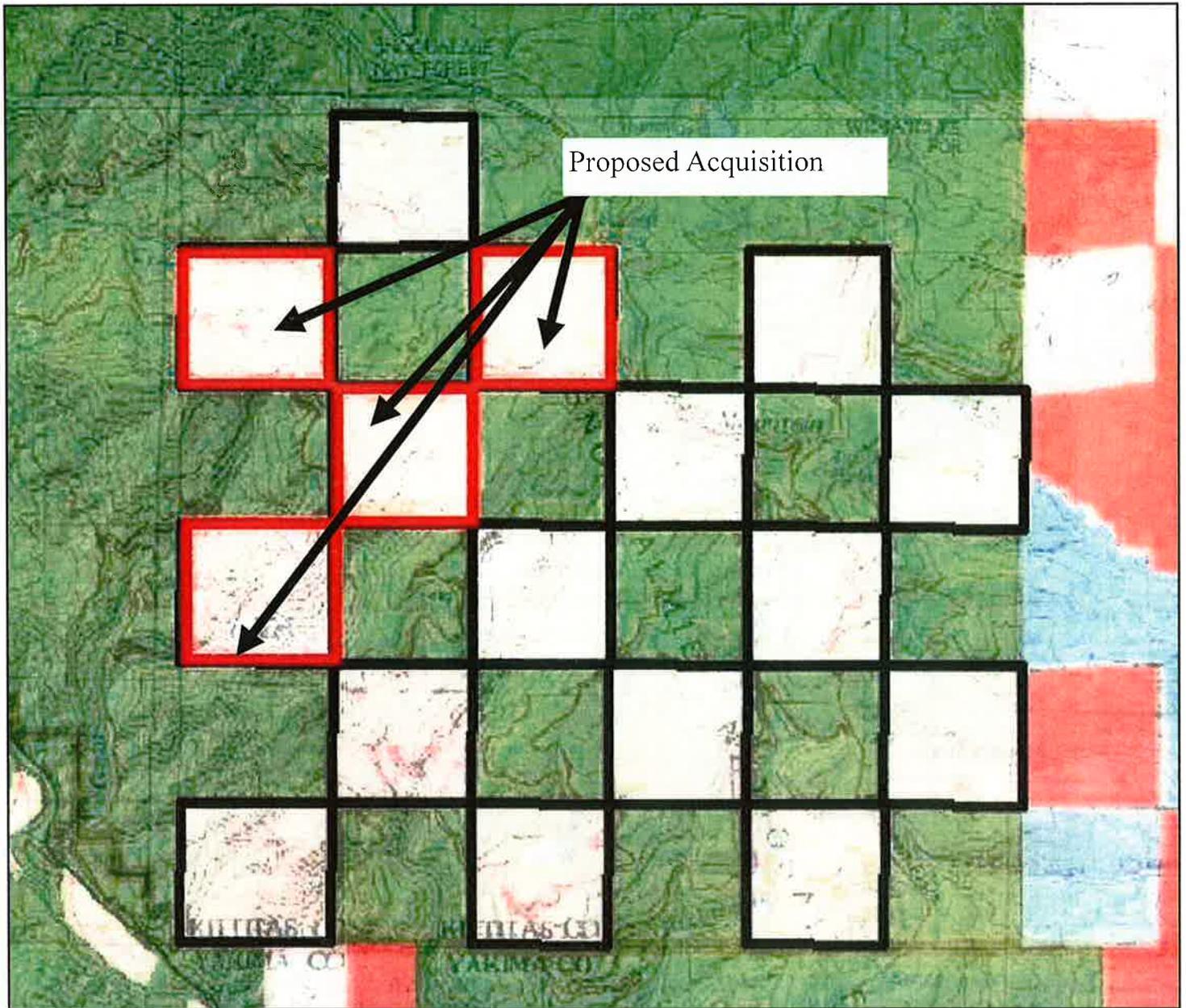


TITLE: ITEM 1: PROPOSED ACQUISITION
ROCK CREEK PROPERTY

COUNTY: KITTITAS COUNTY

LEGAL: SECTIONS 7, 9, 17 & 19 OF
TOWNSHIP 17N RANGE 15E W.M.

ACRES: 2,560 ACRES



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

June 5, 2009

MEMORANDUM

TO: Philip Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE MESA LAKE PROPERTY,
SUNNYSIDE/SNAKE RIVER WILDLIFE AREA, FRANKLIN COUNTY**

The Department of Fish and Wildlife (WDFW) is presently negotiating an option to purchase 147 acres in Franklin County from Mesa Lake Investments, Inc. This property has been approved for acquisition and funded by a grant from the Waterfowl Habitat Fund. Authority for this acquisition is provided by the capital budget.

This property is located in Franklin County, approximately 25 miles north of Tri Cities, off the Sheffield Road. This property includes a unique and diverse mix of critical habitat, which is very limited in this area. This first phase of the proposed multi-phase transaction includes about one third of Mesa Lake, irrigated corn ground, some seasonal wet areas and range land. This property also offers valuable recreational opportunities for the residents in and around the Tri Cities, which is a significant population center.

The property will be managed within the Wildlife Program by Rocky Ross as part of the Sunnyside/Snake River Wildlife Area. Operation and maintenance costs are anticipated to be \$1,000 annually to address weed control, litter issues, water control, and coordination with neighbors on water use, roads and fences. Funding will be provided from the existing wildlife area budget.

The Department is presently negotiating for the purchase of this property. It is anticipated that by the time of the June Fish and Wildlife Commission Meeting the negotiations will be concluded and information on the proposed purchase price will be provided.

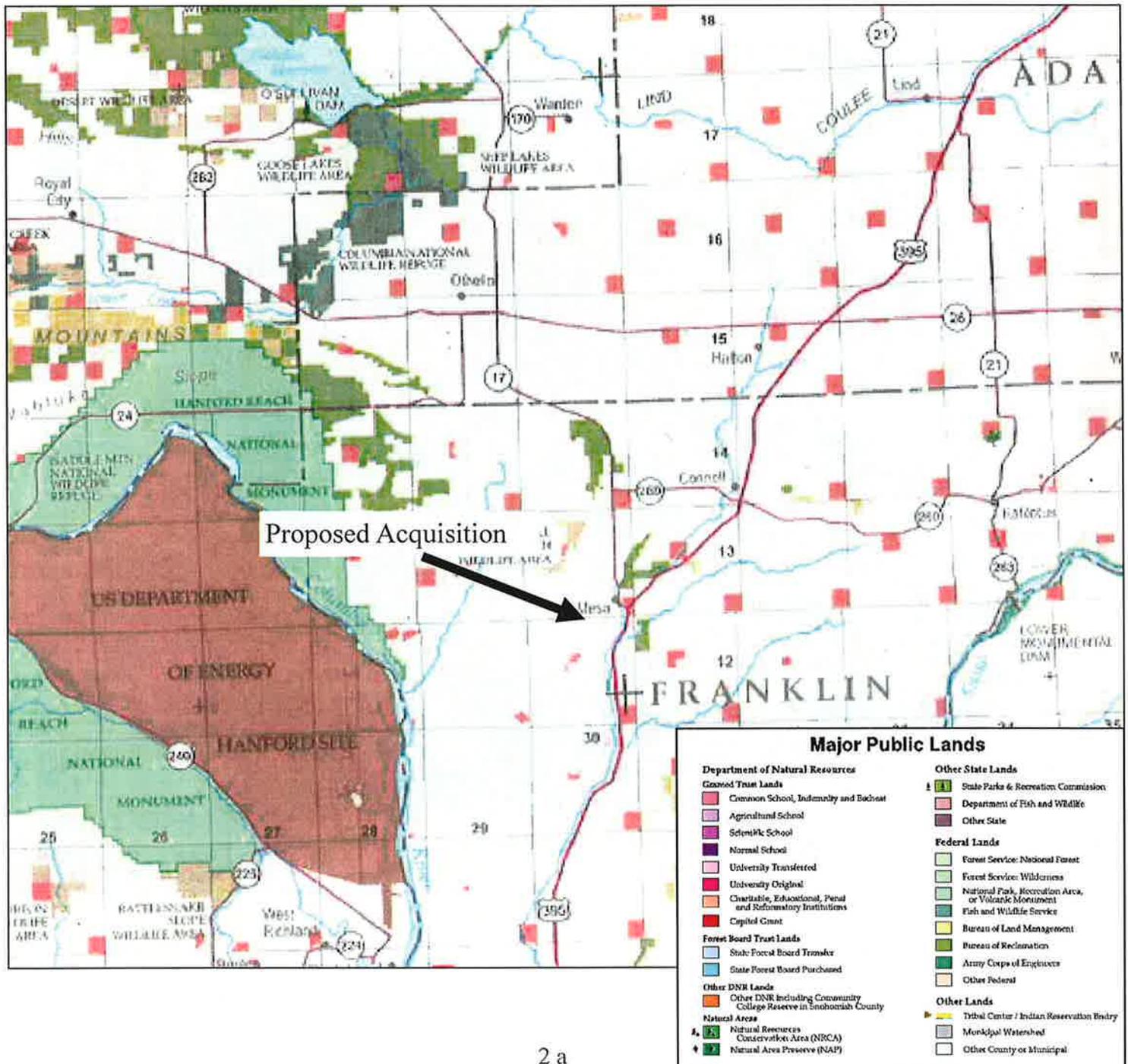
The Department recommends the Commission approve the acquisition of the 147 acres of the Mesa Lake Investments, Inc. property.

**TITLE: ITEM 2: PROPOSED ACQUISITION
MESA LAKE PROPERTY**

COUNTY: FRANKLIN COUNTY

LEGAL: SECTIONS 34 & 35, TOWNSHIP 13N, RANGE 30E W.M.

ACRES: 147 ACRES

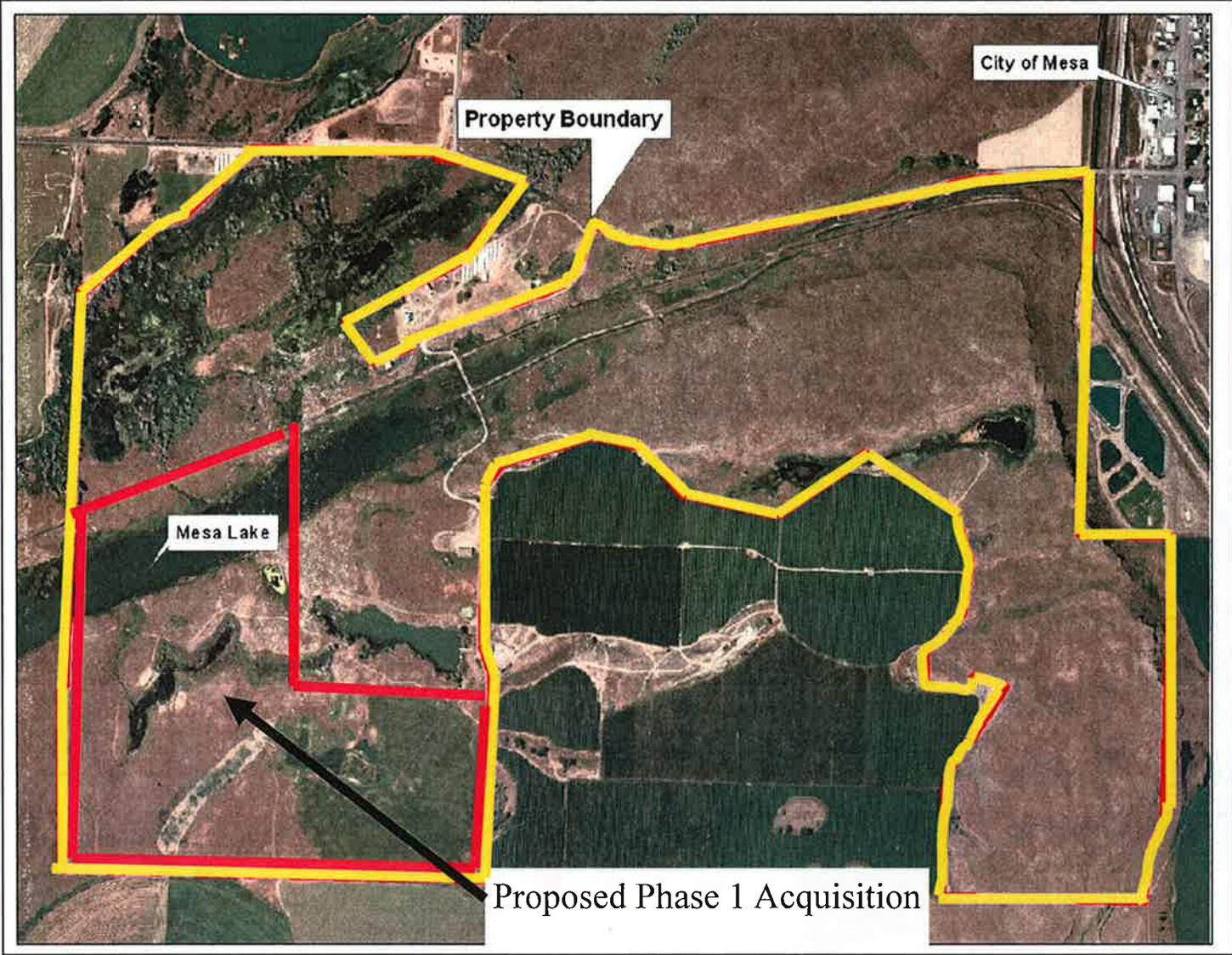


TITLE: ITEM 2: PROPOSED ACQUISITION
MESA LAKE PROPERTY

COUNTY: FRANKLIN COUNTY

LEGAL: SECTIONS 34 & 35, TOWNSHIP 13N, RANGE 30E W.M.

ACRES: 147 ACRES

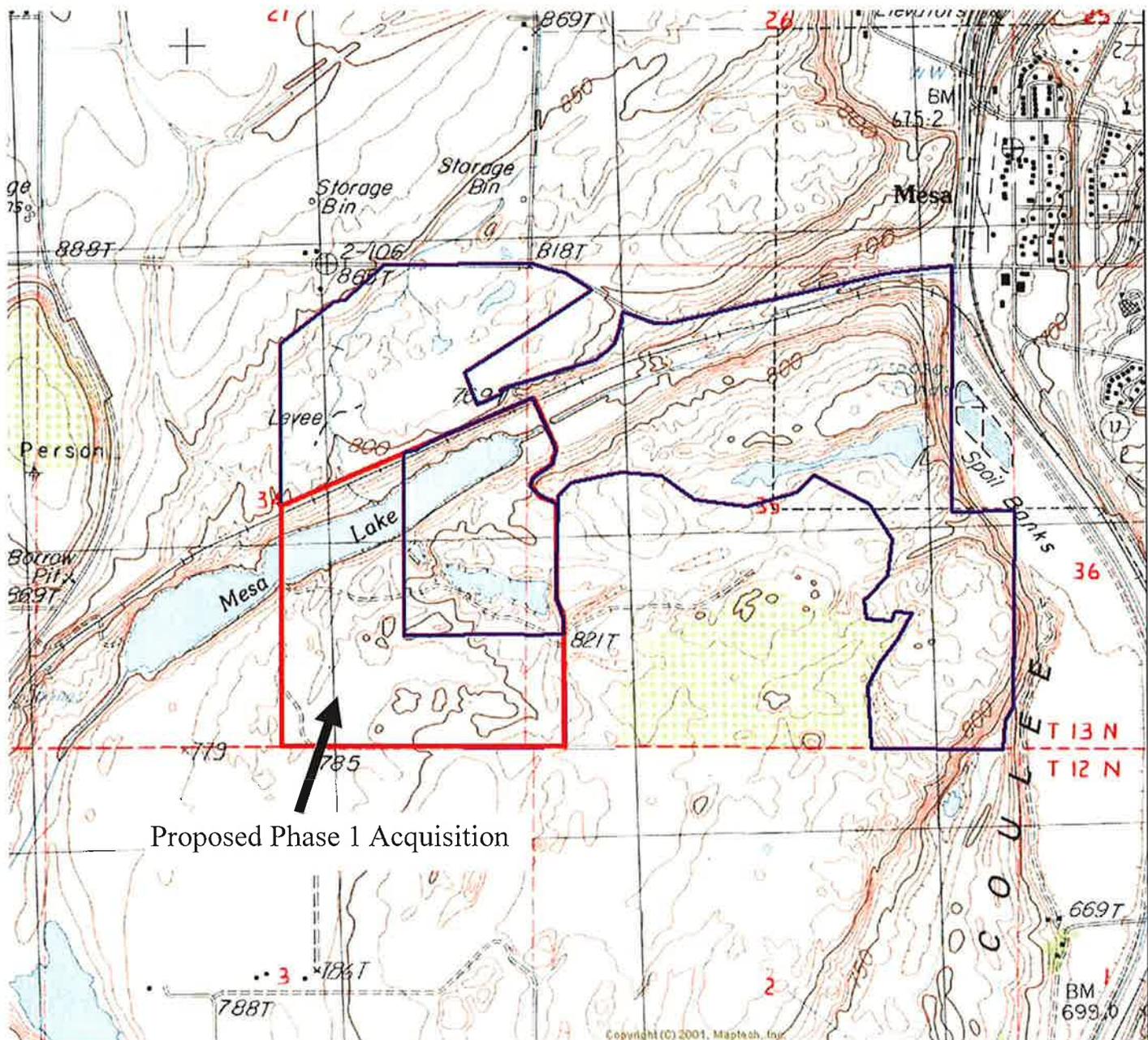


**TITLE: ITEM 2: PROPOSED ACQUISITION
MESA LAKE PROPERTY**

COUNTY: FRANKLIN COUNTY

LEGAL: SECTIONS 34 & 35, TOWNSHIP 13N, RANGE 30E W.M.

ACRES: 147 ACRES



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

June 5, 2009

MEMORANDUM

TO: Philip Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 3: PROPOSED ACQUISITION OF THE WSDOT – MT. ST.
HELENS PROPERTY, MT. ST. HELENS WILDLIFE AREA, COWLITZ
COUNTY**

The Washington Department of Fish and Wildlife (WDFW) is due to receive 3,816 acres from the Washington Department of Transportation to satisfy an agreement resulting from the recovery efforts associated with the eruption of Mt. St. Helens.

This property is located south of SR 504, just west of the Mt. St. Helens National Volcanic Monument and contiguous to 2,744 acres of the Mt. St. Helens Wildlife Area currently owned and operated by WDFW. The property includes the majority of the area above the sediment retention dam and surrounding forest lands.

Acquisition of this property by WDFW will benefit a diversity of wildlife in the area with a major focus on elk winter range and habitat improvements for Endangered Species Act listed fish.

The property will be managed within the Wildlife Program in Region 5 by Brian Calkins as part of the Shillapoo/Mt. St. Helens Wildlife Area Complex. Basic operation and maintenance costs are anticipated to be \$19,000 annually to address weed control and other routine stewardship issues. Funding will be provided from the existing wildlife area budget.

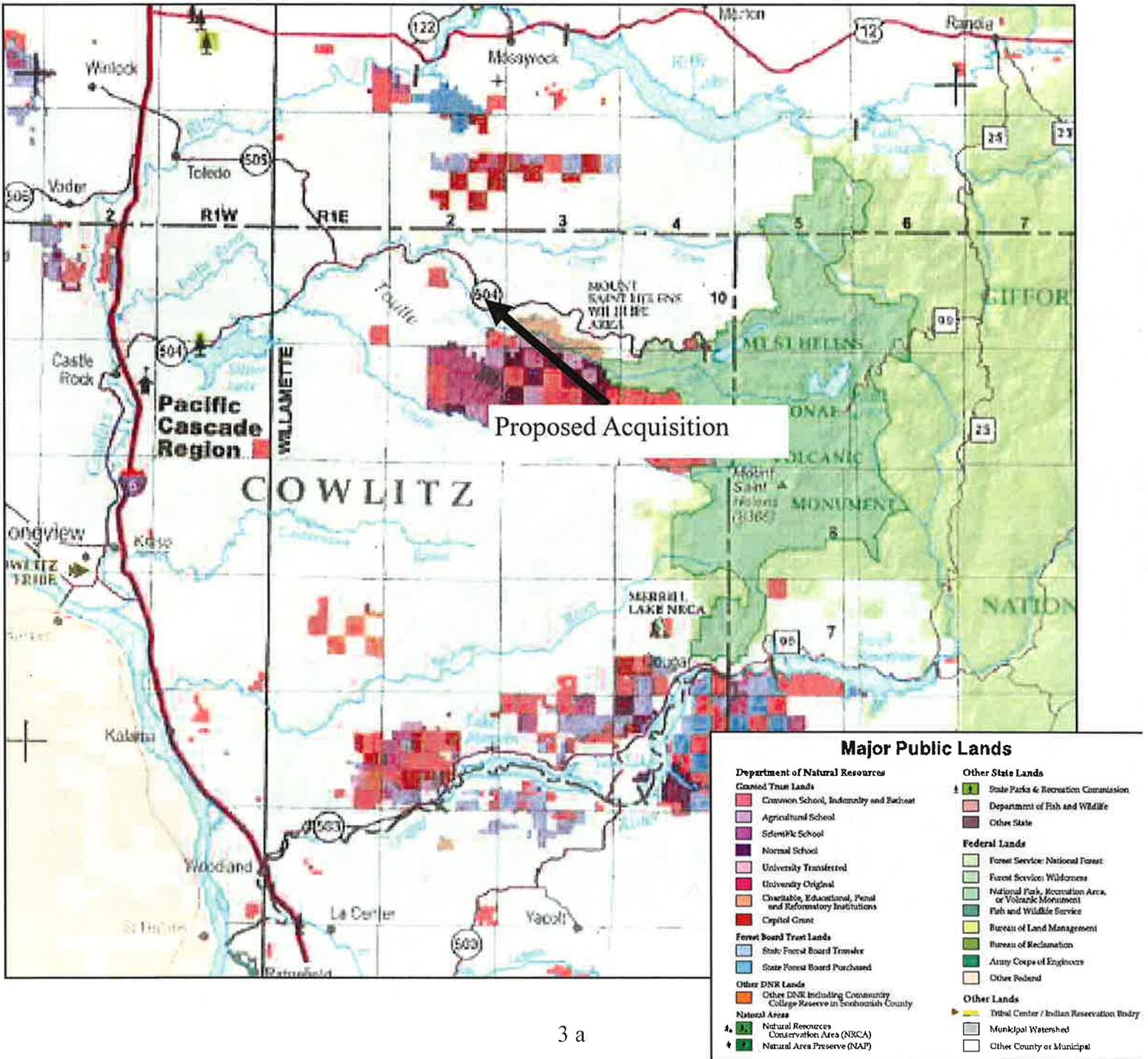
The Department recommends the Commission approve accepting the 3,816 acres.

TITLE: ITEM 3: PROPOSED ACQUISITION
MT. ST. HELENS PROPERTY

COUNTY: COWLITZ COUNTY

LEGAL: SEVERAL SECTIONS OF TOWNSHIP 10N, RANGE 2 & 3E W.M.

ACRES: 3,816.41 ACRES

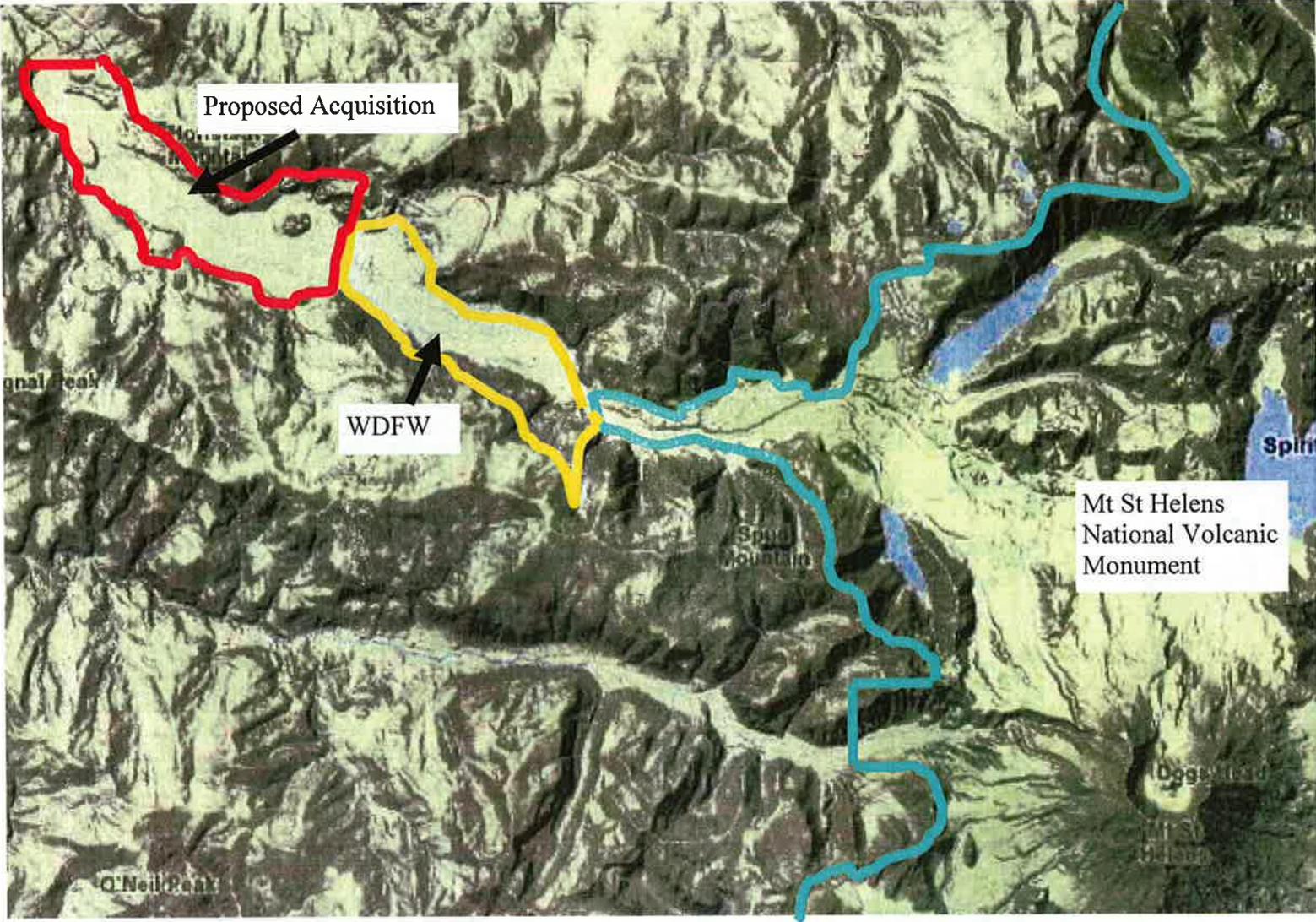


TITLE: ITEM 3: PROPOSED ACQUISITION
MT. ST. HELENS PROPERTY

COUNTY: COWLITZ COUNTY

LEGAL: SEVERAL SECTIONS OF TOWNSHIP 10N, RANGE 2 & 3E W.M.

ACRES: 3,816.41 ACRES



TITLE: ITEM 3: PROPOSED ACQUISITION
MT. ST. HELENS PROPERTY

COUNTY: COWLITZ COUNTY

LEGAL: SEVERAL SECTIONS OF TOWNSHIP 10N, RANGE 2 & 3E W.M.

ACRES: 3,816.41 ACRES

