

# PROPOSED LAND TRANSACTIONS

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**GREEN SHEET**

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**Meeting/Workshop: September 11 & 12, 2009**  
**Agenda Item: PROPOSED LAND TRANSACTIONS**  
**Staff Contact: Dan Budd**  
**Presenter: Dan Budd**

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**Background:**

**The Department is recommending the following actions:**

- Item 1: Proposed Conservation Easement on 106 acres in Okanogan County**
  - Item 2: Proposed Acquisition of 2,340 acres in Yakima County**
  - Item 3: Proposed Acquisition of 1,729.25 acres in Pend Oreille County**
  - Item 4: Proposed Acceptance of mitigation parcels in Kittitas County**
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**Policy issue(s) you are bringing to the Commission for consideration:**

**These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.**

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**Public involvement process used and what you learned:**

**Item 1 was approved through a public review and competitive grant process conducted by the Recreation and Conservation Office (RCO). This project was reviewed with the Okanogan County Commissioners and received their support. It also enjoys strong support from the local land trusts and The Nature Conservancy.**

**Item 2 was approved through a public review and competitive grant process conducted by the Recreation and Conservation Office (RCO). The project was also presented to and reviewed by the Yakima County Commission.**

**Item 3 was approved through a public review and competitive grant process conducted by the Recreation and Conservation Office (RCO). The project was also presented to and reviewed by the Pend Oreille County Commission. The project was also just recently reviewed with the new county commissioners and received strong support.**

**Item 4 is in compliance with the habitat mitigation requirements in Resolution 326 as passed by the Washington State Energy Site Evaluation Council January 22, 2009.**

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**Action requested (identify the specific Commission decisions you are seeking):**

**Approval of the proposed land transactions as presented.**

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**Draft motion language:**

**Move to approve the proposed land transactions as presented.**

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**Justification for Commission action:**

**These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.**

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**Budget Detail for September 11-12, 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
Lundgren Lowlands Conservation Easement	106.0	\$1,155,000.00	Methow Watershed PS 5	RCO	WWRP	\$ -	\$ 4,692,465.00	\$ 1,973,959.76	\$ 784,309.76
Worrel Ranch Property	2,340.0	\$1,713,800.00	Cowiche Watershed	RCO	WWRP		\$ 1,759,418.00	\$ 1,707,818.02	\$ -
			Cowiche/Tieton Watershed PH 3	RCO	WWRP		\$ 607,302.00	\$ 590,955.82	\$ 533,559.84
Rustlers Gulch Phase 2	1,729.25	\$5,715,652.00	West Branch Little Spokane River PH 1	RCO	WWRP		\$ 3,661,966.00	\$ 22,190.40	\$ -
			West Branch Little Spokane River PH 2	RCO	WWRP		\$ 6,062,850.00	\$ 6,062,850.00	\$ 197,873.84

WWRP= Washington Wildlife and Recreation Program

\*\* 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 11, 2009

**MEMORANDUM**

**TO:** Philip Anderson  
Interim Director

**FROM:** Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED LOWLANDS CONSERVATION  
EASEMENT ACQUISITION, LUNDGREN FAMILY LIMITED  
PARTNERSHIP PROPERTY, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase a conservation easement on approximately 106 acres owned by the Lundgren Family Limited Partnership. This action will be funded by a grant from the Washington Wildlife and Recreation Program. Authority for this acquisition is provide in the capital budget.

This property is located in the Methow Valley, approximately 6 miles north of Winthrop. WDFW owns a conservation easement on approximately 320 acres of land across the road from this property on land also owned by the Lundgren Family. There is a significant amount of WDFW and other publicly-owned land adjacent to the east.

The terms of the conservation easement prohibit subdivision, restrict development, and allow for fencing of the riparian area to protect the conservation values of the property. The property has approximately one mile of frontage on the Chewuch River. Protecting this property with a conservation easement will provide substantial long term protection for listed steelhead, spring Chinook and bull trout, and preserve it for wildlife movement, including the greatest density of migratory mule deer in the Methow Watershed. Providing for the mule deer also assures the requisite prey base for recovery of large carnivores in the North Cascades.

The Department has been successful in negotiating the purchase of this conservation easement for \$1,155,000, which is 10% above its appraised value of \$1,050,000. Since this is a conservation easement, the Department will incur no operating and maintenance costs other than periodic site visits for compliance monitoring.

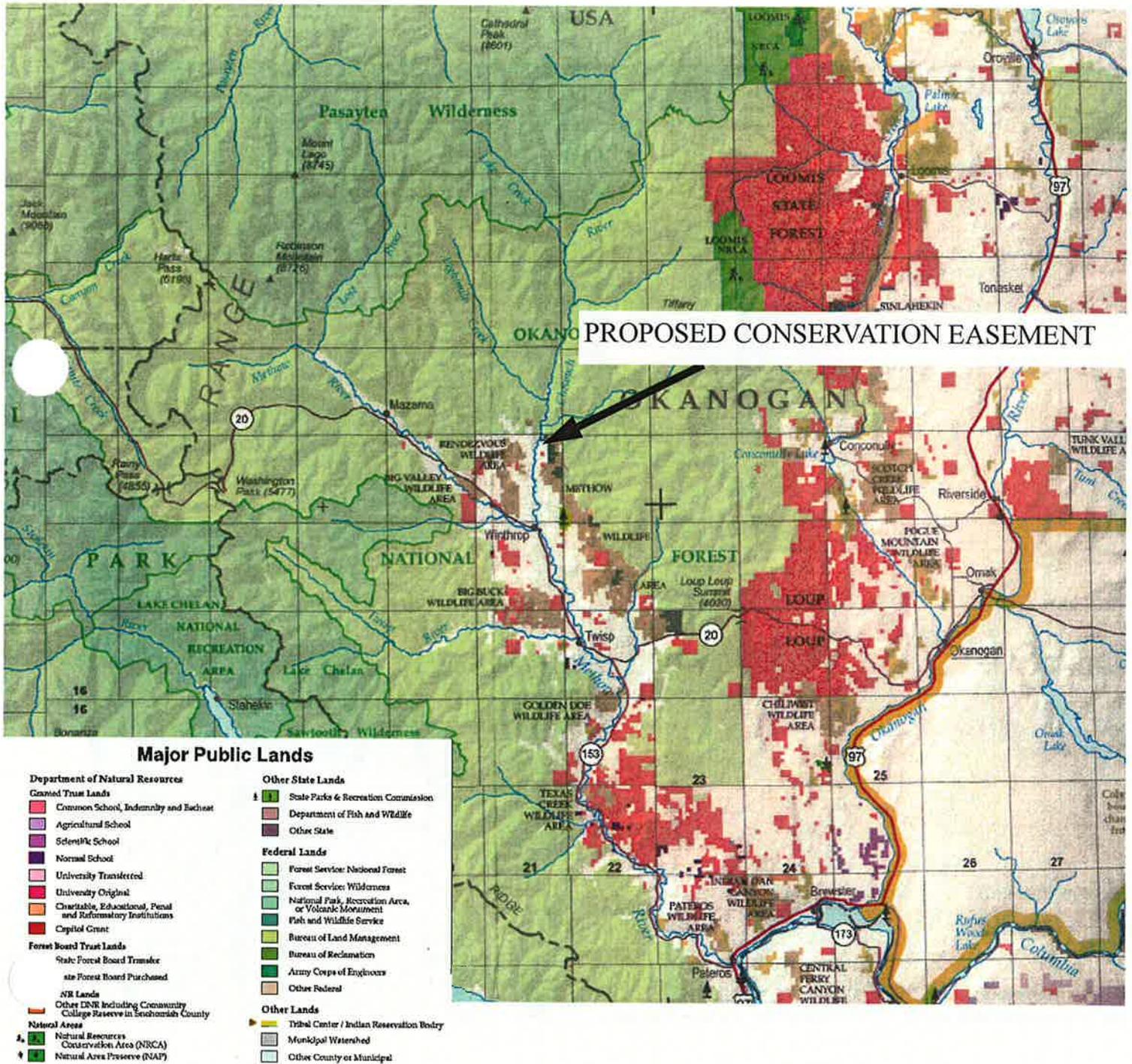
The Department recommends the Commission approve the acquisition of the 106-acre Lundgren Family Limited Partnership Conservation Easement- Lowlands for \$1,155,000.

**TITLE: ITEM 1  
LUNDGREN LOWLANDS CONSERVATION EASEMENT**

**COUNTY: OKANOGAN**

**LEGAL: SECTIONS 2 AND 11 OF TOWNSHIP 35N, RANGE 21E, W.M.**

**ACRES: 106 ACRES**





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

September 11, 2009

**MEMORANDUM**

TO: Philip Anderson  
Interim Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE WORREL RANCH, OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 2,340.05 acre Worrel Ranch in the Yakima Valley from Ron and Leanne Amer. This property has been approved for acquisition by the Department and will be funded by the Washington Wildlife and Recreation Program under the Cowiche Watershed grant. Authority for this acquisition is provided by the capital budget.

This property is located on Cowiche Mountain, in Yakima County, approximately 6 miles west of Yakima. It borders the south boundary of a unit of the Oak Creek Wildlife Area for approximately 1 ½ miles and borders another 1 ½ miles of property owned for conservation purposes by the Cowiche Canyon Conservancy, a Yakima-area non-profit organization.

Acquisition of this property will complement the existing wildlife area; protect a large area of high quality shrub-steppe habitat, benefiting elk, mule deer and big horn sheep; and, improve strategies to maintain the wildlife area boundary elk fencing.

The property will be managed within the Wildlife Program as part of the Oak Creek Wildlife Area. Operation and maintenance costs are anticipated to be \$11,700 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$1,638. Funding will be provided from the existing wildlife area budget.

The property was offered at an asking price of \$2,000,000. WDFW was successful in negotiating a purchase price of \$1,713,800 which is 10% above the appraised value of \$1,558,000.

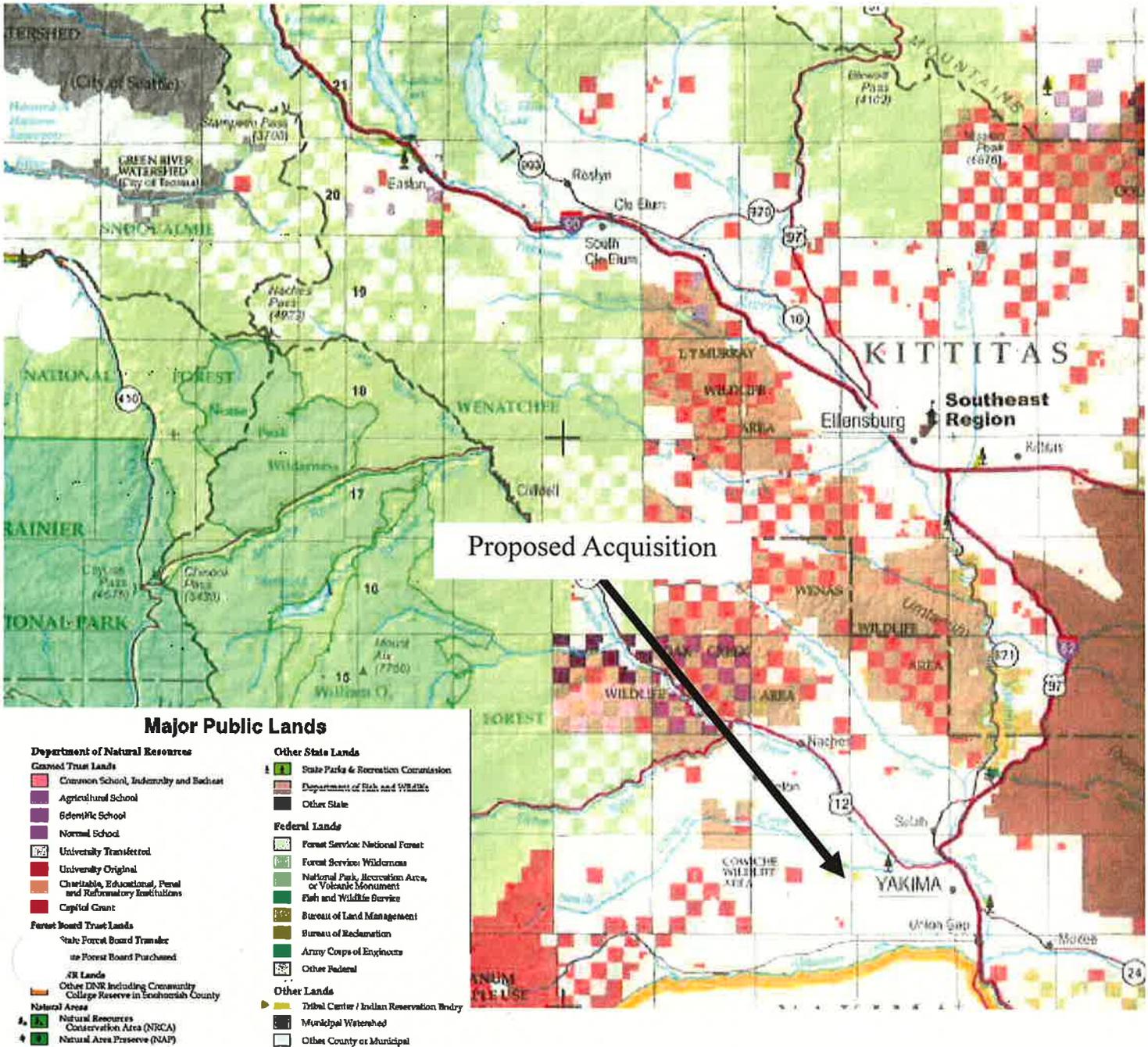
The Department recommends the Commission approve the acquisition of the 2,340.05-acre Worrel Ranch for \$1,713,800.

**TITLE: ITEM 2  
WORREL RANCH PROPERTY**

**COUNTY: YAKIMA**

**LEGAL: SEVERAL SECTIONS OF TOWNSHIP 13N, RANGE 16 & 17E, W.M.**

**ACRES: 2340 ACRES**

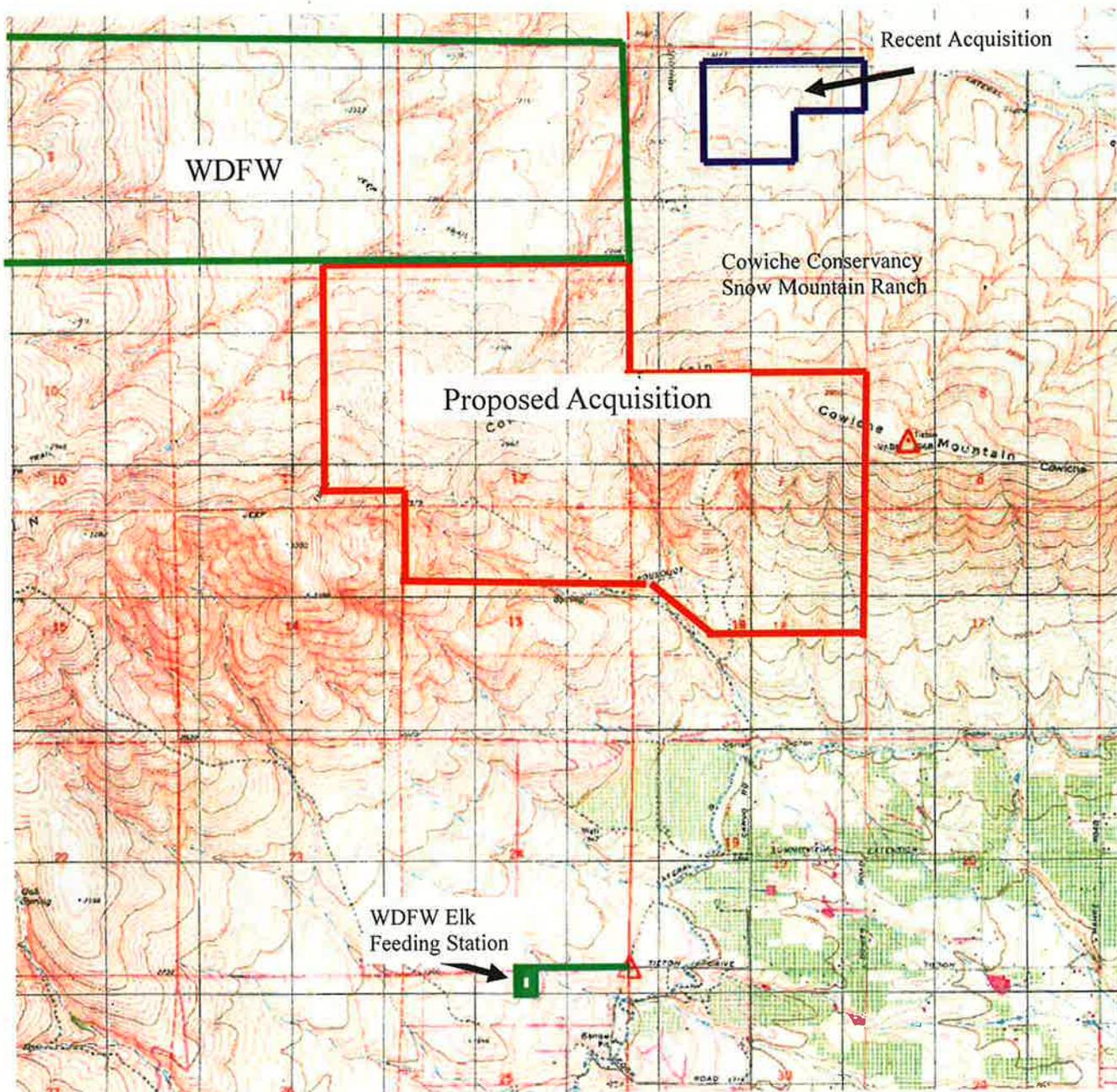


**TITLE: ITEM 2  
WORREL RANCH PROPERTY**

**COUNTY: YAKIMA**

**LEGAL: SEVERAL SECTIONS OF TOWNSHIP 13N, RANGE 16 & 17E, W.M.**

**ACRES: 2340 ACRES**



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

September 11, 2009

**MEMORANDUM**

TO: Philip Anderson  
Interim Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 3: PROPOSED ACQUISITION OF PHASE II OF THE RUSTLER'S  
GULCH SYNDICATE, LLC, PROPERTY, PEND OREILLE COUNTY  
UNIT OF SHERMAN CREEK WILDLIFE AREA**

The Department of Fish and Wildlife (WDFW) successfully negotiated an option to purchase the Rustler's Gulch Syndicate, LLC, property located in Pend Oreille County. The Option provides for the purchase of the 2,808.25-acre property in two phases. Phase I closed on June 30, 2008 and acquired 1,079 acres. Phase II is the purchase of the remaining 1,729.25 acres. This action will be funded by a grant from the Washington Wildlife and Recreation Program. Authority for this acquisition is contained in the capital budget.

This property is strategically located along the West Branch of the Little Spokane River connecting Fan Lake and Horseshoe Lake about 18 miles southwest of Newport. The habitats include low gradient streams intermingled with braided wetland complexes, beaver ponds, lakes, cottonwood galleries, and diverse associated upland habitats composed of aspen, and multiple species of conifer and shrubs. Wildlife utilizing this parcel includes white-tailed deer, elk, moose, black bear, and cougar, blue and ruffed grouse, golden and bald eagles and various hawks and owls. Acquisition of this property will preserve this high quality habitat and will also help to protect the water quality of Fan and Horseshoe Lakes, which are popular for fishing, hunting, bird watching and environmental education.

The property will be managed within the Wildlife Program by Juli Anderson as a unit of the Sherman Creek Wildlife Area. Phase II operation and maintenance costs are anticipated to be \$8,645 annually to address weed control and other routine stewardship issues. Funding will be provided from the existing wildlife area budget.

The Department has been successful in negotiating the purchase of the entire property at \$9,100,000 in two phases. The Phase II portion of the purchase is optioned at \$5,715,652 which is 3% above the reviewed and approved appraised value of \$5,543,652.

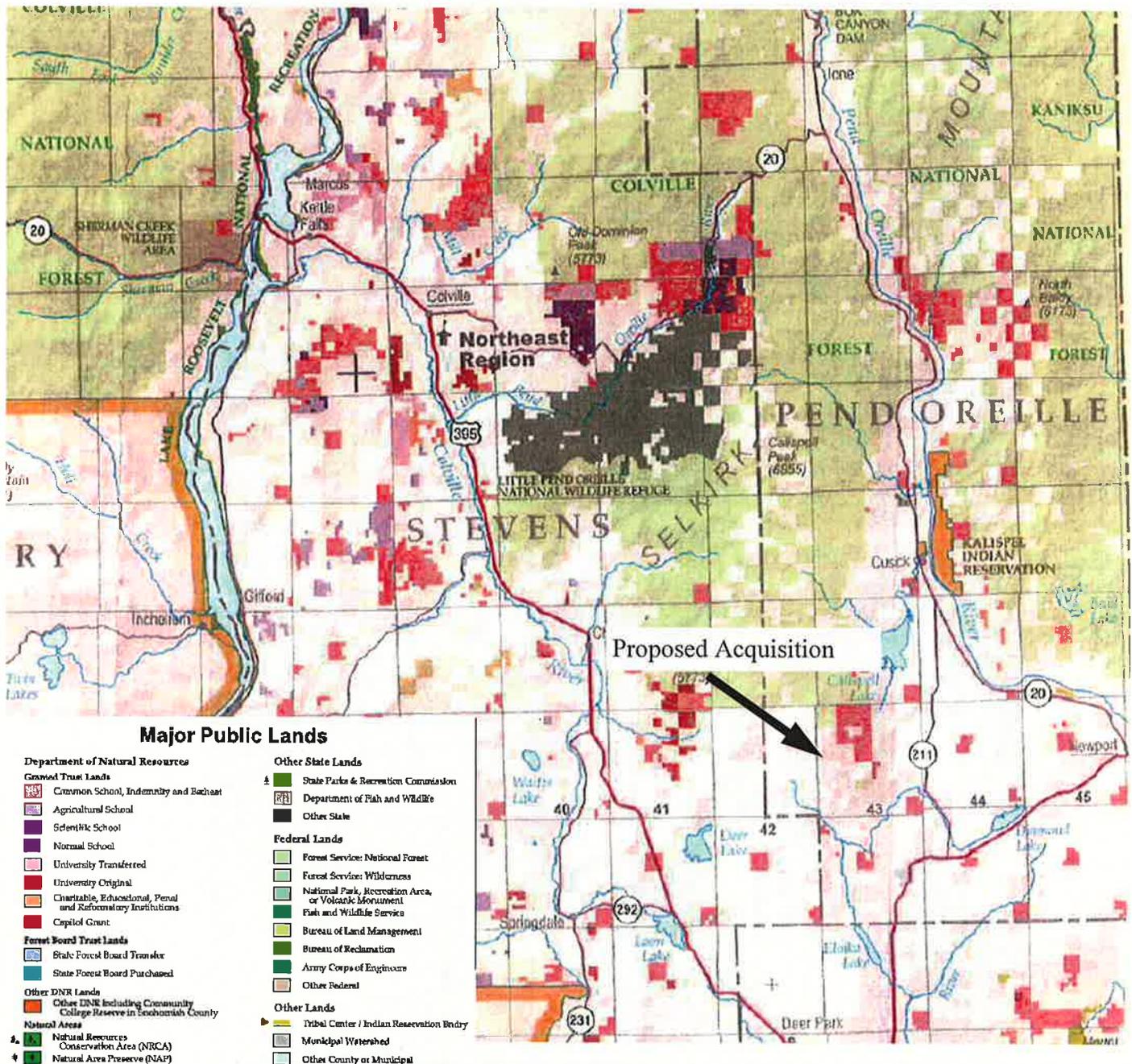
The Department recommends the Commission approve the 1,729.25-acre Phase II acquisition of the Rustler's Gulch Syndicate, LLC property for \$5,715,652.

**TITLE: ITEM 3: PROPOSED ACQUISITION  
RUSTLERS GULCH PHASE 2**

**COUNTY: PEND OREILLE COUNTY**

**LEGAL: SEVERAL SECTIONS OF TOWNSHIP 30 N, RANG E43E, W.M.**

**ACRES: 1729.25 ACRES**

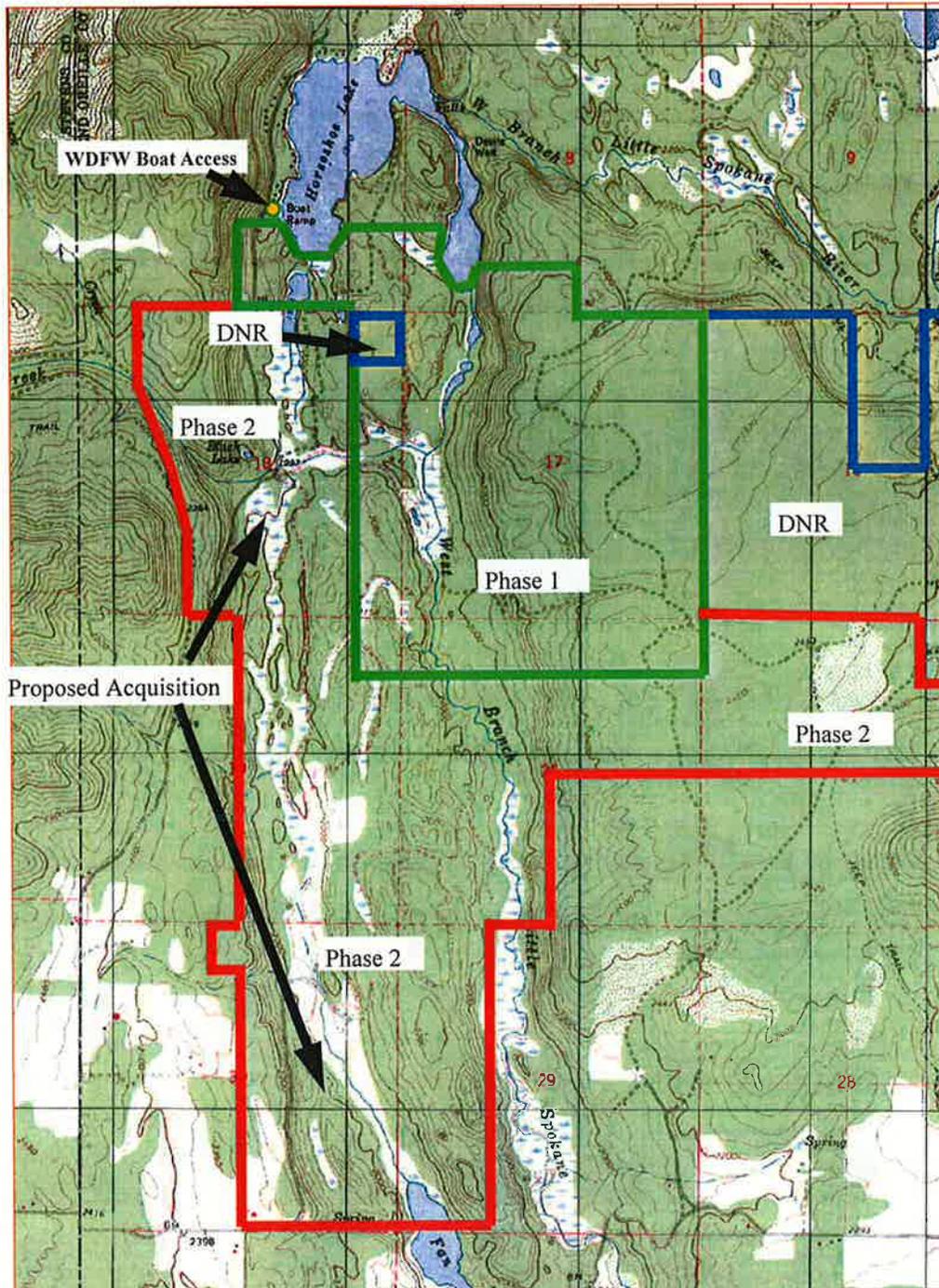


**TITLE: ITEM 3: PROPOSED ACQUISITION  
RUSTLERS GULCH PHASE 2**

**COUNTY: PEND OREILLE COUNTY**

**LEGAL: SEVERAL SECTIONS OF TOWNSHIP 30 N, RANG E43E, W.M.**

**ACRES: 1729.25 ACRES**



**STATE OF WASHINGTON  
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WILDLIFE PROGRAM  
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REAL ESTATE SERVICES**

September 11, 2009

**MEMORANDUM**

**TO:** Philip Anderson  
Interim Director

**FROM:** Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE WILDHORSE MITIGATION  
PARCELS, QUILOMENE WILDLIFE AREA, KITTITAS COUNTY**

The Department of Fish and Wildlife (WDFW) has been offered two parcels totaling 120 acres that are inholdings to the Quilomene Wildlife Area in Kittitas County. These parcels are being offered by Puget Sound Energy in compliance with the habitat mitigation requirements in Resolution 326 as passed by the Washington State Energy Site Evaluation Council on January 22, 2009.

These parcels are adjacent to lands previously acquired under the Skookumchuck Watershed project. Together with the previously acquired lands these parcels support deer, elk, bighorn sheep, chukar and quail, as well as a diverse shrub steppe community. Washington's sage grouse populations occur north and south of the Skookumchuck and maintaining the shrub steppe connectivity between the populations is important to species recovery. Deer and elk from the Wenatchee Mountains winter on the adjoining wildlife areas and the Skookumchuck.

The property will be managed within the Wildlife Program by Cindi Confer as part of the Quilomene Unit of the LT Murray Wildlife Area. Payments in lieu of property taxes are estimated at \$84 annually. Operation and maintenance costs are anticipated to be \$600 annually to address weed control, fence and other routine stewardship efforts. Funding will be provided from the existing wildlife area budget with additional funds provided from revenues collected from the Wildhorse Windpower lease payments.

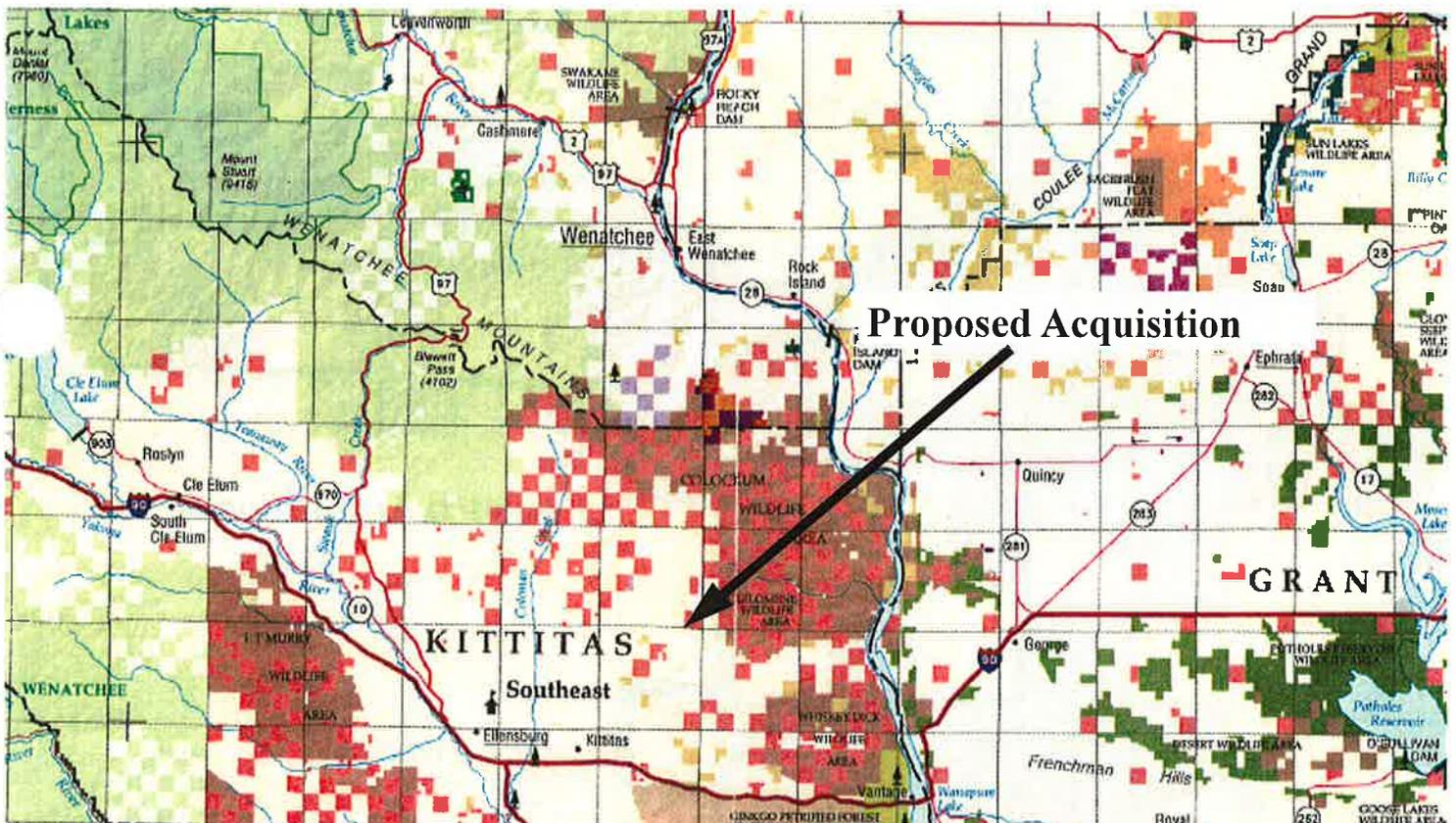
The Department recommends the Commission approve acceptance of the 120 acre mitigation lands from Puget Sound Energy.

**TITLE:** ITEM 4 - PROPOSED ACQUISITION  
WILDHORSE MITIGATION  
QUILOMENE WILDLIFE AREA

**COUNTY:** KITTITAS COUNTY

**LEGAL:** PORTIONS of SECTIONS 15 & 23, TOWNSHIP 18N, RANGE 21E W.M.

**ACRES:** 120 ACRES



**Proposed Acquisition**

**Major Public Lands**

- |   |  |  |  |
|---|--|--|--|
| <b>Department of Natural Resources</b>                            |  | <b>Other State Lands</b>                             |  |
| <b>Granted Trust Lands</b>  |  | State Parks & Recreation Commission                  |  |
| Common School, Indemnity and Escheat                              |  | Department of Fish and Wildlife                      |  |
| Agricultural School   |  | Other State  |  |
| Scientific School   |  | <b>Federal Lands</b>                                 |  |
| Normal School   |  | Forest Service: National Forest                      |  |
| University Transferred  |  | Forest Service: Wilderness                           |  |
| University Original   |  | National Park, Recreation Area, or Volcanic Monument |  |
| Charitable, Educational, Penal and Reformatory Institutions       |  | Fish and Wildlife Service                            |  |
| Capitol Grant   |  | Bureau of Land Management                            |  |
| <b>Board Trust Lands</b>  |  | Bureau of Reclamation                                |  |
| State Forest Board Transfer                                       |  | Army Corps of Engineers                              |  |
| State Forest Board Purchased                                      |  | Other Federal  |  |
| <b>Other DNR Lands</b>  |  | <b>Other Lands</b>                                   |  |
| Other DNR including Community College Reserve in Snohomish County |  | Tribal Center / Indian Reservation Bnd               |  |
| <b>Natural Areas</b>  |  | Municipal Watershed                                  |  |
| Natural Resources Conservation Area (NRCA)                        |  | Other County or Municipal                            |  |
| Natural Area Preserve (NAP)                                       |  |  |  |

**TITLE:** ITEM 4 - PROPOSED ACQUISITION  
WILDHORSE MITIGATION  
QUILOMENE WILDLIFE AREA

**COUNTY:** KITTITAS COUNTY

**LEGAL:** PORTIONS of SECTIONS 15 & 23, TOWNSHIP 18N, RANGE 21E W.M.

**ACRES:** 120 ACRES

