

April 9 & 10, 2010

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: April 9 & 10, 2010
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

- Item 1: Proposed easement on 16.5 acres in Chelan County to Chelan PUD**
 - Item 2: Proposed acquisition of 2.81 acres in Mason County**
 - Item 3: Proposed acquisition of 3.57 acres in Mason County**
 - Item 4: Proposed acquisition of 29 acres in Pierce County**
-

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

These actions will protect critical fish and wildlife habitat, provide public recreational opportunity and address responsible property management.

Public involvement process used and what you learned:

Item 1: This powerline easement was requested by Chelan County Public Utility District and is supported by local government.

Items 2 and 3 are acquisitions funded with WWRP dollars, which involve a public review and budget appropriation process. The Department's Lands 20/20 process was used and project information was shared with county conservation organizations and commissioners.

Item 4 will facilitate hatchery relocation, has had extensive legislative review and is strongly supported by tribal and local interests.

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

Draft motion language:
Move to approve the proposed land transactions as presented.

Justification for Commission action:
These actions will protect critical fish and wildlife habitat, provide public recreational opportunity and address responsible property management.

**Budget Detail for April 9-10, 2010 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
Endresen Property	2.81	\$54,000.00	Lower Union River Estuary	RCO	Z41		\$ 1,942,450.28	\$ 159,153.00	\$ 103,533.00
Mellon Property	149.67	\$143,000.00	Lower Union River Estuary	RCO	Z41		\$ 1,406,265.00	\$ 103,533.00	\$ -
Mellon Property			Lynch Cove Estuary	RCO	Z41		\$ 1,406,265.00	\$ 1,396,806.00	\$ 1,353,049.00
Voights Creek Property	29.0	\$440,000.00	Voights Creek Hatchery	WDFW	J18	\$ 541,085.00	\$ 550,000.00	\$ 541,085.00	\$ 87,885.00

WDFW=Washington Department of Fish & Wildlife -- Leg Appropriation
RCO=Recreation and Conservation Office

** 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**

April 9, 2010

MEMORANDUM

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1 EASEMENT REQUEST – CHELAN COUNTY P.U.D.
ENTIAT UNIT OF THE CHELAN WILDLIFE AREA**

The Department of Fish and Wildlife has received a request from Public Utility District No. 1 of Chelan County for an easement for the construction, operation, and maintenance of a 115 kV transmission line across property owned by the Department in the Entiat unit of the Chelan Wildlife Area to deliver electrical service to 1,000 customers in Entiat and Entiat Valley. The easement will be nearly a mile long and 140 ft. in width. It will be located adjacent to the previously granted Burch Mountain transmission line easement.

The easement site is located within an 835-acre block of the wildlife area. The property currently is managed primarily for mule deer, bighorn sheep and upland game (quail, gray partridge and chukar) as part of the Chelan Wildlife Area. It includes grassland, shrubsteppe, and cliff habitat. Department staff have evaluated the PUD's request and have concluded that this action will not adversely impact recreation at the site. The PUD has offered \$6,747.83 as compensation for the easement. The PUD will also pay \$4,217.39 annually as mitigation for impacts on wildlife habitat.

The Department recommends the Commission approve the grant of an easement to the Chelan County PUD of a 16.5-acre strip of Department land.

ITEM 1:

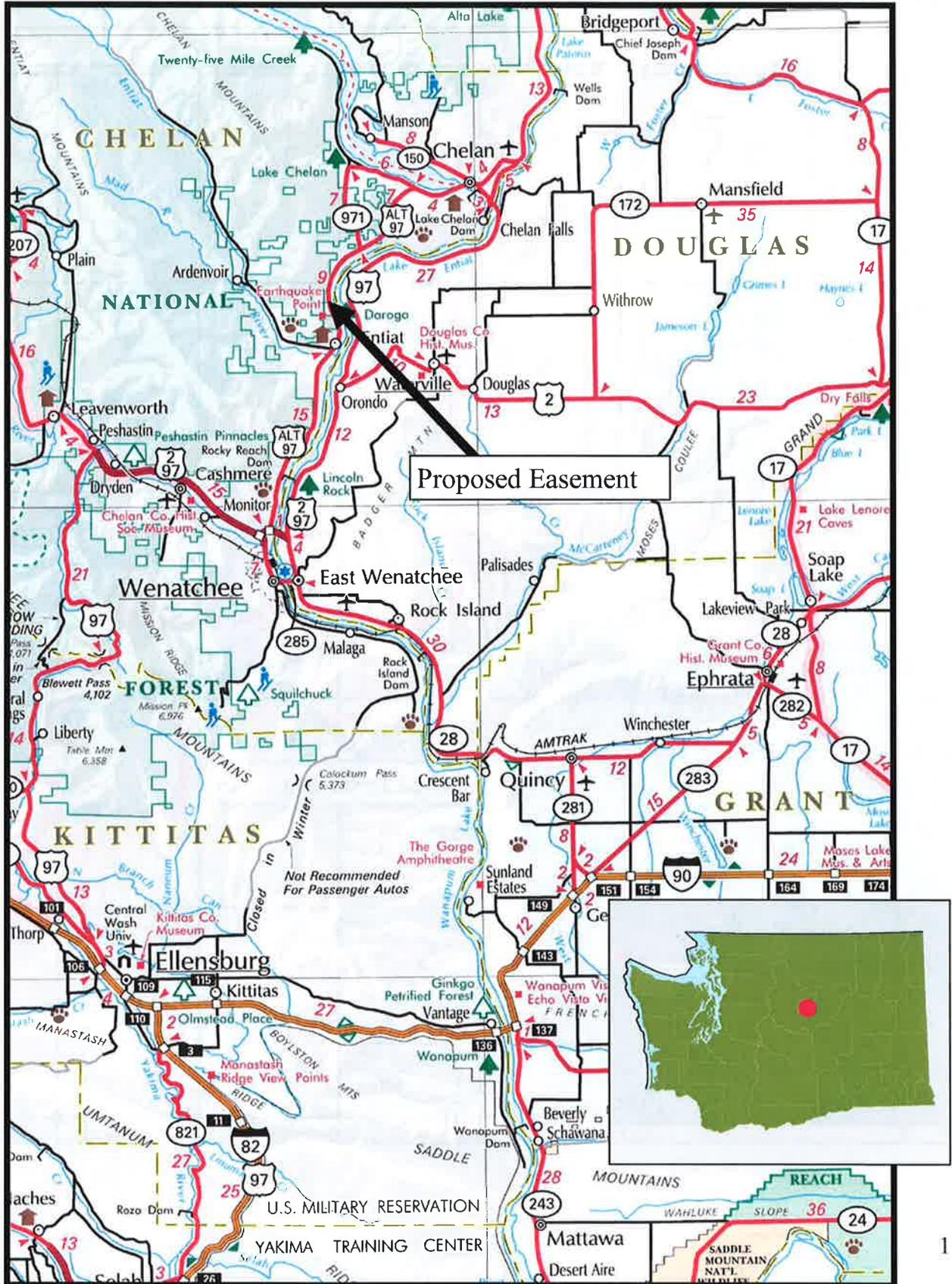
PROPOSED EASEMENT—CHELAN PUD

JURISDICTION:

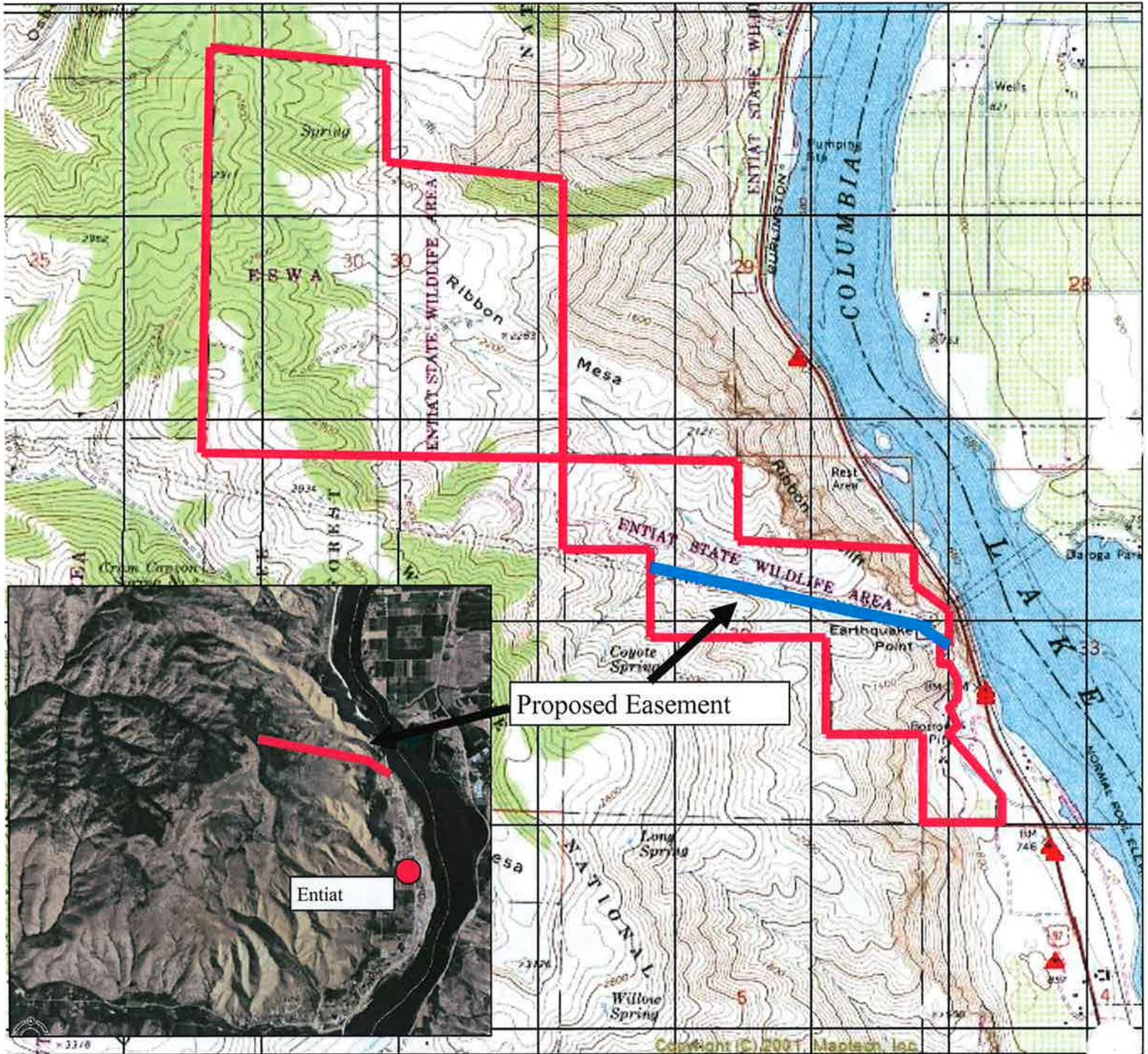
SECTION 32, TOWNSHIP 26N, RANGE 21E W.M.

COUNTY:

CHELAN COUNTY



ITEM 1:	PROPOSED EASEMENT—CHELAN PUD
LEGAL:	SECTION 32, TOWNSHIP 26N, RANGE 21E W.M.
COUNTY:	CHELAN COUNTY



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

April 9, 2010

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE ENDRESEN PROPERTY,
UNION RIVER UNIT, SOUTH PUGET SOUND WILDLIFE AREA,
MASON COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 2.81 acres of uplands and tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project will be jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided by the capital budget.

This property is located in Mason County, approximately 3 miles southeast of Belfair. The property is low-lying uplands, wetlands, and tidelands. It is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget. The Department has secured option to purchase this property at the reviewed and approved appraised value of:

\$54,000 for 2.81 acres

The Department recommends the Commission approve the acquisition of the 2.81-acre Endresen property for the appraised value of \$54,000.

ITEM 2:	PROPOSED ACQUISITION—ENDERSEN PROPERTY
LEGAL:	SECTION 6, TOWNSHIP 22N, RANGE 1W W.M.
COUNTY:	MASON COUNTY



ITEM 2:

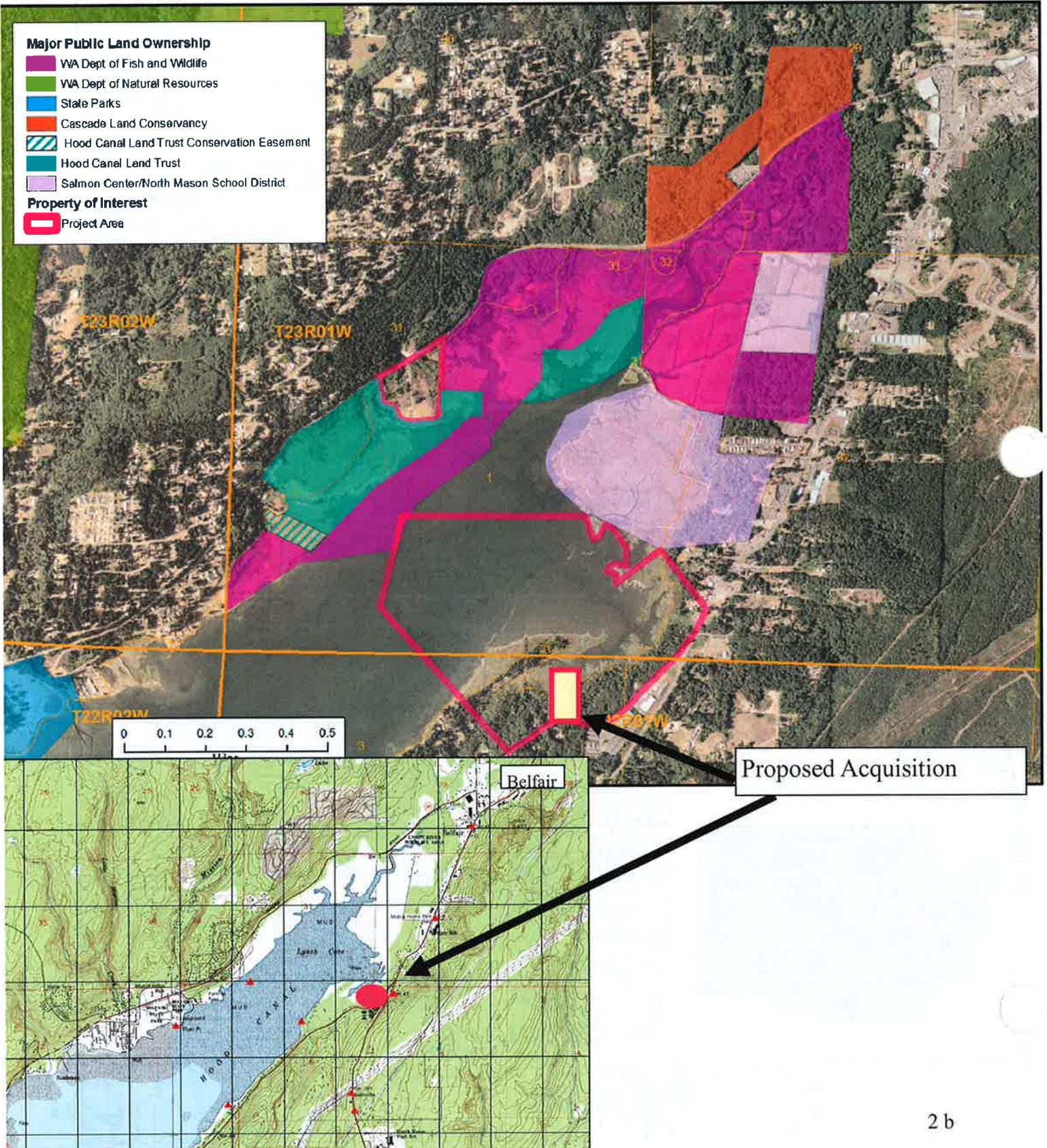
PROPOSED ACQUISITION—ENDRESEN PROPERTY

LEGAL:

SECTION 6, TOWNSHIP 22N, RANGE 1W W.M.

COUNTY:

MASON COUNTY



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

April 9, 2010

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE MELLON TRUST
PROPERTY, UNION RIVER UNIT, SOUTH PUGET SOUND WILDLIFE
AREA, MASON COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 3.57 acres of uplands and 146.10 acres of tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project will be jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided in the capital budget.

This property is located in Mason County, approximately 3 miles southeast of Belfair. The property is primarily tidelands. It is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget. The Department has secured option to purchase this property at the reviewed and approved appraised value of:

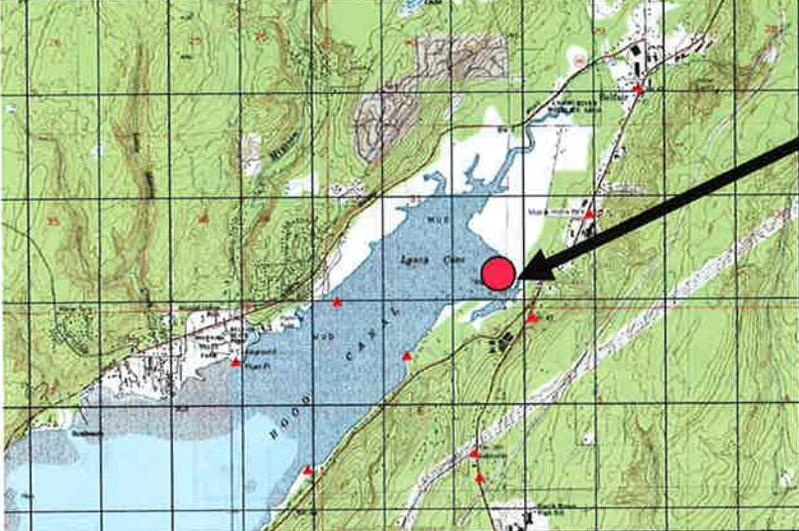
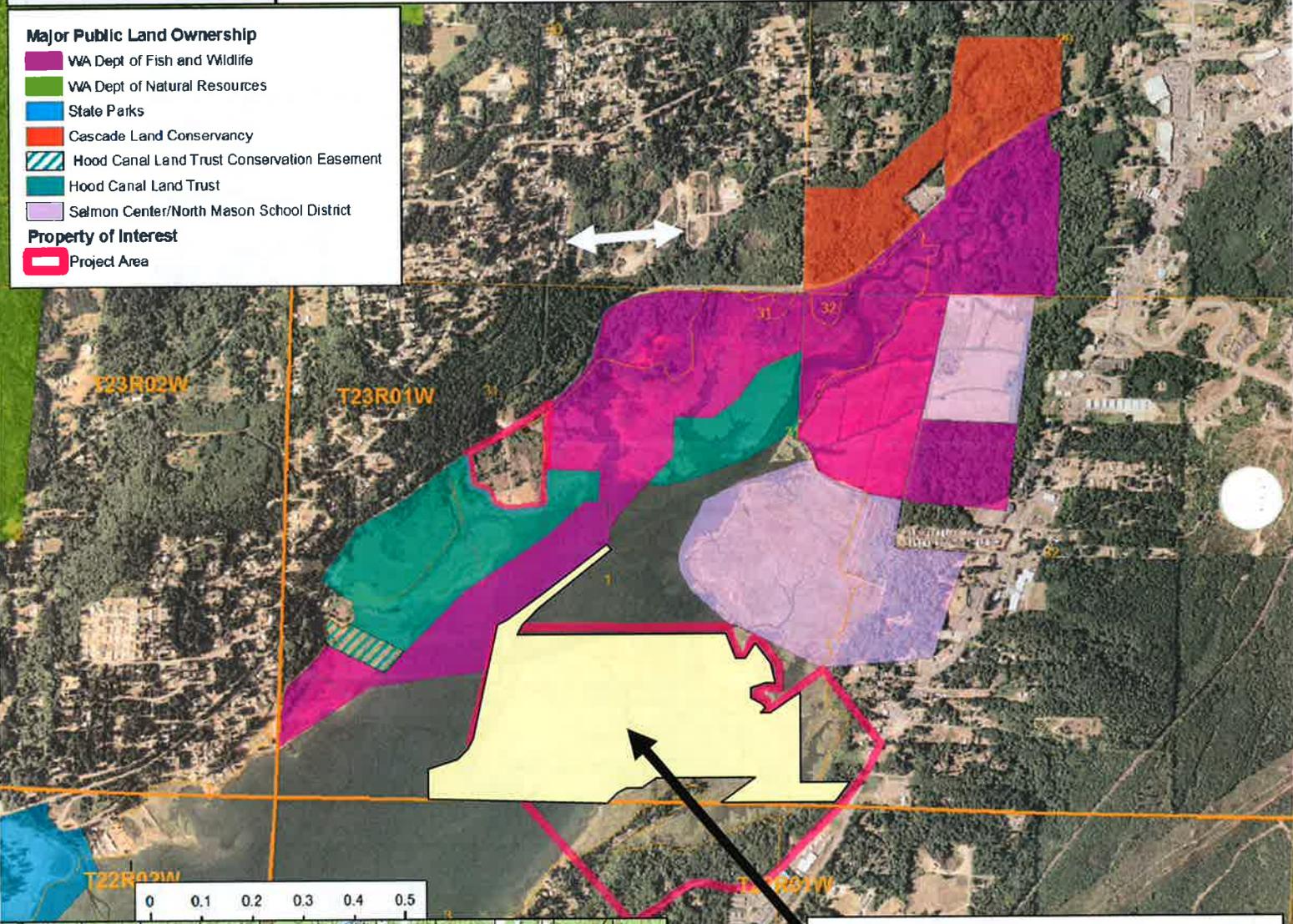
\$143,000 for 149.67 acres

The Department recommends the Commission approve the acquisition of the 149.67-acre Mellon Trust property for the appraised value of \$143,000.

ITEM 3:	PROPOSED ACQUISITION—MELLON PROPERTY
LEGAL:	SECTION 6, TOWNSHIP 22N, RANGE 1W W.M.
LEGAL:	SECTION 31, TOWNSHIP 23N, RANGE 1W W.M.
COUNTY:	MASON COUNTY



ITEM 3:	PROPOSED ACQUISITION—MELLON PROPERTY
LEGAL:	SECTION 6, TOWNSHIP 22N, RANGE 1W W.M.
LEGAL:	SECTION 31, TOWNSHIP 23N, RANGE 1W W.M.
COUNTY:	MASON COUNTY



Proposed Acquisition

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

April 9, 2010

MEMORANDUM

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE VOIGHT CREEK
ESTATES, L.L.C. PROPERTY, VOIGHT CREEK HATCHERY
RELOCATION, PIERCE COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has secured an option to purchase approximately 29 acres of the Voight Creek Estates, L.L.C. property for the relocation of the Voight Creek Hatchery. This property has been approved for acquisition and funding by Legislative Appropriation. Authority for this acquisition is provided by the capital budget.

This property is located adjacent to Highway 162, approximately 3 miles east of Orting. The property is currently platted as Voight Creek Meadows, a twenty (20)- parcel subdivision. WDFW proposes to purchase the three, most northeasterly parcels and relocate the Voight Creek Hatchery operations that are currently located across the highway. The current hatchery location is subject to seasonal flooding by the rise in Voight Creek and the proposed new location would eliminate this situation.

The property will be become part of the Fish Program and managed by Hatchery Division as the Voight Creek Hatchery. Construction is anticipated to take place over the next three to five years.

The Department has been successful in securing an option to purchase this property for the reviewed and approved appraised value of:

\$440,000.00 for 29 Acres

The Department recommends the Commission approve the acquisition of the approximately 29 acres for \$440,000.00.

ITEM 4:	PROPOSED ACQUISITION—VOIGHT CREEK
LEGAL:	SECTIONS 4 TOWNSHIP 18N, RANGE 5E W.M.
COUNTY:	PIERCE COUNTY



ITEM 4:	PROPOSED ACQUISITION—VOIGHT CREEK
LEGAL:	SECTIONS 4 TOWNSHIP 18N, RANGE 5E W.M.
COUNTY:	PIERCE COUNTY

