

June 4 & 5, 2010

PROPOSED LAND TRANSACTIONS

TABLE OF CONTENTS

| | | |
|--------------------------------|---------------------------|----|
| Decision Page..... | | i |
| Budget Page..... | | ii |
| | | |
| Proposed Acquisition | Johns River Property | |
| | Grays Harbor County | 1 |
| Public Lands Map | | 1a |
| Topo Map..... | | 1b |
| Aerial Map..... | | 1b |
| | | |
| Proposed Acquisition | Eder Life Estate Property | |
| | Okanogan County | 2 |
| Public Lands Map | | 2a |
| Aerial/Parcel Map..... | | 2b |
| | | |
| Proposed Conservation Easement | Hundley Property | |
| | Kittitas County | 3 |
| Public Lands Map..... | | 3a |
| Aerial/Parcel Map..... | | 3b |
| | | |
| Proposed Acquisition | Ness Property | |
| | Snohomish County | 4 |
| Public Lands Map | | 4a |
| Topo Map..... | | 4b |
| Aerial Map..... | | 4c |

GREEN SHEET

Meeting/Workshop: June 4 & 5, 2010

Agenda Item: PROPOSED LAND TRANSACTIONS

Staff Contact: Dan Budd

Presenter: Dan Budd

Background:

The Department is recommending the following actions:

- Item 1: Proposed acquisition of 99.34 acres in Grays Harbor County**
 - Item 2: Proposed acquisition of 748 acres in Okanogan County**
 - Item 3: Proposed conservation easement on 448.16 acres in Kittitas County**
 - Item 4: Proposed acquisition of 2.14 acres in Snohomish 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: As a settlement agreement between WDFW and a private party the settlement discussions have been in private. Because of the federal Pitman-Robertson funding that acquired the wildlife area the terms and conditions of the settlement are receiving review by the US Fish and Wildlife Service.

Item 2: This project has been reviewed, approved and ranked 5th in the 2008 WDFW Lands 20/20 process. The results of the 2008 Lands 20/20 review and ranking were presented to the Fish and Wildlife Commission at that time. Funding was secured through a public competitive grant process which involved reviewing this transaction with the local county government officials.

Item 3: This project has been reviewed, approved and ranked 18th in the 2006 WDFW Lands 20/20 process. The results of the 2006 Lands 20/20 review and ranking were presented to the Fish and Wildlife Commission at that time. Funding was secured through a public competitive grant process which involved reviewing this transaction with the local county government officials.

Item 4: This property has been approved for acquisition and partially funded by a grant from the Salmon Recovery Funding Board. Projects funded by the Salmon Recovery Funding Board are locally reviewed and approved for funding through a public competitive grant process.

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 June 4-5, 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 |
|-------------------------------|--------|----------------|-----------------------------------|--------------|-------------------|-----------------|-----------------------|--------------------------|-----------------------------|
| Eder Ranch Property | 748.04 | \$565,000.00 | Okanagon-Similkameen Corridor | WWRP | Z41 | \$ - | \$ 2,593,473.00 | \$ 694,967.97 | \$ 113,017.97 |
| Hundley Conservation Easement | 448.16 | \$1,828,000.00 | Upper Yakima Riparian | WWRP | Z41 | \$ - | \$ 818,682.00 | \$ 805,192.00 | \$ - |
| | | | Upper Yakima River PH 1 | WWRP | Z41 | \$ | \$ 107,500.00 | \$ 99,941.00 | \$ - |
| | | | Upper Yakima Protection - Hundley | SRFB | Z41 | \$ | \$ 270,000.00 | \$ 270,000.00 | \$ - |
| | | | | BPA | N/A | | \$ 705,040.50 | \$ 705,040.50 | \$ - |
| Ness Property | 2.14 | \$20,000.00 | English Boom - Leque Island | SRFB | Z41 | | \$370,000.00 | \$53,694.00 | \$ 48,094.00 |

WWRP = Washington Wildlife and Recreation Program
 SRFB = Salmon Recovery Funding Board
 BPA = Bonneville Power Administration

** 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 4, 2010

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE WEYERHAEUSER
PROPERTY, JOHNS RIVER WILDLIFE AREA
GRAYS HARBOR COUNTY**

The Department of Fish and Wildlife (WDFW) has entered into an Agreement with Weyerhaeuser NR Company (WNR) to acquire 99.34 acres of WNR land located in Grays Harbor County, adjacent to the Johns River Wildlife Area. This acquisition is a settlement for an inadvertent timber harvest on WDFW-owned land by WNR.

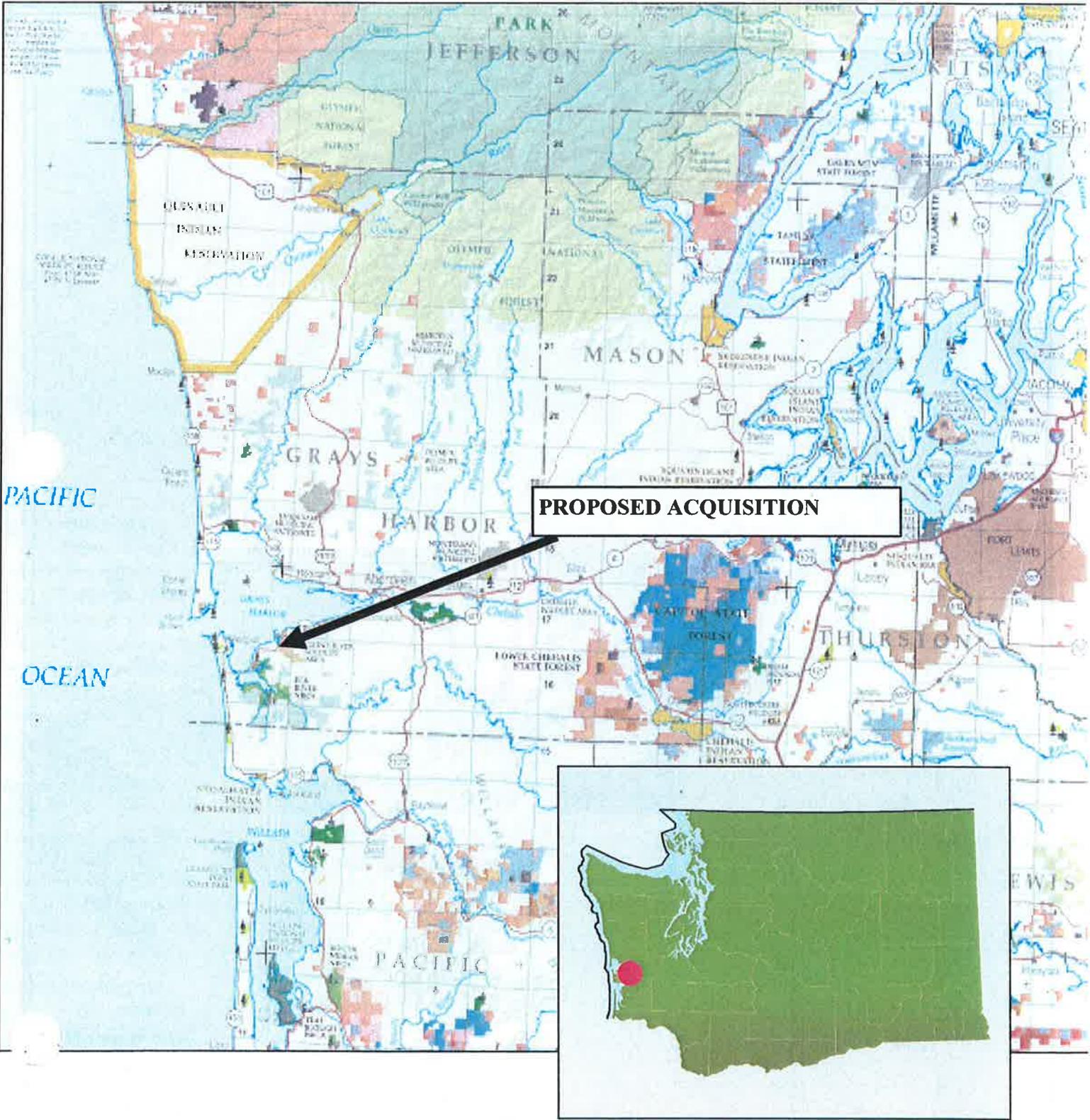
This property is located in Grays Harbor County, approximately 13 miles southwest of Aberdeen, just south of Highway 105. It adjoins the east side of the existing Johns River Wildlife Area. The property is primarily upland habitat. This transaction will also provide WDFW administrative access across other WNR lands for additional access to the Johns River Wildlife Area.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Johns River W. A. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$70. Funding for operation and maintenance will be provided from the existing wildlife area budget.

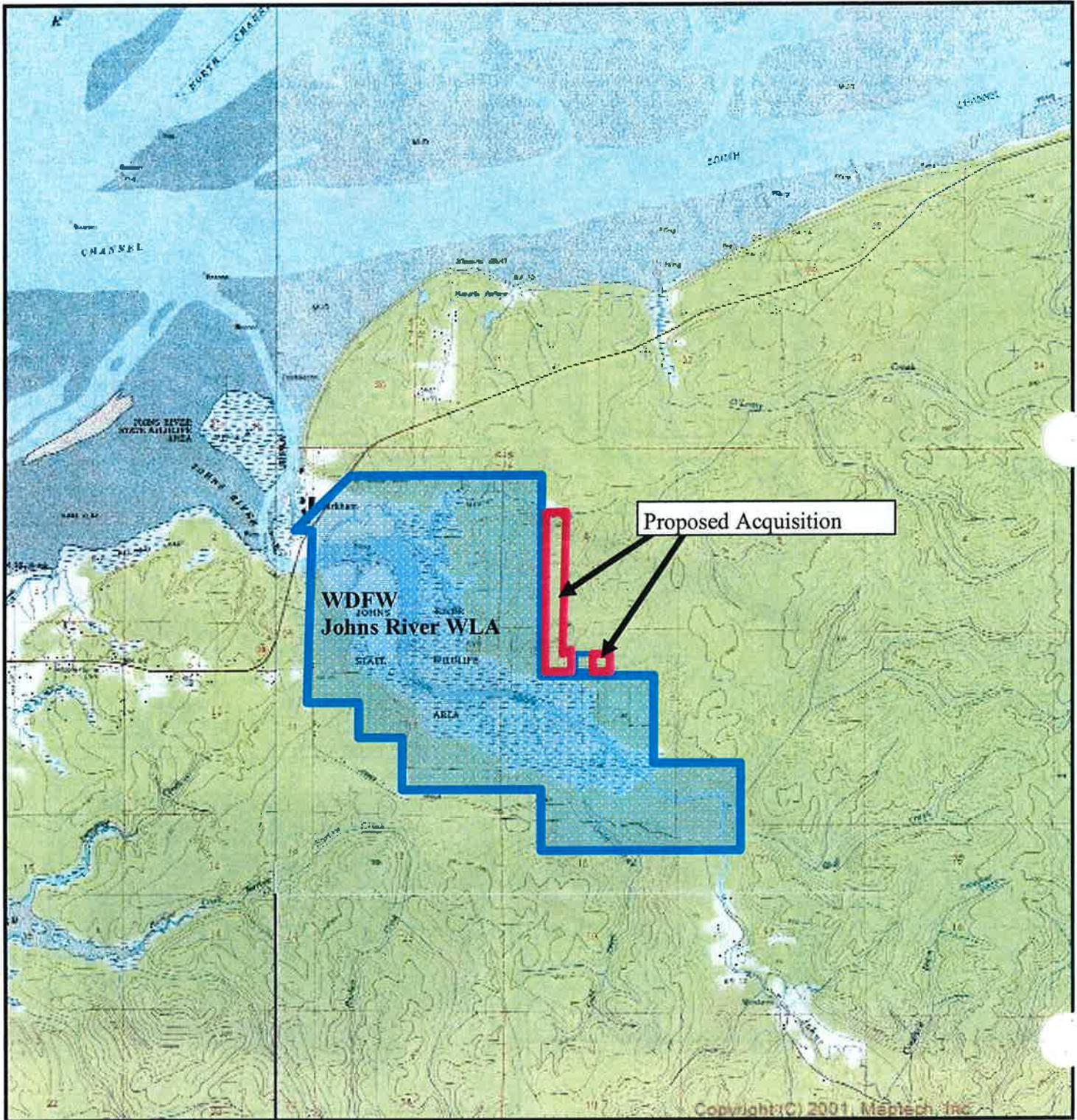
WDFW and WNR have reached agreement wherein WDFW will receive this property in compensation for the timber removed from WDFW land. The property has a reviewed, appraised value of \$142,526. This is approximately double the stumpage value of the timber removed as determined by WDFW's forester.

The Department recommends the Commission approve the acquisition of the 99.34-acre WNR property as settlement for the inadvertent timber harvest.

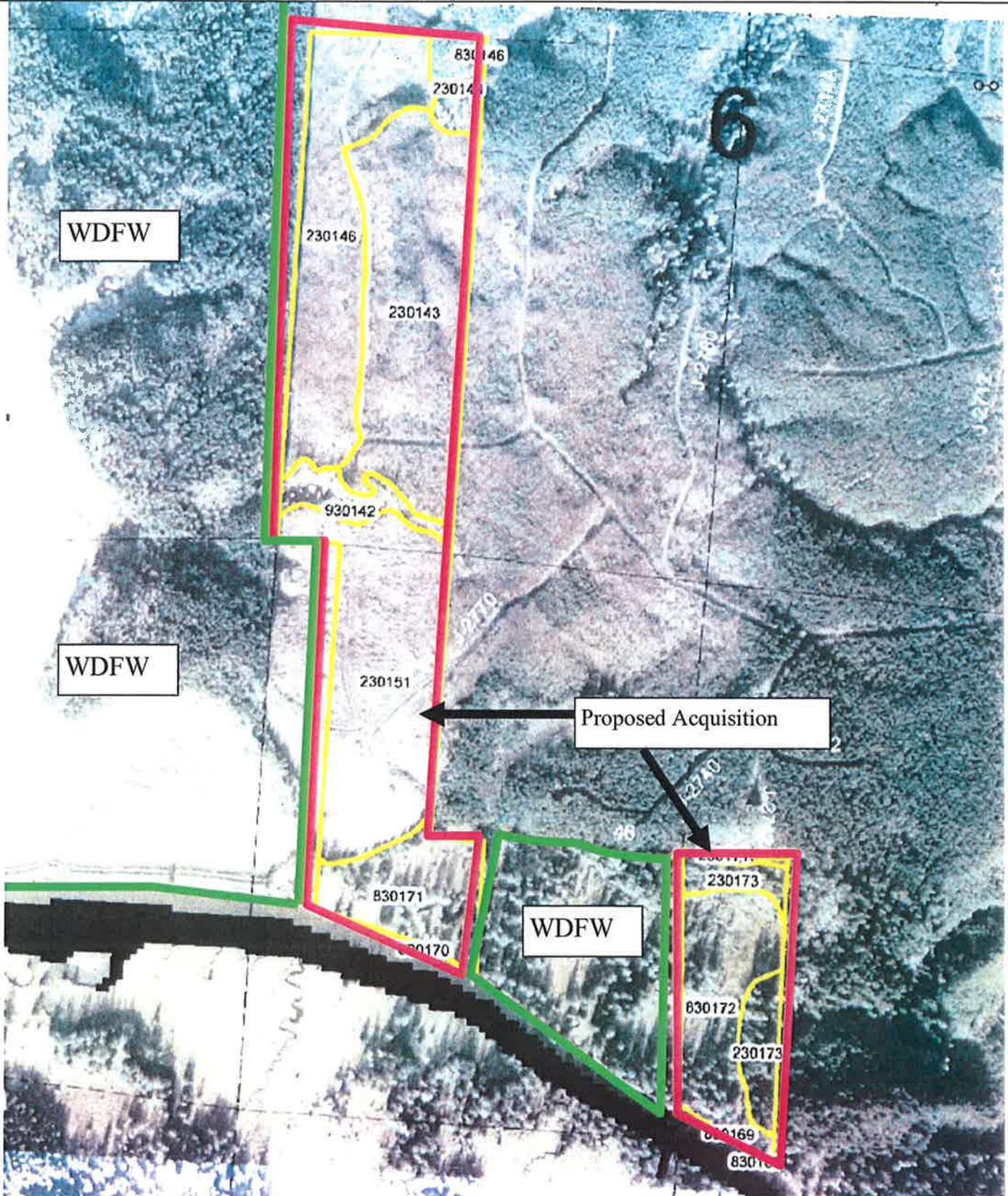
| | |
|----------------|--|
| ITEM 1: | PROPOSED ACQUISITION—JOHNS RIVER |
| LEGAL: | SECTIONS 6 & 7, TOWNSHIP 16N, RANGE 10W, W.M. |
| COUNTY: | GRAYS HARBOR COUNTY |



| | |
|----------------|--|
| ITEM 1: | PROPOSED ACQUISITION—JOHNS RIVER |
| LEGAL: | SECTIONS 6 & 7, TOWNSHIP 16N, RANGE 10W, W.M. |
| COUNTY: | GRAYS HARBOR COUNTY |



| | |
|----------------|---|
| ITEM 1: | PROPOSED ACQUISITION—JOHNS RIVER |
| LEGAL: | SECTIONS 6, TOWNSHIP 16N, RANGE 10W W.M. |
| COUNTY: | GRAYS HARBOR COUNTY |



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

June 4, 2010

TO: Phil Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE EDER PROPERTY
RESERVED LIFE ESTATES, SCOTCH CREEK WILDLIFE AREA
OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the final phase of the 5,738 acre Charles, Jr. and Sally Eder property near Oroville in Okanogan County, subject to two reserved life estates. This phase consists of 748.04 acres and will be funded by the Washington Wildlife and Recreation Program. Authority for this acquisition is provided by the capital budget.

The Eder property is located east of Oroville in Okanogan County. With 2.5 miles of the property bordering Canada, it is literally the largest northern most private holding of shrub-steppe habitat in the United States. This habitat type is under extreme development pressures on both sides of the International Boundary. Along with significant white-tail and mule deer winter range protection, this property has habitat for shrub-steppe obligates such as sharp-tailed grouse, long-billed curlews, burrowing owls, sage thrasher, loggerhead shrike, Brewer's sparrow, lark sparrow, sage sparrow, pygmy short horned lizard, Desert night snake, spadefoot toad, and pallid bat. This proposed acquisition provides two very important opportunities: 1) provides a link from the shrub-steppe habitat of the US to the endangered shrub-steppe habitat in Canada and 2) protects highly vulnerable shrub-steppe habitat from development. The property will also offer opportunities for wildlife viewing, big game and upland bird hunting.

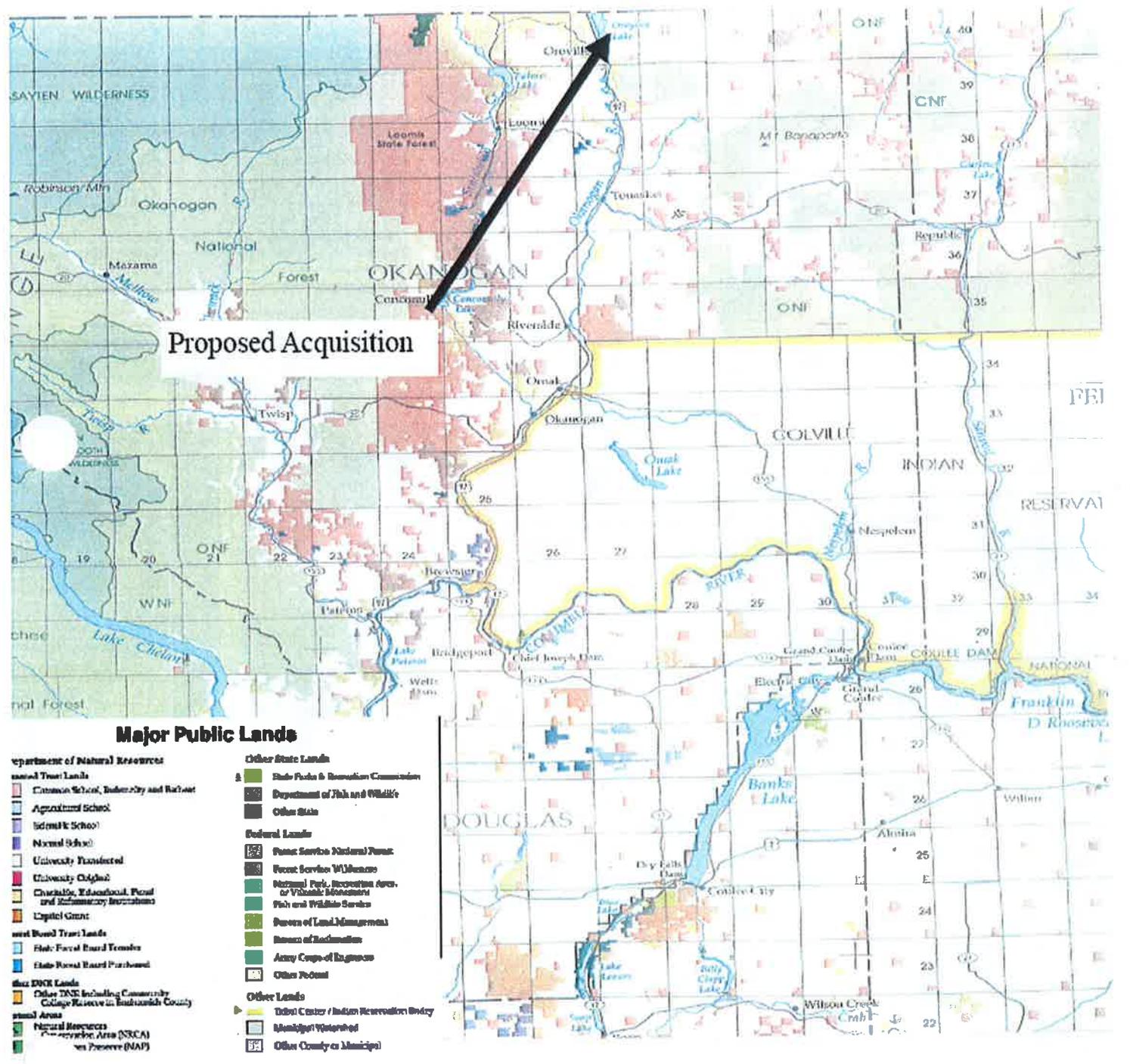
Phase One of this project, approved by the Fish and Wildlife Commission in June of 2007, contained 3,337 acres and was funded by Bonneville Power Administration. Phase Two, approved by the Fish and Wildlife Commission in December of 2008, contained 1,653.91 acres and was funded by the Washington Wildlife and Recreation Program. In this final phase, the Eder family is reserving two life estates on the property. One life estate is for the lifetime of the survivor of Charles, Jr. and Sally on 557 acres of the property; the second life estate is for the lifetime of the survivor of Charles, Jr., Sally, and their two daughters, on 190 acres of the property. The value of these reserved estates is reflected in the appraised value.

The property will be managed within the Wildlife Program by Jim Olson as a unit of the Scotch Creek Wildlife Area. The eventual payments in lieu of property taxes are estimated at \$525 annually. The eventual operation and maintenance costs are estimated at \$3,750. It is anticipated that these costs and habitat enhancements may be funded by the Bonneville Power Administration under the Columbia River Mitigation program.

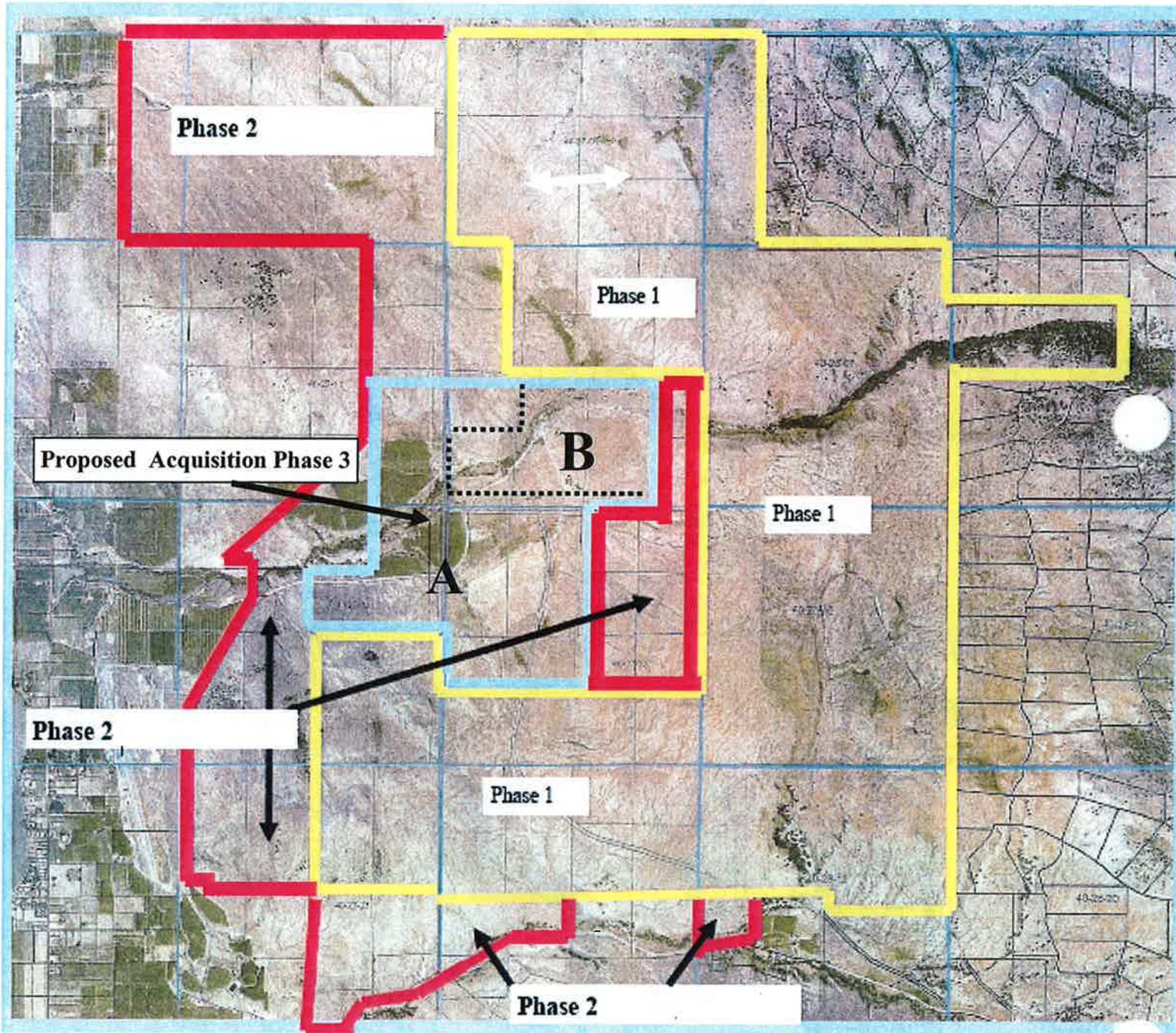
The Department has been successful in negotiating the purchase of the property at the reviewed and approved appraised value of: 748.04 acres \$565,000

The Department recommends the Commission approve the acquisition of the 748.04-acre Eder property subject to the reserved life estates for \$565,000.

| | |
|----------------|--|
| ITEM 2: | PROPOSED ACQUISITION—EDER RANCH |
| LEGAL: | SECTIONS 11, 12, 13, & 14, TOWNSHIP 40N, RANGE 27E, |
| COUNTY: | OKANOGAN COUNTY |



| | |
|----------------|--|
| ITEM 2: | PROPOSED ACQUISITION—EDER RANCH |
| LEGAL: | SECTIONS 11, 12, 13, &14, TOWNSHIP 40N, RANGE 27E |
| COUNTY: | OKANOGAN COUNTY |



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

June 4, 2010

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE HUNDLEY FAMILY
LIMITED PARTNERSHIP CONSERVATION EASEMENT, L.T.
MURRAY WILDLIFE AREA, KITTITAS COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase a conservation easement on 448.16 acres of land adjacent to the Yakima River. This acquisition is part of the Upper Yakima River conservation project which was evaluated and approved through the 2006 Lands 20/20 process. The purpose of the project is to protect riparian habitat in the lower Easton reach of the Yakima River and will also conserve a migratory corridor for elk, deer, mountain lion and other wildlife. This project will be jointly funded by grants from the Washington Wildlife and Recreation Program, the Salmon Restoration Funding Board, and the Bonneville Power Administration. Authority for this acquisition is provided by the capital budget.

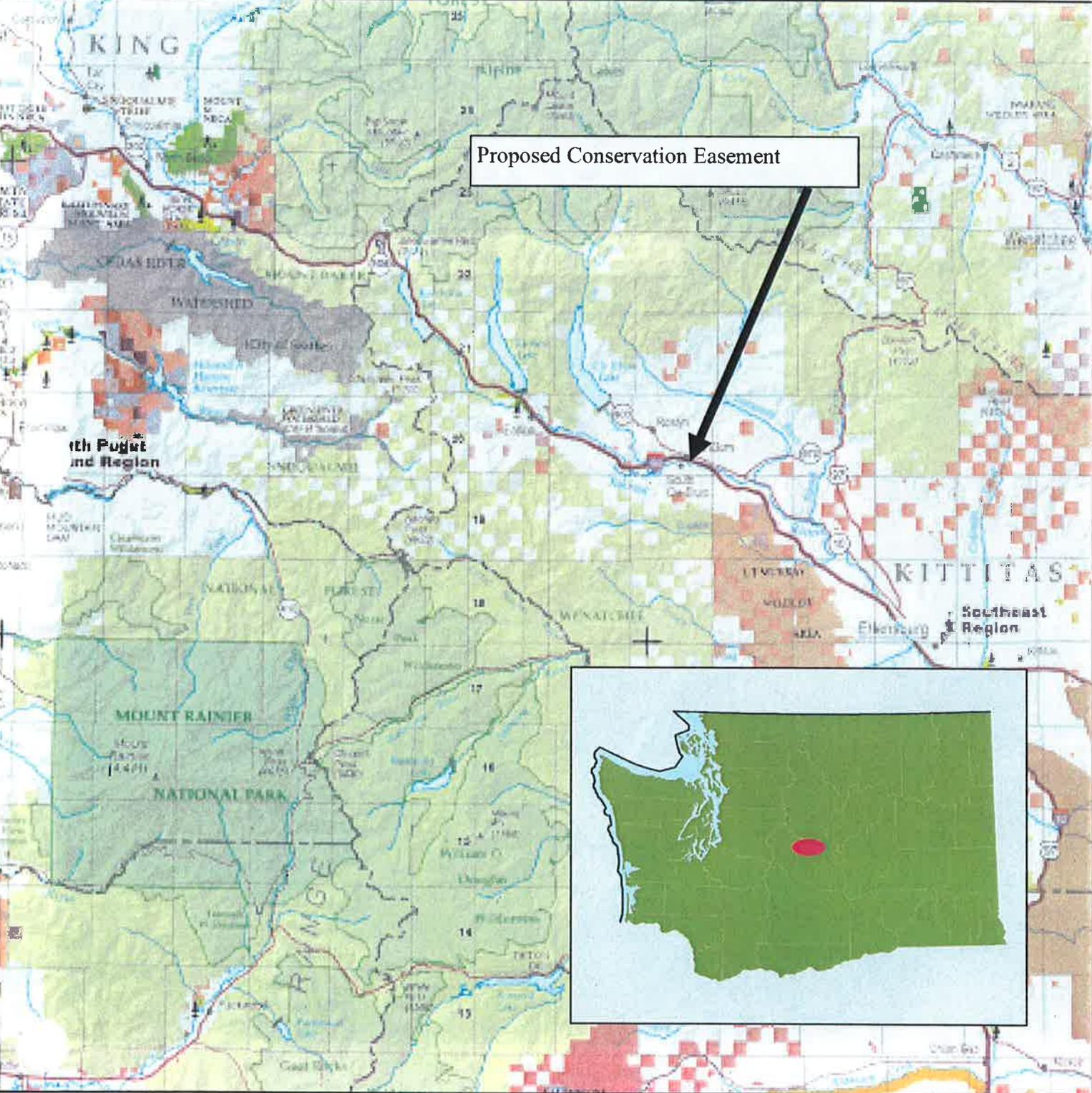
This property is located in Kittitas County, adjacent to I-90 approximately 3 miles south of Roslyn. The property is comprised of meadow-wetlands complex lowlands on the south side of the Yakima River and wooded uplands on the north side. It has over one mile of Yakima River frontage and conservation of this property will protect prime spawning and rearing habitat for salmon and steelhead. It is a strategic connecting parcel between other publicly-owned lands and protected properties for wildlife habitat.

The conservation easement will be managed within the Wildlife Program by Shana Winegeart as part of the L.T. Murray Wildlife Area. As it is a conservation easement, there will be no operation and maintenance costs, but a nominal expense for annual monitoring of the conservation easement. Funding will be provided from the existing wildlife area budget. The Department has secured an option to purchase this conservation easement at the reviewed and approved appraised value of:

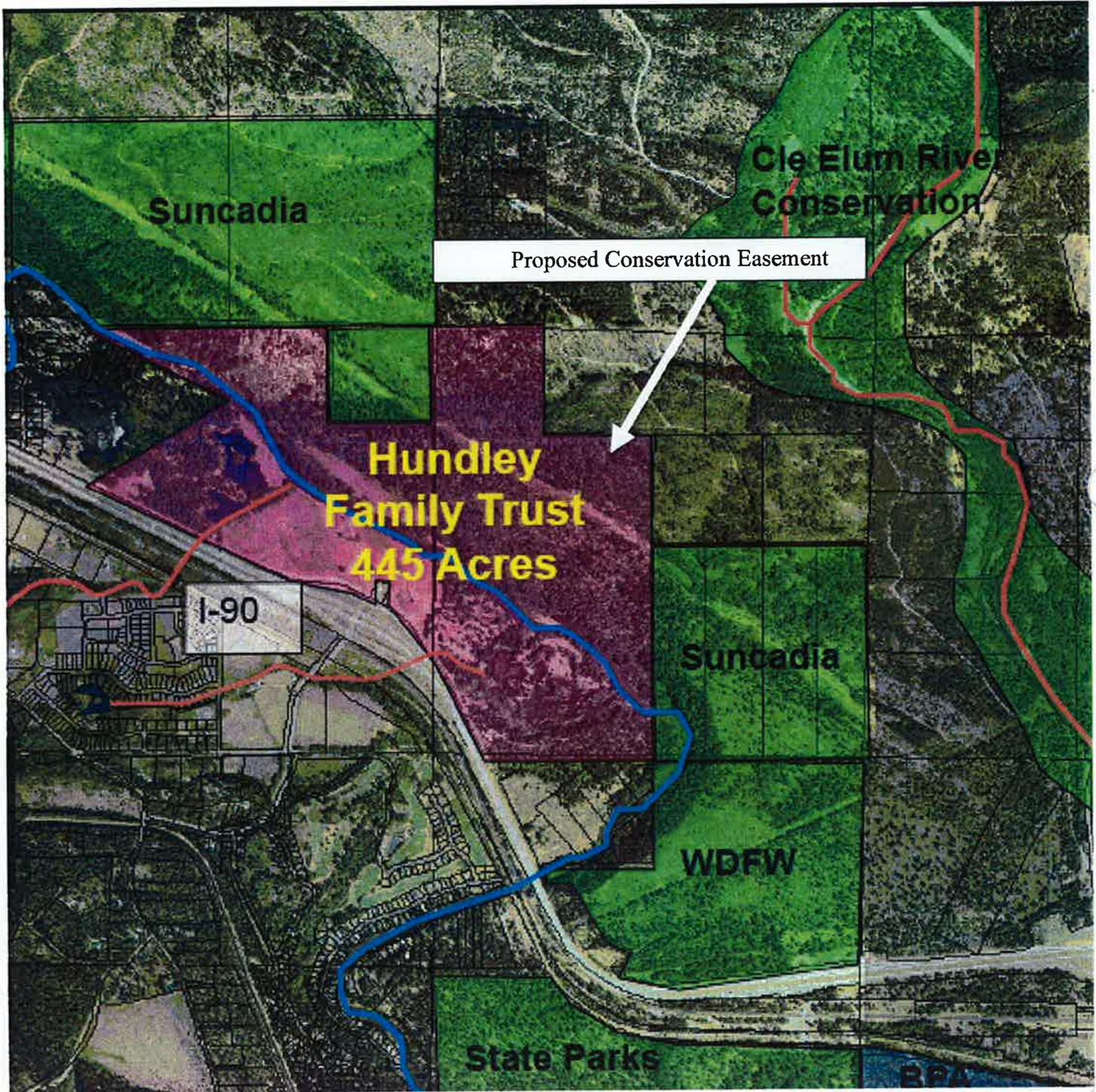
\$1,828,000.00 for 448.16 acres

The Department recommends the Commission approve the acquisition of the 448.16-acre Hundley Family Limited Partnership conservation easement for the appraised value of \$1,828,000.

| | |
|----------------|---|
| ITEM 3: | PROPOSED HUNDLEY EASEMENT |
| LEGAL: | SECTIONS 25 & 26, TOWNSHIP 20N, RANGE 14E W.M. |
| COUNTY: | KITTITAS COUNTY |



| | |
|----------------|---|
| ITEM 3: | PROPOSED HUNDLEY EASEMENT |
| LEGAL: | SECTIONS 25 & 26 TOWNSHIP 20N, RANGE 14E, W.M. |
| COUNTY: | KITTITAS COUNTY |



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

June 4, 2010

MEMORANDUM

TO: Phil Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 4: PROPOSED ACQUISITION OF THE NESS PROPERTY,
SKAGIT WILDLIFE AREA, SNOHOMISH COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 2.14-acre Ness property on Leque Island in Snohomish County. This property has been approved for acquisition and partially funded by a grant from the Salmon Recovery Funding Board. Authority for this acquisition is provided by the capital budget.

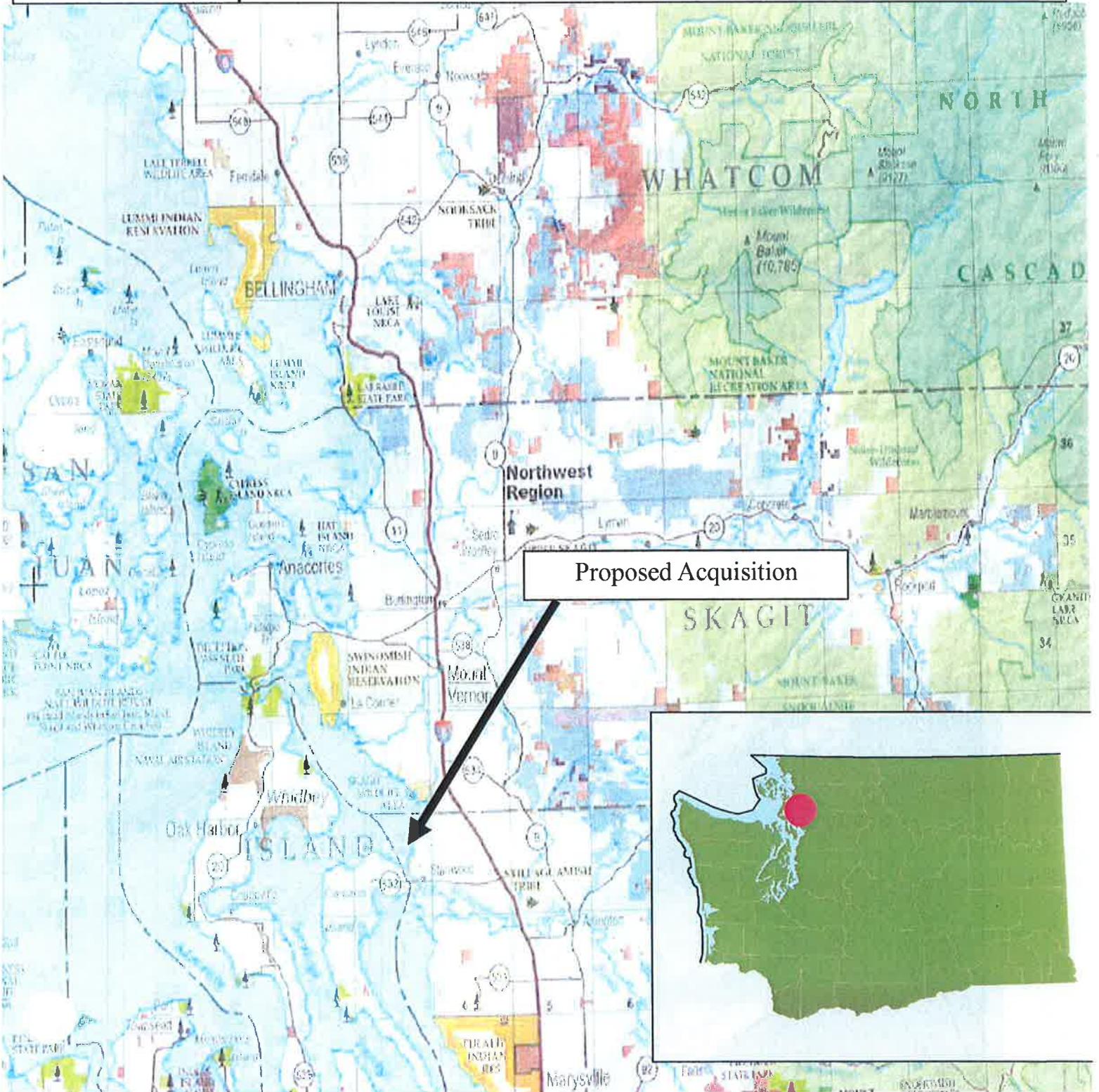
This property is located approximately one mile southwest of Stanwood, off State Highway 532, on Eide Road. It is an in-holding in the Leque Island Wildlife Unit, which is an important migration corridor between Skagit Bay and Port Susan Bay for waterfowl, in particular Wrangel Island Snow Geese. This parcel is across the road from the Monson property acquired by the Department in 2009. This is the last private ownership on the southern portion of the island. Restoration plans are underway, and the purchase of this parcel will allow expansion of the restoration area.

The property will be managed by John Garrett within the Wildlife Program as part of the Skagit Wildlife Area. Operation and maintenance costs of the wildlife area are not anticipated to increase as a result of this acquisition. However, funding for initial weed control is included in the grant funding.

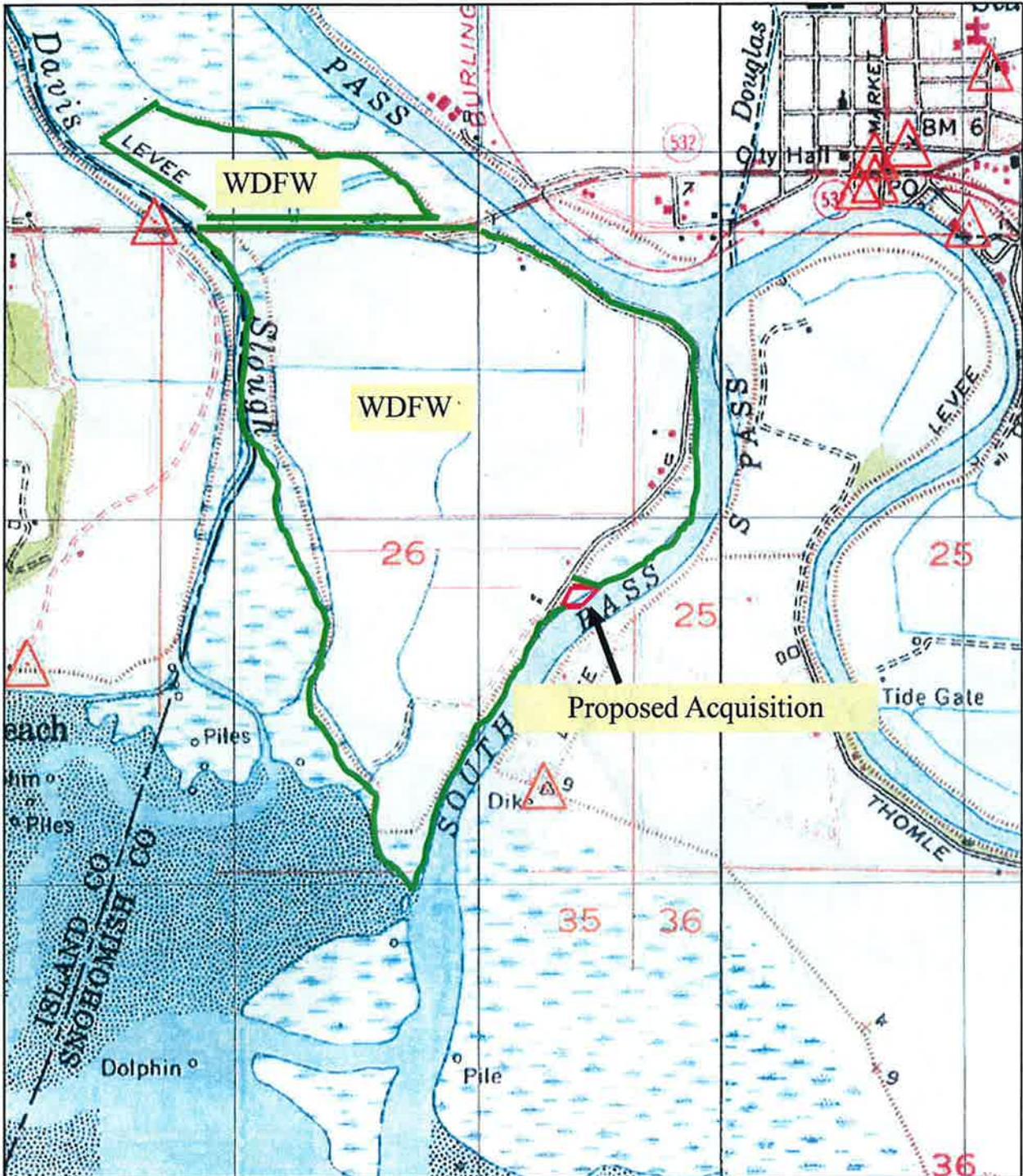
The Department has been successful in negotiating an option for the purchase of this property at \$20,000, which is above the estimated market value of approximately \$5,000. Due to the strategic location of this property within the Wildlife Area, the relatively small purchase price, and the negative impact on the restoration efforts if this property remains in private ownership, the Department is recommending the purchase of the property at this price.

The Department recommends the Commission approve the acquisition of the 2.14 acre Ness in-holding, for \$20,000.

| | |
|----------------|---|
| ITEM 4: | PROPOSED ACQUISITION NESS PROPERTY |
| COUNTY: | SNOHOMISH COUNTY |
| LEGAL | SECTION 26, TOWNSHIP 32N, RANGE 3E, W.M. |



| | |
|----------------|---|
| ITEM 4: | PROPOSED ACQUISITION NESS PROPERTY |
| COUNTY: | SNOHOMISH COUNTY |
| LEGAL | SECTION 26, TOWNSHIP 32N, RANGE 3E, W.M. |



| | |
|----------------|---|
| ITEM 4: | PROPOSED ACQUISITION NESS PROPERTY |
| COUNTY: | SNOHOMISH COUNTY |
| LEGAL | SECTION 26, TOWNSHIP 32N, RANGE 3E, W.M. |

