

October 1 & 2, 2010

# PROPOSED LAND TRANSACTIONS

## TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Acquisition	Rivers End Properties	
	Clallam County .....	1
State Highway Map .....		1a
Aerial Map.....		1b
Proposed Acquisition	Bergman Property	
	Kitsap County .....	2
State Highway Map .....		2a
Plat Map.....		2b
Proposed Acquisition	Cashmere Pond Property	
	Chelan County .....	3
State Highway Map .....		3a
Topography/Aerial Map.....		3b
Proposed Acquisition	Yakima River Exchange	
	Kittitas and Franklin Counties .....	4
State Highway Map.....		4a
Topography Map.....		4b
Topography Map.....		4c
Topography Map.....		4d
Proposed Acquisition	Walking D Inc Conservation Easement	
	Okanogan County .....	5
Public Lands Map .....		5a
Aerial Map.....		5b

**GREEN SHEET**

---

**Meeting/Workshop:** October 1 & 2, 2010  
**Agenda Item:** PROPOSED LAND TRANSACTIONS  
**Staff Contact:** Dan Budd  
**Presenter:** Dan Budd

---

**Background:**

The Department is recommending the following actions:

- Item 1:** Proposed transfer of 72 acres in Clallam County
  - Item 2:** Proposed donation of 5 acres in Kitsap County
  - Item 3:** Proposed transfer of 21 acres in Chelan County
  - Item 4:** Proposed exchange of Yakima River and Mesa Lake properties, Kittitas and Franklin Counties
  - Item 5:** Proposed conservation easement on 584 acres in Okanogan 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 proposed transfer from Clallam County government is part of the Dungeness Estuarine Wetlands project which is a joint effort with Clallam County government. This action is supported by the county commission and local conservation organizations.

**Item 2:** As a private proposed donation there has been no public involvement in this action. However, this action supports a continuing effort by Kitsap County government and conservation organizations to protect critical salmon waters of Big Beef Creek.

**Item 3:** This is a transfer from the Washington State Department of Transportation as mitigation for an emergency culvert repair on SR 26. Chelan County Department of Natural Resources is a supportive partner and project sponsor.

**Item 4:** This proposed exchange resolves a boundary line conflict. A public notice has been published and any comments received will be provided to the Fish and Wildlife Commission.

**Item 5:** This conservation easement is a continuation of the Methow Watershed project which has been reviewed with Okanogan County government on numerous occasions. Okanogan County commissioners have expressed their preference that the department pursue habitat protection through the use of conservation easements on working lands in private ownership.

---

**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.

---

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

October 1, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE RIVERS END  
PROPERTIES, DUNGENESS UNIT, NORTH OLYMPIC WILDLIFE  
AREA, CLALLAM COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured the opportunity to accept title to five properties at Rivers End, at no cost, from Clallam County as part of the "Dungeness Estuarine Wetlands Project." This is a cooperative habitat restoration project under an MOU with the Jamestown S'Klallam Tribe and Clallam County to return this area to a functioning estuary. The project is approximately 72 acres containing 32 parcels and 610 feet of waterfront where the Dungeness River meets the Dungeness Bay. Clallam County's original acquisition of these five properties was funded by a federal US Fish and Wildlife Service pass-thru grant through WDFW.

These properties are located approximately 4.5 miles northwest of Sequim at the mouth of the Dungeness River. This part of the Lower Dungeness Unit will be managed primarily for estuary/salt marsh restoration, riparian and flood plain restoration, freshwater wetland enhancement and waterfowl hunting.

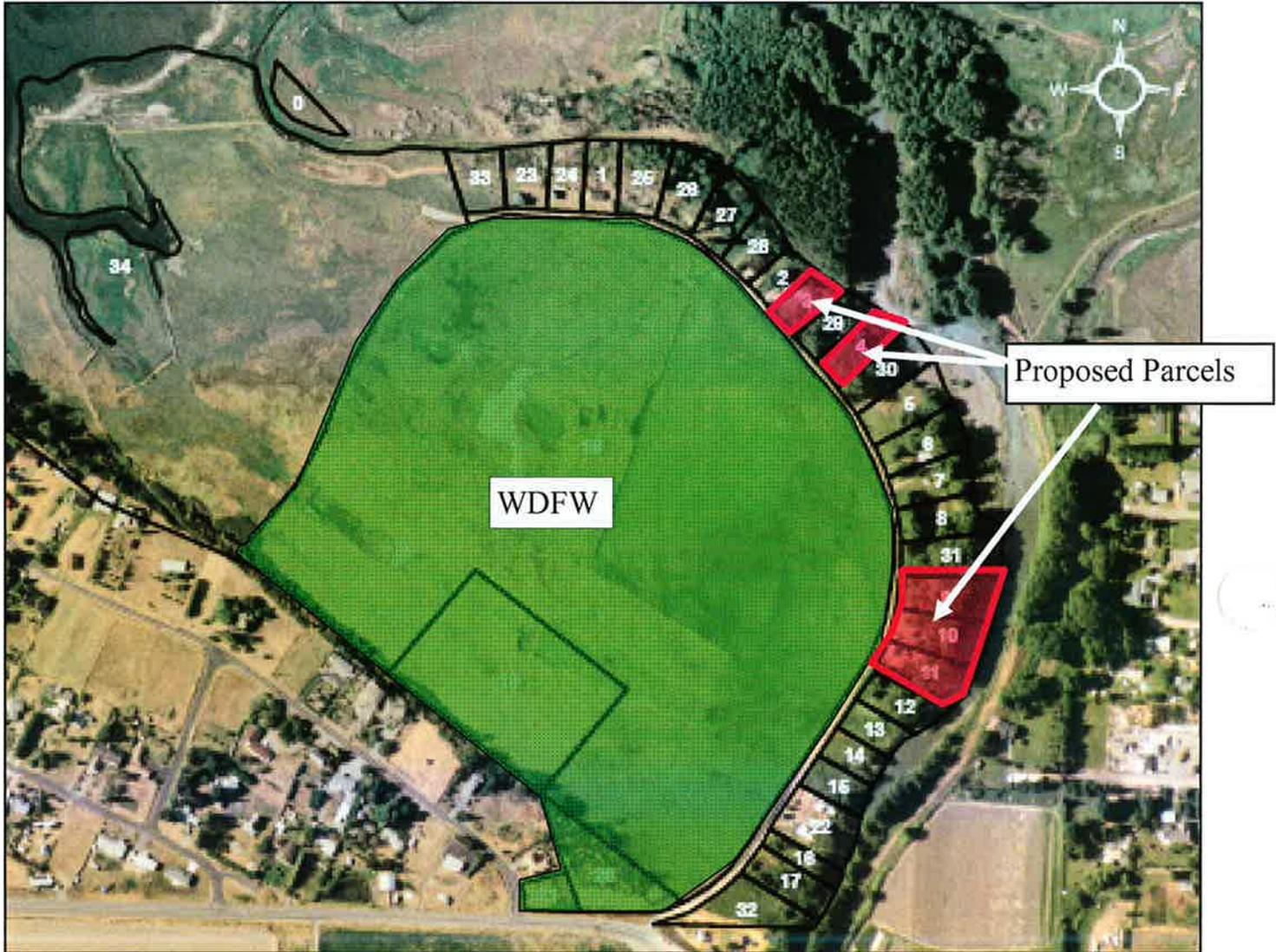
The properties will be managed within the Wildlife Program by Jim Gerchak and Kyle Guzlas as part of the Lower Dungeness Unit, North Olympic Wildlife Area. Operation and maintenance costs are anticipated to be \$1,000.00 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget.

The Department recommends the Commission approve the acceptance of these five parcels totaling 3.22 acres from Clallam County for the Dungeness Estuarine Wetlands Project.

ITEM 1:	PROPOSED ACQUISITION—RIVERS END
LEGAL:	SECTION 25 TOWNSHIP 31N, RANGE 4W W.M.
COUNTY:	CLALLAM COUNTY



<b>ITEM 1:</b>	<b>PROPOSED ACQUISITION—RIVERS END PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 25 TOWNSHIP 31N, RANGE 4W W.M.</b>
<b>COUNTY:</b>	<b>CLALLAM COUNTY</b>



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

October 1, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACCEPTANCE OF THE BERGMAN PROPERTY  
LAND DONATION, BIG BEEF CREEK UNIT, SOUTH PUGET SOUND  
WILDLIFE AREA, KITSAP COUNTY.**

The Department of Fish and Wildlife (WDFW) has been offered the donation of 5 acres in the Big Beef Creek watershed in Kitsap County. This property is contiguous with current Department ownership and will provide additional buffer for wetland and riparian preservation and salmon habitat protection.

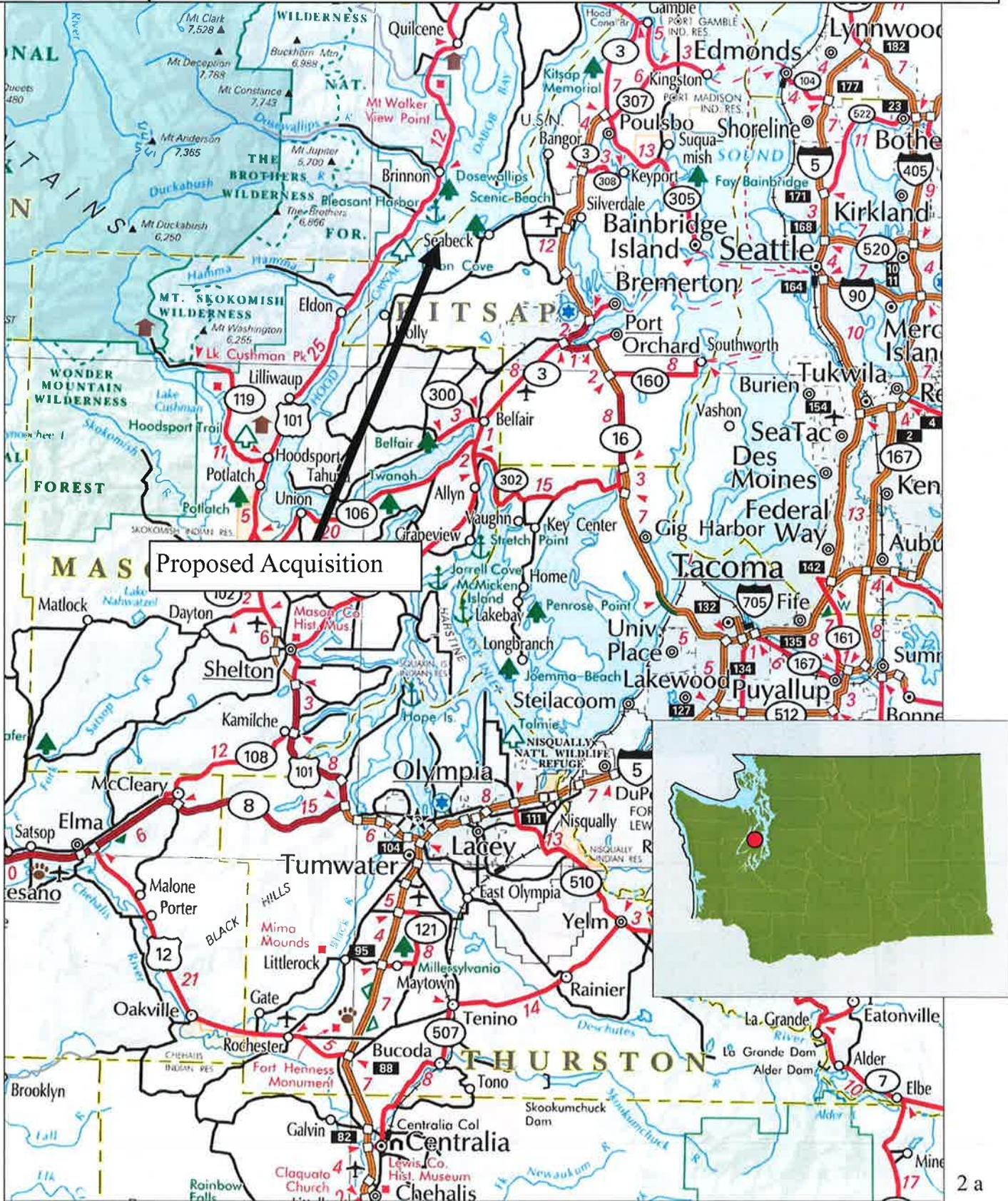
This property is located approximately 5 miles east of the town of Seabeck. The property will become part of the Central Kitsap Riparian Corridor project, a cooperative project involving Kitsap County, the Hood Canal Coordinating Council, the Jamestown S'Klallam Tribe and the Port Gamble Tribe. This partnership effort is focused on protection of area streams and riparian zones. The project area is a Puget Sound reference area that is used to set coho salmon seasons.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Big Beef Creek Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be under \$500 annually. Funding will be provided from the existing wildlife area budget.

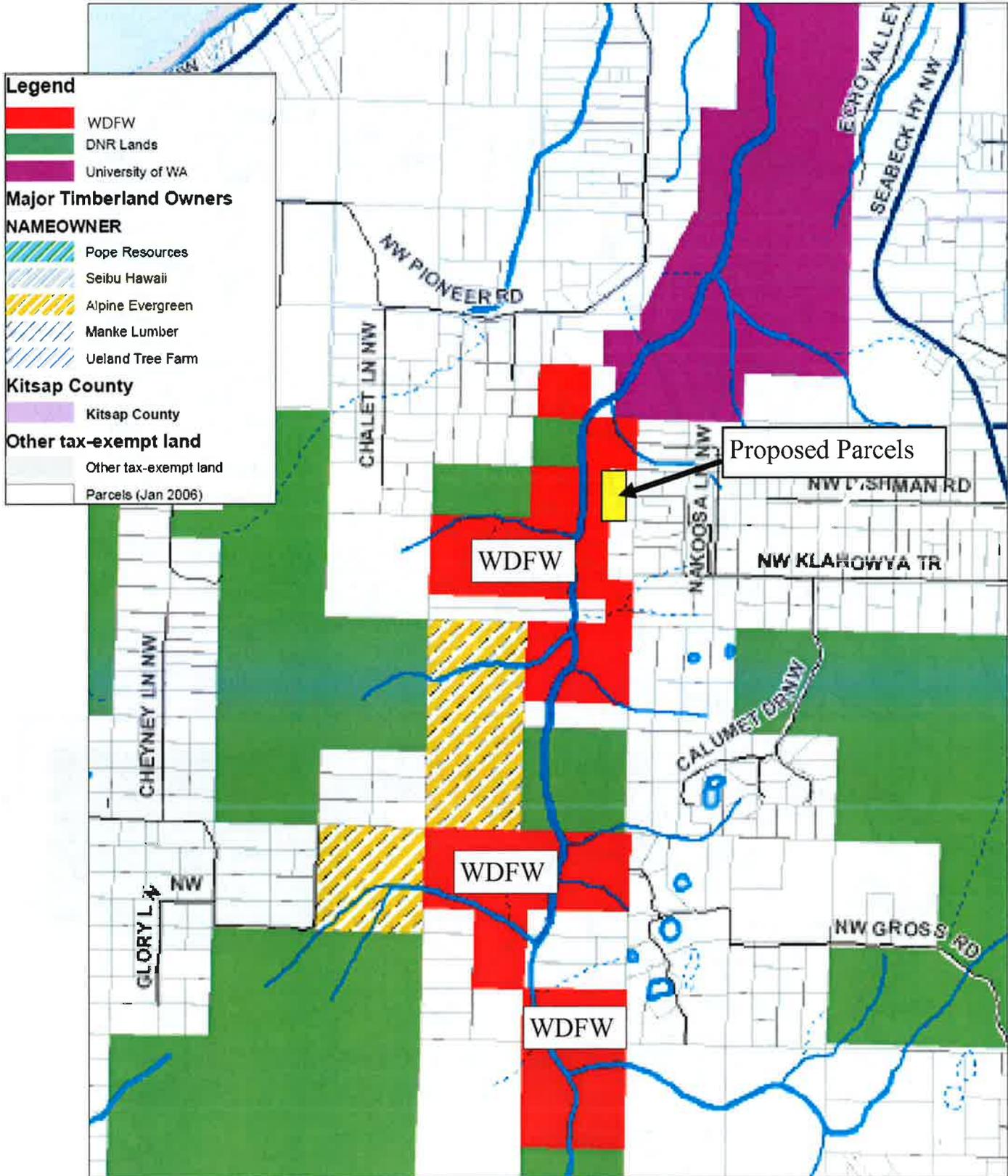
In the fall of 1997 the Department purchased the adjoining 29 acres from the Bergman family. The Bergman family has now offered the full donation of this additional 5 acres.

The Department recommends the Commission approve the acceptance of the 5-acre Bergman property.

ITEM 2:	PROPOSED ACQUISITION—BERGMAN PROPERTY
LEGAL:	SECTION 27, TOWNSHIP 25N, RANGE 1W, W.M
COUNTY:	KITSAP COUNTY



<b>ITEM 2:</b>	<b>PROPOSED DONATION—BERGMAN PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 27, TOWNSHIP 25N, RANGE 1W, W.M.</b>
<b>COUNTY:</b>	<b>KITSAP COUNTY</b>



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

October 1, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACCEPTANCE OF THE CASHMERE POND  
PROPERTY LAND DONATION, CHELAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has been offered 21 acres of active floodplain with a 1 1/2-acre pond along the Wenatchee River. This transfer of ownership by the Washington Department of Transportation (WSDOT) to WDFW was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide off-channel rearing habitats especially for federally listed spring Chinook as well as unlisted coho and summer Chinook where small fish are safe from the fast flows of the river.

This property is located in Chelan County, in the town of Cashmere. The property is a combination of deciduous forested riparian habitat and native shrub-steppe. The wetland habitats are dominated by native willows and red-osier dogwood. Control of this property will allow implementation of The Upper Columbia Salmon Recovery Plan strategy and offers opportunity for restoration and protection of river and riparian habitats.

A habitat restoration project, funded by multiple partners, including the Salmon Recovery Funding Board, was constructed in 2009. Already, significant numbers of salmon have been observed utilizing the habitat. This Cashmere Pond site offers a unique opportunity for a significant habitat future restoration project to connect the pond to the river and allow these fish to move in and out of the pond and created channel habitats.

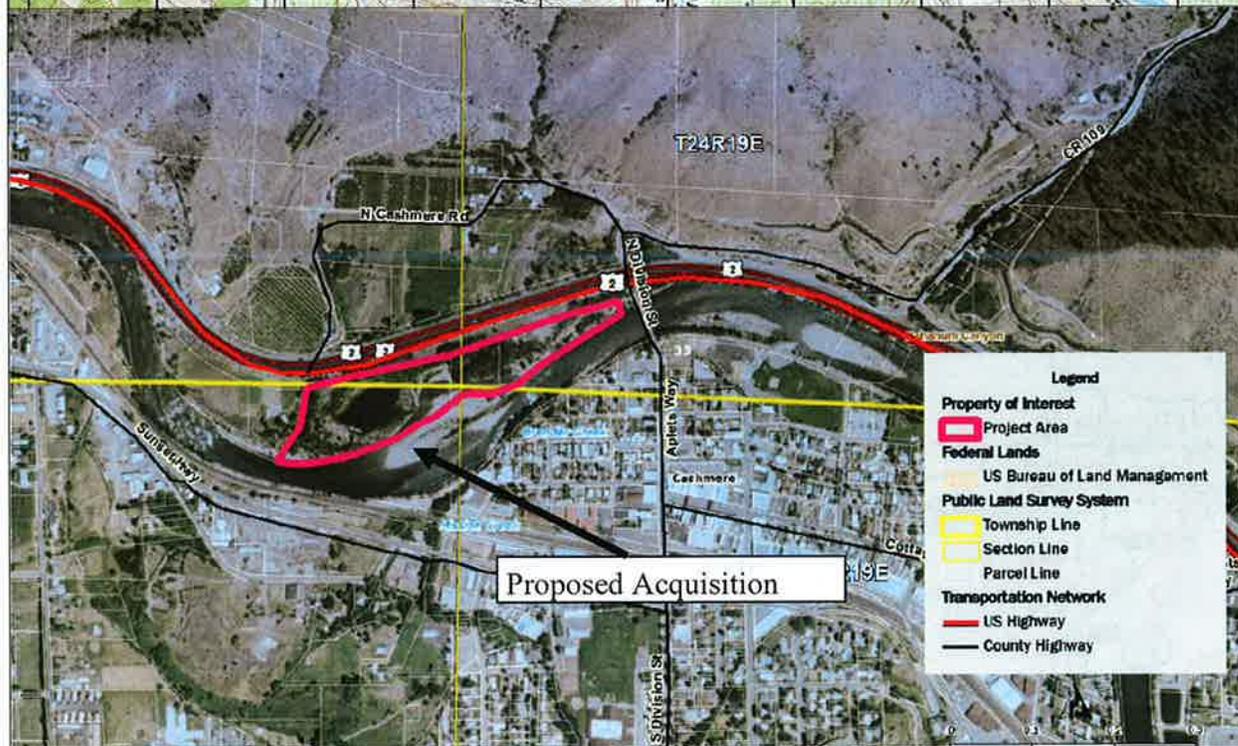
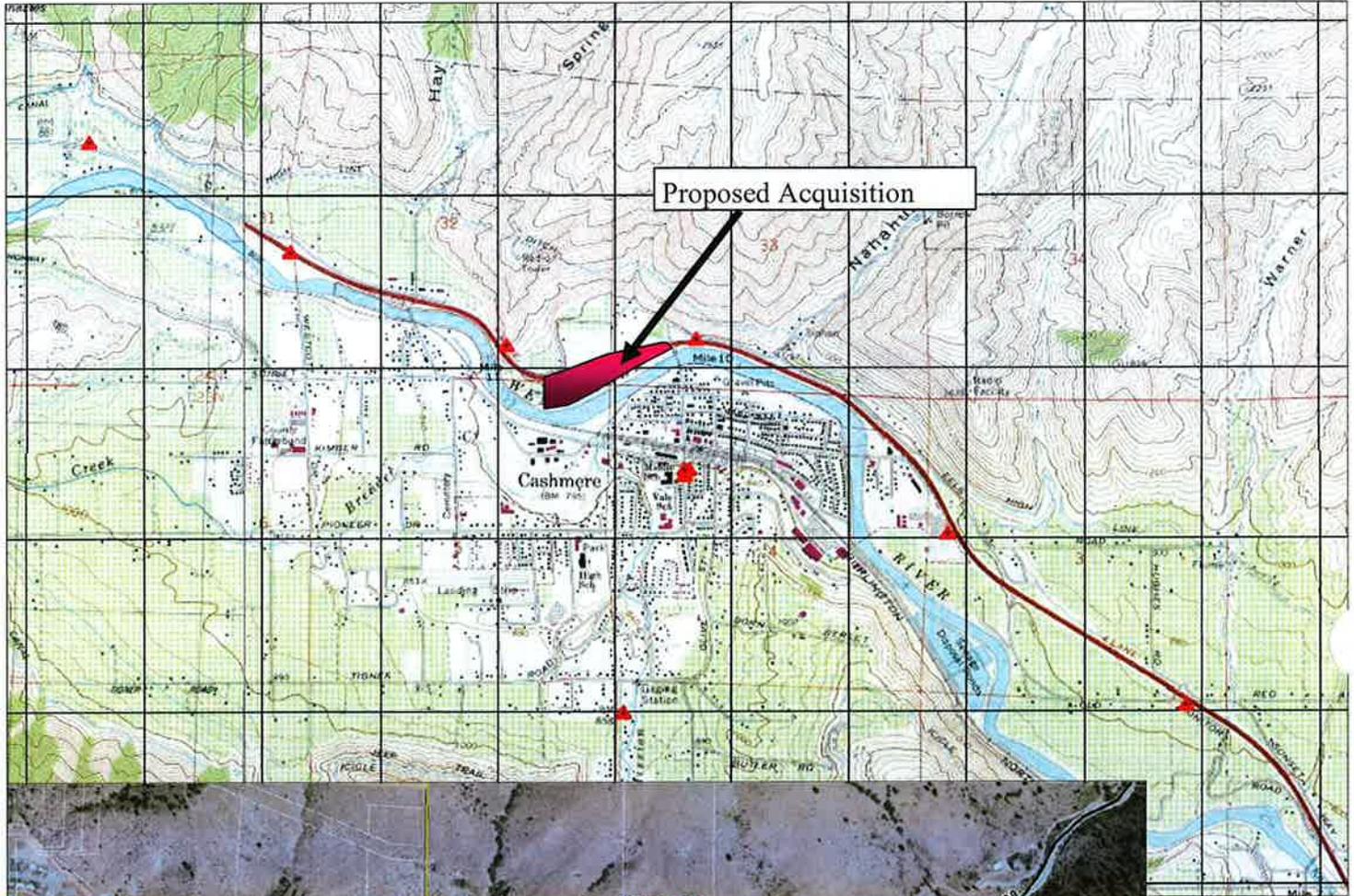
This active floodplain property will be managed by Marc Hallet within the Wildlife Program as a unit of the Chelan Wildlife Area Complex. Annual operation and maintenance costs are estimated at \$1,000 for weed and litter control. The property will be transferred at no cost to the Department.

The Department recommends the Commission approve accepting the transfer of the 21-acre WSDOT Cashmere Pond property.

ITEM 3:	PROPOSED ACQUISITION CASMERE POND
LEGAL:	SEVERAL SECTIONS, TOWNSHIPS 23 & 24 N, RANGE 19 E
COUNTY:	CHELAN COUNTY



<b>ITEM 3:</b>	<b>PROPOSED ACQUISITION CASMERE POND</b>
<b>LEGAL:</b>	<b>SEVERAL SECTIONS, TOWNSHIPS 23 &amp; 24 N, RANGE 19 E</b>
<b>COUNTY:</b>	<b>CHELAN COUNTY</b>



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

October 1, 2010

**MEMORANDUM**

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 4: PROPOSED EXCHANGE OF YAKIMA RIVER PROPERTY FOR PROPERTIES AT THORP, WENAS, AND MESA LAKE, KITTITAS AND FRANKLIN COUNTIES**

The Washington Department of Fish and Wildlife (WDFW) proposes to exchange a portion of an under-utilized parcel on the Yakima River south of Ellensburg for two properties on the Yakima River and approximately 103 acres at Mesa Lake in Franklin County.

Since 1968, WDFW has owned the 225-foot wide parcel in the Yakima River Canyon, mid-way between Ellensburg and Yakima. The parcel was purchased for water access recreation with federal Land and Water Conservation funds. The parcel is approximately eleven acres and runs east-west, crossing the Yakima River and Highway 821. The site has never been developed and is not particularly usable due to a disputed southern boundary line which further narrows the parcel.

WDFW proposes to grant the portion of the site on the east side of the Yakima River (9.04 acres) to the adjacent landowner to the south in exchange for property of equal value. WDFW will retain the portion of the property on the west side of the Yakima River because it is a part of the Wenas Wildlife Area.

Due to the relatively high value of the nine acres to be exchanged (\$404,000), the exchange presents tremendous opportunities for recreation: (1) the exchange of 225 feet of river frontage in the exchange parcel for 1,649 feet of river frontage in a three-acre parcel up-river near Thorp; (2) the addition of a 26-acre in-holding in the Wenas Wildlife Area; (3) the addition of approximately 103 acres at Mesa Lake in Franklin County, a project which this Commission approved in 2009.

Replacement Properties. The Thorp property has an existing boat launch and substantially more river frontage than the exchange property. This site will provide a public take-out location to complement WDFW's two put-in sites upriver.

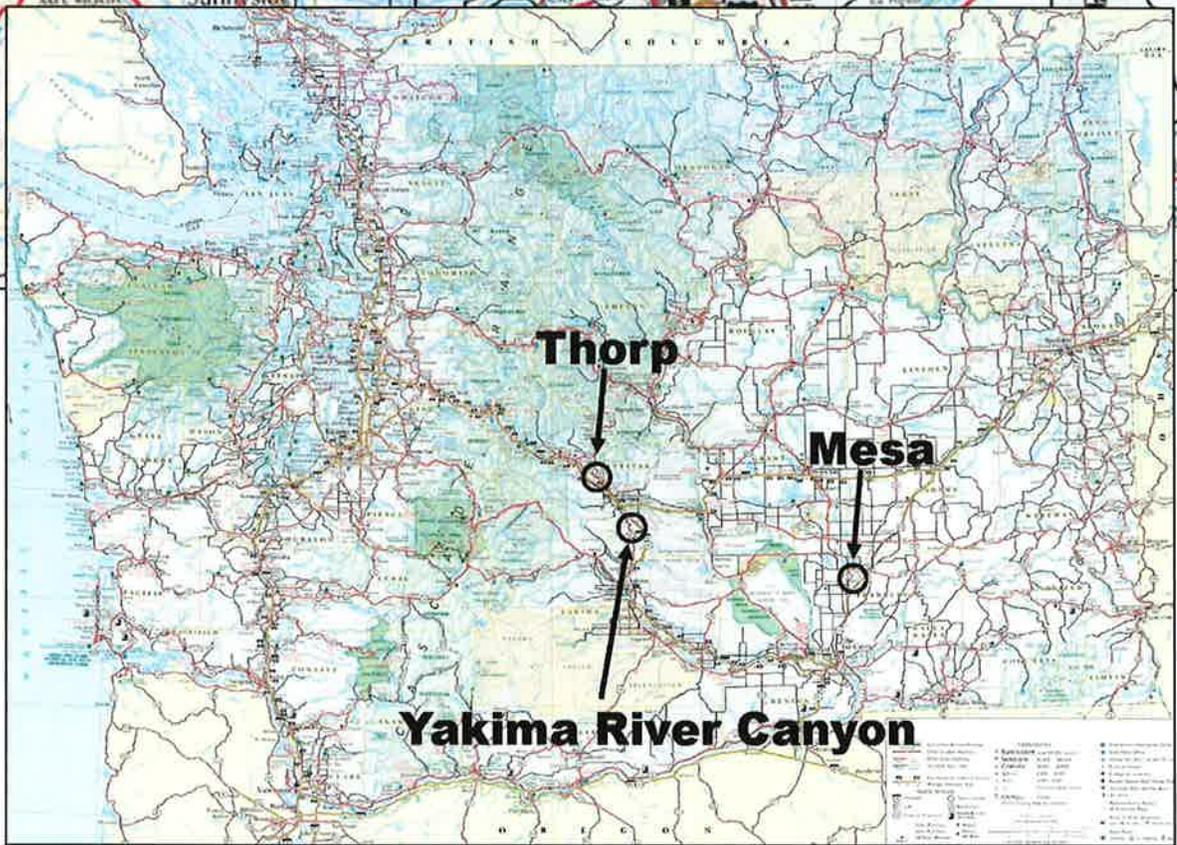
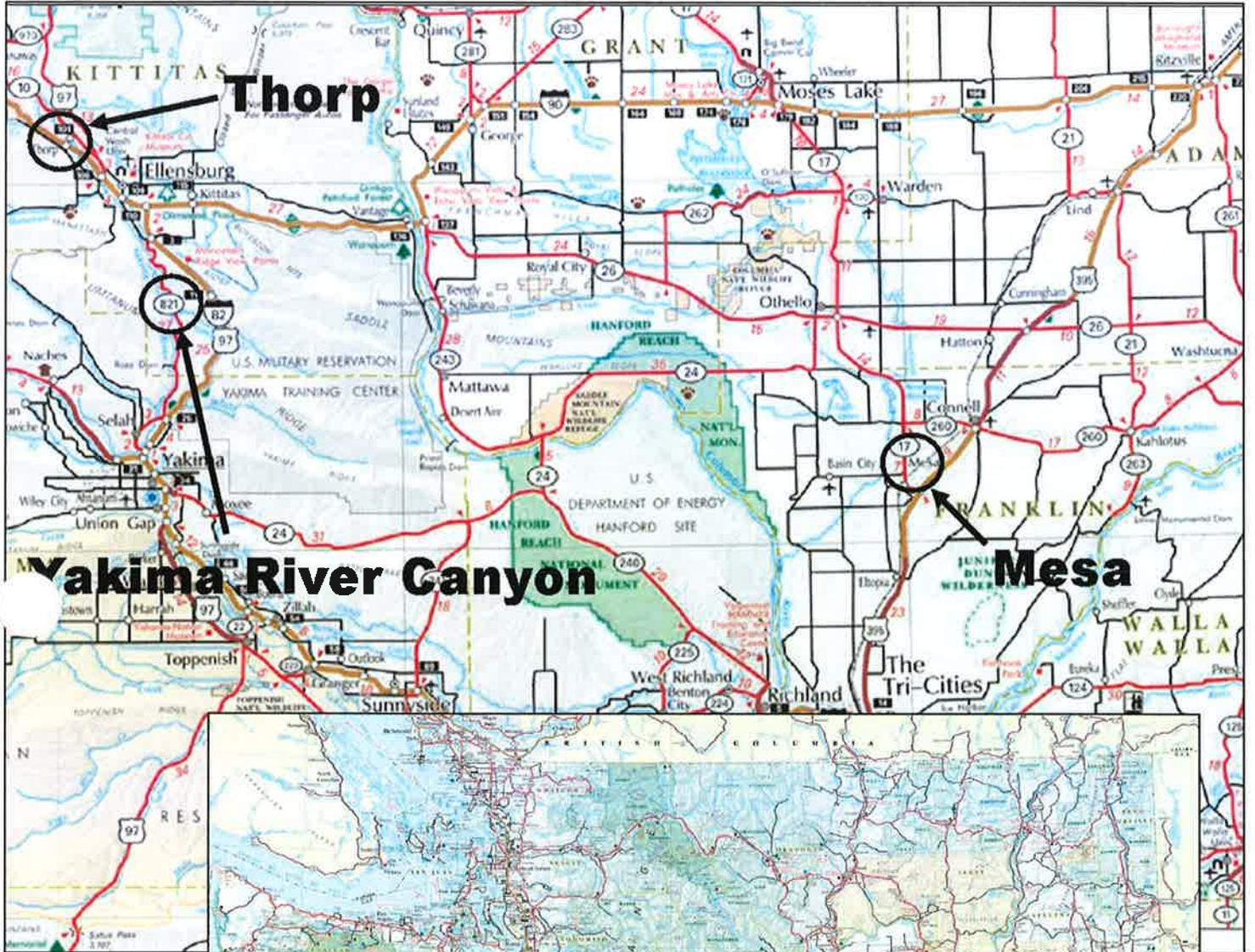
The Wenas property that WDFW would receive in the exchange is a 26-acre parcel on the west side of the Yakima River, surrounded by the Wenas Wildlife Area and the Yakima River. It has no access other than through the wildlife area. Acquisition of this parcel is critical to prevent private development requiring an access road to be cut through the wildlife area. The property will provide upland recreation as part of the wildlife area.

The Mesa Lake property WDFW would receive in the exchange is approximately 103 acres in Franklin County near the town of Mesa. The three small lakes on the property – Bus Stop, Subway and Beaver – offer year-round water recreational opportunities: fishing, duck hunting, canoeing, kayaking, and wildlife watching. Fishing includes bass, crappie, perch and bluegill. Multiple species of birds gather in these lakes, and trails will offer abundant wildlife viewing. The site has prime water access for winter waterfowl hunting.

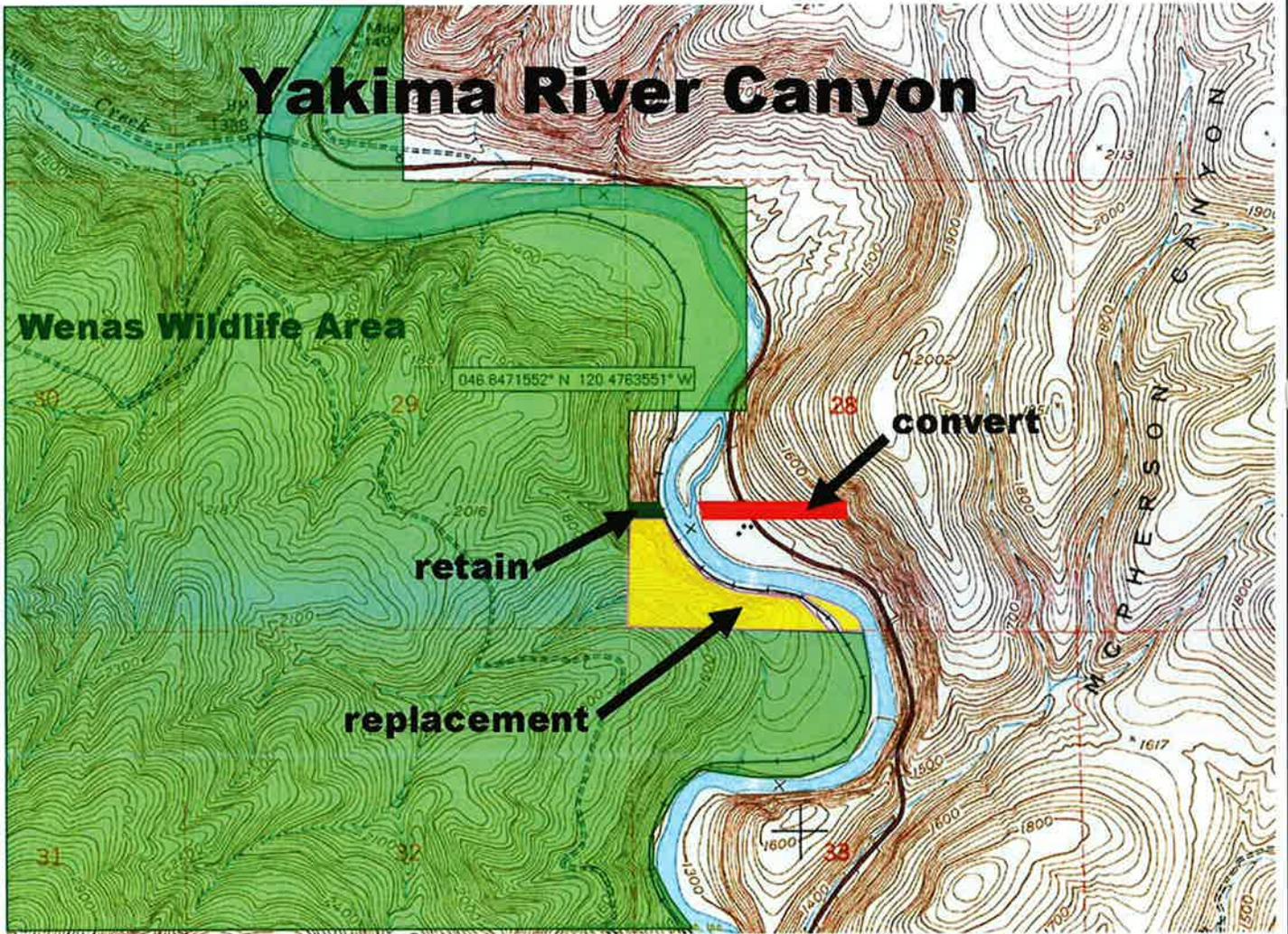
This site is an important addition to WDFW's access program in Franklin County because it fits a specific niche for people with car-top boats, kayaks and canoes. At most of WDFW's Franklin County sites, the public cannot bring small boats because the sites require hiking a distance from the parking area. This site also provides the rare opportunity to fish smaller bodies of water. Other areas in this region are along the Columbia River which usually requires special equipment and motor boats, limiting the opportunity for many users.

The Department recommends the Commission approve the exchange of 9.04 acres on the Yakima River for 3.19 acres on the Yakima River near Thorp, 26.05 acres on the Yakima River within the WDFW Wenas Wildlife Area, and approximately 103 acres at Mesa Lake in Franklin County.

ITEM 4:	PROPOSED YAKIMA RIVER EXCHANGE
LEGAL:	MULTIPLE LOCATIONS
COUNTY:	KITITAS & FRANKLIN COUNTIES

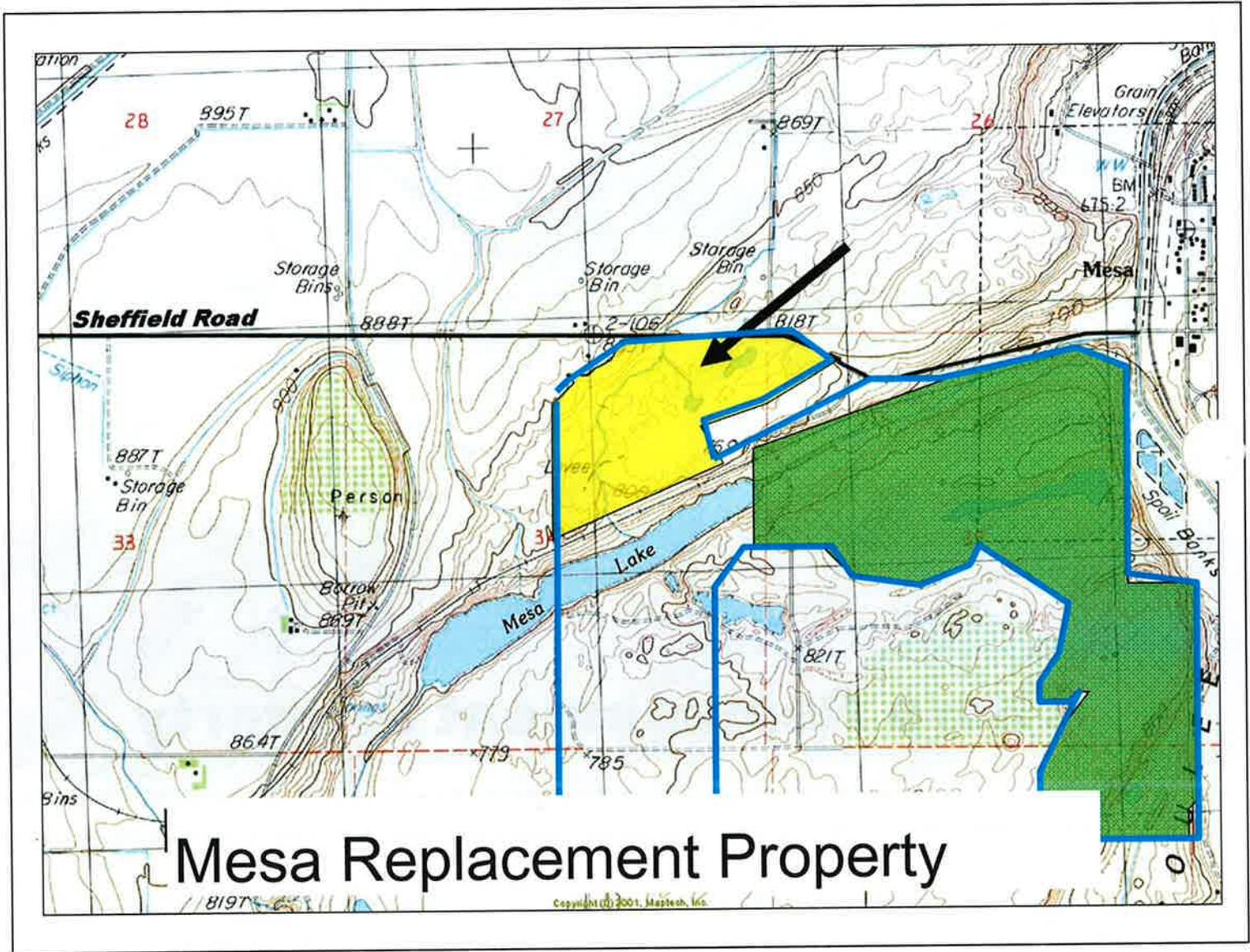


<b>ITEM 4:</b>	<b>PROPOSED YAKIMA RIVER EXCHANGE</b>
<b>LEGAL:</b>	<b>MULTIPLE LOCATIONS</b>
<b>COUNTY:</b>	<b>KITTITAS &amp; FRANKLIN COUNTIES</b>





<b>ITEM 4:</b>	<b>PROPOSED YAKIMA RIVER EXCHANGE</b>
<b>LEGAL:</b>	<b>MULTIPLE LOCATIONS</b>
<b>COUNTY:</b>	<b>KITTITAS &amp; FRANKLIN COUNTIES</b>



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

October 1, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 5: PROPOSED ACQUISITION OF THE WALKING D INC.  
CONSERVATION EASEMENT, BIG BUCK UNIT, METHOW WILDLIFE  
AREA, OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase a conservation easement on 584.5 acres of uplands in the Methow Valley. This acquisition is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect habitat for mule deer and provide a migratory corridor for mule deer and large carnivores. This purchase will be funded by grants from the U.S. Fish and Wildlife Service Section 6 Program. Authority for this acquisition is provided by the capital budget.

This property is located in Okanogan County, west of and adjacent to the town of Twisp. The property is benched, shrub steppe uplands with some springs and two intermittent streams, and a few pockets of forests. This property is adjacent to a large block of WDFW lands, the Big Buck Unit of the Methow Wildlife Area. The conservation easement will prevent subdivision and development of the property and manage other routine uses.

The conservation easement will be managed within the Wildlife Program by Tom McCoy as part of the Big Buck Unit, Methow Wildlife Area. As this is a conservation easement, there are no operation and maintenance costs but there will be a minimal annual expense to monitor the property for compliance with the terms and conditions 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:

584.5-acre conservation easement     \$1,900,000.00

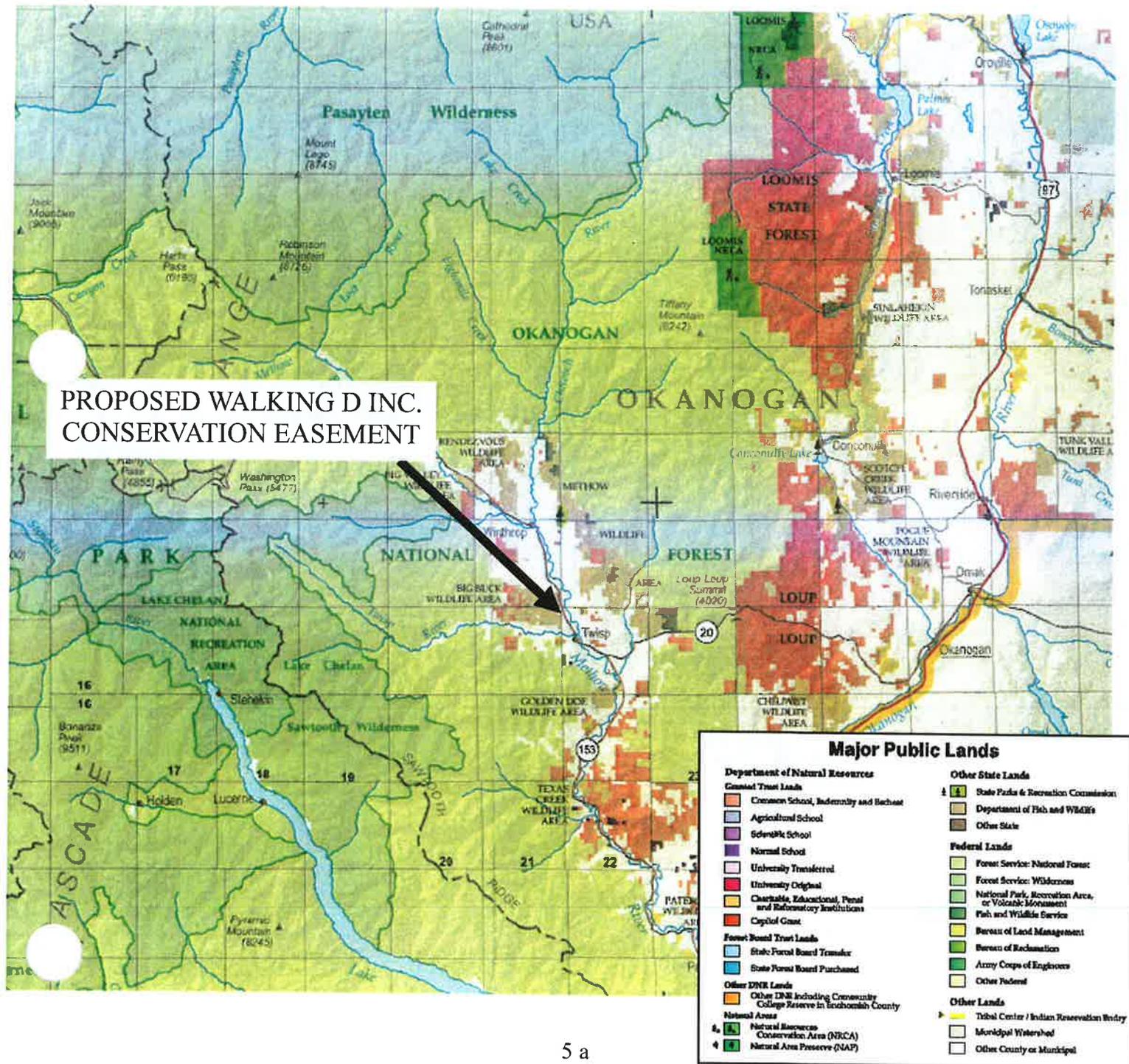
The Department recommends the Commission approve the acquisition of the 584.5-acre Walking D Inc. conservation easement for the appraised value of \$1,900,000.00.

**TITLE:** ITEM 5: PROPOSED WALKING D INC. CONSERVATION EASEMENT

**COUNTY:** OKANOGAN COUNTY

**LEGAL:** SEVERAL SECTIONS, TOWNSHIP 33N, RANGE 21 & 22E W.M.

**ACRES:** 584.5 ACRES



**TITLE: ITEM 5: PROPOSED WALKING D INC.  
CONSERVATION EASEMENT**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SEVERAL SECTIONS, TOWNSHIP 33N, RANGE 21 & 22E W.M.**

**ACRES: 584.5 ACRES**

