

March 4 & 5, 2011

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: March 4 & 5, 2011
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 77.9 acres in Grays Harbor County
- Item 2 - Proposed acquisition of 473.11 acres in Douglas County
- Item 3 - Proposed conservation easement on 320 acres in Okanogan County

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.

Public involvement process used and what you learned:

Item 1 – This project enjoys strong local and regional support. Ducks Unlimited has provided financial support in the initial creation of the Chehalis Wildlife Area. The Grays Harbor County Commissioners were provided information regarding this project and offered an opportunity for further review of the project with department staff. Their response indicated that they felt no need for further review of the project.

Item 2 – This project was funded through the Washington Wildlife and Recreation Program in an open public competitive process which included reviewing the project with the county government. The project enjoys support from the North Central Audubon Society, Chelan-Douglas Land Trust, and the Foster Creek Conservation District.

Items 3 - This conservation easement is a continuation of the Methow Watershed project which has been reviewed with Okanogan County government on numerous occasions. WDFW continues to meet regularly with the county; Okanogan County commissioners have expressed their preference that the department pursues 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 and provide public recreational opportunity.

**Budget Detail for March 4-5, 2011 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
Osgood Trust	77.9	\$ 175,000	Satsop Pipeline Mitigation Seed Stock-Nesting Habitat	SATSOP PIPELINE MITIGATION	510	\$ 168,063	\$ 30,000	\$ 31,116	\$ -
				USFWS - PR	Q51	\$ 229,703	\$ 449,737	\$ 206,774	\$ 57,640
Miller, Et Al	473.11	\$ 120,000	Mid-Columbia Shrub Steppe	RCO-WWRP	Z41	\$	605,436	\$ 554,734	\$ 431,134
Stokes CE Property	320	\$ 1,020,000	Methow Watershed PH 5 Methow Watershed PH 6	USFWS-S6	Q53	\$ 24,493,998	\$ 1,487,781	\$ 1,392,941	\$ 920,171
				RCO-WWRP	Z41	\$	3,500,000	\$ 3,073,126	\$ 2,495,296

USFWS - S6 = United States Fish & Wildlife Service Section 6
 USFWS - PR = United States Fish & Wildlife Service Pitman-Robertson
 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**

March 4, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE OSGOOD TRUST
PROPERTY, CHEHALIS WILDLIFE AREA, GRAYS HARBOR
COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 77.9 acres including wetlands and flood plain in Grays Harbor, adjacent to the Chehalis Wildlife Area. This acquisition was evaluated and approved through the Lands 20/20 process as the Osgood Acquisition – Chehalis Wildlife Area project. The purpose of the project is to increase wetland enhancement opportunities and provide recreational access. This project will be jointly funded by a U.S. Fish and Wildlife Service Pitman-Robertson grant and a pipeline mitigation grant. Authority for this acquisition is provided in the capital budget.

This property is located on Wenzel Slough Road, approximately 2 miles southwest of Elma. The property is predominantly wetlands, encumbered with a Warranty Easement Deed held by the U.S. Dept. of Agriculture to protect the wetlands. This greatly reduces the purchase cost to WDFW. The remaining lands, approximately 25 acres, are flood plain but also contain an older residence, a barn, and several other older outbuildings. This property is integral to the Chehalis Wildlife Area and will extend WDFW ownership from Highway 12 on the north to the Chehalis River on the south. It is contemplated that this transaction will be completed in two phases. This will allow the completion of a habitat restoration project currently underway on the wetland portion of the property.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Chehalis Unit, Chehalis Wildlife Area. Operation and maintenance costs are anticipated to be \$1,250 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget. The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

\$175,000.00 for 77.9 acres

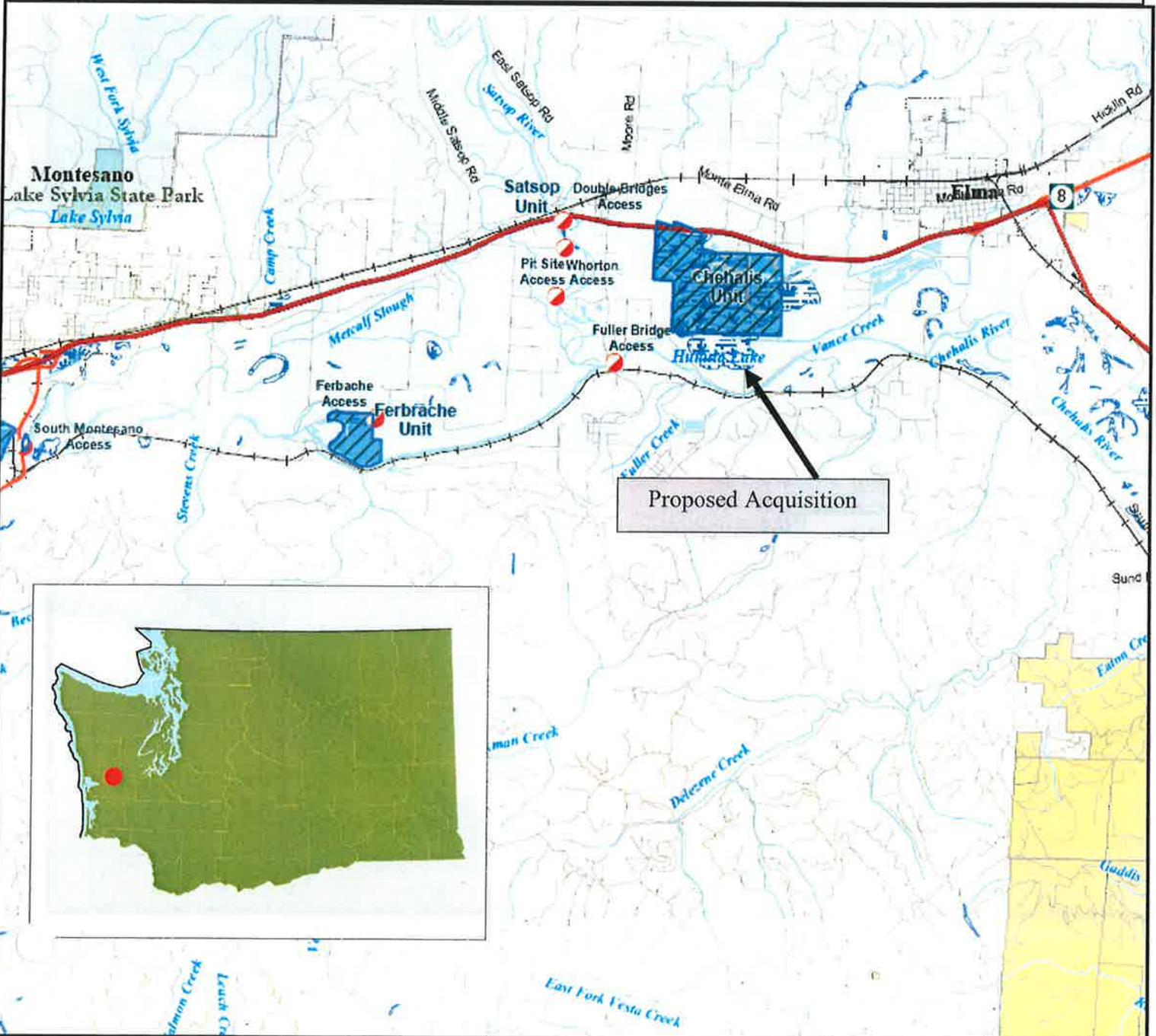
The Department recommends the Commission approve the acquisition of the 77.9-acre Osgood Trust property for the appraised value of \$175,000.00.

**TITLE: ITEM 1: PROPOSED ACQUISITION
OSGOOD TRUST PROPERTY**

COUNTY: GRAYS HARBOR COUNTY

LEGAL: SECTIONS 5 & 8, TOWNSHIP 17 N, RANGE 6 W, W.M.

ACRES: 77.90

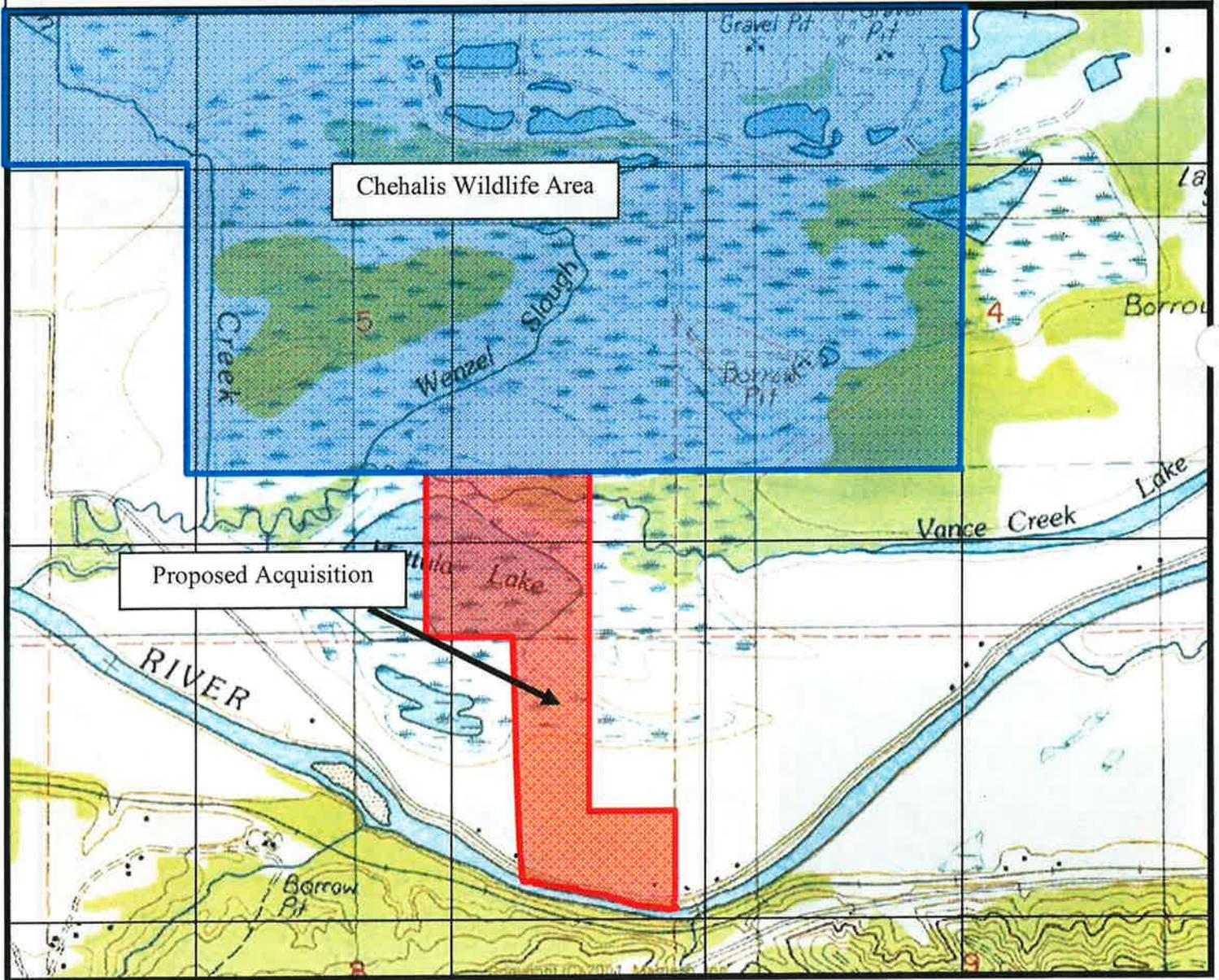


**TITLE: ITEM 1: PROPOSED ACQUISITION
OSGOOD TRUST PROPERTY**

COUNTY: GRAYS HARBOR COUNTY

LEGAL: SECTIONS 5 & 8, TOWNSHIP 17 N, RANGE 6 W, W.M.

ACRES: 77.90



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

March 4, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE MILLER, ET AL
PROPERTY, SAGEBRUSH FLAT WILDLIFE AREA, DOUGLAS
COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 473.11 acres of shrub-steppe habitat near Jameson Lake, in Moses Coulee. This acquisition was evaluated and approved through the Lands 20/20 process. The purpose of the project is to increase management opportunities for sage grouse habitat and recreational access. This project will be funded by a Washington Wildlife and Recreation Program under the Mid-Columbia Shrub Steppe Habitat grant. Authority for this acquisition is provided in the capital budget.

This property is located approximately 23 miles northeast of Waterville. The property is predominantly level to undulating benches vegetated with perennial grasses, rabbitbrush and sagebrush. Historically it was dry farmed and grazed by cattle but since the 1980's it has been enrolled in USDA/FSA Conservation Reserve Program. This property would become part of the Sagebrush Flat Wildlife Area and will provide additional wildlife and public recreational opportunities.

The property will be managed within the Wildlife Program by Marc Hallet as part of the Sagebrush Flat Unit, Sagebrush Flat Wildlife Area. Operation and maintenance costs are anticipated to be \$7,500 annually to address weed control and litter issues. Funding for operation and maintenance is anticipated to be provided by the Bonneville Power Administration.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

\$120,000.00 for 473.11 acres

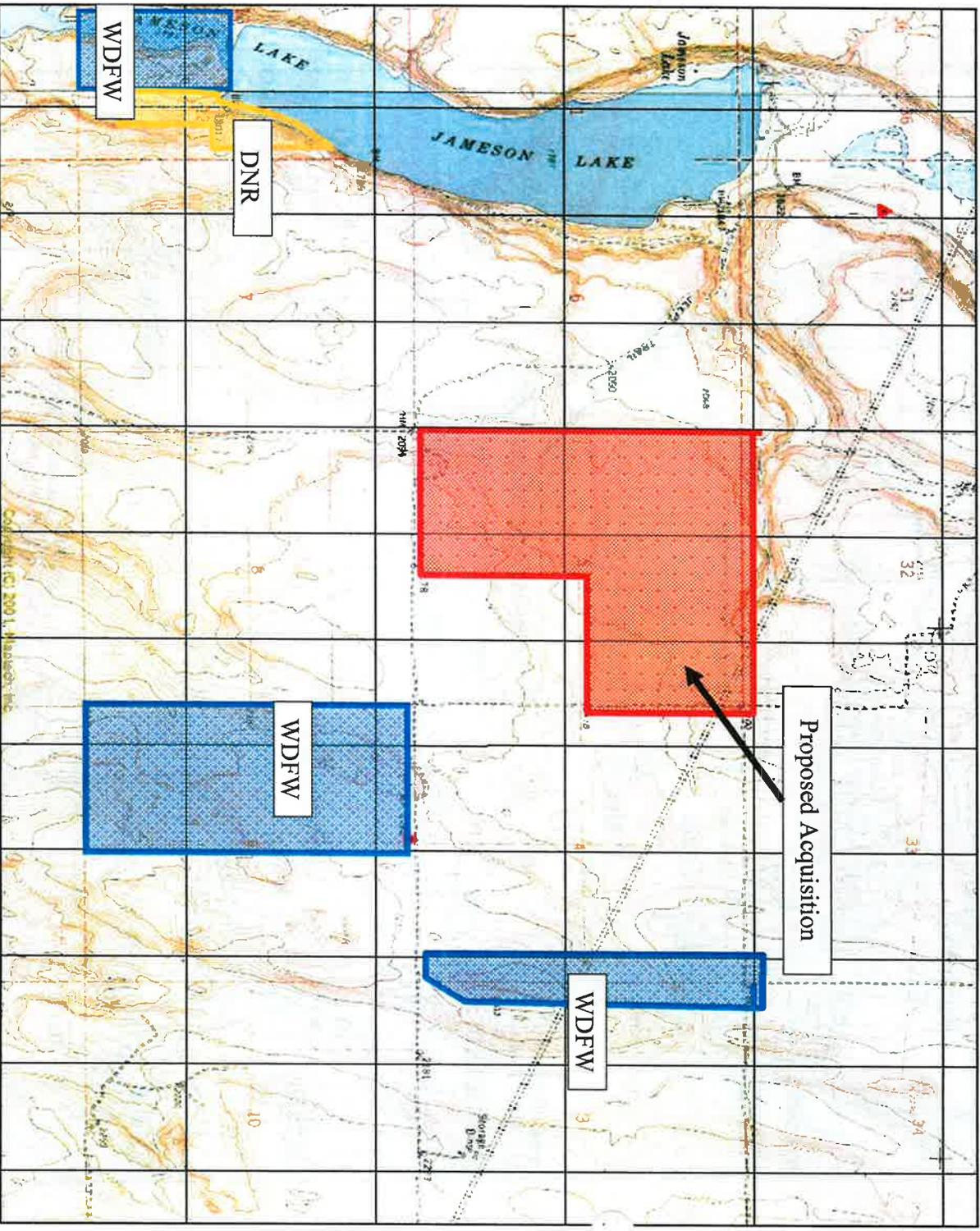
The Department recommends the Commission approve the acquisition of the 473.11-acre Miller, et al property for the appraised value of \$120,000.00.

**TITLE: ITEM 2: PROPOSED ACQUISITION
MILLER, et al, PROPERTY**

COUNTY: DOUGLAS COUNTY

LEGAL: SECTION 5, TOWNSHIP 25 N, RANGE 26 E, W.M.

ACRES: 473.11



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

March 4, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 3: PROPOSED CONSERVATION EASEMENT ACQUISITION ON THE STOKES & STOKES, L.L.C. PROPERTY, FRAZER UNIT, METHOW WILDLIFE AREA, OKANOGAN COUNTY.

The Department of Fish and Wildlife (WDFW) has secured an Option to purchase a conservation easement on 320 acres of the Stokes & Stokes, L.L.C. property, in Okanogan County. Stokes has already granted conservation easements on much of their adjacent lands. They also intend to acquire an adjacent 480-acre property and are desirous of placing a conservation easement on it as well. This project will be jointly funded by a U.S. Fish and Wildlife Service grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided by the capital budget.

This property is located in the Methow Valley approximately 5 miles west of the town of Twisp, off Highway 20, on the Upper Beaver Creek Road. The property is currently used for seasonal livestock grazing but it has a high potential for conversion to subdivision and residential development. The current owner prefers WDFW acquire a conservation easement on the property forever protecting the wildlife habitat benefits, which include migration corridors for large mammals, significant winter range for mule deer, and sensitive shrub steppe habitat.

The conservation easement will be managed within the Wildlife Program by Tom McCoy as part of the Frazer Unit, Methow Wildlife Area. Because this is a conservation easement, there is no operation and maintenance costs. However, monitoring costs are estimated at \$750 annually. 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:

\$1,020,000 for 320.00 acres

The Department recommends the Commission approve the acquisition of the 320-acre Stokes & Stokes, L.L.C. conservation easement for the appraised value of \$1,020,000.

**ITEM 3: PROPOSED CONSERVATION EASEMENT
STOKES & STOKES, L.L.C. PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: PTN. SECTION 14, TOWNSHIP 33N, RANGE 22E, W.M.

ACRES: 320

