

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: June 3 & 4, 2011

Agenda Item: PROPOSED LAND TRANSACTIONS

Staff Contact: Dan Budd

Presenter: Dan Budd

Background:

The Department is recommending the following actions:

Item 1 - Proposed conservation easement on 480 acres in Okanogan County

Item 2 - Proposed acquisition of 39.10 acres in Grays Harbor County

Item 3 - Proposed acquisition of 1.32 acres in King County

Item 4 - Proposed easement exchange for lake access in Skagit County

Item 5 - Proposed lease/purchase in Okanogan County

Item 6 - Proposed underground utility permit on access site in Clallam County

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

Protection of critical fish and wildlife habitat, providing public recreational opportunity, and responsible property management.

Public involvement process used and what you learned:

Item 1 & 5 – These transactions are a continuation of the Methow Watershed project and The Okanogan Similkameen project which have been reviewed with Okanogan County government on numerous occasions. WDFW continues to meet regularly with the Okanogan County Commissioners to provide updates and most recently, specific maps of the transactions.

Item 2 – 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 3 – This action addresses the replacement of land granted for road right-of-way to King County previously approved by the Fish and Wildlife Commission. King County and WDFW have been working jointly to identify and negotiate a suitable replacement property.

Item 4 – This easement exchange will facilitate the efforts of the Terrestrial Resource Implementation Group that includes citizens and government members including US Forest Service, US Fish and Wildlife Service, tribes, and WDFW.

Item 6 – This action will facilitate relocation of a neighborhood well field made necessary by the removal of the Elwha River dam.

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**

June 3, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 1: PROPOSED CONSERVATION EASEMENT ACQUISITION ON THE STOKES & STOKES, L.L.C. PHASE 2 PROPERTY, FRAZER UNIT, METHOW WILDLIFE AREA, OKANOGAN COUNTY.

The Department of Fish and Wildlife (WDFW) has negotiated an Option to purchase a conservation easement on 480 acres of the Stokes & Stokes, L.L.C. property, in Okanogan County. Stokes & Stokes, L.L.C. has already granted conservation easements on much of its adjacent lands and this transaction will increase that protection. 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, about 2 miles up Upper Beaver Creek Road. The property is currently used primarily for seasonal grazing of livestock, 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 corridor for large mammals, significant winter range for mule deer, and sensitive shrub steppe.

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:

\$1,060,000 for 480.00 acre Conservation Easement

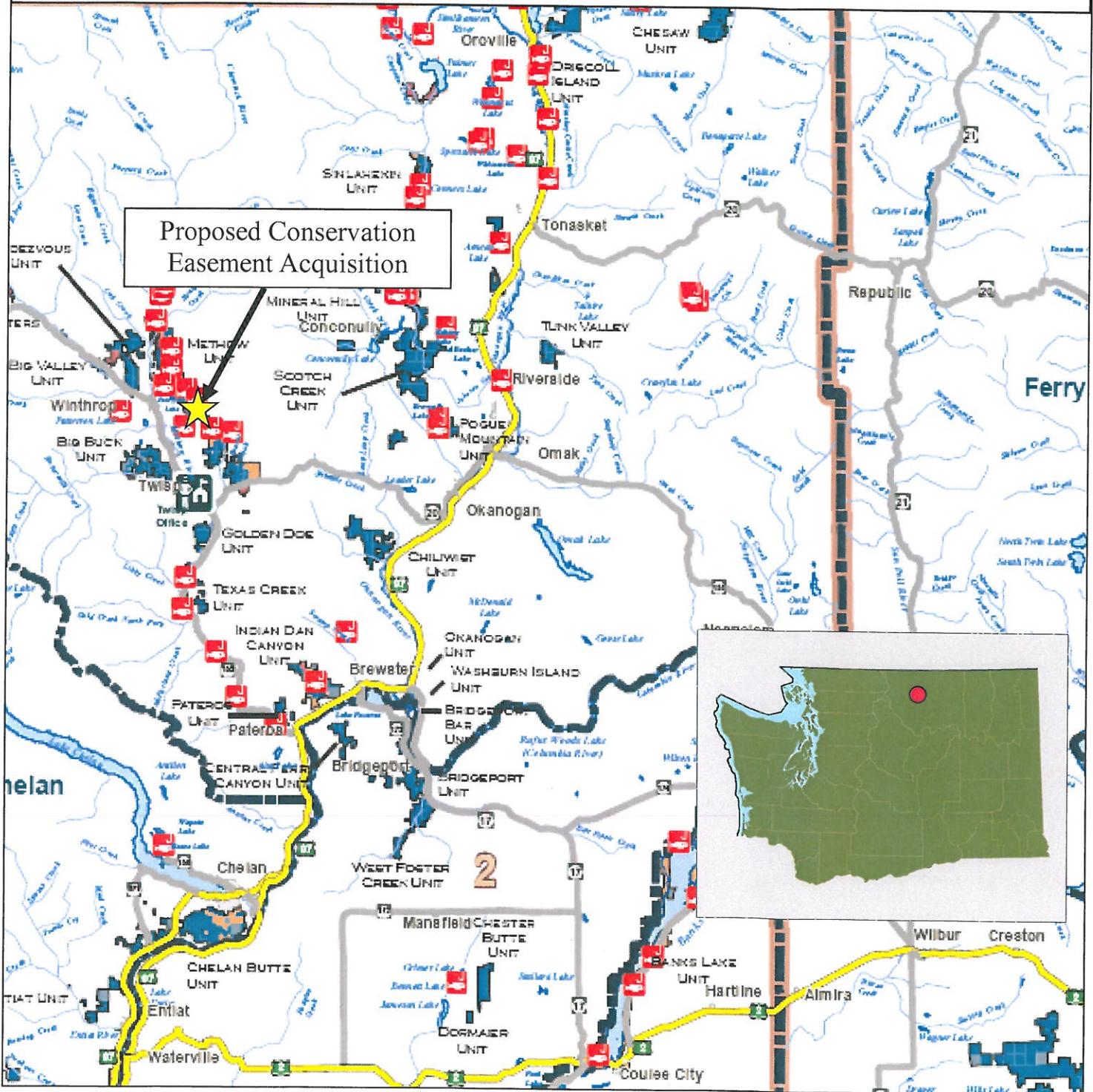
The Department recommends the Commission approve the acquisition of the 480-acre Stokes & Stokes, L.L.C. Conservation Easement Phase 2 for the appraised value of \$1,060,000.

**ITEM 1: PROPOSED CONSERVATION EASEMENT STOKES & STOKES LLC
PHASE 2**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 10, 11, 15, TOWNSHIP 33N, RANGE 22E, W.M.

ACRES: 480

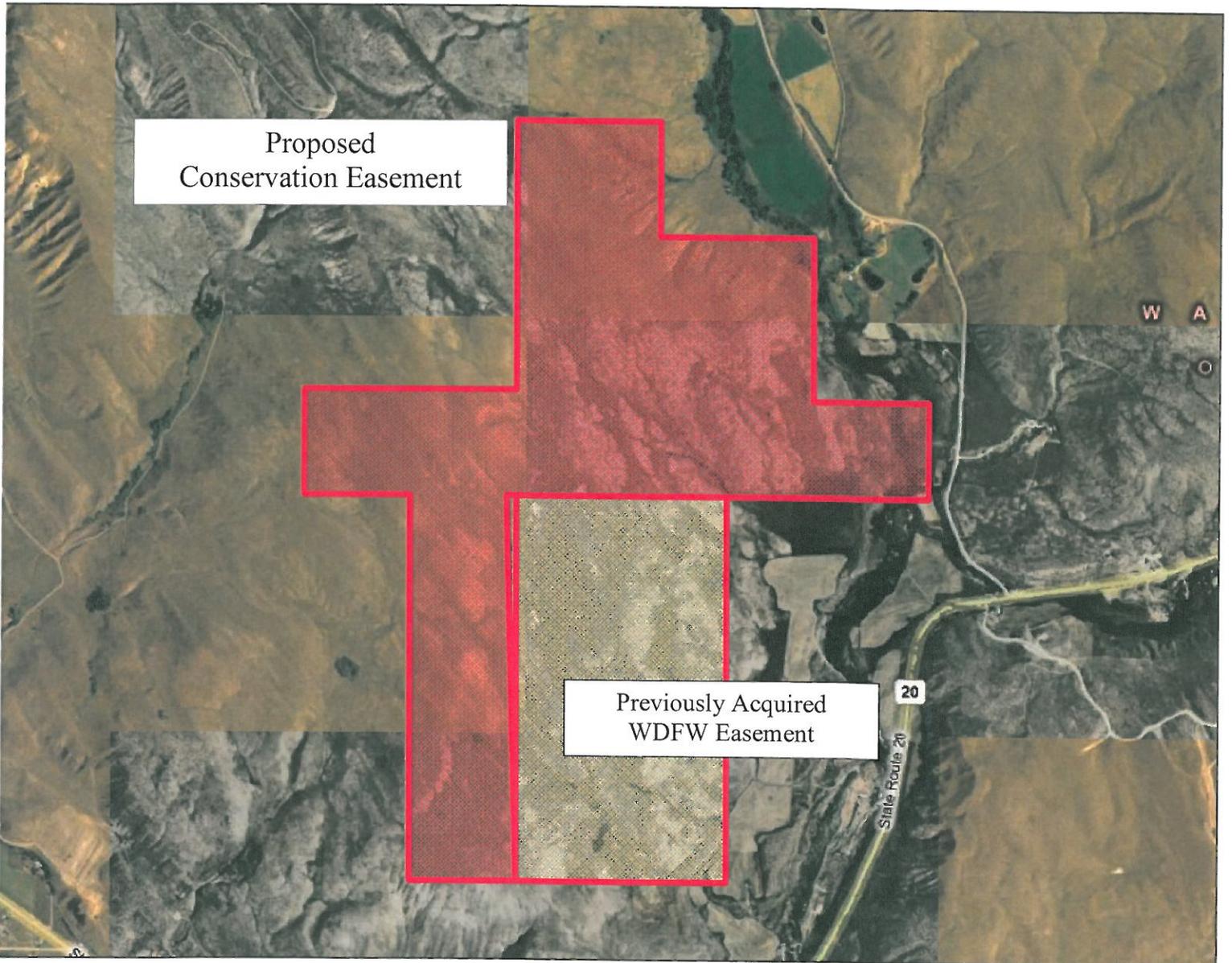


**ITEM 1: PROPOSED CONSERVATION EASEMENT STOKES & STOKES LLC
PHASE 2**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 10, 11, 15, TOWNSHIP 33N, RANGE 22E, W.M.

ACRES: 480



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

June 3, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE MICHAEL OSGOOD
PROPERTY, CHEHALIS UNIT, OLYMPIC-WILLAPA HILLS-SOUTH
PUGET SOUND WILDLIFE AREA COMPLEX, GRAYS HARBOR
COUNTY.**

The Department of Fish and Wildlife (WDFW) has negotiated an option to purchase 39.10 acres of wetlands in Grays Harbor County, adjacent to the Chehalis Wildlife Area. This acquisition was evaluated and approved through the Lands 20/20 process as part of the Osgood Acquisition – Chehalis Wildlife Area project. The purpose of the project is to increase management opportunities for wetland enhancement and recreational access. This project will be funded by the US Fish and Wildlife Service under the Pittman-Robertson act and the North American Wetlands Conservation act. 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. A Wetlands Conservation Easement held by the U.S. Department of Agriculture to protect the wetlands encumbers approximately 33 acres of the property greatly reducing the WDFW purchase price. This property is integral to the Chehalis Wildlife Area and will provide additional wildlife and public recreational opportunities. This property adjoins the 77.9 acre Osgood Trust property approved for acquisition by the Fish and Wildlife Commission on April 4, 2011.

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 \$650 annually to address weed control and litter issues. Annual payment in-lieu of property tax to Grays Harbor County is estimated at \$88. 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:

\$40,000 for 39.10 acres

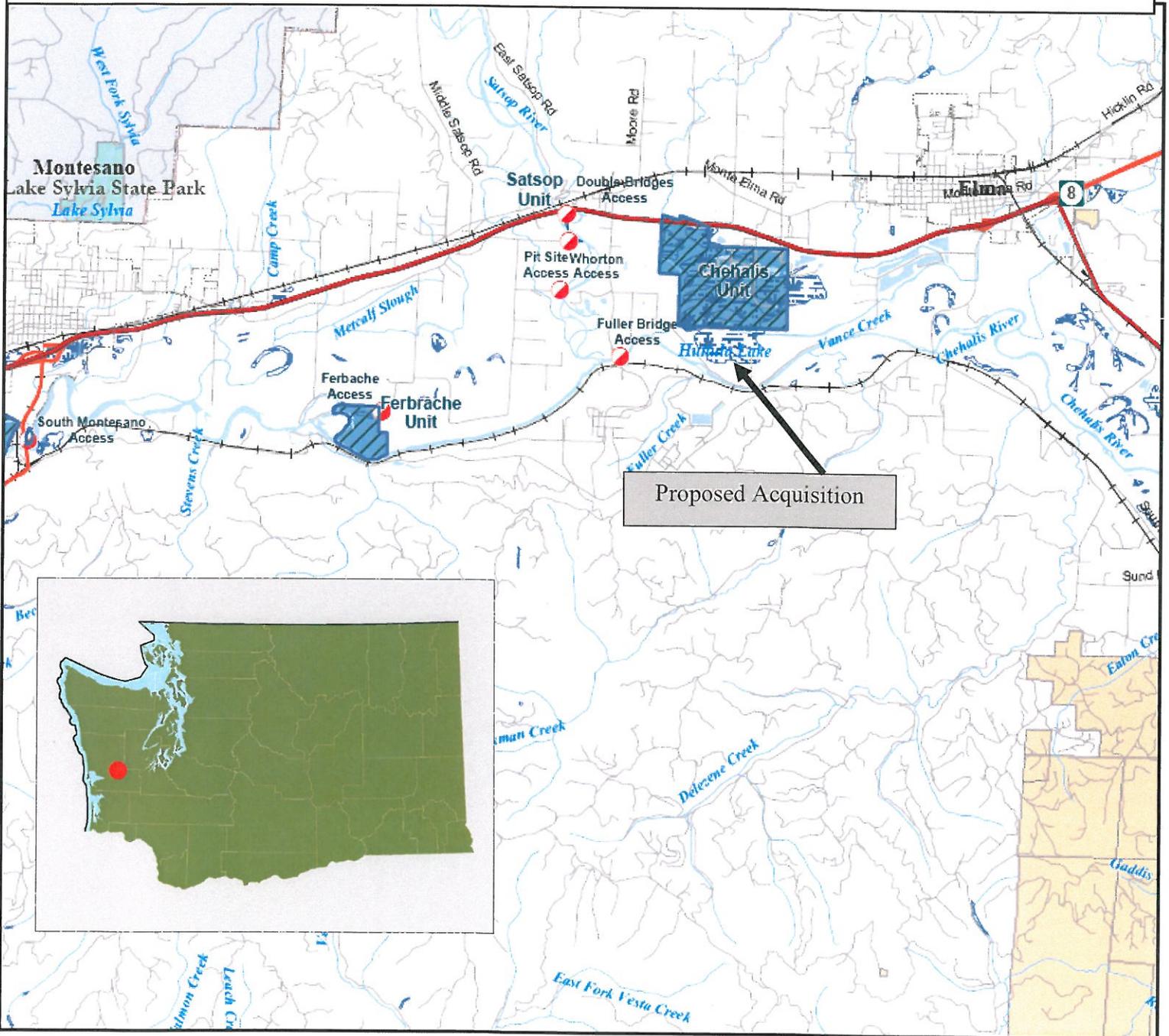
The Department recommends the Commission approve the acquisition of the 39.10-acre Michael Osgood property for the appraised value of \$40,000.

ITEM 2: PROPOSED M. OSGOOD PROPERTY ACQUISITION

COUNTY: GRAYS HARBOR COUNTY

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

ACRES: 39.10

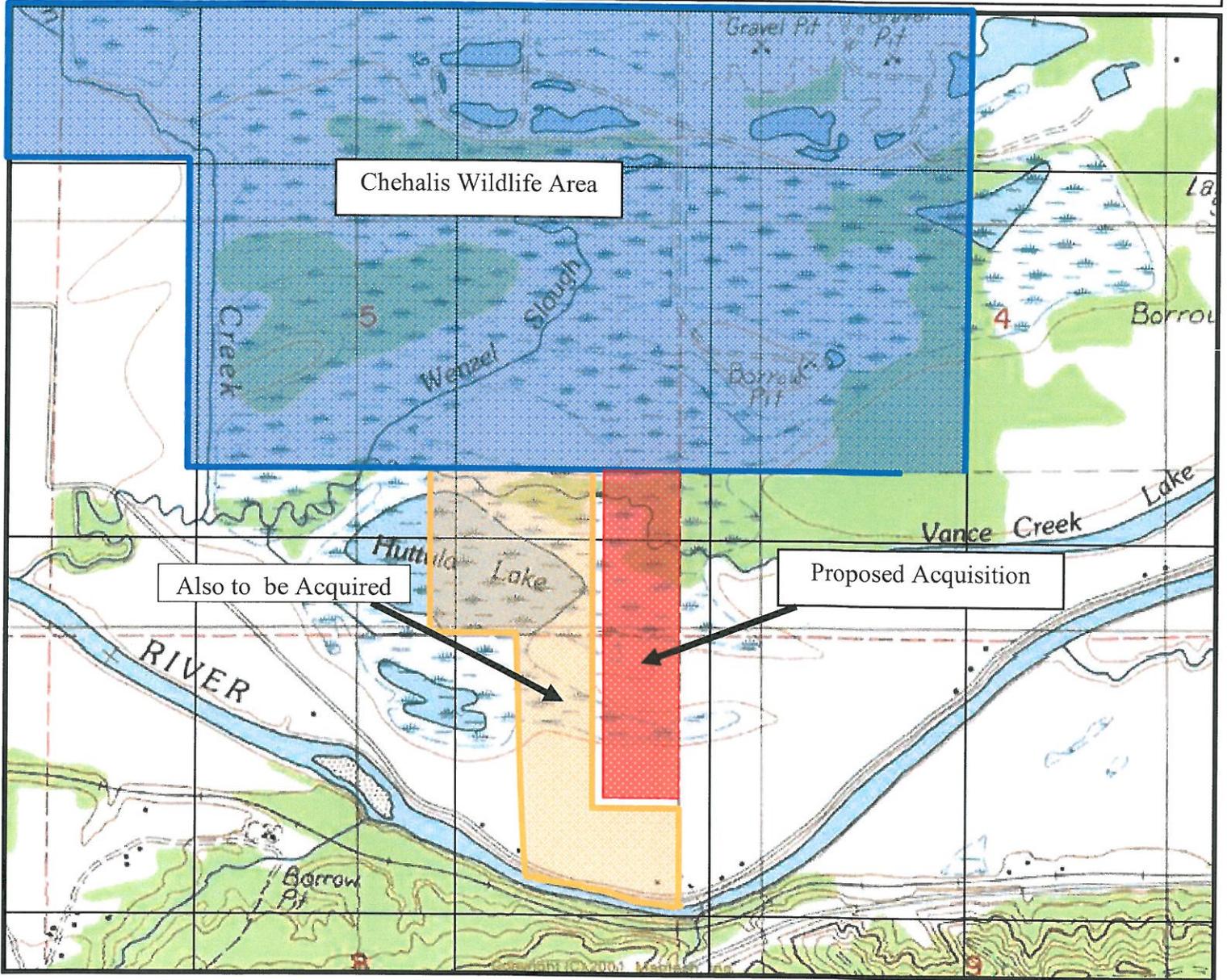


ITEM 2: PROPOSED M. OSGOOD PROPERTY ACQUISITION

COUNTY: GRAYS HARBOR COUNTY

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

ACRES: 39.10



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

June 3, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 3: PROPOSED ACQUISITION FROM YOUNG,
REPLACEMENT FOR KING COUNTY ROAD PROJECT, KING COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 1.32-acres of the Young property as replacement for a King County road widening project which impacted a WDFW river access site on the Snoqualmie River in King County. This acquisition is funded by King County.

This Property is located approximately 2 miles southwest of the town of Carnation. It has nearly 400 feet of shoreline on the Snoqualmie River and easy road access from Tolt Hill Road. It enlarges WDFW existing access site at this location and provides superior footing for riverbank fishing for anglers.

The Department has secured an option to purchase this Property for \$25,000 which is 9% above the appraised value of \$22,900.

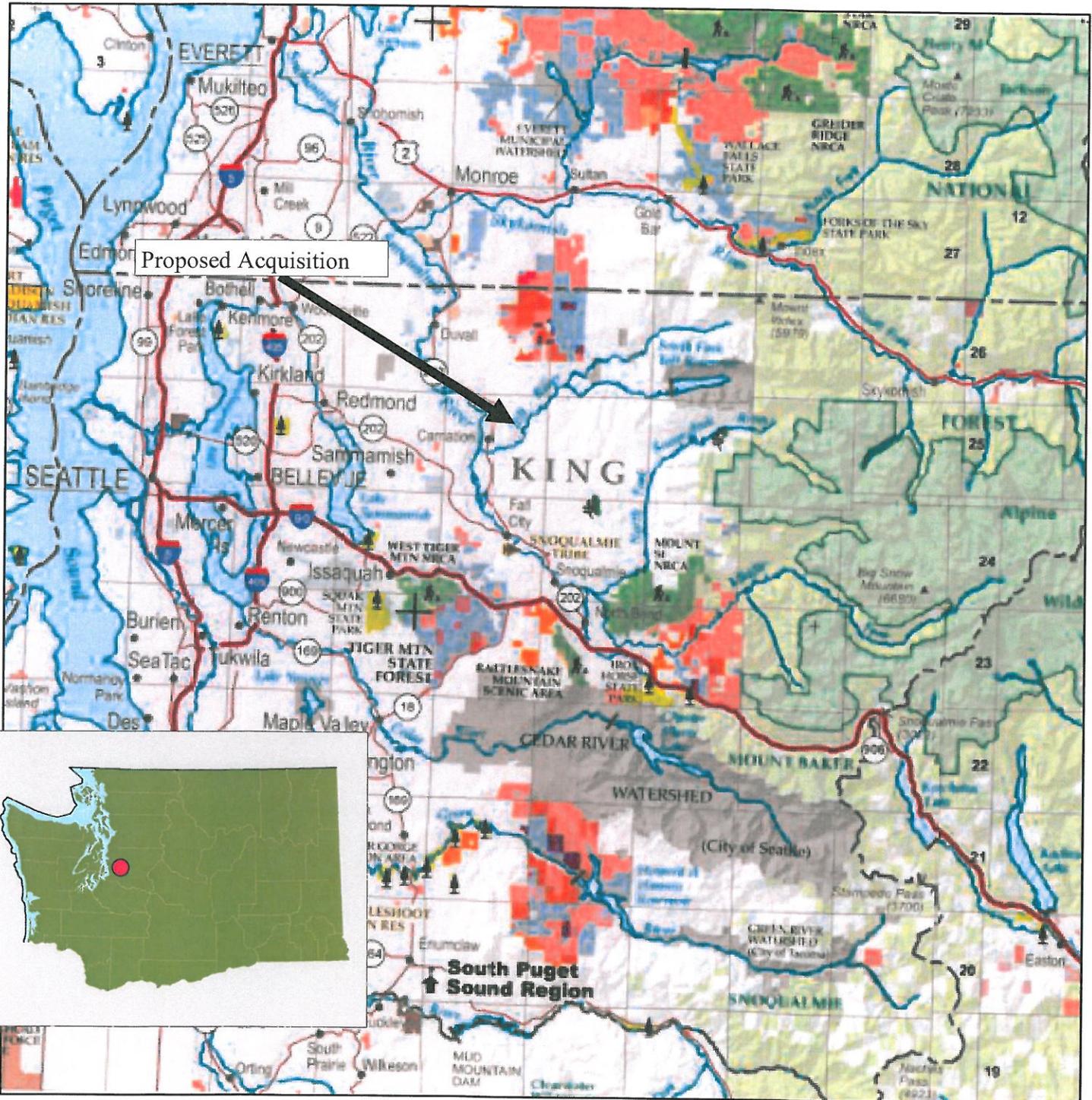
The Department recommends the Commission approve the acquisition of a 1.32-acre portion of the Young property for \$25,000.

ITEM 3: PROPOSED ACQUISITION YOUNG PROPERTY

COUNTY: KING COUNTY

LEGAL: SECTIONS 20, TOWNSHIP 25N, RANGE 7E, W.M.

ACRES: 1.32

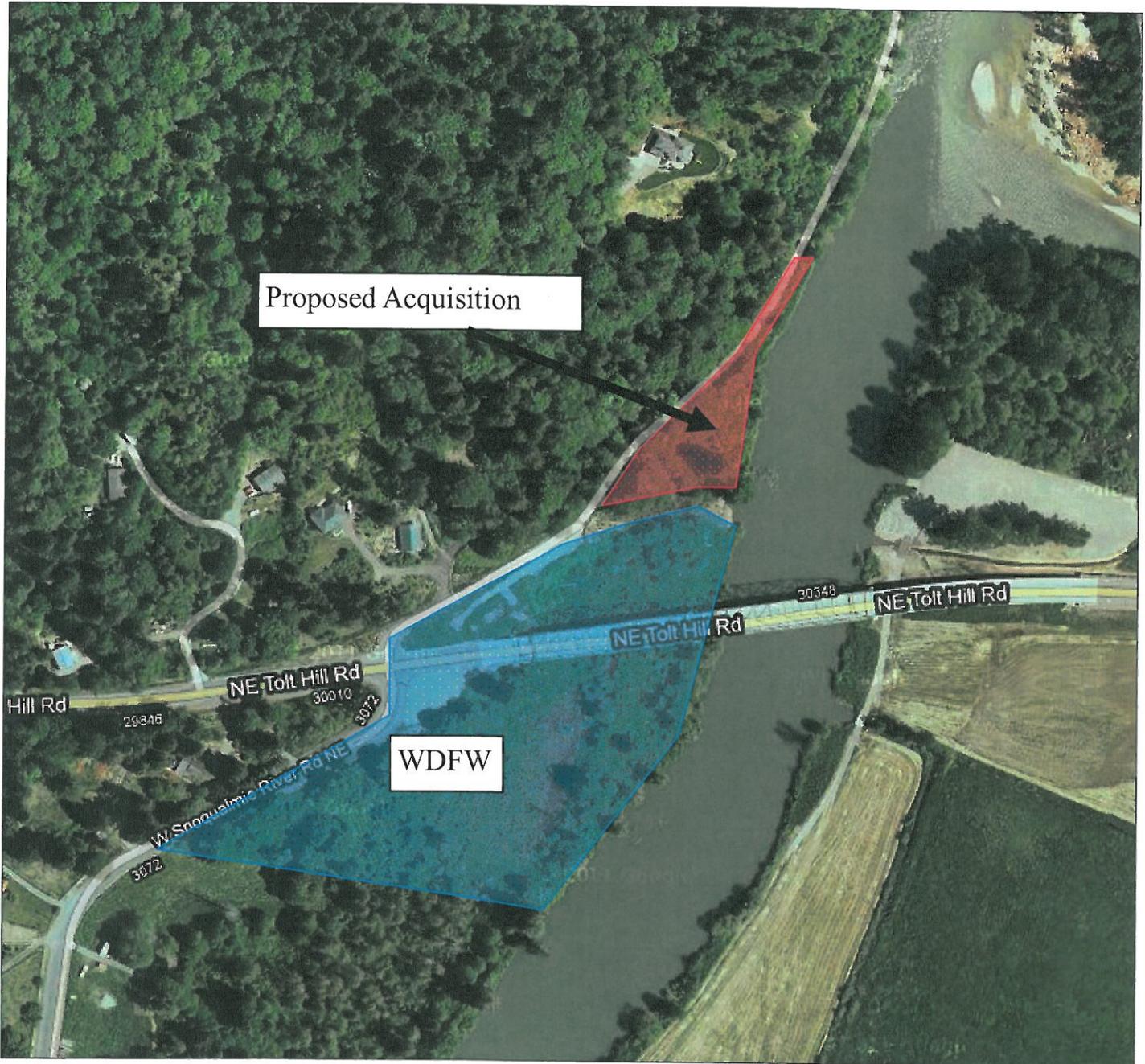


ITEM 3: PROPOSED ACQUISITION YOUNG PROPERTY

COUNTY: KING COUNTY

LEGAL: SECTIONS 20, TOWNSHIP 25N, RANGE 7E, W.M.

ACRES: 1.32



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

June 3, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED EASEMENT EXCHANGE, VOGLER LAKE,
SKAGIT COUNTY**

The Department of Fish and Wildlife (WDFW) has received a request from Puget Sound Energy (PSE) for a road easement across WDFW's fishing access site at Vogler Lake in Skagit County, north of Concrete. In exchange, PSE has offered to assist WDFW in enlarging the capacity of the parking area at WDFW's very small access site (0.2 acre) by granting to WDFW a ½-acre easement on PSE's land for a parking area and sanitary facility.

PSE is acquiring the adjacent 410-acre property to manage for elk and other wildlife under the terms of its Federal Energy Regulatory Commission (FERC) license for the Baker River Hydroelectric Project. The PSE property lacks legal access. WDFW's easement to PSE would allow administrative access only.

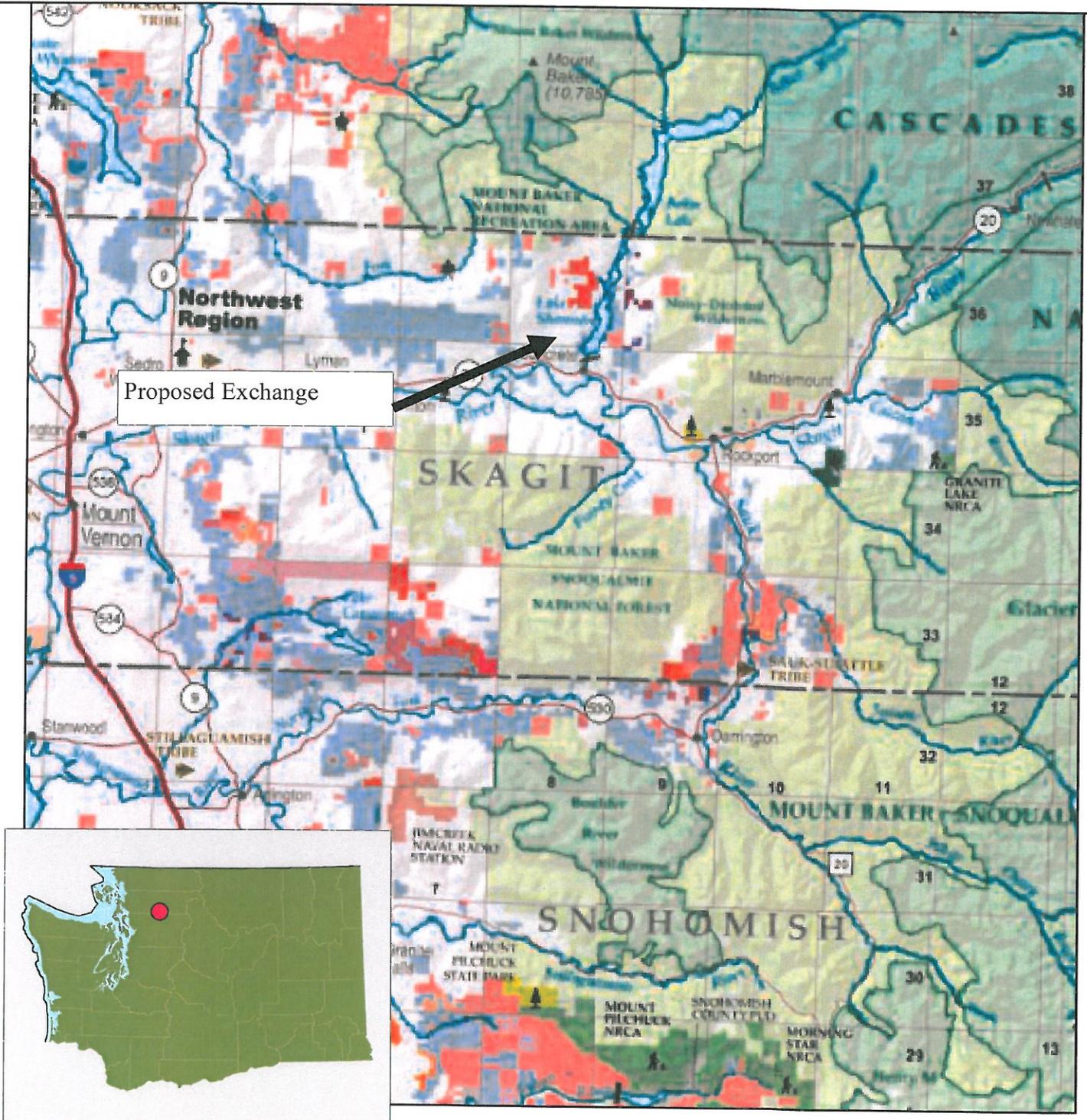
The Department recommends the Commission approve the exchange of easements with PSE.

ITEM 4: PROPOSED EASEMENT EXCHANGE VOGLER LAKE

COUNTY: SKAGIT COUNTY

LEGAL: SECTIONS 28&33, TOWNSHIP 36N, RANGE 8E, W.M.

ACRES: .5



ITEM 4: PROPOSED EASEMENT EXCHANGE VOGLER LAKE

COUNTY: SKAGIT COUNTY

LEGAL: SECTIONS 28&33, TOWNSHIP 36N, RANGE 8E, W.M.

ACRES: .5



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

June 3, 2011

MEMORANDUM

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 5 - PROPOSED LEASE/PURCHASE OF TRUST LAND TRANSFER
PROPERTY FROM WASHINGTON DEPARTMENT OF NATURAL
RESOURCES, SPECTACLE LAKE, OKANOGAN COUNTY**

The Washington Department of Natural Resources is proposing to lease 1,436 acres of land in Okanogan County to the Washington Department of Fish and Wildlife. This 50-year lease was authorized and will be funded through the 2009-2011 Trust Land Transfer Program. The Trust Land Transfer Program was created to provide a vehicle to transfer Common School trust lands that have limited income production, and high ecological or recreational value, to a more appropriate public use. The 50-year lease cost of \$1,184,000 which will be paid by the Trust Land Transfer Program, represents more than 90% of the \$1,306,000 market value of the property. The \$122,000 value of the remaining fee interest is proposed to be provided by an appropriation in the 2011-13 capital budget.

The property fronts for two miles on the south shore of Spectacle Lake and provides critical riparian, shrub steppe and dry forest habitats. This habitat supports wide ranging carnivores and their prey including deer and moose. This transaction supports the ongoing Okanogan-Similkameen Watershed project.

The property will be managed by the Wildlife Program as part of the Sinlahekin Wildlife Area. There will be no payments in lieu of property taxes. Operation costs are estimated at \$23,000 annually. A portion of the property is under an existing grazing lease that expires in November of 2011. It is contemplated that grazing will continue after that under a standard WDFW grazing permit.

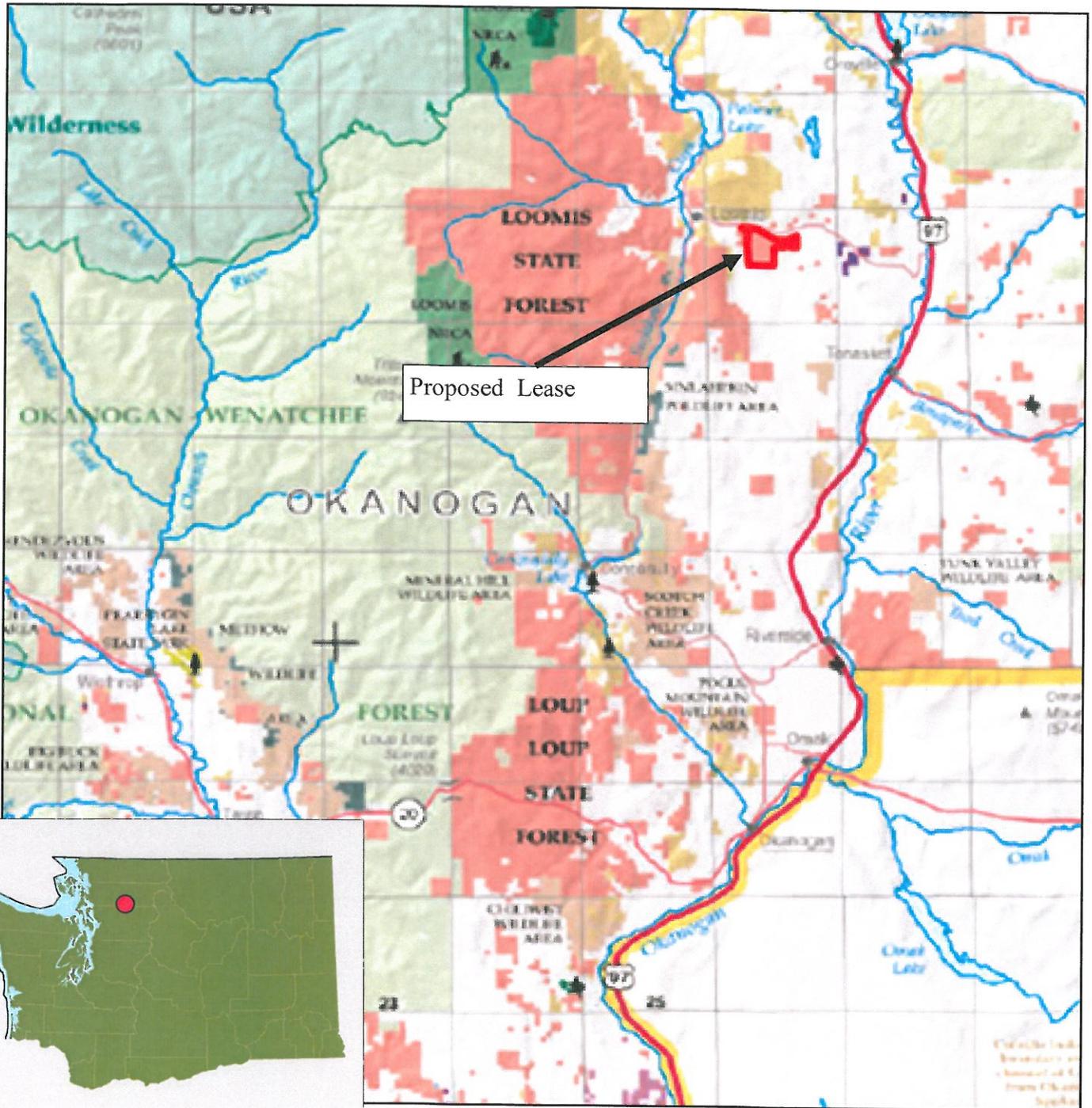
The Department recommends that the Commission accept the 1,436 acres of Washington Department of Natural Resources Trust Land Transfer property under a 50-year lease. The Department also recommends that the Commission approve the purchase of the remaining fee interest for \$122,000.

ITEM 5: PROPOSED EXCHANGE SPECTACLE

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 8, 9, 10&16, TOWNSHIP 38N, RANGE 26E, W.M.

ACRES: 1,444

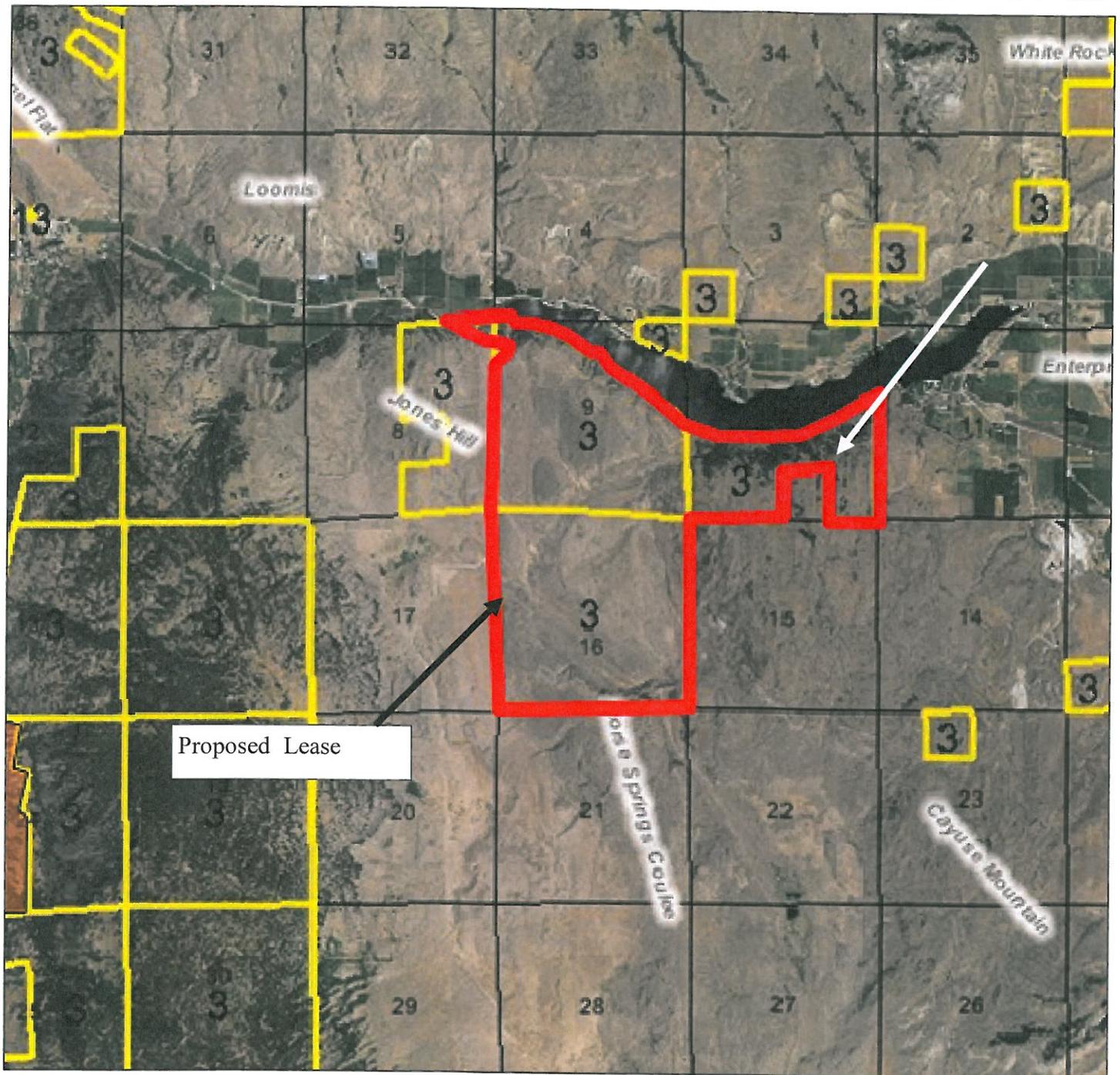


ITEM 5: PROPOSED EXCHANGE SPECTACLE

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 8, 9, 10&16, TOWNSHIP 38N, RANGE 26E, W.M.

ACRES: 1,444



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

June 3, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 6: PROPOSED UTILITY PERMIT, ELWHA RIVER,
CLALLAM COUNTY**

The Department of Fish and Wildlife (WDFW) has received from the Dry Creek Water Association (DCWA) a request for a utility permit across an unused portion of WDFW's fishing access site on the Elwha River in Clallam County. The DCWA is required to move its well fields due to the removal of the Elwha River dams. The new well field is on property adjacent to WDFW's site. The water main will need to cross a very narrow strip of WDFW's property. The water main will be underground and will not have any impact on public recreation.

The relocation of the well field and associated water main is necessitated by, and supports the multi-agency effort to remove Elwha River dams. Because WDFW is a partner in this multi-agency effort, the Department is proposing to grant this permit at no charge to the Dry Creek Water Association.

The Department recommends the Commission approve granting a 50-year utility permit to the Dry Creek Water Association for the relocation of their waterline.

ITEM 6: PROPOSED UTILITY PERMIT

COUNTY: CLALLAM COUNTY

LEGAL: SECTION 10, TOWNSHIP 30N, RANGE 7W, W.M.



ITEM 6: PROPOSED UTILITY PERMIT

COUNTY: CLALLAM COUNTY

LEGAL: SECTION 10, TOWNSHIP 30N, RANGE 7W, W.M.

