

# PROPOSED LAND TRANSACTIONS

## TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Acquisition	Rock Creek Phase 2	
	Kittitas County .....	1
Public Lands Map .....		1a
Map.....		1b

**GREEN SHEET**

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**Meeting/Workshop: November 4 & 5 2011**  
**Agenda Item: PROPOSED LAND TRANSACTIONS**  
**Staff Contact: Dan Budd**  
**Presenter: Dan Budd**

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**Background:**

The Department is recommending the following action:

**Item 1 - Proposed Acquisition of 7,711.2 acres in Kittitas County**

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

**Protection of critical fish and wildlife habitat and providing public recreational opportunity.**

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**Public involvement process used and what you learned:**

**Item 1 –The Recreation and Conservation Office conducts a competitive public evaluation process each biennium for projects to be funded under the Washington Wildlife and Recreation Program. This was the number one scoring project in the Critical Habitat category for the 11-13 biennium. This item was also reviewed with local government and WDFW has received a letter of support for the project from the Kittitas County Commissioners.**

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**Action requested (identify the specific Commission decisions you are seeking):**

**Approval of the proposed land transaction as presented.**

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**Draft motion language:**

**Move to approve the proposed land transaction as presented.**

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**Justification for Commission action:**

**This action will protect critical habitat and provide public recreational opportunity.**

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**Budget Detail for November 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
Bald Mountain/Rock Creek - TNC	3,806.76	\$ 2,325,000	Heart of the Cascades PH 2	RCO	Z41	\$ -	2,750,000	\$ 2,750,000	\$ 1,432,887
			Heart of the Cascades PH 1	USFWS - S6	Q53	\$ 18,985,772	3,600,000	\$ 2,156,034	\$ 1,078,396
Bald Mountain/Rock Creek - RMEF	3,904.44	\$ 2,317,000	Heart of the Cascades PH 2	RCO	Z41	\$ -	2,750,000	\$ 1,432,887	\$ 120,307
			Heart of the Cascades PH 1	USFWS - S6	Q53	\$ 17,911,843	3,600,000	\$ 1,078,396	\$ 4,467

RCO = Recreation and Conservation Office  
USFWS - S6 = United States Fish & Wildlife Service Section 6

\*\* 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**

November 4, 2011

**MEMORANDUM**

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE NATURE CONSERVANCY AND THE ROCKY MOUNTAIN ELK FOUNDATION, ROCK CREEK BLOCK, OAK CREEK WILDLIFE AREA, KITTITAS COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated options to purchase 7,711.2 additional acres for the Rock Creek block of the Heart of the Cascades project. This property has been approved for acquisition and funded jointly by the Washington Wildlife and Recreation Program under the Critical Habitat category and the United States Fish and Wildlife Service under a Habitat Conservation Plan grant. Authority for this acquisition is provided by Engrossed Substitute Senate Bill 6094.

This property is located approximately 25 miles northwest of Yakima just west of the Oak Creek and Wenas wildlife areas. Habitats in this transitional zone of the east Cascades are extremely rich in diversity of plant and animal species. Mature pine and mixed-conifer forests, basalt cliffs, cottonwood riparian forests, riverine habitat, shrub-steppe and oak woodlands are all found in this vicinity. A variety of fish and wildlife species occur in this wildlife area, including four federally-listed and fifteen state-listed species.

The property will be managed by the Wildlife Program as a unit of the Oak Creek Wildlife Area in conjunction with the Tapash Sustainable Forest Collaborative which is a coalition of public, non-profit and tribal land managers. It is anticipated that this collaborative management effort will reduce the otherwise estimated \$123,500 annual operation and maintenance costs. Payments in lieu of property taxes are anticipated to be \$5,400 per year.

The Department will be purchasing 3,806.76 acres from The Nature Conservancy and 3,904.44 acres from the Rocky Mountain Elk Foundation. The Department has been successful in negotiating the purchase of this property at the reviewed and approved appraised value of:

3,806.76 acres	\$2,325,000	The Nature Conservancy
3,904.44 acres	\$2,317,000	Rocky Mountain Elk Foundation

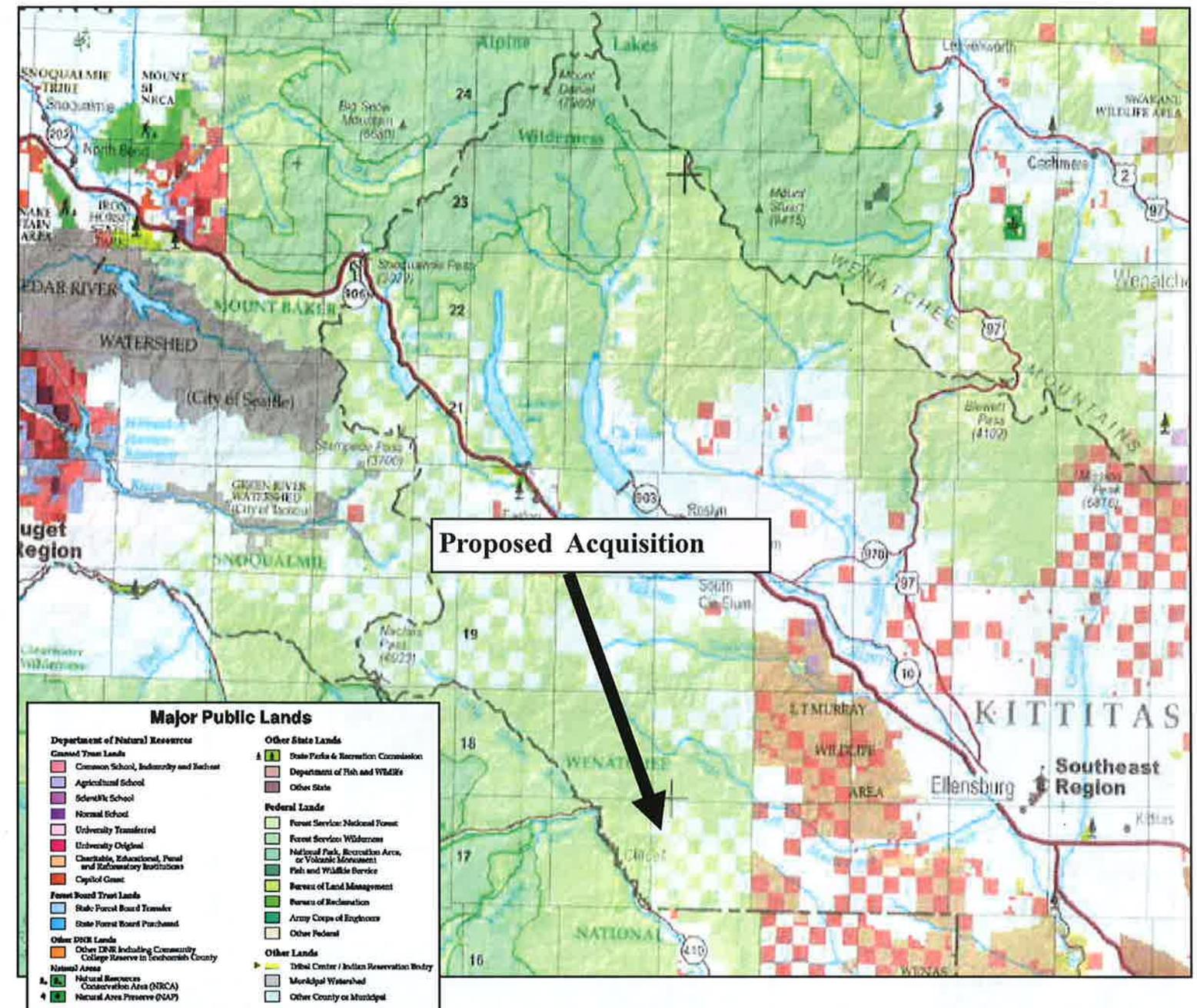
The Department recommends the Commission approve the acquisition of 3,806.76 acres from The Nature Conservancy for \$2,325,000 and 3,904.44 acres from the Rocky Mountain Elk Foundation for \$2,317,000.

**TITLE: ITEM 1: PROPOSED ACQUISITION  
ROCK CREEK PROPERTY**

**COUNTY: KITTITAS COUNTY**

**LEGAL: SECTIONS 5, 11, 13, 15, 21, 23, 25, 27, 29, 31, 33 & 35 OF  
TOWNSHIP 17N RANGE 15E W.M.**

**ACRES: 3,806.76 ACRES FROM THE NATURE CONSERVANCY  
3,904.44 ACRES FROM THE ROCKY MTN ELK FOUNDATION**



**TITLE: ITEM 1: PROPOSED ACQUISITION  
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