

LAND TRANSACTIONS

April 4, 2025

TABLE OF CONTENTS

Project Summary/Decision Sheet	1
Item 1: Acquisition of 655(+/-) Acres in Pacific County, Region 6 Johns Bay Wildlife Area, North Willapa Bay Unit, Willapa Property A (North Willapa Bay Project)	
Location Map	1A
Parcel Map	1B



Fish and Wildlife Commission Presentation Summary/Decision Sheet

Meeting date:

4/4/2025

Agenda item:

4. Land Transaction

Presenter(s):

Matthew Trenda, Real Estate Manager

Item 1: Acquisition of 655(+/-) Acres in Pacific County, Region 6

Johns Bay Wildlife Area, North Willapa Bay Unit, Willapa Property A (North Willapa Bay Project)

Background summary

This proposed property, identified as “Willapa Property A” of the North Willapa Bay Estuaries and Shoreline Project, includes 655(+/-) acres in Pacific County, which is part of WDFW’s Region 6. The objective of the North Willapa Bay Estuaries and Shoreline Project is to acquire and protect important wetland, riparian, and forested shoreline habitats adjacent to Willapa Bay in the Johns River Wildlife Area. The properties included in the project will help maintain ecological function and protect fish and wildlife species of special concern, including marbled murrelet, band-tailed pigeon, and North American green sturgeon, among others.

One objective of the project is to fully connect currently isolated parcels of publicly owned land in a manner that improves recreational access beyond the simple addition of acreage. This project will also help improve degraded wetlands and aquatic habitats that will provide opportunity for improvements through restoration efforts.

The North Willapa Bay Estuaries and Shoreline Project is made up of several individual properties—including this property—and was approved through Lands 20/20 as an expedited application in spring 2022. Funding for the properties is provided through a Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Riparian Protection grant.

The proposed Willapa Property A has an appraised value of \$1,726,000. It is a prime location for wintering waterfowl, and staff have observed thousands of cackling geese and hundreds of dusky Canada geese, a Species of Greatest Conservation Need (SGCN).

Ongoing operation and maintenance costs for this proposed property is expected to be \$125 per acre and will be included in WDFW’s 9V decision package for ongoing operation and maintenance for newly acquired land.

Per [RCW 77.12.201](#), Pacific County does not currently opt into PILT (Payment in Lieu of Taxes)

Staff Recommendation:

Staff recommend Commission approval to acquire property and accept the agreement renewal pursuant to [RCW 77.12.037](#).

Policy issue(s) and expected outcome:

Protecting critical habitat and riparian habitat and providing recreational opportunities.

Fiscal impacts of agency implementation:

Operation and maintenance costs.

Action requested and/or proposed next steps:

Approval of the land transaction.

Draft motion language:

Motion: I move to approve the land transaction as presented by staff.

Is there a “second”?

If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed.

Post decision communications plan:

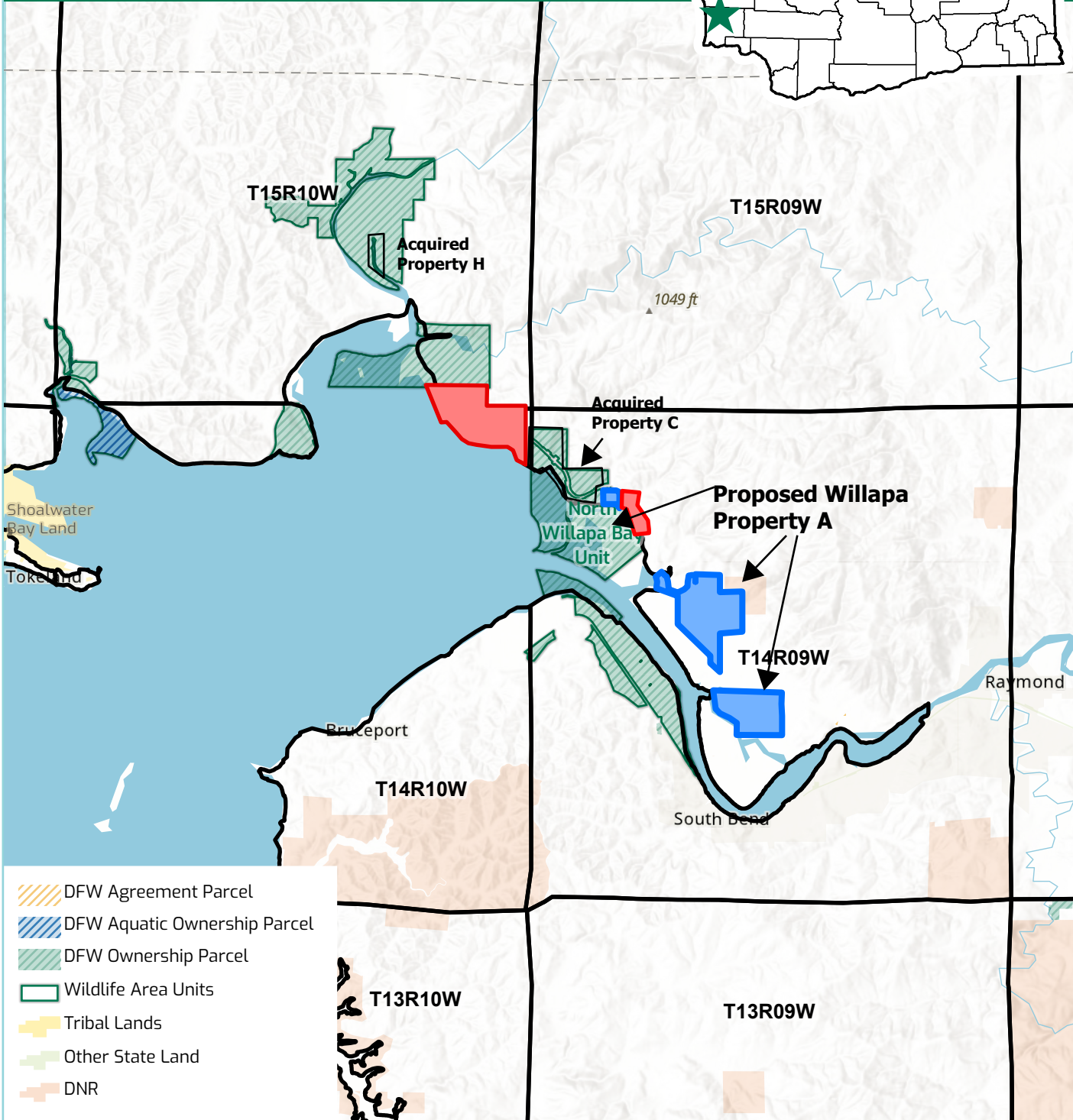
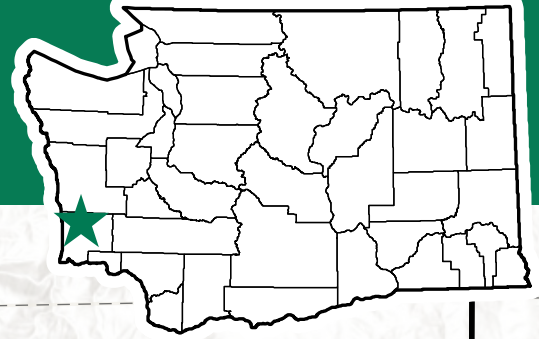
WDFW will distribute a press release informing the public of this action.

North Willapa Bay Estuaries & Shoreline Project - Property A

Location

County: Pacific

Legal Description: Township 15N, Range 9W, W.M.
Sections 8, 16, 17, 21, & 22



- DFW Agreement Parcel
- DFW Aquatic Ownership Parcel
- DFW Ownership Parcel
- Wildlife Area Units
- Tribal Lands
- Other State Land
- DNR



Department of Fish and Wildlife

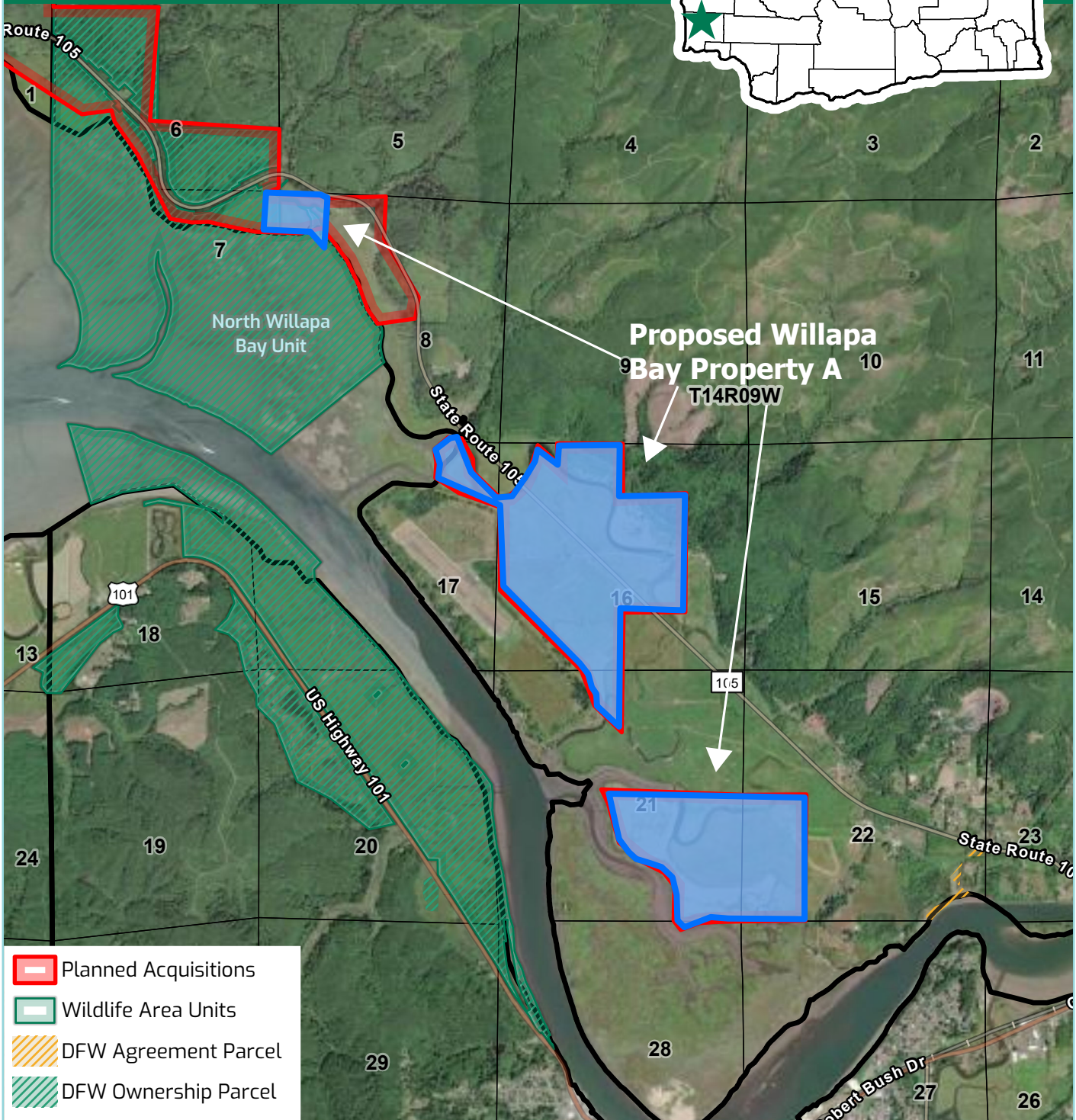
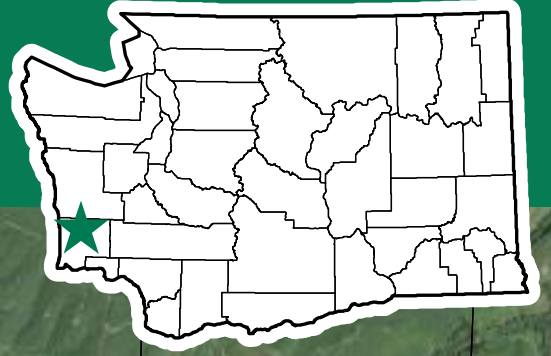


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

North Willapa Bay Estuaries & Shoreline Project - Property A

County: Pacific

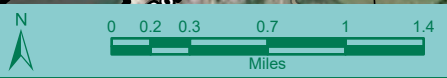
Legal Description: Township 15N, Range 9W, W.M.
Sections 8, 16, 17, 21, & 22



- Planned Acquisitions
- Wildlife Area Units
- DFW Agreement Parcel
- DFW Ownership Parcel



Department of Fish and Wildlife



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.