

PROPOSED LAND TRANSACTION

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Summary Sheet

Meeting dates: September 18th & 19, 2015 MEETING

Agenda item: PROPOSED LAND TRANSACTIONS

Presenter(s): Clay Sprague

Background summary:

The Department is recommending the following action:

Item 1 – Proposed Acquisition of 9123 acres +/- in Douglas County

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

Protecting critical fish and wildlife habitat, and providing public recreational opportunities.

Public involvement process used and what you learned:

Item 1 – This acquisition is to purchase the second phase of the Grand Coulee Ranch LLC in Douglas County and was approved through the Department's Lands 20/20 Process. This phase will contain over 14 miles of Columbia River frontage; one portion of this river frontage has been reserved to be water access for the public.

Action requested:

Approval of the proposed land transactions as presented.

Draft motion language:

Move to approve the proposed land transaction as presented.

Justification for Commission action:

This action will provide protection for critical fish and wildlife habitat and provide public recreational opportunity.

Communications Plan:

WDFW will provide a press release informing the public of this action and proceed forward to closing the transaction.

**Budget Detail, September 18 & 19th, 2015 Fish and Wildlife Commission
Land Transaction 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
Grand Coulee Ranch LLC, Phase 2	9123 +/-	\$3,922,980.30	Grand Coulee 2015	USFWS Sect. 6	Q60	\$ 9,000,000.00	\$ 596,958.00	\$ 596,958.00	\$ 56,497.00
			Mid-Columbia Grand Coulee 2014	WWRP	Z4R	---	\$ 4,000,000.00	\$4,000,000.00	\$ 508,649.29
			Grand Coulee Ranch Water Access Site	USFWS DJ	Q53	\$ 26,998,809.43	\$ 9,380.00	\$ 8,873.00	\$ 15.00

** Post Action Grant Balance-The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

USFWS DJ - Dingell-Johnson
USFWS Section 6 - ESA Recovery Land Acquisition
WWRP- RCO Grant

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

September 18, 2014

TO: Jim Unsworth
Director

FROM: Julie Sandberg
Real Estate Services Manager

SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE GRAND COULEE RANCH, LLC PROPERTY PHASE 2, GRAND COULEE WILDLIFE AREA, DOUGLAS COUNTY.

The Department of Fish and Wildlife (WDFW) is continuing the purchase option negotiated in 2014 to acquire the 20,571-acre Grand Coulee Ranch, LLC property in Douglas County in several phases as funds became available. The Phase 2 property will be acquired as part of the Columbia-Grand Coulee 2014 project which was evaluated and approved through the Lands 20/20 process. This project is being funded by a grant from the Washington Wildlife and Recreation Program and from the U.S. Fish and Wildlife Service's Section 6 and Dingell Johnson grants. Authority for this acquisition is provided by the capital budget. This proposal is for the Phase 2 portion which includes over 9,123 acres on the south side of Rufus Woods Reservoir on the Columbia River.

The property has over 14 miles of Columbia River frontage and unique characteristics of basalt cliffs and low buttes overlooking the river with rolling hills, steep riparian draws and aspen stands, and rugged slopes filled with Ponderosa pine that reach to the river's edge. Acquiring this property will help conserve critical shrub-steppe habitat and provide long-term certainty for shrub-steppe dependent species including Columbian Basin pygmy rabbit, Greater sage grouse and Western ground squirrel. It will provide an important connectivity link within Columbian sharp-tailed grouse populations in Douglas County and between populations in adjacent counties.

Also included in the Phase 2 portion of this project is a 20-acre riverfront site reserved for water access for public recreation. The property will be managed within the Wildlife Program as part of the Grand Coulee Wildlife Area. Management of the property includes the opportunity for hunting and fishing for the public. Operation and maintenance cost are anticipated to be \$72,984 annually to address weed control and litter issues.

The Department has secured an option to purchase the Phase 2 property at the reviewed and approved appraised value of:

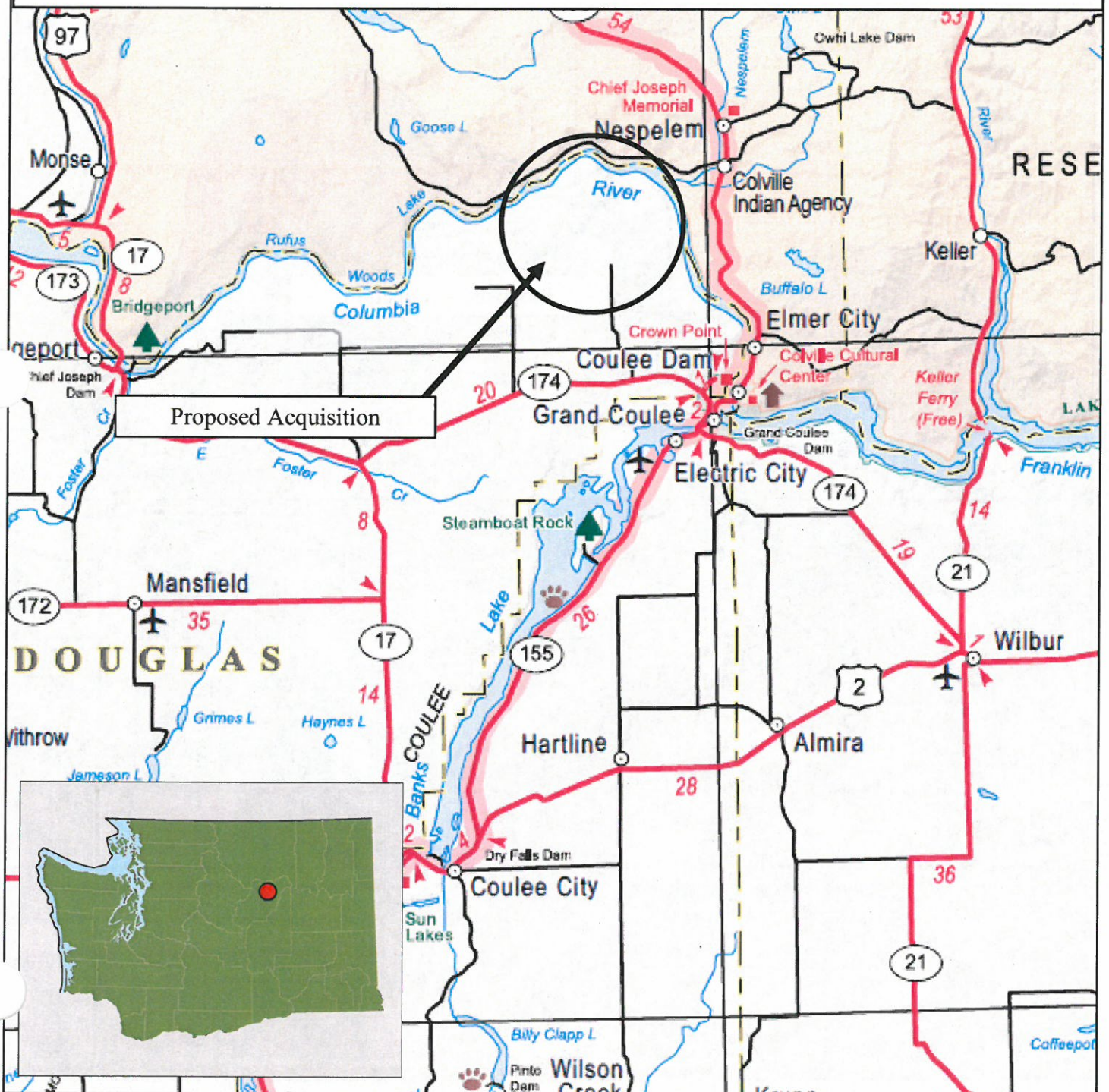
\$3,922,980 for 9123 (+/-) acres.

**ITEM 1: PROPOSED ACQUISITION
GRAND COULEE RANCH LLC PROPERTY PHASE 2**

COUNTY: DOUGLAS COUNTY

**LEGAL: TOWNSHIPS 30N & 31N, RANGE 29E & 30E,
SEVERAL SECTIONS**

ACRES: 9123 (+/-)

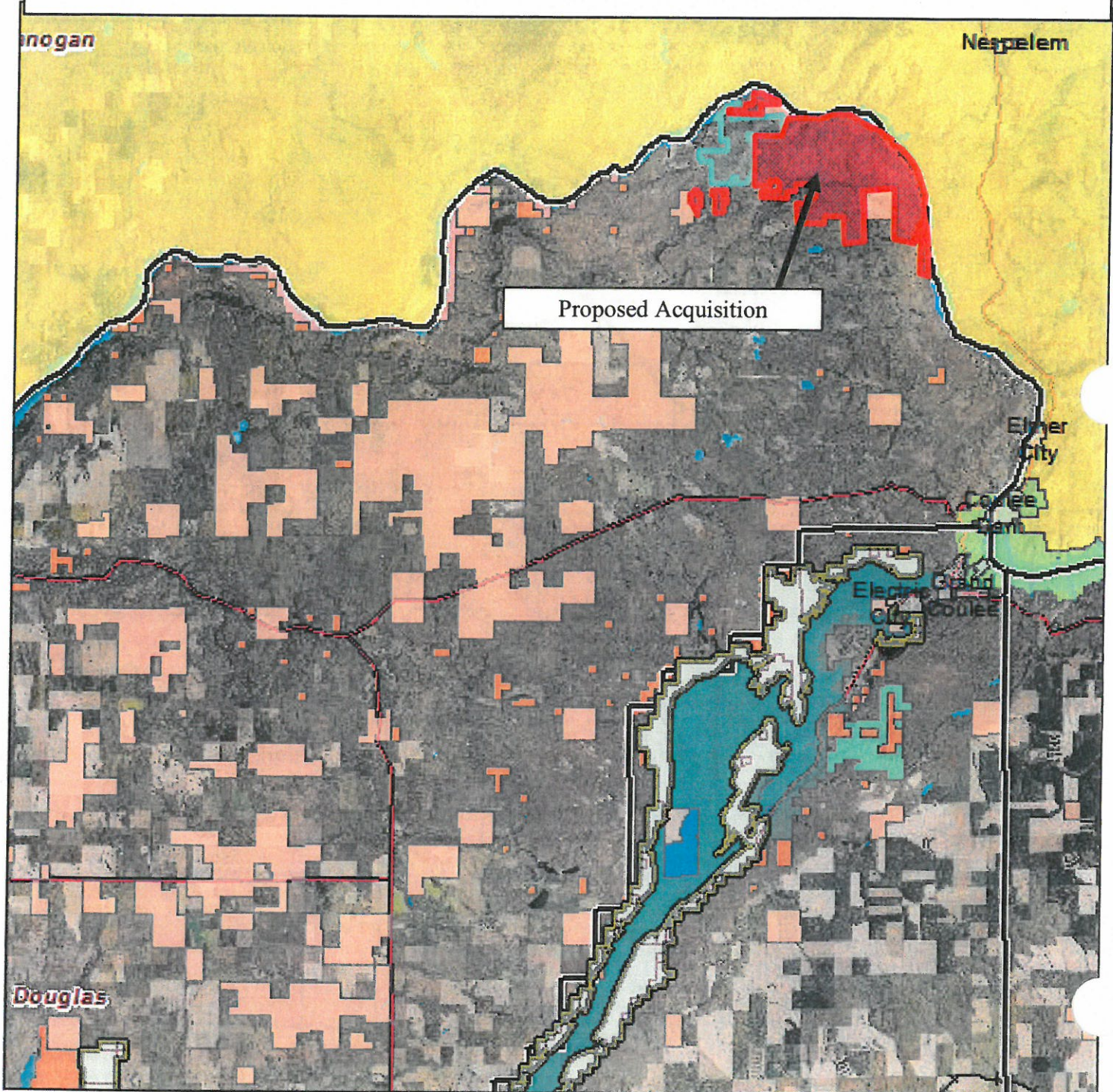


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