

# PROPOSED LAND TRANSACTIONS

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**GREEN SHEET**

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**Meeting/Workshop June 1 & 2, 2012**

**Agenda Item: PROPOSED LAND TRANSACTIONS**

**Staff Contact: Dan Budd**

**Presenter: Dan Budd**

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**Background:**

The Department is recommending the following actions:

**Item 1 - Proposed Conservation Easement on 40 acres in Okanogan County**

**Item 2 - Proposed Conservation Easement on 160 acres in Okanogan County**

**Item 3 - Proposed Acquisition of 51.57 acres in Clallam County**

**Item 4 - Proposed Transfer of properties in Pacific 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:**

**Items 1 and 2 - These Conservation Easements are being funded by a successful grant from the US Fish and Wildlife Service Section 6 Program which involves a national competition. This project was approved through the Department's Lands 20/20 process and project information has been shared on a continuing basis with the Okanogan County Commission and county conservation organizations. The Department has met on a regular basis with Okanogan County commissioners and reviewed these transactions with them.**

**Item 3 – This purchase is a continuation of the Dungeness Basin project funded by a successful grant from the US Fish and Wildlife Service involving national competition. This project was also approved through the Department's Lands 20/20 process. It is a partnership project with Clallam County and enjoys strong local support.**

**Item 4 – This is a partnership project with Forterra Northwest, formerly the Cascade Lands Conservancy. Forterra Northwest's purchase of these properties was funded by a grant from the US Fish and Wildlife Service which involved a national competition. This project was also approved through the Department's Lands 20/20 process.**

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**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.

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**Justification for Commission action:**

These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.

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

June 1, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED CONSERVATION EASEMENT ON THE  
J. JUELSON PROPERTY, SINLAHEKIN WILDLIFE AREA,  
OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase a conservation easement on the 40-acre J. Juelson Property as part of the Okanogan – Similkameen watershed project, which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to enhance riparian, shrub-steppe and big game habitat management opportunities. This project is being funded by grants from the U.S. Fish and Wildlife Service under the Section 6 program and from the Washington Wildlife and Recreation Program. Authority for this acquisition is provided by the capital budget.

This Property is located on the east flank of the Aeneas Mountains, adjacent to Washington Department of Natural Resources lands, approximately 9 miles west of Tonasket. The Property is primarily forested with conifers, with the southeast quarter being open meadow, with North Fork Pine Creek flowing through it. The Property provides habitat for mule deer, big horn sheep, and potentially threatened and/or endangered large carnivores, benefitting the Sinlahekin Wildlife Area located just over one mile west.

The conservation easement would prohibit subdivision and further development of this Property and limit other uses adverse to wildlife habitat, permanently conserving and protecting it for wildlife. This conservation easement is to be complemented with the T. & M. Juelson Property Conservation Easement on an adjacent 160 acres. The conservation easement will be monitored within the Wildlife Program by Dale Swedberg as part of the Sinlahekin Wildlife Area. Annual costs for monitoring are anticipated to be \$500. There will be no annual payments in lieu of taxes to Okanogan County.

The Department has negotiated an option to purchase this Conservation Easement at the reviewed and approved appraised value of \$50,000.

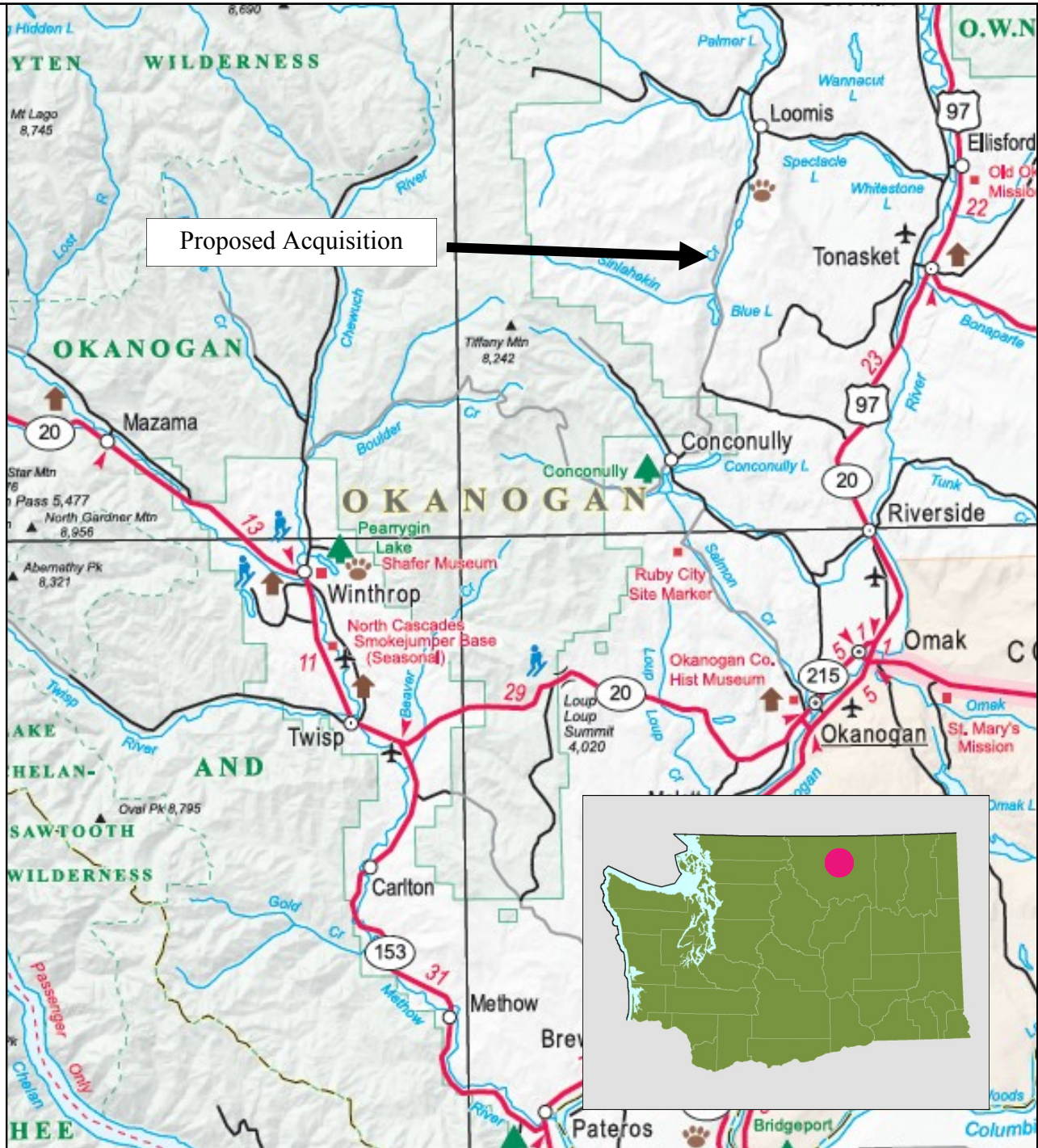
The Department recommends the Commission approve the acquisition of the 40-acre J. Juelson Conservation Easement for \$50,000.

**ITEM 1 : PROPOSED ACQUISITION  
J. JUELSON CONSERVATION EASEMENT**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTION 12, TOWNSHIP 37 N, RANGE 25 E, W.M.**

**ACRES: 40.00**

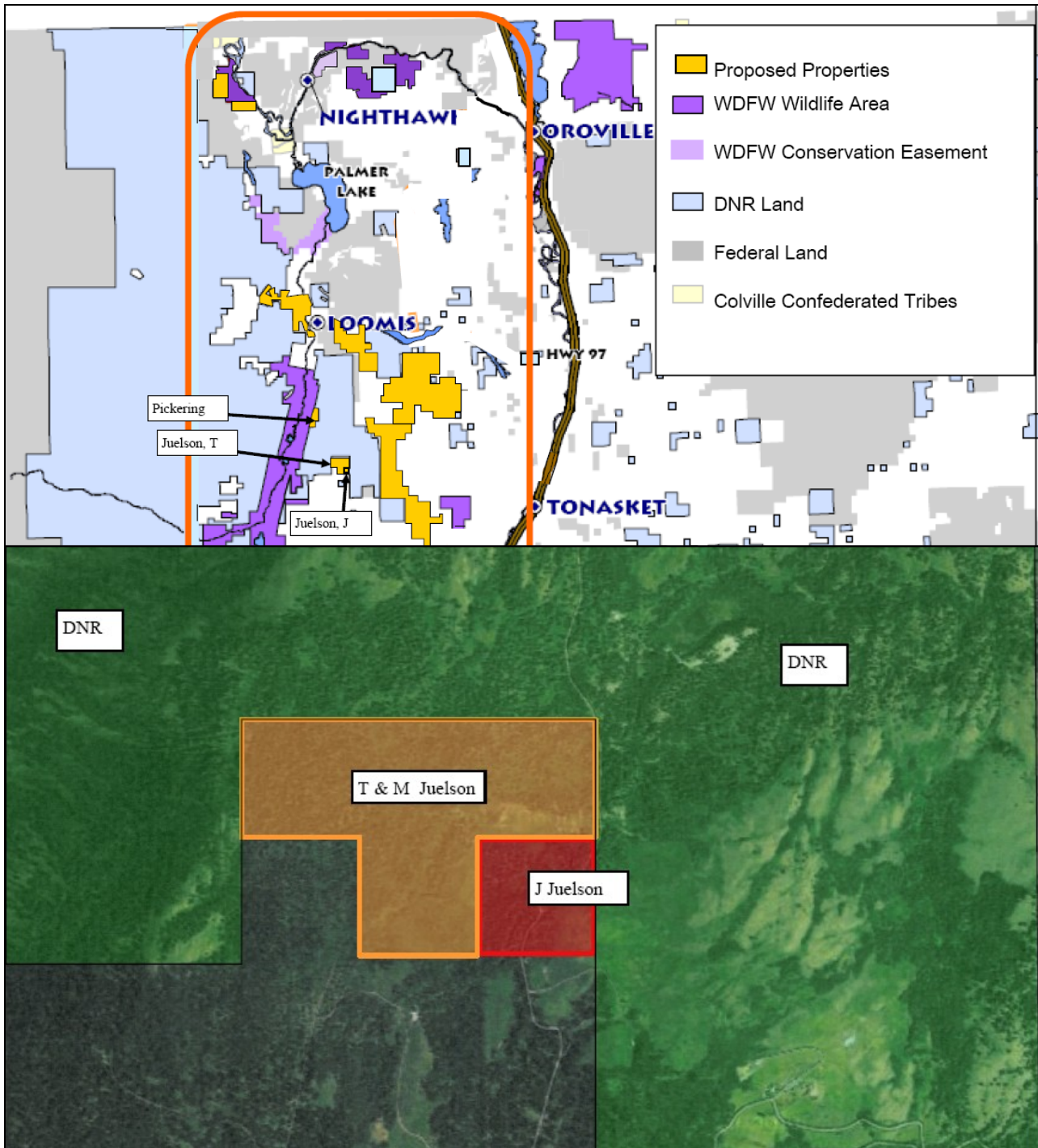


**ITEM 1 : PROPOSED ACQUISITION  
J. JUELSON CONSERVATION EASEMENT**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTION 12, TOWNSHIP 37 N, RANGE 25 E, W.M.**

**ACRES: 40.00**





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

June 1, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED CONSERVATION EASEMENT ON THE  
T. & M. JUELSON PROPERTY, SINLAHEKIN WILDLIFE AREA,  
OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase a conservation easement on the 160-acre T. & M. Juelson Property as part of the Okanogan – Similkameen Watershed project, which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to enhance riparian, shrub-steppe and big game habitat management opportunities. This project is being funded by grants from the U.S. Fish and Wildlife Service under the Section 6 program and from the Washington Wildlife and Recreation Program. Authority for this acquisition is provided by the capital budget.

This Property is bordered by Washington Department of Natural Resources lands on the North and West boundaries for a distance of about 1 mile, and is approximately 9 miles west of Tonasket. The vegetation on the Property is primarily higher elevation conifer forest dominated by Douglas fir, interspersed with aspen groves and meadows. The headwaters of North Fork Pine Creek flow through the Property. The Property provides habitat for mule deer, white-tailed deer, dusky grouse (blue grouse), ruffed grouse, big horn sheep, and potentially threatened and/or endangered large carnivores, benefitting the Sinlahekin Wildlife Area located about two-thirds of a mile west.

The conservation easement would prohibit subdivision and further development of this Property and limit other uses adverse to wildlife habitat, permanently conserving and protecting it for wildlife. This conservation easement is to be complemented with the J. Juelson Property Conservation Easement on an adjacent 40 acres. The conservation easement will be monitored within the Wildlife Program by Dale Swedberg as part of the Sinlahekin Wildlife Area. Annual costs for monitoring are anticipated to be \$500. There will be no annual payments in lieu of taxes to Okanogan County.

The Department has negotiated an option to purchase this Conservation Easement at the reviewed and approved appraised value of \$124,000.

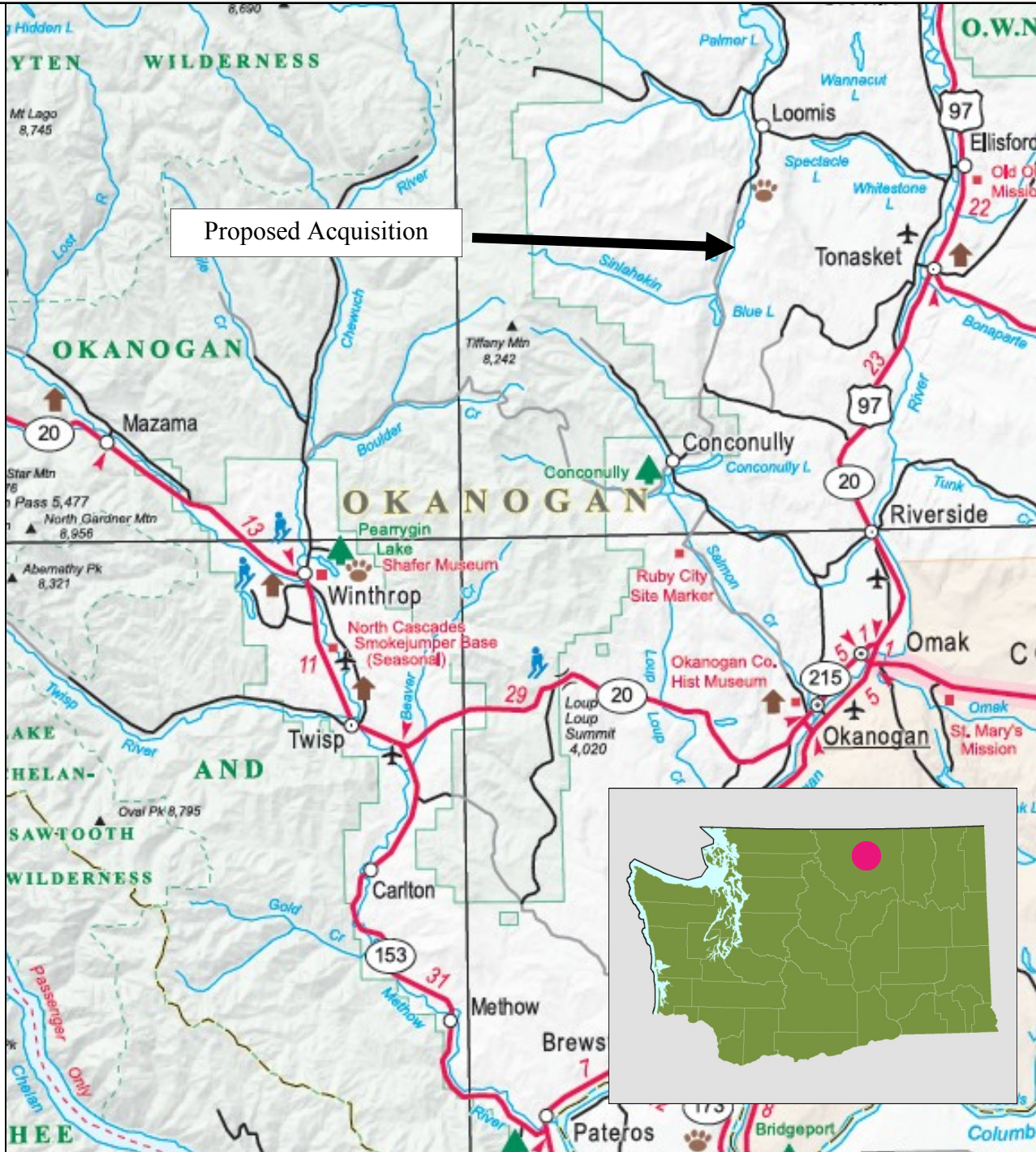
The Department recommends the Commission approve the acquisition of the 160-acre T & M Juelson Conservation Easement for \$124,000.

**ITEM 2: PROPOSED ACQUISITION  
T. & M. JUELSON CONSERVATION EASEMENT**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: PTNS SECTION 12, TOWNSHIP 37 N, RANGE 25 E, W.M.**

**ACRES: 160.00**

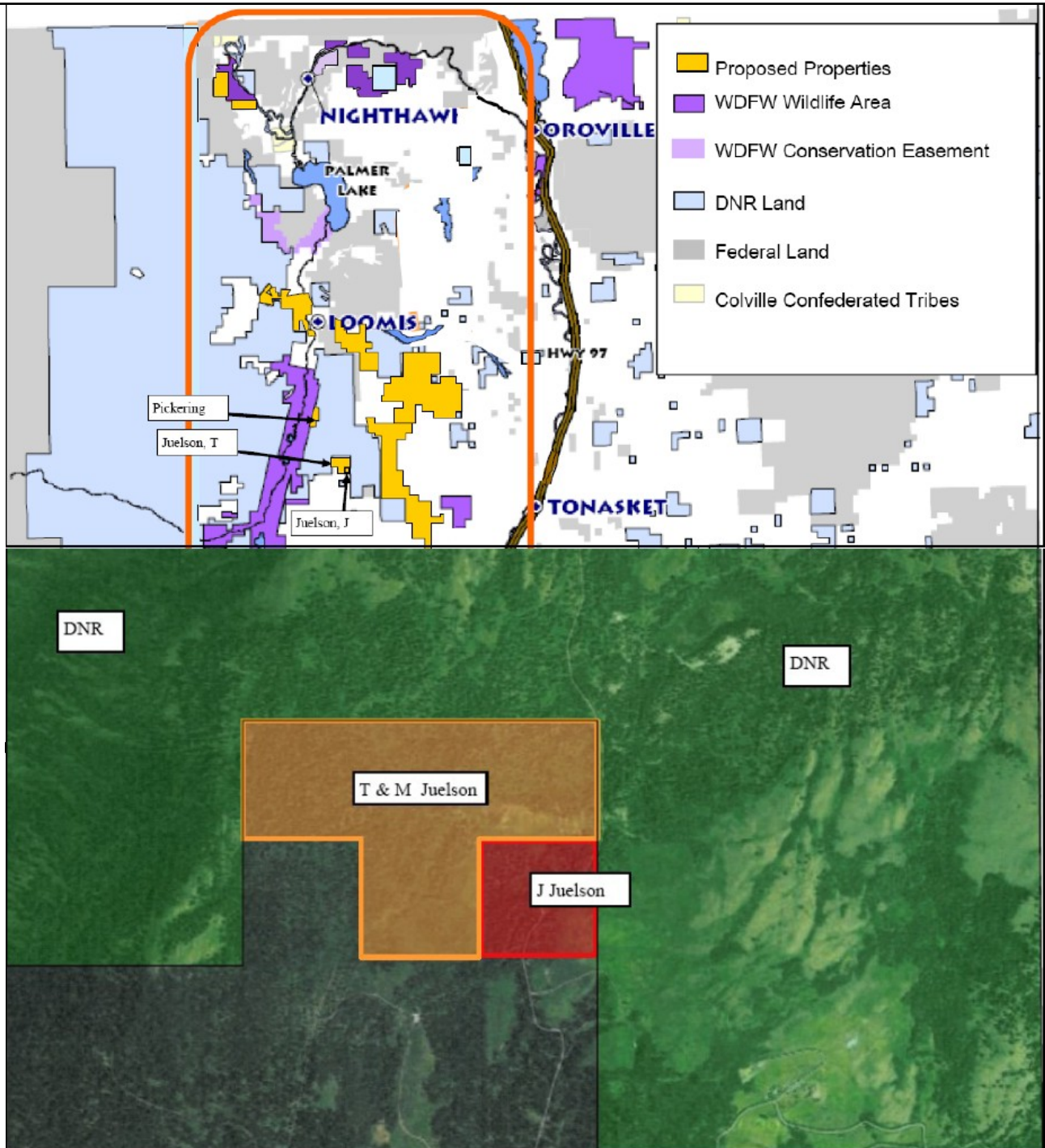


**ITEM 2: PROPOSED EASEMENT T. & M. JUELSON**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: PTNS SECTION 12, TOWNSHIP 37 N, RANGE 25 E, W.M.**

**ACRES: 160.00**





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

June 1, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE N. MARSHALL  
PROPERTY, LOWER DUNGENESS UNIT, NORTH OLYMPIC  
WILDLIFE AREA, CLALLAM COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 51.57 acres from N. Marshall. This acquisition is part of the Dungeness Basin project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to conserve coastal wetlands properties, restore coastline and wetlands, and connect existing protected areas. This project is being funded by grants from the U.S. Fish and Wildlife Service. Authority for this acquisition is provided in the capital budget. This is a partnership project with Clallam County.

This property is located in Clallam County, approximately 5 miles north of Sequim, on the coast of Dungeness Bay. The property consists of 49.42 acres of tidelands, including the remnants of the 3/4 mile long dock that was the shipping and transportation center of Dungeness into the early 1900's, and 2-plus acres of land containing The 3 Crabs, a restaurant built in 1958. The value of this property to wildlife includes characteristics beneficial to Dungeness Bay endangered fish species, restoration of coastline, and tidelands management opportunities.

The property will be managed within the Wildlife Program by Kyle Guzlas as part of the Lower Dungeness Unit, North Olympic Wildlife Area. Operation and maintenance costs are anticipated to be \$1,000 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

51.57 Acres for \$1,000,000.00.

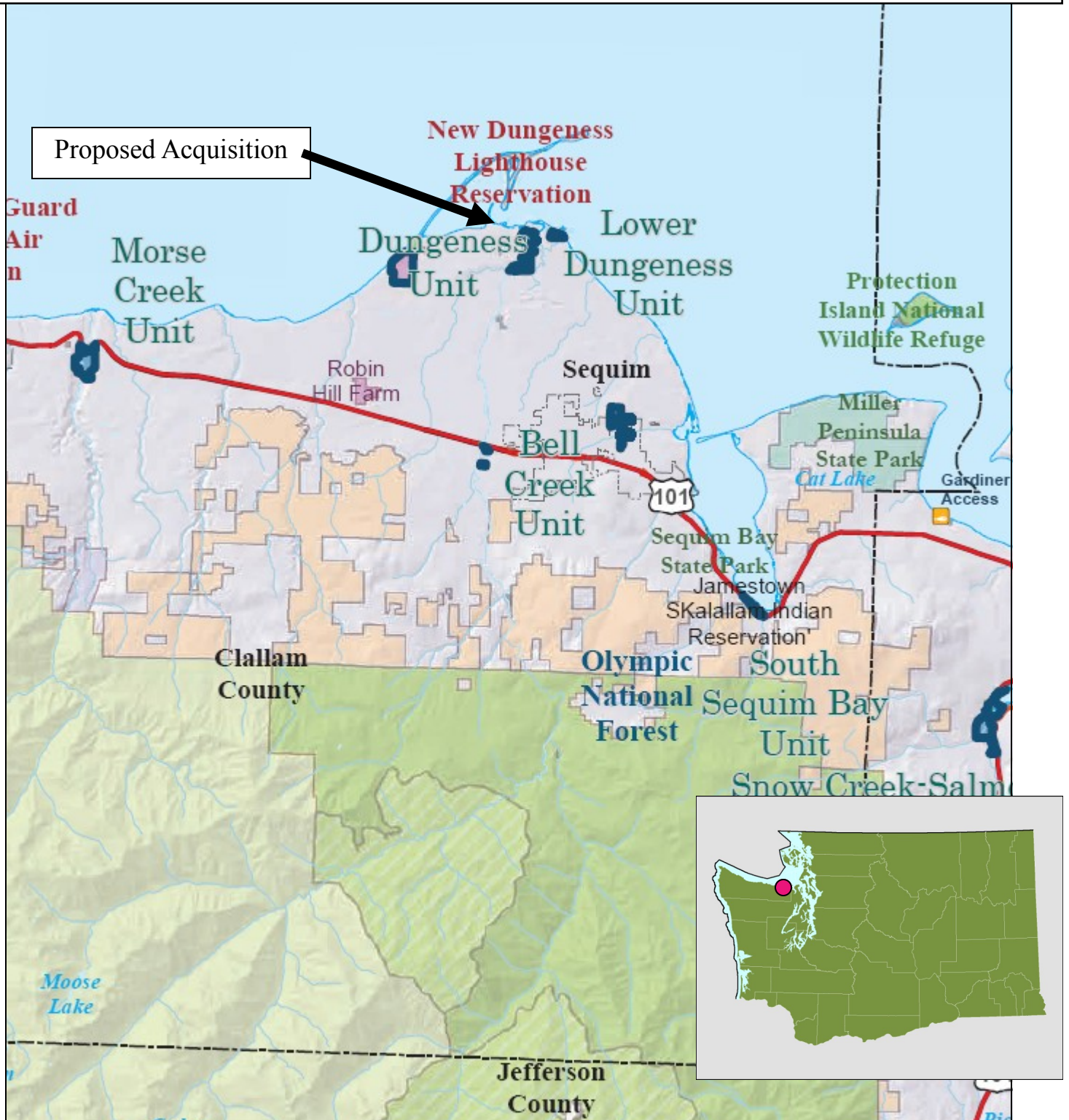
The Department recommends the Commission approve the acquisition of the 51.57-acre N. Marshall property for the appraised value of \$1,000,000.00.

**ITEM 3: PROPOSED ACQUISITION N. MARSHALL PROPERTY**

**COUNTY: CLALLAM COUNTY**

**LEGAL: PTNS SECTION 30, TOWNSHIP 31 N, RANGE 3 W, W.M.**

**ACRES: 51.57**





**ITEM 3: PROPOSED ACQUISITION N. MARSHALL PROPERTY**

**COUNTY: CLALLAM COUNTY**

**LEGAL: PTNS SECTION 30, TOWNSHIP 31 N, RANGE 3 W, W.M.**

**ACRES: 51.57**



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

June 1, 2012

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE FORTERRA PACIFIC COUNTY PROPERTIES, IN THE JOHNS RIVER WILDLIFE AREA, PACIFIC COUNTY.**

Forterra Northwest, formerly known as Cascade Land Conservancy proposes to transfer 5 parcels totaling approximately 1,200 acres to the Department of Fish and Wildlife (WDFW) under the North River / Willapa Bay Project. These properties were acquired with a grant awarded to WDFW and funded by the U.S. Fish and Wildlife Service under National Coastal Wetland grant #C-83-L-1 and funds provided by Forterra Northwest. Authority for this acquisition is provided in the capital budget.

These properties are located in Pacific County, approximately 8 miles westerly of Raymond, on the north and south sides of Willapa Bay. The purpose of the project is to protect high quality wetlands including estuarine, emergent salt marsh, marsh scrub/shrub and freshwater forested wetlands. The Wildlife Program will manage the property as part of the adjacent WDFW ownerships of the Johns River Wildlife Area. The value of this property to wildlife includes characteristics beneficial to Willapa Bay fish species, Marbled Murrelet, as well as other wildlife.

The property will be managed within the Wildlife Program as part of the Johns River Wildlife Area. Operation and maintenance costs are anticipated to be \$19,200 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget.

The Department recommends the Commission approve accepting the transfer of these five parcels totaling approximately 1,200 acres from Forterra Northwest.



**ITEM 4: PROPOSED TRANSFER FORTERRA PACIFIC Co.**

**COUNTY: PACIFIC COUNTY**

**LEGAL: SEVERAL SECTIONS, TOWNSHIPS 11,13,14,15 N,  
RANGE 10W, W.M.**

**ACRES: 1,200**





