

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop December 14 & 15, 2012
Agenda Item: PROPOSED LAND TRANSACTION
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

- Item 1 – Proposed Acquisition of 161.9 acres in the Johns River Wildlife Area, Pacific County
- Item 2 – Proposed Acquisition of 6.45 acres in Chelan County
- Item 3 – Proposed Acquisition of 79.68 acres in Okanogan County

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

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

Public involvement process used and what you learned:

Item 1 - This project was evaluated and approved for funding by the Washington State Waterfowl Advisory Group and also was awarded funding through a national competition under the North American Wetlands Conservation Act. This is a partnership project with Forterra, a non-profit conservation organization.

Item 2 – This project is a partnership project with the Chelan/Douglas Land Trust. It was reviewed and approved for funding by the Salmon Recovery Funding Board through a public competitive grant process.

Item 3 – This project is being funded by a 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 was shared with the Okanogan County Commission and county conservation organizations.

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 and provide public recreational opportunity.

**Budget Detail for December 14 -15, 2012 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
SFG HCK Timber Forterra Pacific Co	161.90	\$ 80,000	Naselle River NCWCG Acq	WA Migratory Game Bird Stamp and Print Fund	K01	\$ 80,000	\$ 100,000	\$ 80,000	\$ -
Maltais	79.68	\$ 554,000	Methow Watershed PH 7	USFWS - HCP	Q53	\$ 8,462,386	\$ 4,500,000	\$ 3,002,753	\$ 2,432,133

USFWS - Section 6 - Habitat Conservation Plan

** Post Action Grant Balance

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance in addition to the purchase price.

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

December 14, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE SFG HCK TIMBER PARTNERSHIP, L.P. PROPERTY, JOHNS RIVER WILDLIFE AREA, PACIFIC COUNTY.

The Department of Fish and Wildlife (WDFW) proposes purchasing 161.9 acres of property from SFG HCK Timber Partnership, L.P. along the Naselle River and Willapa Bay shoreline in Pacific County. This acquisition is part of the Willapa Bay Shoreline project which was evaluated and approved through the Lands 20/20 process. This purchase will be jointly funded by the Migratory Bird Conservation Fund, a U.S. Fish and Wildlife Service National Coastal Wetland grant, and private funds provided by Forterra Northwest. Authority for this acquisition is provided in the capital budget.

This property is located approximately 5 miles northeasterly of Long Beach, situated at the mouth of the Naselle River and fronting on Willapa Bay. Habitats located on this property include salt marsh, freshwater tributary, riparian and estuarine wetlands, and a Douglas fir forested buffer. Recreational opportunities on the site include waterfowl and big game hunting, fishing, hand launch boating, birding and other watchable 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 \$1,300 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget.

The Department has been offered the opportunity to acquire this property for the reviewed and approved appraised value of:

161.9 acres for \$320,000

WDFW's project partner, Forterra is providing \$240,000 of the purchase price with funding from a National Coastal Wetlands grant and private donated funds. WDFW is providing \$80,000 from the Migratory Bird conservation Fund.

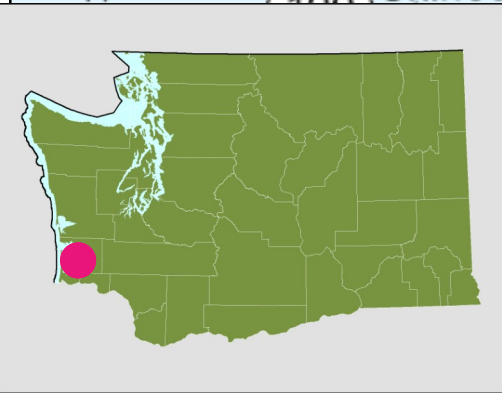
The Department recommends the Commission approve the purchase of the 161.9 acre SFG HCK Timber Partnership, L.P property for the appraised value of \$320,000.

**ITEM 1: PROPOSED ACQUISITION
SFG HCK TIMBER PARTNERSHIP, LP PROPERTY**

COUNTY: PACIFIC COUNTY

LEGAL: SECTION 15, TOWNSHIP 11 N, RANGE 10 W, W.M.

ACRES: 161.9



ITEM 1: PROPOSED ACQUISITION
SFG HCK TIMBER PARTNERSHIP, LP PROPERTY



COUNTY: PACIFIC COUNTY

LEGAL: SECTION 15, TOWNSHIP 11 N, RANGE 10 W, W.M.

ACRES: 161.9



Legend

-  Target Areas for Willapa Bay Shorelines Project
-  WDFW Wildlife Area Units

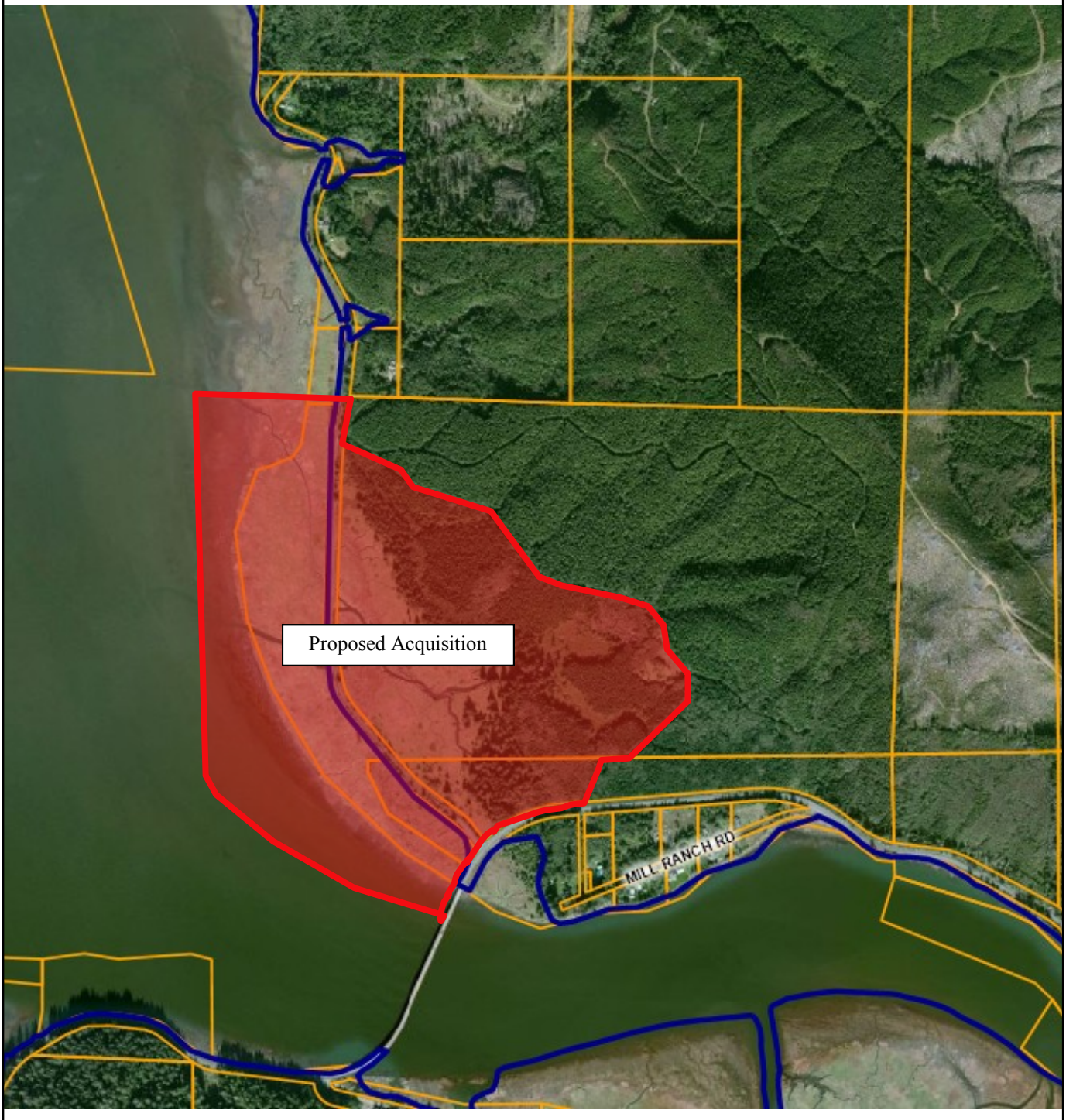
Proposed Acquisition

ITEM 1: PROPOSED ACQUISITION
SFG HCK TIMBER PARTNERSHIP, LP PROPERTY

COUNTY: PACIFIC COUNTY

LEGAL: SECTION 15, TOWNSHIP 11 N, RANGE 10 W, W.M.

ACRES: 161.9



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

December 14, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE CHELAN-DOUGLAS LAND TRUST PROPERTY, LOWER ICICLE CREEK, CHELAN COUNTY

The Department of Fish and Wildlife (WDFW) has received an offer of a land transfer of 6.45 acres on Icicle Creek in Chelan County from the Chelan-Douglas Land Trust (CDLT). The acquisition has been negotiated by CDLT with the Fromm Family Trust, LLC. This land is part of the Lower Icicle Creek Habitat Conservation Project and is the first phase of efforts to protect the Lower Icicle Creek. This conservation project has been evaluated and approved through the Lands 20/20 process. The purpose of the project is to preserve high quality riparian habitat and spawning areas identified in the Upper Columbia Salmon Recovery Plan. This project is being funded by a grant from the Washington State Recreation and Funding Office under the Salmon Recovery Funding Board program and funding from the Chelan-Douglas Land Trust. Authority for this acquisition is provided in the capital budget.

The property, which is under continued threat of residential development, has 1,350 feet of frontage on Icicle Creek approximately 1.4 miles south of Leavenworth. The property's stream frontage provides significant riparian and in-stream habitats that benefit listed salmonids including Upper Columbia spring Chinook, Upper Columbia steelhead, Bull Trout and Sockeye. Riffle and pool habitat supports fish spawning and rearing, while deciduous forest provides valuable habitat for songbird breeding and nesting. This site will also benefit the public with walk-in water access for fishing and floating as well as a small parking area adjacent to East Leavenworth Road.

The property will be managed within the Access Program. Operation and maintenance costs are anticipated to be \$1,500 annually to address weed control and litter issues. Funding will be provided from the existing access area budget.

The property is being purchased by the CDLT at the reviewed appraised fair market value of \$370,000. \$296,000 is being provided by a grant from the Salmon Recovery Funding Board and \$74,000 is being provided by the CDLT. WDFW intends to pursue grant funding and reimburse the \$74,000 CDLT funding if successful.

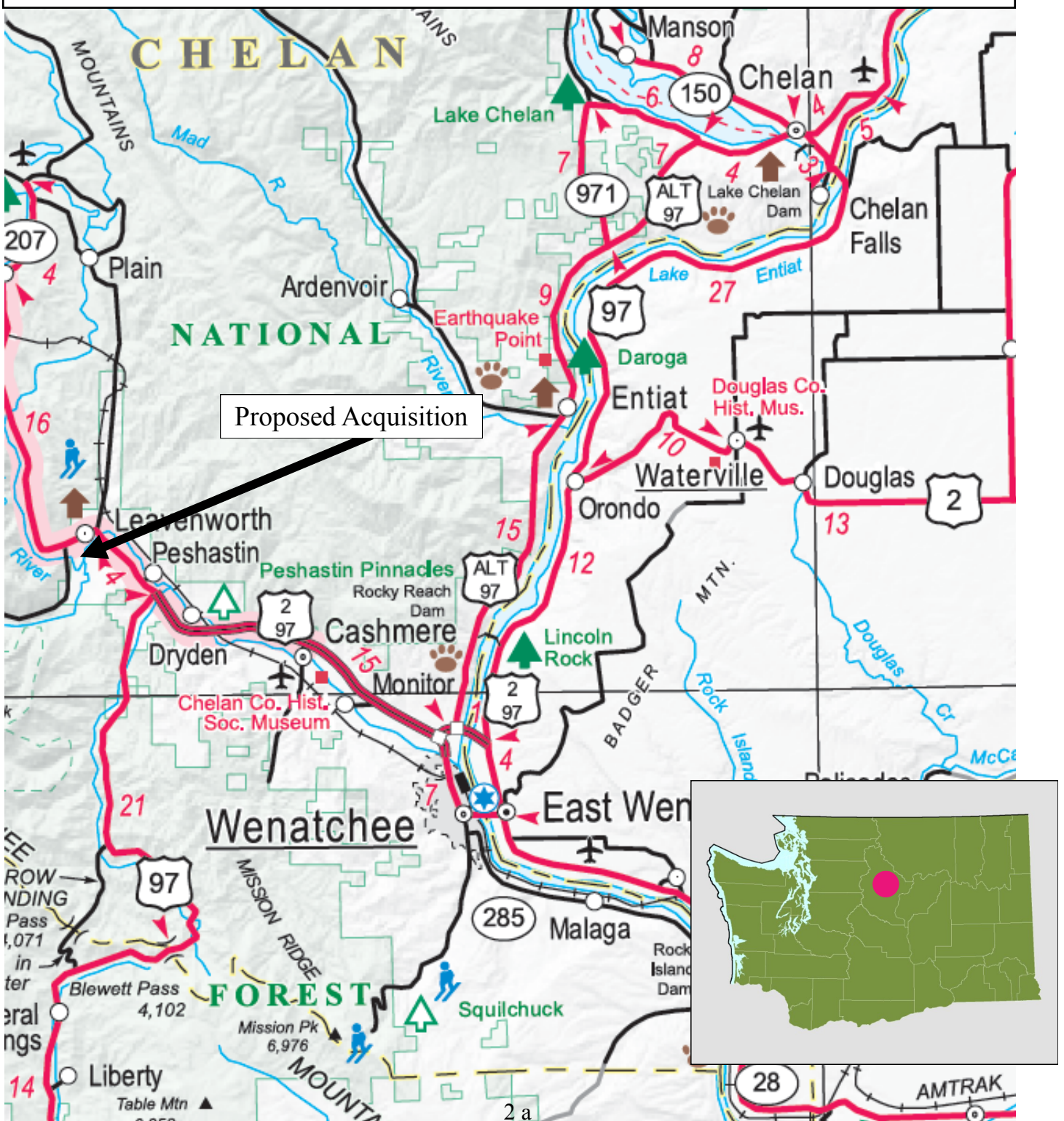
The Department recommends the Commission approve accepting the transfer of this 6.45-acre property from the Chelan-Douglas Land Trust.

**ITEM 2: PROPOSED ACQUISITION
LOWER ICICLE CREEK PROPERTY**

COUNTY: CHELAN COUNTY

LEGAL: SECTION 13, TOWNSHIP 24 N, RANGE 17 E, W.M.

ACRES: 6.45



**ITEM 2: PROPOSED ACQUISITION
LOWER ICICLE CREEK PROPERTY**

COUNTY: CHELAN COUNTY

LEGAL: SECTION 13, TOWNSHIP 24 N, RANGE 17 E, W.M.

ACRES: 6.45



**ITEM 2: PROPOSED ACQUISITION
LOWER ICICLE CREEK PROPERTY**

COUNTY: CHELAN COUNTY

LEGAL: SECTION 13, TOWNSHIP 24 N, RANGE 17 E, W.M.

ACRES: 6.45



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

December 14, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE MALTAIS PROPERTY,
FRAZER UNIT, METHOW WILDLIFE AREA, OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase the 79.68 acre Maltais property. This acquisition is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect shrub-steppe, key migration routes for mule deer, riparian and in-stream habitats in the Methow Watershed. This purchase will be funded by a grant from the U.S. Fish and Wildlife Service Section 6 program. Authority for this acquisition is provided in the capital budget.

This property is located in Methow Valley, approximately 5 miles southwest of the town of Twisp. The property consists of gentle hillsides sloping to level grass land with water rights on Frazier Creek. This acquisition will protect the wildlife habitat benefits, which include migration corridor for large mammals, significant winter range for mule deer, and sensitive shrub steppe.

The property will be managed within the Wildlife Program by Tom McCoy as part of the Frazer Unit, Methow Wildlife Area. Operation and maintenance costs are anticipated to be \$650 annually to address weed control and litter issues. Annual Payments in-lieu of property tax is estimated at \$160. 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:

79.68 acres for \$554,000.00

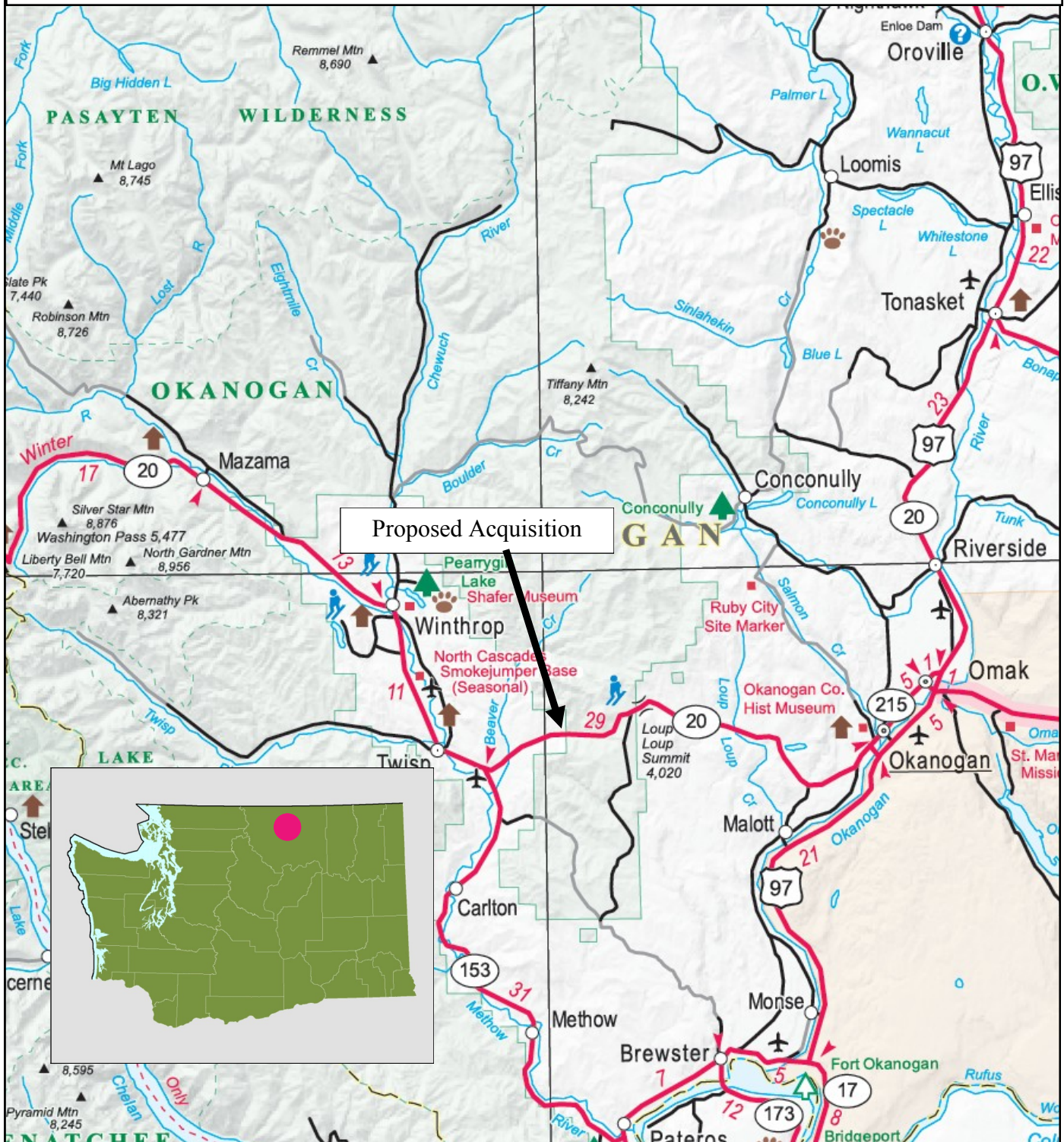
The Department recommends the Commission approve the acquisition of the 79.68-acre Maltais property for the appraised value of \$554,000.00.

**ITEM 3: PROPOSED ACQUISITION
MALTAIS PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 7 & 8, TOWNSHIP 33 N, RANGE 23 E, W.M.

ACRES: 79.68

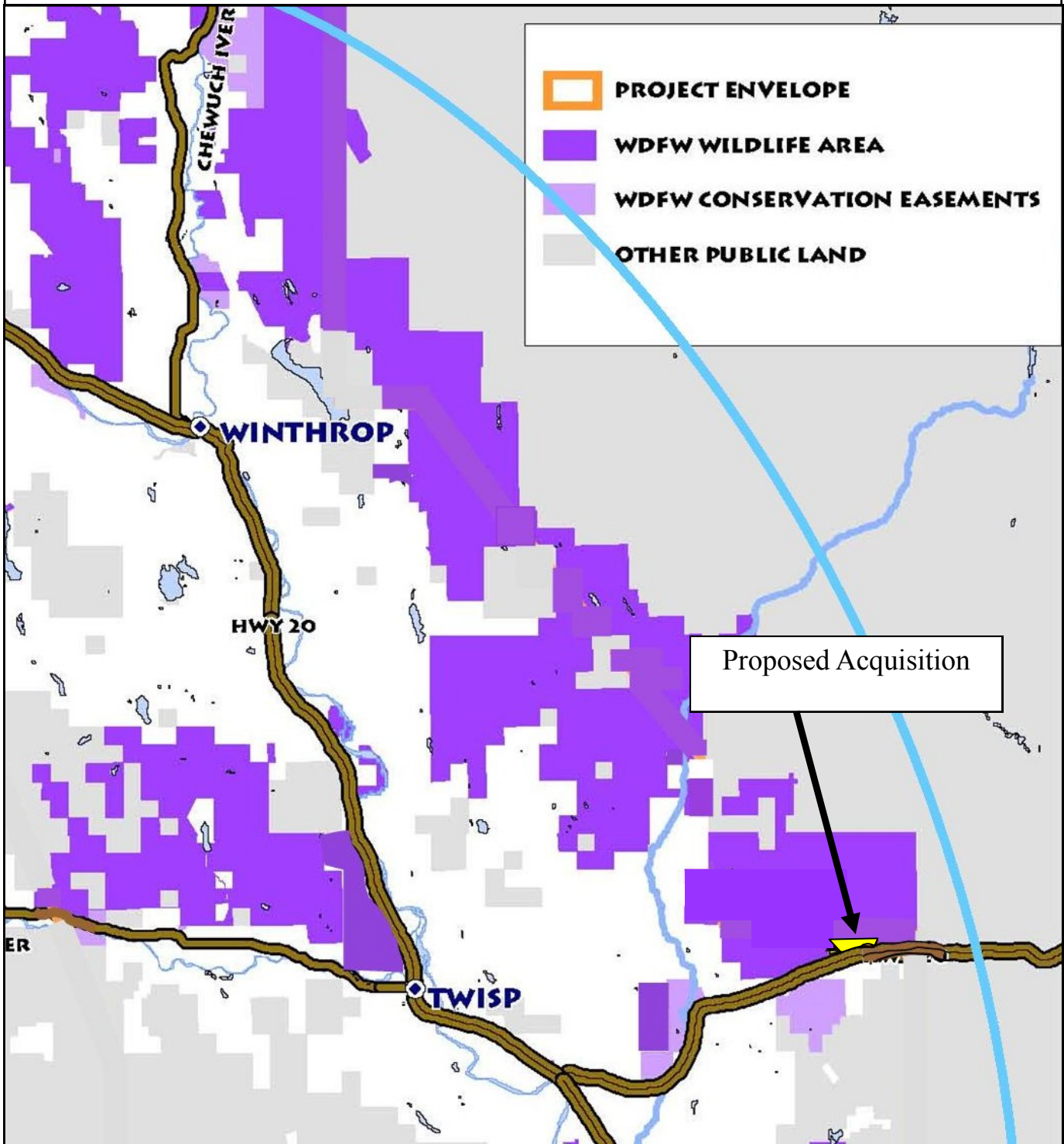


**ITEM 3: PROPOSED ACQUISITION
MALTAIS PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 7 & 8, TOWNSHIP 33 N, RANGE 23 E, W.M.

ACRES: 79.68



**ITEM 3: PROPOSED ACQUISITION
MALTAIS PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 7 & 8, TOWNSHIP 33 N, RANGE 23 E, W.M.

ACRES: 79.68

