

PROPOSED LAND TRANSACTIONS

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Summary Sheet

Meeting dates: DECEMBER 6 & 7, 2013
Agenda item: PROPOSED LAND TRANSACTIONS

Presenter(s): Dan Budd

Background summary:

The Department is recommending the following actions:

- Item 1 – Proposed Acquisition of 640 acres in Kittitas County
- Item 2 – Proposed Acquisition of 2.14 (+/-) acres in Mason County
- Item 3 – Proposed Acquisition of 2,639.26 (+/-) acres in Asotin County

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

Protecting critical fish and wildlife habitat and providing public recreational opportunity.

Public involvement process used and what you learned:

Item 1 – This acquisition proposes to transfer the 640-acre Cole Creek property to the Department of Fish and Wildlife (WDFW) as part of the L.T. Murray W.A.. This acquisition has been reviewed with local officials including the Kittitas County Commission. The action is widely supported and a letter of support from the Kittitas County Commission is included in the package.

Item 2 – This acquisition is part of the Lynch Cove Estuary project which has been a long-term partnership project with the North Mason School District through its Thelar Wetlands Interpretive Center, the Hood Canal Salmon Enhancement Group, the Great Peninsula Land Trust and the Cascade Land Conservancy now known as Forterra. The project has broad local support and has been reviewed with local officials including the Mason County Commission with no objections.

Item 3 – This acquisition is part of the Mountain View project funded by the Recreation and Conservation Office through a competitive grant process. The project has also successfully competed for funding through the U.S. Fish and Wildlife Service's Section 6 nationwide competitive grant process. The project has broad support including the Wild Sheep Foundation, the Mule Deer Foundation, the Canyon Birders, the Tri-State Steelheaders, the Kelly Creek Flycasters and the Blue Mountain Land Trust. It has also been reviewed with local officials including the Asotin County Commission.

Action requested:

Approval of the proposed land transactions as presented.

Draft motion language:

Move to approve the proposed land transactions 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 these transactions.

**Budget Detail for December 6 & 7, 2013 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
Five Star	2.14	\$ 117,500.00	Lynch Cove Estuary	RCO-WWRP	Z41	\$ -	\$ 1,406,265.00	\$ 775,479.00	\$ 654,454.00
Odom 4-0 Land and Livestock PH 3	2,639.26	\$ 4,853,257.00	Mountain View 4-0 Ranch Acq	USFWS-S6	Q53	\$ 10,478,825.00	\$ 3,700,000.00	\$ 581,726.00	
			Mountain View 4-0 Ranch 2013	USFWS-S6	P22	\$ 29,599,892.00	\$ 2,000,000.00	\$ 2,000,000.00	
			Mountain View 4-0 and Hanson Ridge	RCO-WWRP	Z41	\$ -	\$ 4,600,000.00	\$ 4,600,000.00	\$ 2,182,871.29

USFWS - S6 = US Fish & Wildlife Service Section 6 Grant
 USFWS -NCWCG = US Fish & Wildlife Service National Coastal Wetlands Conservation Grant Program
 RCO-WWRP = Recreation Conservation Office - Washington Wildlife Recreation Program

** 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**

December 6, 2013

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED TRANSFER OF THE FORTERRA NW COLE CREEK PROPERTY, L.T. MURRAY WILDLIFE AREA, KITTITAS COUNTY**

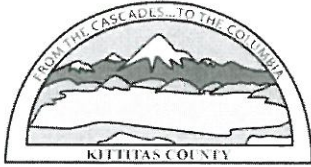
FORTERRA NW (FORTERRA) proposes to transfer the 640-acre Cole Creek property to the Department of Fish and Wildlife (WDFW) as part of the L.T. Murray W.A. This transfer is part of a larger project in the Teanaway Basin which was reviewed and approved through the Lands 20/20 process.

This property is located approximately 3 miles northeast of Easton, near Cle Elum. The WDFW-owned Oak Creek, Wenas, and L.T. Murray wildlife areas surround the area of this property, including WDFW owning some adjacent lands. FORTERRA NW acquired the property from Plum Creek Timberlands, utilizing a USFWS Section 6 grant awarded to the Department of Natural Resources. This property will become an addition to the L.T. Murray Wildlife Area and will enhance connectivity of publicly owned and managed lands.

Habitats in the 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 several federally-listed species, including northern spotted owls, bull trout, and Mid-Columbia Steelhead. There are no water rights associated with this property and the historical use of the property has been forest management for timber production.

The property will be managed by the Wildlife Program as a unit of the L.T. Murray Wildlife Area. Operation and maintenance costs are estimated at \$5,120 annually. Payments in lieu of property taxes are anticipated to be \$1,980 per year.

The Department recommends the Commission approve the acceptance of this transfer of the 640-acre FORTERRA NW property.



Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Paul Jewell

District Two
Gary Berndt

District Three
Obie O'Brien

November 12, 2013

Mike Livingston
Region 3 Director
Washington State Department of Fish and Wildlife
1701 South 24th Avenue
Yakima, WA 98902-5720

Re: Remnant Bridge in Cabin Creek Floodplain T20N, R13E, Section 21

Dear Mr. Livingston:

Kittitas County understands that the bridge on FS Road #41 over Cabin Creek in Section 21 has been washed out for nearly 20 years and that segment of the road accessing the bridge has been impassable by the public since that time. We are aware that there is an effort by the WA State Department of Fish and Wildlife (WDFW) and Forterra to acquire the property in Section 21 surrounding this bridge.

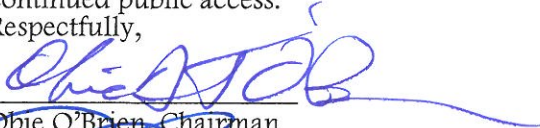
The County recognizes that the high cost to rebuild the bridge to current standards is prohibitive for both the landowners and the County. The structure was originally built in the 1960s as part of Forest Service Road #41 and is covered by the share cost agreement between Plum Creek and the Forest Service. The approaches to the bridge washed out in 1990s, which affected the entire floodway, about 100 yards wide. There are additional slides upstream of the bridge.

The County acknowledges that none of the previous users of the road were interested in rebuilding – which would have required construction of additional bridge segments to cross the floodplain (rather than fill). The current structure which consists of a wooden deck, laminated wooden beams and concrete piers, is deteriorating and portions are likely to fall down in the next few years. This presents hazards for people and water quality and fisheries. This segment of road has been impassable since the washout.

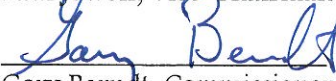
Public vehicle access to the upper Cole Creek basin is unaffected by loss of bridge. Access to upper Cabin Creek basin is via road network from Stampede Pass. WDFW, Plum Creek, Forest Service, and Kittitas County have all indicated their intent to help with removal of the structure. Representatives of the Yakama Nation have also expressed support for removal and assistance with the project.

Thus, Kittitas County concurs with the decision of the affected landowners to remove the bridge and its approaches and will assist in that effort to the extent possible. We further support WDFW acquiring this property as part of its Upper Yakima Wildlife Area to manage for wildlife habitat, fisheries and continued public access.

Respectfully,


Obie O'Brien, Chairman


Paul Jewell, Vice-Chairman

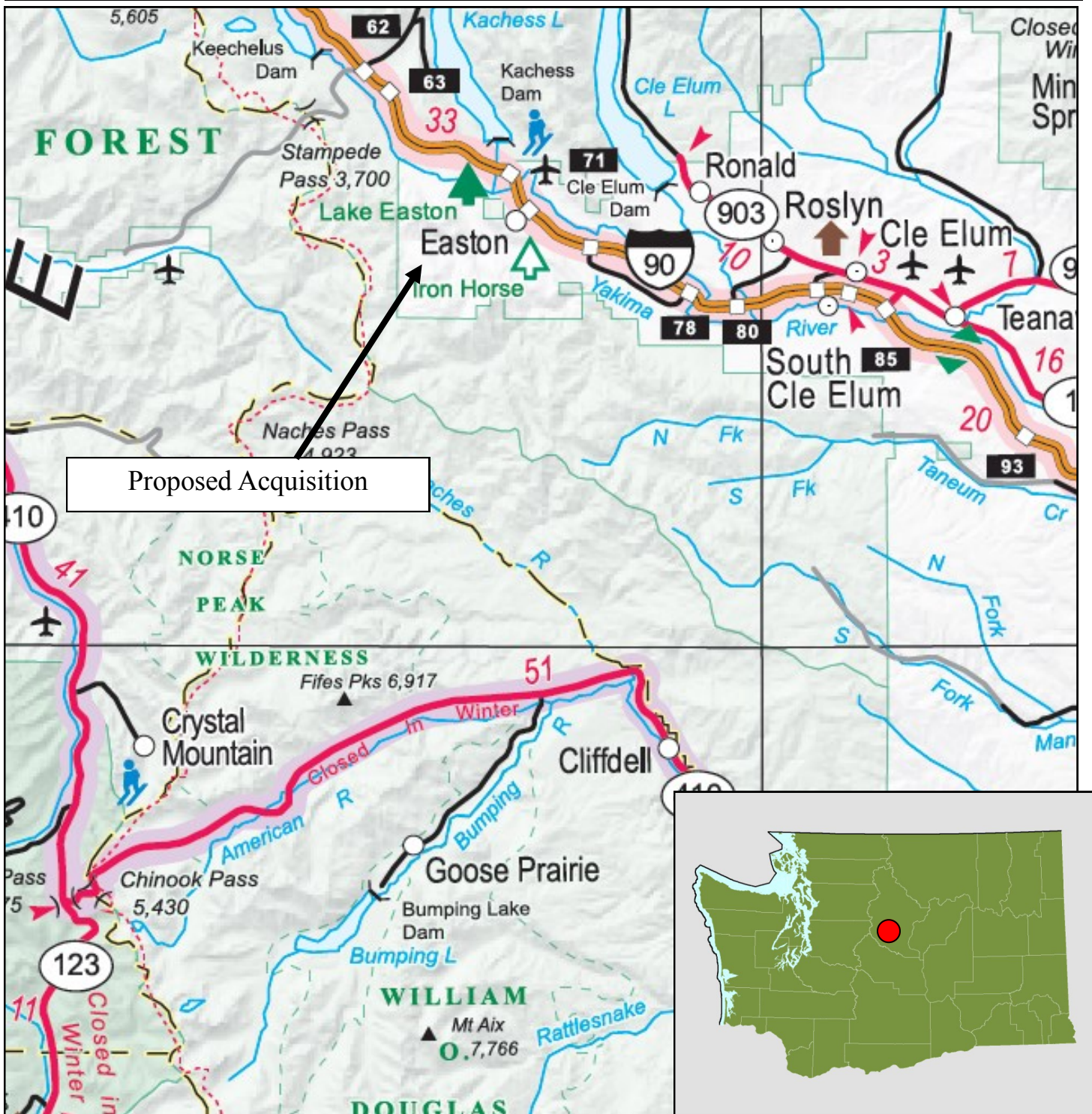

Gary Berndt, Commissioner

ITEM 1: PROPOSED TRANSFER, FORTERRA NW COLE CREEK PROPERTY

COUNTY: KITTITAS COUNTY

LEGAL: SECTION 21, TOWNSHIP 20 N, RANGE 13 E, W.M.

ACRES: 640

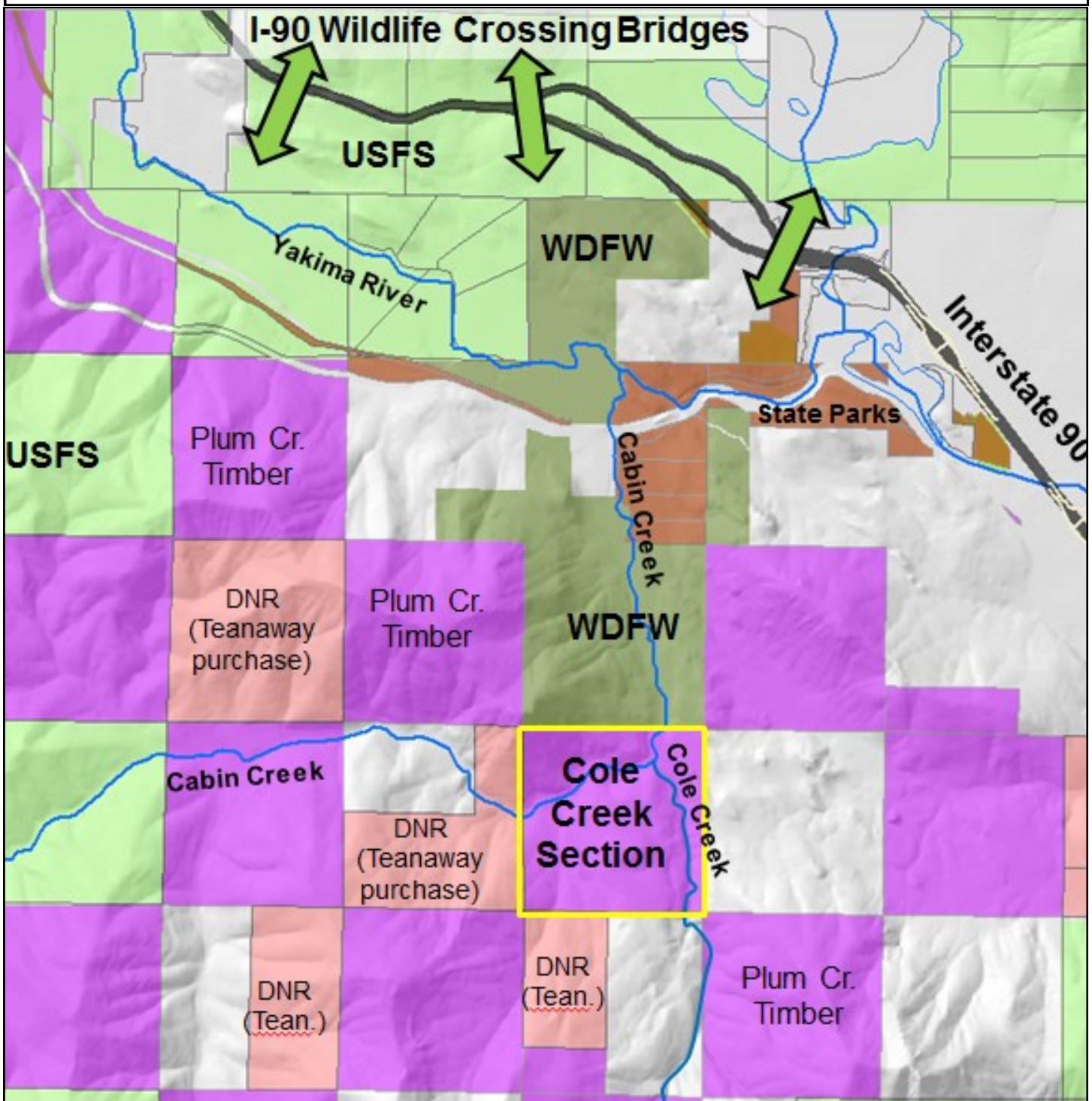


ITEM 1: PROPOSED TRANSFER, FORTERRA NW
COLE CREEK PROPERTY

COUNTY: KITTITAS COUNTY

LEGAL: SECTION 21, TOWNSHIP 20 N, RANGE 13 E, W.M.

ACRES: 640

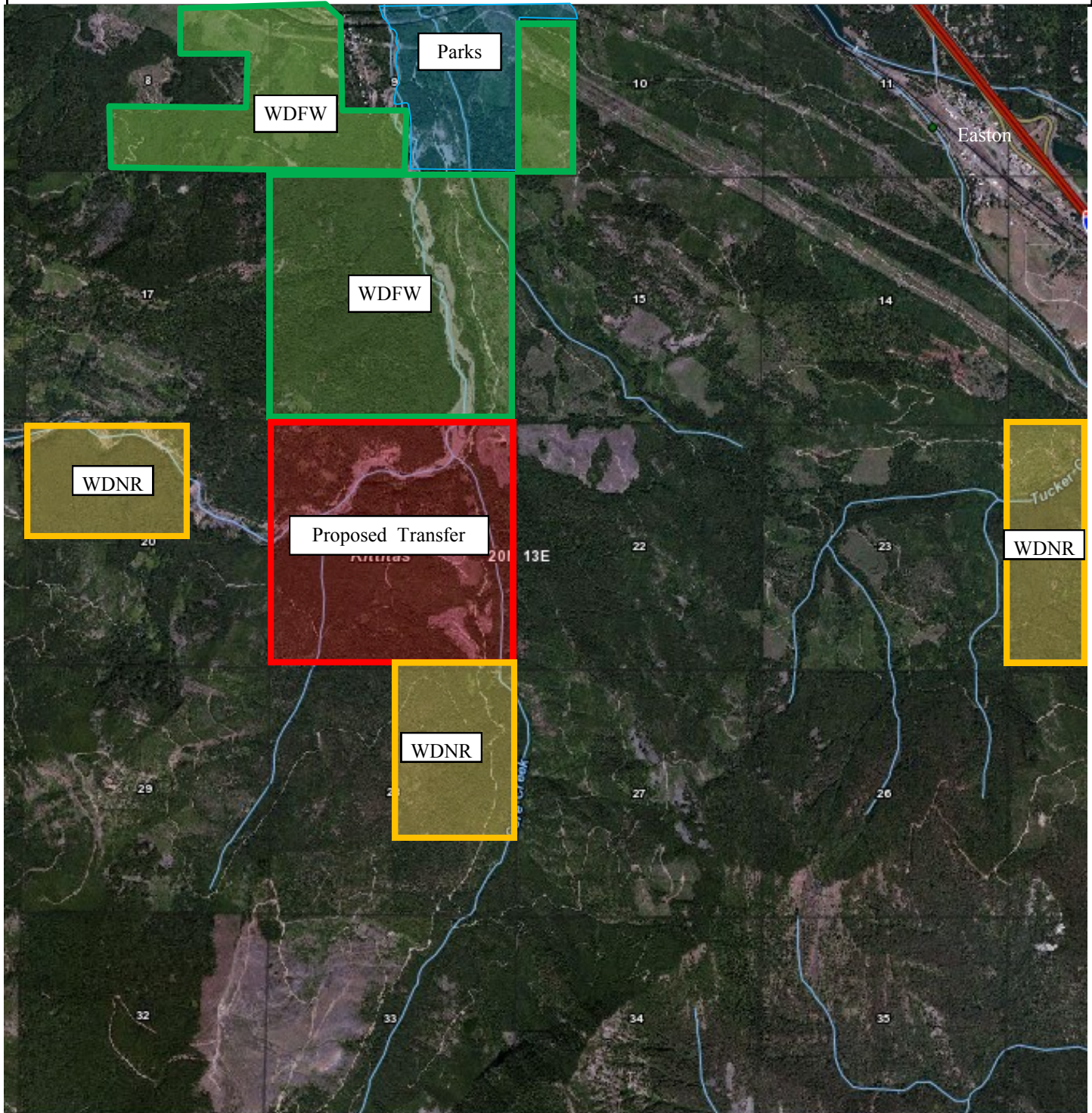


**ITEM 1: PROPOSED TRANSFER, FORTERRA NW
COLE CREEK PROPERTY**

COUNTY: KITTITAS COUNTY

LEGAL: SECTION 21, TOWNSHIP 20 N, RANGE 13 E, W.M.

ACRES: 640

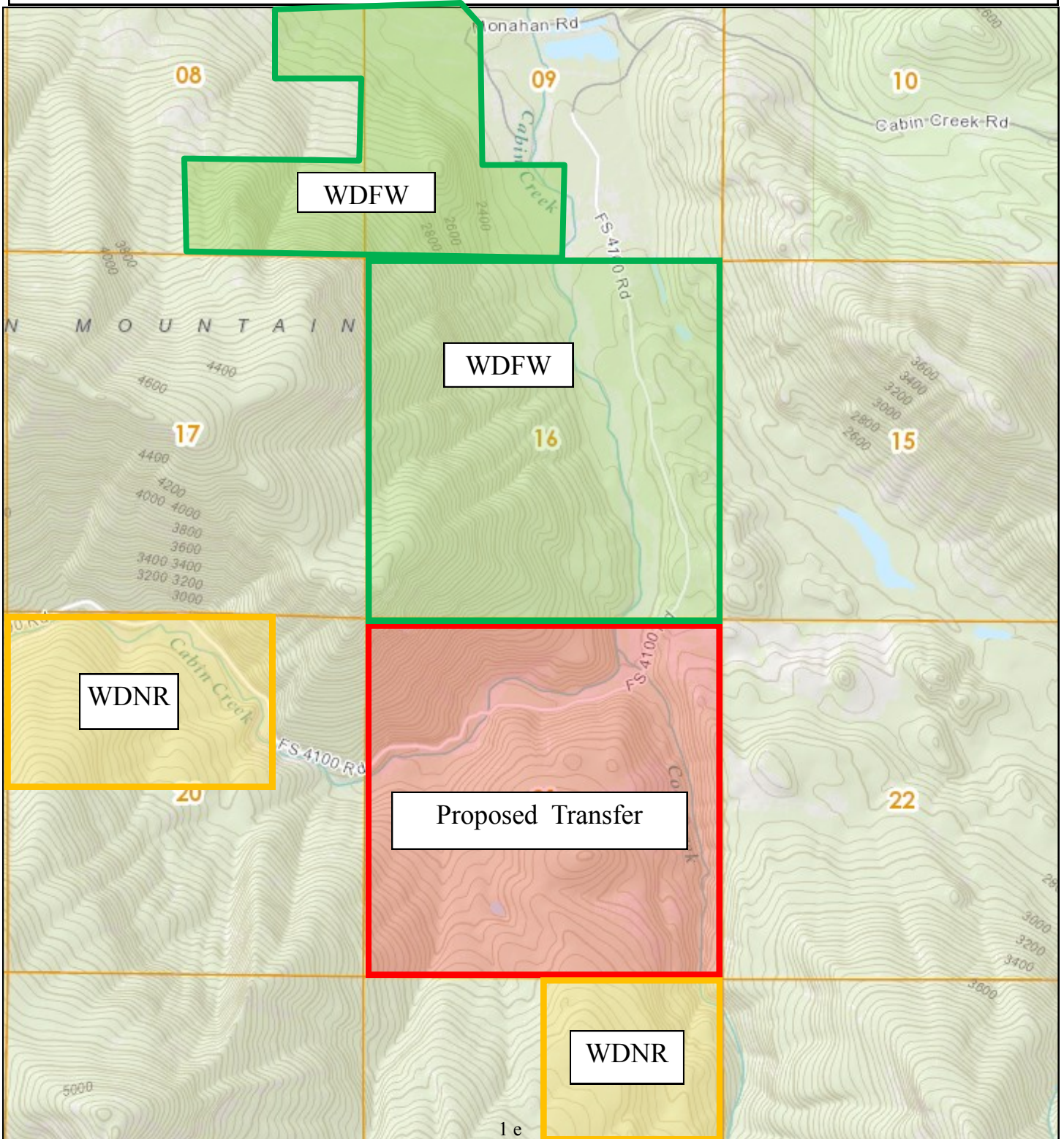


**ITEM 1: PROPOSED TRANSFER, FORTERRA NW
COLE CREEK PROPERTY**

COUNTY: KITTITAS COUNTY

LEGAL: SECTION 21, TOWNSHIP 20 N, RANGE 13 E, W.M.

ACRES: 640



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

December 6, 2013

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE FIVE STAR
INVESTMENT GROUP, LLC, UNION RIVER UNIT, SOUTH PUGET
SOUND WILDLIFE AREA, MASON COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase approximately 2.14+/- acres of lowlands and tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project will be jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided in the capital budget.

This property is located in Mason County, on State Route 3, just south of Belfair and is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove.. The majority of the property is low lying area covered with alder and blackberry bushes and salt marsh that covers with water during high tides. The remainder of the property, approximately .4 acres, is uplands adjacent to the highway with a dilapidated house on it, which WDFW will remove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access. The property has no water rights and has been used historically as a residential property.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 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:

\$117,500 for approximately 2.14+/- acres

The Department recommends the Commission approve the acquisition of the 2.14+/-acre Five Star Investment Group, LLC property for the appraised value of \$117,500.

**ITEM 2: PROPOSED ACQUISITION
FIVE STAR INVESTMENT GROUP PROPERTY**

COUNTY: MASON COUNTY

LEGAL: SECTION 32, T 23N, R 1W, W.M.

ACRES: 2.14 (+/-)

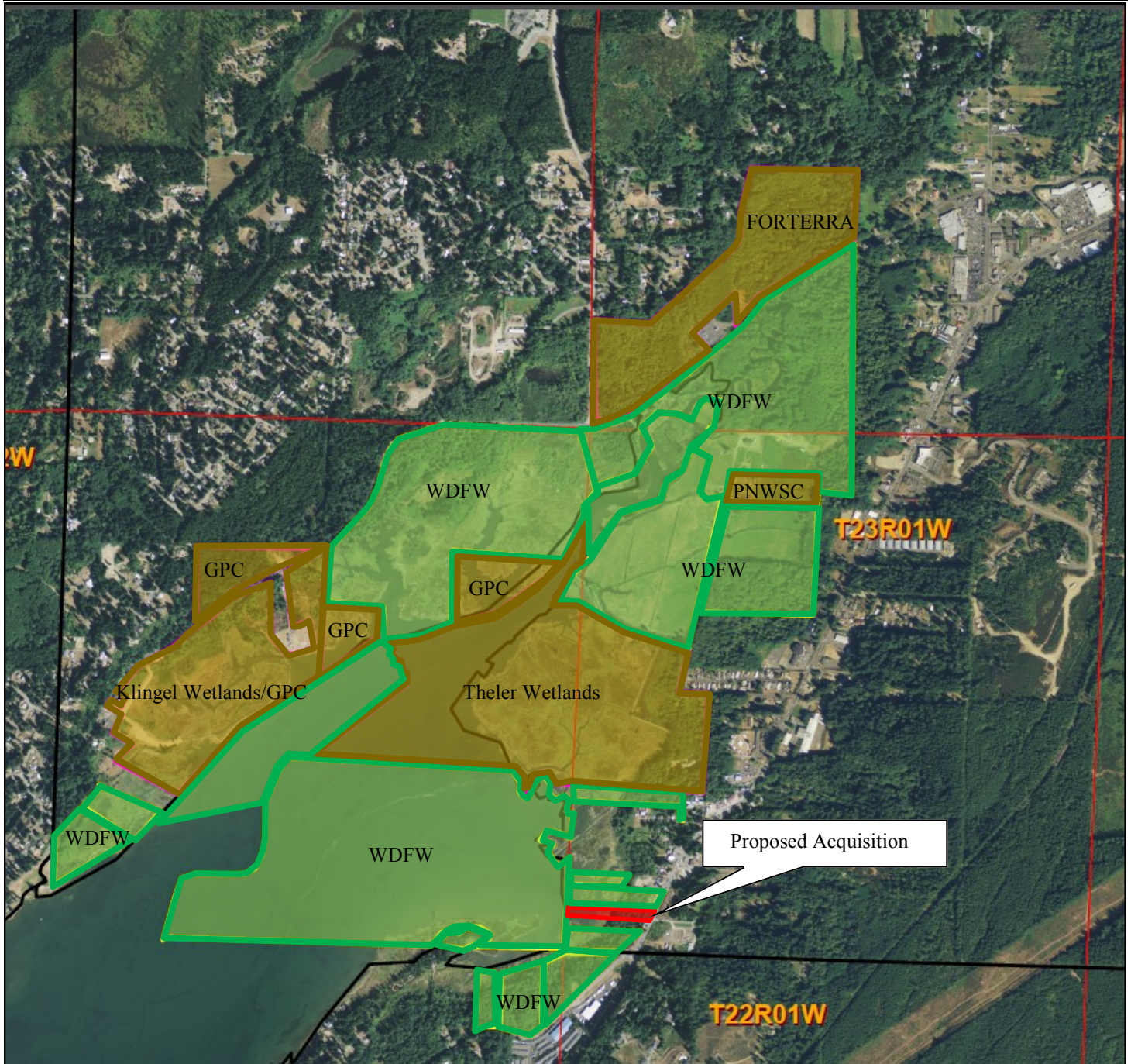


**ITEM 2: PROPOSED ACQUISITION
FIVE STAR INVESTMENT GROUP PROPERTY**

COUNTY: MASON COUNTY

LEGAL: SECTION 32, T 23N, R 1W, W.M.

ACRES: 2.14 (+/-)

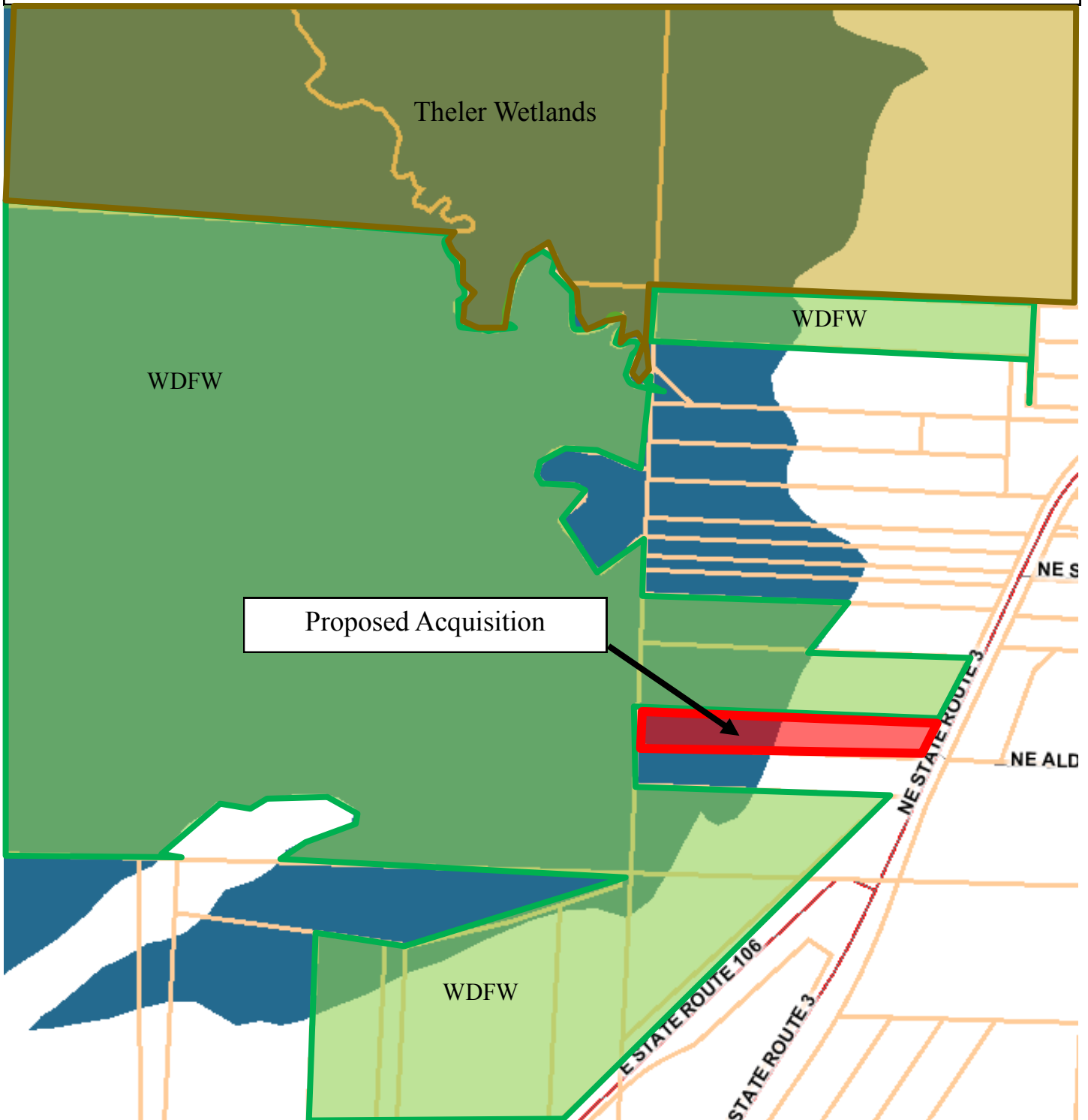


**ITEM 2: PROPOSED ACQUISITION
FIVE STAR INVESTMENT GROUP PROPERTY**

COUNTY: MASON COUNTY

LEGAL: SECTION 32, T 23N, R 1W, W.M.

ACRES: 2.14 (+/-)



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

December 6, 2013

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE ODOM/4-O LAND & LIVESTOCK, LLC PROPERTY, GROUSE FLAT UNIT, BLUE MOUNTAIN WILDLIFE AREA, ASOTIN COUNTY.

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase, in multi-year phases, approximately 11,973 acres from Milton Odom, II and 4-0 Land & Livestock, LLC. Phase 1 was purchased on January 5, 2012 and covered 2,181.55 acres. Phase 2 was purchased on June 27, 2013 and covered 1,613.78 acres. The current Phase 3 proposed acquisition covers 2,639.26 (+/-) acres.

This acquisition is part of the Mountain View project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect miles of creek and river riparian zone for the benefit of steelhead and bull trout, and to manage terrestrial habitat for the benefit of deer, bighorn sheep and elk. This phase is being funded by grants from the US Fish and Wildlife Service and Recreation and Conservation Office under the Washington Wildlife and Recreation program.

This property is located in Asotin County, approximately 22 miles southwest of Anatone. The total project area contains about seven miles of frontage on the Grande Ronde River and contains numerous creeks, most notably Wenatchee Creek, Cougar Creek and Grouse Creek. Historically, the property has been managed with a focus on wildlife habitat providing trophy big game hunting opportunities. Management practices include scattered dry land farming, moderate cattle grazing and timber production. The land is a mix of gently rolling hills and meadows, sloping and steep hillsides, and benches. The value of this property to wildlife includes riparian habitats beneficial to endangered fish species and forestland and high meadow complexes beneficial to ungulates including bighorn sheep, deer and elk. It is bordered extensively by public lands owned by the US Forest Service (Umatilla National Forest) and the Bureau of Land Management and WDFW.

The property will be managed within the Wildlife Program by Bob Dice as part of the Grouse Flat Unit, Blue Mountain Wildlife Area. Operation and maintenance costs for this phase are estimated at \$21,100 to address weed control and litter issues. Payment in-lieu of property tax is estimated at \$2,650. Funding will be provided from the existing wildlife area budget. Phase 3 will be acquired for the reviewed approved appraised value of:

\$4,720,405 for 2,639.26 Acres

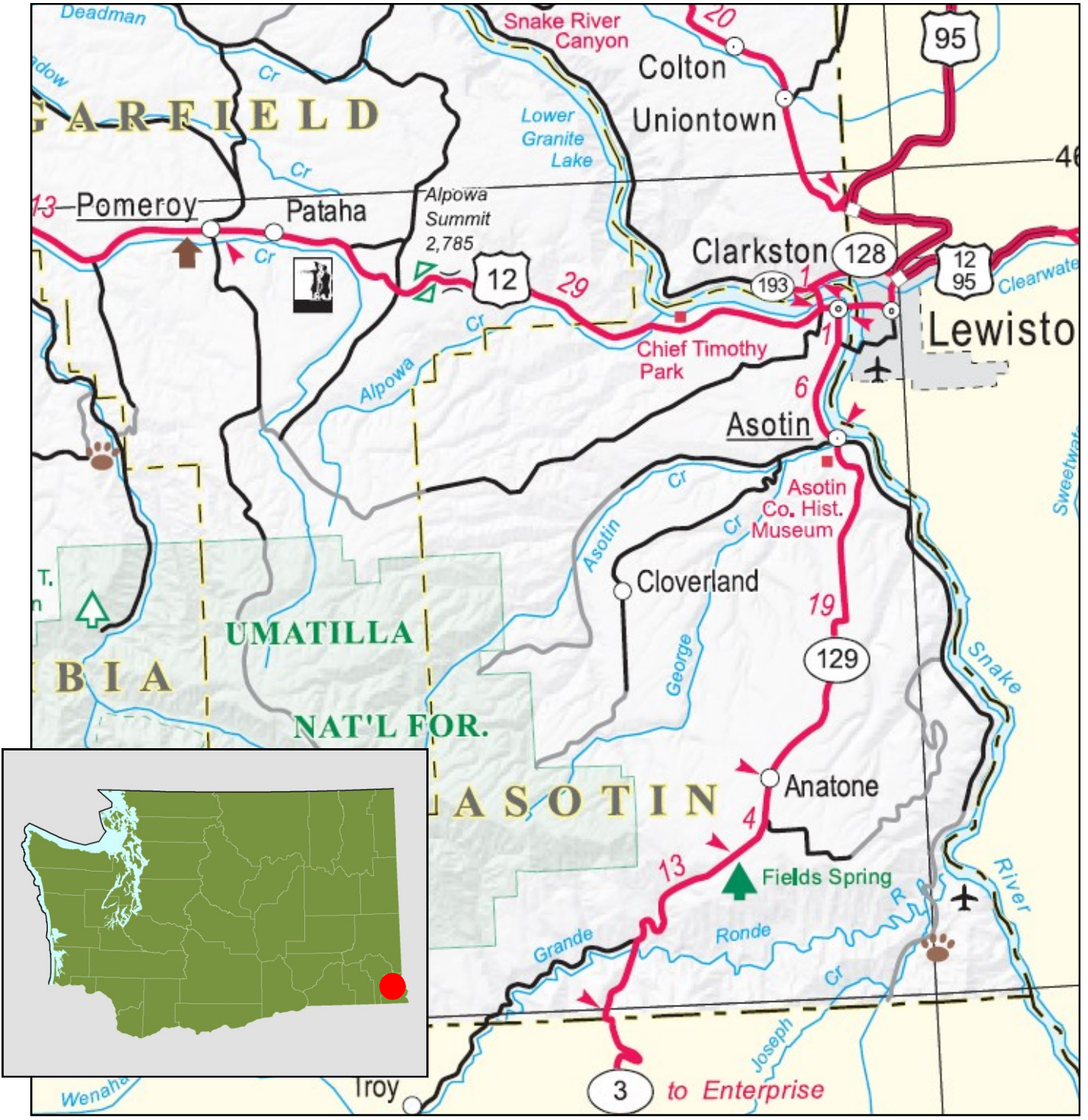
The Department recommends the Commission approve the acquisition of the 2,639.26 (+/-) acre 3rd Phase of the Milton Odom, II and 4-0 Land & Livestock, LLC property for \$4,720,405.

ITEM 3: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 3

COUNTY: ASOTIN COUNTY

LEGAL: SECTIONS 24, 25 & 36, TOWNSHIP 7 N, RANGE 43 E, SECTION 6 TOWNSHIP 6 N, RANGE 44 E, W.M.

ACRES: 2,639.26 (+/-)

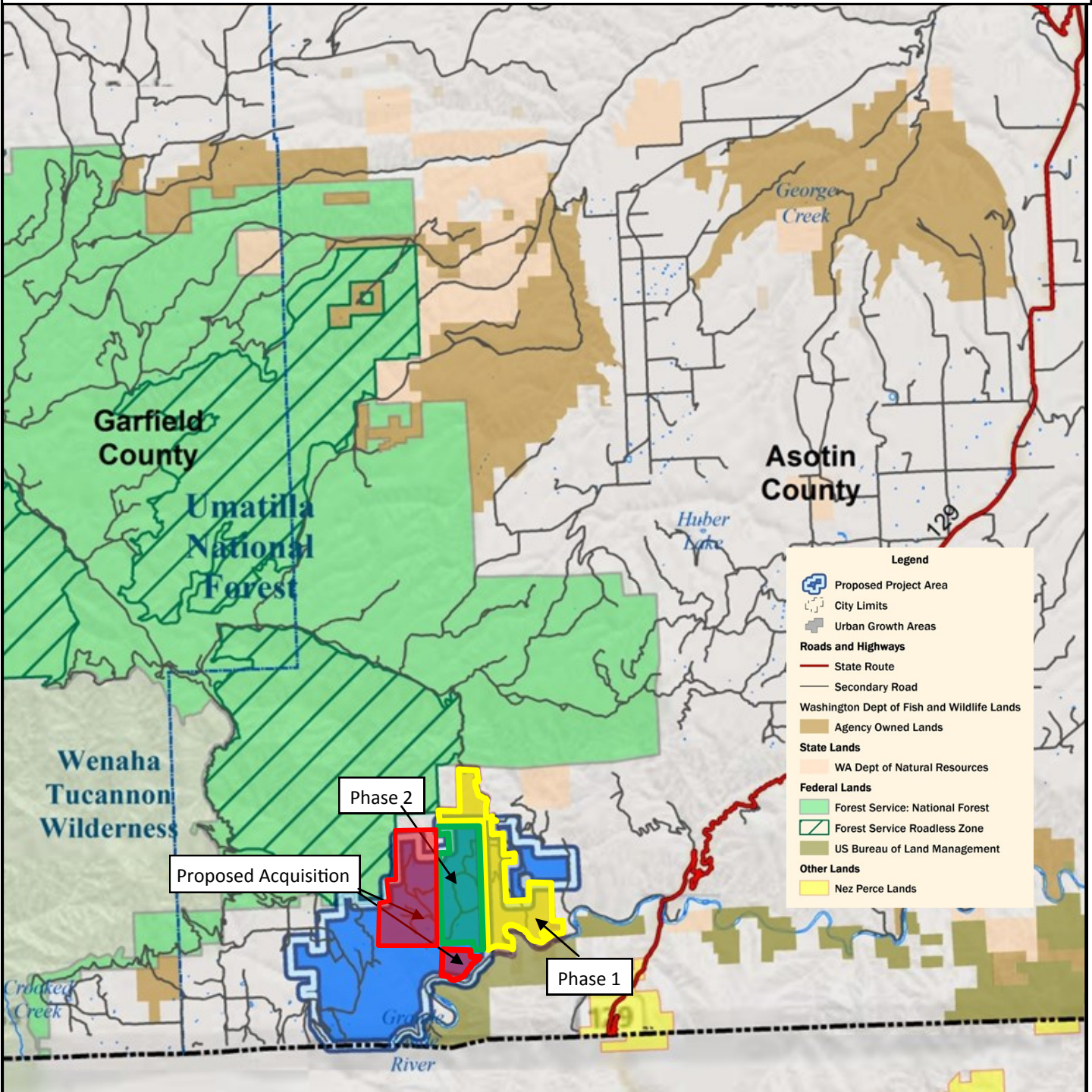


ITEM 3: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 3

COUNTY: ASOTIN COUNTY

LEGAL: SECTIONS 24, 25 & 36, TOWNSHIP 7 N, RANGE 43 E, SECTION 6 TOWNSHIP 6 N, RANGE 44 E, W.M.

ACRES: 2,639.26 (+/-)



ITEM 3: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 3

COUNTY: ASOTIN COUNTY

LEGAL: SECTIONS 24, 25 & 36, TOWNSHIP 7 N, RANGE 43 E, SECTION 6 TOWNSHIP 6 N, RANGE 44 E, W.M.

ACRES: 2,639.26 (+/-)

