

# PROPOSED LAND TRANSACTION

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## Summary Sheet

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<b>Meeting dates:</b>	<b>December 9, 2016 COMMISSION MEETING</b>
<b>Agenda item:</b>	<b>PROPOSED LAND TRANSACTIONS</b>
<b>Presenter(s):</b>	<b>Julie Sandberg, Real Estate Services Section Manager</b>

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### **Background summary:**

**ITEM 1:** This proposal is to purchase 40.45 acres +/- in Cowlitz County for \$219,254. This land transaction provides additional acres for the Merrill Lake Properties LLC project in Cowlitz County. WDFW was informed after the November 2016 Commission meeting by RCO that additional funds were available for the Riparian grant.

This additional acreage expands the acquisition on the west of the Merrill Lake. Historically, the property has been managed for commercial timber production and provides habitat beneficial to deer and elk. The majority of this site is undisturbed riparian habitat including old growth forest components.

Operation and maintenance costs for this 40 acres +/- are estimated at \$500.00 annually. This property will be managed by WDFW as a unit of the Mt. St. Helens Wildlife Area to protect and maintain existing natural habitat characteristics and to provide public access at a level that does not significantly impair ecological integrity of the site.

**ITEM 2:** This proposal is an exchange of road right-of-way with Clallam County. The exchange is made necessary by the estuarine restoration project now occurring on WDFW's North Olympic Wildlife Area near the mouth of Dungeness Bay. In this exchange, the county will vacate county road in tidal areas to WDFW and, in exchange, receive two small, inland right-of-way segments. This will tie together remaining county roadways and create a new emergency vehicle turnaround. The restoration project, which will restore salmonid rearing habitat and create waterfowl hunting opportunities, is a partnership with the North Olympic Salmon Coalition and is funded by the National Coastal Wetland Conservation Grant program of the U.S. Fish & Wildlife Service.

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

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

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### **Public involvement process used and what you learned:**

Item 1 was approved through the Department's Lands 20/20 process and is funded by the RCO WWRP Program.

### **Action requested:**

Approval of the proposed land transactions as presented.

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### **Draft motion language:**

Move to approve the acceptance of Items 1 – 2 as presented.

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### **Justification for Commission action:**

These actions will provide protection for critical fish and wildlife habitat and enhance public recreation.

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### **Communications Plan:**

WDFW will distribute a press release informing the public of this action and proceed to closing the transactions.

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Budget Detail, December 9th and 10th, 2016  
 Fish and Wildlife Commission  
 Land Transaction Agenda Item

Item 1	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
<b><i>Stemilt</i></b>	1280 +/-	\$ 1,950,000.00	Methow Watershed Ph. 8	Sect 6	\$ 3,500,000.00	\$ 2,818,780.40	\$ 1,014,780.40
			Stemilt Basin Ph. 2	WWRP-UW	\$ 1,250,000.00	\$ 173,889.52	\$ 27,889.52

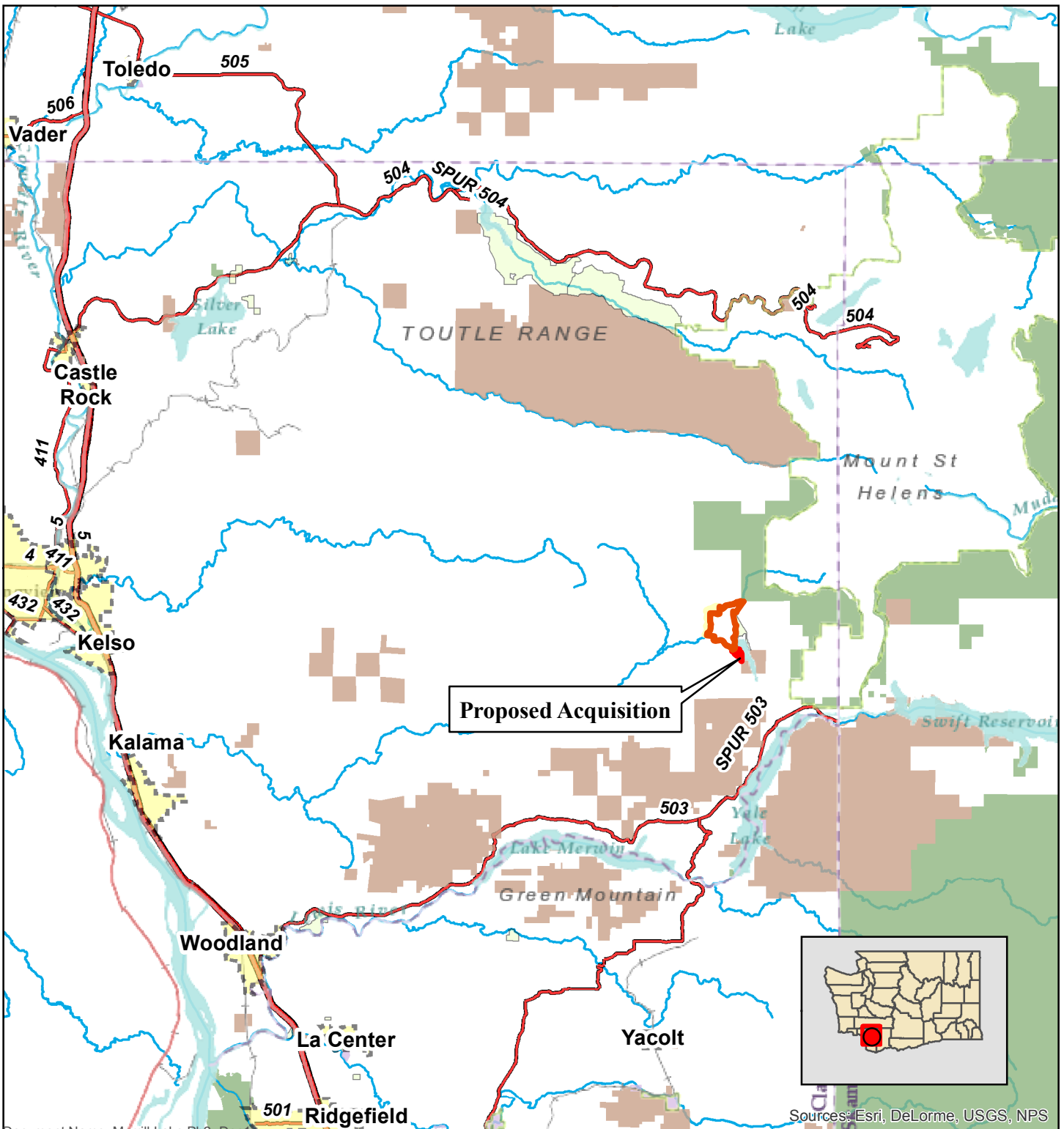
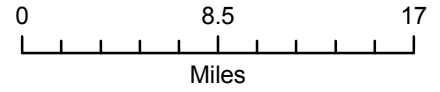
Item 2	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
<b><i>Merrill Lake Phase 2</i></b>	40.45 +/-	\$ 219,254.00	Merrill Lake Riparian Protection 2014	WWRP-RP	\$ 2,490,217.00	\$ 292,798.99	\$ 73,544.99

**ITEM 1: MERRILL LAKE PROPERTIES LLC PHASE 2**

**COUNTY: COWLITZ**

**LEGAL: SECTION 17; TOWNSHIP 7N, RANGE 4E W.M.**

**ACRES: 40.45 (+/-)**

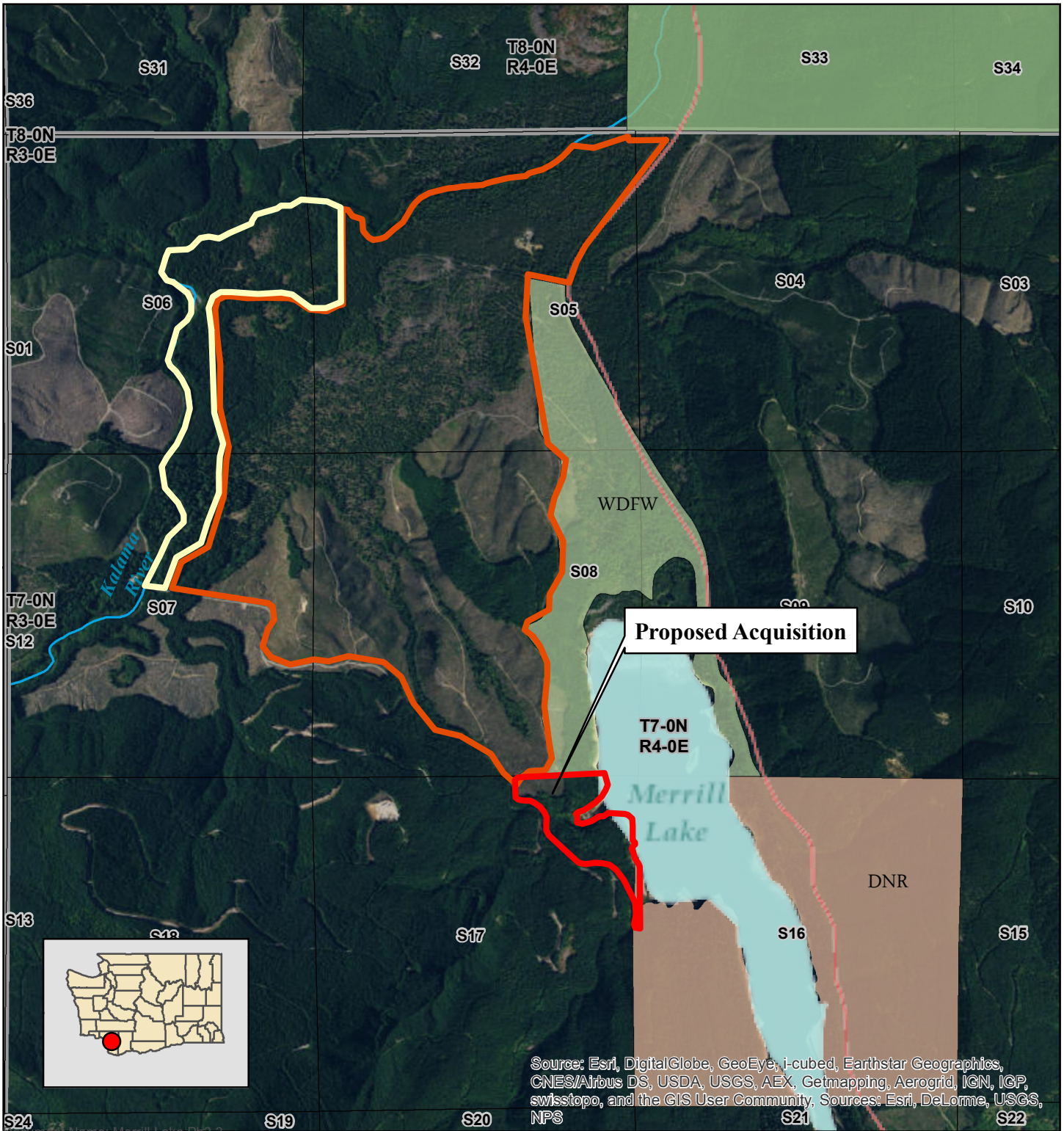
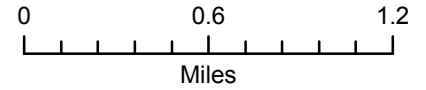


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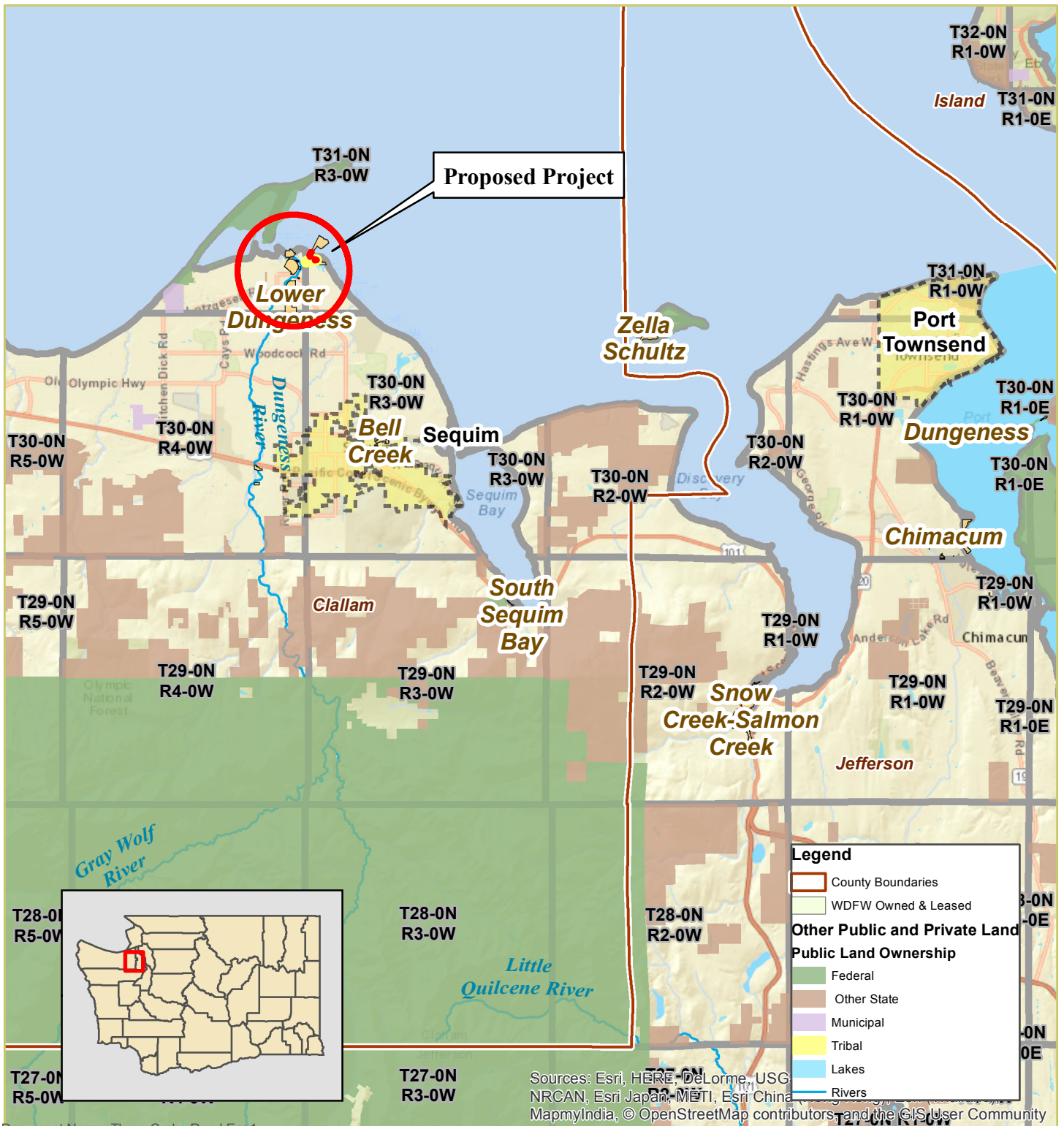




**ITEM 2: PROPOSED THREE CRABS ROAD RIGHT OF WAY**

**COUNTY: CLALLAM**

**LEGAL: TOWNSHIPS 31 N, RANGE 3 W, SECTION 30**



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