

PROPOSED LAND TRANSACTION
TABLE OF CONTENTS
 April 14 & 15, 2017

Decision Page.....		i
Proposed Acquisition	Reardan Property	
	Lincoln County.....	1
Highways Map		1a
Aerial Map		1b
Proposed Acquisition	Teanaway Property	
	Kittitas County	2
Highways Map		2a
Aerial Map		2b
Proposed Acquisition	Westdale Property	
	Kittitas County.....	3
Highways Map		3a
Aerial Map		3b
Proposed Transfer	Ashenfelter Bay	
	Pend Oreille County	4
Highways Map		4a
Aerial Map		4b

Summary Sheet

Meeting dates: APRIL 14-15, 2017 COMMISSION MEETING
Agenda item: PROPOSED LAND TRANSACTIONS
Presenter(s): Julie Sandberg, Real Estate Services Section Manager

Background summary:

ITEM 1: Reardan Audubon Lake Property – This acquisition will secure 150 acres of property adjacent to WDFW’s Reardan Audubon Lake Unit, Swanson Lakes Wildlife Area in Lincoln County. The property contains unique prairies with seasonal pools, several larger permanent ponds and associated riparian areas with hardwood species. Perennial wetland habitat is rare and isolated in this area and the small lakes and wetlands provide a mix of wet meadow grass species which enhance its importance as nesting habitat for waterfowl and also provide muddy shorelines providing important foraging habitat for migrating shorebirds. With over 125 species of birds using this area during spring and fall migration this acquisition provides a tremendous opportunity for wildlife viewing as the primary recreation.

ITEM 2: Teanaway Property – The Teanaway Valley Riparian project includes 215 acres with over half a mile on the Teanaway River along with three tributaries. The Teanaway River is designated critical habitat for federally listed steelhead and bull trout. The property is strategically located to connect existing conservation lands, the Teanaway Community Forest, owned by DNR and co-managed under a conservation easement with WDFW. The property maintains important wildlife movement corridors for deer and elk providing important cougar, bear and wolf prey.

ITEM 3: Westdale LLC. Property – This acquisition secures nearly 1,565 acres in Kittitas County. This property is part of the Heart of the Cascades project to secure protection of the remaining public-private checkerboard ownerships in the Central Cascade Range. With habitats in the transitional zone of the east Cascades these properties are rich in plant and animal species diversity. Streams provide critical rearing and spawning habitat for federally listed steelhead as well as other native fish. This property will also be utilized as a migration corridor for Elk within the L.T. Murray Wildlife Area.

ITEM 4: Ashenfelter Bay Transfer – Pend Oreille County requests this transfer of a four acre parcel adjacent to their county park on the Pend Oreille River. The site was acquired with RCO funding in 1970 near the City of Newport and will be transferred with RCO approval, at no cost with the restriction that it be managed for public recreation forever.

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:

All items were evaluated and approved through the Lands 20/20 process.

Items 1 and 3 are being funded by grants from RCO through the Washington Wildlife and Recreation Program (WWRP).

Item 2 is funded by a USFWS Section 6 grant.

Action requested:

Approval of the proposed land transactions as presented.

Draft motion language:

Move to approve the acceptance of these items.

Justification for Commission action:

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

Communications Plan:

WDFW will distribute a press release informing the public of these actions and proceed to closing.

Budget Detail , April 14th and 15th, 2017

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
Reardan Audubon Lake	149.85 +/-	\$ 150,000.00	Reardan Audubon Lake 2014	RCO-WWRP	\$ 325,000.00	\$ 314,104.51	\$ 164,104.51

Item 2	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
Teanaway	215.05 +/-	\$ 1,900,000.00	Heart of the Cascades 2014	USFWS-Sect 6	\$ 2,000,000.00	\$ 1,965,838.05	\$ 565,838.05
		\$ -	OCR Yakima Basin Integrated Plan	ECY	\$ 1,263,140.00	\$ 794,229.48	\$ 294,229.48

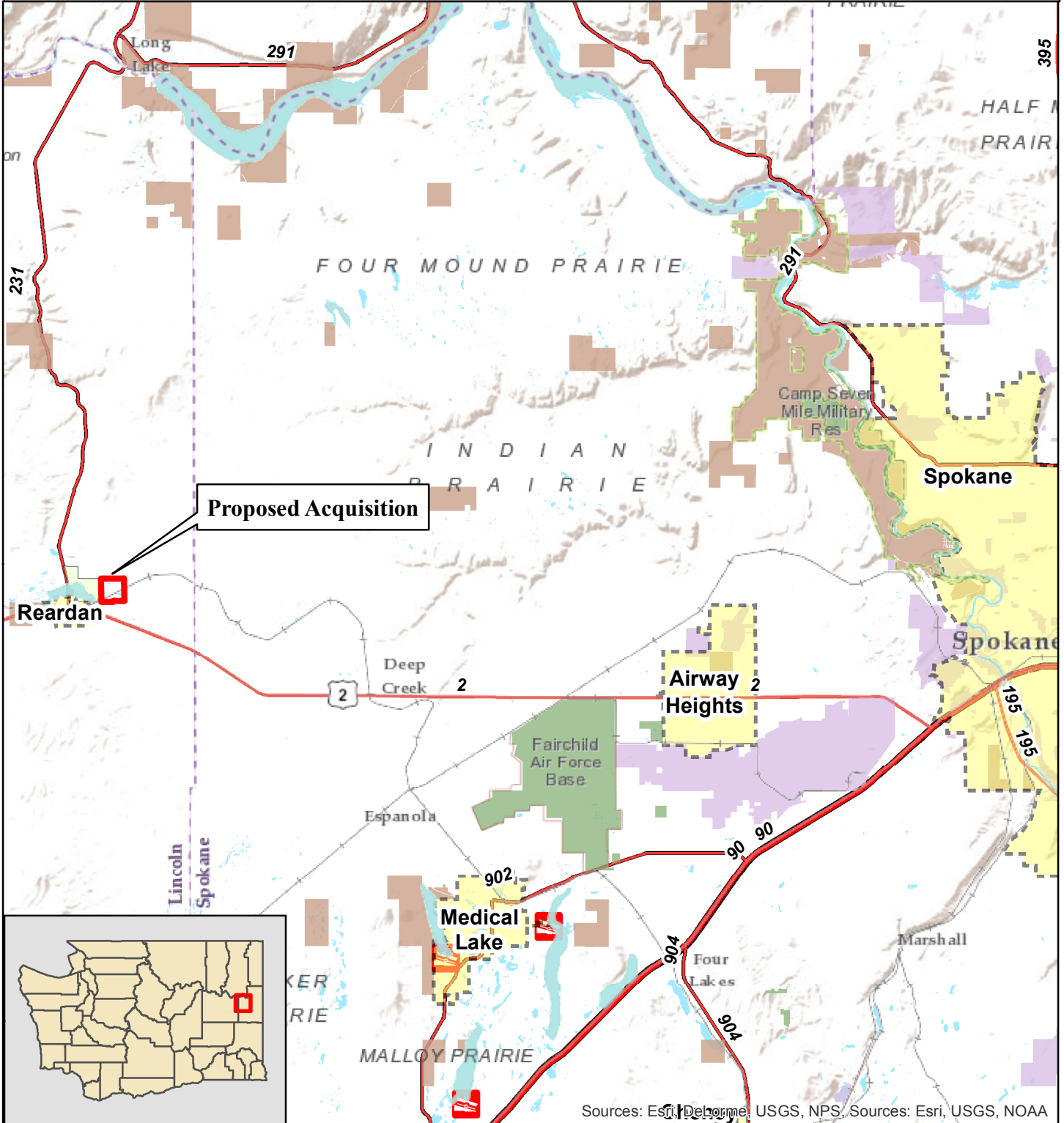
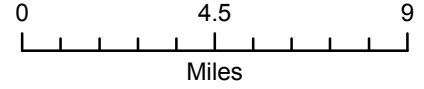
Item 3	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
Westdale LLC	1,564.71 +/-	\$ 1,765,000.00	Heart of the Cascades 2014	RCO-WWRP	\$ 4,000,000.00	\$ 3,082,082.27	\$ 1,317,082.27

ITEM 1: Proposed Reardan Audubon Lake Property

COUNTY: Lincoln

LEGAL: Township 25 N, Range 39 E., W.M. Section 11

ACRES: 150 Acres



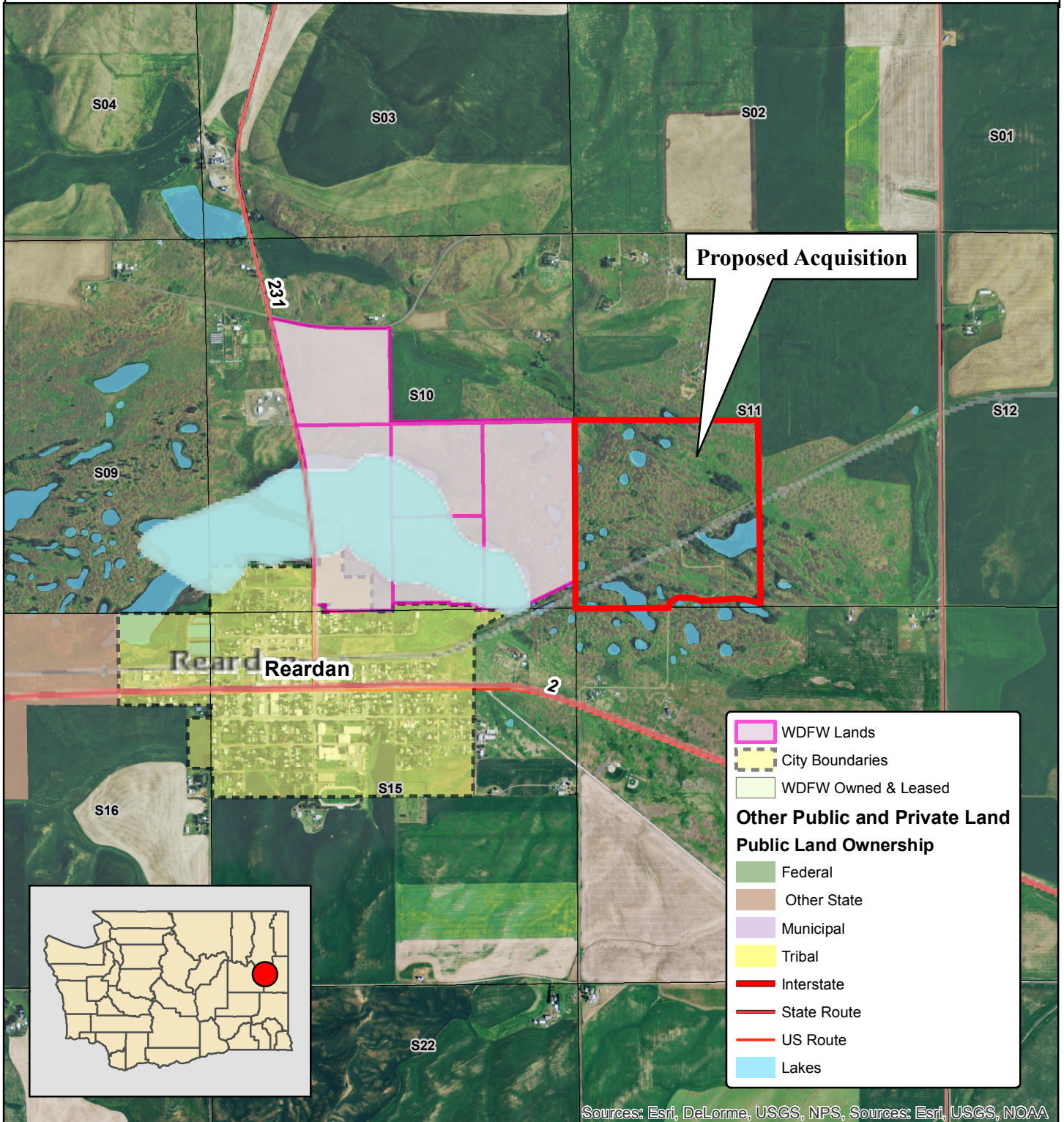
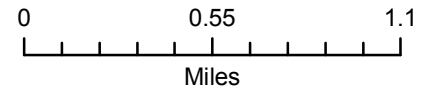
Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

ITEM 1: Proposed Reardan Audubon Lake Property

COUNTY: Lincoln

LEGAL: Township 25 N, Range 39 E., W.M. Section 11

ACRES: 150 Acres



Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

ITEM 2: Proposed Teanaway Valley Property

COUNTY: Kittitas

LEGAL: Township 20 N, Range 16 E., W.M. Section 10

ACRES: 215 +/- Acres

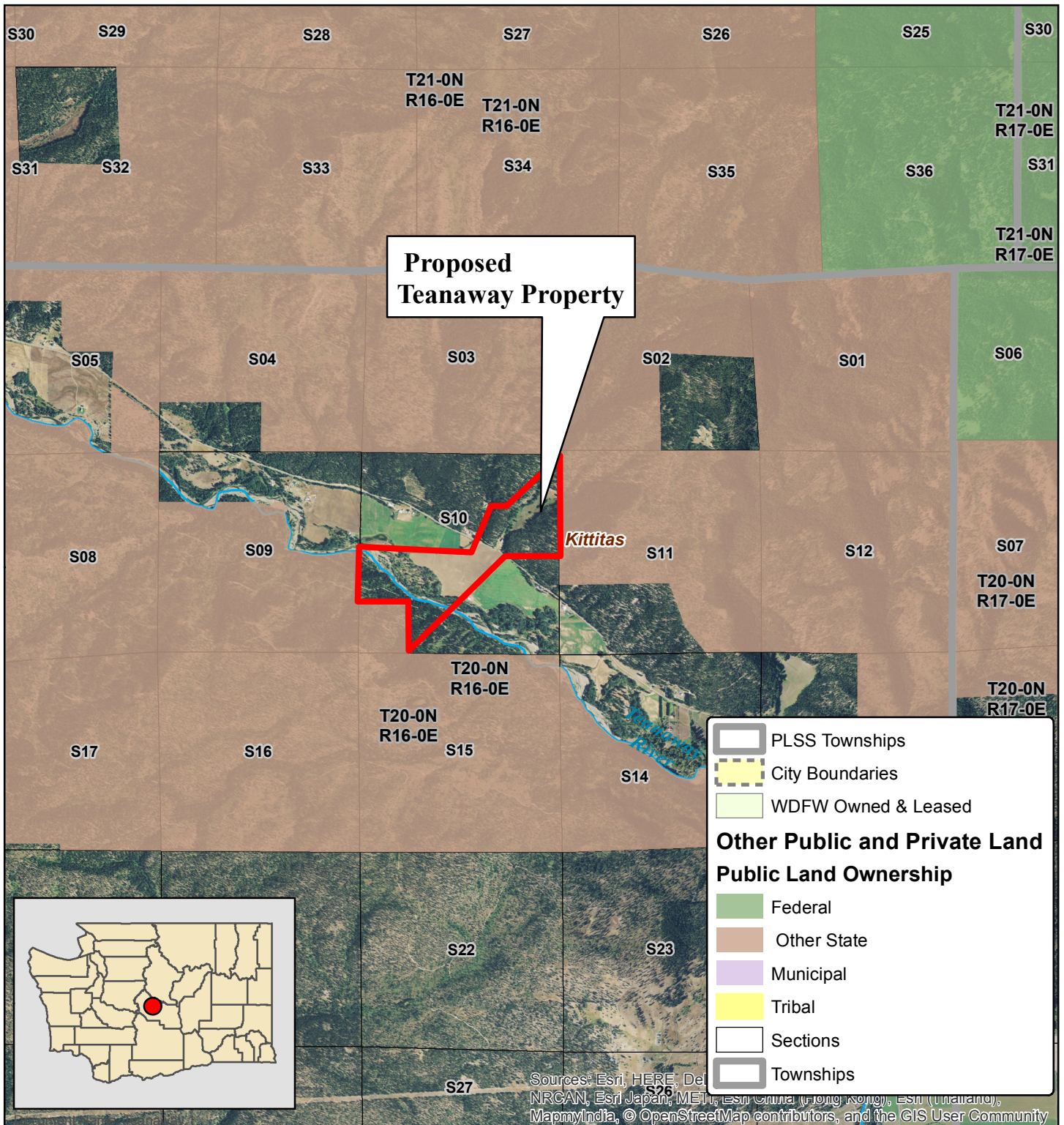
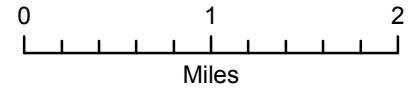


ITEM 2: Proposed Teanaway Valley Property

COUNTY: Kittitas

LEGAL: Township 20 N, Range 16 E., W.M. Section 10

ACRES: 215 +/- Acres

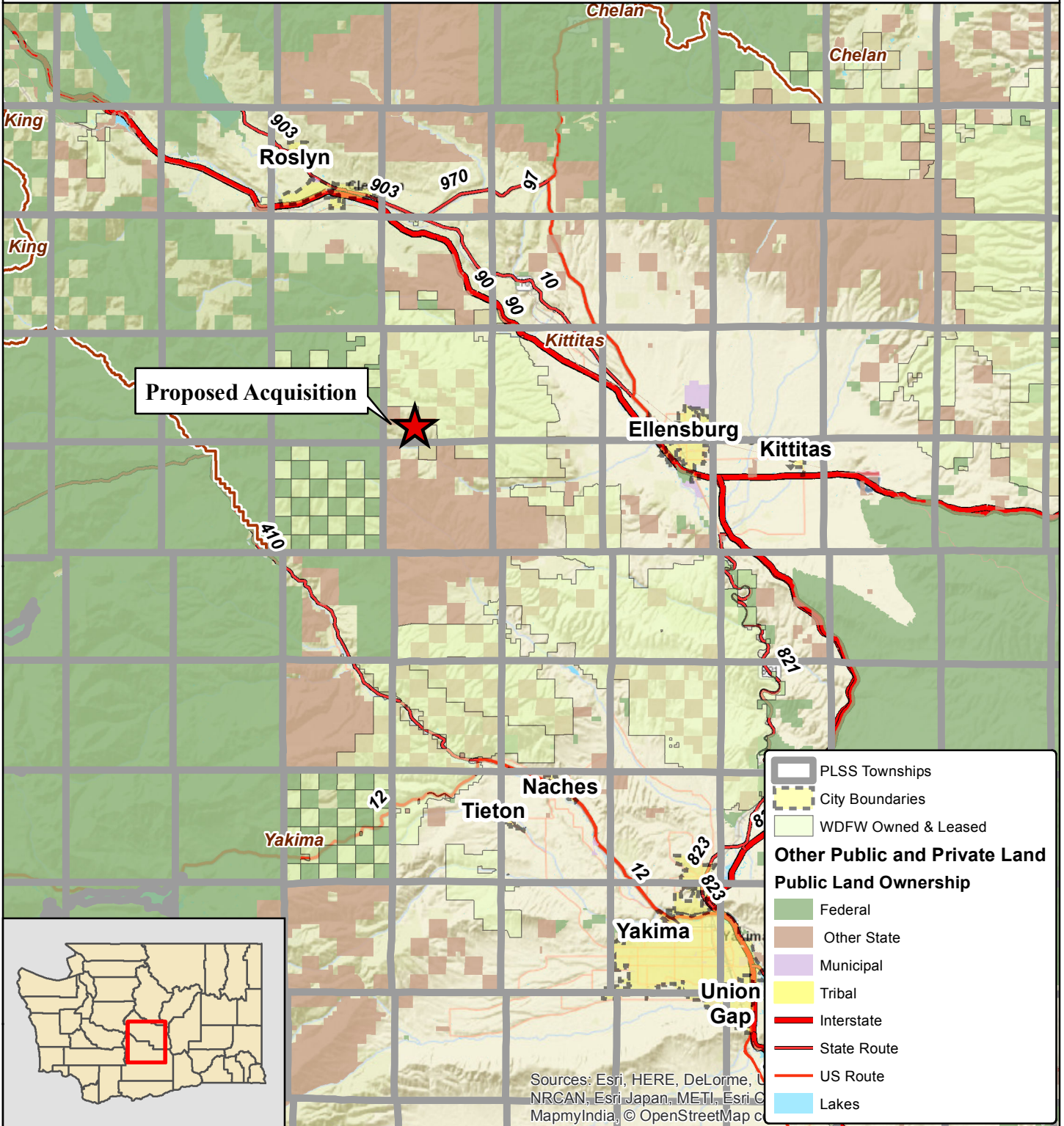


ITEM 3: Proposed Westdale LLC Property

COUNTY: Kittitas

LEGAL: Township 18 N, Range 16 E., W.M. Section 29, 31 and 33

ACRES: 1,564.71 +/- Acres

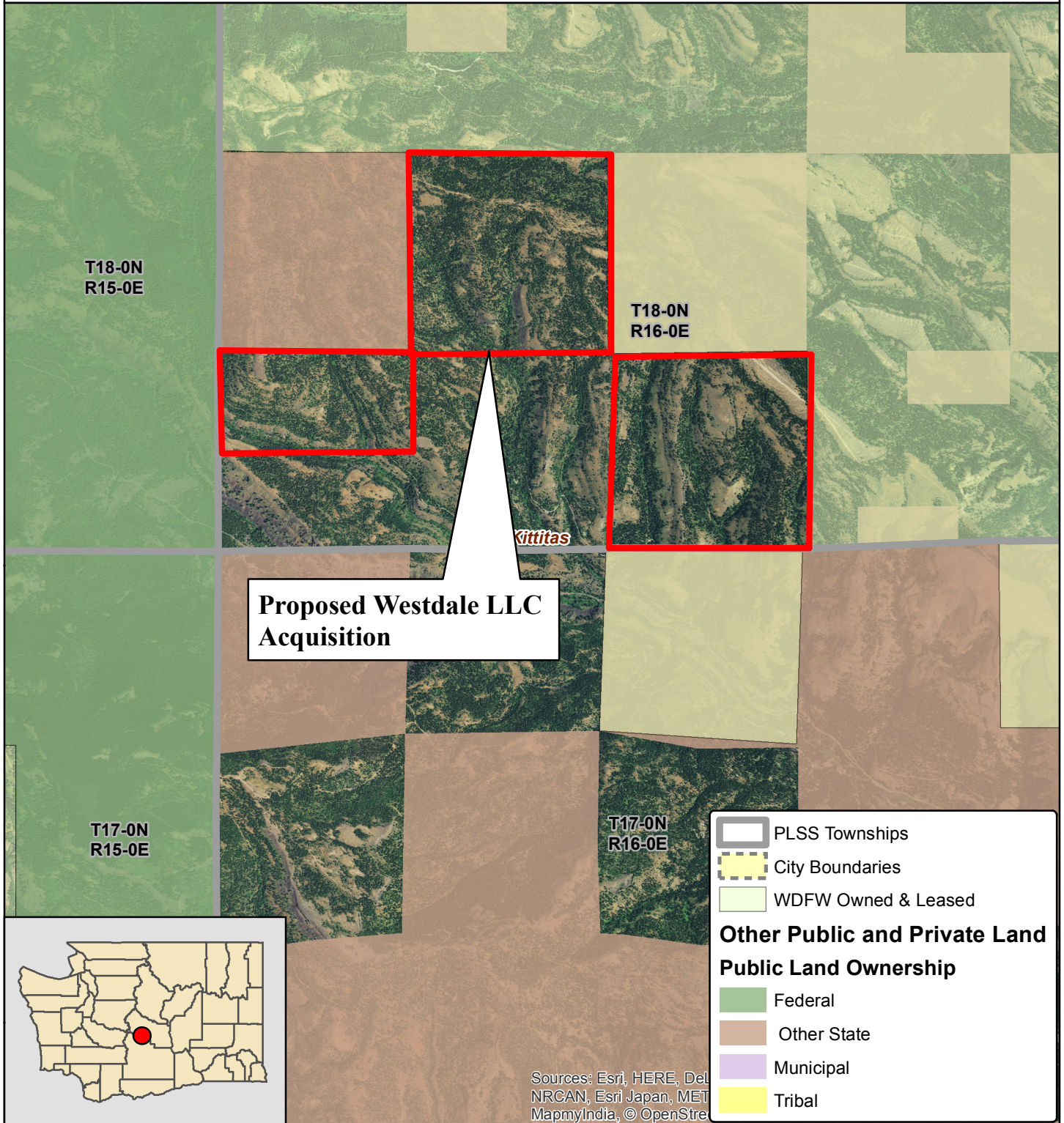


ITEM 3: Proposed Westdale LLC Property

COUNTY: Kittitas

LEGAL: Township 18 N, Range 16 E., W.M. Section 29, 31 and 33

ACRES: 1,564.71 +/- Acres



Proposed Westdale LLC Acquisition

Legend:

- PLSS Townships
- City Boundaries
- WDFW Owned & Leased
- Other Public and Private Land**
- Public Land Ownership**
- Federal
- Other State
- Municipal
- Tribal

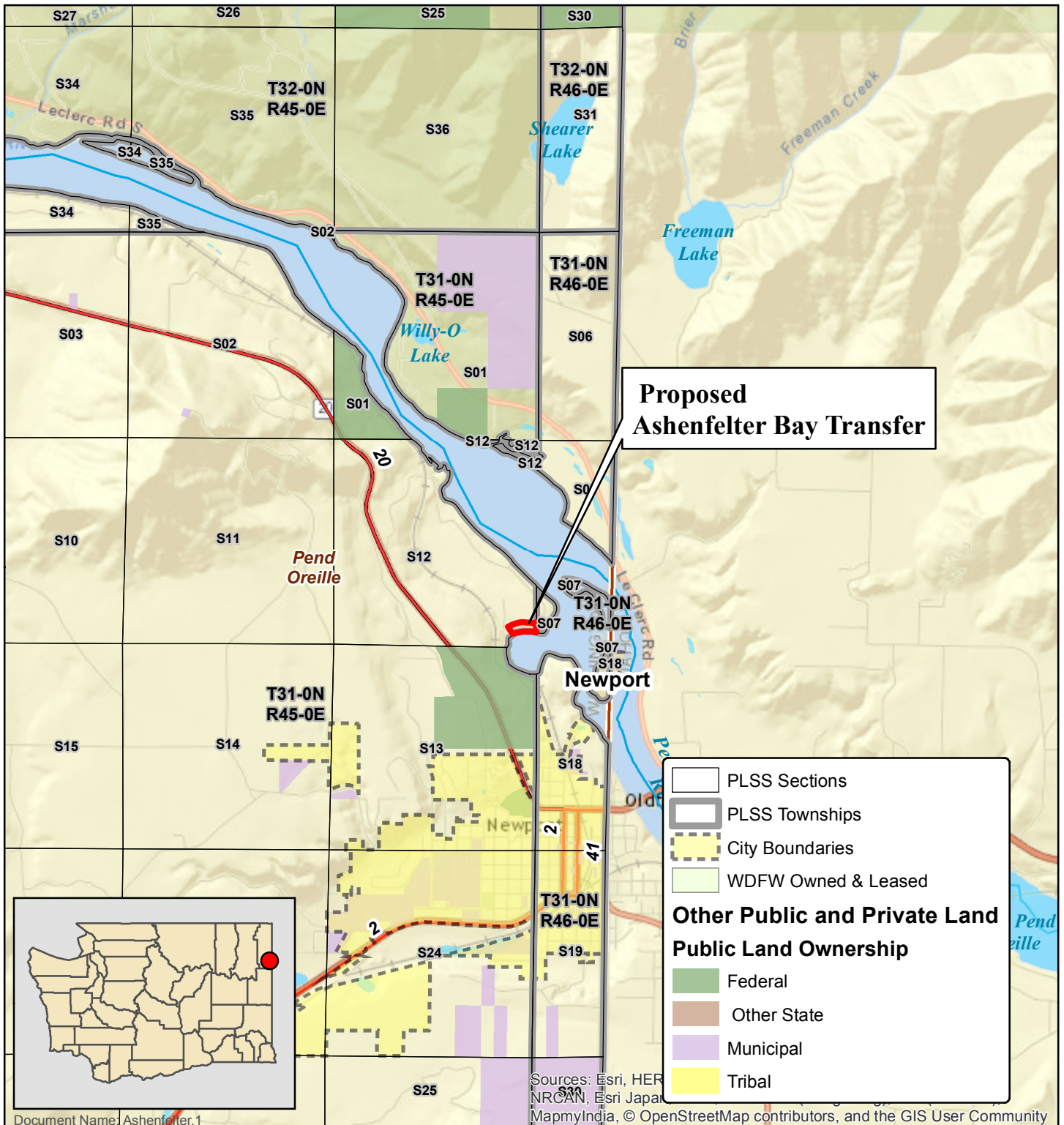
Sources: Esri, HERE, Del NRCAN, Esri Japan, METI, MapmyIndia, © OpenStre

ITEM: 4 Proposed Ashenfelter Bay Transfer

COUNTY:Pend Oreille

LEGAL: Township 31N, Range 45 E., W.M. Section 12

ACRES: 4 +/- Acres



**Proposed
Ashenfelter Bay Transfer**

- PLSS Sections
- PLSS Townships
- City Boundaries
- WDFW Owned & Leased
- Other Public and Private Land**
- Public Land Ownership**
- Federal
- Other State
- Municipal
- Tribal

ITEM: 4 Proposed Ashenfelter Bay Transfer

COUNTY: Pend Oreille

LEGAL: Township 31N, Range 45 E., W.M. Section 12

ACRES: 4 +/- Acres

