

# PROPOSED LAND TRANSACTIONS

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## Summary Sheet

**Meeting dates:** February 9, 2018 COMMISSION MEETING  
**Agenda item:** PROPOSED LAND TRANSACTIONS  
**Presenter(s):** Julie Sandberg, Real Estate Services Section Manager

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**Background summary:**

*ITEM 1: Grand Coulee Ranch LLC, Phase 3 - This acquisition of the Mid-Columbia Grand Coulee Project includes the third phase and concludes a 20,400 acre acquisition. This final phase includes 7,217 (+/-) acres with a value of \$3,103,310. The project is an important connectivity link for Columbian Sharp-tailed grouse populations in central Washington. This phase will add an additional 4 miles of Columbia River frontage for public recreation and additional mule deer hunting opportunities. The annual operation and maintenance costs are estimated to be \$93,821.*

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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:**

This acquisition is funded by grants through both the Recreation and Conservation Office, Washington Wildlife and Recreation Program, and USFWS Section 6. This project was also approved through the agency's Lands 20/20 Process.

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**Action requested:**

Approval of the proposed land transaction as presented.

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**Draft motion language:**

Move to approve the acceptance of this item.

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**Justification for Commission action:**

This action 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.

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Budget Detail  
 February 9th - 10th, 2018  
 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>Grand Coulee Ranch LLC, Phase 3</b>	7,217 (+/-)	\$ 3,103,310.00	Mid-Columbia - Grand Coulee 2016	RCO-WWRP-CH	\$ 3,000,000.00	\$ 3,000,000.00	\$ 1,688,490.70
			Grand Coulee Ranch 2016	USFWS-Section 6 Recovery Land Acquisition Grant	\$ 2,000,000.00	\$ 1,993,767.00	\$ 108,867.00

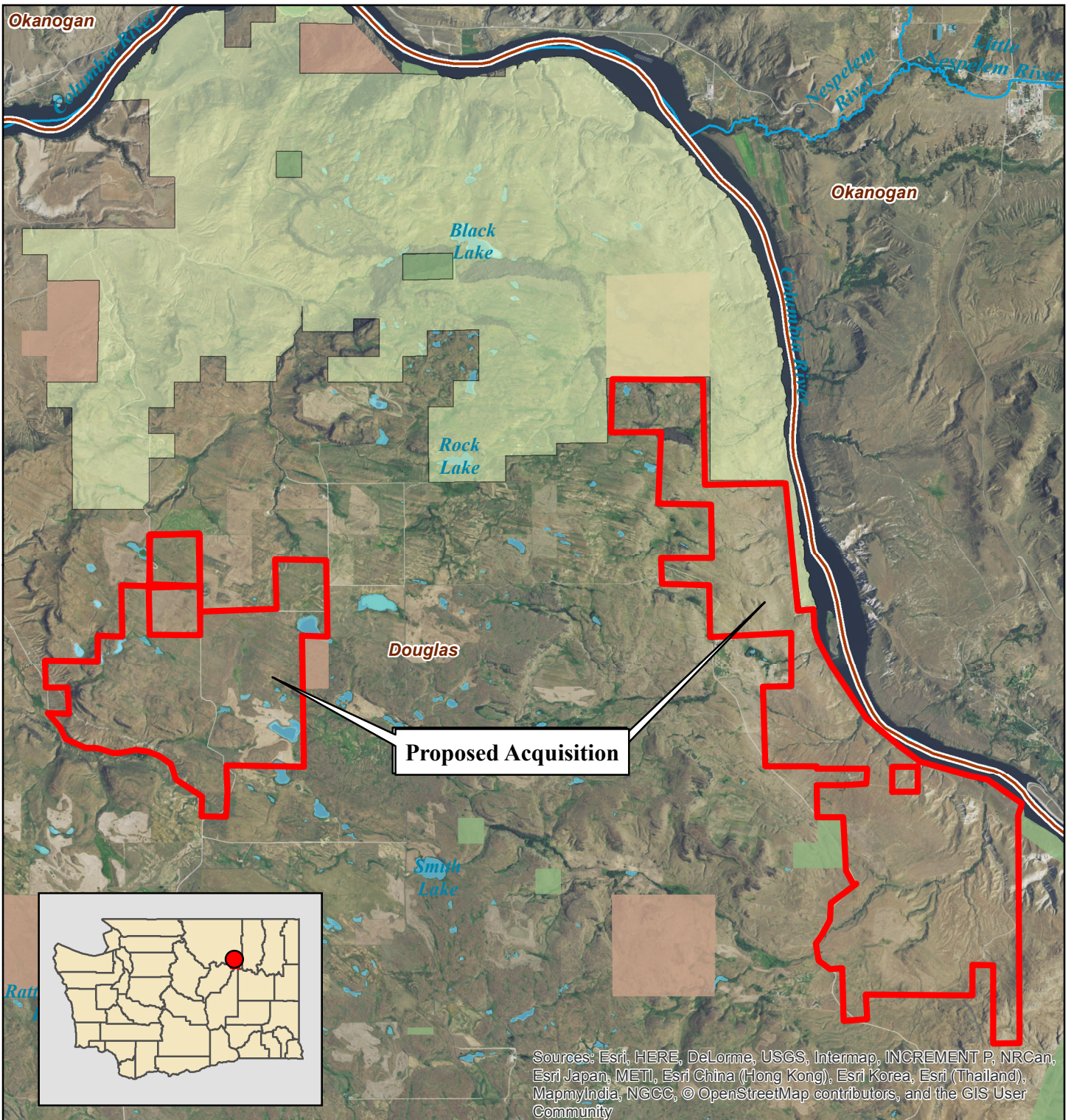
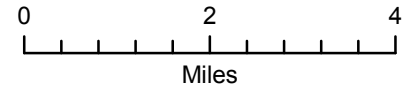
USFWS = United States Fish & Wildlife Service  
 RCO = Recreation and Conservation Office  
 WWRP = Washington Wildlife and Recreation Program  
 CH = Critical Habitat

**ITEM: 1 PROPOSED ACQUISITION GRAND COULEE RANCH, LLC PROPERTY, PHASE 3**

**COUNTY: DOUGLAS**

**LEGAL: TOWNSHIPS 29 & 30 N, RANGE 29 & 30 E, SEVERAL SECTIONS**

**ACRES: 7217 (+/-)**



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

**ITEM: 1 PROPOSED ACQUISITION GRAND COULEE RANCH, LLC PROPERTY, PHASE 3**

**COUNTY: DOUGLAS**

**LEGAL: TOWNSHIPS 29 & 30 N, RANGE 29 & 30 E, SEVERAL SECTIONS**

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