

PROPOSED LAND TRANSACTIONS

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Summary Sheet

Meeting dates: November 8 & 9, 2013
Agenda item: PROPOSED LAND TRANSACTIONS

Presenter(s): Dan Budd

Background summary:

The Department is recommending the following actions:

- Item 1 – Proposed Acquisition of 589 (+/-) acres in Yakima County
- Item 2 – Proposed Acquisition of 5,497(+/-) acres in Kittitas 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 is an inholding in the Wenas Wildlife Area that was acquired by the Rocky Mountain Elk Foundation to hold for WDFW until funding could be secured. This project has been reviewed with local officials and no objections were expressed.

Item 2 – This acquisition is part of the Heart of the Cascades project funded by the Recreation and Conservation Office through a competitive process and also through a United States Fish and Wildlife Service grant. This will be incorporated into the Tapash Sustainable Forest Collaborative which is a coalition of public, non-profit and tribal land managers. This property was the subject of a recent legislative tour that included local officials. No objections to this project have been expressed.

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 November 8 & 9, 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
RMEF - Pine Canyon	598.00	\$ 230,000	Wildlife Lands Conservation	USFWS - PR	Q53	\$ -	\$ 804,000.00	\$ 281,000.00	\$ 44,100.00
TNC - Manastash - Phase 1	3,512.00	\$ 2,587,217	Okanogan Similkameen PH 2	USFWS - S6	Q53	\$ -	\$ 4,000,000.00	\$ 417,807.05	\$ -
			Okanogan Similkameen PH 3	USFWS - S6	Q53	\$ -	\$ 1,500,000.00	\$ 720,876.12	\$ -
			Heart of the Cascades PH2	RCO-WWRP	Z41	\$ -	\$ 2,750,000.00	\$ 39,458.58	\$ -
			Heart of the Cascades 2012	RCO-WWRP	Z41	\$ -	\$ 1,500,000.00	\$ 1,500,000.00	\$ 13,308.00

USFWS - PR = US Fish & Wildlife Service Pittman Robertson Wildlife Restoration

USFWS - S6 = US Fish & Wildlife Service Section 6 Habitat Conservation Plan

RCO-WWRP = Recreation Conservation Office - Washington Wildlife Recreation Program

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

November 8, 2013

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE ROCKY MOUNTAIN
ELK FOUNDATION, PINE CANYON, CLEMAN MOUNTAIN UNIT,
WENAS WILDLIFE AREA, YAKIMA COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase the Rocky Mountain Elk Foundation 598 acre (+/-) inholding in the Wenas Wildlife Area. This acquisition was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide habitat for elk, bighorn sheep, mule deer and pine-dependent species, and to improve WDFW management opportunities in the Wenas Wildlife Area by acquiring a privately owned in-holding. The property lies inside the elk fence on the north side of Cleman Mountain and is adjacent to a WDFW winter elk feeding closure. This project will be funded by Pittman-Robertson funds. Authority for this acquisition is provided in the capital budget.

This property is located in Yakima County, approximately 3.5 miles northwest of Naches. The property is a combination of forest land and range land. The property was historically owned by timber companies, most recently Western Resource Holdings, LLC, and selectively timber harvested, however, no harvesting has occurred for the past 15 years. Also, historically the property was used for livestock grazing but no grazing has occurred on the property for over 25 years. The property appears to have two water rights – one owned by WDFW, a spring with no use given and the other is surface water for stock watering. No use is currently planned for these water rights.

The property will be managed within the Wildlife Program by Cindi Confer Morris as part of the Cleman Mountain Unit, Wenas Wildlife Area. Operation and maintenance costs are anticipated to be \$4,800 annually to address weed control and litter issues. PILT is estimated at \$975 - \$2,400. 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:

\$230,000.00 for 598 acres (+/-)

The Department recommends the Commission approve the acquisition of the 598-acre Rocky Mountain Elk Foundation property for the appraised value of \$230,000.

**ITEM 1: PROPOSED ACQUISITION
ROCKY MOUNTAIN ELK FOUNDATION
PINE CANYON PROPERTY**

COUNTY: YAKIMA COUNTY

LEGAL: SECTION 17, TOWNSHIP 15 N, RANGE 17E, W.M.

ACRES: 598 (+/-)

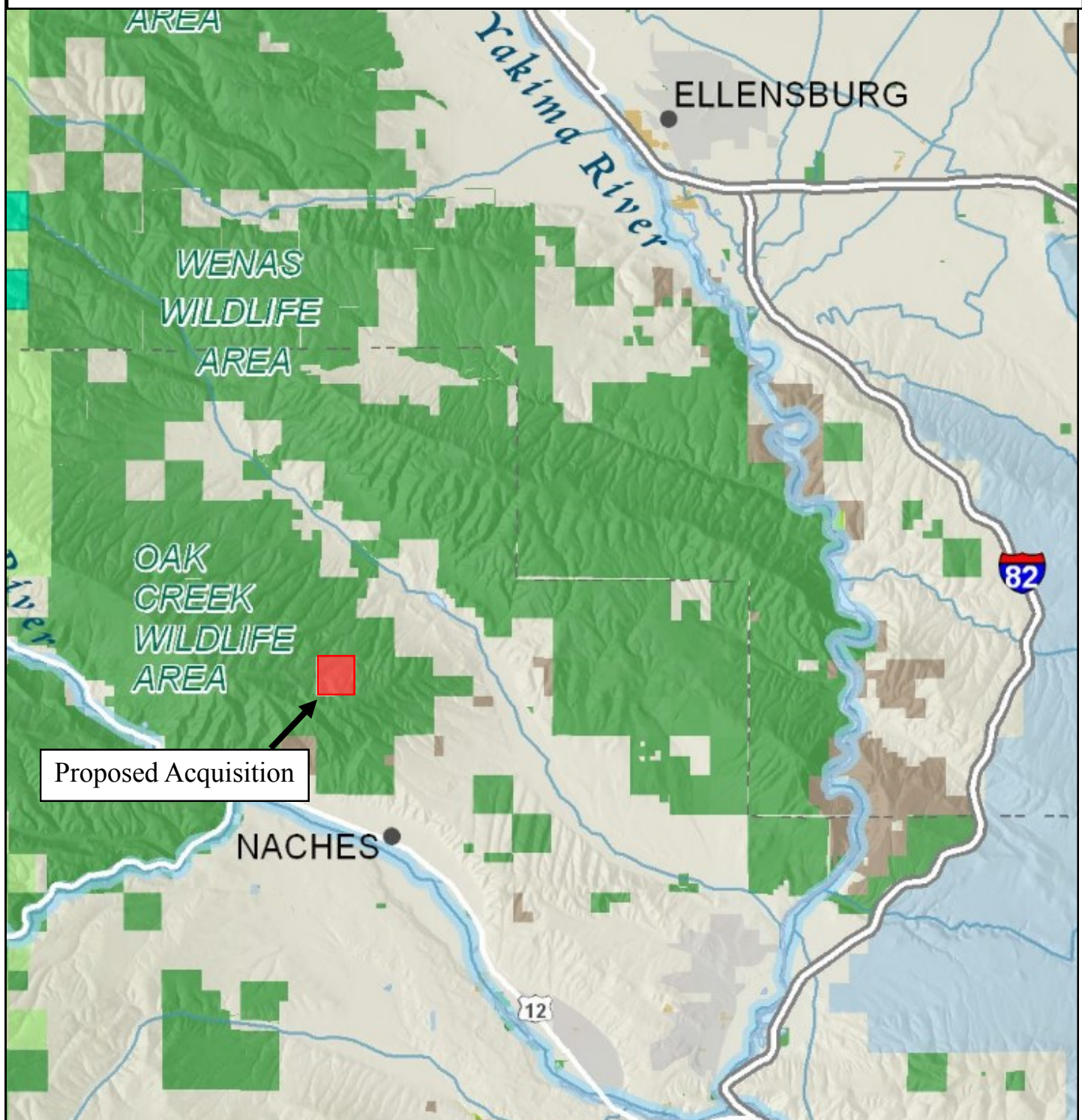


**ITEM 1: PROPOSED ACQUISITION
ROCKY MOUNTAIN ELK FOUNDATION
PINE CANYON PROPERTY**

COUNTY: YAKIMA COUNTY

LEGAL: SECTION 17, TOWNSHIP 15 N, RANGE 17E, W.M.

ACRES: 598 (+/-)

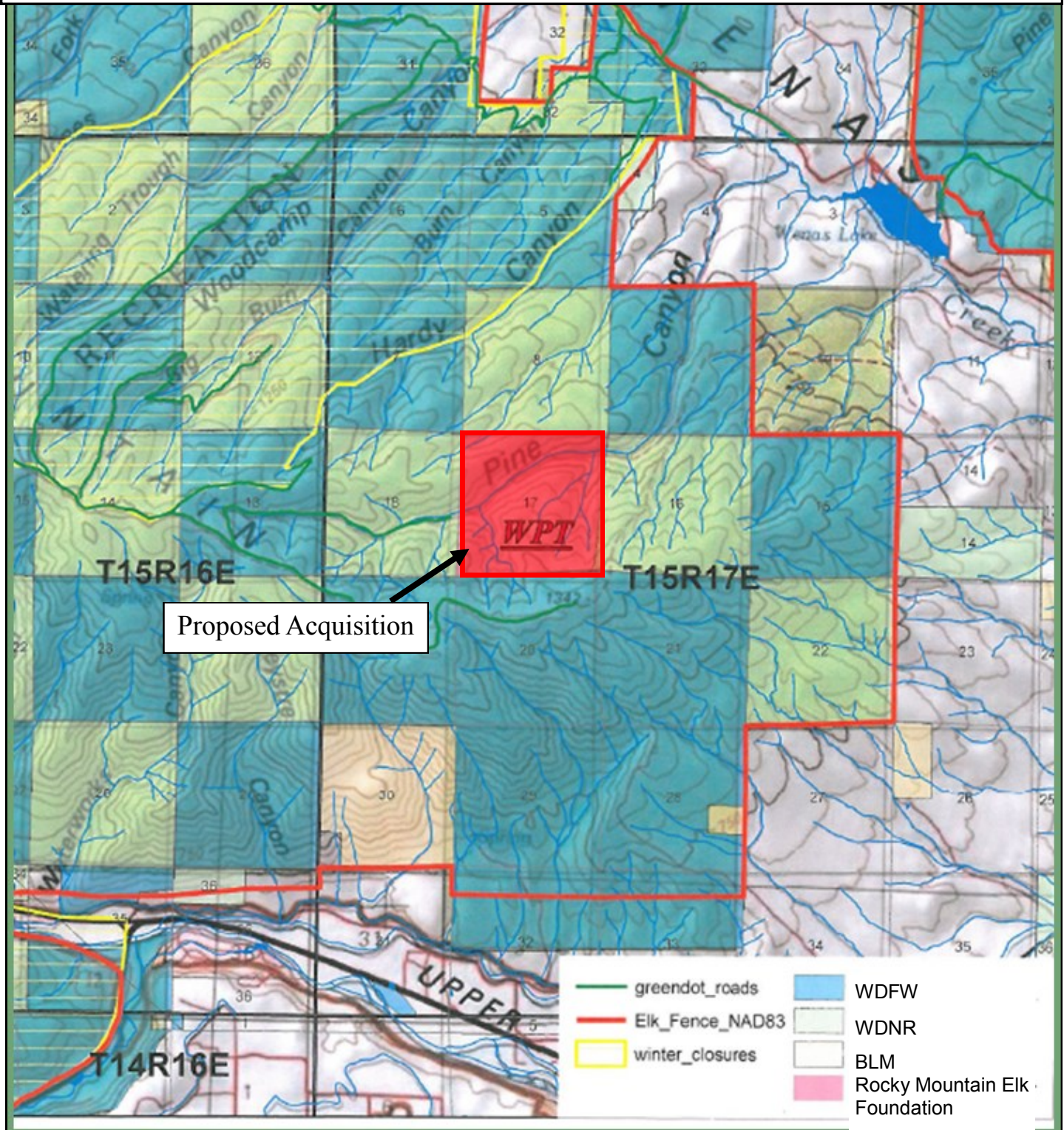


**ITEM 1: PROPOSED ACQUISITION
ROCKY MOUNTAIN ELK FOUNDATION
PINE CANYON PROPERTY**

COUNTY: YAKIMA COUNTY

LEGAL: SECTION 17, TOWNSHIP 15 N, RANGE 17E, W.M.

ACRES: 598 (+/-)



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

November 8, 2013

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE NATURE
CONSERVANCY MANASTASH BLOCK, L.T. MURRAY WILDLIFE
AREA, KITTITAS COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has secured an option to purchase 5,497 acres (+/-) from the Nature Conservancy for the Manastash Block of the Heart of the Cascades project. This project has been evaluated and approved through the Lands 20/20 process. This purchase will be jointly funded by the Washington Wildlife and Recreation Program under the Critical Habitat category, the United States Fish and Wildlife Service under Habitat Conservation Plan grants, and with funds from a water mitigation account. The property will be purchased in phases, at appraised value as the funds become available. Authority for this acquisition is provided in the capital budget.

This property is located approximately 35 miles northwest of Yakima, just west of and adjacent to the L.T. Murray Wildlife Area. Habitats in this 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 federally-listed species.

The property will be managed by the Wildlife Program as a unit of the L.T. Murray Wildlife Area in conjunction with the Tapash Sustainable Forest Collaborative which is a coalition of public, non-profit and tribal land managers. It is anticipated that this collaborative management effort will reduce the otherwise estimated \$44,000 annual operation and maintenance costs. Payments in lieu of property taxes are anticipated to be \$9,000- \$26,000 per year. It is anticipated that the first phase to be completed in December 2013, will purchase approximately 3,512 acres for \$2,587,217. The balance of approximately 1,985 acres for \$2,087,783 is anticipated to be completed in 2014 as mitigation funds become available.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

5,497 acres for \$4,675,000.00

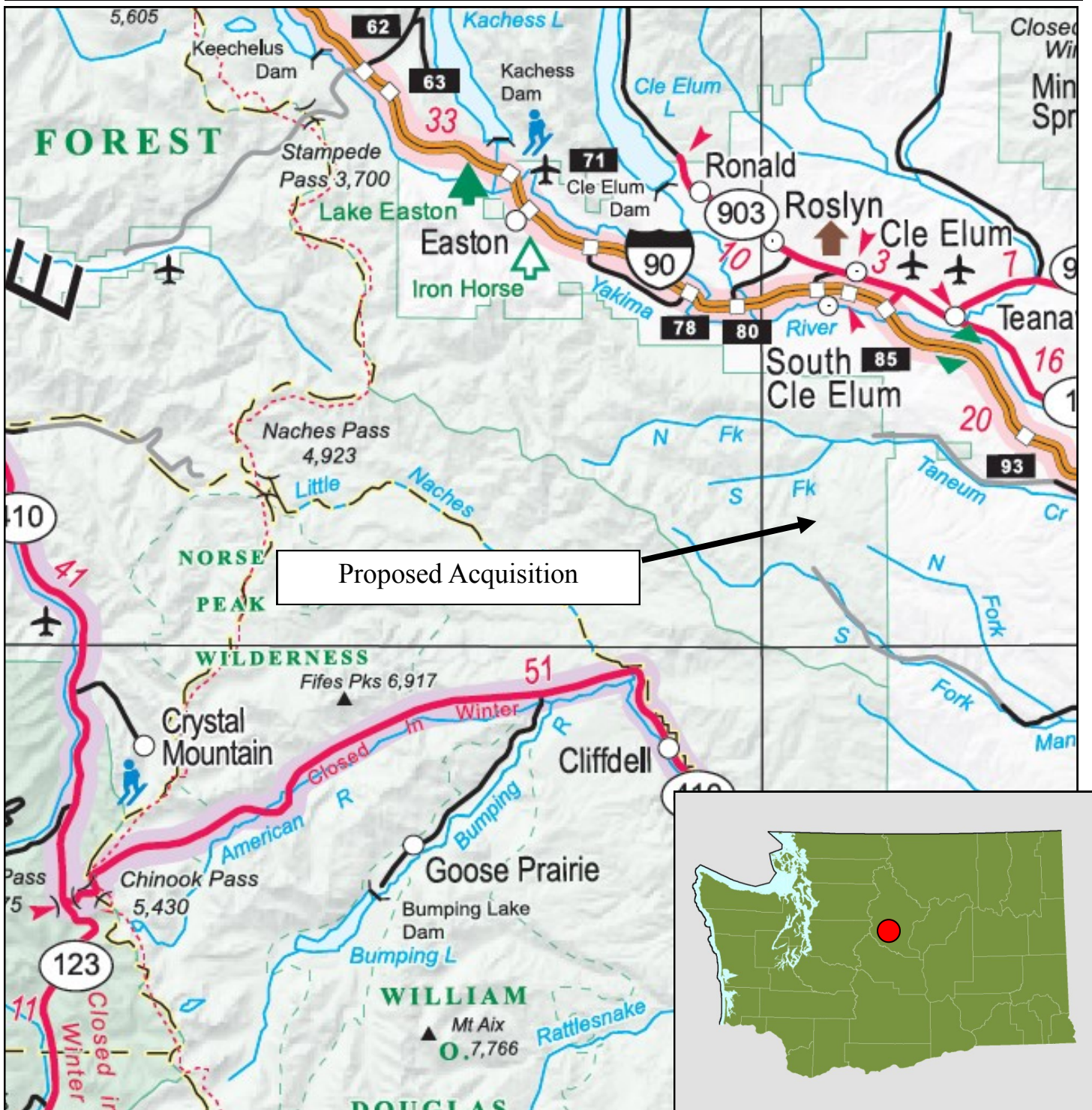
The Department recommends the Commission approve the acquisition of 5,497 acres (+/-) from The Nature Conservancy for \$4,675,000.

**ITEM 2: PROPOSED ACQUISITION
THE NATURE CONSERVANCY/MANASTASH PROPERTY**

COUNTY: KITTITAS COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIP 18 N, RANGE 15 E, W.M.

ACRES: 5,497 (+/-)

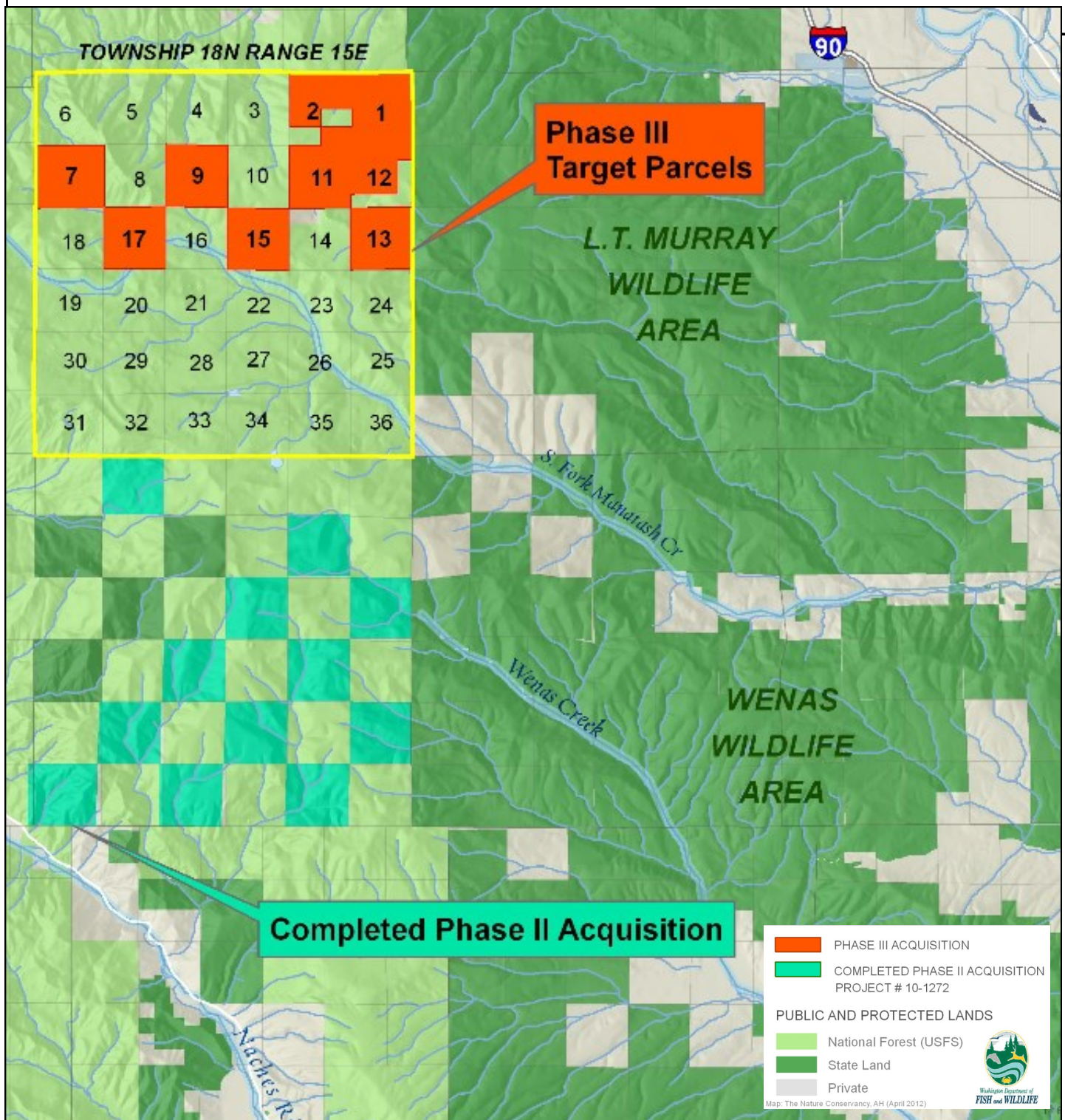


**ITEM 2: PROPOSED ACQUISITION
THE NATURE CONSERVANCY/MANASTASH PROPERTY**

COUNTY: KITTITAS COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIP 18 N, RANGE 15 E, W.M.

ACRES: 5,497 (+/-)



**ITEM 2: PROPOSED ACQUISITION
THE NATURE CONSERVANCY/MANASTASH PROPERTY**

COUNTY: KITKITAS COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIP 18 N, RANGE 15 E, W.M.

ACRES: 5,497 (+/-)

