

PROPOSED LAND TRANSACTIONS

November 4, 2016

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Summary Sheet

Meeting dates: November 4, 2016 COMMISSION MEETING
Agenda item: PROPOSED LAND TRANSACTIONS
Presenter(s): Julie Sandberg, Real Estate Services Section Manager

Background summary:

ITEM 1: This proposal is to acquire 2.65 (+/-) acres for \$11,000 in Wahkiakum County for the construction of a Chum Salmon spawning and rearing channel off Skamokawa Creek. Chum Salmon are listed as threatened under the ESA in the lower Columbia River Basin.

WDFW will also gain an easement from a neighboring property for access to the channel. The project is sponsored by the Lower Columbia Fish Advisory Board and funded through a grant from the Department of Ecology.

ITEM 2: This proposal is to acquire 705 (+/-) acres in Kittitas County for \$811,000. Manastash Section 7 contains an extraordinary range of habitat diversity and is included as a part of the Heart of the Cascades project. The property provides critical foraging, nesting and dispersal connectivity for the Northern Spotted Owl. Mule deer and elk migrate and calve on the property. The riparian area supports an abundance of amphibians such as tailed frogs, western toads and long-toed salamanders.

ITEM 3: This proposal is to acquire 975 (+/-) acres in Cowlitz County for approx. \$2,116,500. This acquisition will be the second phase of the Merrill Lake Project. This phase focuses on 873 acres of the larger parcel and frontage on the Kalama River. A diverse suite of species will benefit from the Merrill Lake project including Coho, Steelhead and chinook, Elk, Martin, Western Toad, Spotted Owl and Osprey. Objectives also include securing public access.

ITEM 4: This lease is a long term renewal to Pacific Wireless Systems LLC for ground space for its microwave/radio (non-cellular) tower in the Colockum Wildlife Area on top of Mission Ridge in Kittitas County. This lease has been in place for twenty-five years. Pacific Wireless is requesting a twenty-year extension. Base rent of the Lease will be \$6,753/year with a 2% increase each year.

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

Protecting critical fish and wildlife habitat, providing public recreational opportunities and address commercial leasing responsibilities.

Public involvement process used and what you learned:

Items 1, 2 & 3 were approved through the Department's Lands 20/20 process.

Item 2 & 3 are funded through RCO's WWRP grant program.

Action requested:

Approval of the proposed land transactions and easement as presented.

Draft motion language:

Move to approve the acceptance of Items 1 – 4 as presented.

Justification for Commission action:

These actions will provide protection for critical fish and wildlife habitat, enhance public recreation and address commercial leasing responsibilities.

Communications Plan:

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

Budget Detail, November 4th and 5th, 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
Stewart Property	2.65 +/-	\$ 11,000.00	Skamokawa Chum Channel Design and Construction	DOE	\$ 20,000.00	\$ 13,135.00	\$ 2,135.00

Item 2	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
Manastash Section 7	705.2 +/-	\$ 811,000.00	Heart of the Cascades 2014	WWRP-CH	\$ 4,000,000.00	\$ 3,969,070.00	\$ 3,158,070.00

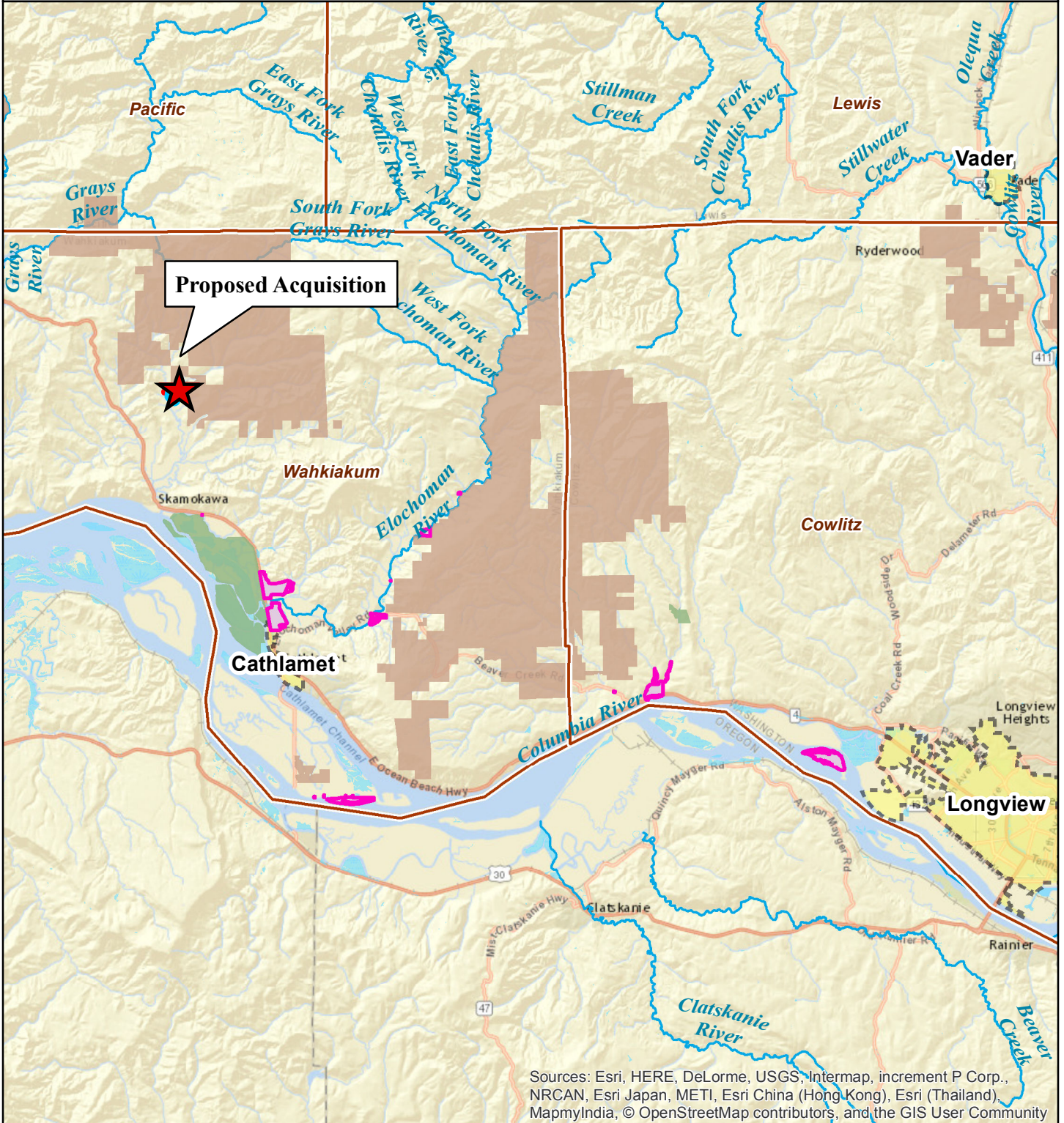
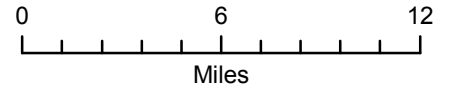
Item 3	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
Merrill Lake Phase 2	975 +/-	\$ 2,116,500.00	Merrill Lake Riparian Protection 2014	WWRP-RP	\$ 2,196,889.00	\$ 250,528.00	\$ 528.00
			Merrill Lake Natural Area 2012	WWRP-NA	\$ 2,300,000.00	\$ 2,296,953.00	\$ 430,453.00

ITEM: 1 Proposed Stewart Property

COUNTY: Wahkiakum

LEGAL: Township 10 N, Range 6 W., W.M. Section 29

ACRES: 2.65 Acres



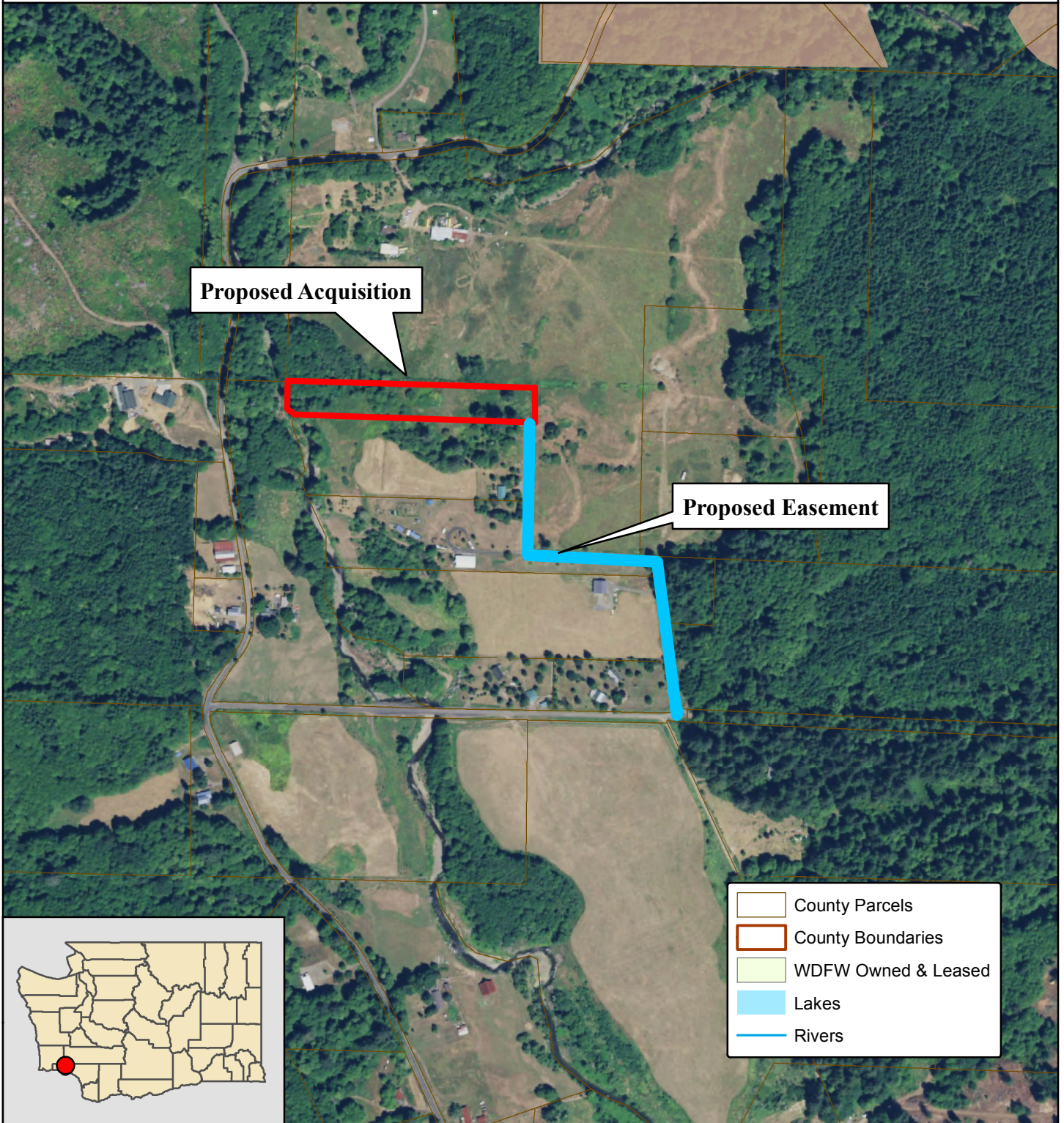
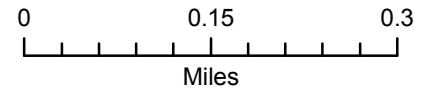
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

ITEM:1 Proposed Stewart Property

COUNTY: Wahkiakum

LEGAL: Township 10 N, Range 6 W., W.M. Section 29

ACRES: 2.65 Acres

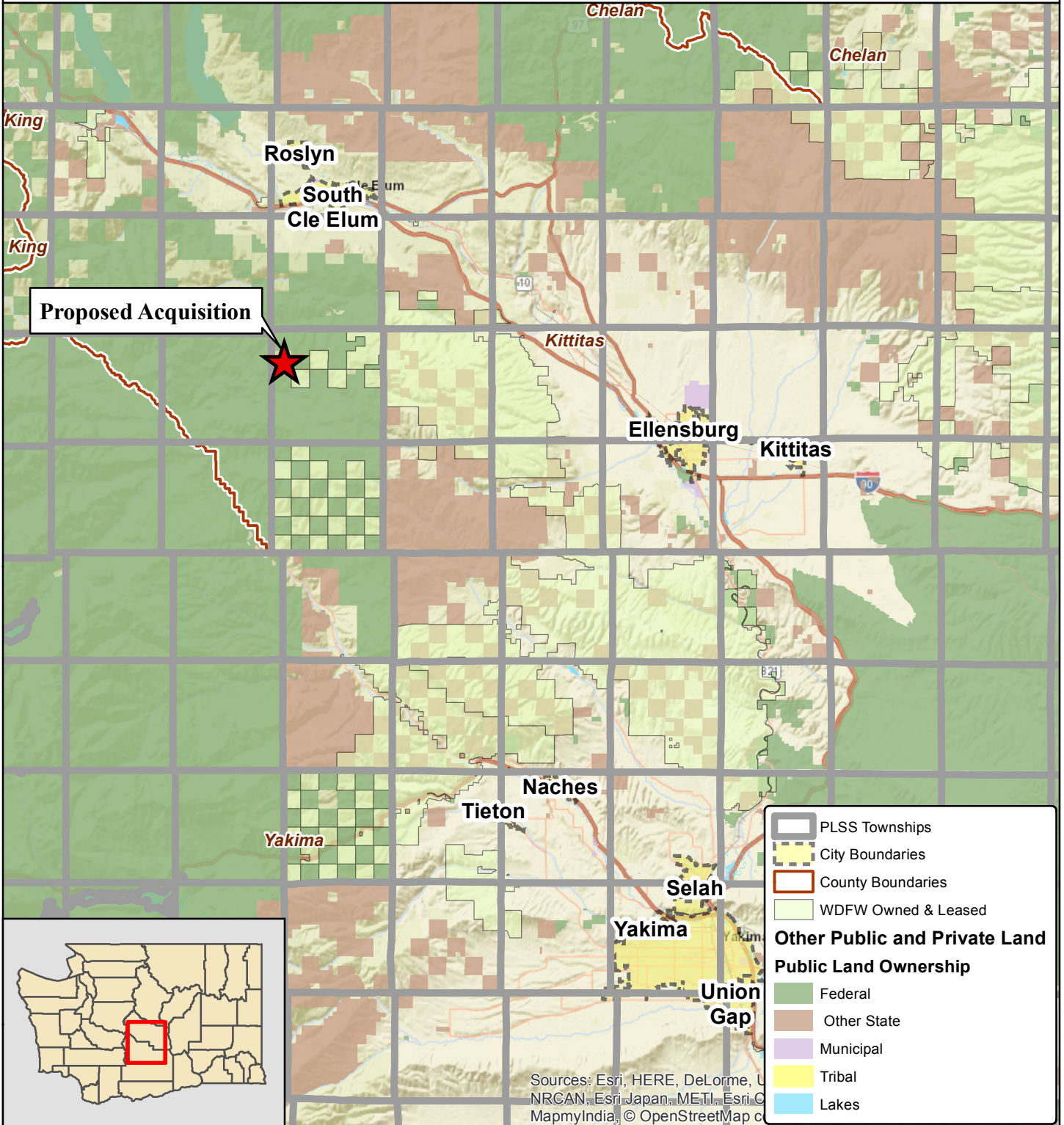
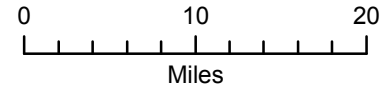


ITEM: 2 Proposed Manastash Section 7 Property

COUNTY: Kittitas

LEGAL: Township 18 N, Range 15 E., W.M. Section 7

ACRES: 705 Acres



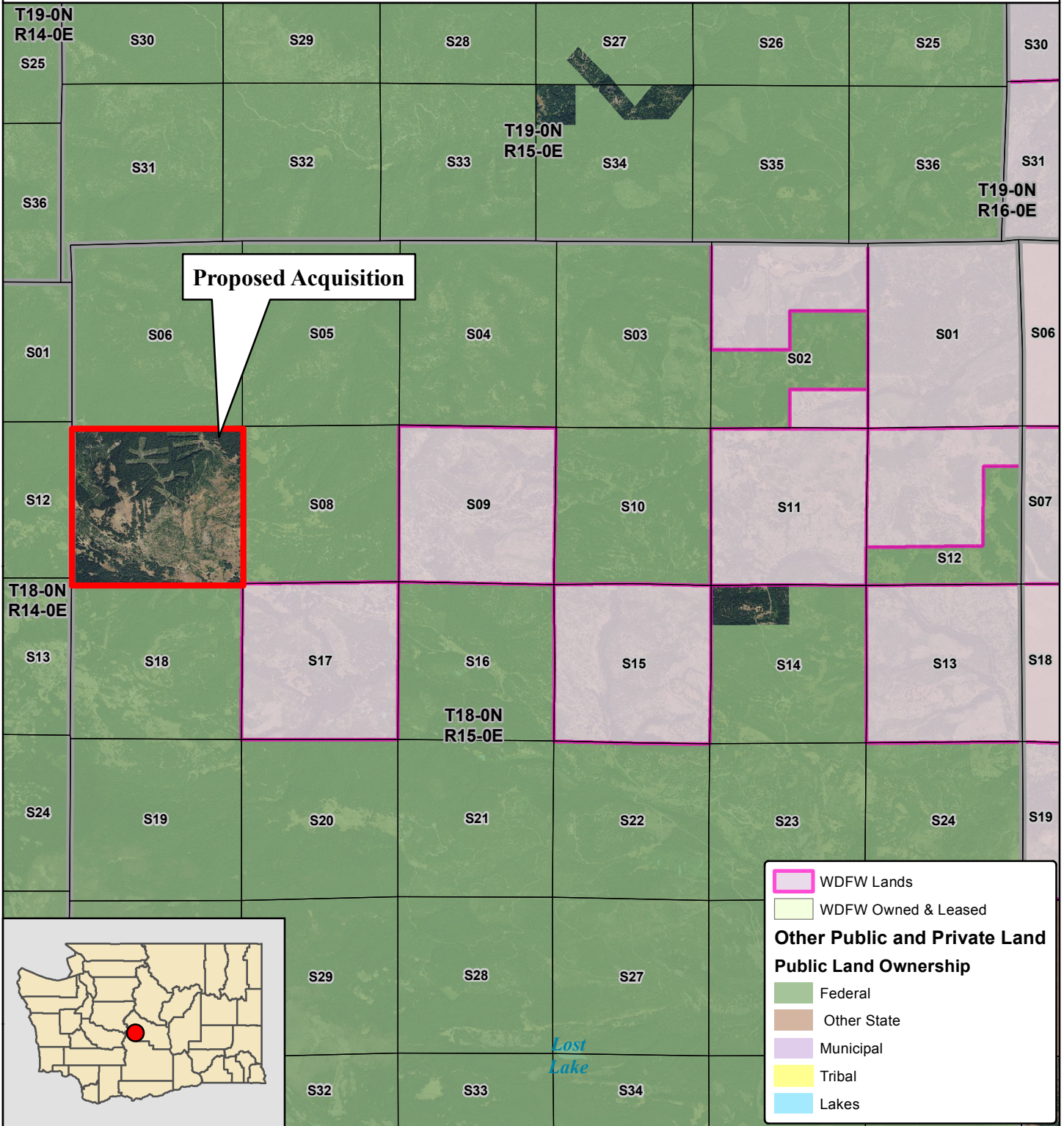
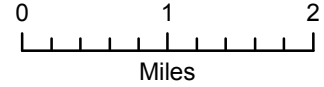
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NRCAN, Esri Japan, METI, Esri C
MapmyIndia, © OpenStreetMap c

ITEM: 2 Proposed Manastash Section 7 Property

COUNTY: Kittitas

LEGAL: Township 18 N, Range 15 E., W.M. Section 7

ACRES: 705 Acres

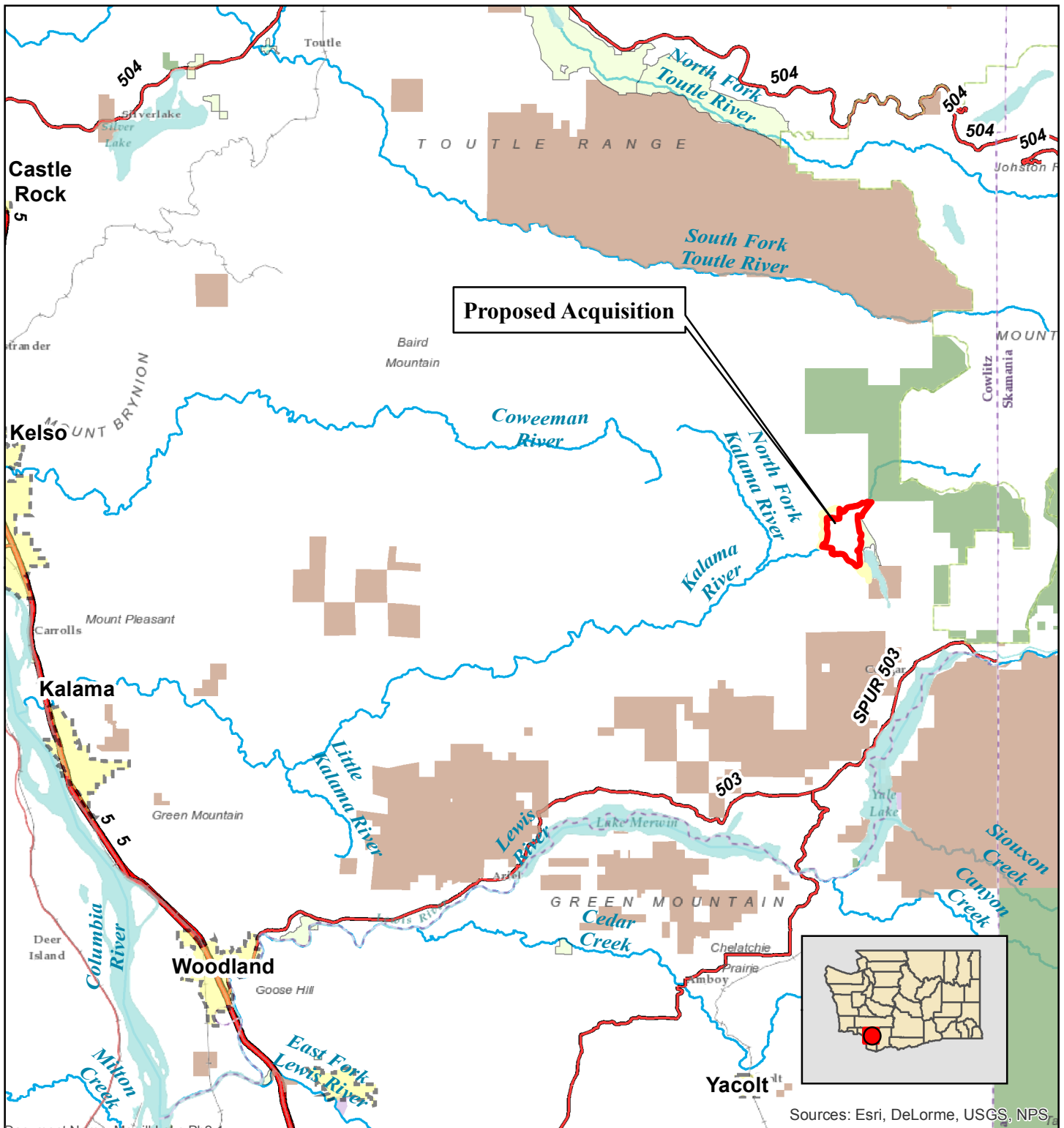
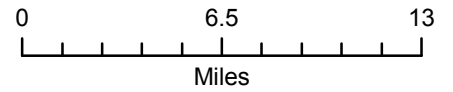


ITEM:3 MERRILL LAKE PROPERTIES LLC PHASE 2

COUNTY: COWLITZ

LEGAL: SECTIONS 5, 6, 7 & 8; TOWNSHIP 7N, RANGE 4E W.M.

ACRES: 975 (+/-)

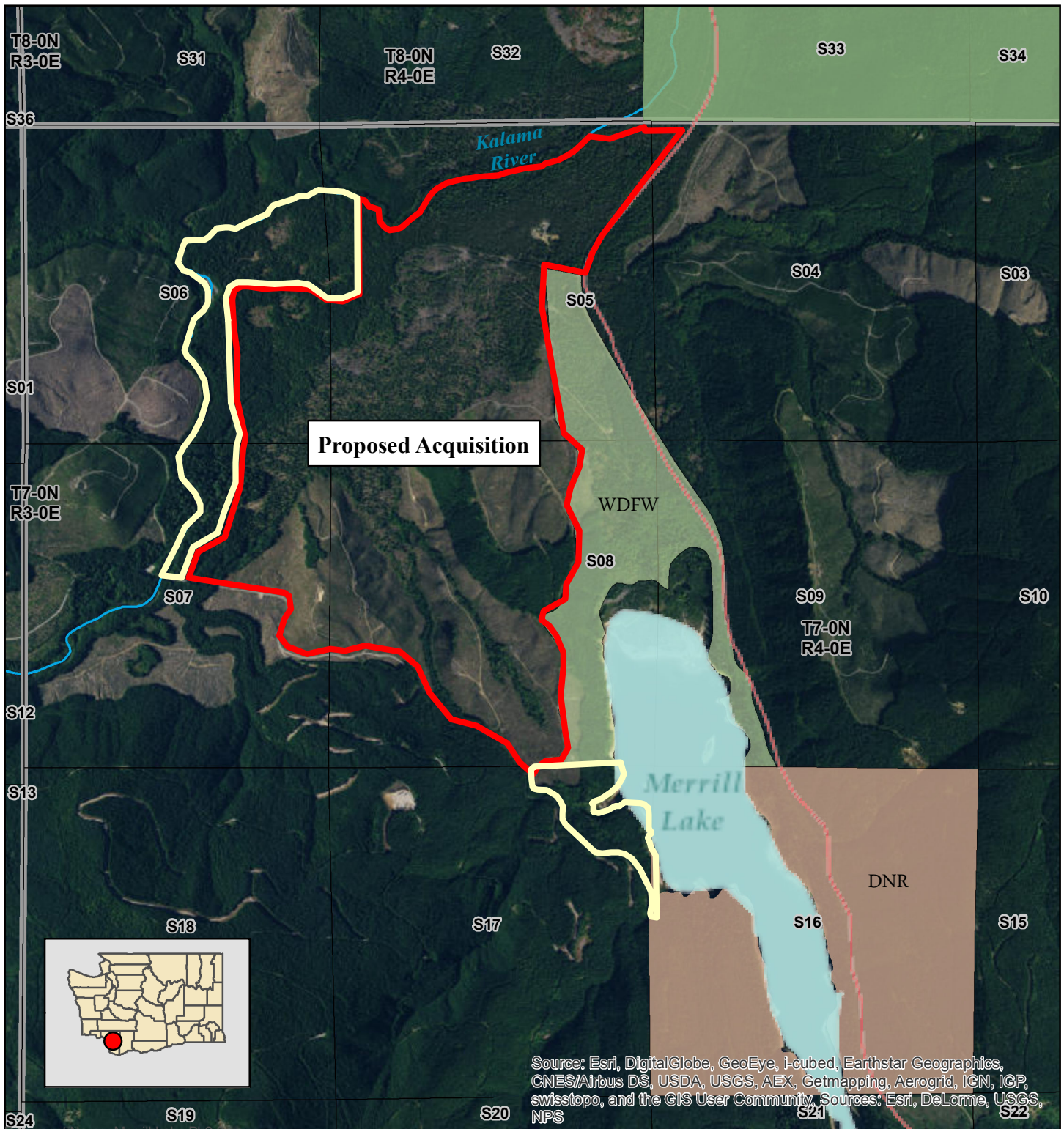
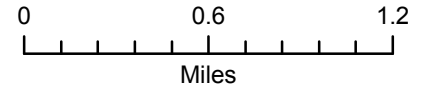


ITEM:3 MERRILL LAKE PROPERTIES LLC PHASE 2

COUNTY: COWLITZ

LEGAL: SECTIONS 5, 6, 7 & 8; TOWNSHIP 7N, RANGE 4E W.M.

ACRES: 975 (+/-)



ITEM:4 Pacific Wireless LLC. Ground Lease

COUNTY: Kittitas

LEGAL: Township 21 N, Range 19 E. W.M.

