

PROPOSED LAND TRANSACTIONS

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February 8th, 2019

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Summary Sheet

Meeting dates: FEBRUARY 8 & 9, 2019 COMMISSION MEETING
Agenda item: PROPOSED LAND TRANSACTIONS
Presenter(s): Julie Sandberg, Real Estate Services Manager

Background summary:

Item 1: Wilridge Estates Conservation Easement - This proposal is to acquire an approximate 70 (+/-) acre conservation easement in Thurston County. The appraised value for the nearly 70 acre easement is \$ 200,000. The purpose of this conservation easement is to protect the habitat of Mazama Pocket Gopher in south Thurston county. Funding for this project is with a grant from USFWS Section 6.

Item 2: The Grayland property Phase 1 – This acquisition proposal by the department is to secure the first 1110 (+/-) acres of a property near Westport, in Grays Harbor County in partnership with Duck Unlimited. The property encompasses a diversity of unique natural resources including saltwater estuarine habitats, old growth Douglas fir stands and cedar grove forests, and fresh water wetlands and ponds. This offers year-round habitat for Roosevelt elk, black-tailed deer, black bear, cougar, salmon and numerous waterfowl and other bird species. This property will provide new hunting and other recreational opportunities.

The appraised value of this property is \$ 2,093,000 of which \$763,000 is being provided through USFWS Coastal and State Migratory Waterfowl grants. An additional \$1,330,000 is being provided through Ducks Unlimited Coastal grant. O & M here is expected to be \$ 57,720 annually.

Item 3: Well Protective Easement at Curlew Lake – This easement will protect water quality for a domestic well located on adjacent private land. The easement will cover approximately ¼ acre of property that WDFW owns but is managed by State Parks as the Curlew Lake State Park in Ferry County. The easement will be granted to the county; it prohibits introduction of any source of contamination within the covenant zone. As the easement in the public interest, it will be granted at no cost.

Policy issue(s) and expected outcome:

Protecting critical fish and wildlife habitat and providing public recreational opportunities and protecting water quality.

Fiscal impacts of agency implementation:

See Operations and Maintenance costs above.

Public involvement process used and what you learned:

Items 1 – 2 were approved through the agency's Lands 20/20 Process.

Action requested and/or proposed next steps:

Approval of the Land Transactions as presented

Draft motion language:

Motion: I move to approve the transactions as presented by staff.

Is there a "second"?

If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed

Post decision communication plans:

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

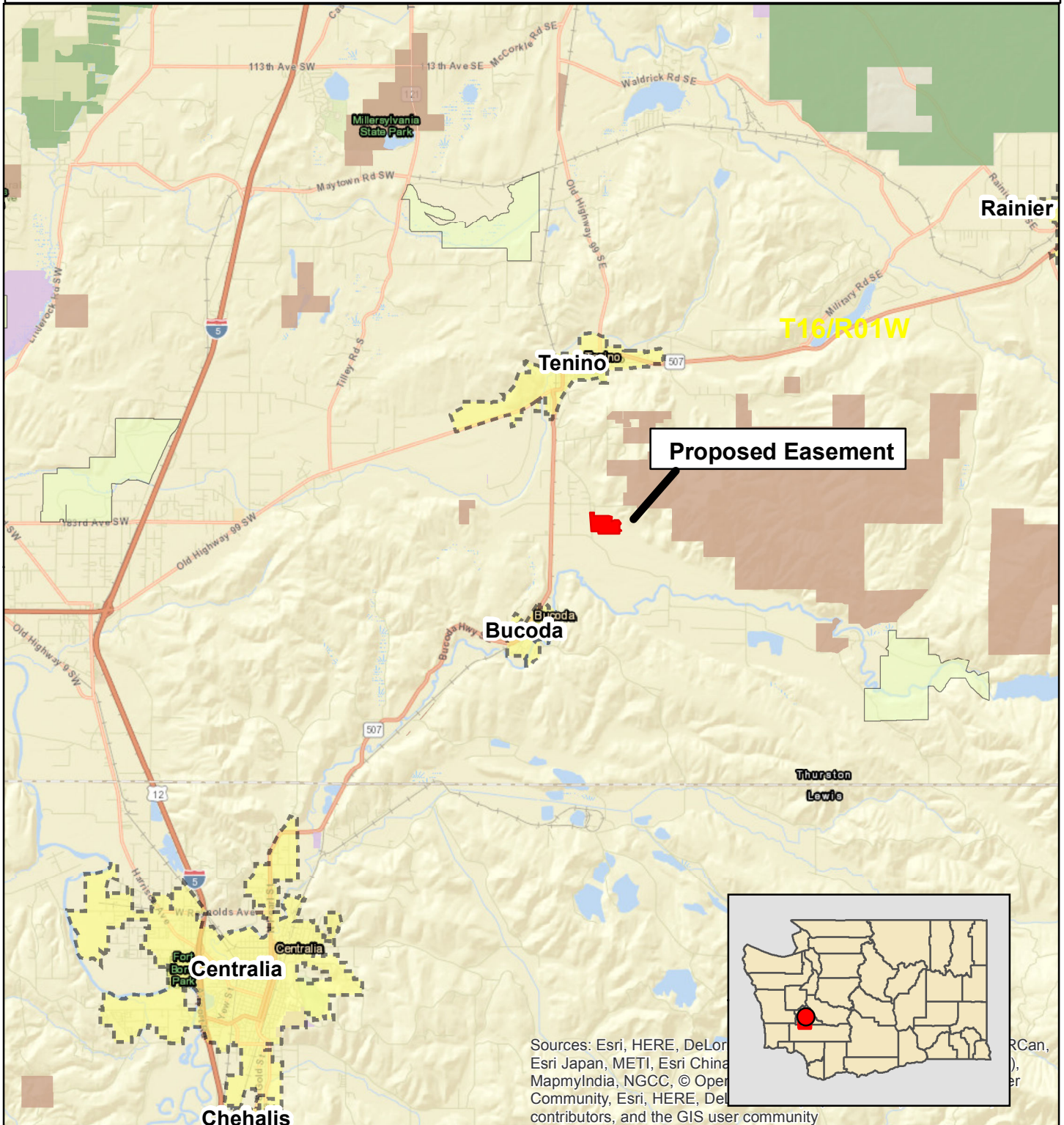
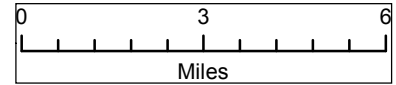
ITEM 1: PROPOSED WILRIDGE ESTATES CONSERVATION EASEMENT

COUNTY: THURSTON

LEGAL: TOWNSHIP 15N, RANGE 1W W.M., SECTIONS 5 & 6

TOWNSHIP 16N, RANGE 1W W.M., SECTIONS 31 & 32

ACRES: 70 (+/-)



Proposed Easement

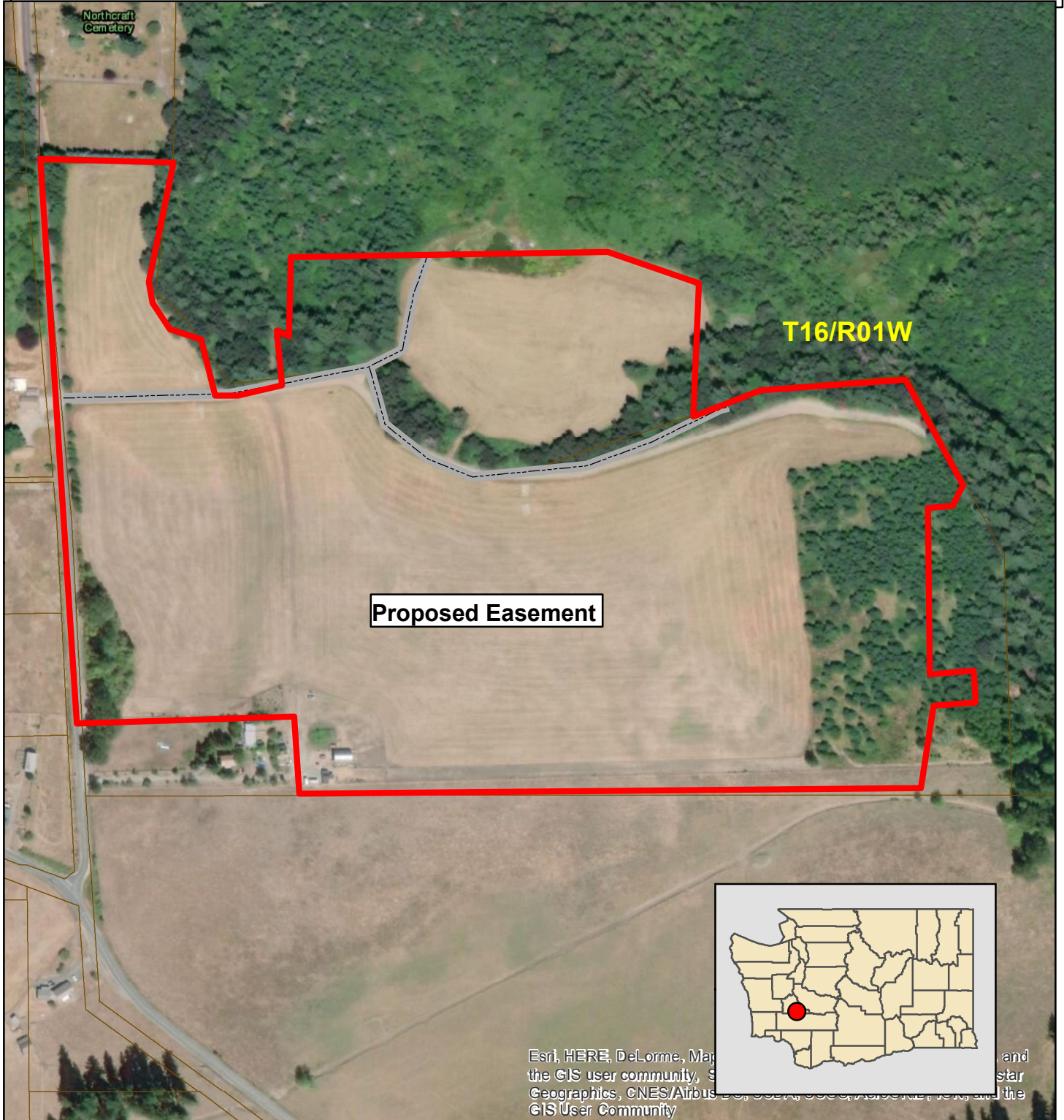
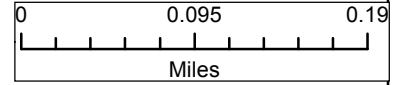
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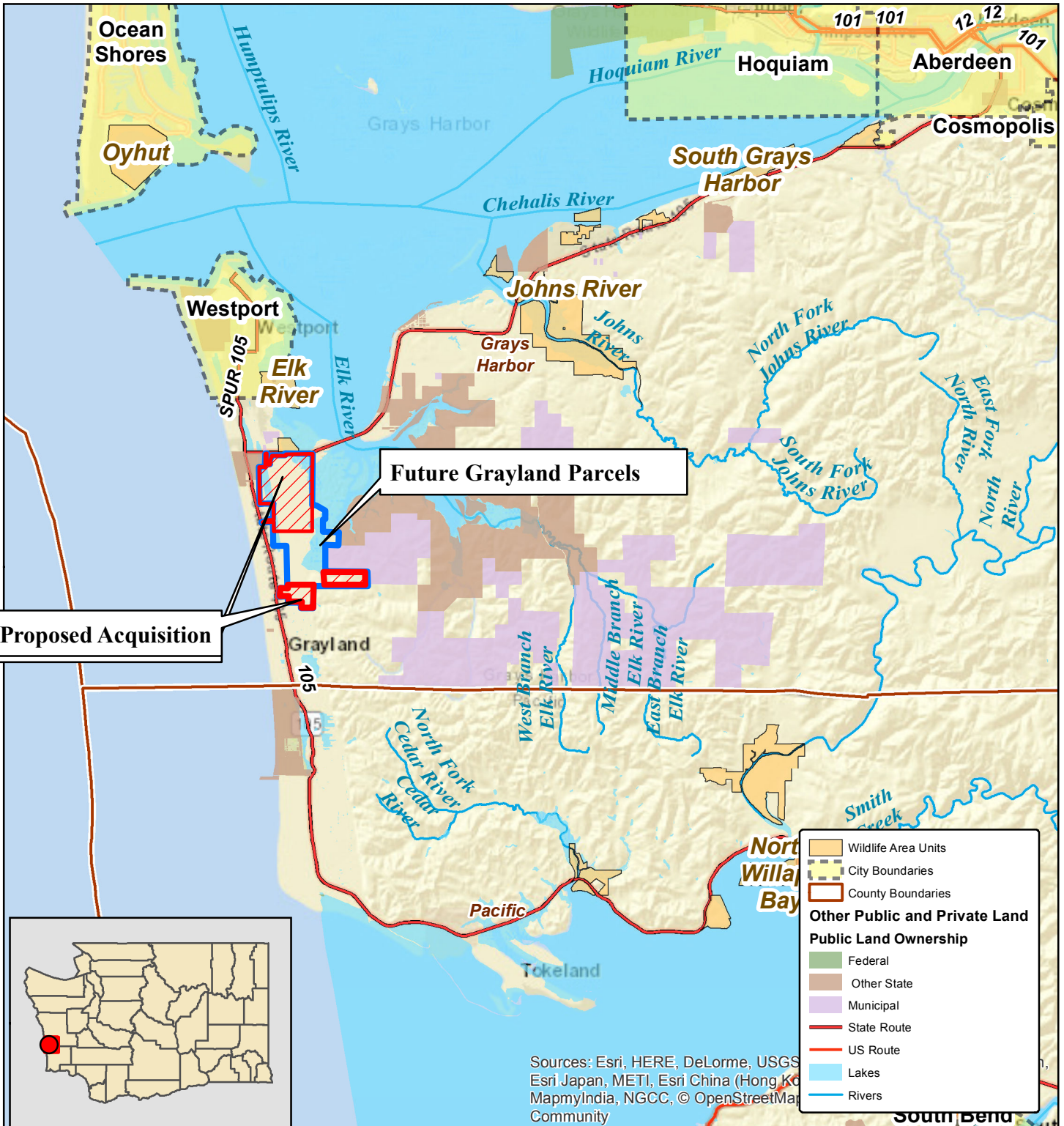
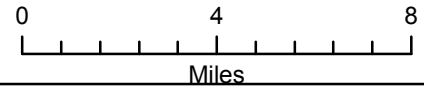


ITEM 2: PROPOSED GRAYLAND ACQUISITION PHASE 1

COUNTY: GRAYS HARBOR

LEGAL: TOWNSHIP 16N, 11W, SECTIONS 19 & 30

ACRES: 1,110 (+/-)



Proposed Acquisition

Future Grayland Parcels

Other Public and Private Land

Public Land Ownership

- Federal
- Other State
- Municipal
- State Route
- US Route
- Lakes
- Rivers

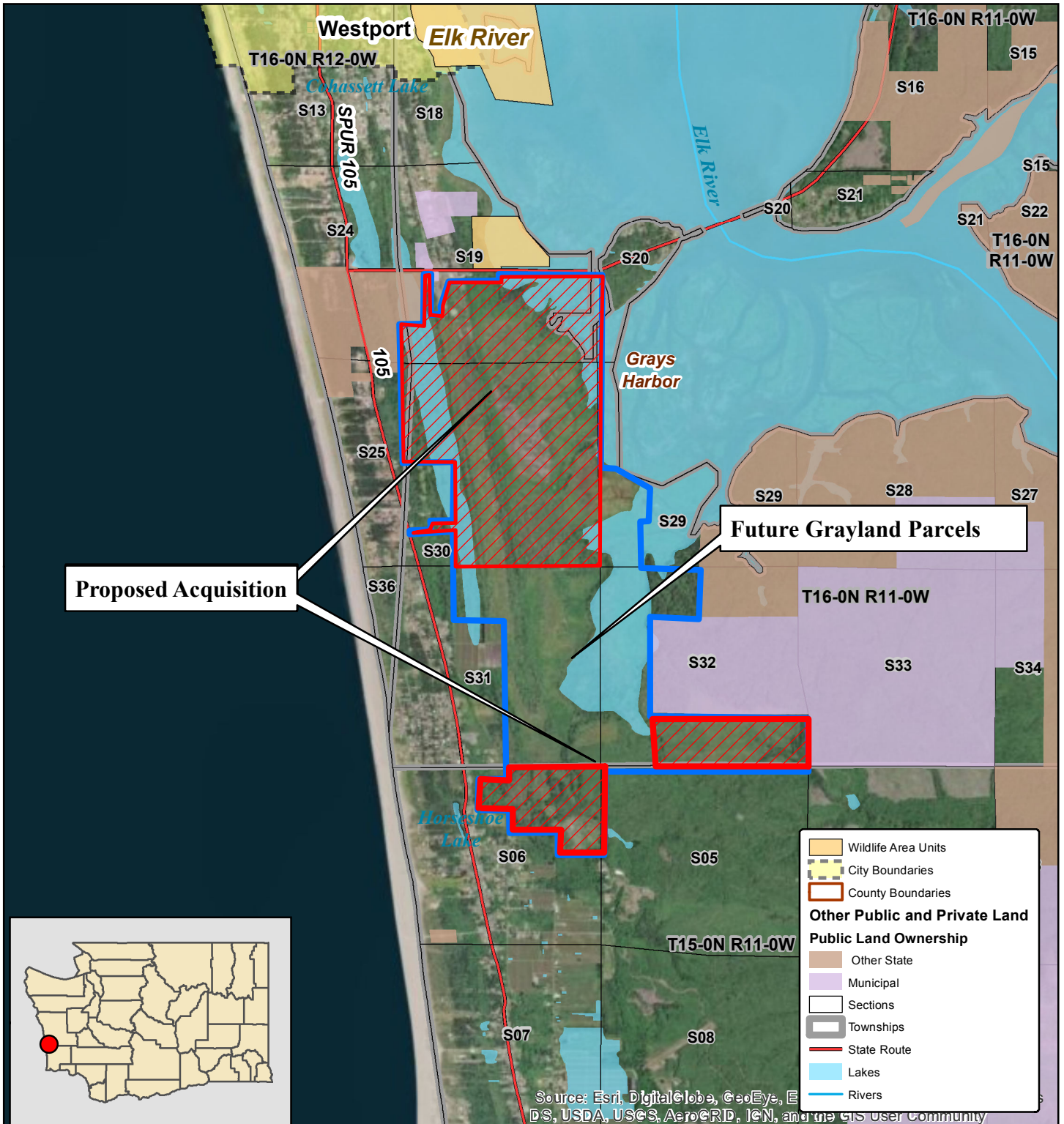
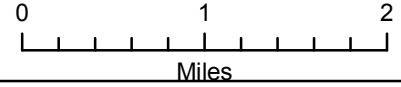
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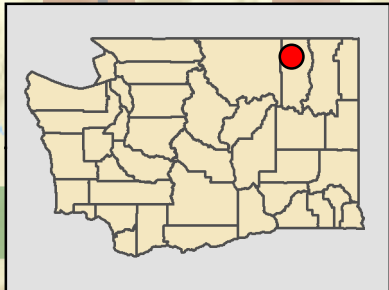
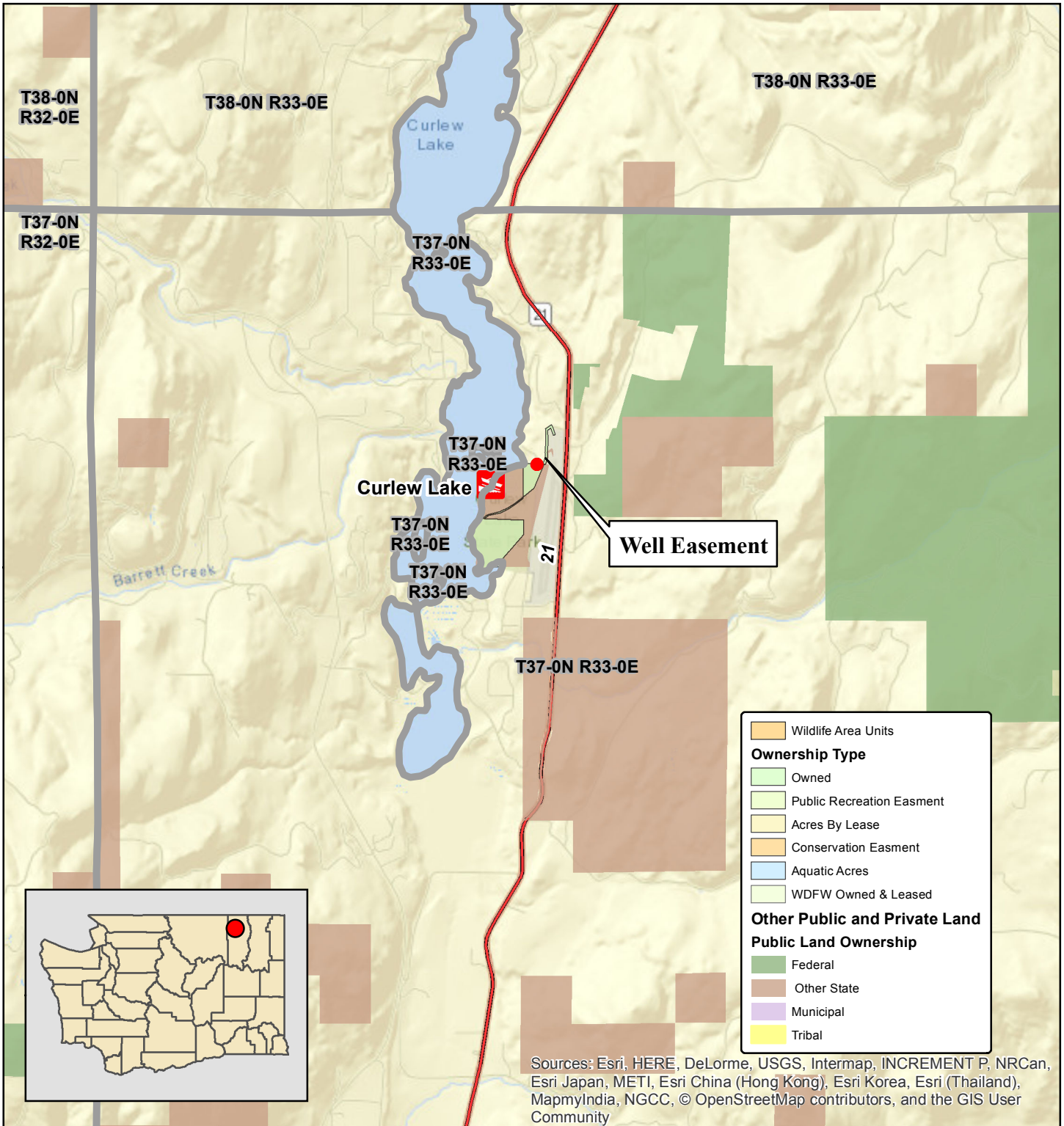


ITEM 3: CURLEW LAKE PROPERTY WELL EASEMENT

COUNTY: FERRY

LEGAL: SECTION 8, TOWNSHIP 37N, RANGE 33E, W.M.

ACRES: .23



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LEGAL: SECTION 8, TOWNSHIP 37N, RANGE 33E, W.M.

ACRES: .23

