

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Tapp Parcel 2 Property, Summary

October 26, 2023 Meeting

Oregon Department of Fish and Wildlife

TAPP Acquisition

Transaction Type (check one): Acquisition Disposal

<p>I. Proposed Real Property Transaction (if the transaction is an acquisition please include a description of the intended use of the property):</p> <ul style="list-style-type: none">• ODFW will acquire, with funds from the Willamette Wildlife Mitigation Program and Bonneville Power Administration, approximately 86.77 acres of land in Lane County adjacent to ODFW’s Fern Ridge Wildlife Area (see attached maps).• The acquisition will provide connectivity between multiple other federally and state protected conservation areas, habitat for various species and some public access for recreation.
<p>II. Reason for PLAC Review (include what the agency is requesting from the PLAC):</p> <ul style="list-style-type: none">• In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.
<p>III. Background Information</p> <ul style="list-style-type: none">• ODFW has made several efforts to acquire this property over the past 20+ years, both from the current owner and, in prior years, from the current owner’s parents (now deceased).• This acquisition is subject to a Property Line Adjustment which will divide a total of 126.77 acres owned by the seller into two lots, one of which (86.77 acres) will be acquired by ODFW and the other, containing the seller’s house and 40 acres, to be retained by seller. The property currently consists of two lots, but must be reconfigured in order to separate the homestead from the conservation area to be acquired. ODFW will manage the property line adjustment process, as the seller is not capable of doing so. All costs will be covered by BPA.• Public outreach has not yet occurred, but other acquisitions in this area have been well supported by the public and elected officials.• The property sits directly adjacent to land currently owned by ODFW, conservation property owned by the City of Eugene and the Tapp-1 acquisition currently under contract to be acquired by ODFW.• All costs of acquisition, including closing costs, will be funded by the Willamette Wildlife Mitigation Program, which has provided funds for closing various other property in the immediate area.<ul style="list-style-type: none">○ Cost of the land acquisition is \$465,000.00 as established by a UASFLA compliant (yellow book) appraisal dated August 28, 2023• DOJ has reviewed the purchase agreement, title report, and other documentation and there are no major concerns. (A new addendum, confirming the price is yet to be executed, but the original PSA contains language confirming that the owner will accept a price at this level). Several easements exist, but are not problematic.• Environmental Site Assessments for properties acquired through this program are performed by the Bonneville Power Administration prior to closing. No concerns

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are anticipated.
IV. Topics for PLAC Consideration.
<ul style="list-style-type: none">• General review of the transaction and recommendation to proceed with the acquisition.
V. Staff Comments (agency comments that are not already included and DAS staff comments):
VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):
<ul style="list-style-type: none">• ODFW requests PLAC recommendation to proceed with the transaction.