

Malaga Exchange

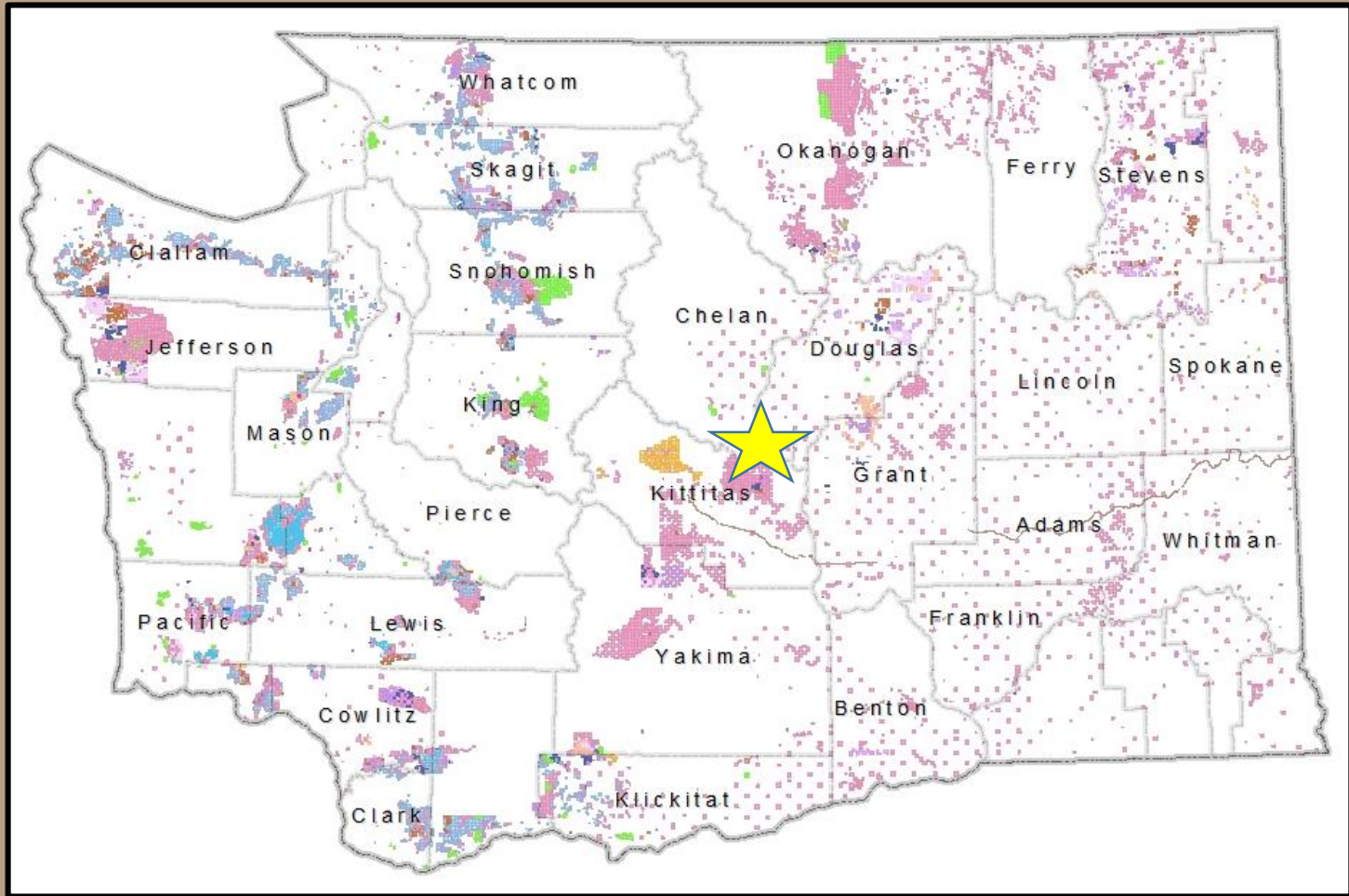
DRAFT Presentation

**Trust Exchange
Chelan County**



Malaga Exchange

Vicinity Map



Malaga Exchange

DNR Malaga Transaction Goals

- Consolidate trust lands to facilitate a future conservation outcome while repositioning trust assets to a more favorable location for trust revenue
- Enhance access to trust lands.



Malaga Exchange

Whited's milkvetch



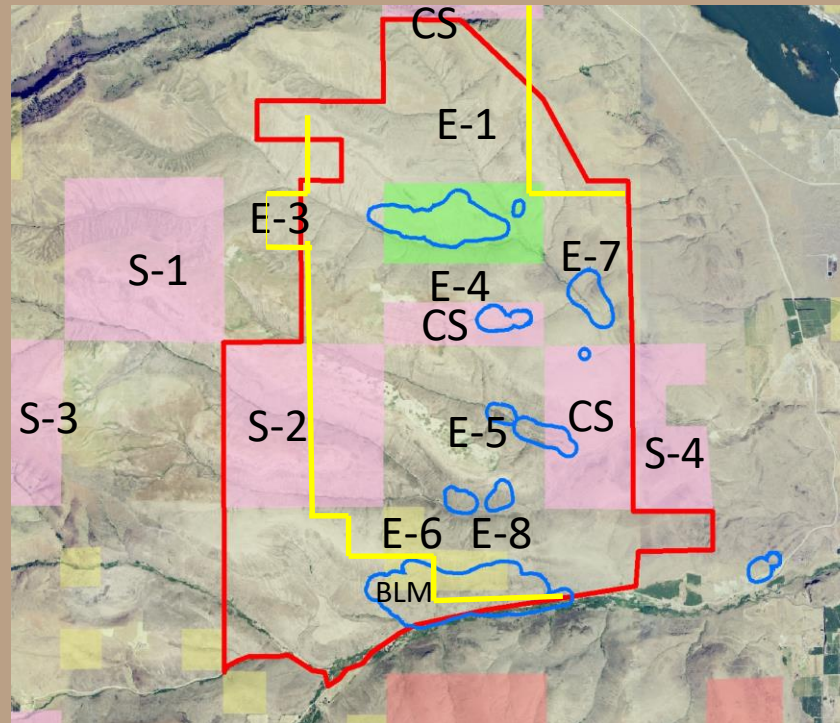
- Very rare plant; World range only near Malaga
- G1, S1 Ranked
- Focal plant species of the Upper Dry Gulch NAP
- Long-term plan is to expand this NAP



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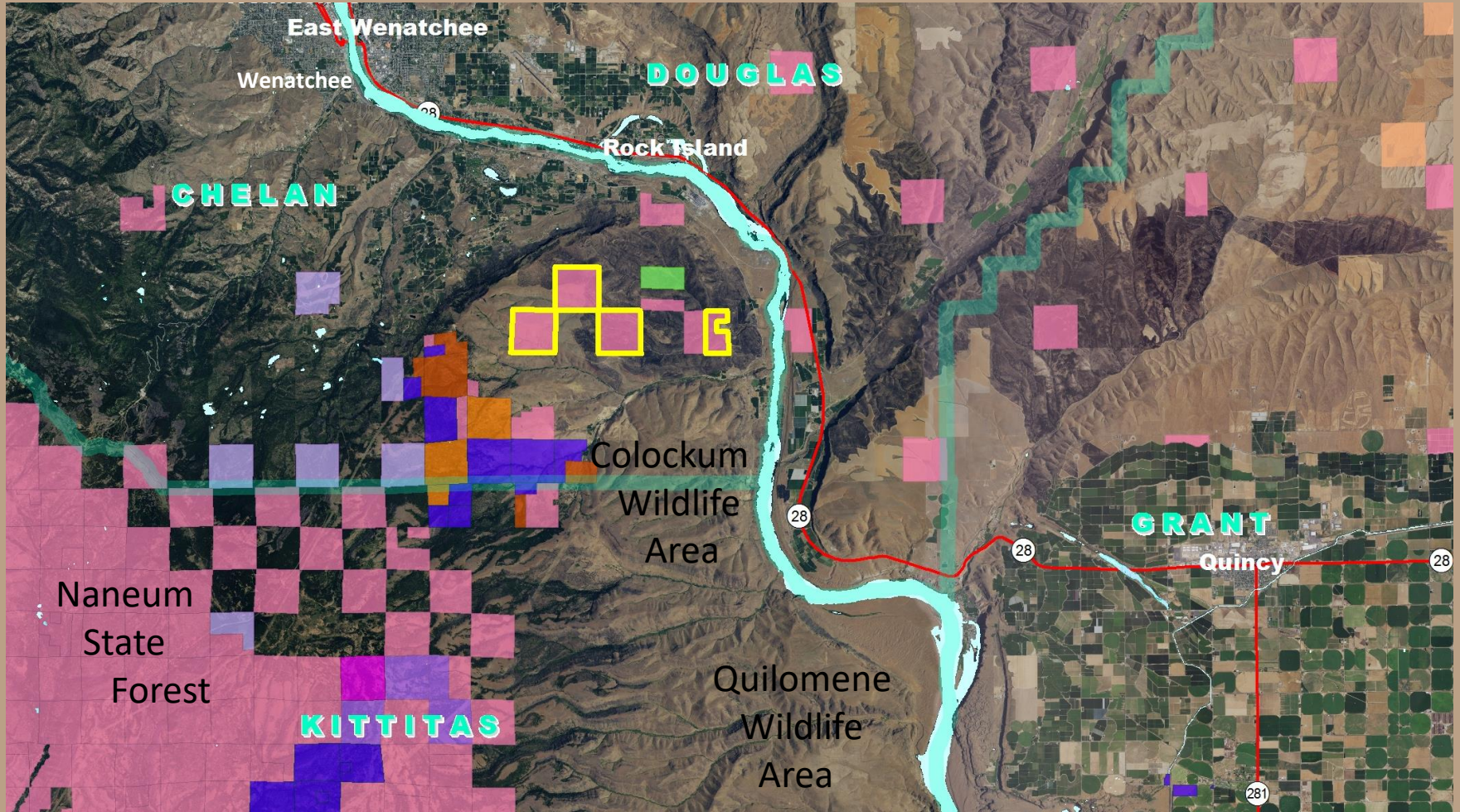
Rare Plant Locations

Whited's milkvetch - *Astragalus sinuatus*



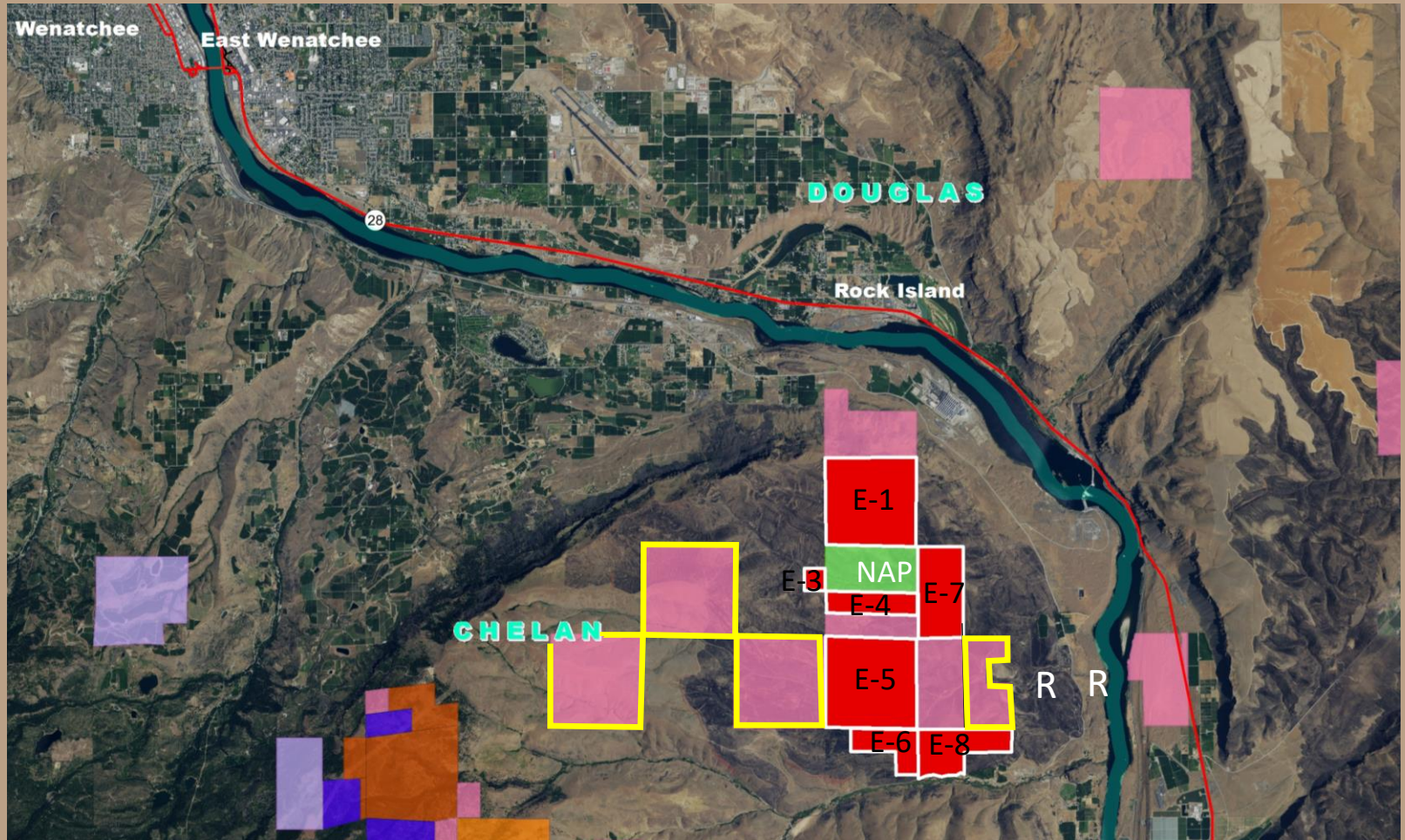
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State Parcels located in Chelan County



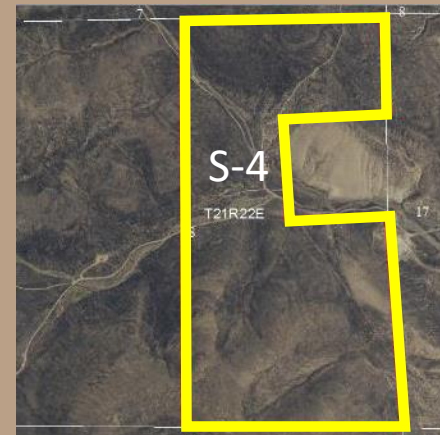
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Exchanger Parcels located in Chelan County



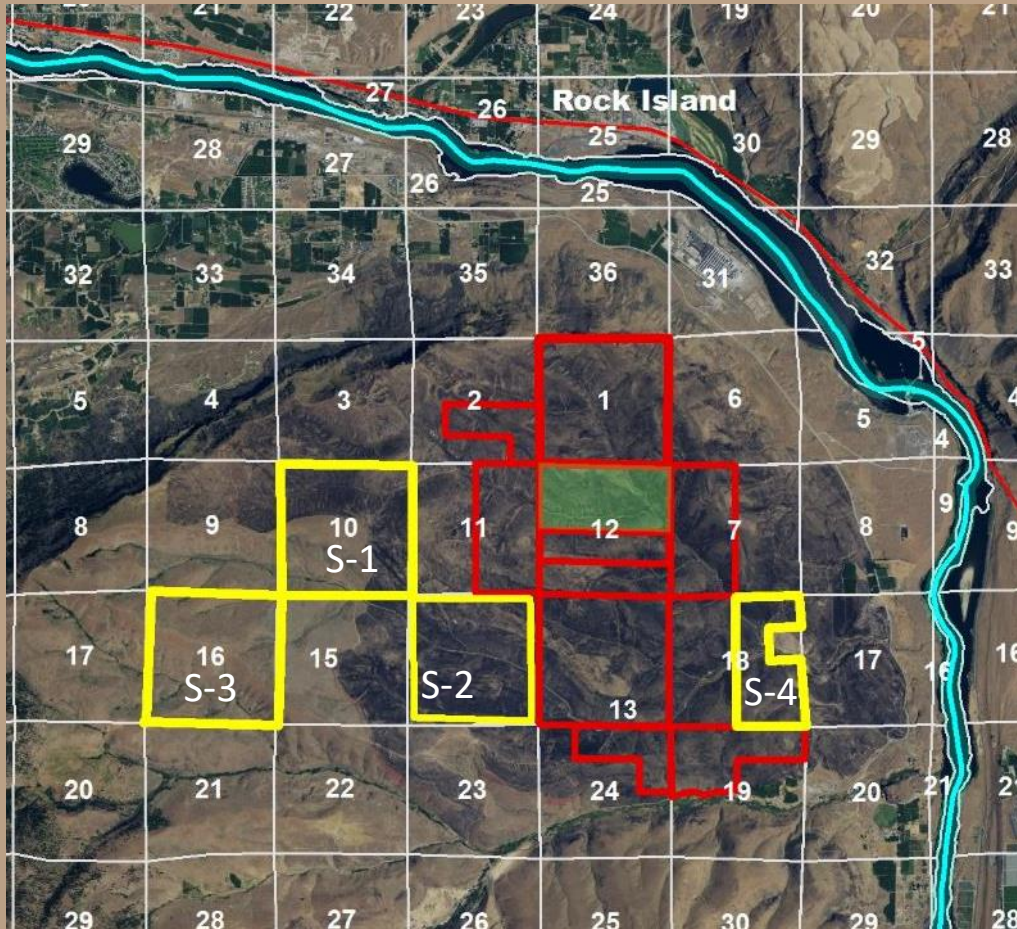
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State Parcels located in Chelan County



Malaga Exchange

State Properties



- DNR will convey parcels outlined in yellow
- 2,198 acres of Common School Trust
- Improves access to existing and acquired DNR lands
- Grassland; Grazing & CRP lease; tenant is Ravenwing Ranch LLC
- Zoning is RR-20



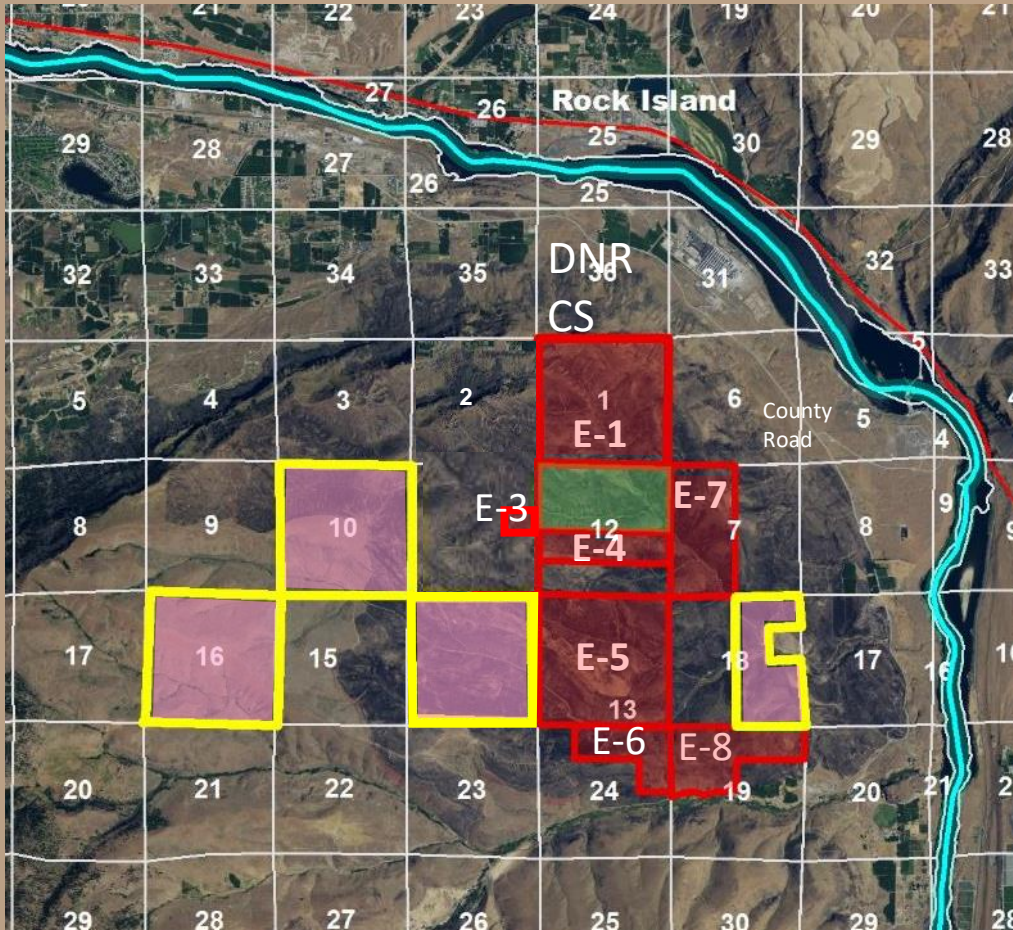
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Exchanger Parcels located in Chelan County



Malaga Exchange

Exchanger Properties



- DNR will acquire the parcels outlined in red with "E" labels
- 2,205 Acres
- Access – Grant to DNR
- Grassland
- Zoning is RR-20, RR-10

Malaga Exchange

Public Hearing

- **Public Hearing Notices:** DNR media release, DNR web page posting, legal ads in newspapers, notices to public officials and agencies
- **Public Hearing in Chelan County at Malaga:** Two non-DNR attendees; One testified in favor; No written testimony during 14 day comment period
- **Post Hearing Comments:** Two letters received; Concerns about equity, winter range, elk, bighorn sheep, hunting access



Malaga Exchange

Benefits

- **Trust Benefits**
 - Consolidate trust lands to facilitate a future conservation outcome while repositioning trust assets to a more favorable location for trust revenue
 - Legal easement enhancement allows for asset appreciation and alternative marketing options
- **Public Benefits**
 - Potential for future expansion of NAP; better access



Malaga Exchange

Exchange Valuation

Common School Trust	Acres	Value
Before Exchange	2,198	\$1,098,840
After Exchange	2,205	\$1,102,560
Change	+ 7 acres	+\$3,720; (Equivalent Value; State gain of 1/3 of 1% value)

All properties valued at \$500 per acre in the appraisal.



Malaga Exchange

Questions ?

Resolution #1564

