

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: February 1 & 2, 2008
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

1. Acquisition of a 37.94 acre property in Okanogan County
2. Acquisition of a .96 acre property in Klickitat County
3. Utility Easement Request in Columbia County
4. Right of Way Request in Mason County

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

Protection of critical fish and wildlife habitat, providing public recreation opportunity, and addressing responsible property management.

Public involvement process used and what you learned:

Items 1&2 were approved through a public review and competitive grant process conducted by the Washington State Recreation and Conservation Office (RCO). The Methow Watershed project, which encompasses Item 1, was reviewed and supported by the Okanogan County Commission.

Action requested (identify the specific Commission decisions you are seeking):

Approval of the proposed land transactions as presented.

Draft motion language:

Motion to approve the proposed land transactions as presented.

Justification for Commission action:

This action will protect critical fish and wildlife habitat, provide public recreation opportunity, and addressing responsible property management.

**Budget Detail for February 1-2, 2008 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
Issacson Property	37.94	\$380,000.00	Methow Watershed PS 5	RCO	Z41	N/A	\$4,692,465.00	\$4,191,396.09	\$3,799,996.09
Nickols Property	0.96	\$20,000.00	Western Pond Turtle	RCO	Z41	N/A	\$258,405.00	\$68,620.04	\$48,020.04

RCO = Recreation and Conservation Office

** Post Action Grant Balance

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance

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

February 1, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE 37.94 ACRE ISAACSON
PROPERTY, METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 37.94 acres from Lillian Isaacson along the Methow River in Okanogan County. This action will be funded by a grant from the Washington Wildlife and Recreation Program and the U.S. Fish and Wildlife Service. Authority for this acquisition is contained in the capital budget.

The Property is located in Okanogan County, approximately 6 miles northwest of Winthrop and 4 miles southeast of Mazama adjacent to Highway 20. The Property has approximately 1,000 feet of frontage on the Methow River, just down-river from Weeman Bridge, and is adjacent to WDFW-owned lands.

The Property provides critical salmonoid habitat including cobble and riffle spawning habitat, side channels for high flow refugia, and juvenile rearing habitat. Seasonal wetlands on the Property are critical for amphibian and songbird breeding, nesting, rearing and foraging. The Property also provides important habitat for mule deer, which assures the requisite prey base for recovery of large carnivores in the North Cascades. This Property also provides significant access to the river because of the safe and ready access to Highway 20.

The Property will be managed within the Wildlife Program by Kim Romain-Bondi as part of the Methow Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and other routine stewardship issues. Funding will be provided from the existing wildlife area budget.

The Department has been successful in negotiating the purchase of this Property for the reviewed and approved appraised value of:

37.94 acres \$380,000.00

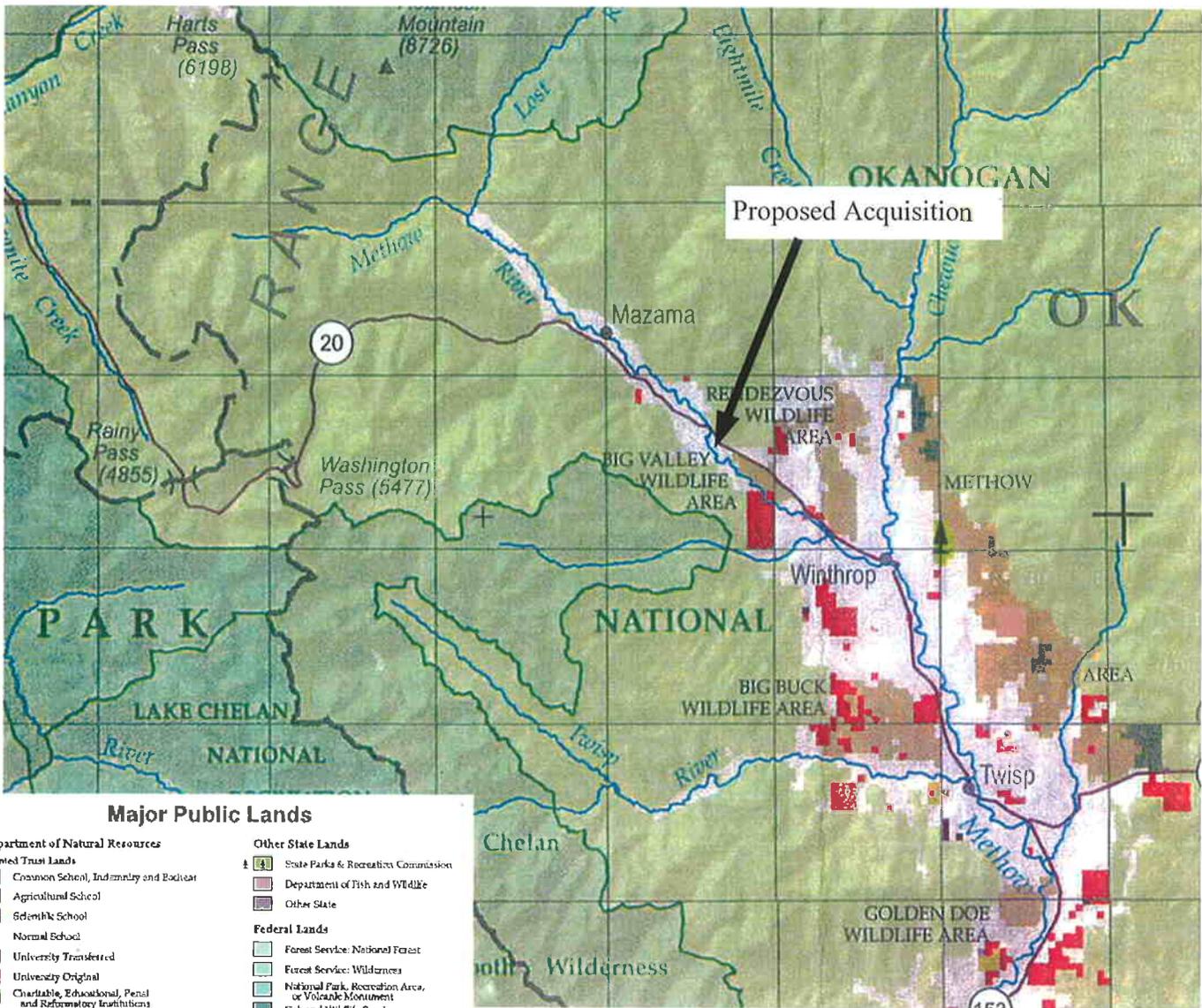
The Department recommends the Commission approve the acquisition of the 37.94-acre Isaacson Property for \$380,000.00.

**TITLE: ITEM 1: PROPOSED ACQUISITION
ISAACSON PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 15, TOWNSHIP 35N, RANGE 20E, W.M.

ACRES: 37.94 ACRES



Major Public Lands

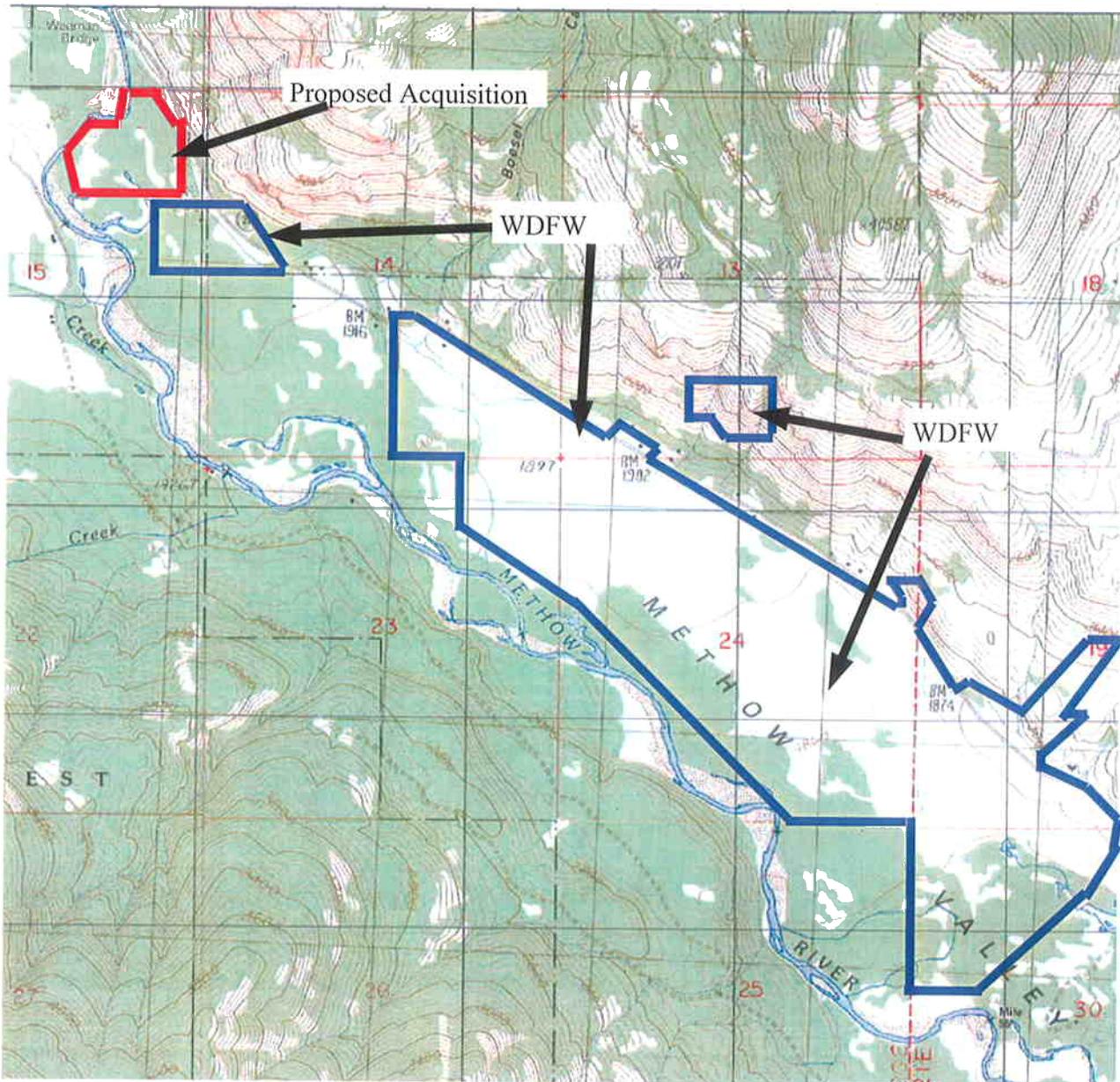
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|---|--|---|--|
| Department of Natural Resources | | Other State Lands | |
| Granted Trust Lands | | <ul style="list-style-type: none"> State Parks & Recreation Commission Department of Fish and Wildlife Other State | |
| <ul style="list-style-type: none"> Common School, Industry and Education Agricultural School Scientific School Normal School University Transferred University Original Charitable, Educational, Penal and Reformatory Institutions Capitol Grant | <ul style="list-style-type: none"> Forest Board Trust Lands State Forest Board Transfers State Forest Board Purchased | Federal Lands <ul style="list-style-type: none"> Forest Service: National Forest Forest Service: Wilderness National Park, Recreation Area, or Volcanic Monument Fish and Wildlife Service Bureau of Land Management Bureau of Reclamation Army Corps of Engineers Other Federal | |
| Other DNR Lands <ul style="list-style-type: none"> Other DNR Including Community College Reserve in Snohomish County | | Other Lands <ul style="list-style-type: none"> Tribal Center / Indian Reservation Boundary Municipal Watershed Other County or Municipal | |
| Natural Areas <ul style="list-style-type: none"> Natural Resources Conservation Area (NRCA) Natural Area Preserve (NAP) | | | |

**TITLE: ITEM 1: PROPOSED ACQUISITION
ISAACSON PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 15, TOWNSHIP 35N, RANGE 20E. W.M.

ACRES: 37.94 ACRES



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

February 1, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE .96 ACRE NICKOLS
PROPERTY, KLICKITAT WILDLIFE AREA, KLICKITAT COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the .96 acre John Nickols property for the Western Pond Turtle project. This property has been approved for acquisition and funded by the Washington Wildlife and Recreation Program under the Critical Habitat category. Authority for this acquisition is provided by the capital budget.

The property is located near the town of Lyle, contains wetlands and adjoins WDFW owned lands that are managed for the protection of the western pond turtle. Nearby Sondino Pond and the surrounding area are used extensively by western pond turtles. This vicinity constitutes the best remaining habitat in Washington for the threatened western pond turtle.

The property will be managed within the Wildlife Program by Susan Van Leuven as part of the Sondino Ponds unit of the Klickitat Wildlife Area. The operation and maintenance costs are not anticipated to increase, as the Department owns the adjoining lands. Payment in lieu of property taxes is estimated to be \$1 annually.

The Department has been successful in negotiating an option for the purchase of this property for the reviewed and approved appraised value of:

.96 acres	\$20,000.00
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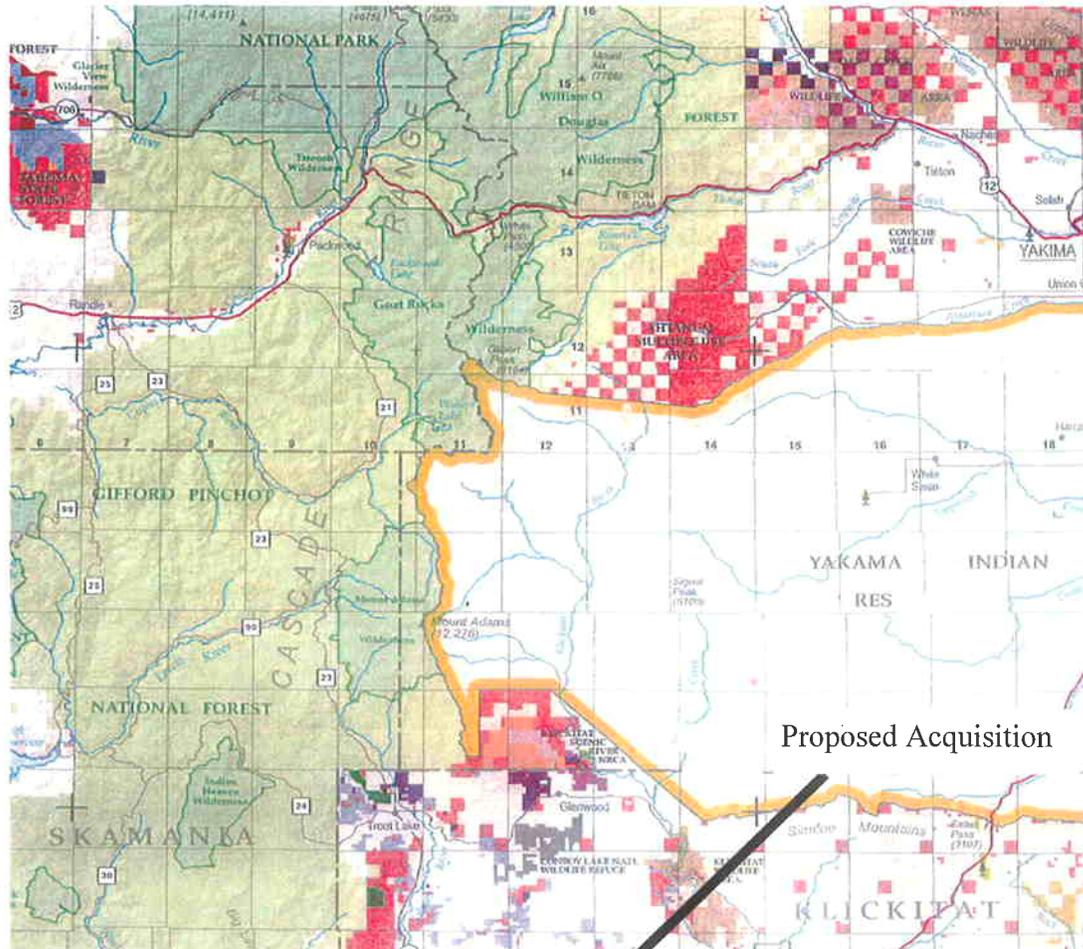
The Department recommends the Commission approve the acquisition of the .96 acre Nickols property for \$20,000.00.

**TITLE: ITEM 2: PROPOSED ACQUISITION
NICKOLS PROPERTY**

COUNTY: KLICKITAT COUNTY

LEGAL: SECTIONS 28, TOWNSHIP 3N, RANGE 12E. W.M.

ACRES: .96 ACRES



Proposed Acquisition

Major Public Lands

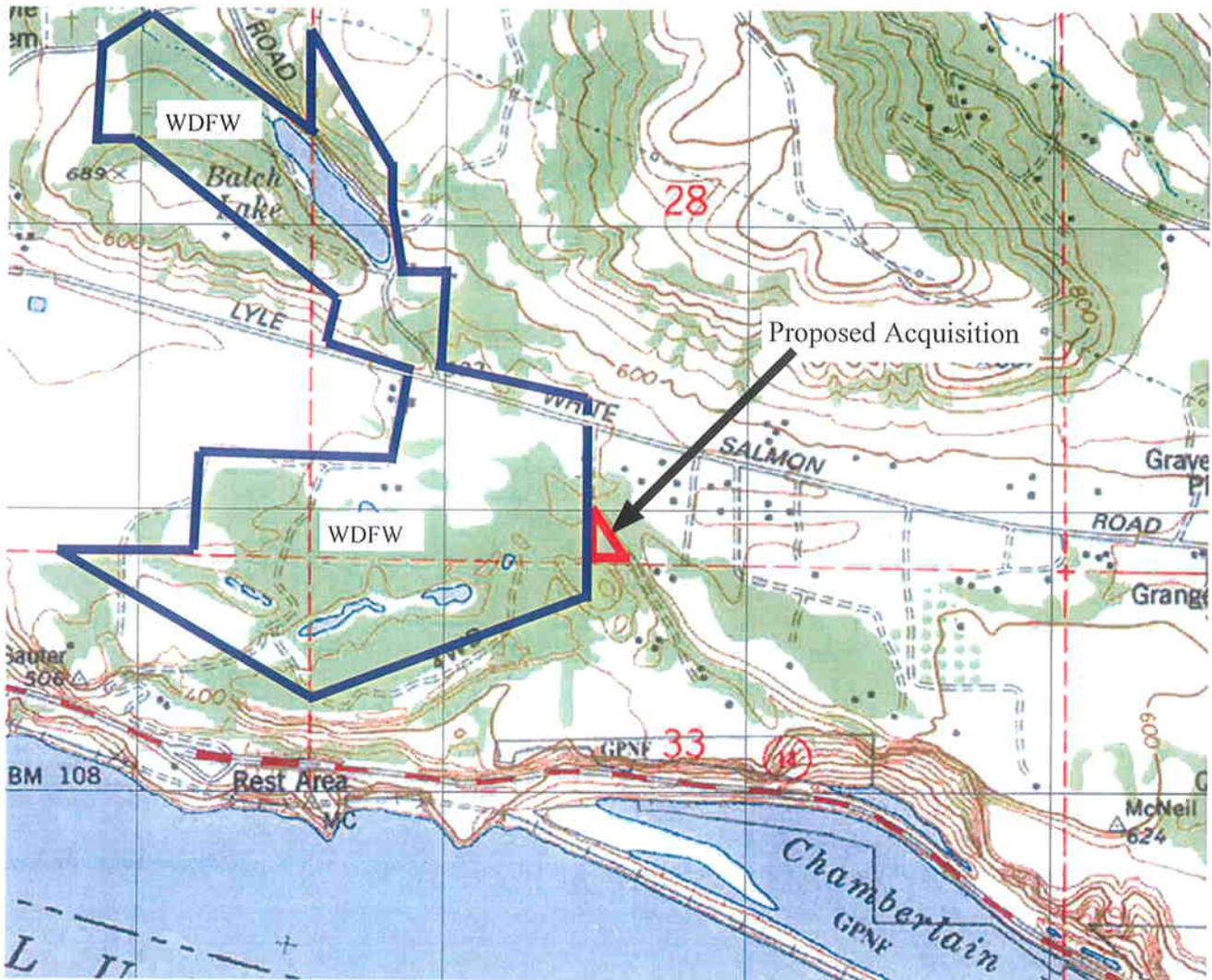
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|---|--|
| Department of Natural Resources | |
| Granted Trust Lands | |
| ■ Conversion School, Indemnity and Bequest | |
| ■ Agricultural School | |
| ■ School/TK School | |
| ■ Normal School | |
| ■ University Transferred | |
| ■ University Original | |
| ■ Charitable, Educational, Penal and Reformatory Institutions | |
| ■ Capitol Grant | |
| Forest Board Trust Lands | |
| ■ State Forest Board Transfer | |
| ■ State Forest Board Purchased | |
| Other DNR Lands | |
| ■ Other DNR including Community College Reserve in Bentonish County | |
| National Areas | |
| ■ National Resources Conservation Area (NRCA) | |
| ■ National Area Preserve (NAP) | |
| Other State Lands | |
| ■ State Parks & Recreation Commission | |
| ■ Department of Fish and Wildlife | |
| ■ Other State | |
| Federal Lands | |
| ■ Forest Service: National Forest | |
| ■ Forest Service: Wilderness | |
| ■ National Park, Recreation Area, or Volcanic Monument | |
| ■ Fish and Wildlife Service | |
| ■ Bureau of Land Management | |
| ■ Bureau of Reclamation | |
| ■ Army Corps of Engineers | |
| ■ Other Federal | |
| Other Lands | |
| ■ Tribal Center / Indian Reservation Boundary | |
| ■ Municipal Watershed | |
| ■ Other County or Municipal | |

**TITLE: ITEM 2: PROPOSED ACQUISITION
NICKOLS PROPERTY**

COUNTY: KLICKITAT COUNTY

LEGAL: SECTIONS 28, TOWNSHIP 3N, RANGE 12E. W.M.

ACRES: .96 ACRES



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

February 1, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 3: EASEMENT REQUEST – BONNVILLE POWER
ADMINISTRATION, COLUMBIA COUNTY**

The Washington Department of Fish and Wildlife has received a request from the Bonneville Power Administration (BPA) for several small easements along their existing power line on the Wooten Wildlife Area in Columbia County. The easements will include three segments of access road and one guy-wire anchor point.

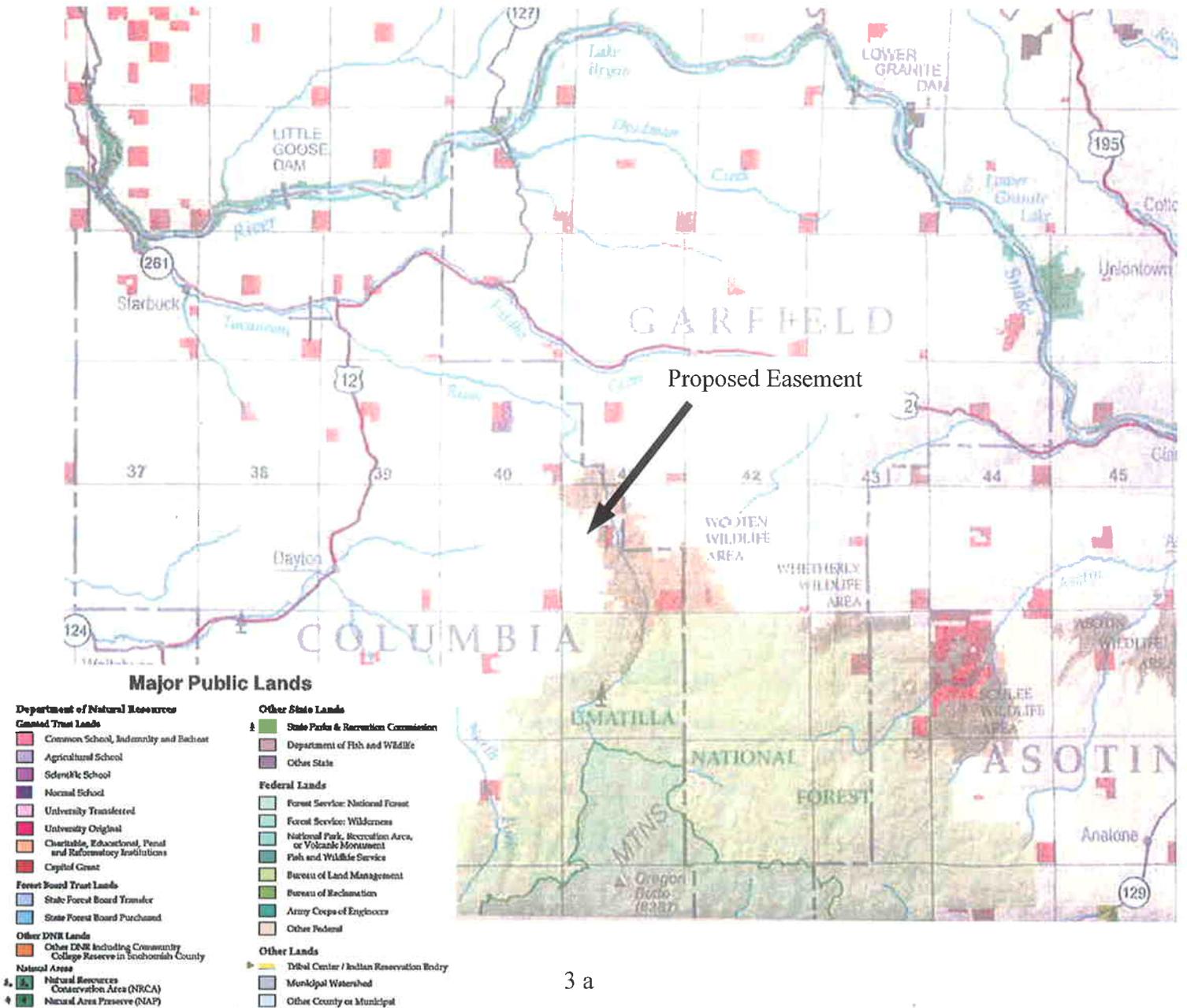
The affected Department lands are within or immediately adjacent to the power line corridor. BPA's request has been evaluated by Department staff and it has been determined that this grant will not adversely impact habitat values at the site because it makes no appreciable change to existing use. It is reasonable to grant these easements to BPA in order that it can better maintain its power lines. BPA has offered \$3,500 for the easement rights.

The Department recommends the Commission approve these easement grants to the BPA for \$3,500.

**TITLE: ITEM 3: PROPOSED EASEMENT
BONNEVILLE POWER ADMINISTRATION**

COUNTY: COLUMBIA COUNTY

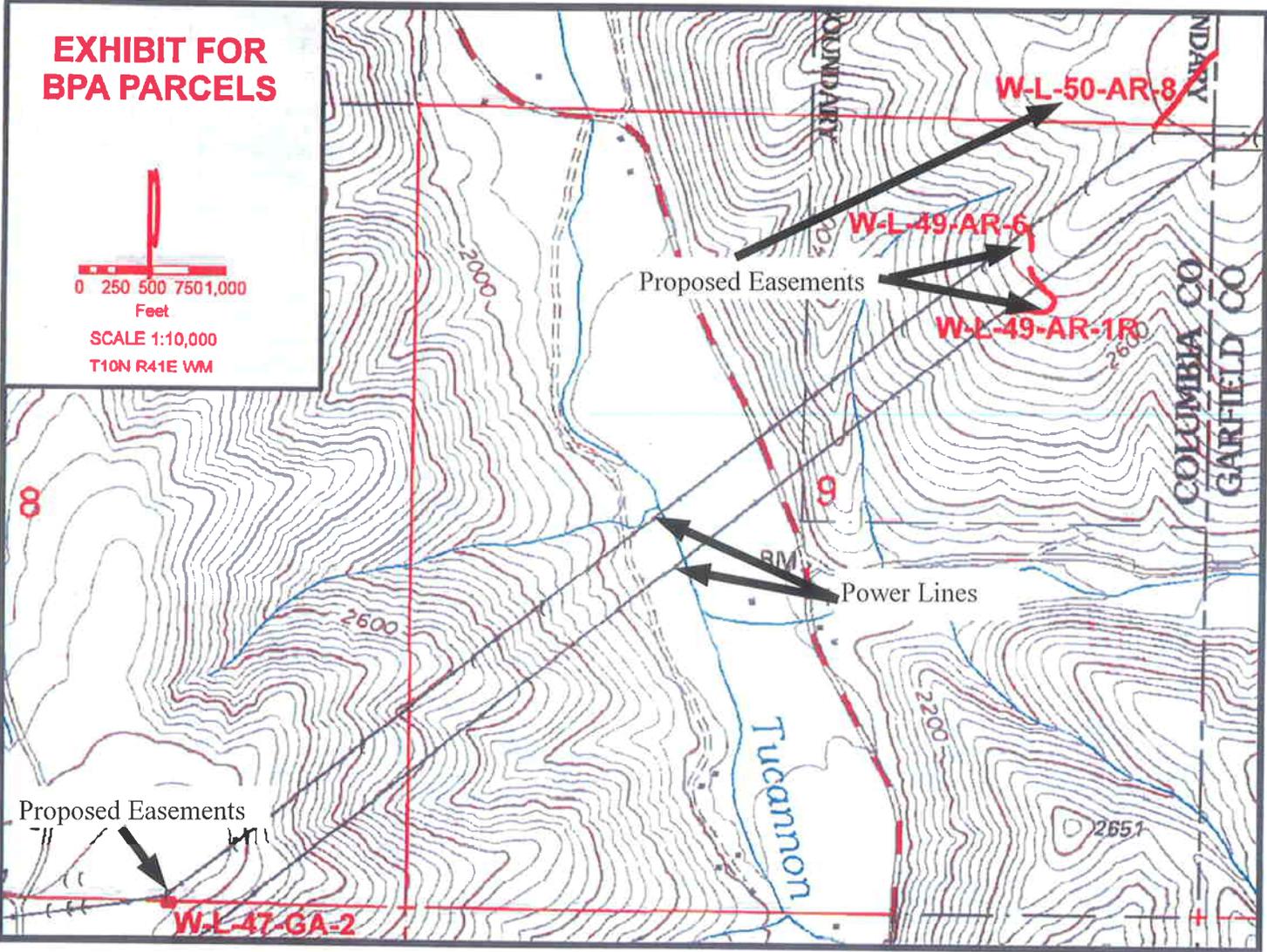
LEGAL: SECTIONS 4, 8, 9, TOWNSHIP 10N, RANGE 41E. W.M.



**TITLE: ITEM 3: PROPOSED EASEMENT
BONNEVILLE POWER ADMINISTRATION**

COUNTY: COLUMBIA COUNTY

LEGAL: SECTIONS 4, 8, 9, TOWNSHIP 10N, RANGE 41E. W.M.



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DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
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REAL ESTATE SERVICES**

February 1, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 4: RIGHT OF WAY REQUEST – WASHINGTON STATE
DEPARTMENT OF TRANSPORTATION
MASON COUNTY**

The Washington Department of Fish and Wildlife has received a request from the Washington State Department of Transportation (WSDOT) for right-of-way to improve U.S. Highway 101 at the Purdy Creek bridge in Mason County. WSDOT needs 0.1 acre of additional right-of-way in order to redesign and rebuild the highway bridge. The land is an unused portion of the George Adams fish hatchery at Purdy Creek. The redesigned bridge will improve public highway safety.

WSDOT has offered \$700 in payment for the property. WSDOT's request has been evaluated by Department staff and it has been determined that this grant will not adversely impact operations at the site.

The Department recommends the Commission approve the grant of additional right-of-way WSDOT for \$700.

**TITLE: ITEM 4: PROPOSED RIGHT OF WAY
WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION**

COUNTY: MASON COUNTY

LEGAL: SECTIONS 22 & 15, TOWNSHIP 21N, RANGE 4W. W.M.

ACRES: .10 ACRES

