PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: July 17, 2009
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following action:

1. Proposed Acquisition of 201.1 acres in Yakima County

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

Protection of Critical Habitat and providing public wildlife related recreation opportunity.

Public involvement process used and what you learned:

Item 1 was approved through a public review and competitive grant process conducted by the Recreation and Conservation Office (RCO).

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 wildlife habitat and provide public wildlife related recreation.

Budget Detail for July 17, 2009 Fish and Wildlife Commission Conference Call
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
Thornton Property	201.1	$141,000.00	Cowiche Watershed	WWRP	Z41	$ -	$ 1,759,418.00	$ 1,709,249.83	$ 1,564,019.83
						$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -

WWRP= Washington Wildlife and Recreation Program

** 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

July 17, 2009

MEMORANDUM

TO: Philip Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE THORNTON PROPERTY, OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 201.10 acres in the Cowiche Valley from the Thornton family. This property has been approved for acquisition and funded by a grant from the Washington Wildlife and Recreation Program. Authority for this acquisition is provided by the capital budget.

This property is located in Yakima County, approximately 2 miles southwest of Cowiche, off Cowiche Mill Road. It is wholly surrounded by the Cowiche Canyon Conservancy's Snow Mountain Ranch, a property very popular for hiking and appreciative uses, so this acquisition will increase those opportunities. The property supports a high quality shrub steppe community and upland game such as chukar, partridge and quail.

The property will be managed within the Wildlife Program by the Oak Creek Wildlife Area manager as part of the wildlife area. Operation and maintenance costs are anticipated to be $ 1,000 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at $140. Funding will be provided from the existing wildlife area budget.

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

$141,000 201.10 acres.

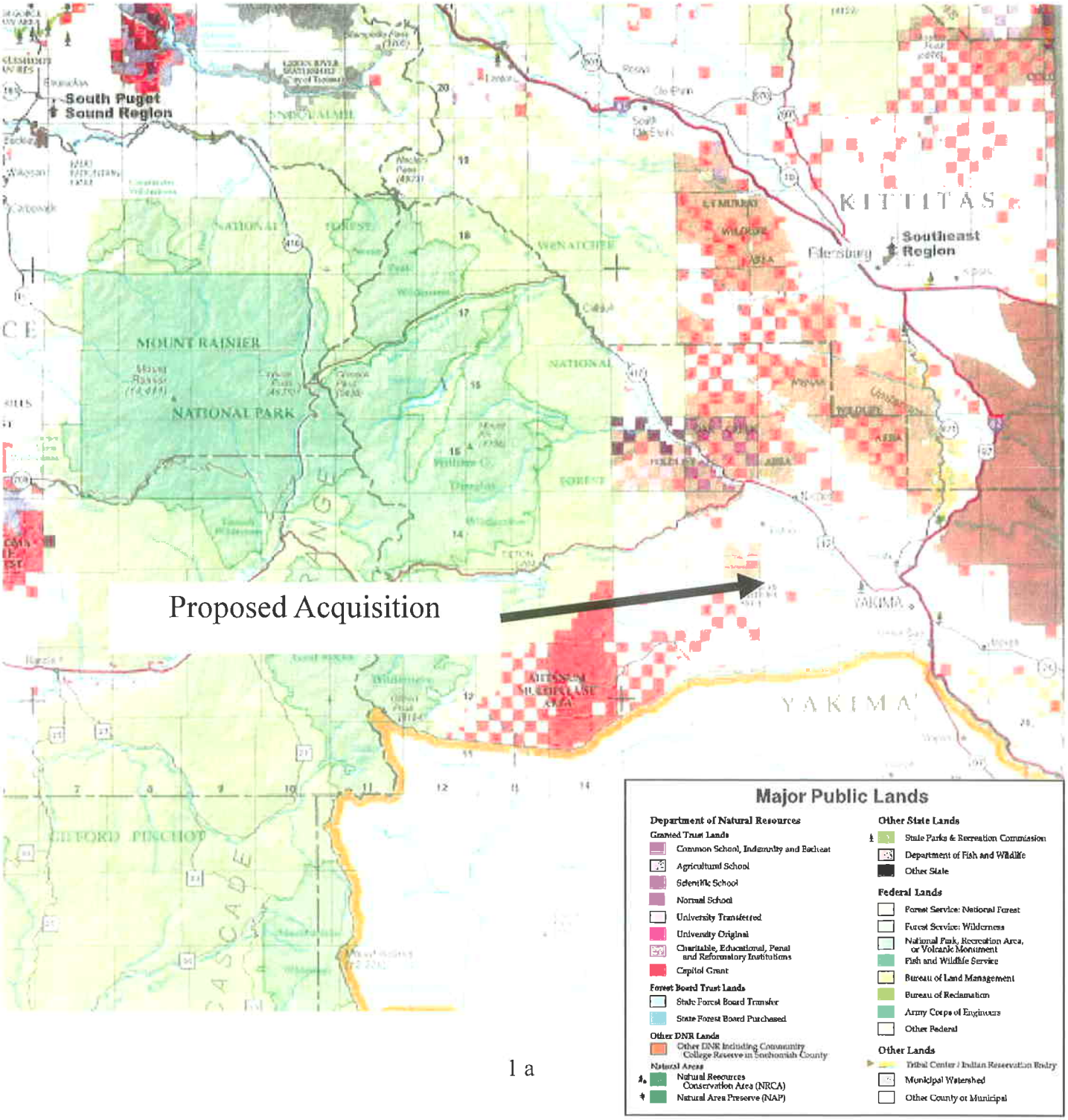
The Department recommends the Commission approve acquisition of the 201.10 acre Thornton property for $141,000.

TITLE: ITEM 1: PROPOSED ACQUISITION
THORTON PROPERTY

COUNTY: YAKIMA COUNTY

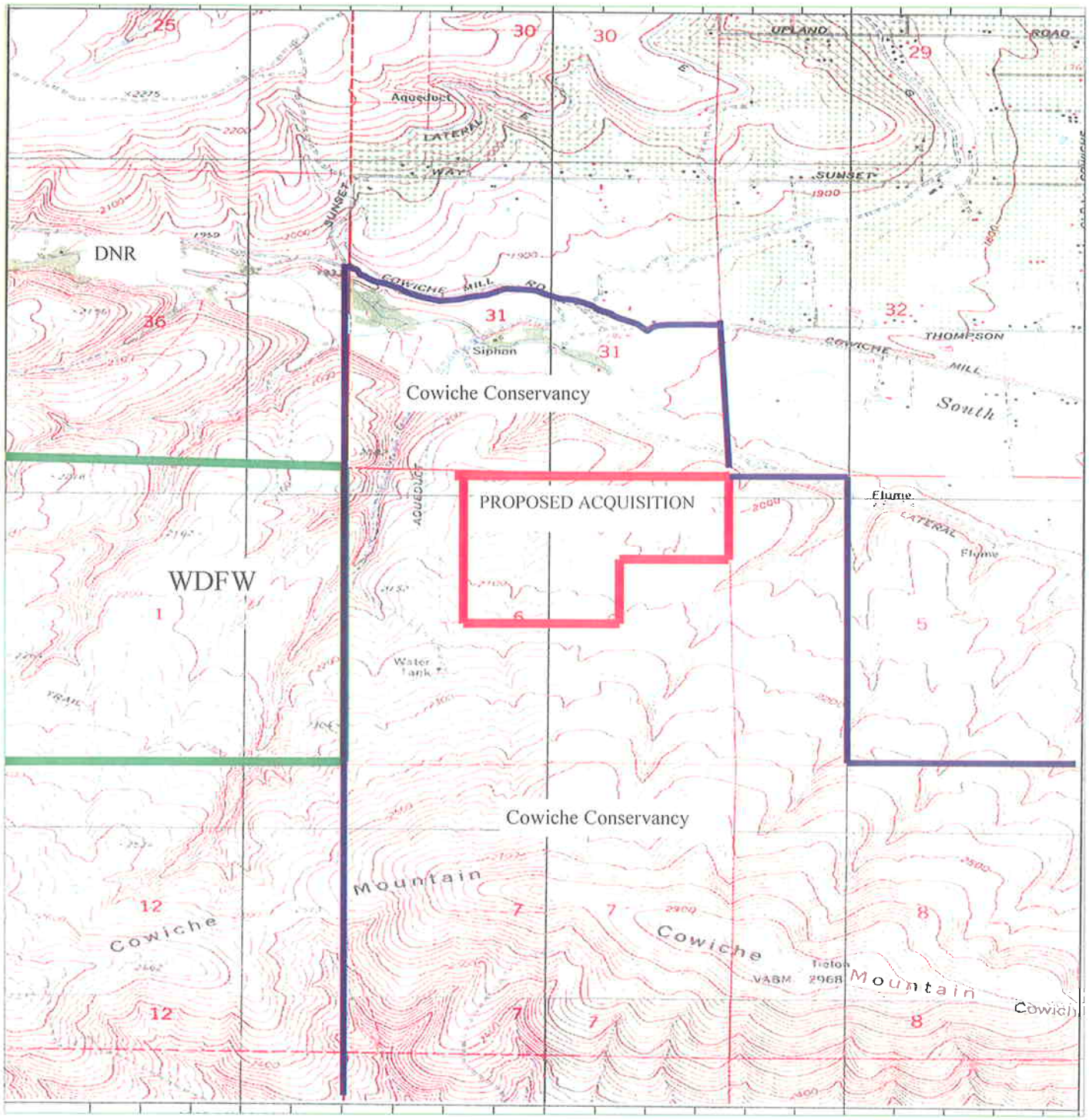
LEGAL: SECTION 6, TOWNSHIP 13N, RANGE 17E W.M.

ACRES: 201 ACRES



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

COUNTY: **YAKIMA COUNTY**

LEGAL: **SECTION 6, TOWNSHIP 13N, RANGE 17E W.M.**

ACRES: **201 ACRES**