

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: December 4 & 5, 2009
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

- Item 1: Proposed Acquisition of 10 acres in Skagit County
 - Item 2: Proposed Acquisition of 181.5 acres in Yakima County
 - Item 3: Proposed Acquisition of 3.8 acres in Yakima County
-

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

These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.

Public involvement process used and what you learned:

Item 1 was originally funded by a Salmon Recovery grant secured by Skagit County. The county transferred the grant to WDFW but continues to support the project.

Items 2 and 3 are a continuation of the Cowichee Watershed project. WDFW reviewed this project with Yakima County and has received a letter from the Yakima County Commission supporting the project.

Action requested (identify the specific Commission decisions you are seeking):
Approval of the proposed land transactions as presented.

Draft motion language:
Move to approve the proposed land transactions as presented.

Justification for Commission action:
These actions will protect critical fish and wildlife habitat and provide public recreational opportunity.

**Budget Detail for December 4-5, 2009 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
Hulbert Farms Property #2	10.00	\$65,000.00	Telegraph Slough South Padilla Bay	ALEA USFWS	Z41 Q21	\$ 1,566,712.00	\$ 1,000,000.00 \$ 1,000,000.00	\$ 83,587.81 \$ 63,152.99	\$ 50,112.81 \$ 29,677.99
Hall Property	181.50	\$181,500.00	Cowiche/Tieton Watershed PH 3	WWRP	Z41		\$ 607,302.00	\$ 589,299.13	\$ 402,354.13
YTID Property	3.80	\$32,000.00	Cowiche/Tieton Watershed PH 3	WWRP	Z41		\$ 607,302.00	\$ 402,354.13	\$ 369,394.13

USFWS = United States Fish & Wildlife Service
ALEA = Aquatic Lands Enhancement Account
WWRP= Washington Wildlife 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**

December 4, 2009

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE HULBERT FARMS
PROPERTY, SKAGIT WILDLIFE AREA, SKAGIT COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 10 acres in the Skagit River Valley from Hulbert Farms, Inc. This property has been approved for acquisition and will be funded by an ALEA grant passed to WDFW from Skagit County, and a National Coastal Wetlands Conservation grant. Authority for this acquisition is provided by the capital budget.

This property is located in Skagit County, approximately 5 miles west of Burlington. The property is an inholding within the boundaries of the South Padilla Bay/ Telegraph Slough project, providing critical connectivity for future restoration planning.

The property will provide recreational access for hunting and wildlife viewing. This South Padilla Bay area was identified as one location that could help replace some of the public access that has been changed by the Wylie Slough restoration. The area will be leased to farmers for agriculture during the restoration planning time of at least 5 years. Preliminary discussions about restoration have included an option of maintaining some agriculture on the site in combination with the wetland enhancements. WDFW and its partners will be working with Skagit County, the diking district, and the community on the development of the restoration plan.

Maintenance activities will include weed and litter control estimated at \$100 annually. There will be no payment in lieu of property taxes. The Hulbert's have reserved a First Right of Refusal to lease and actively farm the property at the terms and request of WDFW, and have indicated a desire and willingness to do so. The grant will expire by January, 2010 and the property will generate income from the agricultural lease at approximately \$1,500 per year.

\$65,000 for 10 acres

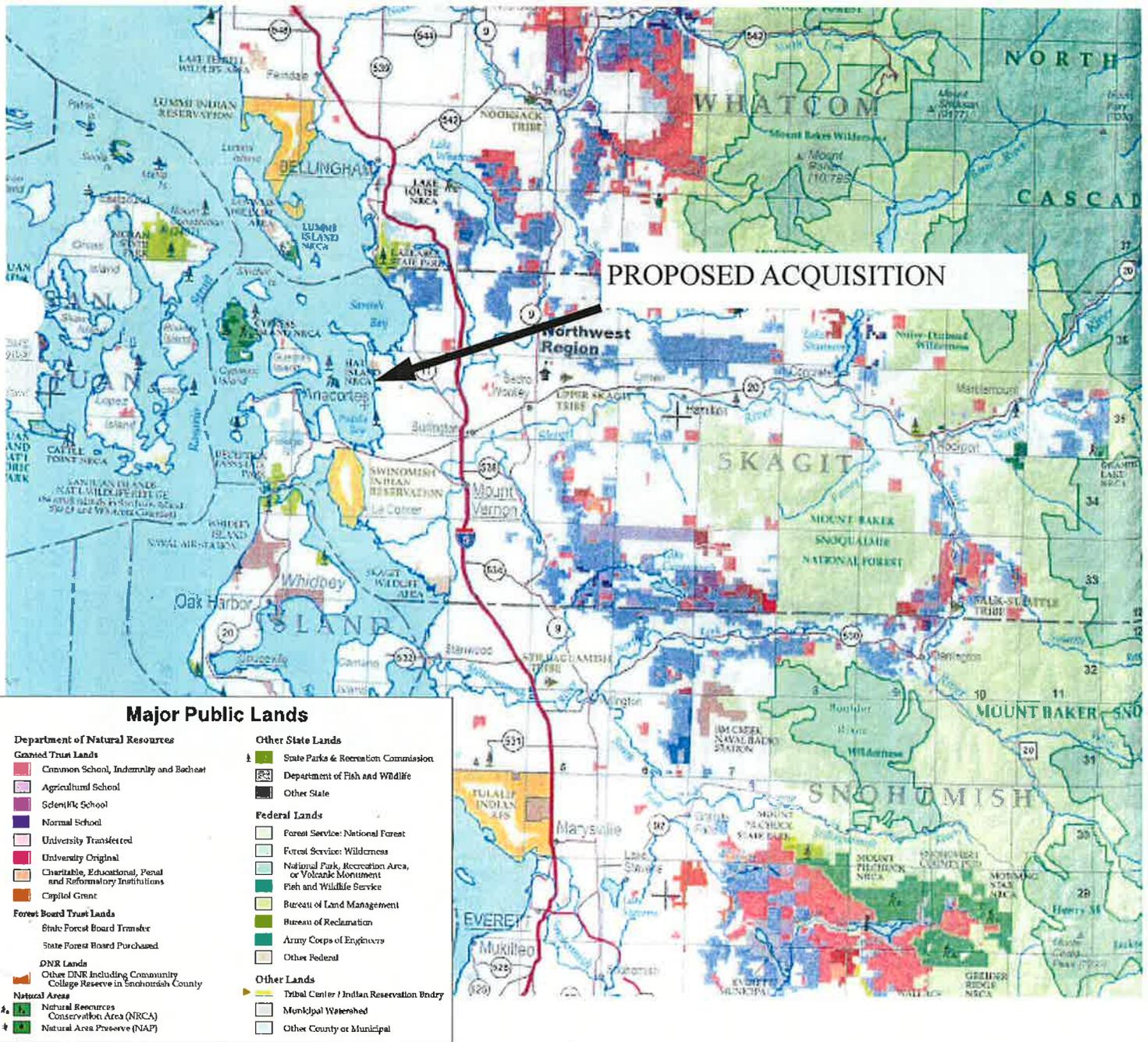
The Department recommends the Commission approve the acquisition of the 10-acre Hulbert Farms, Inc. property for the appraised value of \$65,000.

**TITLE: ITEM 1
HULBERT FARMS PROPERTY**

COUNTY: SKAGIT

LEGAL: SECTION 32 OF TOWNSHIP 35N, RANGE 3E, W.M.

ACRES: 10 ACRES



**TITLE: ITEM 1
HULBERT FARMS PROPERTY**

COUNTY: SKAGIT

LEGAL: SECTION 32 OF TOWNSHIP 35N, RANGE 3E, W.M.

ACRES: 10 ACRES



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

December 4, 2009

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION OF THE HALL PROPERTY, OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 181.5 acres in the Cowiche River Valley from the Hall family. This property has been approved for acquisition and will be funded by the Washington Wildlife and Recreation Program under the Cowiche Watershed Critical Habitat Category. Authority for this acquisition is provided by the capital budget.

This property is located in Yakima County, approximately 3 miles west of Cowiche. 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 \$1,000.00 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$127.00. 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:

\$181,500 for 181.5 acres

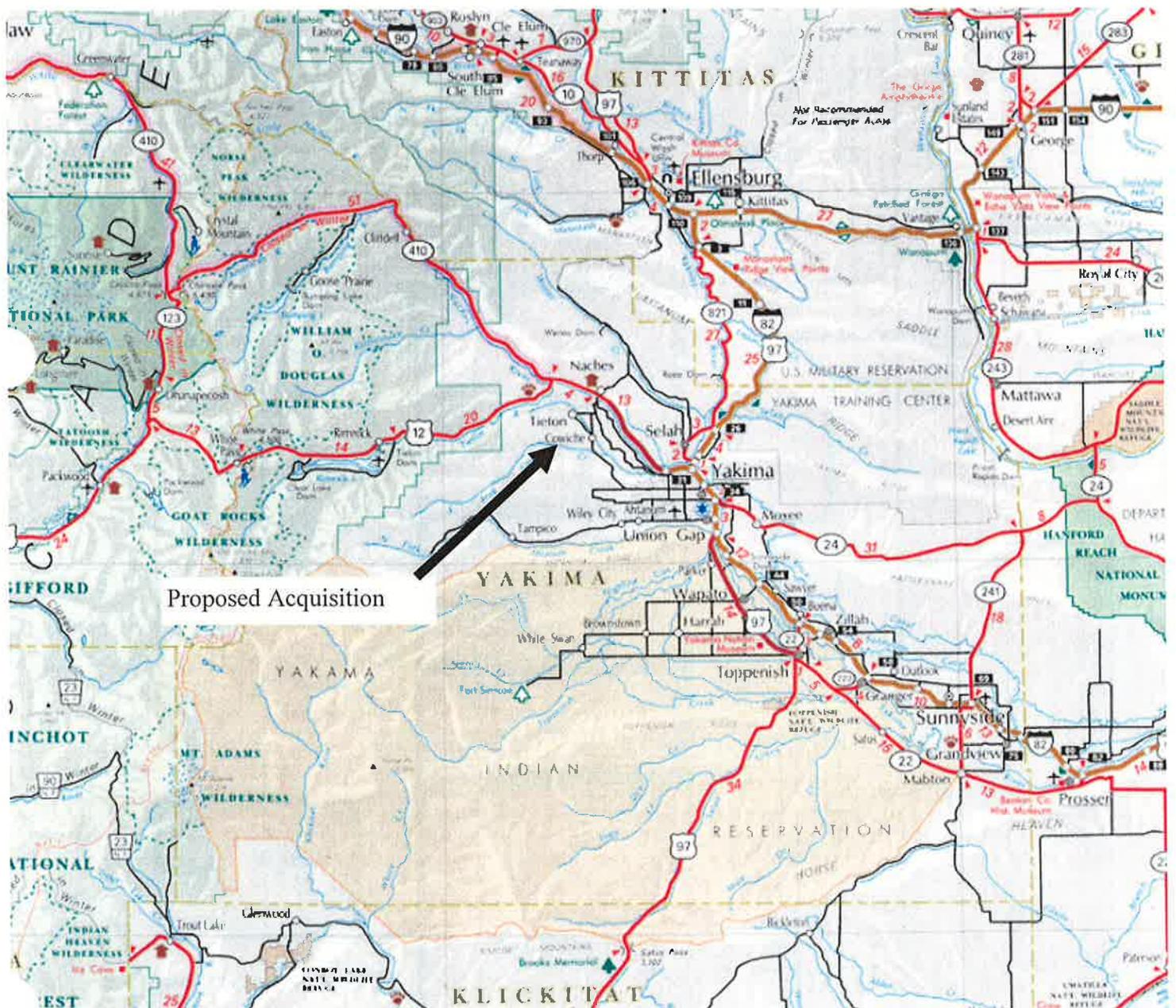
The Department recommends the Commission approve the acquisition of the 181.5-acre Hall property for the appraised value of \$181,500.

**TITLE: ITEM 2
HALL PROPERTY**

COUNTY: YAKIMA

LEGAL: SECTIONS 26 & 35 OF TOWNSHIP 14N, RANGE 16E, W.M.

ACRES: 181.5 ACRES

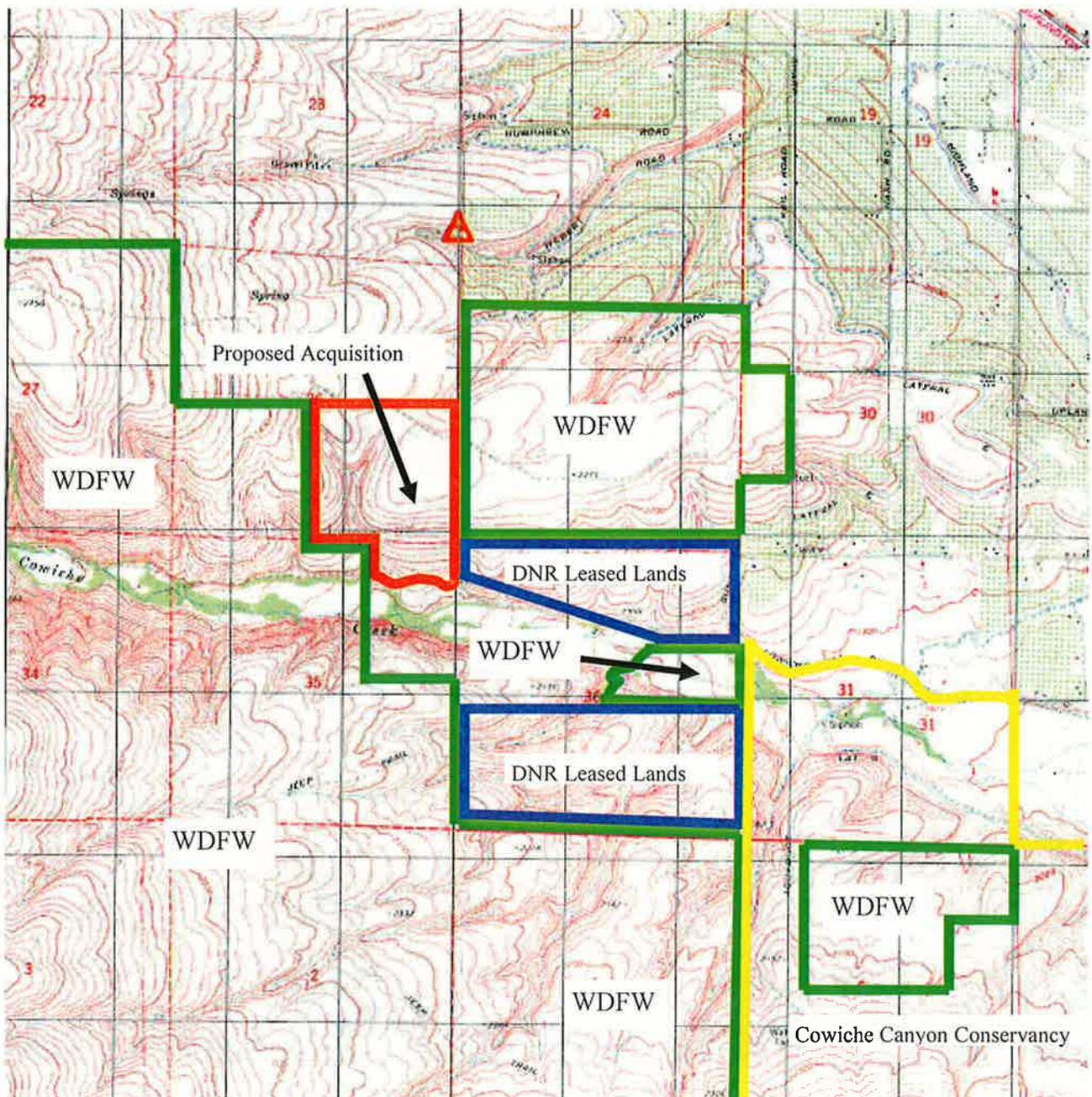


**TITLE: ITEM 2
HALL PROPERTY**

COUNTY: YAKIMA

LEGAL: SECTIONS 26 & 35 OF TOWNSHIP 14N, RANGE 16E, W.M.

ACRES: 181.5 ACRES



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

December 4, 2009

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE YTID PROPERTY, OAK

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 3.8 acres in the Cowiche Watershed from the Yakima-Tieton Irrigation District (YTID). This property has been approved for acquisition and will be funded by the Washington Wildlife and Recreation Program under the Critical Habitat Category. Authority for this acquisition is provided by the capital budget.

This property is located in Yakima County, approximately 2 miles southwest of Cowiche. It is an in holding to the Cowiche Canyon Conservancy-owned Snow Mountain Ranch conservation area adjacent to the Cowiche Unit of the Oak Creek Wildlife Area.

The property consists of extensive trees, grasses and riparian area on Cowiche Creek. Spawning of endangered steelhead has been documented along this area of the creek. Restoration projects of natural resource agencies, non-profit organizations, and the Yakima Nation have been successful and most barriers on the creek have been removed to improve conditions for successful salmon and steelhead spawning.

The property will be managed within the Wildlife Program as part of the Oak Creek Wildlife Area. Operation and maintenance costs are anticipated to be \$100.00 annually to address weed control and litter issues. 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:

\$32,000 for 3.8 acres

The Department recommends the Commission approve the acquisition of the 3.8-acre YTID property for the appraised value of \$32,000.

**TITLE: ITEM 3
YTID PROPERTY**

COUNTY: YAKIMA

LEGAL: SECTION 31 OF TOWNSHIP 14N, RANGE 17E, W.M.

ACRES: 3.8 ACRES



**TITLE: ITEM 3
YTID PROPERTY**

COUNTY: YAKIMA

LEGAL: SECTION 31 OF TOWNSHIP 14N, RANGE 17E, W.M.

ACRES: 3.8 ACRES

