

August 5, 6 & 7, 2010

# PROPOSED LAND TRANSACTIONS

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**Meeting/Workshop: August 5, 6 & 7, 2010**

**Agenda Item: PROPOSED LAND TRANSACTIONS**

**Staff Contact: Dan Budd**

**Presenter: Dan Budd**

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**Background:**

The Department is recommending the following actions:

- Item 1: Proposed acquisition of 7.40 acres in Mason County
  - Item 2: Proposed acquisition of 4.06 acres in Mason County
  - Item 3: Proposed acquisition of 5.53 acres in Mason County
  - Item 4: Proposed acquisition of 63 acres in Grant County
  - Item 5: Proposed acquisition of approximately 2,699 acres in Okanogan County
  - Item 6: Proposed conservation easement on 400 acres in Okanogan County
  - Item 7: Proposed acquisition of 27.97 acres in Skagit County
  - Item 8: Proposed road easement in Pierce County
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**Policy issue(s) you are bringing to the Commission for consideration:**

These actions will protect critical fish and wildlife habitat, provide public recreational opportunity, and address responsible property management.

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**Public involvement process used and what you learned:**

Items 1, 2 and 3 are acquisitions funded by grants from the Washington Wildlife and Recreation Program, which involves a public review and budget appropriation process. The Department's Lands 20/20 process was used and project information was shared with county conservation organizations and commissioners. This project has strong local and regional support.

Item 4 is the result of negotiations by WDFW to establish a fund dedicated to fish and wildlife enhancements to mitigate for the Priest Rapids Project for a minimum of the term of the license. The intent of this fund is to plan into the future to meet the needs of fish and wildlife, in this case, contribute to the goals addressed in the initiative.

Item 5 is an acquisition funded by a grant from the Washington Wildlife and Recreation Program, which involves a public review and budget appropriation process. The Department's Lands 20/20 process was used and project information was shared with county conservation organizations and commissioners.

Item 6 is the purchase of a conservation easement funded by a grant from the Washington Wildlife and Recreation Program, which involves a public review and budget appropriation process. The Department's Lands 20/20 process was used and project information was shared with county conservation organizations and commissioners.

Item 7 is an acquisition funded by a grant from the Washington Wildlife and Recreation Program, which involves a public review and budget appropriation process. The Department's Lands 20/20 process was used and project information was shared with county conservation organizations and commissioners.

Item 8 is a proposed grant of road easement in Pierce County. As such, the negotiations have been directly between the Department and the landowner with no public involvement.

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

Approval of the proposed land transactions as presented.

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**Draft motion language:**

Move to approve the proposed land transactions as presented.

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**Justification for Commission action:**

These actions will protect critical fish and wildlife habitat, provide public recreational opportunity, and address responsible property management.

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**Budget Detail for August 5, 6 & 7, 2010 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
Schwieger Property	7.4	\$ 38,000.00	Lynch Cove Estuary	WWRP	Z41	-	\$ 1,406,265.00	\$ 1,317,081.00	\$ 1,297,941.00
Schwieger Property			Lynch Cove Estuary	USFWS-CWG	Q53	\$ 23,997,188.00	\$ 1,000,000.00	\$ 984,950.00	\$ 964,950.00
Alstrom Property	4.06	\$ 40,000.00	Lynch Cove Estuary	WWRP	Z41	-	\$ 1,406,265.00	\$ 1,297,941.00	\$ 1,276,741.00
Alstrom Property			Lynch Cove Estuary	USFWS-CWG	Q53	\$ 23,977,188.00	\$ 1,000,000.00	\$ 964,950.00	\$ 944,950.00
Babare Property	5.53	\$ 80,000.00	Lynch Cove Estuary	WWRP	Z41	-	\$ 1,406,265.00	\$ 1,276,741.00	\$ 1,234,341.00
Babare Property			Lynch Cove Estuary	USFWS-CWG	Q53	\$ 23,957,188.00	\$ 1,000,000.00	\$ 944,950.00	\$ 904,950.00
Crescent View Property	63.18	\$ 50,000.00	Priest Rapids Habitat Conservation - Trinidad Creek	PRHC - Grant Co PUD # 1	M22	\$ 878,309.00	\$ 117,000.00	\$ 112,057.00	\$ 60,557.00
Crescent View Property									
Cutchie Property	2,699.5		Okanogan-Similkameen Corridor PH 2	WWRP	Z41	-	\$ 3,258,814.00	\$ 3,251,895.00	
Cutchie Property			Okanogan-Similkameen Watershed PH 2	USFWS - S6	Q53	\$ 23,917,188.00	\$ 4,000,000.00	\$ 2,419,680.51	
Cutchie Property			Columbia River Mitigation	BPA	Q53	\$ 23,917,188.00	\$ 2,400,000.00	\$ 2,400,000.00	
Dagnon Property CE	400.0		Okanogan-Similkameen Corridor PH 2	WWRP	Z41	-	\$ 3,258,814.00	\$ 3,251,895.00	
Evans Property	27.97	\$ 220,000.00	Skagit River Forks	WWRP	Z41		\$ 464,283.00	\$ 246,690.68	\$ 20,090.00

PRHC = Priest Rapids Habitat Conservation  
WWRP = Washington Wildlife and Recreation Program  
USFWS - S6 = United States Fish & Wildlife Service Section 6  
USFWS - CWG = United States Fish & Wildlife Service Coastal Wetland Grant  
BPA = Bonneville Power Administration

\*\* 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**

August 7, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE SCHWIEGER, ET AL,  
PROPERTY, UNION RIVER UNIT, SOUTH PUGET SOUND WILDLIFE  
AREA, MASON COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 7.40 acres of lowlands and tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project will be jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided in the capital budget.

This property is located in Mason County, approximately 3 miles southeast of Belfair. The property is a combination of low lying areas covered with alder and blackberry bushes, substantial wetlands areas, and salt marsh that covers with water during high tides. It is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget. The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

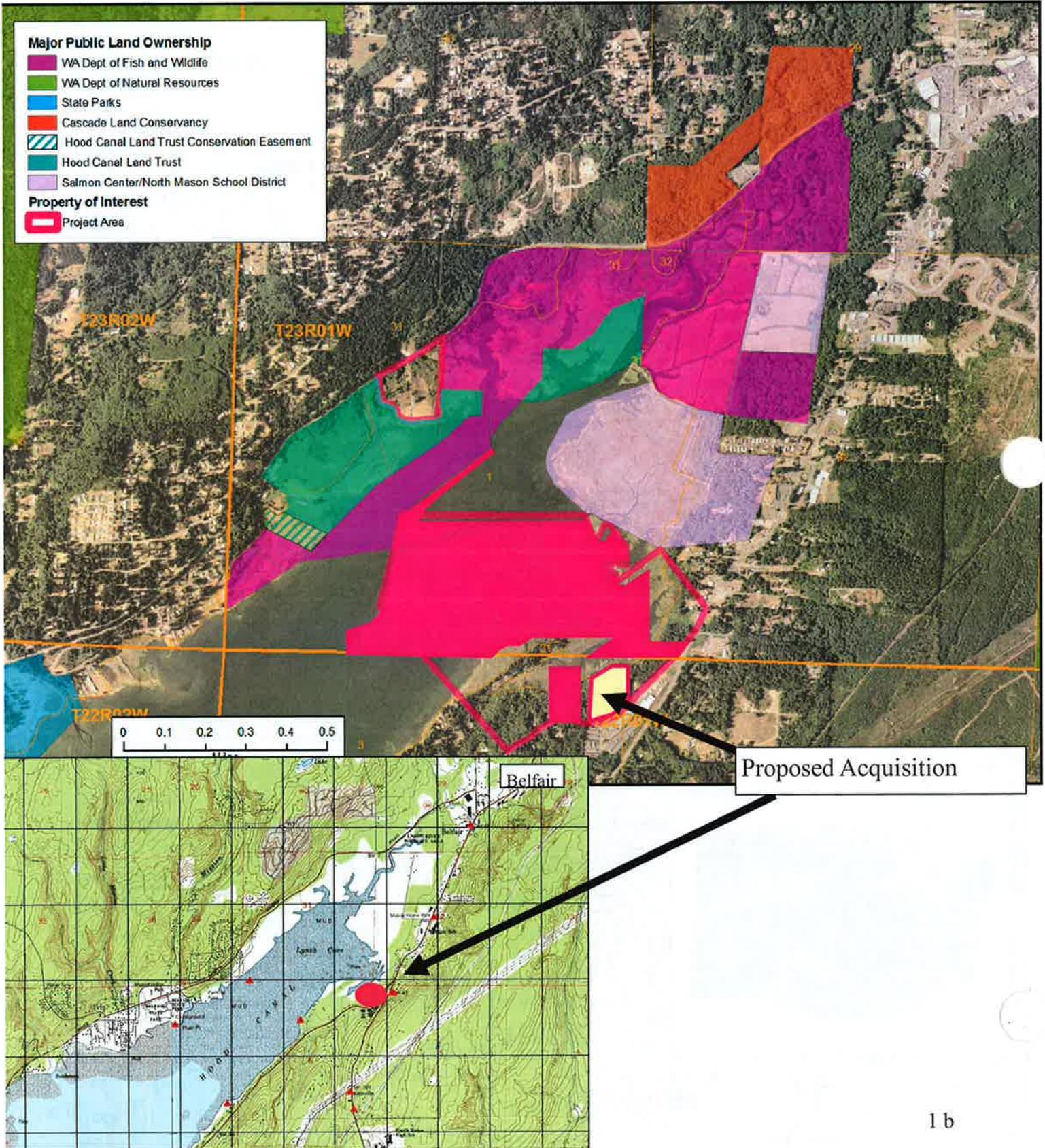
\$38,000 for 7.40 acres

The Department recommends the Commission approve the acquisition of the 7.40-acre Schwieger, et al, property for the appraised value of \$38,000.

<b>ITEM 1:</b>	<b>PROPOSED ACQUISITION—SCHWIEGER PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 6, TOWNSHIP 22N, RANGE 1W W.M.</b>
<b>COUNTY:</b>	<b>MASON COUNTY</b>



<b>ITEM 1:</b>	<b>PROPOSED ACQUISITION—SCHWIEGER PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 6, TOWNSHIP 22N, RANGE 1W W.M.</b>
<b>COUNTY:</b>	<b>MASON COUNTY</b>



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

August 7, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE ALSTROM PROPERTY,  
UNION RIVER UNIT, SOUTH PUGET SOUND WILDLIFE AREA,  
MASON COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 4.06 acres of lowlands and tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project will be jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided in the capital budget.

This property is located in Mason County, approximately 3 miles southeast of Belfair. The property is a combination of low lying areas covered with alder and blackberry bushes and salt marsh that covers with water during high tides. It is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget. The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

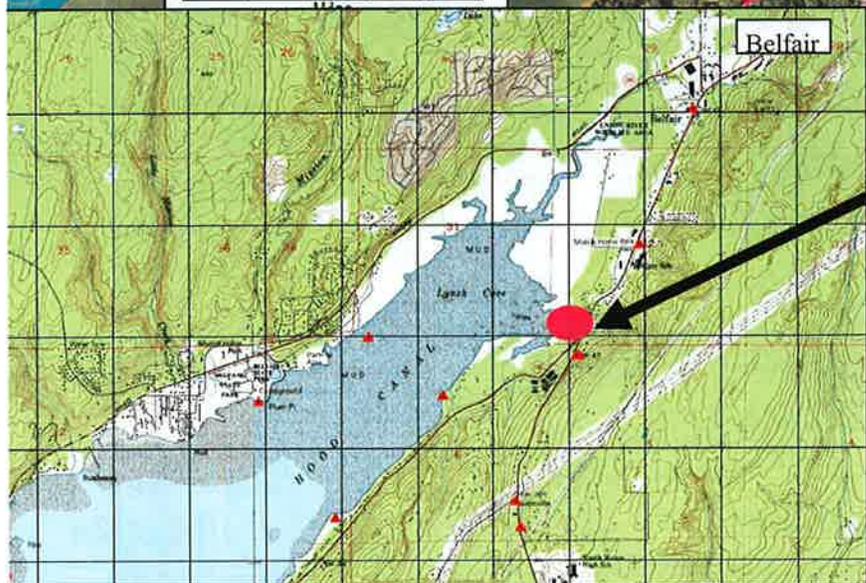
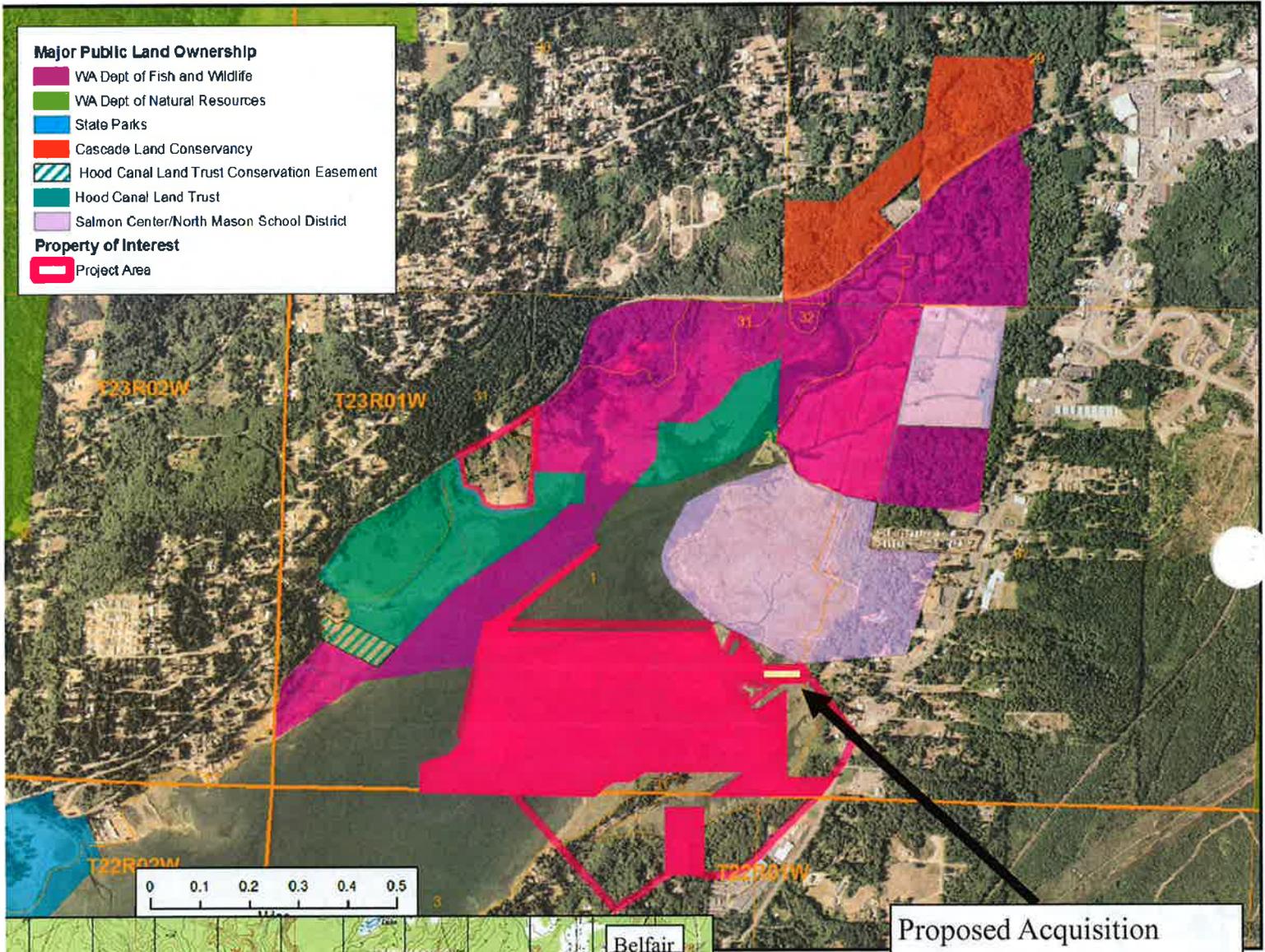
\$40,000 for 4.06 acres

The Department recommends the Commission approve the acquisition of the 4.06-acre Alstrom property for the appraised value of \$40,000.

ITEM 2:	PROPOSED ACQUISITION—ALSTROM PROPERTY
LEGAL:	SECTION 32, TOWNSHIP 23N, RANGE 1W W.M.
COUNTY:	MASON COUNTY



<b>ITEM 2:</b>	<b>PROPOSED ACQUISITION—ALSTROM PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 32, TOWNSHIP 23N, RANGE 1W W.M.</b>
<b>COUNTY:</b>	<b>MASON COUNTY</b>



Proposed Acquisition

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

August 7, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE BABARE, L.L.C.,  
PROPERTY, UNION RIVER UNIT, SOUTH PUGET SOUND WILDLIFE  
AREA, MASON COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 5.53 acres of lowlands and tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project will be jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided in the capital budget.

This property is located in Mason County, approximately 3 miles southeast of Belfair. The property is a combination of low lying areas covered with alder and blackberry bushes, substantial wetlands areas, and salt marsh that covers with water during high tides. It is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget. The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

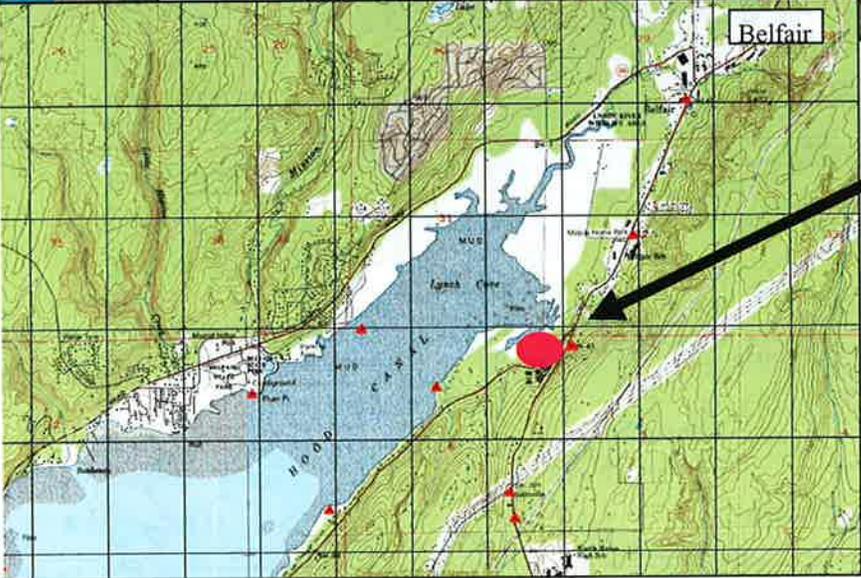
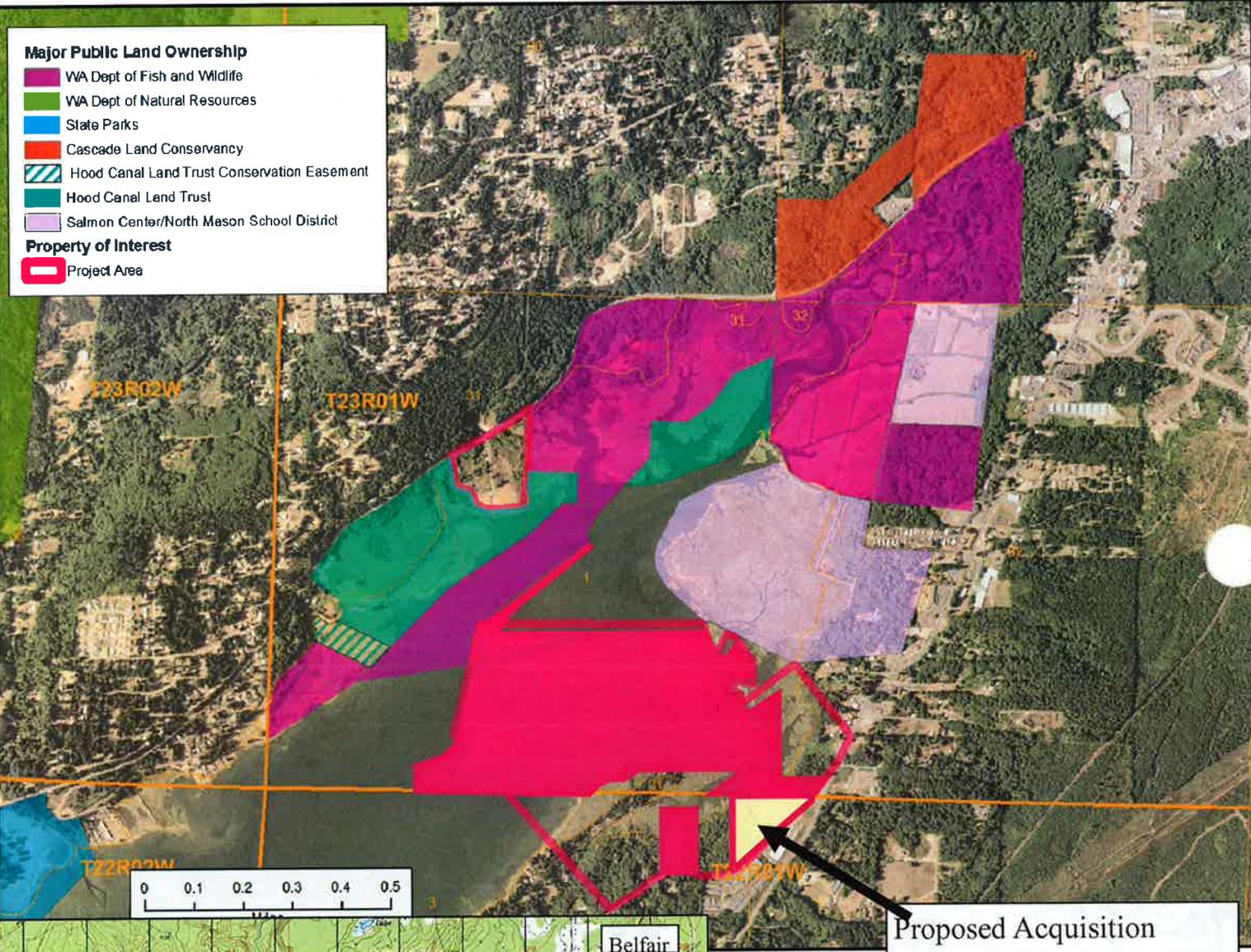
\$70,000.00 for 5.53 acres

The Department recommends the Commission approve the acquisition of the 5.53-acre Babare, L.L.C. property for the appraised value of \$70,000.00.

ITEM 3:	PROPOSED ACQUISITION—BABARE PROPERTY
LEGAL:	SECTIONS 5 & 6, TOWNSHIP 22N, RANGE 1W W.M.
COUNTY:	MASON COUNTY



<b>ITEM 3:</b>	<b>PROPOSED ACQUISITION—BABARE PROPERTY</b>
<b>LEGAL:</b>	<b>SECTIONS 5 &amp; 6, TOWNSHIP 22N, RANGE 1W W.M.</b>
<b>COUNTY:</b>	<b>MASON COUNTY</b>



Proposed Acquisition

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

August 7, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE CRESCENT VIEW  
ESTATES, L.L.C. PROPERTY, QUINCY UNIT, NORTH COLUMBIA  
BASIN WILDLIFE AREA, GRANT COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase the 63.18 acre Crescent View Estates, L.L.C. property in Grant County approximately 6 miles west of Quincy. This acquisition is part of the Priest Rapids Habitat Conservation Project – Trinidad Creek, which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect riparian and stream habitat for the threatened Upper Columbia River steelhead, and to benefit spring Chinook salmon juveniles and Coho salmon. This project will be funded by Grant County Public Utility District No. 2 (GCPUD). Authority for this acquisition is provided in the capital budget.

The Trinidad land acquisition is aligned with the goals and objectives of the Upper Columbia Salmon and Steelhead Recovery Plan and the Wildlife Management Plan being developed as a result of the new, Priest Rapids Project FERC license. The Recovery plan “is an outgrowth and culmination of several conservation efforts in the Upper Columbia Basin, including current efforts related to the Endangered Species Act (ESA), state- and tribe-sponsored recovery efforts, subbasin planning, and watershed planning” (NOAA, 2007). Restoring connectivity (access) throughout for endangered salmonids historic range has been identified as a short-term and long-term objective of the Recovery Plan; WDFW supports this objective. Trinidad Creek is a small and accessible tributary; WDFW staff can monitor and evaluate efforts associated with increasing spawning activity by ESA spring Chinook salmon, steelhead and Coho to fulfill performance measures associated with recovery efforts.

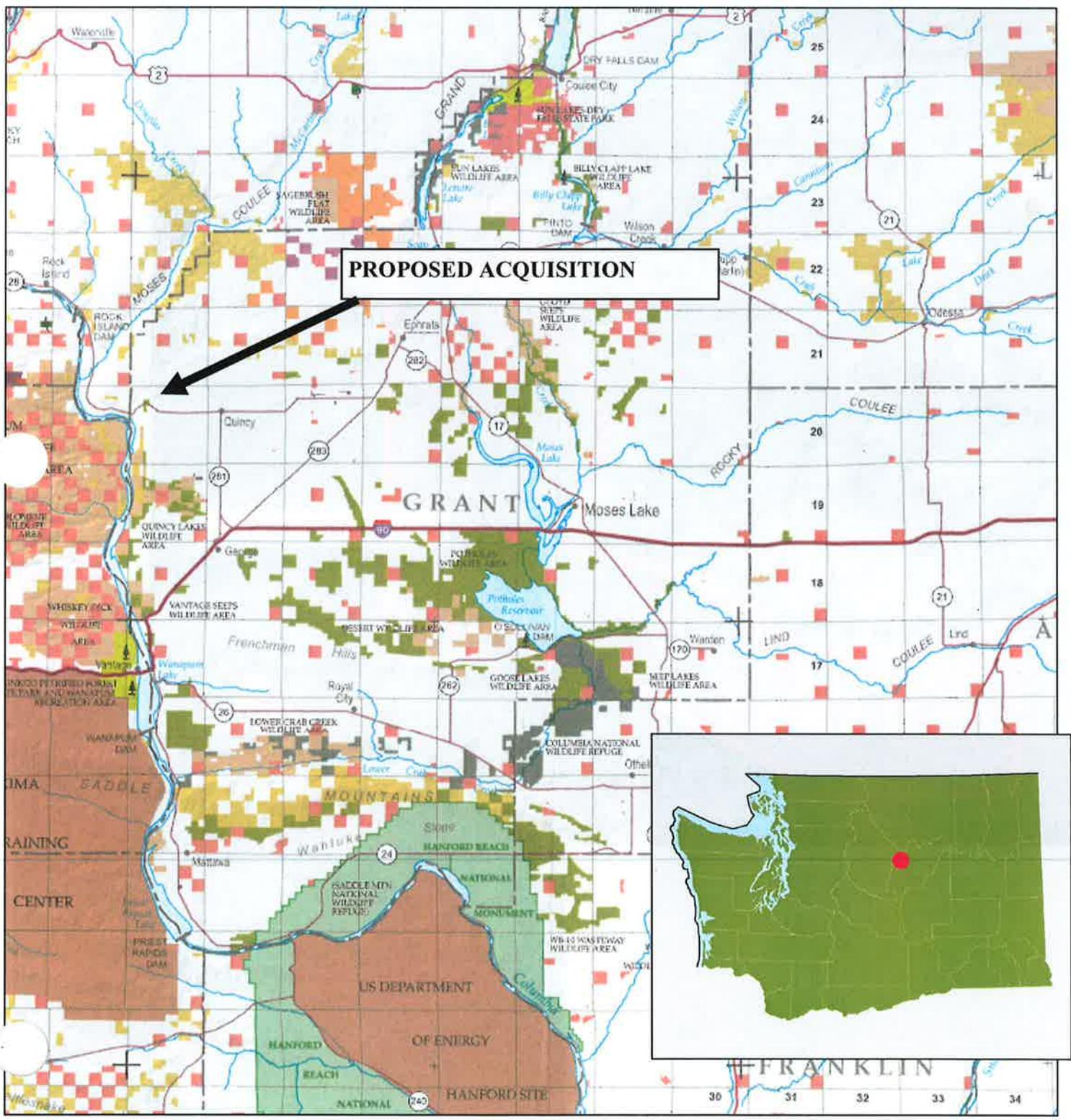
The property will be managed within the Wildlife Program by Greg Fitzgerald as part of the Quincy Unit, North Columbia Basin Wildlife Area. Operation and maintenance costs are anticipated to be covered by the current O & M funds provided by GCPUD to address weed control and litter issues.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

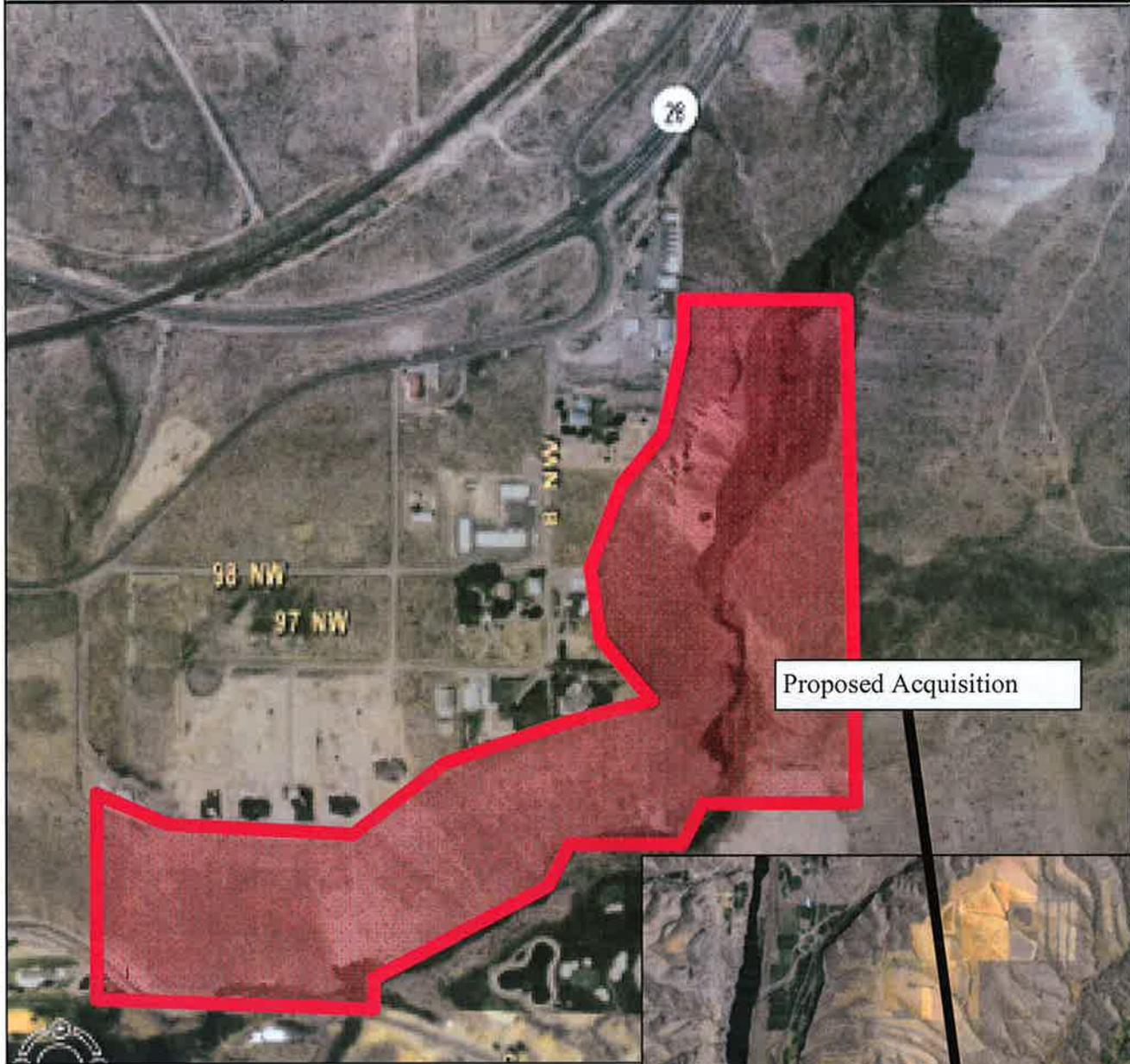
\$50,000.00 for 63.18 acres

The Department recommends the Commission approve the acquisition of the 63.18-acre Crescent View Estates, L.L.C. property for the appraised value of \$50,000.00.

<b>ITEM 4:</b>	<b>PROPOSED ACQUISITION CRESCENT VIEW PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 8, TOWNSHIP 20N, RANGE 23E, W.M.</b>
<b>COUNTY:</b>	<b>GRANT COUNTY</b>



<b>ITEM 4:</b>	<b>PROPOSED ACQUISITION CRESCENT VIEW PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 8, TOWNSHIP 20N, RANGE 23EW.M.</b>
<b>COUNTY:</b>	<b>GRANT COUNTY</b>



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

August 7, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 5: PROPOSED ACQUISITION OF THE CUTCHIE/THE TRUST  
FOR PUBLIC LAND PROPERTY, SINLAHEKIN WILDLIFE AREA,  
OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) is negotiating an option to purchase 2,699.5 acres of the Cutchie/The Trust for Public Land property as part of the Okanogan – Similkameen watershed project. This Property has been approved for acquisition and funding by grants from the U.S. Fish and Wildlife Service, the Washington Wildlife and Restoration Program, and the Bonneville Power Administration. Authority for this acquisition is provided by the capital budget.

This Property is multiple parcels in two general areas located along the Similkameen River. The western portion lies approximately 14 miles northwest of Oroville (3 miles west of Nighthawk), spanning the valley floor between public lands in the Little Chopaka Mountains and the Chopaka Mountains, near Loomis State Forest. The eastern portion lies 7 miles northwest of Oroville (3 miles east of Nighthawk) and is interspersed among public lands.

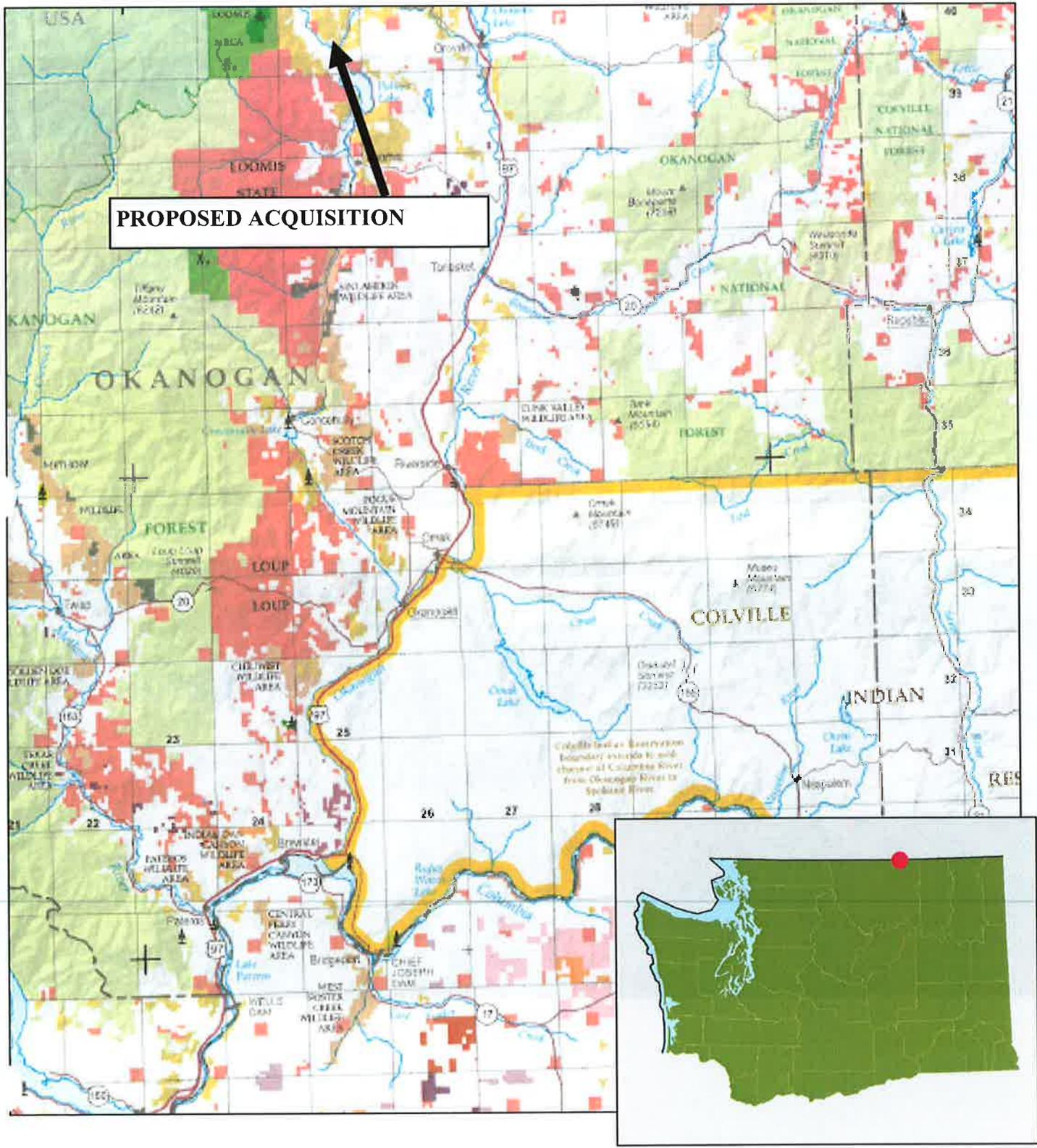
The Property provides habitat and habitat connectivity for white-tailed deer, mule deer, bighorn sheep, mountain goat, moose and potentially threatened and/or endangered large carnivores. The extensive riverine and riparian areas provide habitat for waterfowl, furbearers and two rare freshwater mussels, the California floater and the western ridged mussel. Additionally, protection of this watershed Property will benefit downstream migrating anadromous salmonids, including the endangered Upper Columbia spring Chinook and summer steelhead.

The Property will be managed within the Wildlife Program by Dale Swedberg as part of the Sinlahekin Wildlife Area. Operation and maintenance costs are anticipated to be \$35,100 annually to address weed control and other routine stewardship issues. Funding for initial weed control, survey and fencing is included in the grants. Annual payments in lieu of taxes to Okanogan County are estimated at \$15,525. Funding will be provided from the existing wildlife area budget.

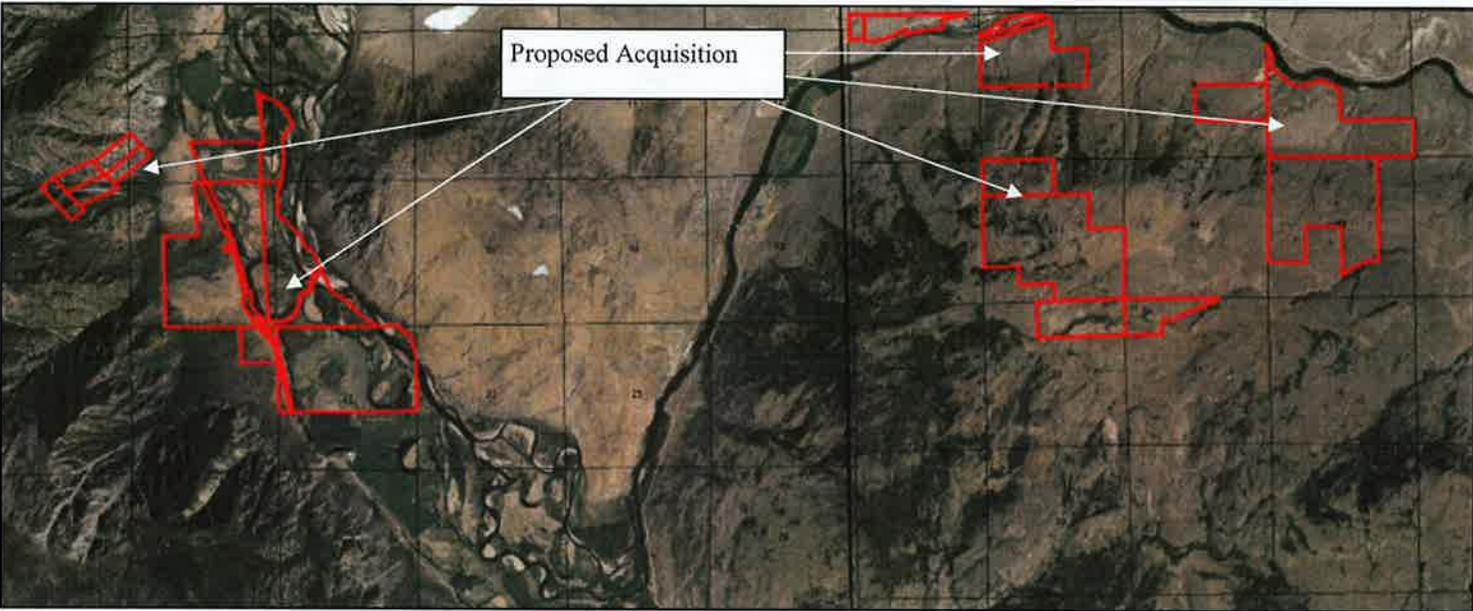
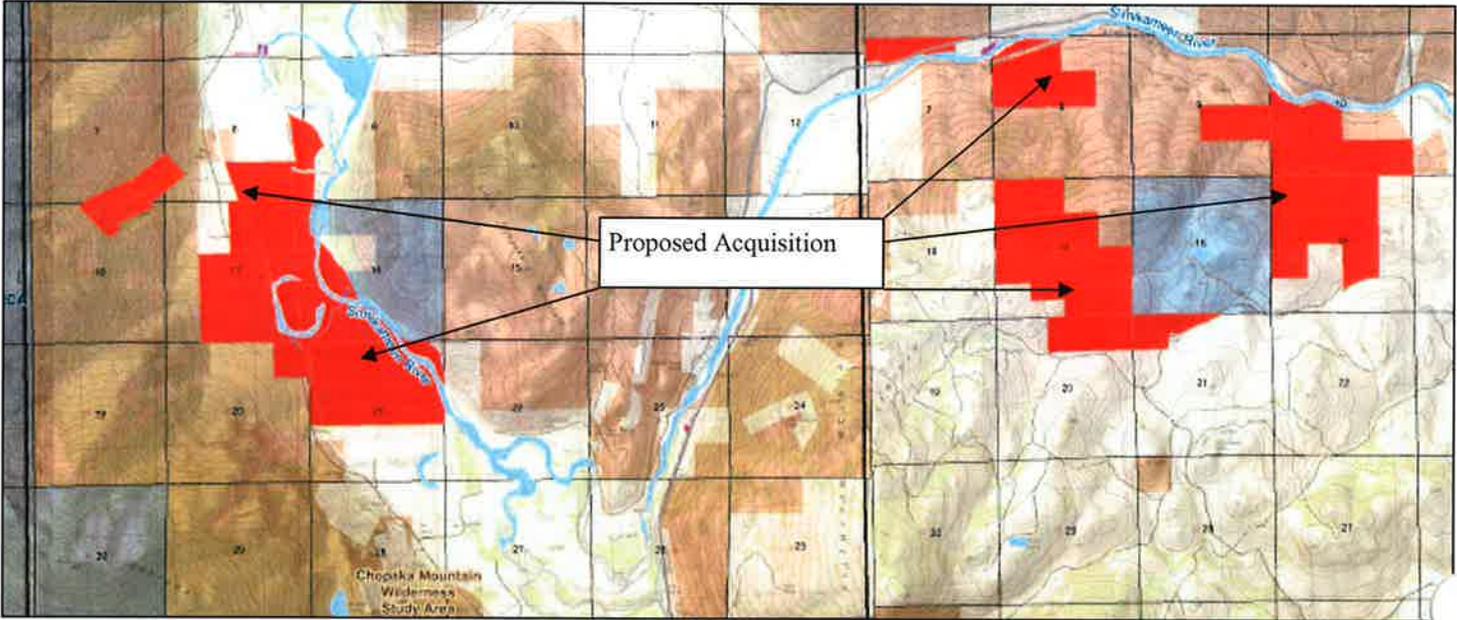
The Department will secure an option to purchase this Property from a cooperating, non-profit organization, The Trust for Public Land, for the reviewed and approved appraised value.

The Department recommends the Commission approve the acquisition of the 2,699.5 acre Cutchie/The Trust for Public Land's property for the appraised value of the property.

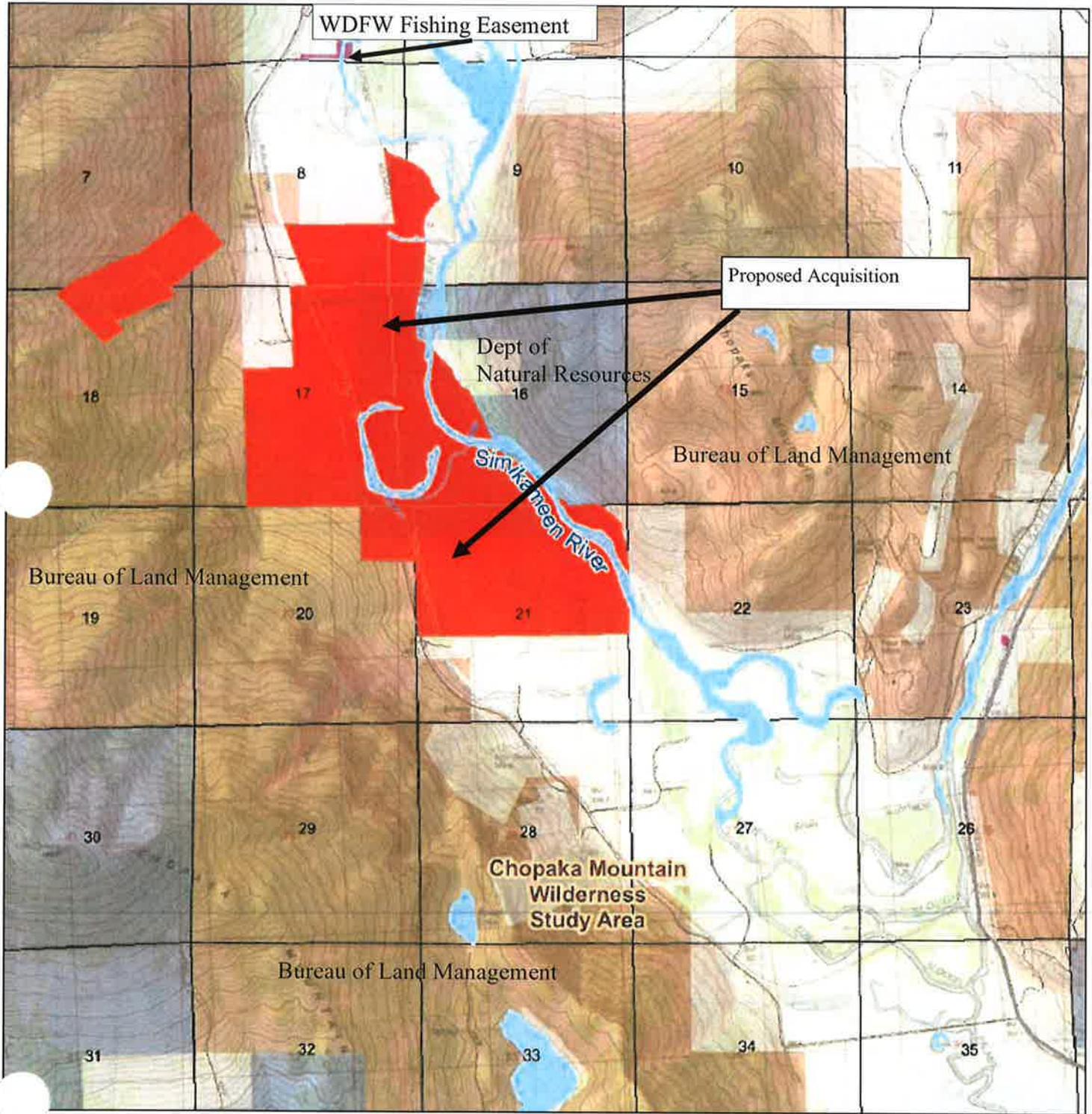
<b>ITEM 5:</b>	<b>PROPOSED ACQUISITION—CUTCHIE PROPERTY</b>
<b>LEGAL:</b>	<b>TOWNSHIP 40N, RANGES 25E &amp; 26E,W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



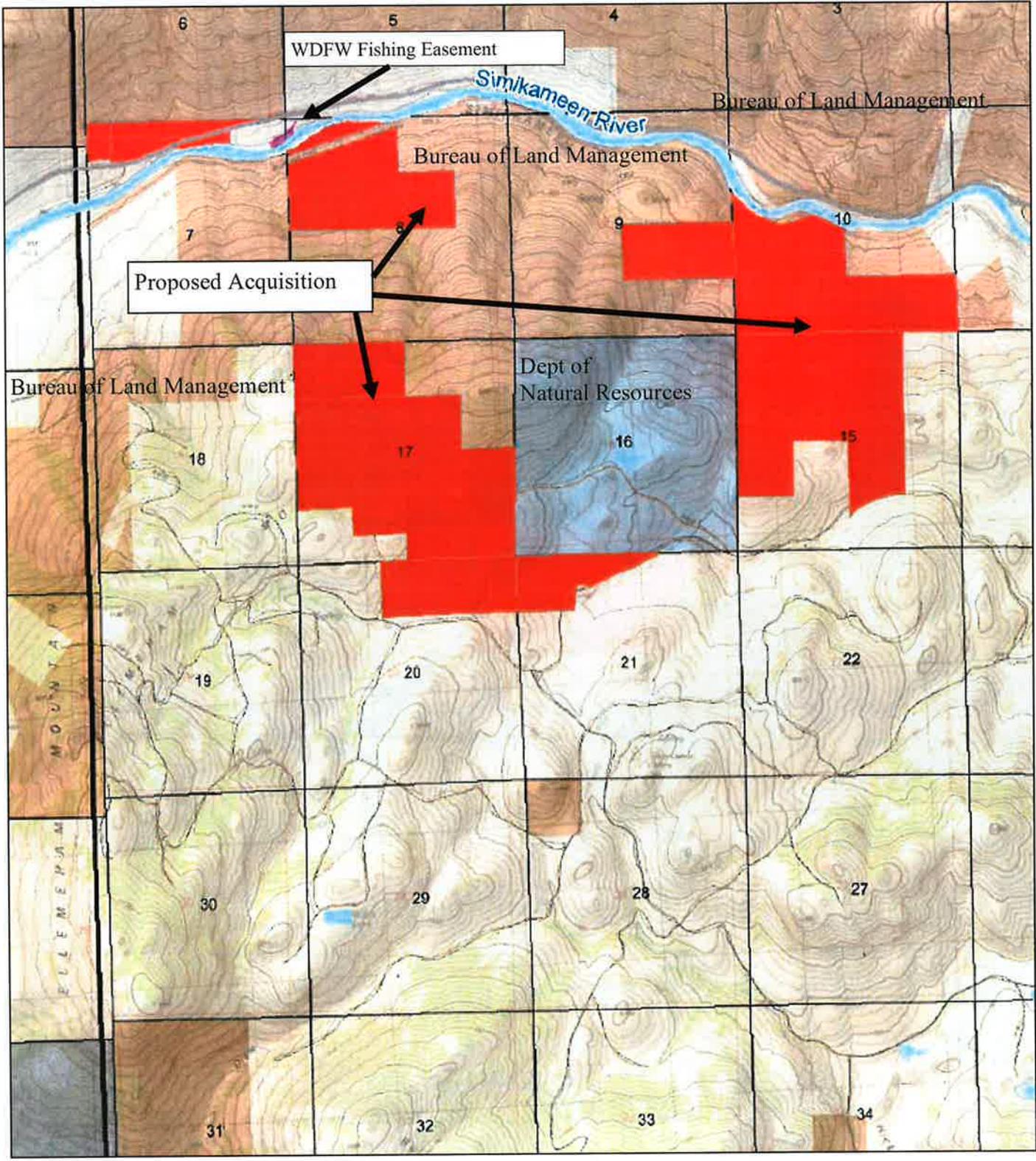
<b>ITEM 5:</b>	<b>PROPOSED ACQUISITION—CUTCHIE PROPERTY</b>
<b>LEGAL:</b>	<b>TOWNSHIP 40N, RANGES 25E &amp; 26E,W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



<b>ITEM 5:</b>	<b>PROPOSED ACQUISITION—CUTCHIE PROPERTY WEST</b>
<b>LEGAL:</b>	<b>SECTIONS 7, 8, 9, 16, 17, 18, 20 &amp; 21, TWNSP 40N, RANGE 25E,W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



<b>ITEM 5:</b>	<b>PROPOSED ACQUISITION—CUTCHIE PROPERTY EAST</b>
<b>LEGAL:</b>	<b>SECTIONS 6, 7, 8, 15, 17, 20 &amp; 21, TWNSP 40N, RANGE 26E,W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



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

August 7, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 6: PROPOSED ACQUISITION OF THE DAGNON PROPERTY  
CONSERVATION EASEMENT, SINLAHEKIN WILDLIFE AREA,  
OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) is negotiating an option to purchase a conservation easement on the Dagnon property as part of the Okanogan – Similkameen watershed project. This Property has been approved for conservation funding by a grant from the Washington Wildlife and Restoration Program. Authority for this acquisition is provided by the capital budget.

This Property is located along the Similkameen River and adjacent to public lands, approximately 9 miles northwest of Oroville and adjacent to the old town of Nighthawk. The conservation easement would prohibit subdivision and development of this Property and limit certain other uses adverse to wildlife habitat, permanently conserving and protecting it for wildlife.

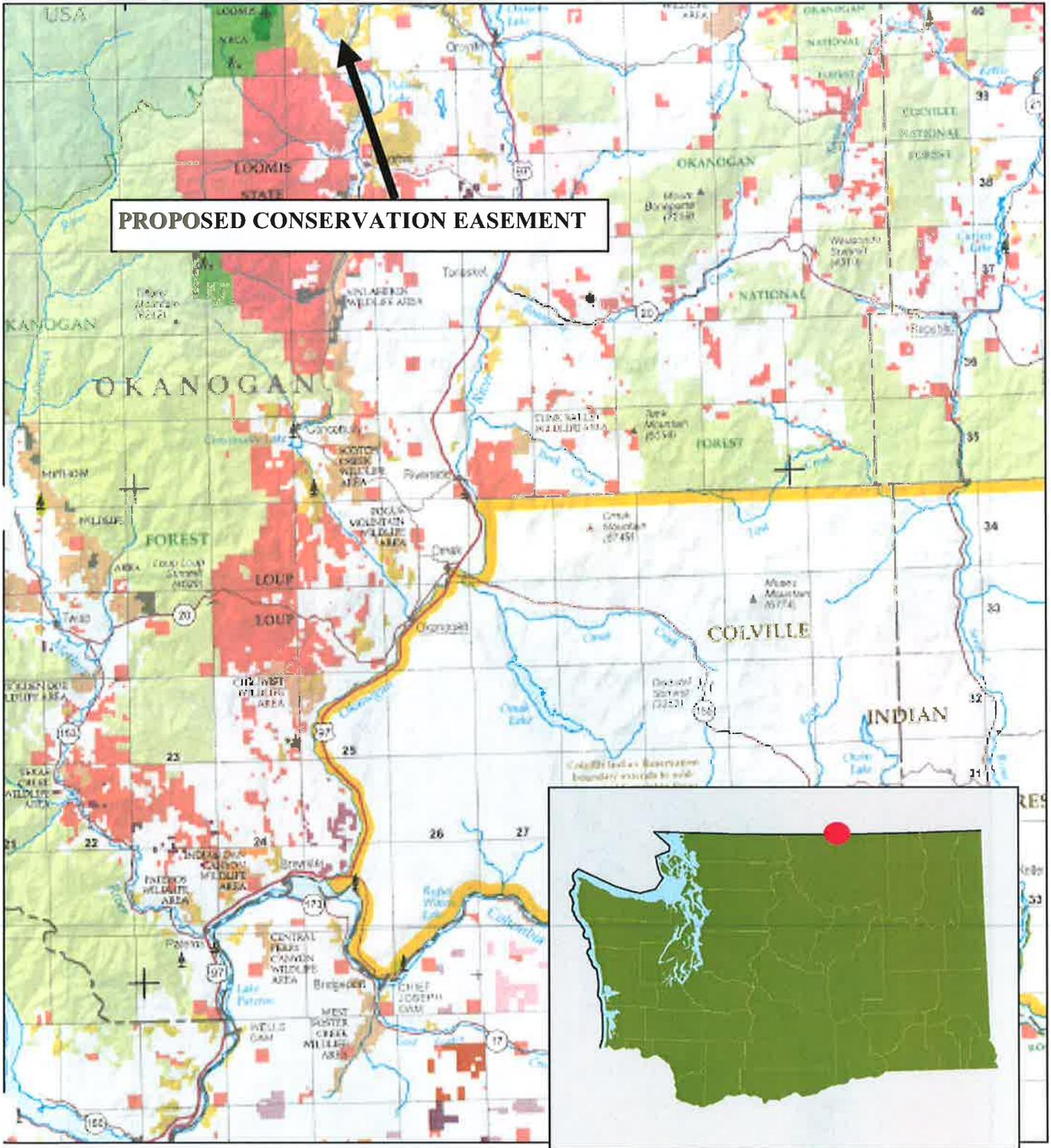
The Property provides habitat for mule deer, big horn sheep, and potentially threatened and/or endangered large carnivores. The Property is adjacent to the Similkameen River which provides breeding and brood rearing habitat for waterfowl including the Harlequin duck which has been observed at the site. The riparian area also provides potential enhancement of winter foraging habitat for sharp-tailed grouse a State threatened species and Federal species of concern.

The conservation easement will be monitored within the Wildlife Program by Dale Swedberg as part of the Sinlahekin Wildlife Area. Annual costs for monitoring are anticipated to be \$500. There will be no annual payments in lieu of taxes to Okanogan County.

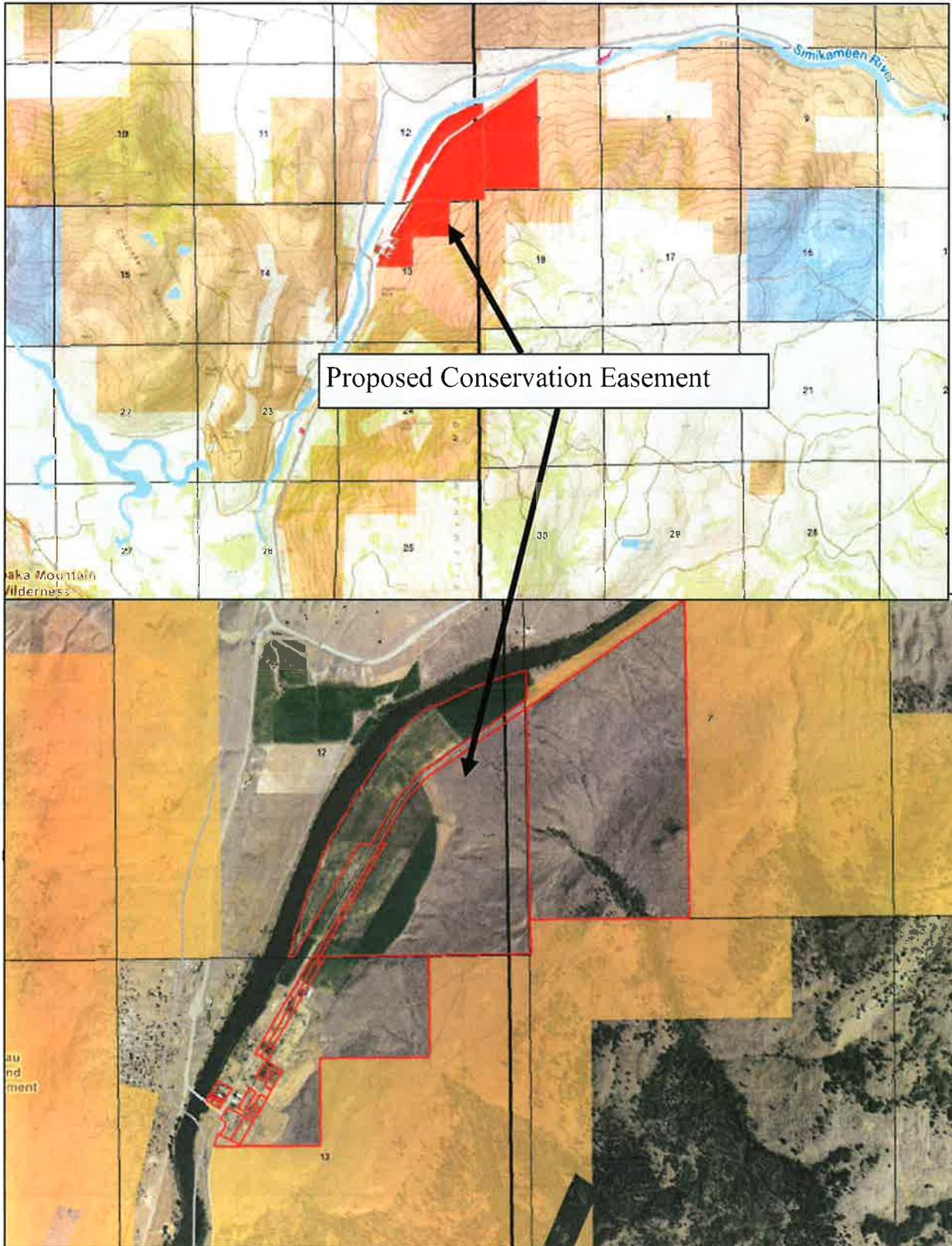
The Department is negotiating for an option to purchase this Conservation Easement at the reviewed and approved appraised value.

The Department recommends the Commission approve the acquisition of the 370-acre Dagnon Conservation Easement for the appraised value.

<b>ITEM 6:</b>	<b>PROPOSED CONSERVATION EASEMENT DAGNON PROPERTY</b>
<b>LEGAL:</b>	<b>SECTIONS 12&amp;13, TOWNSHIP 40N RANGE 25E, SECTION 7, TOWNSHIP40N, RANGE 26E, W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



<b>ITEM 6:</b>	<b>PROPOSED CONSERVATION EASEMENT—DAGNON PROPERTY</b>
<b>LEGAL:</b>	<b>SECTIONS 12&amp;13, TOWNSHIP 40N RANGE 25E, SECTION 7, TOWNSHIP40N, RANGE 26E, W.M. .</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



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

August 7, 2010

**MEMORANDUM**

**TO:** Philip Anderson  
Director

**FROM:** Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 7: PROPOSED ACQUISITION OF THE 28.1-ACRE EVANS  
PROPERTY, DEBAY'S SLOUGH, SKAGIT WILDLIFE AREA, SKAGIT  
COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has negotiated an option to purchase the 27.97-acre Paul and Constance Evans property for the Johnson/Debay's Slough Game Reserve along the Skagit River in Skagit County. In addition, Mr. and Mrs. Evans have offered to donate a 0.13-acre parcel which, like the larger parcel, is adjacent to existing WDFW property on Debay's Slough. The Department is seeking funding for acquisition through the Washington Wildlife and Recreation Program under the Critical Habitat category. Authority for this acquisition is provided by the capital budget.

These parcels are located on the south side of the Skagit River on Debay's Slough within the WDFW game reserve that was established as an area where wintering Trumpeter and Tundra swans can rest, feed, and roost. The site is two miles southwest of Sedro-Woolley, two miles east of Burlington, and one mile west of SR-9 in unincorporated Skagit County. The larger parcel includes approximately 1,100 lineal feet of frontage along the southerly bank of the Skagit River and consists mainly of wetlands, open areas, and riparian forest. The donated parcel is entirely riparian forest.

The property will be managed within the Wildlife Program by John Garrett as part of the Skagit Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control, fence maintenance, and other routine stewardship issues. Funding will be provided from the existing wildlife area budget. There will be no annual payment in-lieu of property tax.

The Department has negotiated the purchase of the larger parcel at the reviewed and approved appraised value of:

27.97 acres     \$220,000

The Department recommends the Commission approve the acquisition of the 27.97-acre Evans property for \$220,000, subject to the availability of funding, and the acceptance of the 0.13-acre donated parcel from Evans.

**ITEM 7:**

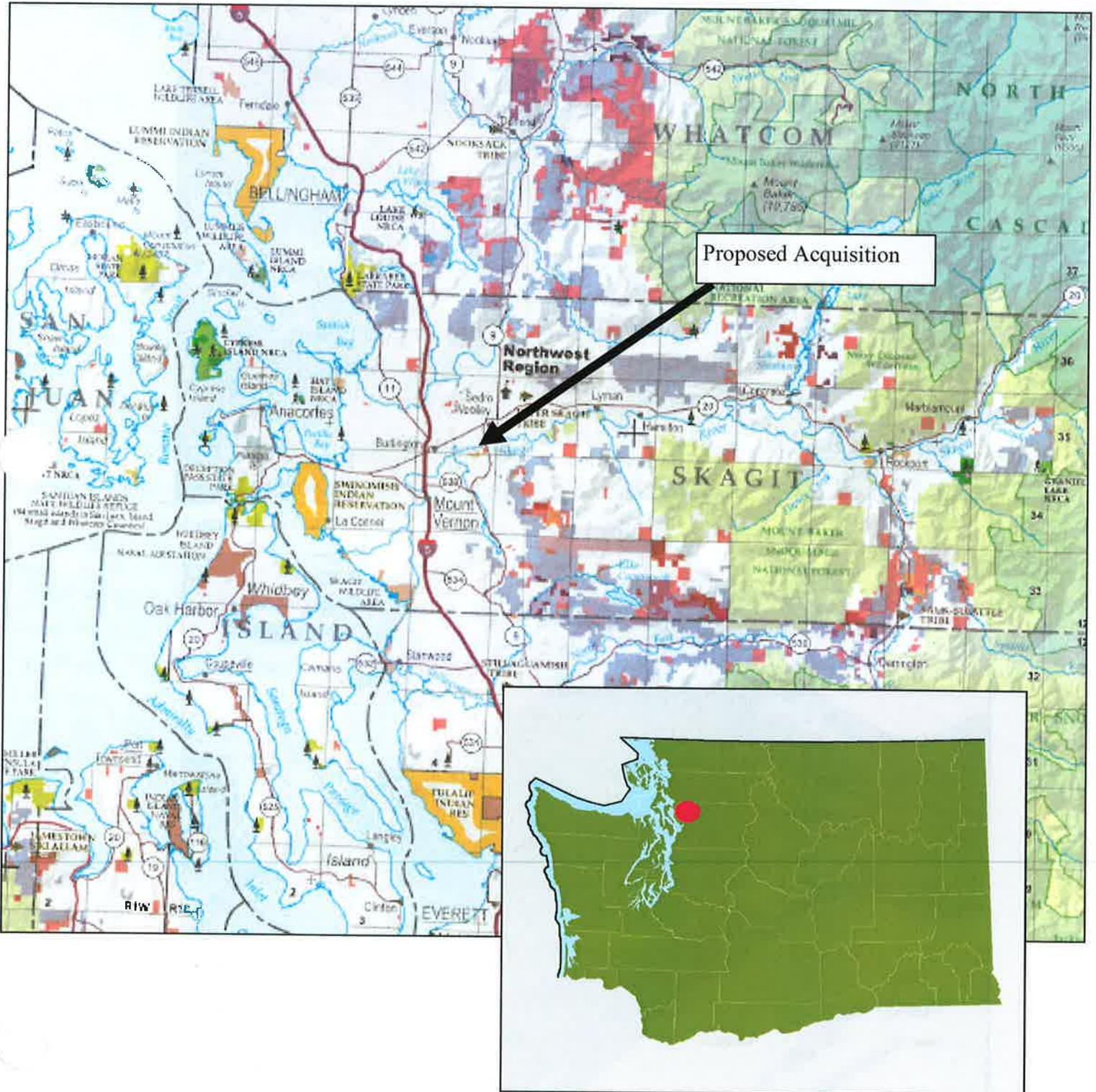
**PROPOSED ACQUISITION EVANS PROPERTY**

**LEGAL:**

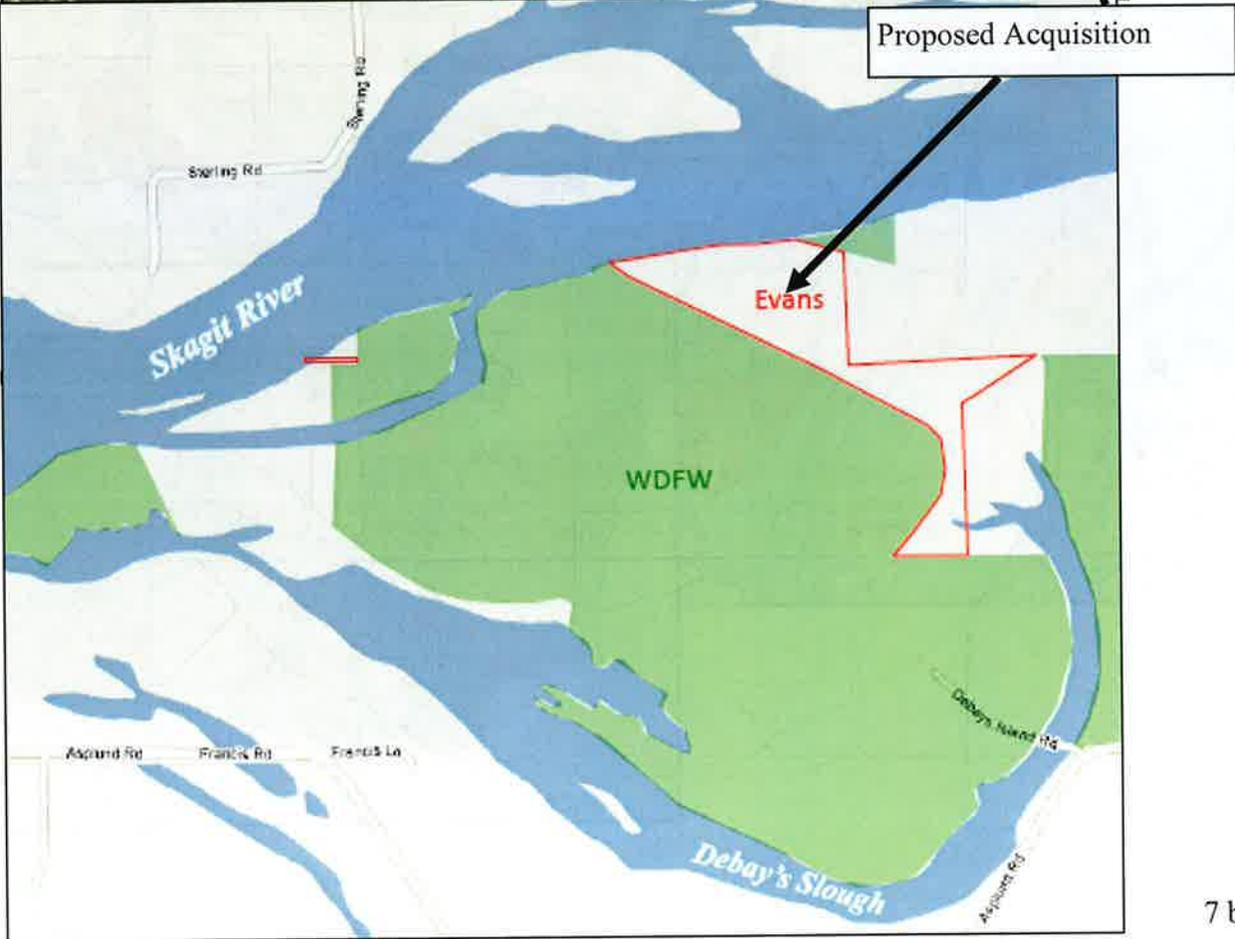
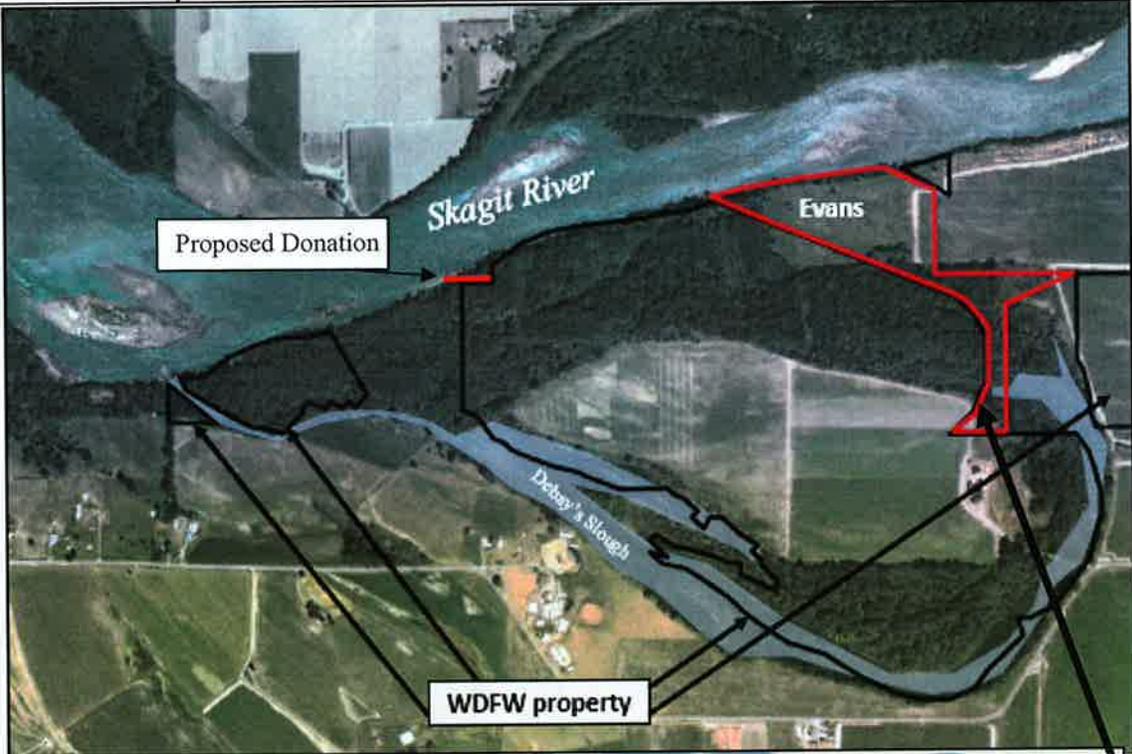
**SECTION 35, TOWNSHIP 35 N, RANGE 4E W.M.**

**COUNTY:**

**SKAGIT COUNTY**



<b>ITEM 7:</b>	<b>PROPOSED ACQUISITION EVANS PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 35, TOWNSHIP 35 N, RANGE 4E W.M.</b>
<b>COUNTY:</b>	<b>SKAGIT COUNTY</b>



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

August 7, 2010

**MEMORANDUM**

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 8: PROPOSED ROAD EASEMENT ON ROAD TO TANWAX LAKE,  
PIERCE COUNTY**

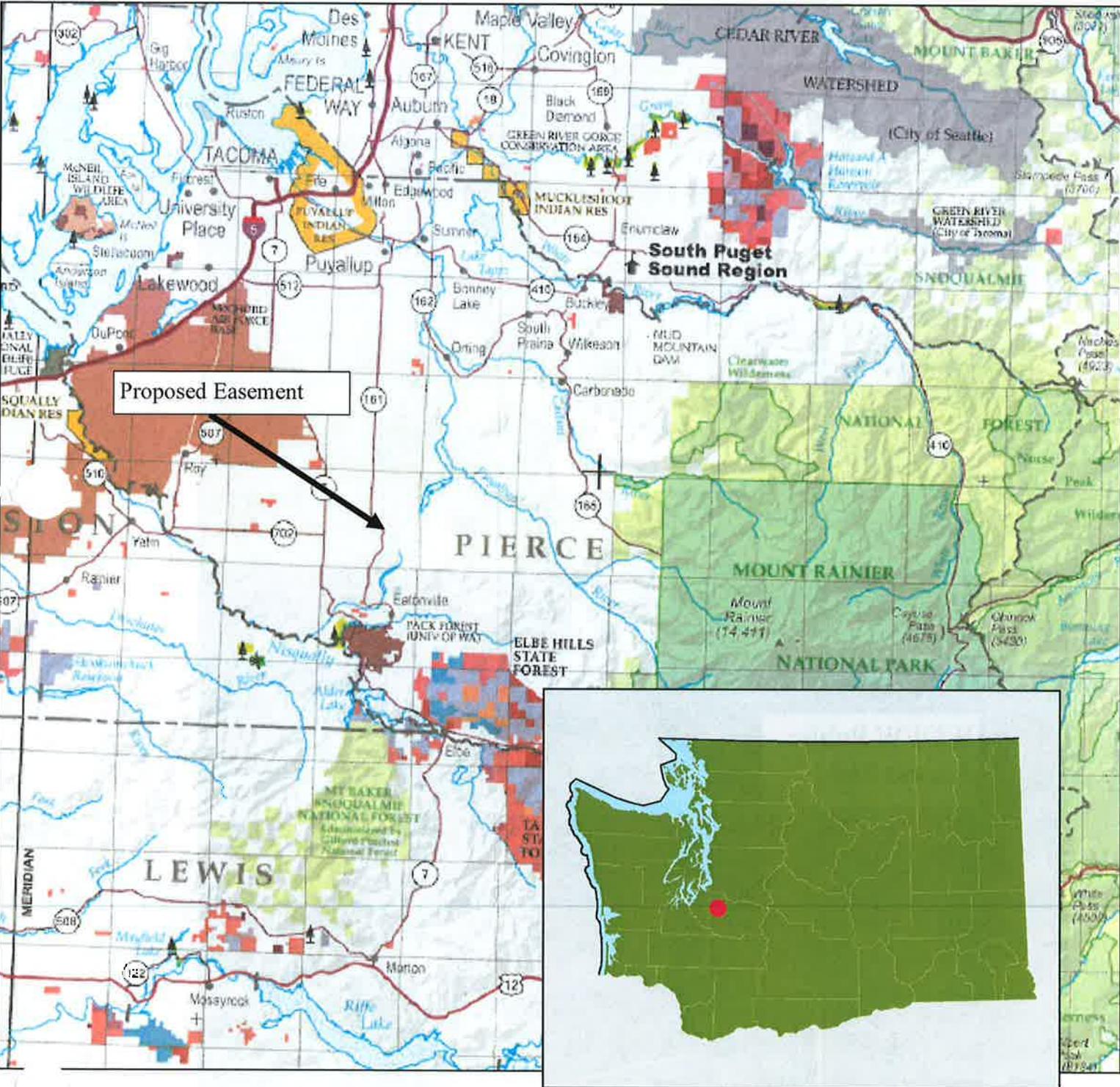
The Department of Fish and Wildlife has received a request for a road easement from the Rollins family, one of several landowners along the road known as "State Game Road" which runs between the county road and the WDFW public access site at Tanwax Lake in Pierce County. All of the other landowners have long had legal easements on the road. Since the time of WDFW's acquisition of the access site in 1951 it has been thought that this parcel had legal use of the road as well. The purpose of the easement is to legally recognize an existing situation.

The landowner has offered \$5,000 for the easement. This easement will cover approximately the first 585 feet of the road to Tanwax Lake. The grant of this easement will not increase the Department's maintenance responsibility.

This request has been evaluated by Department staff and it has been determined that the easement will not adversely affect WDFW operations or public use of the road since the use has long existed.

The Department recommends the Commission approve the grant of an easement for \$5,000.

<b>ITEM 8:</b>	<b>PROPOSED GRANT OF ROAD EASEMENT</b>
<b>LEGAL:</b>	<b>SECTION 22, TOWNSHIP 17 N, RANGE 4E W.M.</b>
<b>COUNTY:</b>	<b>PIERCE COUNTY</b>



<b>ITEM 8:</b>	<b>PROPOSED GRANT OF ROAD EASEMENT</b>
<b>LEGAL:</b>	<b>SECTION 22, TOWNSHIP 17 N, RANGE 4 E W.M.</b>
<b>COUNTY:</b>	<b>PIERCE COUNTY</b>

