

August 5, 6 & 7, 2010

ITEM A
FWC conf.call
Nov. 19, 2010
(proposal 5 only)

PROPOSED LAND TRANSACTIONS

TABLE OF CONTENTS

Decision Page.....		i
Proposed Acquisition	Schweiger Property	
	Mason County	1
Hiway Map		1a
Aerial/TopoMap.....		1b
Proposed Acquisition	Alstrom Property	
	Mason County	2
Hiway Map		2a
Aerial/Topo Map.....		2b
Proposed Acquisition	Barbare Property	
	Mason County	3
Hiway Map		3a
Aerial/Topo Map.....		3b
Proposed Acquisition	Crescent View Property	
	Grant County	4
Public Lands Map		4a
Aerial.....		4b
Proposed Acquisition	Cutchie Property	
	Okanogan County	5
Public Lands Map ..		5a
Topo/Aerial Map.....		5b
Topo Map		5c
Topo Map.....		5d
Proposed Conservation Easement	Dagnon Property	
	Okanogan County	6
Public Lands Map.....		6a
Topo/Aerial Map.....		6b
Proposed Acquisition	Evans Property	
	Skagit County	7
Public Lands Map		7a
Aerial Map		7b
Proposed Grant of Road Easement	Tanwax Lake	
	Pierce County	8
Public Lands Map		8a
Topo/Aerial Map		8b

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

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 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

postponed from
August 6-7, 2010

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.

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.

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, provide public recreational opportunity, and address responsible property management.

**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 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.

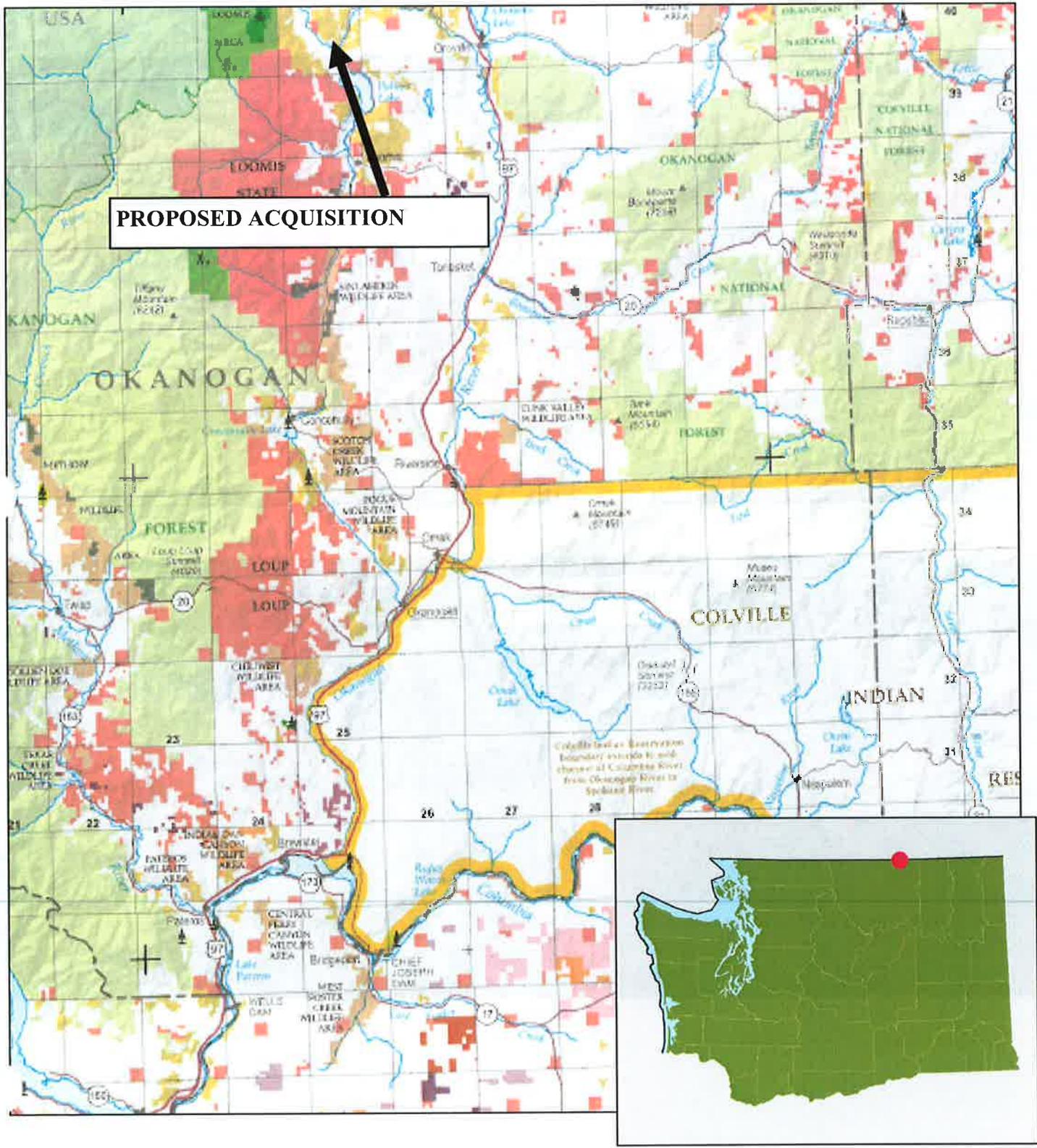
The Property provides habitat and habitat connectivity for white-tailed deer, mule deer, bighorn sheep, mountain goat, moose and potentially threatened and/or endangered large carnivores. The extensive riverine and riparian areas provide habitat for waterfowl, furbearers and two rare freshwater mussels, 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.

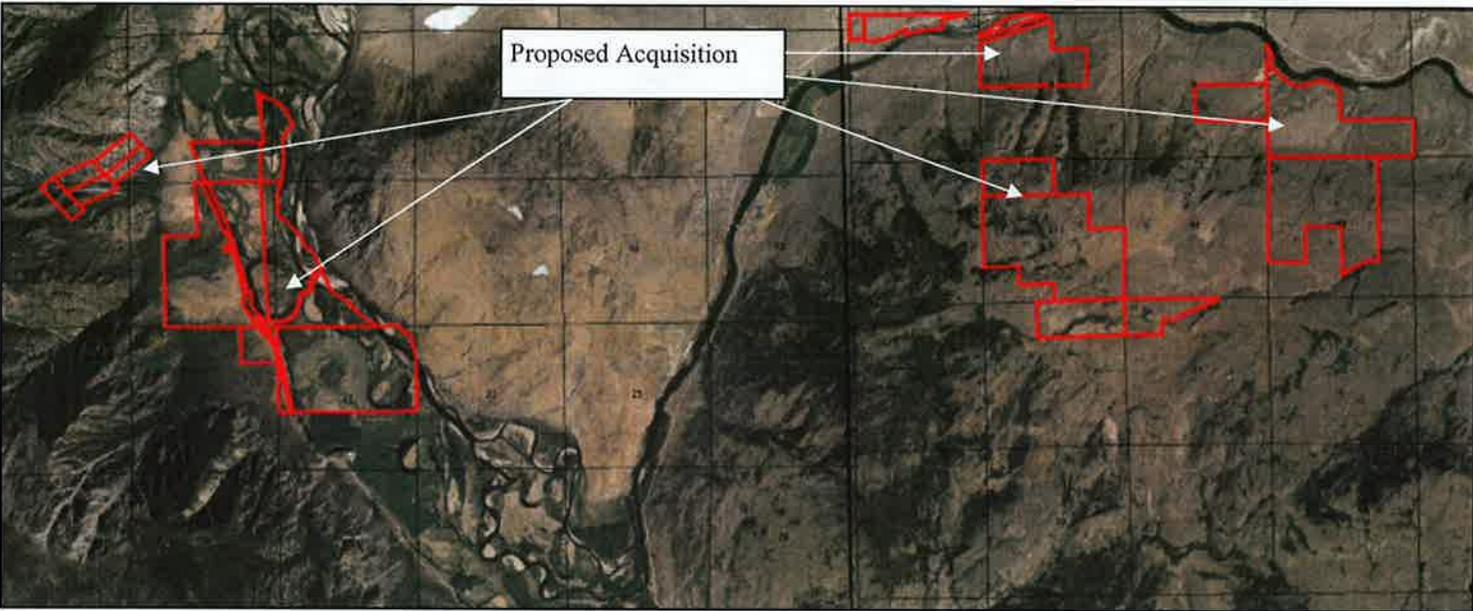
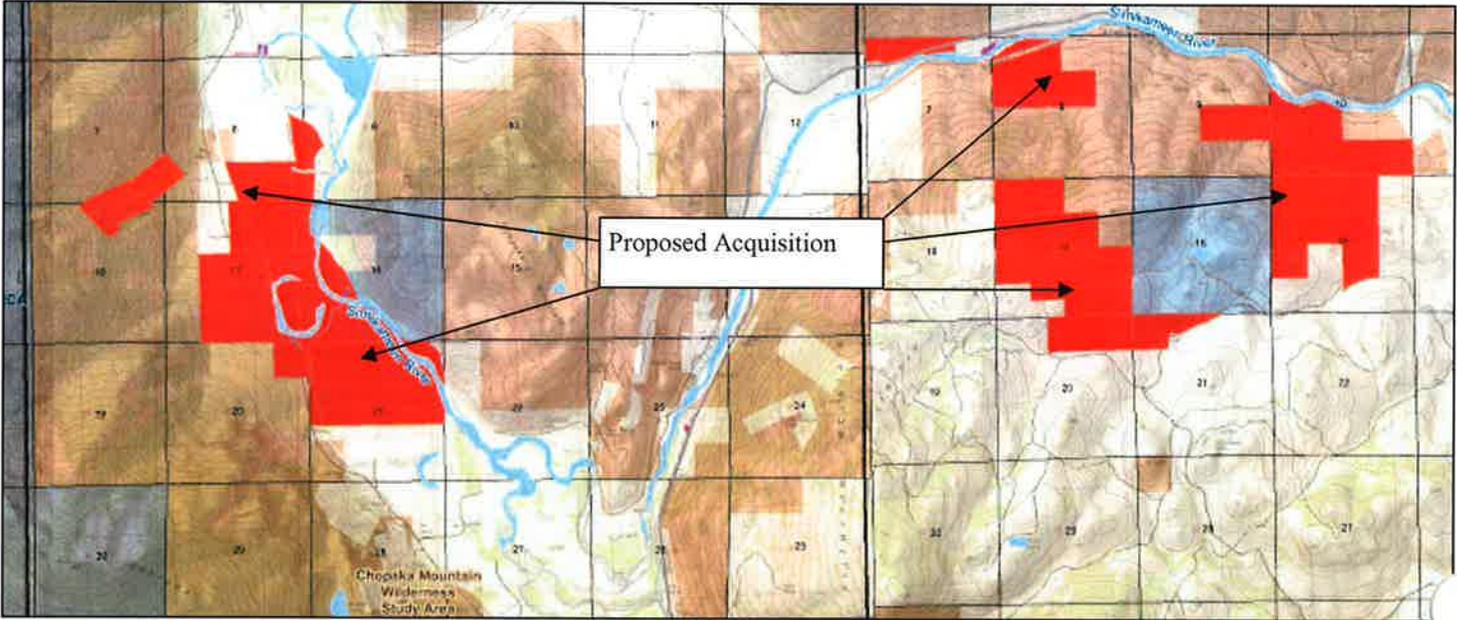
The Department will secure an option to purchase this Property from a cooperating, non-profit organization, The Trust for Public Land, for the reviewed and approved appraised value.

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.

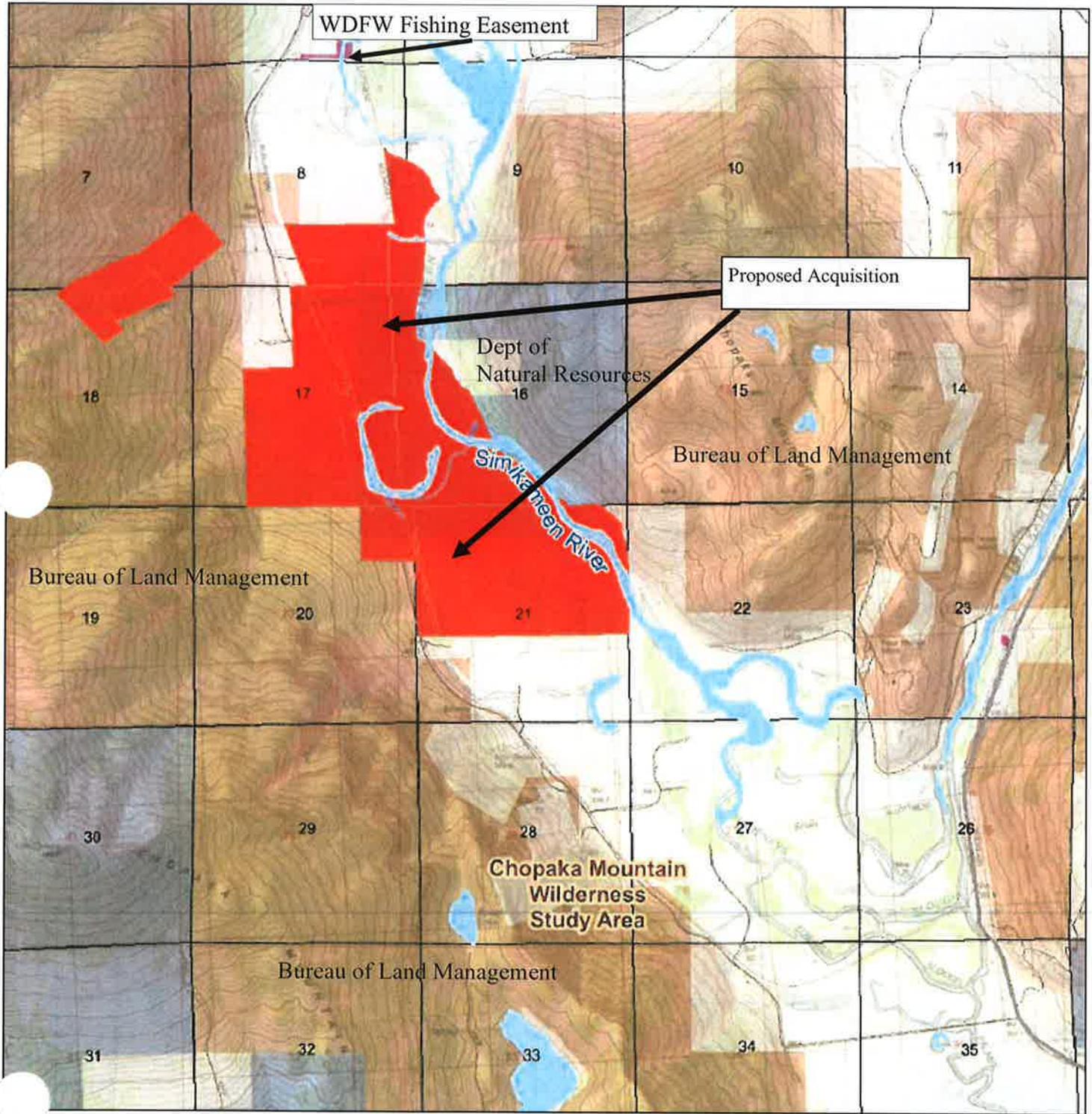
ITEM 5:	PROPOSED ACQUISITION—CUTCHIE PROPERTY
LEGAL:	TOWNSHIP 40N, RANGES 25E & 26E,W.M.
COUNTY:	OKANOGAN COUNTY



ITEM 5:	PROPOSED ACQUISITION—CUTCHIE PROPERTY
LEGAL:	TOWNSHIP 40N, RANGES 25E & 26E,W.M.
COUNTY:	OKANOGAN COUNTY



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



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

