

December 2,3 & 4, 2010

# PROPOSED LAND TRANSACTIONS

## TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Acquisition	St. D'Jaez	
	Okanogan County .....	1
Public Lands Map .....		1a
Aerial Map.....		1b
Proposed Acquisition	Dixon Property	
	Okanogan County .....	2
Public Lands Map .....		2a
Aerial Map .....		2b

**GREEN SHEET**

---

**Meeting/Workshop:** December 2, 3 & 4, 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 18.55 acres in Okanogan County
- Item 2: Proposed acquisition of 9.98 acres in Okanogan 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: This is a partnership project with Grant County PUD and is supported by the neighbors, the Methow Restoration council and the cooperative salmon recovery Watershed Action Team. This property was part of a group of proposed fee title and conservation easements reviewed with the Okanogan County Commissioners on October 5, 2010. The Okanogan County Commissioners did not want to interfere with these private landowner transactions. However, WDFW and the county are engaged in developing a stronger process for the future.

Item 2: This property is a segment of the Eder Ranch project that was reviewed with the Okanogan County Commissioners at the outset of the project in 2005. It too was part of the October 5<sup>th</sup>, 2010 presentation with the county.

---

**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 2-4, 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
St. D'Jaez	18.55	\$ 125,000	Priest Rapids Habitat Conservation	PRHC Grant Co PUD #2	M22	\$ 2,182,781	\$ 206,600	\$ 199,340	\$ 70,590
Dixon	9.98	\$ 45,000	Okanogan Similkameen PH 2	USFWS- S6	Q53	\$ 25,346,741	\$ 4,000,000	\$ 2,413,416	\$ 2,367,066

PRHC = Priest Rapids Habitat Conservation  
USFWS - S6 = United States Fish & Wildlife Service Section 6

\*\* 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 3, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE St. D'JAEZ PROPERTY,  
GOLDEN DOE UNIT, METHOW WILDLIFE AREA, OKANOGAN  
COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an Option to purchase the 18.55-acre St. D'Jaez property on Libby Creek in Okanogan County. WDFW-ownership of this property will provide buffer for wetland and riparian preservation, protect spawning and rearing habitat for steelhead (federally listed threatened species) and spring Chinook (federally listed endangered species), and protect habitat for Bull trout (federally listed endangered species).

This property is located approximately 2 miles west of the town of Carlton, in the Methow Valley, approximately ½ mile up Libby Creek Road, off Highway 153. The property is currently listed on the market for sale and is suited for a building site for a home or recreational cabin. The owner prefers WDFW acquire the property for habitat protection and has indicated he is accepting WDFW's offer over a higher, private offer to support WDFW being successful in acquiring the property. This acquisition is funded with mitigation money under the Grant County Public Utility District, Priest Rapids Habitat Conservation project.

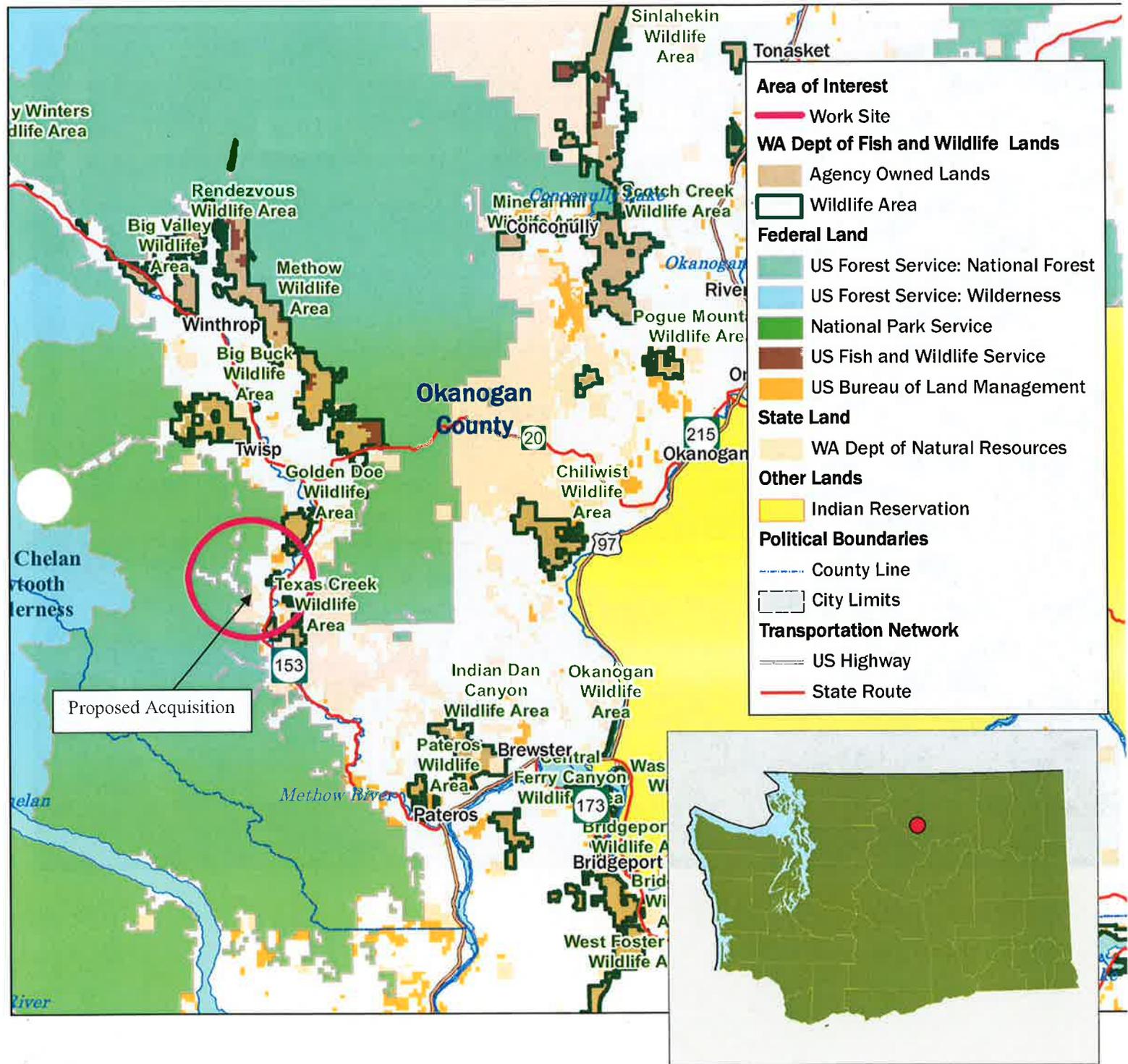
The property will be managed within the Wildlife Program by Tom McCoy as part of the Golden Doe Unit, Methow Wildlife Area. Operation and maintenance costs are estimated at \$500 annually. Funding will be provided from the existing wildlife area budget.

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

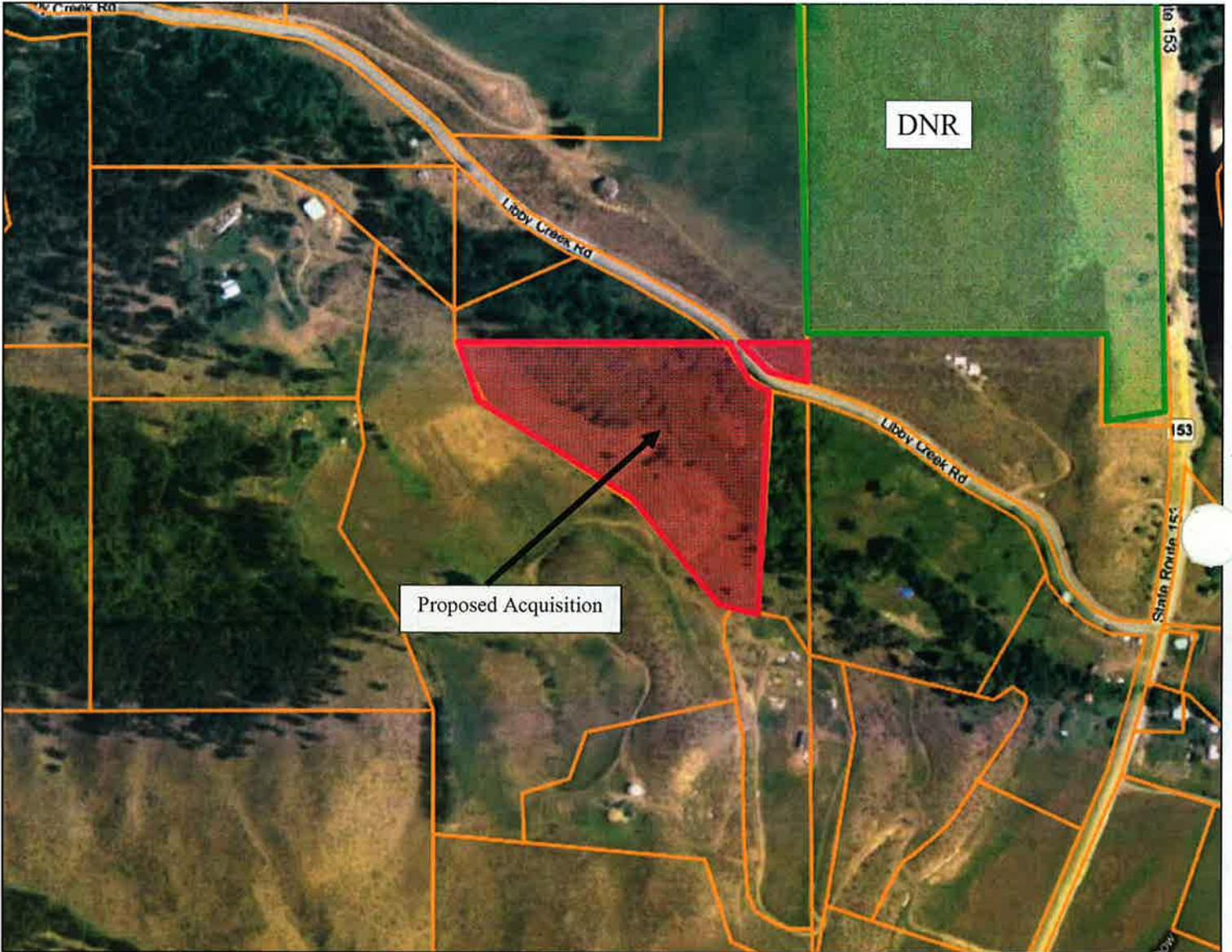
\$125,000 for 18.55 acres

The Department recommends the Commission approve the acquisition of the 18.55-acre St. D'Jaez property for the appraised value of \$125,000.

<b>ITEM 1:</b>	<b>PROPOSED ACQUISITION—ST. D'JAEZ PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 31, TOWNSHIP 32N, RANGE 22E, W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>



<b>ITEM 1:</b>	<b>PROPOSED ACQUISITION—ST. D'JAEZ PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 31, TOWNSHIP 32N, RANGE 22E, 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**

December 3, 2010

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE DIXON PROPERTY,  
EDER UNIT, SCOTCH CREEK WILDLIFE AREA, OKANOGAN  
COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an Option to purchase 9.98 acres of the Dixon property adjacent to the recently acquired Eder property, in Okanogan County. WDFW ownership of this property will increase the habitat area protected within the Eder Unit, reduce management costs and challenges, as this property is an in-holding within the Eder Unit, and improve access to the Eder Unit from the south. There is an abandoned rail road right of way bisecting the northeast corner of the property that WDFW also anticipates that it will acquire.

This property is located approximately 3 ½ miles east of Oroville, in the Okanogan Valley, off the Chesaw Road. The property is shrub steppe with scattered timber and rock outcroppings. It provides habitat for mule deer. This project will be funded by a U.S. Fish and Wildlife Service grant. Authority for this acquisition is provided by the capital budget.

The property will be managed within the Wildlife Program by Jim Olson as part of the Eder Unit, Scotch Creek Wildlife Area. Operation and maintenance costs are estimated at \$500 annually. 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:

\$45,000 for 9.98 acres

The Department recommends the Commission approve the acquisition of the 9.88-acre Dixon property for the appraised value of \$45,000.

ITEM 2:

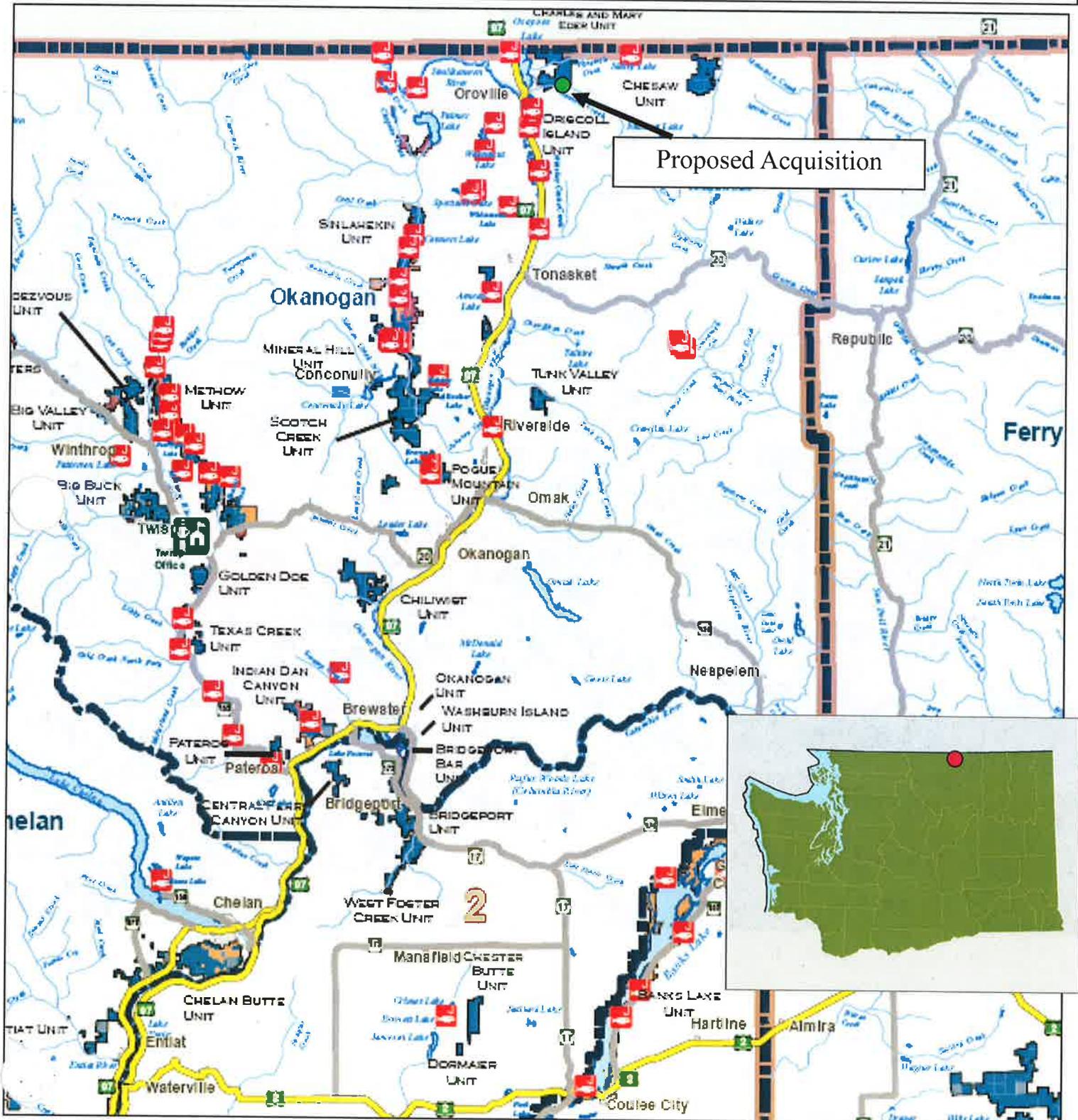
**PROPOSED ACQUISITION—DIXON PROPERTY**

LEGAL:

**SECTION 19, TOWNSHIP 40N, RANGE 28E, W.M.**

COUNTY:

**OKANOGAN COUNTY**



<b>ITEM 2:</b>	<b>PROPOSED ACQUISITION—DIXON PROPERTY</b>
<b>LEGAL:</b>	<b>SECTION 19, TOWNSHIP 40N, RANGE 28E, W.M.</b>
<b>COUNTY:</b>	<b>OKANOGAN COUNTY</b>

