Land Transactions

August 3 & 4, 2012

Acquisition Steps

Scoping and Need

Evaluation and Prioritization

Acquisition Implementation

Integrating Ownership

Acquisition Steps

Scoping and Need

Evaluation and Prioritization

Acquisition Implementation

Integrating Ownership

Acquisition Implementation
Stages

- Parcel(s) confirmation
- Administrative Review
- Appraisal
- Negotiation and Option
- Due Diligence
- Fish and Wildlife Commission Approval *
- Close

Acquisition Implementation
Appraisal

- Appraisal Required by RCW 8.26.180
  - "(2) Real property shall be appraised before the initiation of negotiations …"
  - "(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of … the amount it established as just compensation."

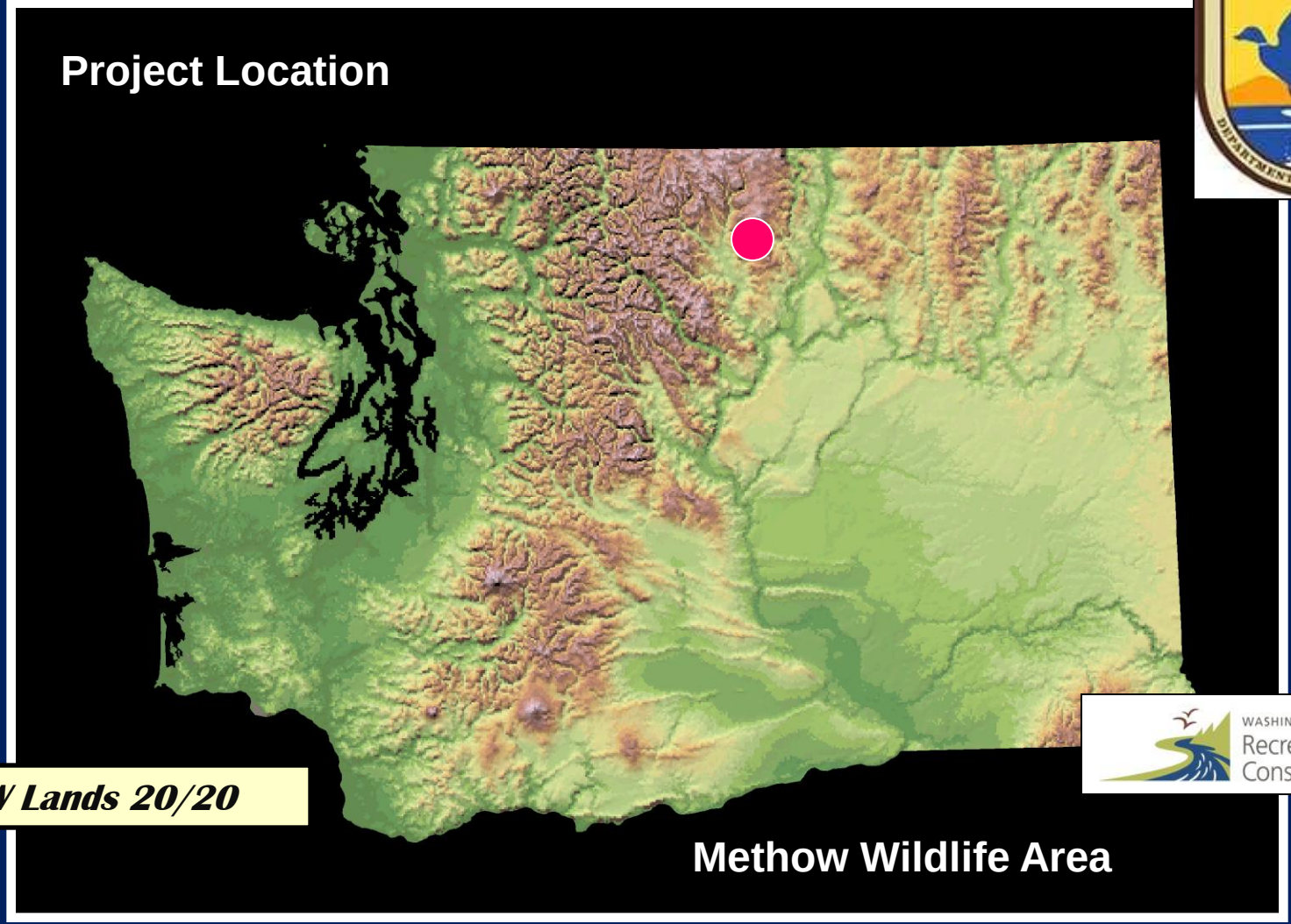
Acquisition Implementation
Appraisal

- Appraisal Standards
  - Determined by funding source
  - State funds require the Uniform Standards of Professional Appraisal Practice, referred to a USPAP
  - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Acquisition Implementation
Appraisal

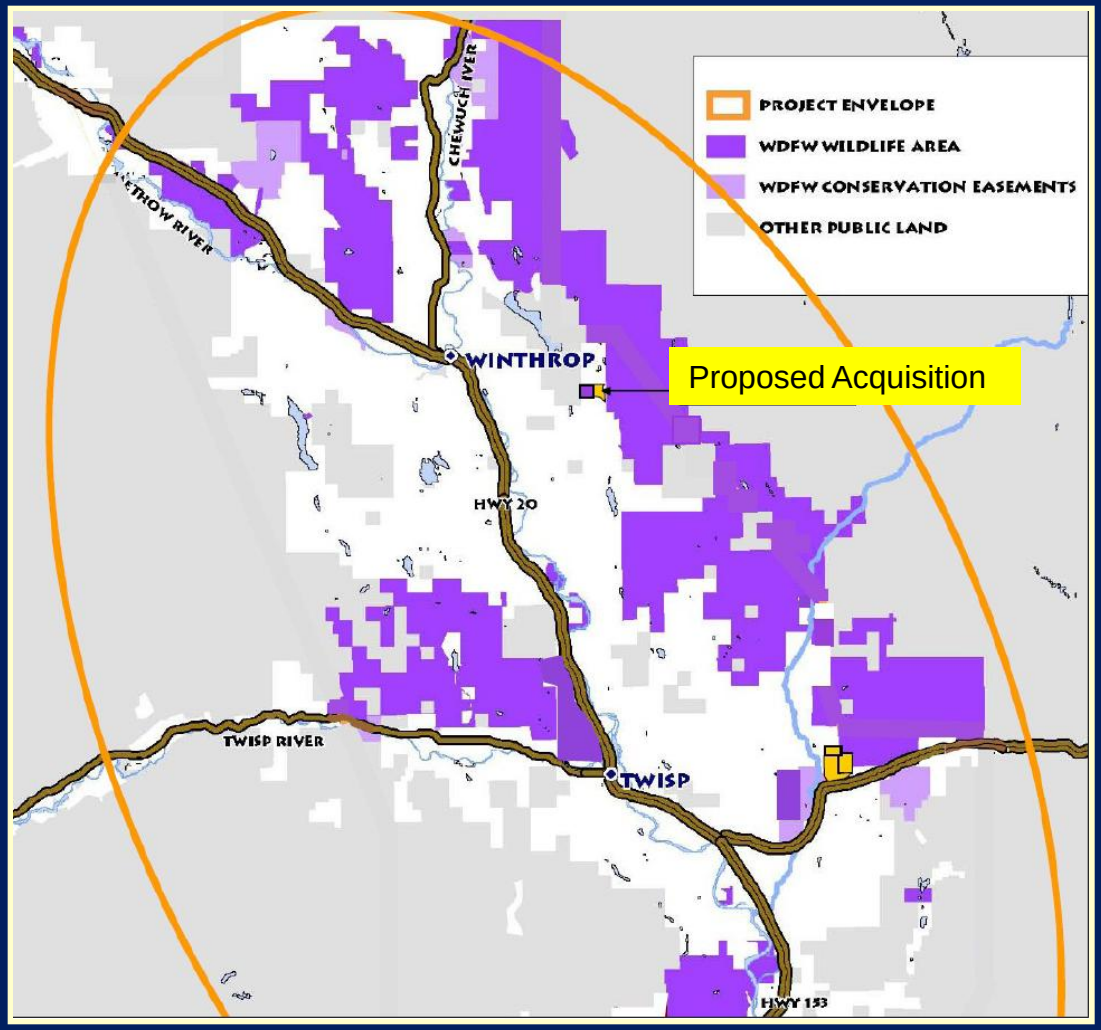
- Independent Fee Appraisers
  - 43 firms under contract
  - Firms selected based on knowledge in an area or property type
- Appraisal Review
  - Reviewed for compliance with appraisal standards
  - WDFW Chief Appraiser Shawn Kyes, MAI
  - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

Miller/Harrison Phase II
Okanogan County

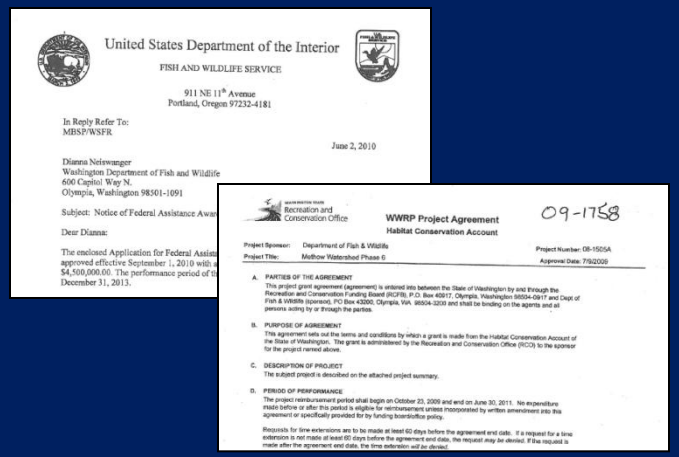


WDFW Lands 20/20

Miller/Harrison Phase II
Okanogan County



- Methow Watershed Project
- Within Project Envelope
- Migratory Wildlife Corridors
- Mule Deer Winter Range



United States Department of the Interior
FISH AND WILDLIFE SERVICE
911 NE 11th Avenue
Portland, Oregon 97232-4181

In Reply Refer To:
MBSP/WSFR

June 2, 2010

Dianna Neiswanger
Washington Department of Fish and Wildlife
600 Capitol Way N.
Olympia, Washington 98501-1091

Subject: Notice of Federal Assistance Awar

Dear Dianna:

The enclosed Application for Federal Assist
approved effective September 1, 2010 with a
$4,500,000.00. The performance period of th
December 31, 2013.

Recreation and Conservation Office

WWRP Project Agreement
Habitat Conservation Account

09-1758

Project Sponsor: Department of Fish & Wildlife
Project Title: Methow Watershed Phase 6
Project Number: 08-1505A
Approval Date: 7/9/2009

A. PARTIES OF THE AGREEMENT
This project grant agreement (agreement) is entered into between the State of Washington by and through the Recreation and Conservation Funding Board (RCFB), P.O. Box 40917, Olympia, Washington 98504-0917 and Dept of Fish & Wildlife (sponsor), PO Box 43200, Olympia, WA. 98504-3200 and shall be binding on the agents and all persons acting by or through the parties.

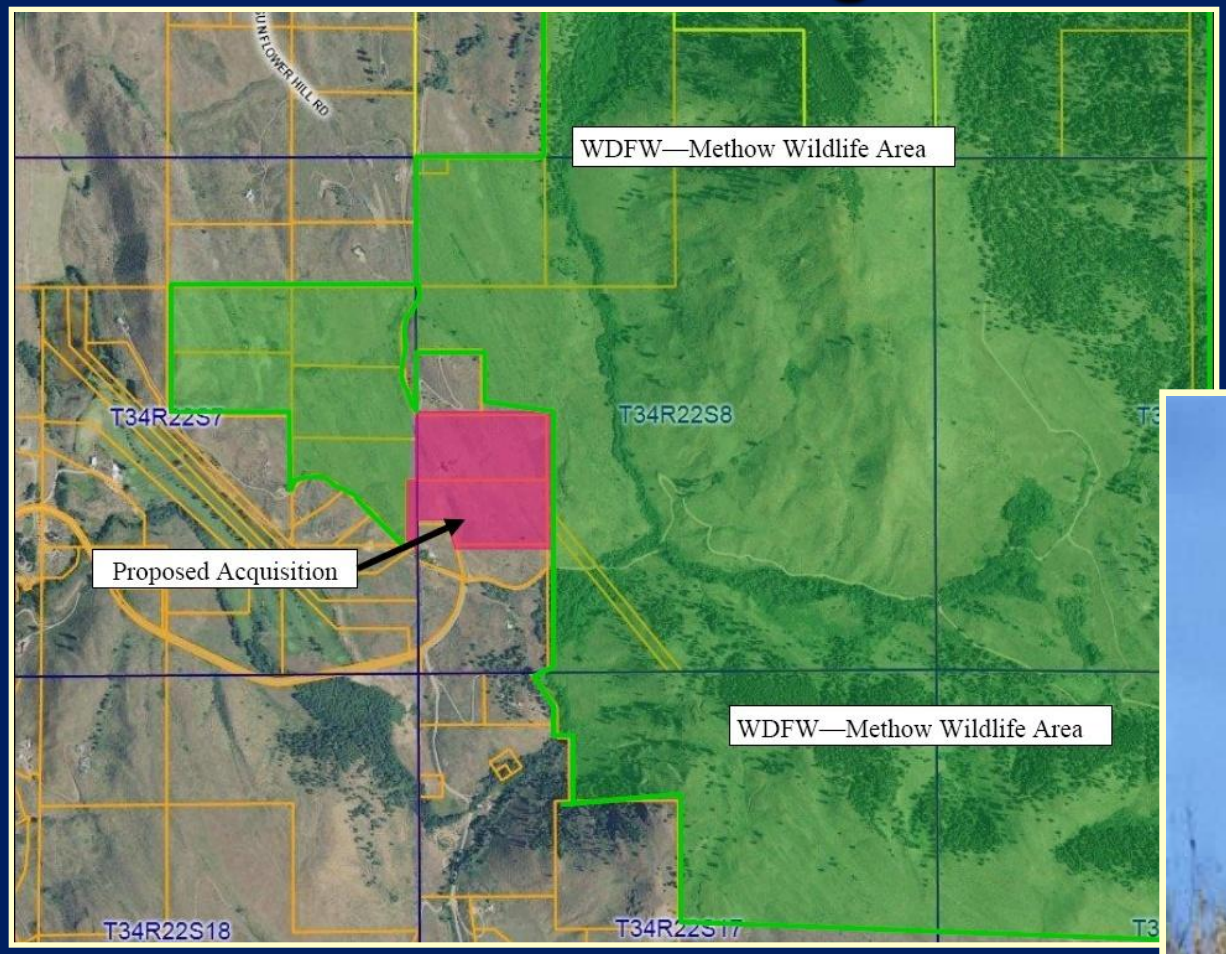
B. PURPOSE OF AGREEMENT
This agreement sets out the terms and conditions by which a grant is made from the Habitat Conservation Account of the State of Washington. The grant is administered by the Recreation and Conservation Office (RCO) to the sponsor for the project named above.

C. DESCRIPTION OF PROJECT
The subject project is described on the attached project summary.

D. PERIOD OF PERFORMANCE
The project reimbursement period shall begin on October 23, 2009 and end on June 30, 2011. No expenditure made before or after this period is eligible for reimbursement unless incorporated by written amendment into this agreement or specifically provided for by funding board/office policy.

Requests for time extensions are to be made at least 60 days before the agreement end date. If a request for a time extension is not made at least 60 days before the agreement end date, the request may be denied. If the request is made after the agreement end date, the time extension will be denied.

Miller/Harrison Phase II
Okanogan County

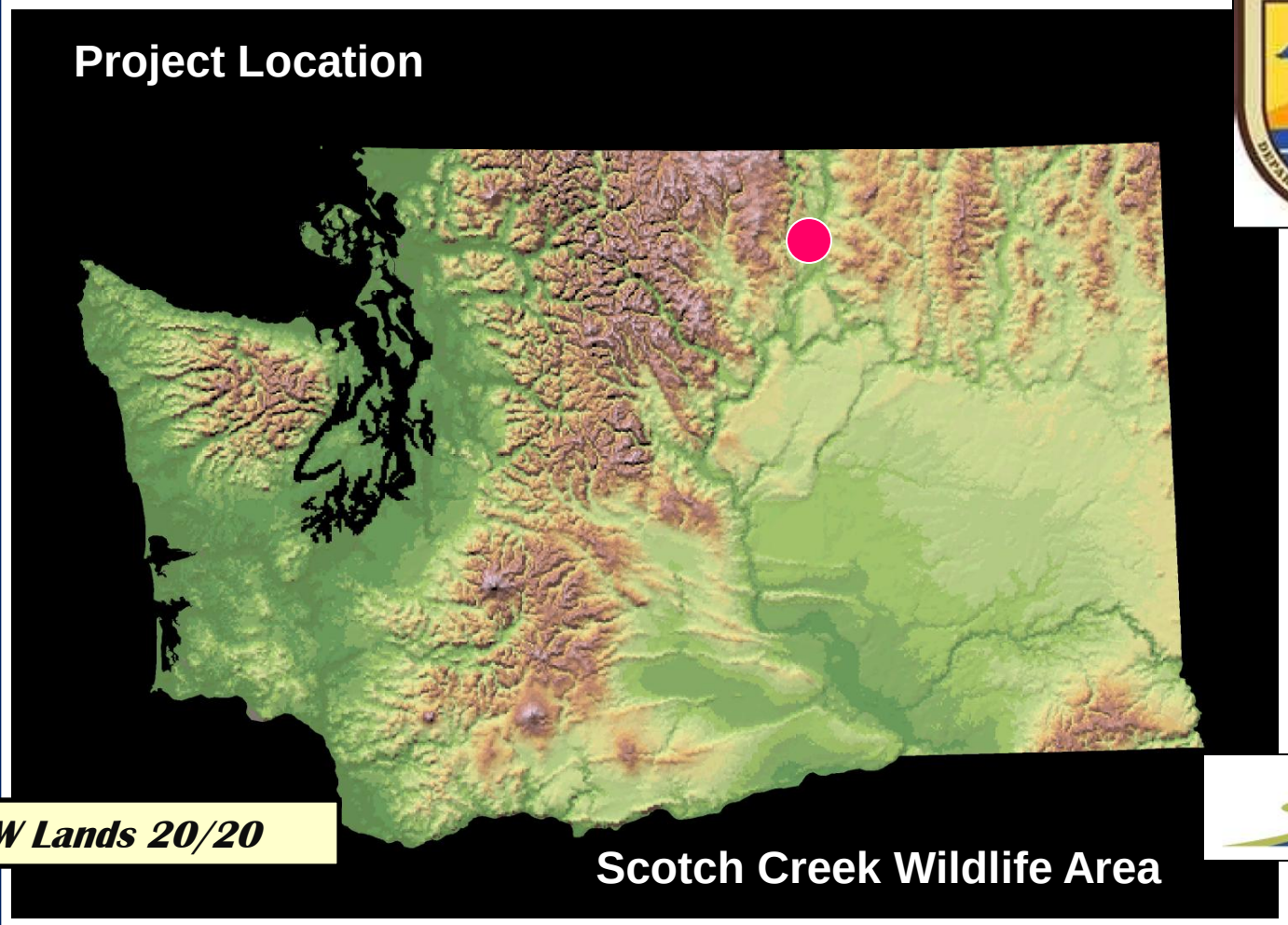


- Mule Deer Winter Range
- Shrub steppe habitat

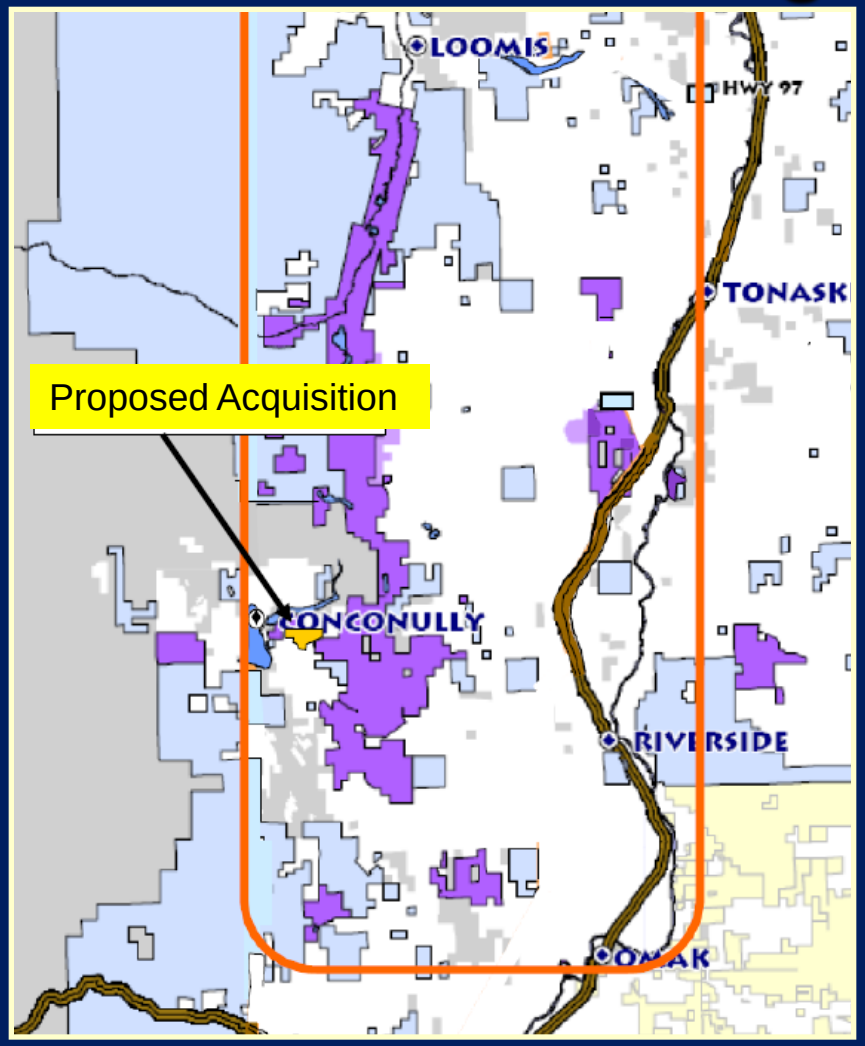
Miller/Harrison Phase II
Okanogan County

- Annual operating cost is estimated at $320
- Property Tax (PILT) is estimated at $80 - $200
- Purchase funded by USFWS

Thornburgh/Top Notch LLC
Okanogan County



Thornburgh/Top Notch LLC
Okanogan County



- Okanogan - Similkameen Watershed
- Secure riparian, shrub steppe habitat
- Secure migratory corridors

United States Department of the Interior

FISH AND WILDLIFE SERVICE

911 NE 11th Avenue
Portland, Oregon 97232-4181

In Reply Refer To:
MBSP/WSFR

August 14, 2009

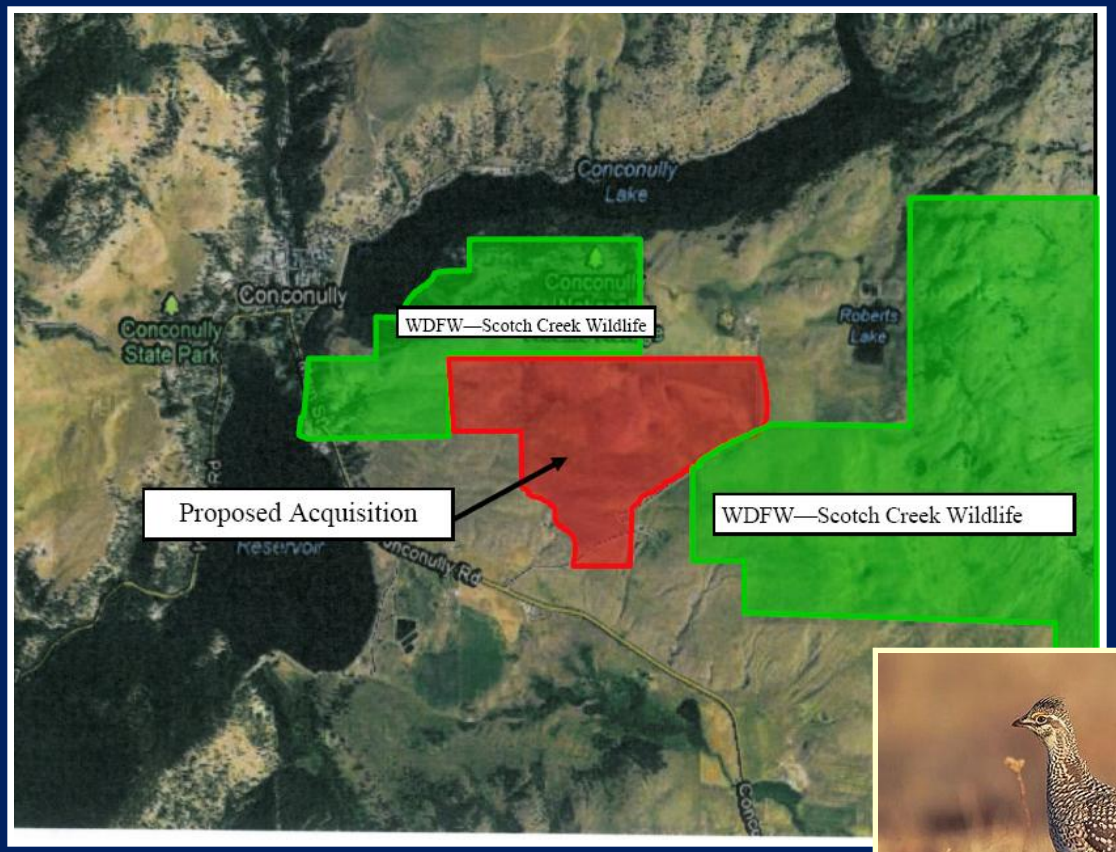
Dianna Neiswanger
Washington Department of Fish and Wildlife
600 Capitol Way N.
Olympia, Washington 98501-1091

Subject: Notice of Federal Assistance Award for **E-46-HL-2**

Dear Dianna:

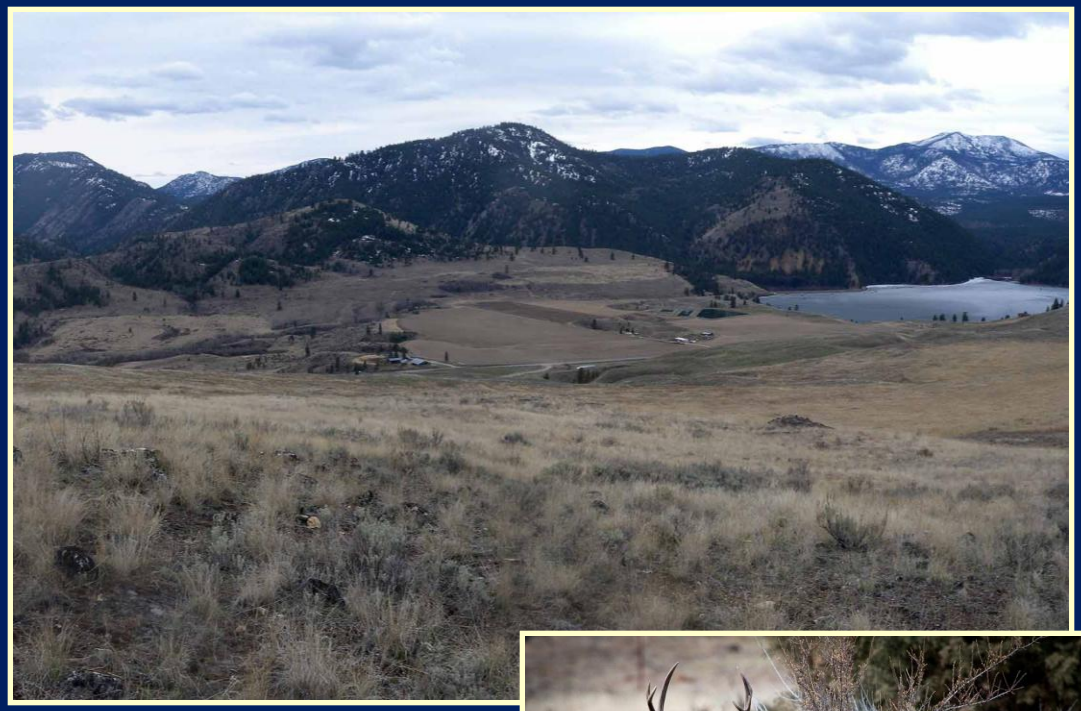
The enclosed Application for Federal Assistance, **E-46-HL-2** Okanogan-Similkameen Watershed - Phase 2 FY 09, is approved effective April 6, 2009 with a total Federal share in the amount of $4,000,000.00. The performance period of this award is April 6, 2009 through December 31, 2012.

Thornburgh/Top Notch LLC
Okanogan County



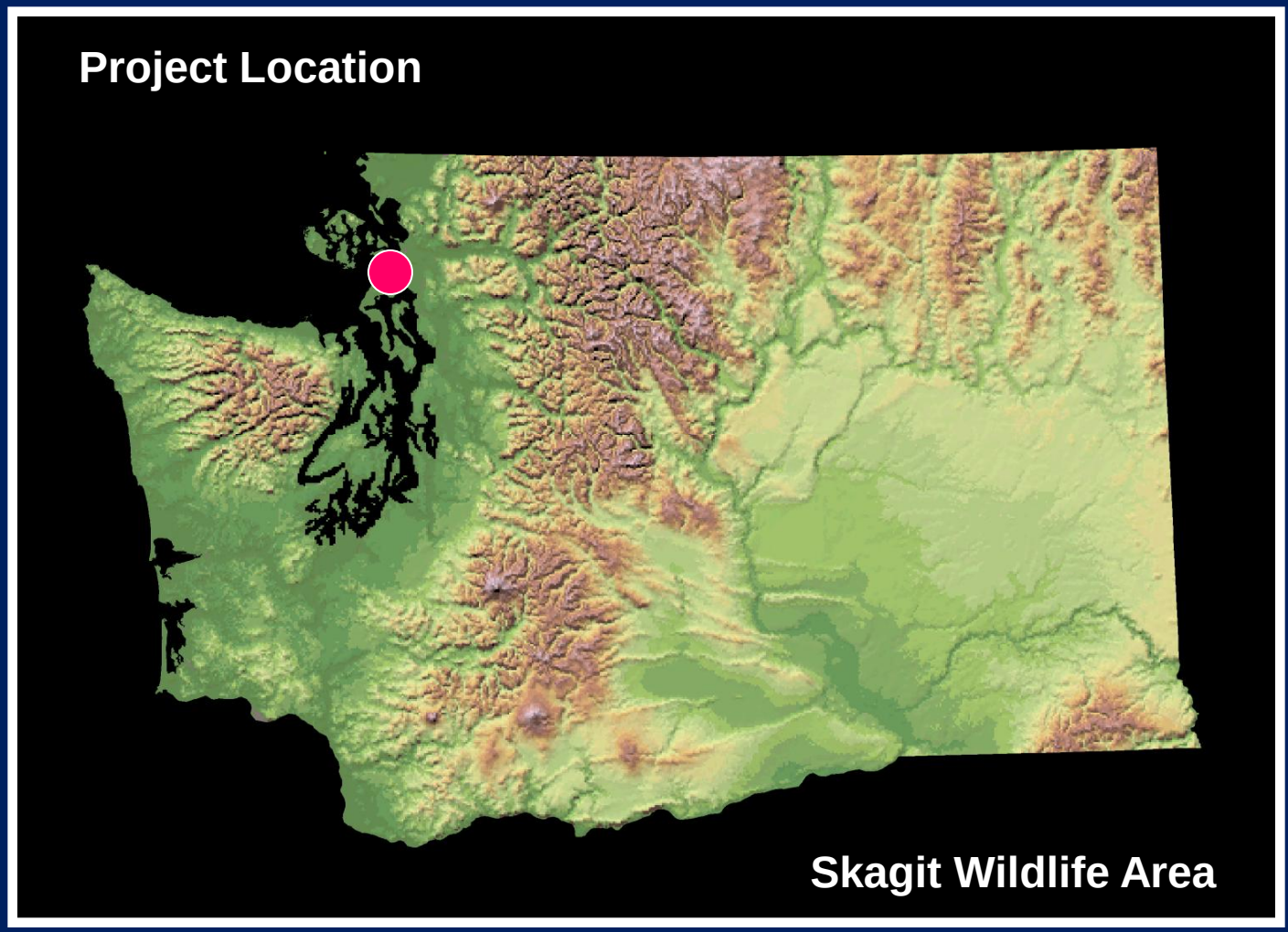
- Natural grasses and shrub steppe habitat
- Connects existing wildlife area
- Secures migratory corridor
- Sharp-tailed Grouse habitat

Thornburgh/Top Notch LLC
Okanogan County

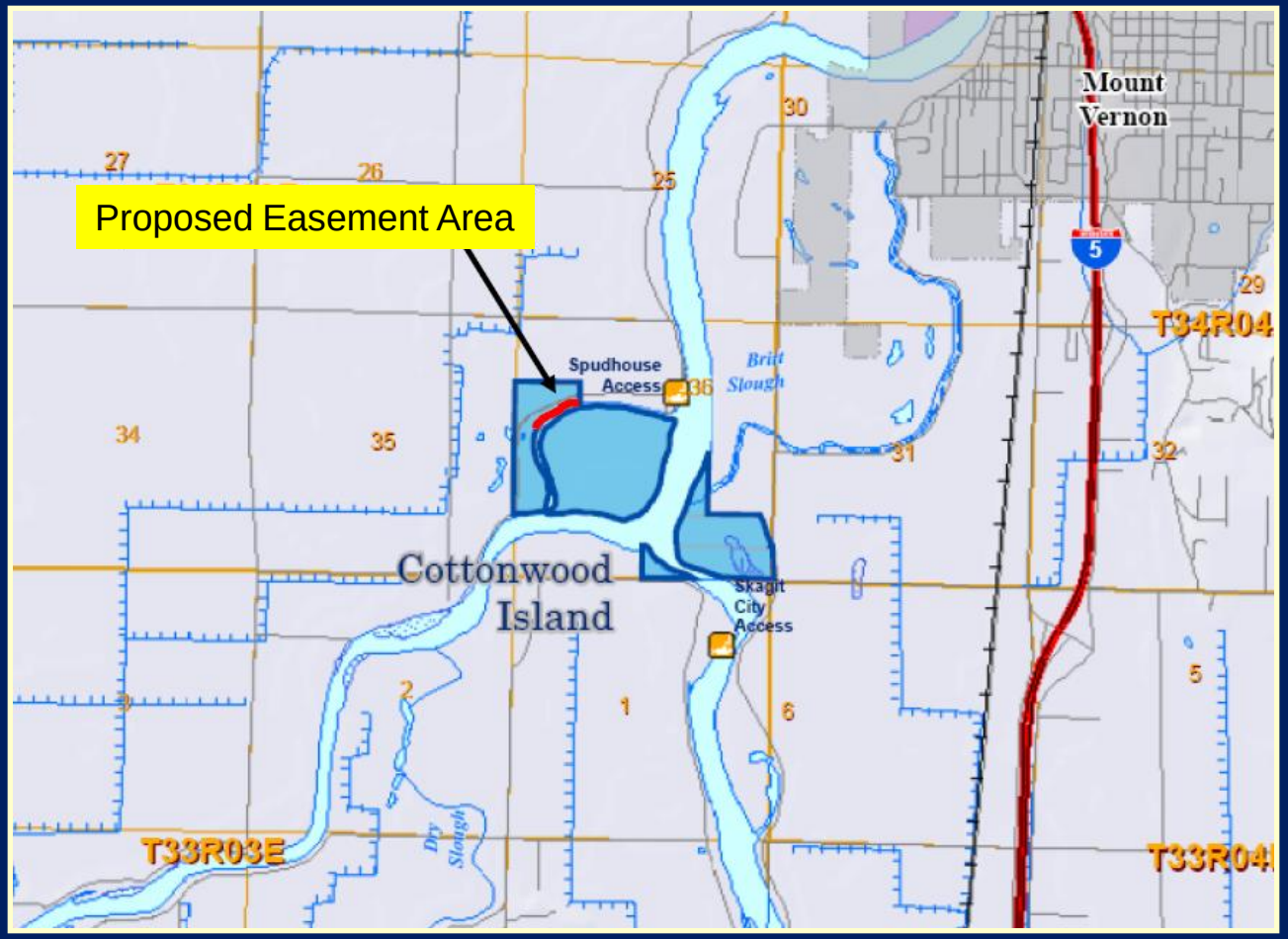


- Scotch Creek Wildlife Area
- Property Tax (PILT) estimated at $750 - $1,900
- Annual operating costs estimated at $3,000
- Potential operation funding by Bonneville Power Administration
- Purchase funded by USFWS

Cottonwood Island Dike Easement
Skagit County



Cottonwood Island Property
Skagit County



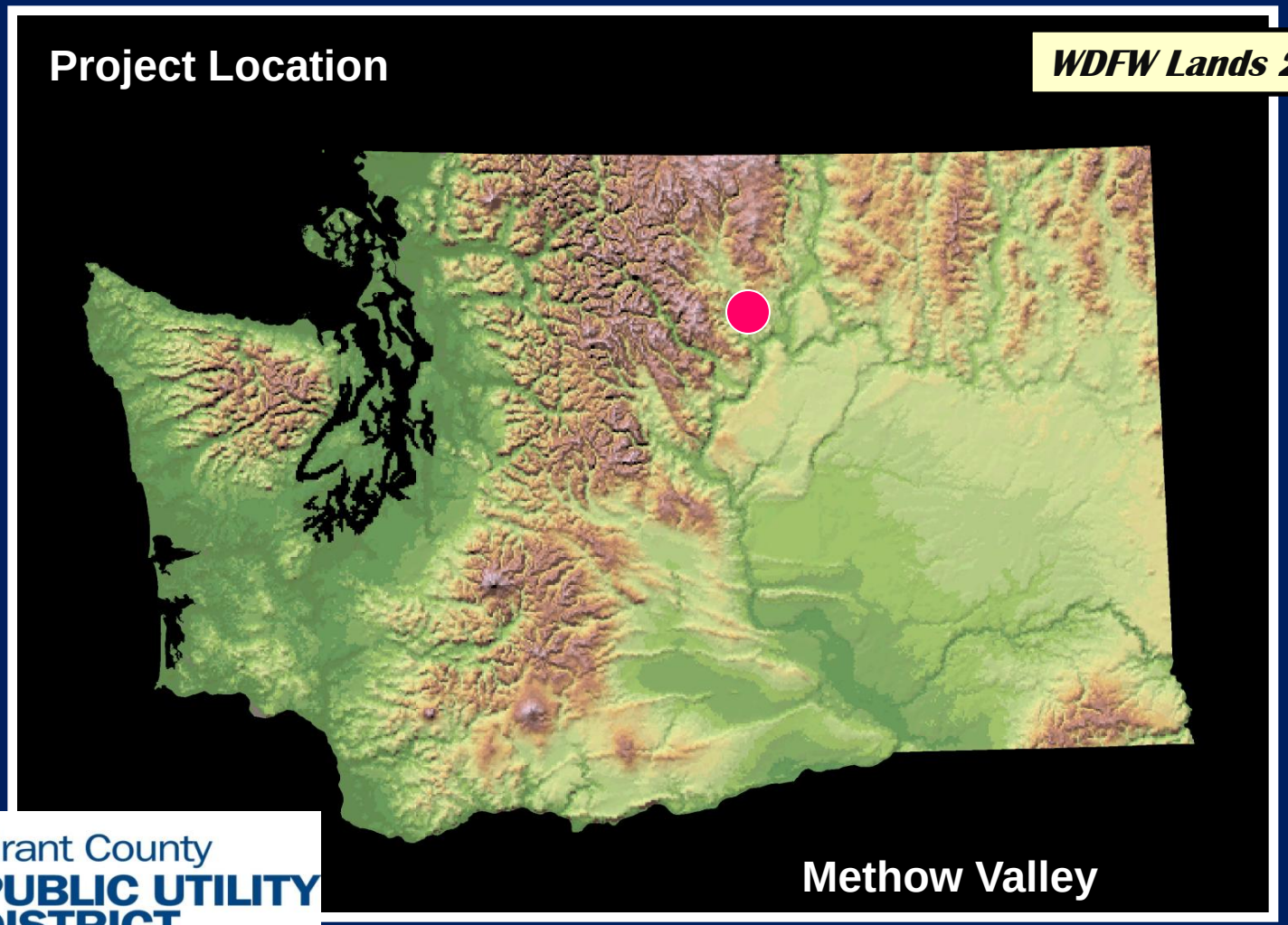
Cottonwood Island Dike Easement
Skagit County

- Needed for Dike Stabilization
- Dike Protects Area Farmland

Cottonwood Island Dike Easement Skagit County

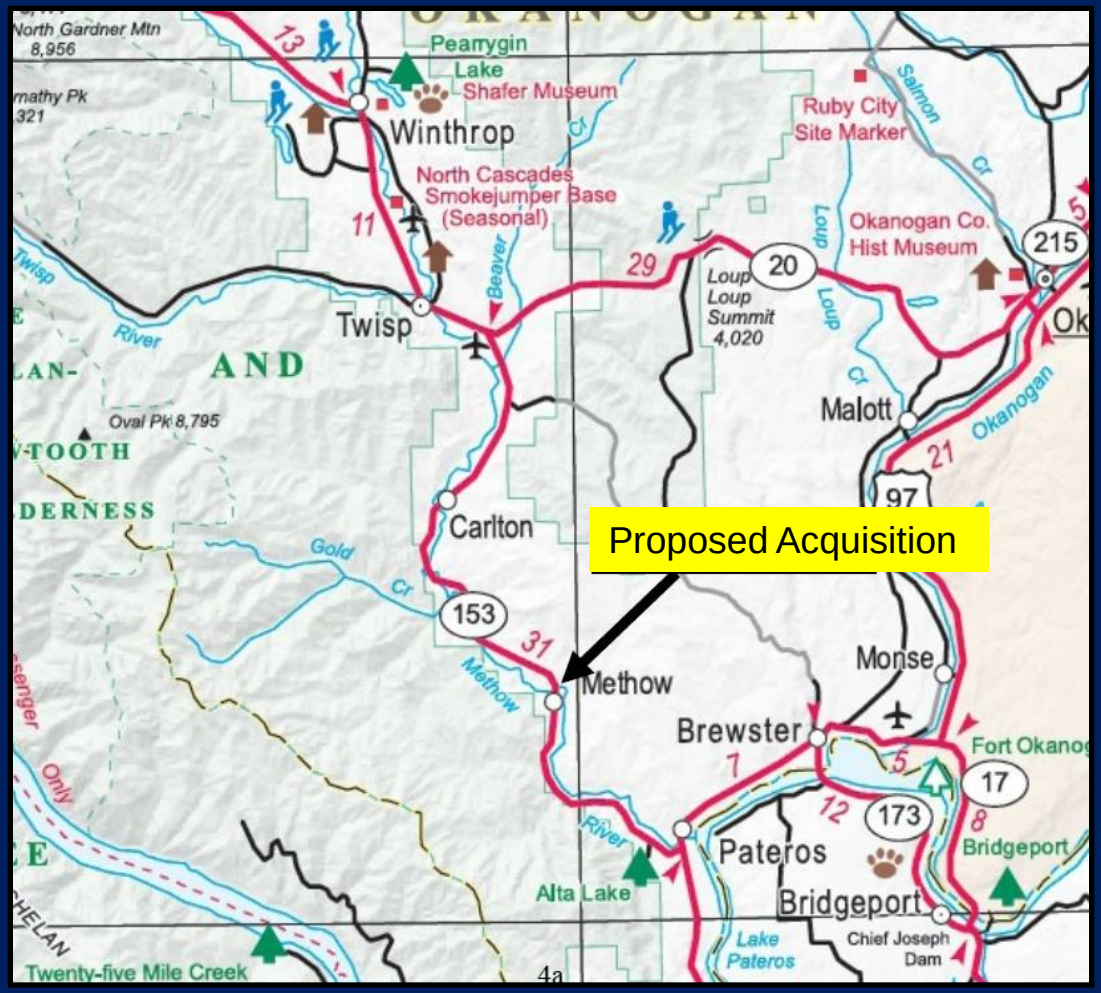
- Additional Easement Area 1.5 acres
- WDFW will receive $11,200
- No adverse impact

Methow Trading Company Fishing Access - Okanogan County



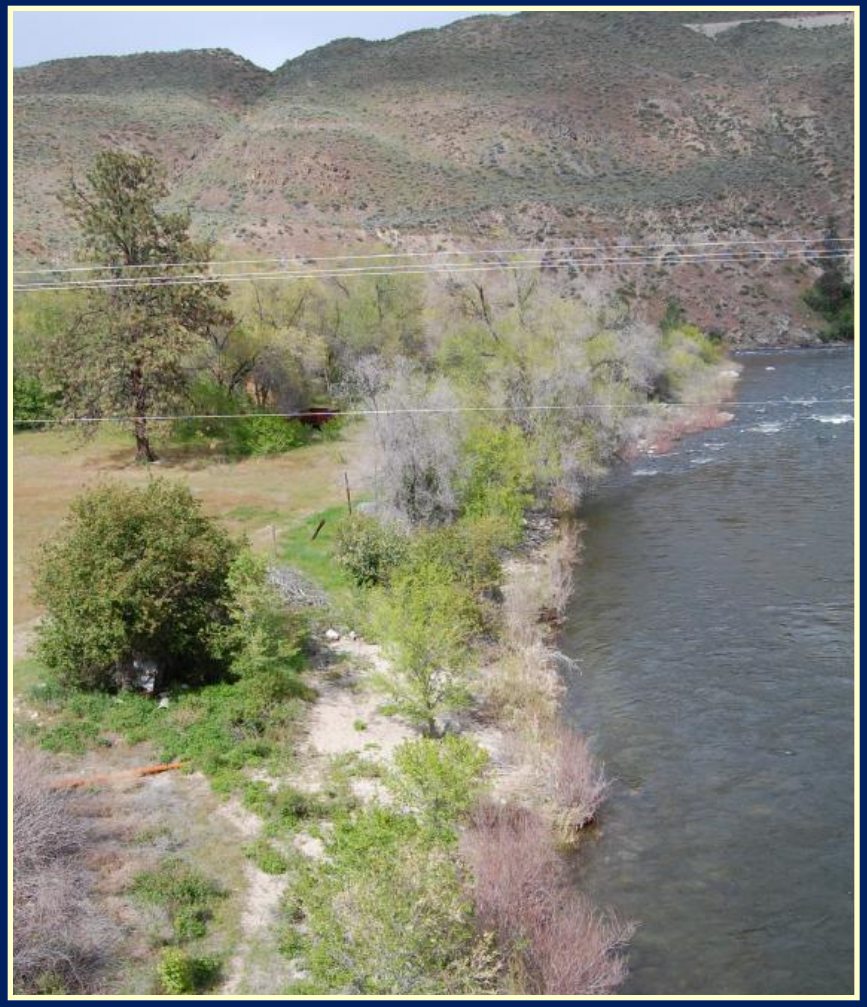
Grant County PUBLIC UTILITY DISTRICT

Methow Trading Company
Fishing Access - Okanogan County



Methow Trading Company
Fishing Access - Okanogan County

Methow Trading Company Fishing Access - Okanogan County



Purchase funded by:

- Grant County Public Utility District
- Jobs Now Act

Developed and Managed for:

- Public Fishing Access
- Operation and maintenance costs estimated at $1,500 annually

Letters of Support

• The Chronicle • June 20, 2012

County shouldn't interfere on land

For over three years, I have worked on behalf of my family to negotiate in good faith with the state Department of Fish and Wildlife.

We would like to see our family's land in the Methow Valley forever protected as part of the Bear Creek corridor near Pearrygin Lake State Park and Davis Lake.

We are less than 30 days from closing and the required vote by the Fish and Wildlife Commission.

Now our dream may be lost.

I've learned that the Okanogan County commissioners have taken action to block our transaction, and the state Fish and Wildlife Commission has tabled it indefinitely.

I am shocked and frustrated to learn that of all places, Okanogan County is where I have government officials trying to tell me and my family who we can sell our land to.

Whatever happened to a respect for private property rights and freedom to participate in a free market economy?

I'm seeking support from my fellow taxpayers in Okanogan County. Please write to the State Fish and Wildlife Commission and tell them to move this and other conservation transactions in the pipeline forward immediately. Send your comments by email at commission@dfw.wa.gov or to 600 Capitol Way N., Olympia 98501, and tell them you support the department's work in the Methow Valley.

And in November, vote for the candidates who respect private citizens and their right to sell their land or conservation easements to whomever they want.

Doris Harrison
Camarillo, Calif.

Wenatchee Sportsmen's Association
POST OFFICE BOX 762
WENATCHEE, WASHINGTON 98807-0762

June 29, 2012

To Whom It May Concern:

This letter is written in support of the Washington State Department of Fish and Wildlife purchase of lands across the state for the purpose of maintaining quality habitat, protecting winter range, and preserving migration corridors.

WSA supports the concept of land acquisition, properly planned in quality areas because it aligns with our Mission Statement, which is: "*Dedicated to the conservation and preservation of the wildlife and enhancement of habitat.*

Much of Washington's winter range is competing with development, a non-compatible land use. Abundance and quality of winter range are limiting factors in the size and condition of wildlife populations. Suitable fawning and calving areas are necessary for maintaining wildlife numbers. Once wildlife is displaced from traditional areas, birthing takes place where there is less protective cover, space, forage and water. This results in lower survival rates for the young. Lush green summer range is vital to the health of wild ungulates as they raise their young, evade predators and enter the breeding season.

WSA believes that, WDFW should develop regional plans, for lands being acquired to support ungulate populations. These plans should depict where and how critical habitats for summer range, winter range, reproduction and the connectivity fit, and enhance the broader habitat enhancement goal. Then, as lands are acquired, WDFW needs to insure that each parcel contributes to one or more of the habitat uses described above. Local stakeholder's participation and input should be part of the process, community support is "important". Along with land acquisition there is the need to be good stewards.

Stewardship includes:

- Maintaining forage values
- Unrestricted movement for wildlife
- Maintaining suitable cover
- Being a good neighbor

We understand that these purchases affect the tax revenue for the counties, but we feel that the wildlife are being pushed too far. With the sprawl of development, WDFW ownership becomes critical for conservation.

Sincerely,

Dave Gimlin
Wenatchee Sportsmen's Association

David and Marilyn Sabold
17 Bean Road
Winthrop WA 98862
sabold@methownet.com

Washington State Fish and Wildlife Commission
600 Capitol Way N.
Olympia, WA 98501-1091

Dear Commissioners

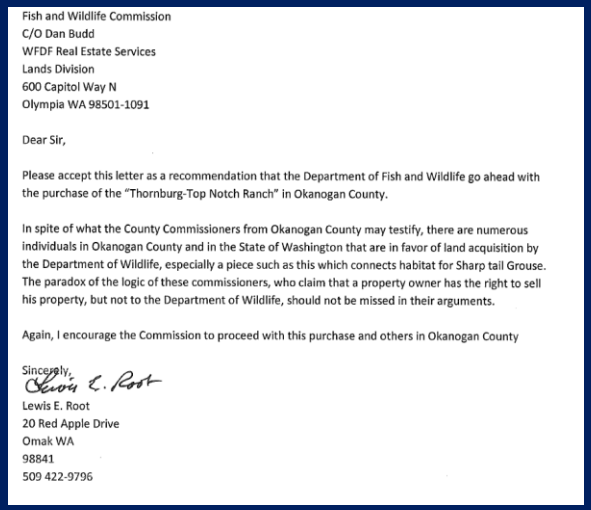
As a Methow Valley resident, I appreciate your ownership and care of wild lands in our area. Public ownership sometimes gets bad press in our county, as you know. I hope you understand that many of us value the relatively undeveloped lands in the Bear Creek Corridor that stretches from the County Road through Pearrygin State Park, the old Graves Ranch, and on to Davis Lake. If you have walked, biked, hunted or driven in the corridor, you understand its beauty and its value for wild creatures.

Purchase of the remaining Walker piece would fill in a key chunk of the jigsaw puzzle, since the property abuts other WDFW parcels and provides continuity for animals to move and for the agency to manage.

Feel free to let me know by email if you would like to see photos of the corridor and I'll gladly take a walk there some evening with my camera. I live within two miles of the Walker property.

Sincerely

Dave Sabold
July 20, 2012



Fish and Wildlife Commission
C/O Dan Budd
WFDF Real Estate Services
Lands Division
600 Capitol Way N
Olympia WA 98501-1091

Dear Sir,

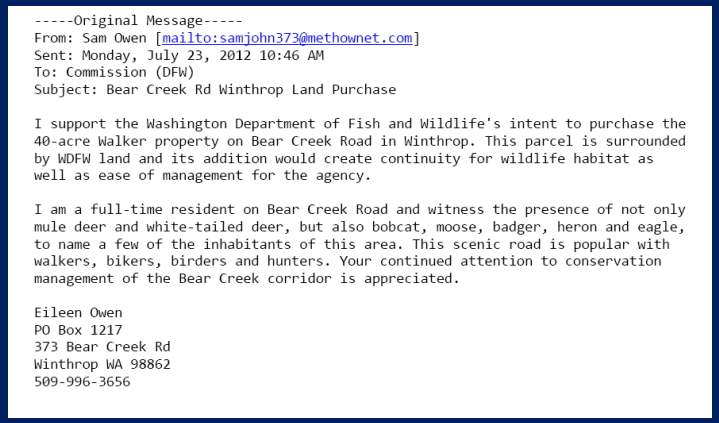
Please accept this letter as a recommendation that the Department of Fish and Wildlife go ahead with the purchase of the "Thornburg-Top Notch Ranch" in Okanogan County.

In spite of what the County Commissioners from Okanogan County may testify, there are numerous individuals in Okanogan County and in the State of Washington that are in favor of land acquisition by the Department of Wildlife, especially a piece such as this which connects habitat for Sharp tail Grouse. The paradox of the logic of these commissioners, who claim that a property owner has the right to sell his property, but not to the Department of Wildlife, should not be missed in their arguments.

Again, I encourage the Commission to proceed with this purchase and others in Okanogan County

Sincerely,

Lewis E. Root
20 Red Apple Drive
Omak WA
98841
509 422-9796

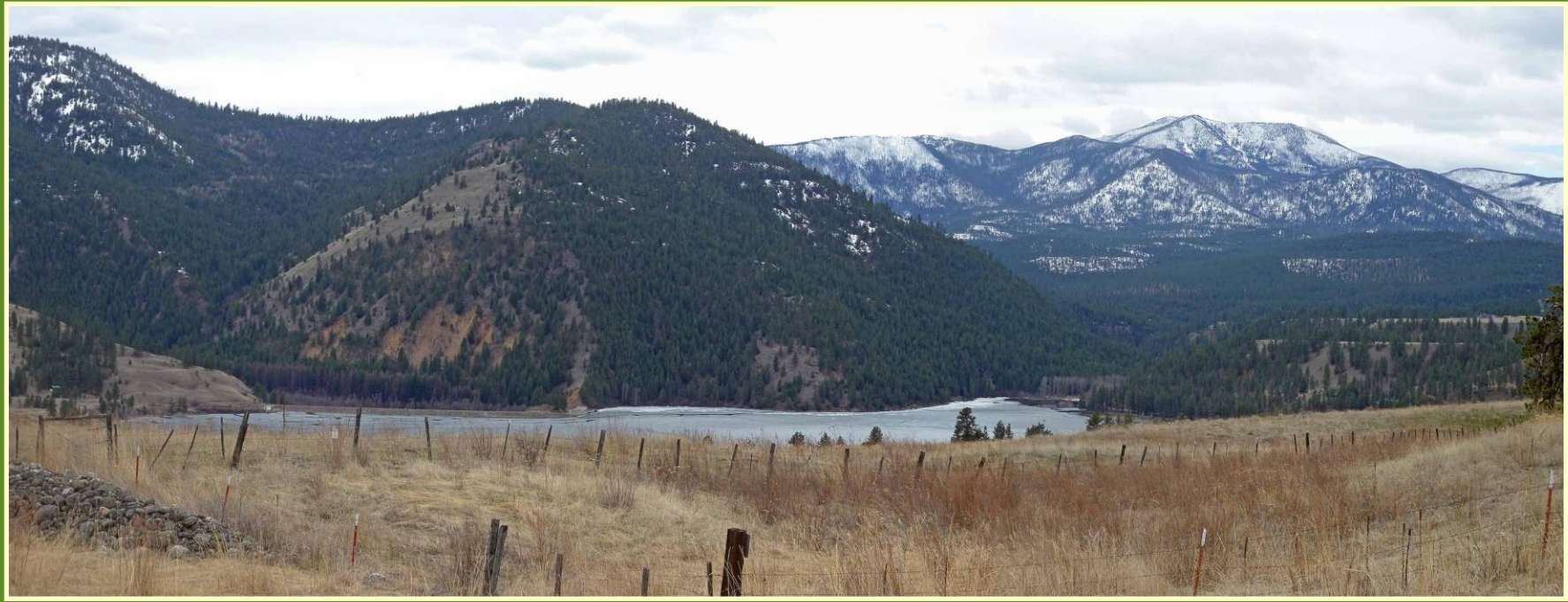


-----Original Message-----
From: Sam Owen [mailto:samjohn373@methownet.com]
Sent: Monday, July 23, 2012 10:46 AM
To: Commission (DFW)
Subject: Bear Creek Rd Winthrop Land Purchase

I support the Washington Department of Fish and Wildlife's intent to purchase the 40-acre Walker property on Bear Creek Road in Winthrop. This parcel is surrounded by WDFW land and its addition would create continuity for wildlife habitat as well as ease of management for the agency.

I am a full-time resident on Bear Creek Road and witness the presence of not only mule deer and white-tailed deer, but also bobcat, moose, badger, heron and eagle, to name a few of the inhabitants of this area. This scenic road is popular with walkers, bikers, birders and hunters. Your continued attention to conservation management of the Bear Creek corridor is appreciated.

Eileen Owen
PO Box 1217
373 Bear Creek Rd
Winthrop WA 98862
509-996-3656



Land Transactions
Questions