

PROPOSED LAND TRANSACTIONS

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Summary Sheet

Meeting dates: JUNE 13 & 14, 2014
Agenda item: PROPOSED LAND TRANSACTIONS

Presenter(s): Dan Budd

Background summary:

The Department is recommending the following actions:

- Item 1 – Proposed Conservation Easement on 111.13 acres in Okanogan County
- Item 2 – Proposed Fence Easement in Yakima County
- Item 3 – Proposed Exchange of 60 acres in Okanogan County

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

Protecting critical fish and wildlife habitat, providing public recreational opportunity, and responsible property management.

Public involvement process used and what you learned:

Item 1 – This acquisition of a Conservation Easement has been reviewed and approved under the department's Lands 20/20 process and has also been reviewed with the Okanogan County Commissioners. The department began pursuit of this transaction at a time when the county expressed their preference to see Conservation Easements rather than Fee Title acquisitions.

Item 2 – This Easement is offered to the WDFW for Elk Fence in the West Valley area of Yakima County.

Item 3 – This exchange of property with a private property owner was requested by the landowner and will improve neighbor relations by avoiding the need for crossing permits. The Okanogan County Commissioners are aware of this transaction and have not expressed opposition to the exchange.

Action requested:

Approval of the proposed land transactions as presented.

Draft motion language:

Move to approve the proposed land transactions as presented.

Justification for Commission action:

This action will provide protection for critical fish and wildlife habitat, provide public recreational opportunity, and address responsible property management.

Communications Plan:

WDFW will provide a press release informing the public of this action and proceed forward to closing these transactions.

Budget Detail for June 13 - 14, 2014 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
Spring Grass	111.13	\$ 375,000.00	Methow Watershed Phase 7	USFWS - S6	Q53	\$ 6,078,913.00	\$ 4,500,000.00	\$ 1,197,029.00	\$ 810,779.00

USFWS-S6 = US Fish & Wildlife Service Section 6 Grant

** 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**

June 13, 2014

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE SPRING GRASS RANCH,
LLC CONSERVATION EASEMENT, METHOW WILDLIFE AREA,
OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase a Conservation Easement on the 111.13-acre Spring Grass Ranch, LLC property in the Methow River Valley of Okanogan County. This purchase was evaluated and approved through the Lands 20/20 process and will be funded by a US Fish and Wildlife Service Cooperative Endangered Species Conservation Fund grant. Authority for this acquisition is provided by the capital budget.

The Spring Grass Ranch, LLC property is situated along the southerly, mid-elevation flanks of the Rendezvous Hills, overlooking the Methow River Valley approximately 5 miles north of Winthrop. The property features a drainage basin with riparian vegetation and undulating to steep shrub steppe habitat. This Conservation Easement will protect the property's critical winter and spring habitat for mule deer, as well as key migration routes linking seasonal ranges for mule deer.

The Conservation Easement will be monitored within the Wildlife Program. Because this is a Conservation Easement, there are no PILT or operation and maintenance costs. However, there will be a monitoring costs estimated at \$750 annually. Funding will be provided from the existing wildlife area budget.

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

\$375,000 for a 111.13 acre Conservation Easement

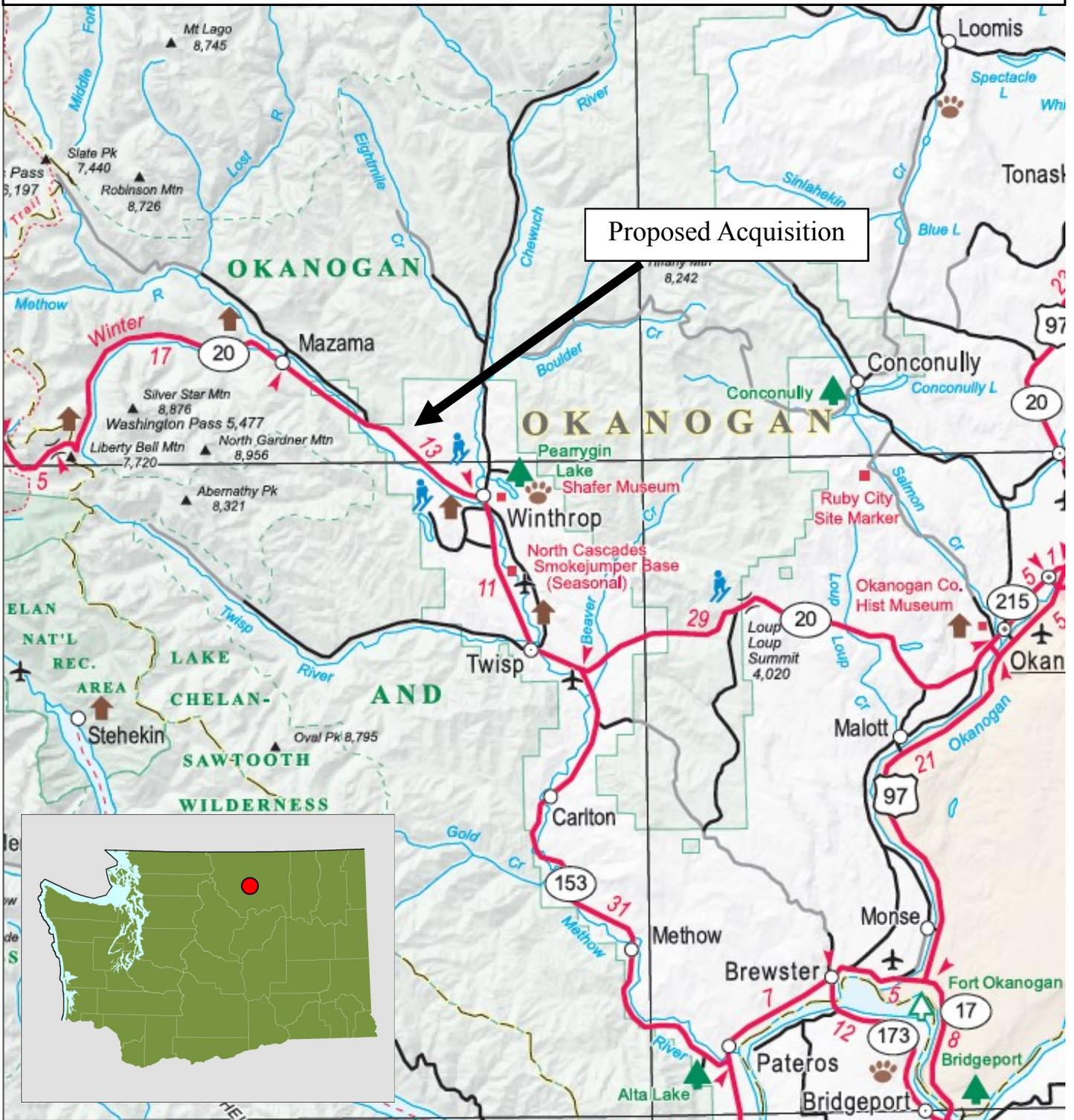
The Department recommends the Commission approve the acquisition of the 111.13-acre Spring Grass Ranch, LLC Conservation Easement for the appraised value of \$375,000.

**ITEM 1: PROPOSED ACQUISITION
SPRING GRASS RANCH, LLC CONSERVATION EASEMENT**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 20, T35N, R21E, W.M.

ACRES: 111.13 (+/-)

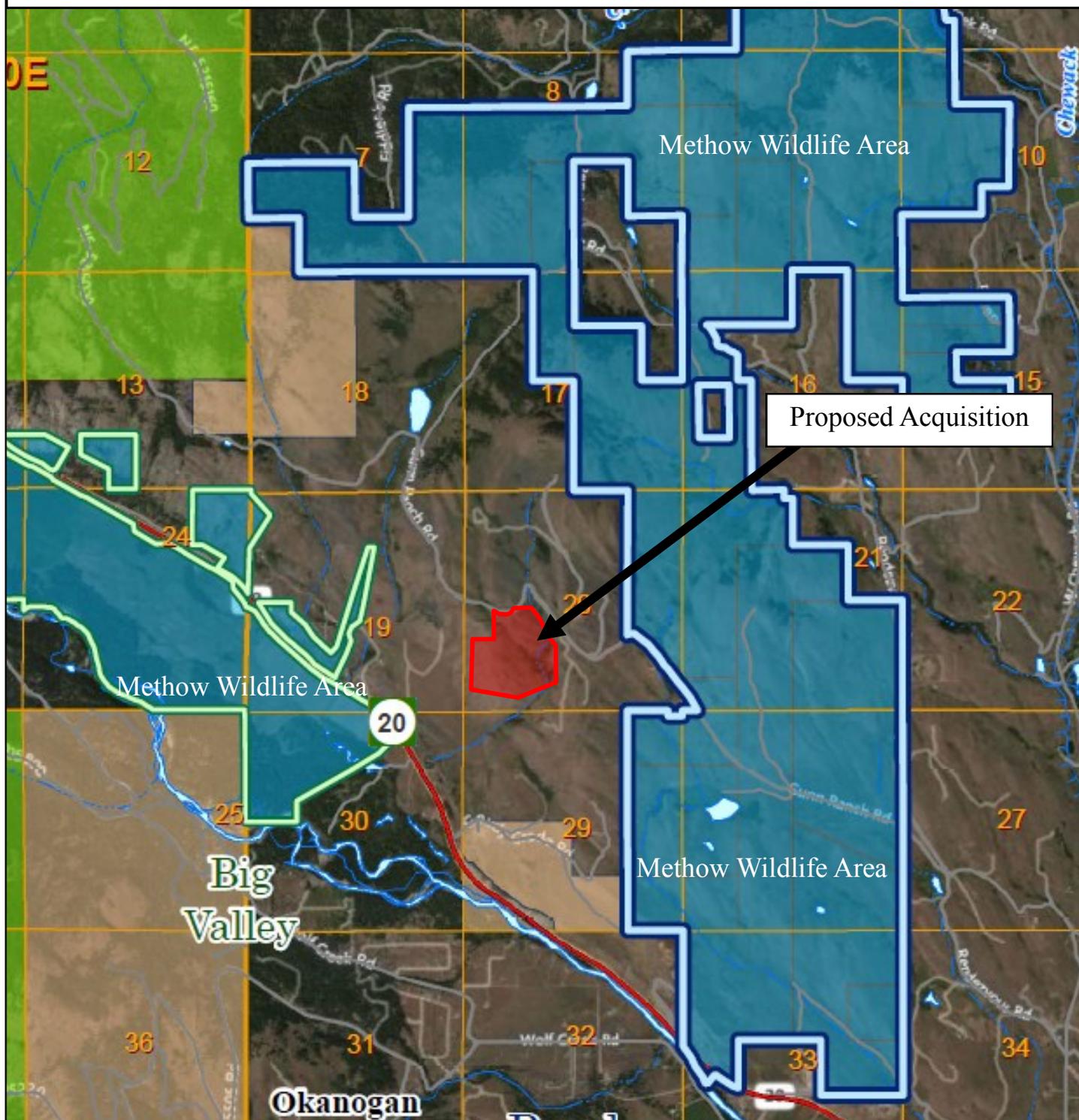


**ITEM 1: PROPOSED ACQUISITION
SPRING GRASS RANCH, LLC CONSERVATION EASEMENT**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 20, T35N, R21E, W.M.

ACRES: 111.13 (+/-)



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

June 13, 2014

TO: Phil Anderson, Director

FROM: Dan Budd, Real Estate Manager

SUBJECT: **ITEM 2 PROPOSED FENCE EASEMENT, WEST VALLEY
YAKIMA COUNTY**

The Department has been offered an easement for an elk fence in the West Valley area of Yakima County. The fence was originally built by the Department in 1981 to protect neighboring orchards from elk wintering in the area. In December of 2012 the Department was notified of elk coming onto private property and discovered that a half mile of the West Valley fence had been removed. It was determined that an employee of the owner's development company believed the fence was not on the property line, and felt it was their right to remove it. Surveys confirmed that the fence had indeed been correctly located on the section line between the private property and the neighboring land owned by the Department of Natural Resources. The previous owner had passed away and his heir moved quickly to remedy the situation. Using new metal fencing material provided by the Department, the owner's employees rebuilt the fence. The rebuilt fence is located along the section line less than a foot onto the private ownership.

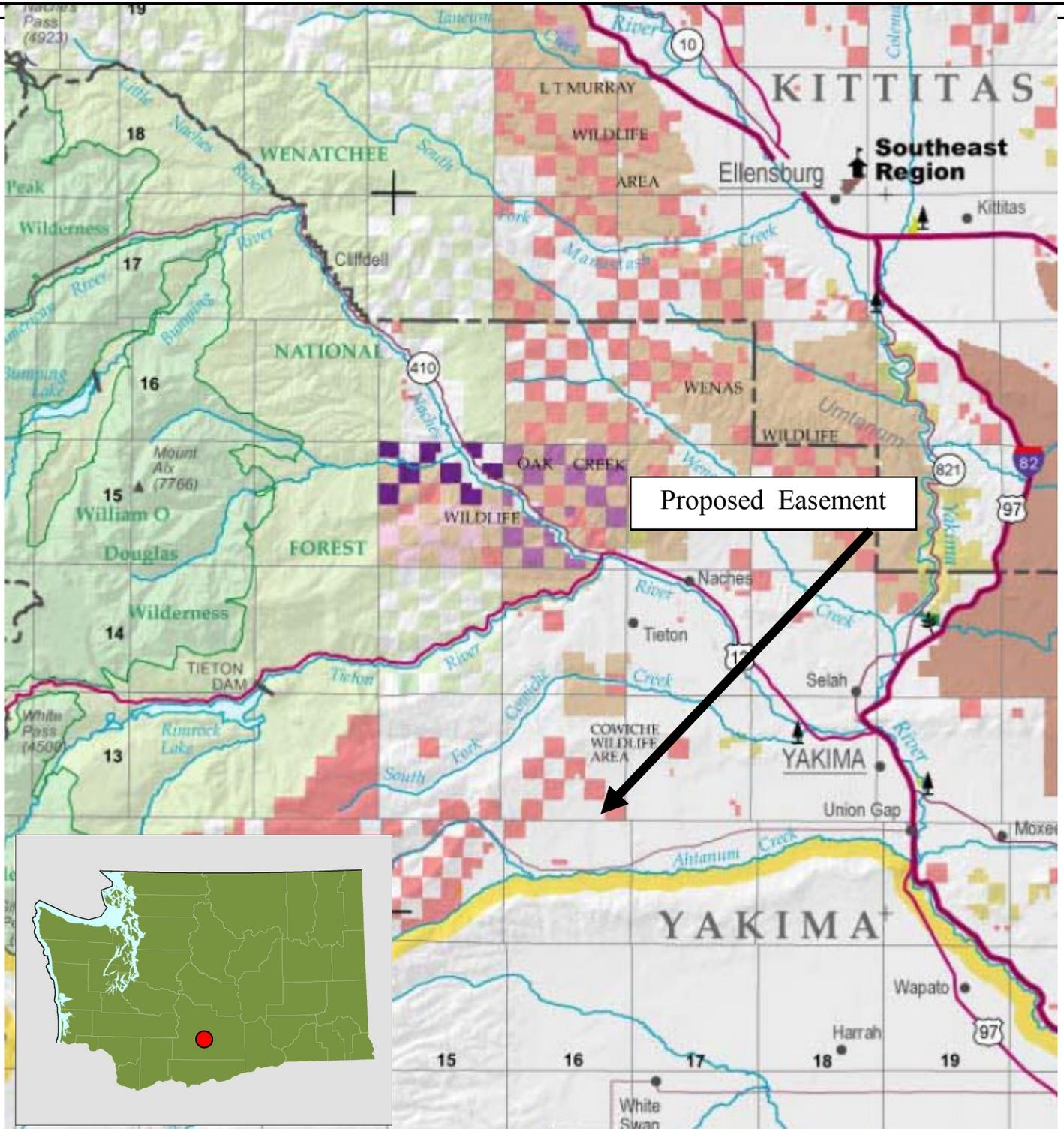
The estate has been settled and the heir wishes to donate an easement to the Department for the fence as it is now located with rights for ingress and egress to the fence for maintenance.

The Department recommends that the Commission approve accepting the easement for the rebuilt elk fence as it is now located.

**ITEM 2: PROPOSED FENCE EASEMENT
WEST VALLEY FENCE**

COUNTY: YAKIMA COUNTY

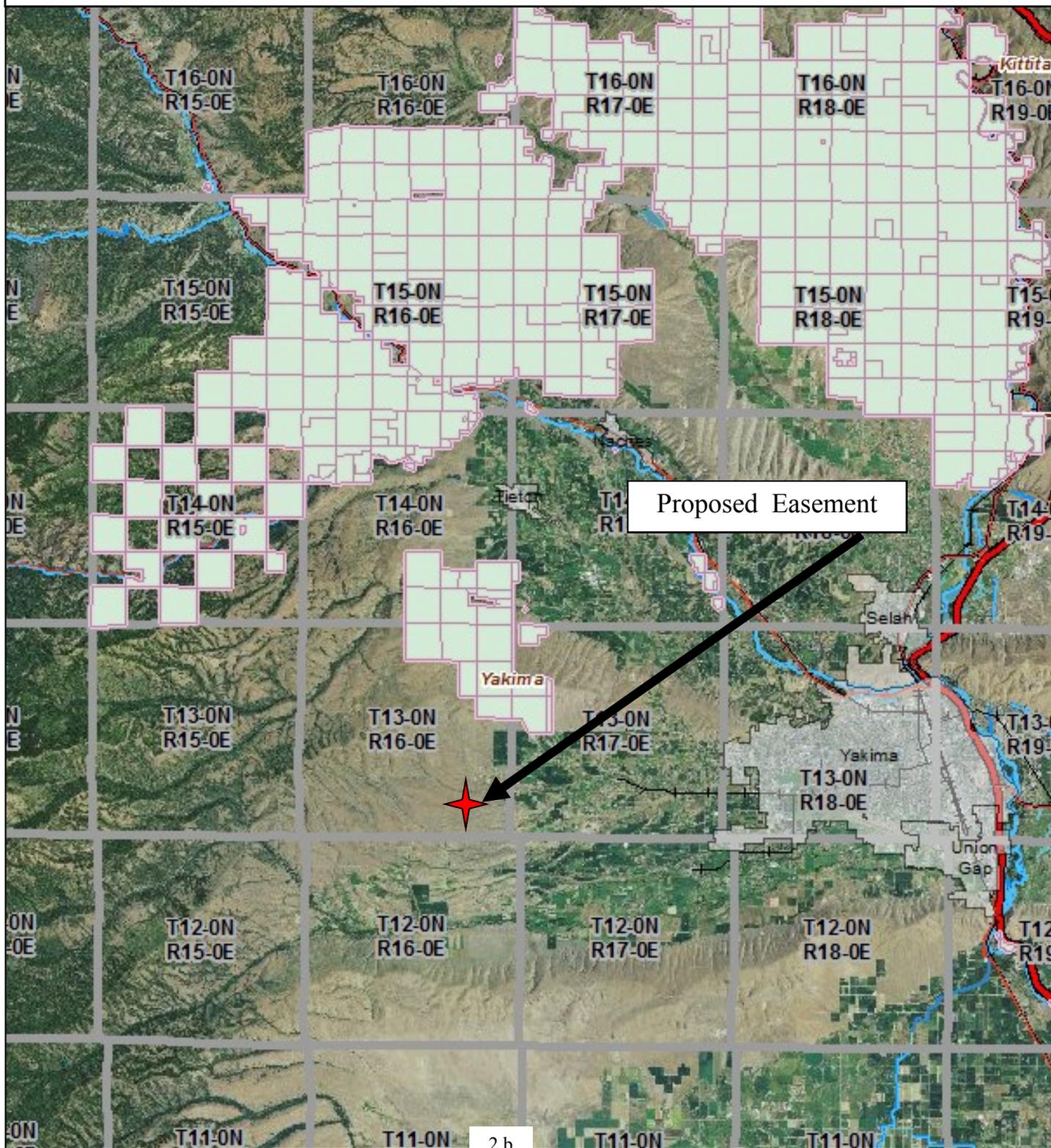
LEGAL: SECTION 35, T 13N, R 16, W.M.



**ITEM 2: PROPOSED FENCE EASEMENT
WEST VALLEY FENCE**

COUNTY: YAKIMA COUNTY

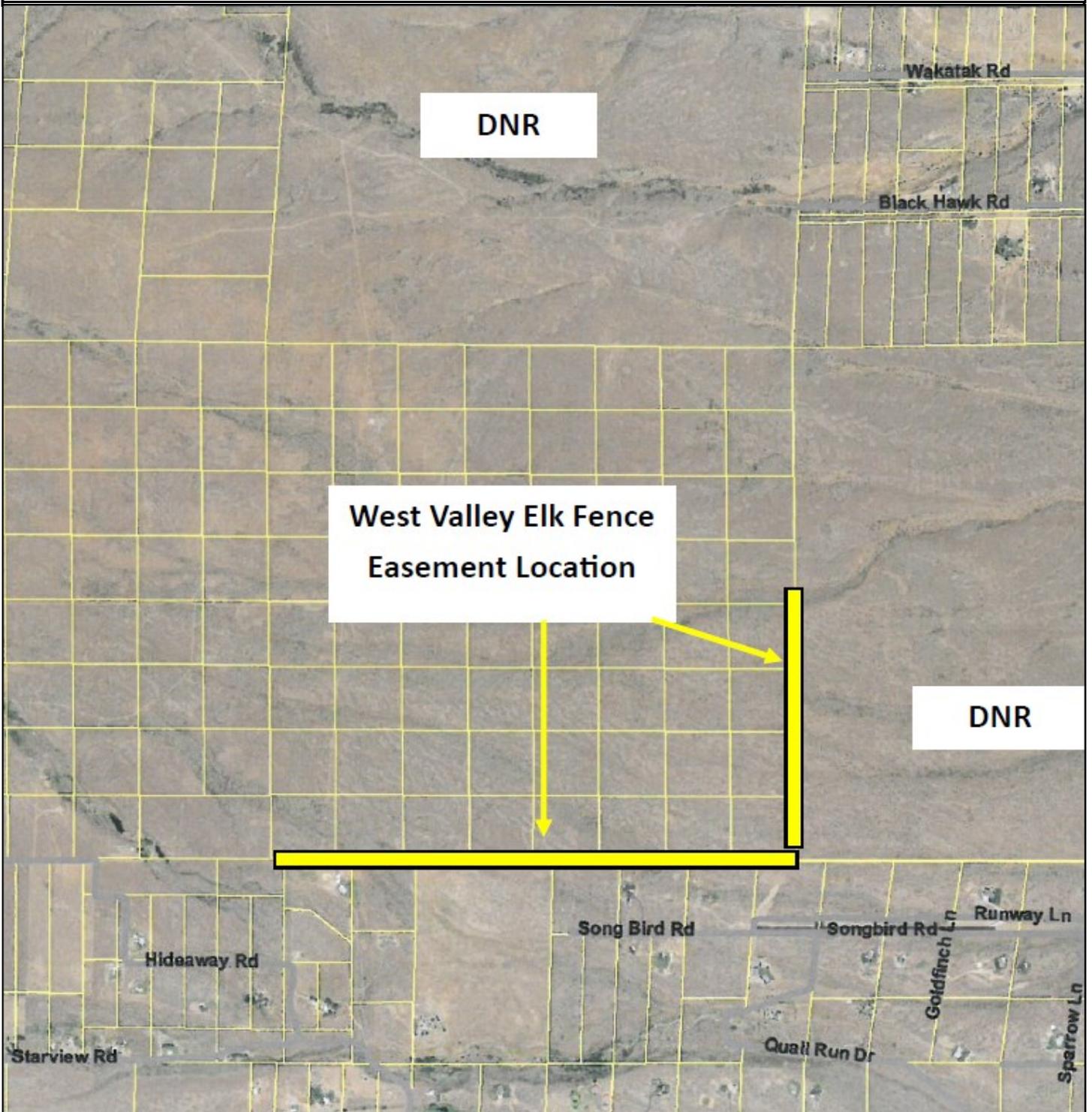
LEGAL: SECTION 35, T 13N, R 16, W.M.



**ITEM 2: PROPOSED FENCE EASEMENT
WEST VALLEY FENCE**

COUNTY: YAKIMA COUNTY

LEGAL: SECTION 35, T 13N, R 16, W.M.



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

June 13, 2014

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED LEHMAN LAND EXCHANGE
METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an Option to exchange land with Charles and Youngme Lehman, adjacent landowners to the Methow Wildlife Area in Okanogan County.

This exchange involves 60 acres of WDFW land and 60 acres of Lehman property. A 60 acre portion of WDFW land bisects Mr. Lehman's ownership. Mr. Lehman has requested this exchange in order to avoid the need for crossing permits for his cattle and that of his lessee. The need for WDFW crossing permits has caused delays for Mr. Lehman. This land exchange will allow Mr. Lehman to trail cattle without entering WDFW land. WDFW staff support the exchange for reasons of improved neighbor relations, more efficient weed management, and more effective management of WDFW land for habitat and wildlife values.

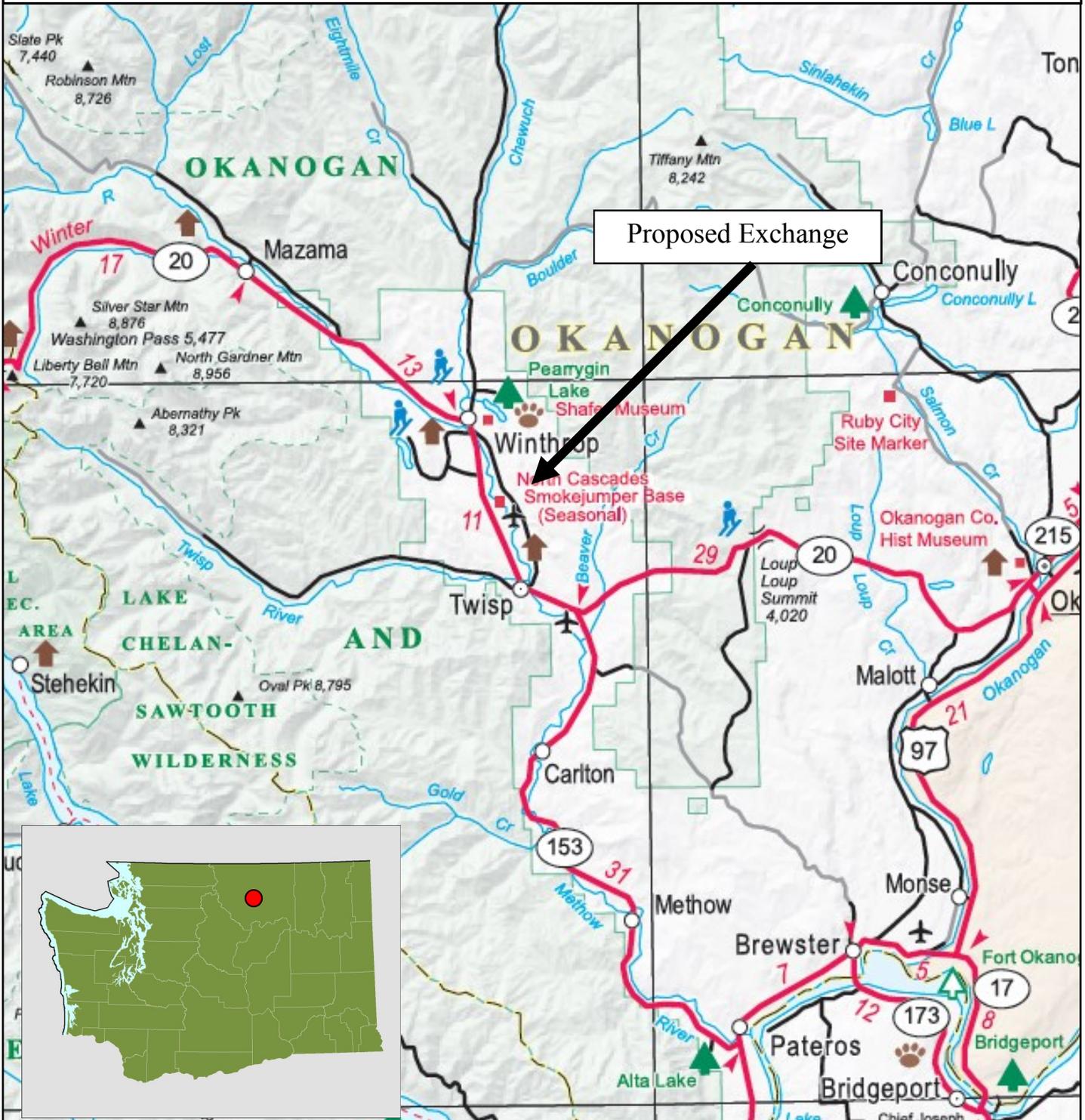
WDFW has informed the Okanogan County Commissioners of this proposal and have not received any concerns from them. WDFW has informed the two funding sources associated with the WDFW land – the Recreation and Conservation Office (RCO) and the United States Fish and Wildlife Service (USFWS) – and we are working our way through their processes. At the staff level, these two agencies are supportive of the exchange.

The WDFW land is valued at \$352,000 while the Lehman Land is valued at \$354,000. The small difference in value is due to a small encroachment on the WDFW land. The properties will be exchanged straight across with Lehman accepting the slight difference in value. The Department recommends approval of this exchange, subject to approval by RCO and USFWS.

**ITEM 3: PROPOSED EXCHANGE
LEHMAN PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 28,& 32, T 34N, R 22E, W.M.



**ITEM 3: PROPOSED EXCHANGE
LEHMAN PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 28,& 32, T 34N, R 22E, W.M.



**ITEM 3: PROPOSED EXCHANGE
LEHMAN PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 28,& 32, T 34N, R 22E, W.M.

