

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: August 9 & 10, 2008
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

1. Acquisition of a 1479 acre Conservation Easement in Okanogan County
2. Acquisition of a 838 acre property in Okanogan County

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

Protection of critical fish and wildlife habitat and providing public recreation opportunity.

Public involvement process used and what you learned:

Items 1 & 2 were approved through a public review and competitive grant process conducted by the Washington State Recreation and Conservation Office (RCO) and the U.S. Fish and Wildlife Service.

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

Approval of the proposed land transactions as presented.

Draft motion language:

Motion to approve the proposed land transactions as presented.

Justification for Commission action:

This action will protect critical fish and wildlife habitat and provide public recreation opportunity.

**Budget Detail for August 9-10, 2008 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
Grandview Mtn Ranch, LLC Conservation Easement Property	1,479.81	\$3,870,000.00	Okanogan-Similkameen	WDFW	I24	\$ 3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$1,113,900.00
				BPA	Q21	\$ 11,300,000.00	\$2,100,000.00	\$2,100,000.00	\$0.00
McDaniel Revocable Living Trust Property	838.20	\$650,000.00	Okanogan-Similkameen	WDFW	I24	\$ 3,000,000.00	\$3,000,000.00	\$1,113,900.00	444,400.00

BPA = Bonneville Power Administration
WDFW = Washington Department of Fish & Wildlife

** 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 8, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE 1,479.81-ACRE
GRANDVIEW MTN. RANCH, LLC, CONSERVATION EASEMENT,
SINLAHEKIN WILDLIFE AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 1,479.81-acre Grandview Mtn. Ranch, LLC Conservation Easement as part of the Okanogan – Similkameen watershed project. This property has been approved for acquisition and funded cooperatively by the Bonneville Power Administration, the US Fish and Wildlife Service, and the Washington State Legislature. Authority for this acquisition is provided by the capital budget.

This property is located off the Loomis-Oroville Road approximately 2 miles north of the town of Loomis. The property has two portions: a northwesterly portion that lies up the Chopaka Creek drainage, almost adjacent to Chopaka Lake, around Grandview Mtn, with approximately 1 ½ miles of Chopaka Creek flowing through it; and the northeasterly portion lying along the Sinlahekin Valley floor, extending adjacent to Palmer Lake, with approximately 1 ½ miles of Sinlahekin Creek flowing through it and entering Palmer Lake. The property has about 2/3rds of a mile of waterfront along the southwesterly shore of Palmer Lake. The northwesterly portion is mainly shrub-steppe rangeland, while the northeasterly portion is Sinlahekin Creek bottomland and irrigated hay ground.

The conservation easement: will prohibit construction of new residences (there is currently one residence); will restrict subdivision to just two properties; will restrict grazing to a moderate use; will require wildlife-passable fences; and, other prohibited and restricted uses.

As this is a conservation easement the only cost will be for annual monitoring of the easement terms and conditions, costing \$500 annually. Funding will be provided from the existing wildlife area budget.

The Department has been successful in negotiating the purchase of this property at the reviewed and approved appraised value of:

1,479.81 acres \$3,870,000

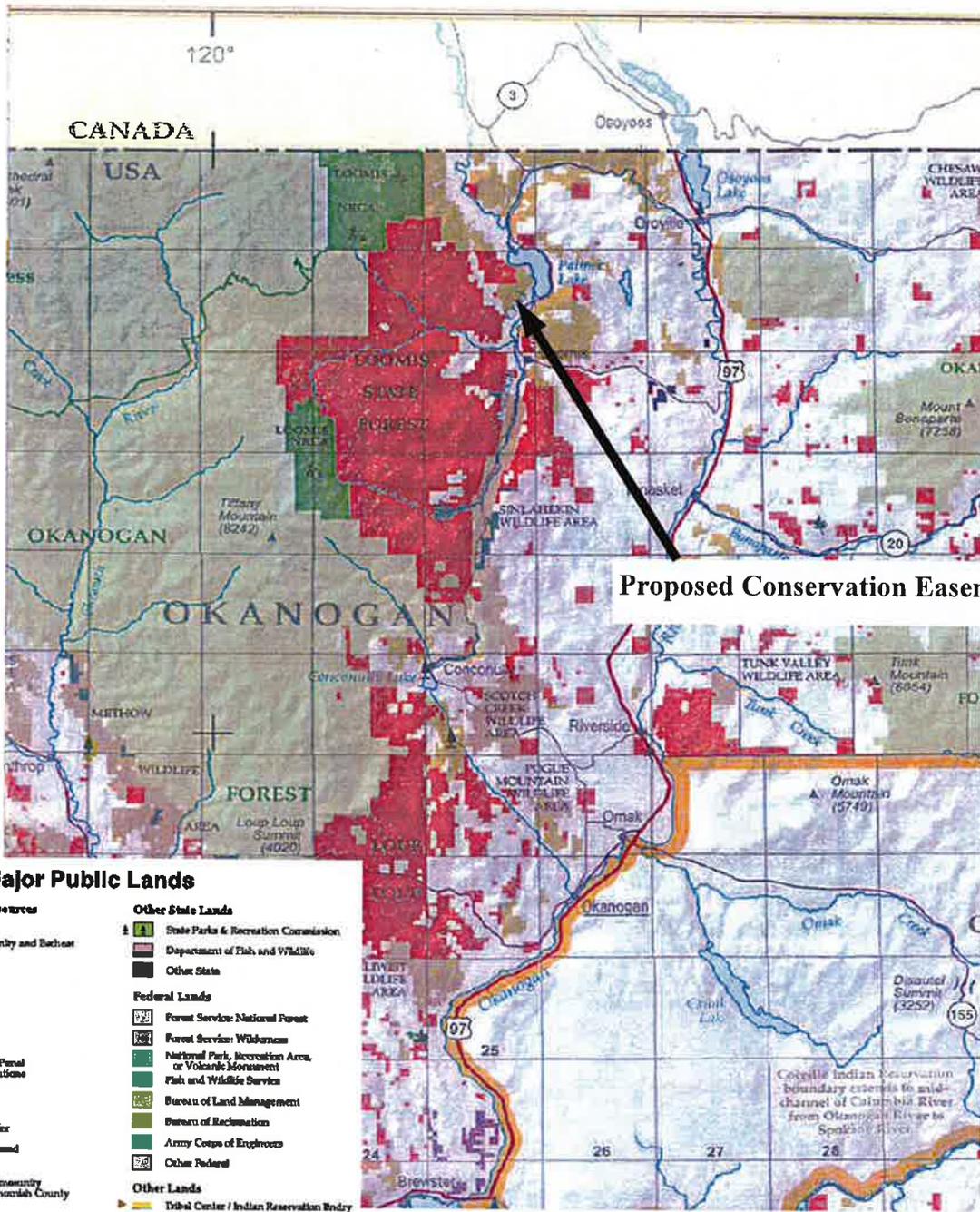
The Department recommends the Commission approve the acquisition of the 1,479.81-acre Grandview Mtn Ranch, LLC Conservation Easement for \$3,870,000.

**TITLE: ITEM 1 : PROPOSED EASEMENT
GRANDVIEW MOUNTAIN RANCH LLC**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 12, 13, 15, & 21-24, TOWNSHIP 39N, RANGE 25E., W.M.

ACRES: 1,479.81 ACRES



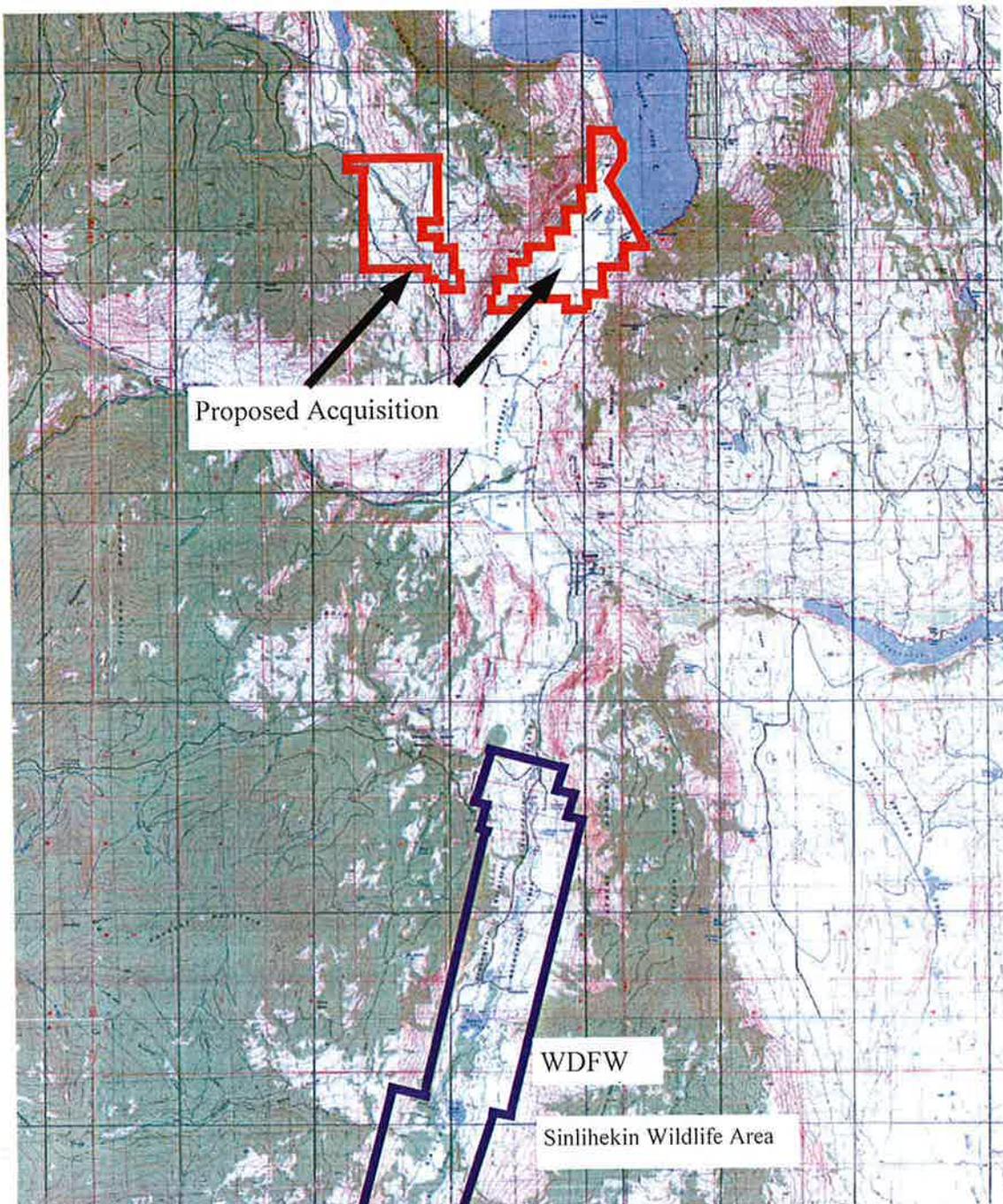
Proposed Conservation Easement

**TITLE: ITEM 1 : PROPOSED EASEMENT
GRANDVIEW MOUNTAIN RANCH LLC**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 12, 13, 15, & 21-24, TOWNSHIP 39N, RANGE 25E., W.M.

ACRES: 1,479.81 ACRES

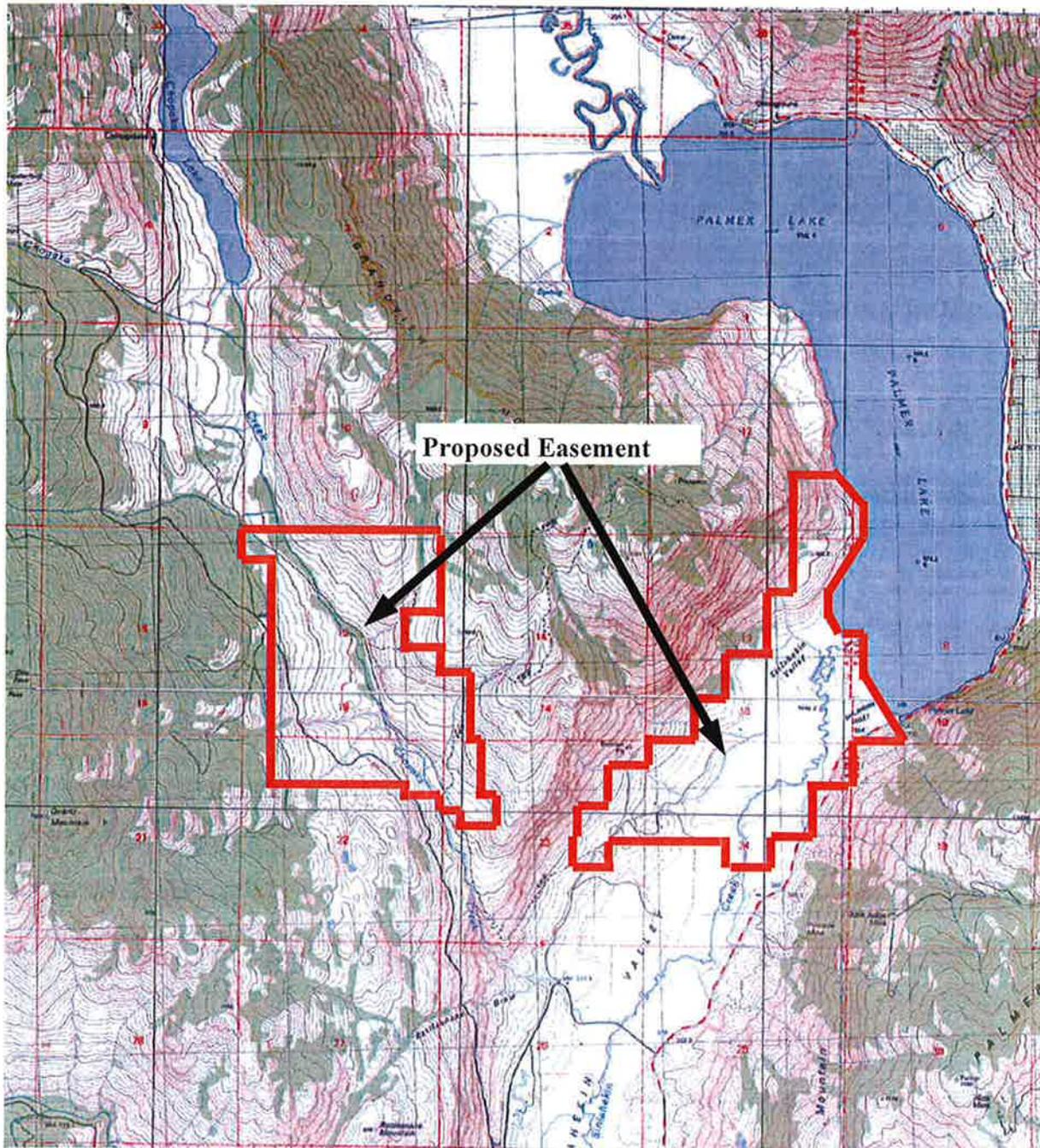


**TITLE: ITEM 1 : PROPOSED EASEMENT
GRANDVIEW MOUNTAIN RANCH LLC**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 12, 13, 15, & 21-24, TOWNSHIP 39N, RANGE 25E., W.M.

ACRES: 1,479.81 ACRES



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

August 8, 2008

MEMORANDUM

TO: Jeff P. Koenings, Ph.D.
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE 838.2-ACRE McDANIEL
REVOCABLE LIVING TRUST PROPERTY, SINLAHEKIN WILDLIFE
AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 838.2-acre McDaniel Revocable Living Trust property as part of the Okanogan – Similkameen watershed project. This property has been approved for acquisition and funded by the U.S. Fish and Wildlife Service Section 6 Program and the Washington State Legislature. Authority for this acquisition is provided by the capital budget.

This property is located off the Horse Springs Coulee Road approximately 4 ¼ miles southwest of the town of Tonasket. The property is currently used for seasonal grazing, however unless protected, the future use will be for subdivision and development of the property into residential, rural housing.

Acquisition of this property by WDFW will preserve it as shrub-steppe habitat and serve as an “anchor” property to protect and link open space for a corridor for local and wide ranging wildlife movement across north central Okanogan County.

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 \$4,200 annually to address weed control and other routine stewardship issues. Funding will be provided from the existing wildlife area budget.

The Department has been successful in negotiating the purchase of this property at the reviewed and approved appraised value of:

838.2 acres \$650,000.00

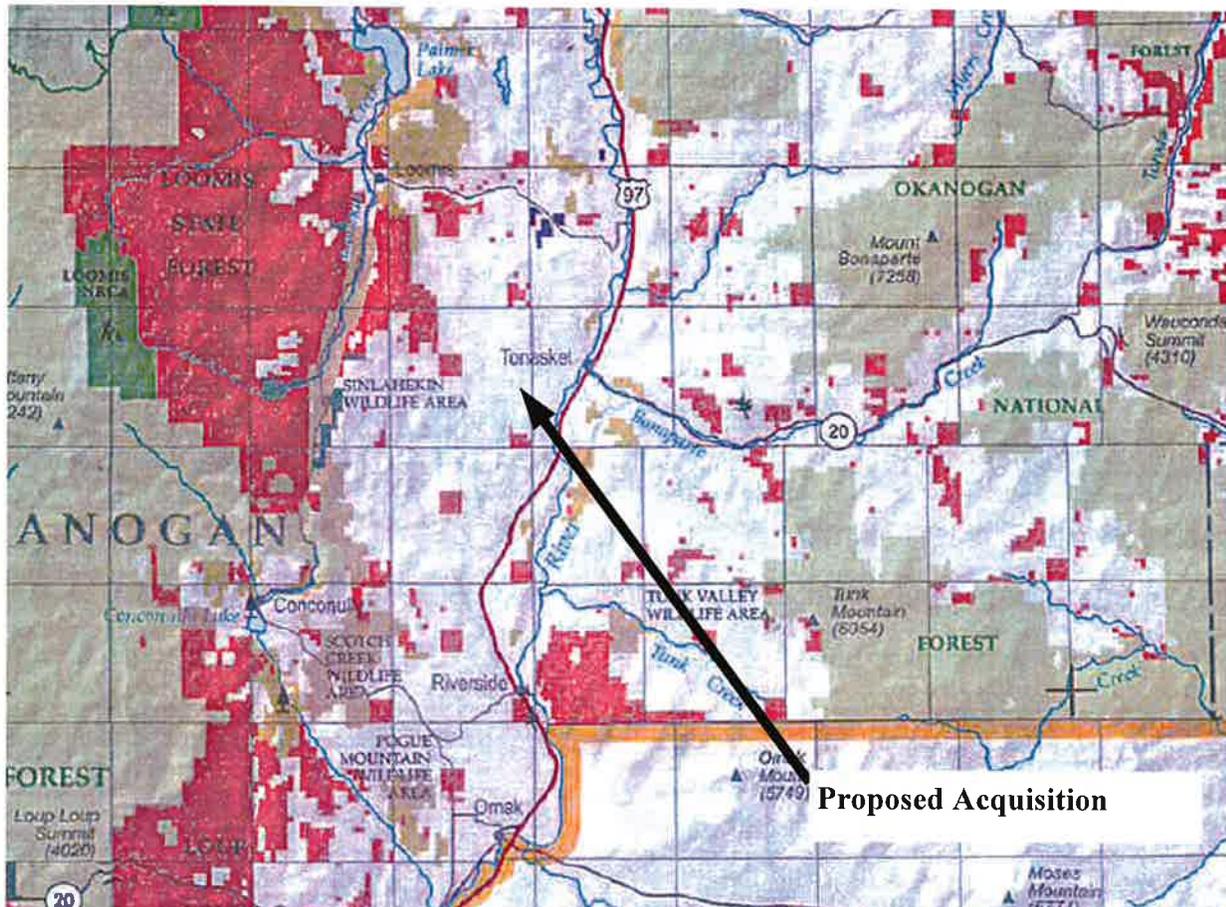
The Department recommends the Commission approve the acquisition of the 838.2-acre McDaniel Revocable Living Trust property for \$650,000.00.

**TITLE: ITEM 2 : PROPOSED ACQUISITION
McDANIEL REVOCABLE LIVING TRUST PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 13, 14 & 24, TOWNSHIP 37N, RANGE 26E., W.M.

ACRES: 838.2 ACRES



Major Public Lands

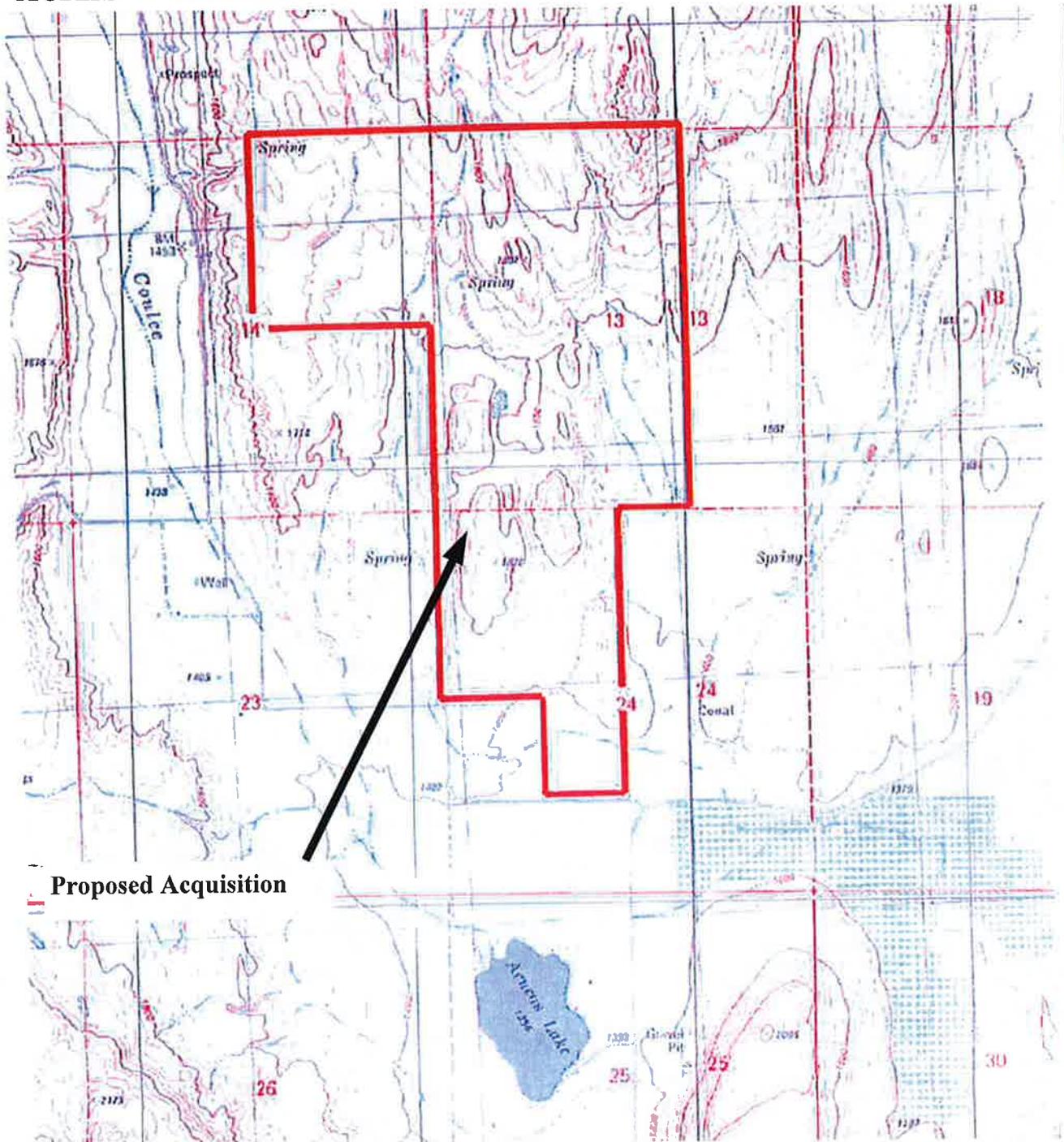
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|---|--|--|--|
| Department of Natural Resources | | Other State Lands | |
| Granted Trust Lands | | ▲ State Parks & Recreation Commission | |
| ■ Cremation School, Indemnity and Bequest | | ■ Department of Fish and Wildlife | |
| ■ Agricultural School | | ■ Other State | |
| ■ Scientific School | | Federal Lands | |
| ■ National School | | ■ Forest Service: National Forest | |
| ■ University Transferred | | ■ Forest Service: Wilderness | |
| ■ University Original | | ■ National Park, Recreation Area, or Volcanic Monument | |
| ■ Charitable, Educational, Penal and Reformatory Institutions | | ■ Fish and Wildlife Service | |
| ■ Capital Grant | | ■ Bureau of Land Management | |
| ■ will Trust Lands | | ■ Bureau of Reclamation | |
| ▲ Forest Board Transfer | | ■ Army Corps of Engineers | |
| ■ State Forest Board Purchase | | ■ Other Federal | |
| Other DNR Lands | | Other Lands | |
| ■ Other DNR including Community College Reserve in Benewah County | | ▲ Tribal Center / Indian Reservation Boundary | |
| Natural Areas | | ■ Municipal Watershed | |
| ▲ Natural Resources Conservation Area (NRCA) | | ■ Other County or Municipal | |
| ▲ Natural Area Preserve (NAP) | | | |

**TITLE: ITEM 2 : PROPOSED ACQUISITION
McDANIEL REVOCABLE LIVING TRUST PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 13, 14 & 24, TOWNSHIP 37N, RANGE 26E., W.M.

ACRES: 838.2 ACRES



Proposed Acquisition