

PROPOSED LAND TRANSACTIONS

TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Acquisition	Bailey Property	
	Whatcom County	1
Hiways Map		1a
Project Map		1b
Aerial Map.....		1c
Proposed Acquisition	Thornton Property	
	Asotin County	2
Hiways Map		2a
WLA Map		2b
Aerial Map		2c

Summary Sheet

Meeting dates: October 4 & 5, 2013
Agenda item: PROPOSED LAND TRANSACTIONS

Presenter(s): Dan Budd

Background summary:

The Department is recommending the following actions:

Item 1 – Proposed Acquisition of 21.87 acres in Whatcom County

Item 2 – Proposed Acquisition of 1,254.77 acres in Asotin County

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

Protecting critical fish and wildlife habitat and providing public recreational opportunity.

Public involvement process used and what you learned:

Item 1 – This acquisition is a part of the Lower Nooksack River Conservation and Restoration project which is a partnership with Whatcom County and the Nooksack Salmon Enhancement Association, with support from the Lummi Nation and the Nooksack Tribe to purchase and restore wetland and floodplain habitats along the Lower Nooksack River.

Item 2 – This acquisition is part of the Asotin Creek/Charlie Fork project funded by the Recreation and Conservation Office through a competitive process. This project was approved through the Department's Lands 20/20 process. Regional Director Steve Pozzanghera has discussed this project with past and current Asotin County Commissioners who indicated support. Also the project is supported by the Nez Perce tribe and several conservation organizations. There has been no objection to this project.

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 and provide public recreational opportunity.

Communications Plan:

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

**Budget Detail for October 4 & 5, 2013 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
Bailey	21.87	\$ 26,000	Lower Nooksack River Conservation & Restoration	USFWS - NCWCG	Q53	\$ 12,264,225.00	\$ 759,281.00	\$ 732,920.00	\$ 706,140.00
Thornton	1,254.77	\$ 690,000	Asotin Creek/Charley Fork Riparian	RCO-WWRP	Z41	\$ -	\$ 850,000.00	\$ 817,397.00	\$ 106,697.00

USFWS - NCWCG = US Fish & Wildlife Service - National Coastal Wetlands Conservation Grant Program
RCO-WWRP = Recreation Conservation Office - Washington Wildlife Recreation Program

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

October 4, 2013

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE BAILEY PROPERTY,
NOOKSACK UNIT, WHATCOM WILDLIFE AREA, WHATCOM
COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 21.87 acres from Adam Bailey and Diana Bristol in Whatcom County. This acquisition is part of the Lower Nooksack River Conservation and Restoration project which is a multi-partner and multi-year effort focused on restoration of floodplain processes and habitats along the Nooksack River. This project was evaluated and approved through the Lands 20/20 process. This project is being funded by a grant from the US Fish and Wildlife Service under the National Coastal Wetland Conservation Grant Program.

Significant restoration work has been completed or is underway in support of the Lower Nooksack River Conservation and Restoration project. To date over 1,600 acres of private land within the project footprint have been acquired and placed in public or tribal ownership and at least 20 residential parcels at risk of flooding have been purchased and structures removed. Restoration work on these acquired lands includes riparian reforestation, wetland re-creation and slough re-connection. A number of local, State and Federal partners have worked the past 12-15 years on this effort and include the Lummi Nation, WDFW, Whatcom County, Ducks Unlimited, NRCS, and the Nooksack Salmon Enhancement Association. The property is primarily wetlands and native vegetation. There is no agricultural production and the property has no water rights.

The Bailey property will be managed within the Wildlife Program by Richard Kessler as part of the Nooksack Unit of the Whatcom Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually for weed control. 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:

\$26,000.00 for 21.87 acres

The Department recommends the Commission approve the acquisition of the 21.87-acre Bailey property for the appraised value of \$26,000.00.

**ITEM 1: PROPOSED ACQUISITION
BAILEY PROPERTY**

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 4 & 8, TOWNSHIP 38 N, RANGE 02 E, W.M.

ACRES: 21.87

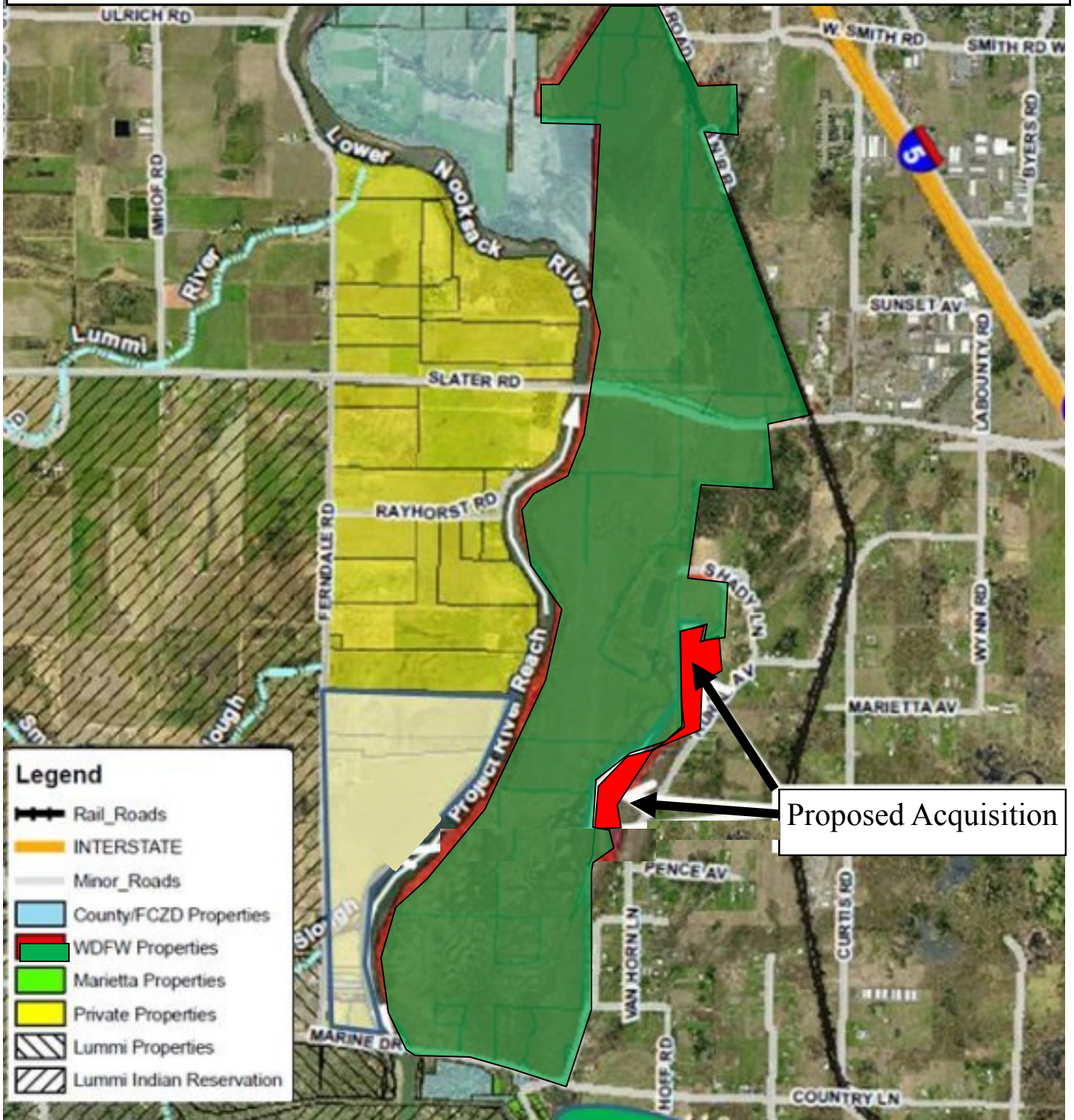


**ITEM 1: PROPOSED ACQUISITION
BAILEY PROPERTY**

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 4 & 8, TOWNSHIP 38 N, RANGE 02 E, W.M.

ACRES: 21.87

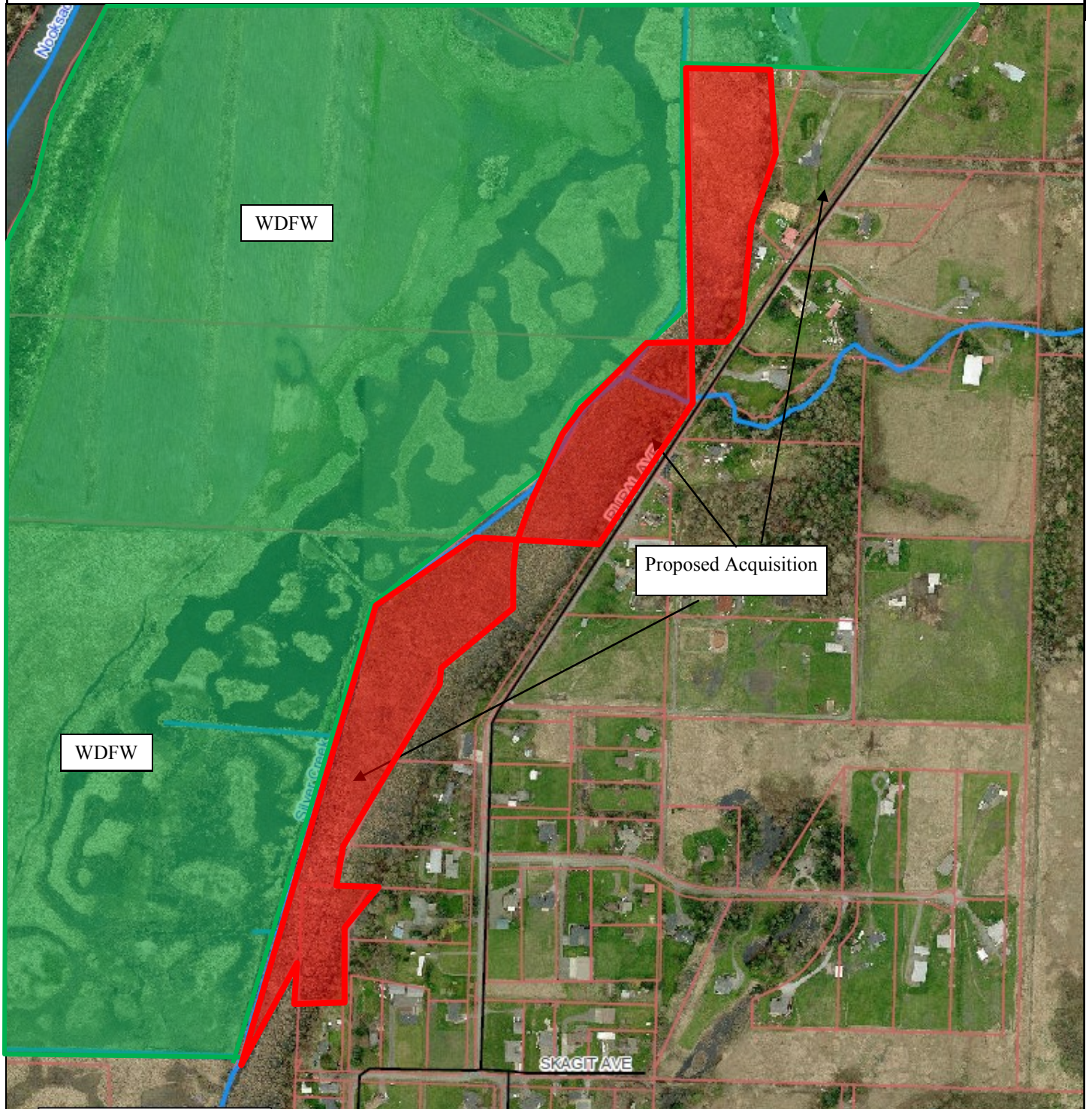


**ITEM 1: PROPOSED ACQUISITION
BAILEY PROPERTY**

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 4 & 8, TOWNSHIP 38 N, RANGE 02 E, W.M.

ACRES: 21.87



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

October 4, 2013

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE THORNTON PROPERTY,
ASOTIN CREEK UNIT, ASOTIN CREEK WILDLIFE AREA, ASOTIN COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 1,254.77 acres from James Thornton in Asotin County. This acquisition is part of the Asotin Creek/Charley Fork project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect riparian habitat, big game habitat and enhance management opportunities with adjacent WDFW-owned lands. This project is being funded by a grant from the Recreation and Conservation Office under the Washington Wildlife and Recreation Program. Authority for this acquisition is provided in the capital budget.

This property is located on Charley Creek and Asotin Creek in Asotin County, 15 miles southwest of Asotin and is adjacent to the existing Asotin Creek Unit of Asotin Creek Wildlife Area which is bordered on 3 sides by public lands and provides critical habitat connectivity to fish and wildlife habitats and improved public access on adjoining public lands. Acquisition of the Thornton property addresses watershed limiting factors identified in the Asotin Creek Model Watershed Plan and provides protection for federally listed steelhead, Chinook salmon and bull trout critical habitat as designated in the Snake Region Salmon Recovery Plan (2006). The property is currently being grazed and historically 150 - 200 head of cattle are wintered in various areas of the property. There may be continued grazing at appropriate levels for habitat management. There are no water rights associated with this property.

The Thornton property will be managed within the Wildlife Program by Bob Dice as part of the Asotin Creek Wildlife Area. Annual operating costs are anticipated to be \$10,000 for maintenance including litter and weed control. Payments in lieu of property tax are estimated at \$1,250. 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:

\$690,000.00 for 1,254.77 acres

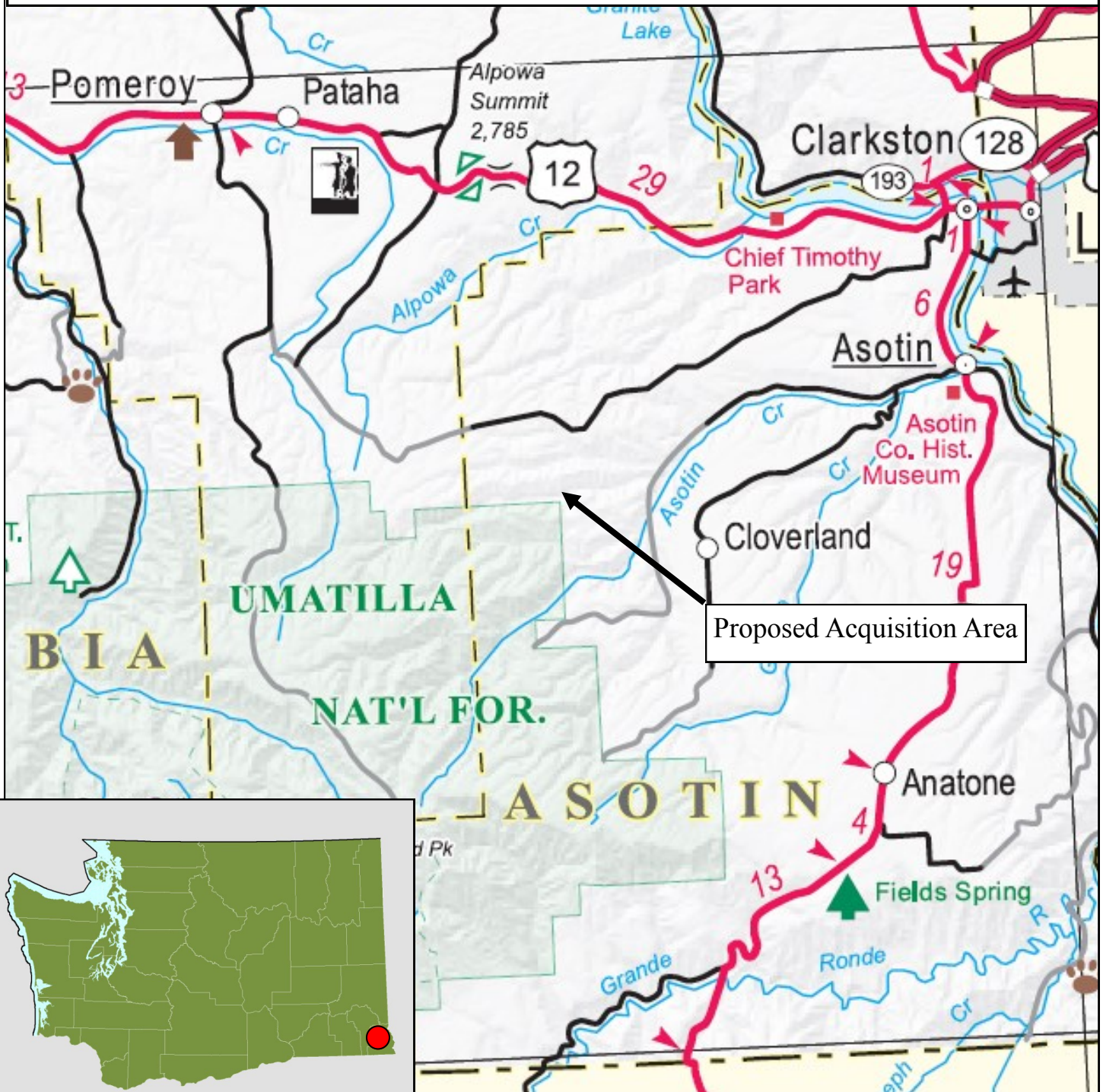
The Department recommends the Commission approve the acquisition of the 1,254.77-acre Thornton property for the appraised value of \$690,000.00.

**ITEM 2: PROPOSED ACQUISITION
THORNTON PROPERTY**

COUNTY: ASOTIN COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIPS 9 & 10 N, RANGE 44 E, W.M.

ACRES: 1,254.77

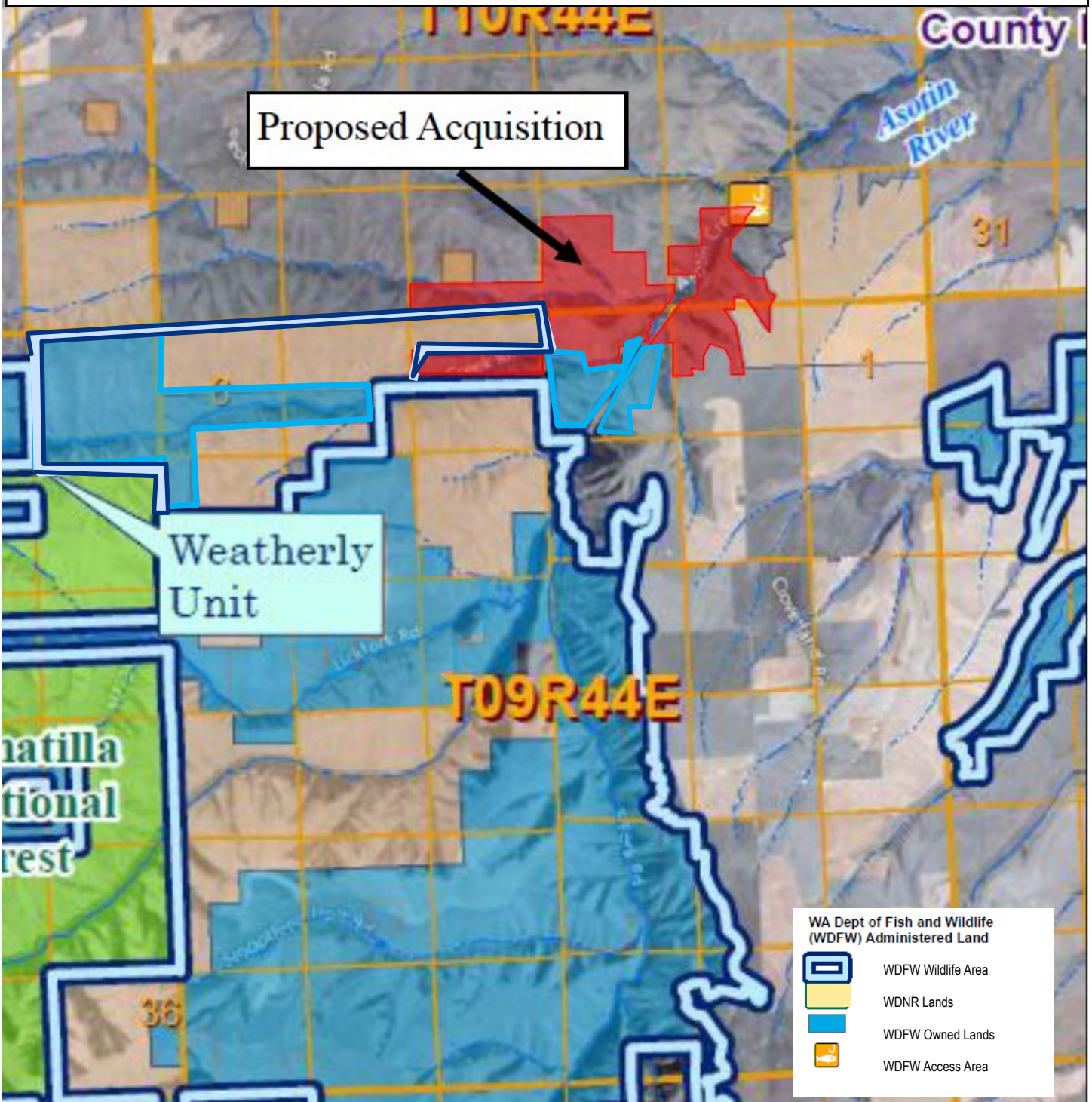


**ITEM 2: PROPOSED ACQUISITION
THORNTON PROPERTY**

COUNTY: ASOTIN COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIPS 9 & 10 N, RANGE 44 E,W.M.

ACRES: 1,254.77



**ITEM 2: PROPOSED ACQUISITION
THORNTON PROPERTY**

COUNTY: ASOTIN COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIPS 9 & 10 N, RANGE 44 E, W.M.

ACRES: 1,254.77

