

# PROPOSED LAND TRANSACTIONS

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## Summary Sheet

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**Meeting dates:** FEBRUARY 7 & 8, 2014  
**Agenda item:** PROPOSED LAND TRANSACTIONS

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**Presenter(s):** Dan Budd

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**Background summary:**

The Department is recommending the following actions:

Item 1 – Proposed Acquisition of 2.02 acres in Mason County

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

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

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**Public involvement process used and what you learned:**

Item 1 – This acquisition is part of the Lynch Cove Estuary project which has been a long-term partnership project with the North Mason School District through its Thelar Wetlands Interpretive Center, the Hood Canal Salmon Enhancement Group, the Great Peninsula Land Trust and the Cascade Land Conservancy now known as Forterra. The project has broad local support and has been reviewed with local officials including the Mason County Commission with no objections.

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**Action requested:**

Approval of the proposed land transactions as presented.

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**Draft motion language:**

Move to approve the proposed land transactions as presented.

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**Justification for Commission action:**

This action will provide protection for critical fish and wildlife habitat and provide public recreational opportunity.

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**Communications Plan:**

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

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**Budget Detail for February 7 & 8, 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
Martin	2.02	\$ 119,000.00	Lynch Cove Estuary	RCO-WWRP	Z41	\$ -	\$ 1,406,265.00	\$ 638,678.00	\$ 516,108.00

RCO-WWRP = Recreation Conservation Office - Washington Wildlife Recreation Program

\*\* 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**

February 7, 2014

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE MARTIN PROPERTY,  
UNION RIVER UNIT, SOUTH PUGET SOUND WILDLIFE AREA,  
MASON COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase approximately 2.02+/- acres of uplands, lowlands and tidelands in Lynch Cove. This acquisition is part of the Lynch Cove project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to provide a migratory pathway for juvenile summer chum and Chinook and valuable habitat for shellfish, shorebirds, waterfowl, and other marine resources in Hood Canal. This project is jointly funded by a U.S. Fish and Wildlife Service National Coastal Wetland grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided in the capital budget.

This property is located in Mason County, on State Route 3, just south of Belfair and is integral to a large, public land protection complex that includes additional lands owned by WDFW, two land trusts, State Parks, and the local school district, protecting most of the cove. Approximately half of this property is low lying area covered with alder and blackberry bushes and salt marsh that covers with water during high tides. The remainder of the property is uplands adjacent to the highway with a house on it, which WDFW will remove. This acquisition and protection of these properties is an action item for the Puget Sound Chinook and Summer Chum recovery plans and also provides important waterfowl hunting access. This property, along with the adjacent WDFW ownership will also provide a much needed access for waterfowl hunters. The property has no water rights and has been used historically as a residential property.

The property will be managed within the Wildlife Program by Jim Gerchak as part of the Union River Unit, South Puget Sound Wildlife Area. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and litter issues. 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:

\$119,000 for approximately 2.02+/- acres

The Department recommends the Commission approve the acquisition of the 2.02+/-acre Martin property for the appraised value of \$119,000.

**ITEM 1: PROPOSED ACQUISITION  
MARTIN PROPERTY**

**COUNTY: MASON COUNTY**

**LEGAL: SECTION 32, T 23N, R 1W, W.M.**

**ACRES: 2.02 (+/-)**

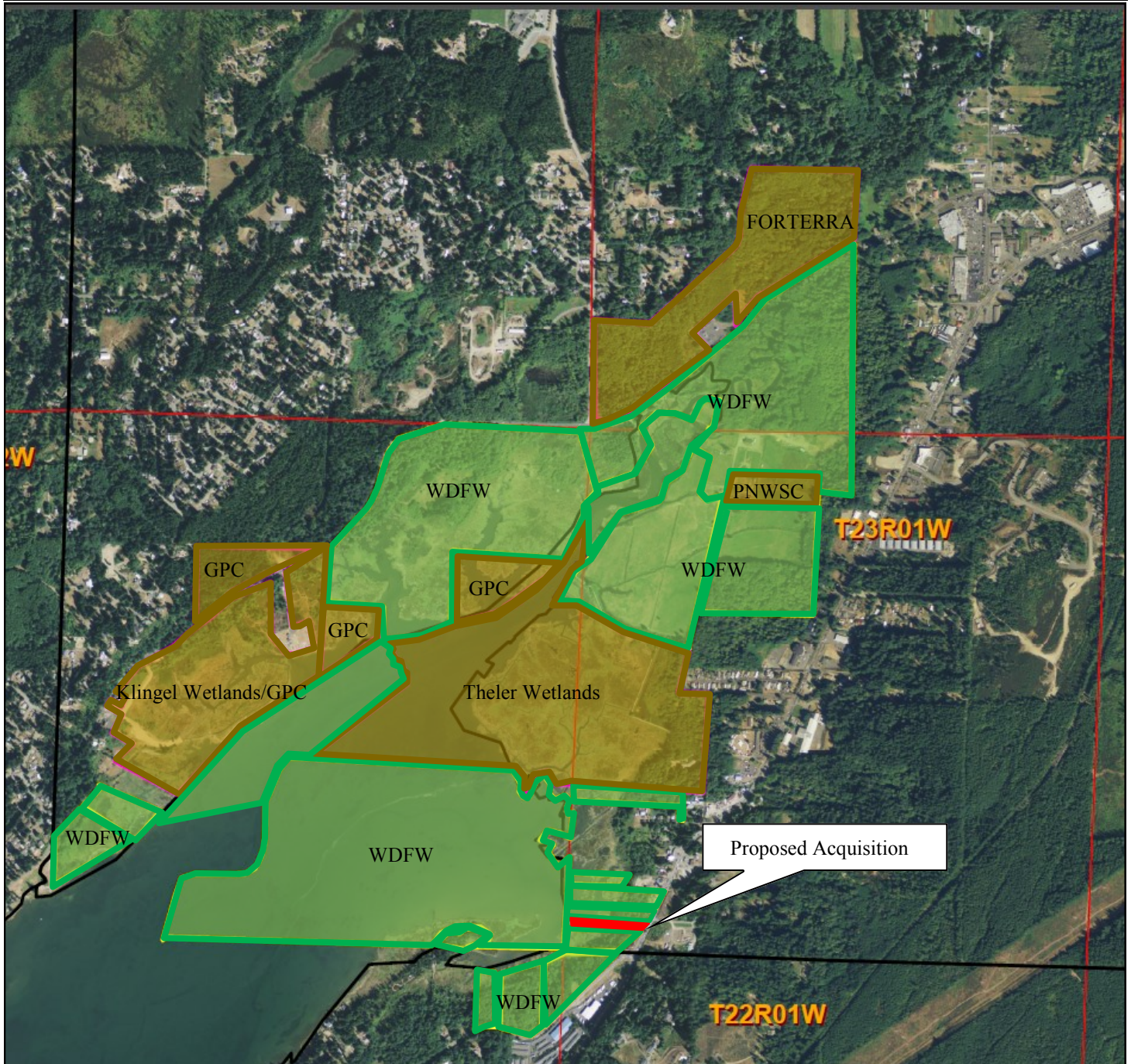


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