

**PROPOSED LAND TRANSACTION**  
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June 2 & 3, 2017

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## Summary Sheet

Meeting dates: JUNE 2 & 3, 2017 COMMISSION MEETING  
Agenda item: PROPOSED LAND TRANSACTIONS  
Presenter(s): Julie Sandberg, Real Estate Services Section Manager

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### Background summary:

*ITEM 1:* Alexander Property – This acquisition will secure 18 (+/-) acres of property adjacent to WDFW's Ebey Island Unit in Snohomish County. The property will help create public access to the middle portion of Ebey Island. These parcels have been leased yearly from the landowner to provide access to agricultural lessees that grow crops on the Wildlife Area and public access to hunters.

*ITEMS 2, 3 & 4:* The McDonald Property, the Grow Property and the Kroll properties are edge holdings to the Sunnyside/Snake River Wildlife Area.

The McDonald Property consists of 28 +/- acres in a location separating the wildlife area from a WDFW water access site and is immediately adjacent to a WDFW fish screen.

The Grow Property consists of 41 +/- acres, is located between the Sunnyside Headquarters Unit and the Snipes Game Reserve.

The Kroll Property consists of 9 +/- acres surrounded by WDFW wildlife area and the Yakima River.

The 3 parcels will contribute to habitat protection, floodplain restoration, reduction of private property flooding, and enhance public recreation in the Wapato Reach of the Yakima River. In cooperation with the Yakima Basin Integrated Plan, WDFW is working with several partners to restore habitat for fish and wildlife in this important area of the Yakima River. Securing these properties in public ownership also prevents development of the properties into private hunt clubs within the wildlife area.

*ITEM 5:* The U.S. Navy is requesting a ten-year lease renewal for a shed with a rooftop warning light located at WDFW's Point Whitney property on Dabob Bay, Hood Canal. Because this is a renewal of a long-standing lease (exceeding 20 years total), it requires Commission approval. Fifty years ago, the lease was initiated by the Department of Fisheries for the Navy to construct a shed with a rooftop warning light. The shed houses communications equipment for Navy navigational purposes and the light warns boaters when Navy operations are in the vicinity.

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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 opportunities.

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

Items 1-5 were evaluated and approved through the Lands 20/20 process.

Item 1 is funded through Migratory Waterfowl (Duck Stamp) funding.

Item 2 is being funded by grants from RCO through the Washington Wildlife and Recreation Program (WWRP).

Items 3, 4 and 5 are funding by either PR or Migratory Waterfowl.

### Action requested:

Approval of the proposed land transactions as presented.

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### Draft motion language:

Move to approve the acceptance of these items.

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### Justification for Commission action:

These actions will provide protection for critical fish and wildlife habitat and enhance public recreation.

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### Communications Plan:

WDFW will distribute a press release informing the public of these actions and proceed to closing.

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Budget Detail , June 2nd and 3rd, 2017  
 Fish and Wildlife Commission  
 Land Transaction Agenda Item

Item 1	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
<b>Alexander</b>	18+/-	\$ 61,900.00	Ebey Island Access	Migratory Waterfowl	\$ 78,000.00	\$ 66,045.77	\$ 4,145.77

Item 2	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
<b>McDonald</b>	27+/-	\$ 36,400.00	Seed Stock - Nesting Habitat	USFWS PR	\$ 606,619.42	\$ 135,304.70	\$ 98,904.70

Item 3	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
<b>Grow</b>	41+/-	\$ 65,000.00	Seed Stock - Nesting Habitat	USFWS PR	\$ 606,619.42	\$ 135,304.70	\$ 70,304.70

Item 4	Acres	Purchase Price	Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
<b>Kroll</b>	9+/-	\$ 16,000.00	Kroll Property Acquisition	Migratory Waterfowl	\$ 29,700.00	\$ 22,186.78	\$ 6,186.78

**ITEM:1 PROPOSED ACQUISITION ALEXANDER PROPERTY**

**COUNTY: SNOHOMISH**

**LEGAL: TOWNSHIP 29N, RANGE 5E, SECTIONS 21, 27 & 28**

**ACRES: 18 (+/-)**

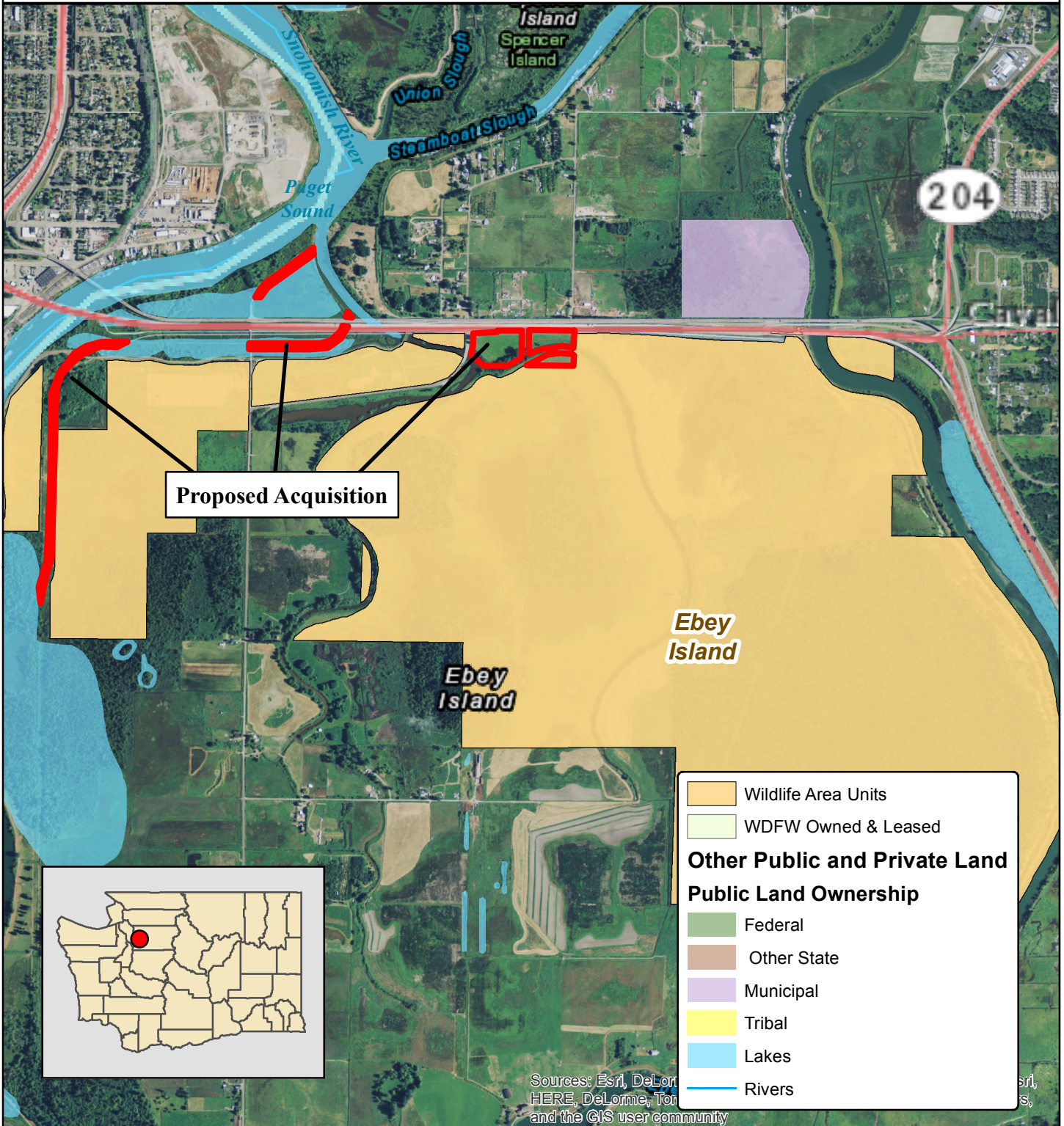
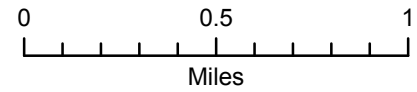


**ITEM:1 PROPOSED ACQUISITION ALEXANDER PROPERTY**

**COUNTY: SNOHOMISH**

**LEGAL: TOWNSHIP 29N, RANGE 5E, SECTIONS 21, 27 & 28**

**ACRES: 18 (+/-)**

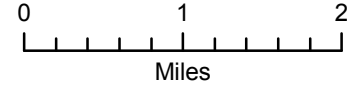


# ITEM 2: PROPOSED ACQUISITION McDONALD PROPERTY

COUNTY: YAKIMA

LEGAL: TOWNSHIP 11N, RANGE 20E, SECTION 17

ACRES: 27 (+/-)



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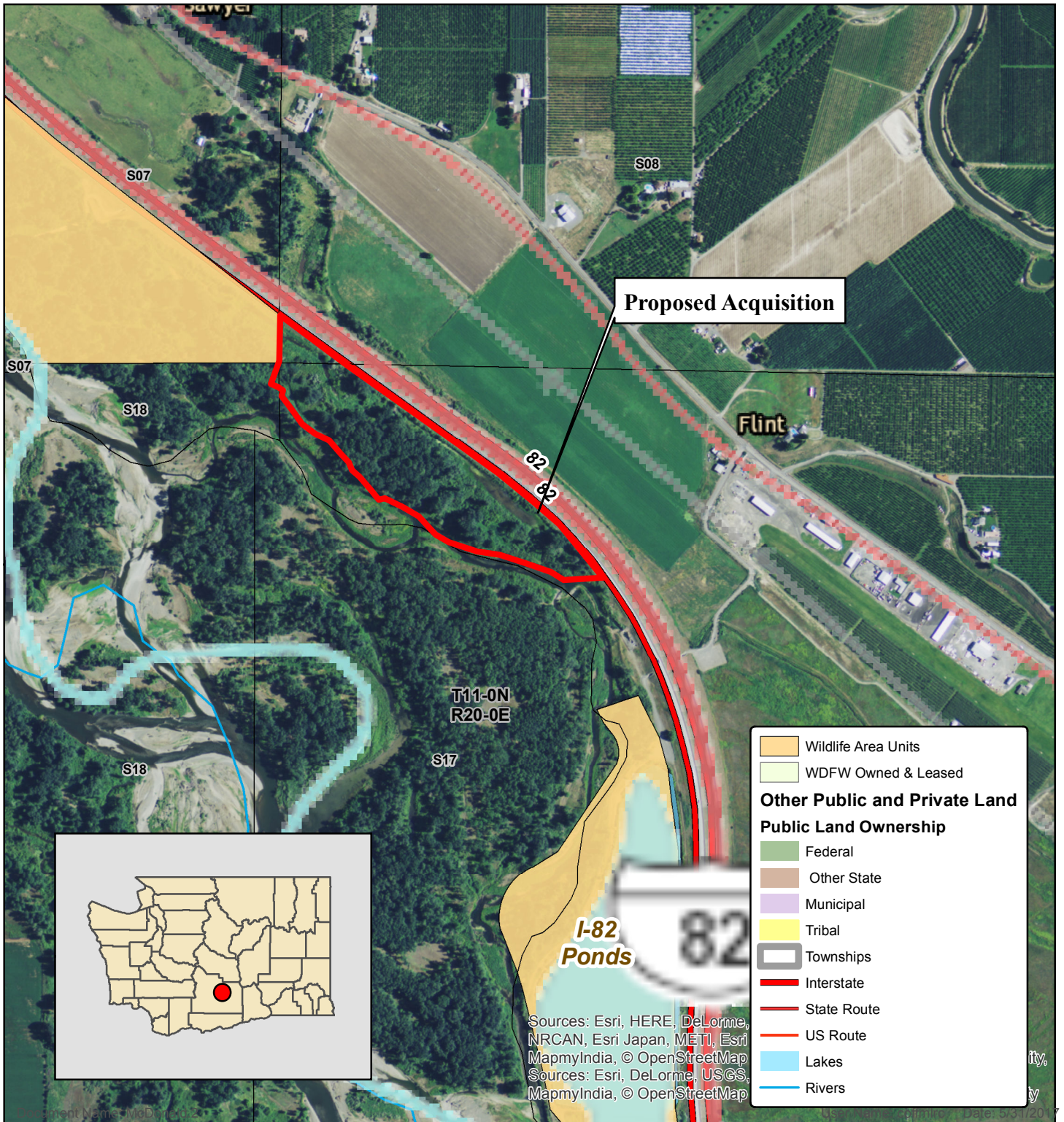
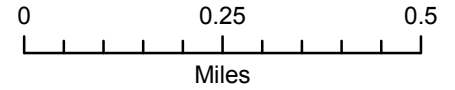
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# ITEM 2: PROPOSED ACQUISITION McDONALD PROPERTY

COUNTY: YAKIMA

LEGAL: TOWNSHIP 11N, RANGE 20E, SECTION 17

ACRES: 27 (+/-)



Proposed Acquisition

- Wildlife Area Units
- WDFW Owned & Leased
- Other Public and Private Land**
- Public Land Ownership**
- Federal
- Other State
- Municipal
- Tribal
- Townships
- Interstate
- State Route
- US Route
- Lakes
- Rivers

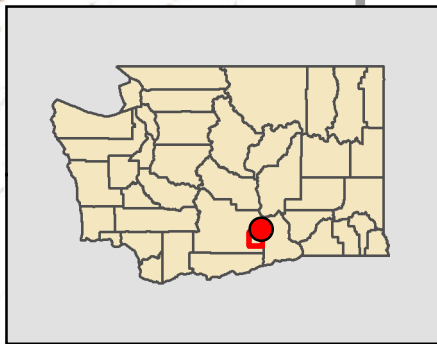
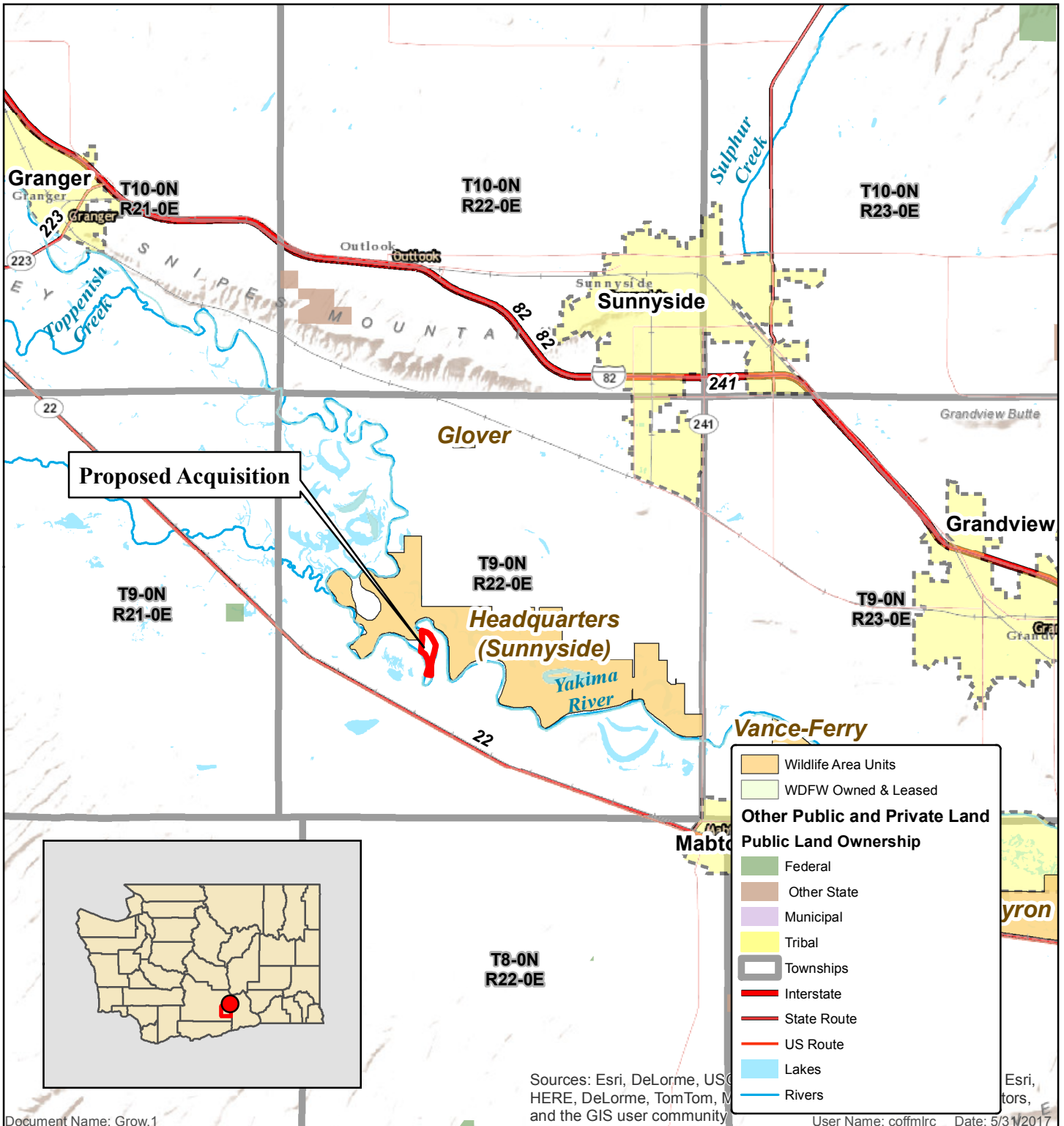
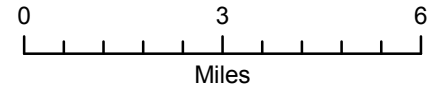
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# ITEM 3: PROPOSED ACQUISITION GROW PROPERTY

COUNTY: YAKIMA

LEGAL: TOWNSHIP 9N, RANGE 22E, SECTION 21

ACRES: 41 (+/-)



Sources: Esri, DeLorme, USGS, HERE, DeLorme, TomTom, Mapbox, and the GIS user community

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User Name: coffmlrc Date: 5/31/2017

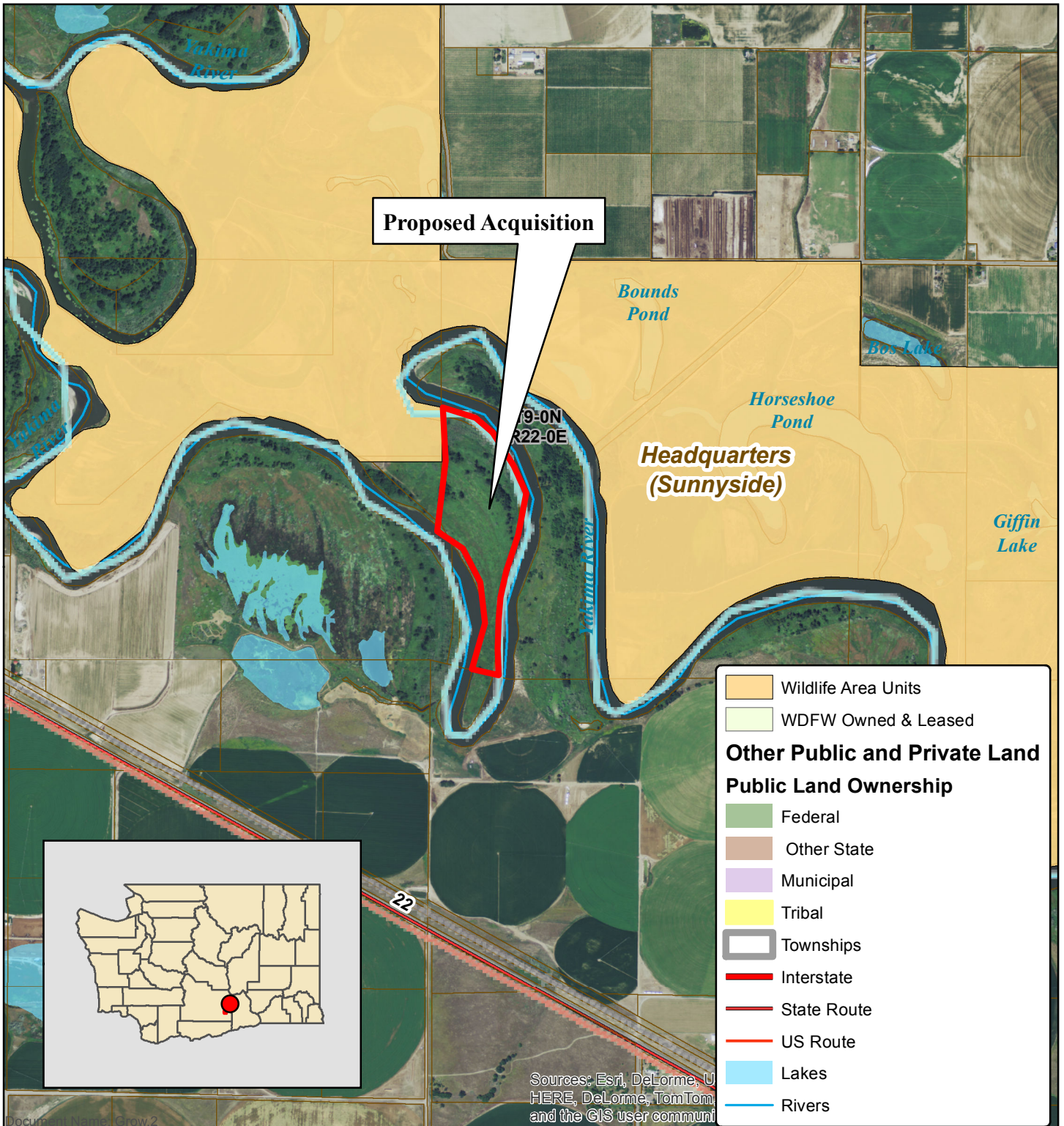
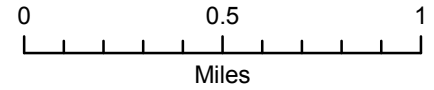


# ITEM 3: PROPOSED ACQUISITION GROW PROPERTY

COUNTY: Yakima

LEGAL: Township 9N, Range 22E, Section 21

ACRES: 41 (+/-)



# ITEM 4: PROPOSED ACQUISITION KROLL PROPERTY

COUNTY: YAKIMA

LEGAL: TOWNSHIP 11N, RANGE 20E, SECTION 20

ACRES: 9 (+/-)

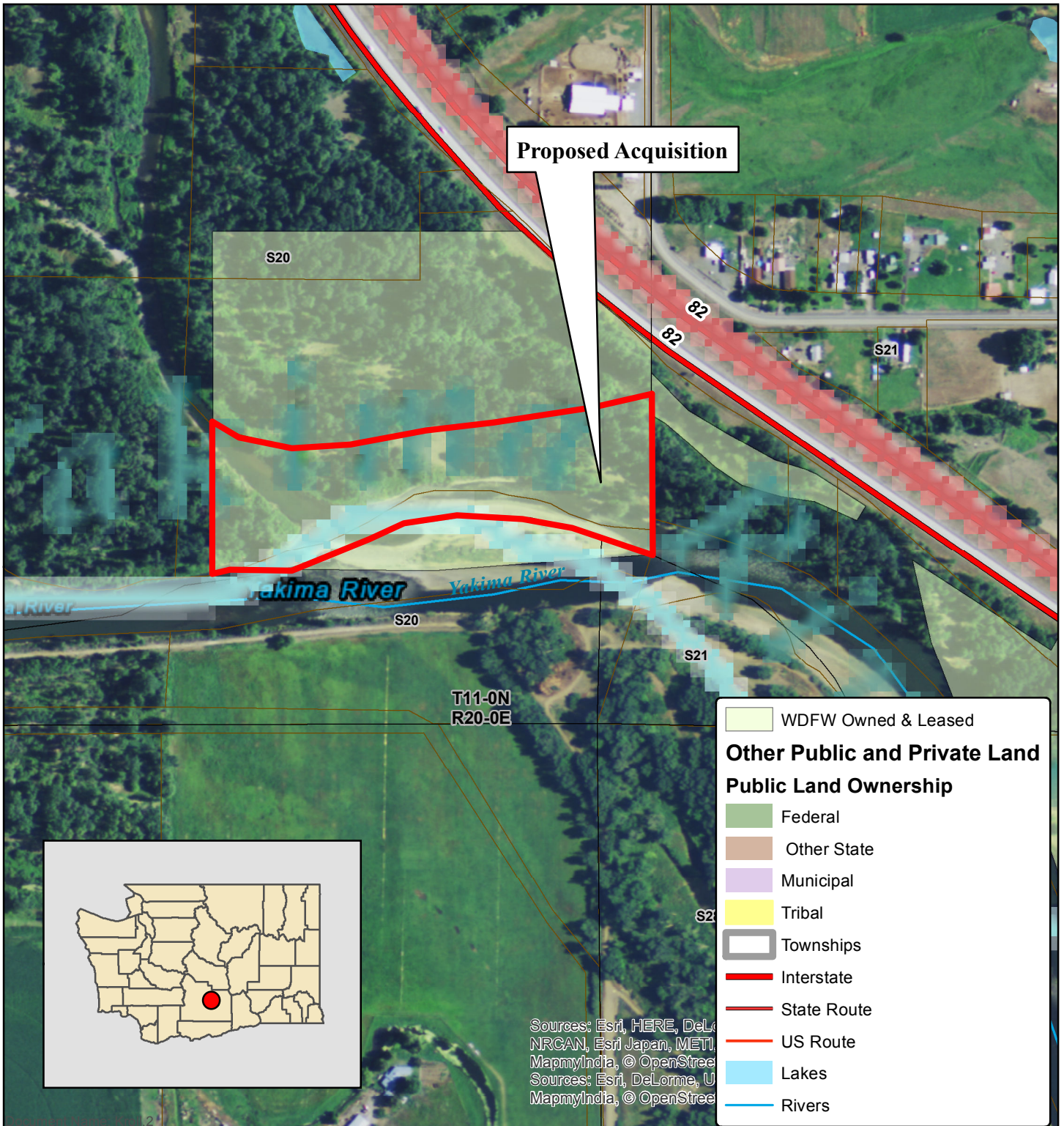
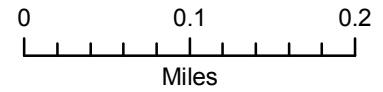


# ITEM 4: PROPOSED ACQUISITION KROLL PROPERTY

COUNTY: YAKIMA

LEGAL: TOWNSHIP 11N, RANGE 20E, SECTION 20

ACRES: 9 (+/-)



Proposed Acquisition

WDFW Owned & Leased

**Other Public and Private Land**

**Public Land Ownership**

- Federal
- Other State
- Municipal
- Tribal

Townships

Interstate

State Route

US Route

Lakes

Rivers

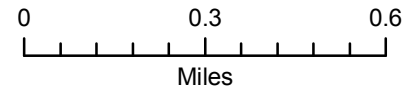
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**ITEM 5: PROPOSED LEASE POINT WHITNEY**

**COUNTY: JEFFERSON**

**LEGAL: TOWNSHIP 26N, RANGE 1W, SECTION 7**



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