

An aerial photograph showing a coastal area. On the left is a large body of dark blue water. A road runs along the shoreline, curving through a wetland area with yellowish-green vegetation. To the right of the road is a dense forest of green trees. The text "Land Transactions" is written in large white letters with a black outline, underlined, and "December 14 & 15, 2012" is written below it in smaller white letters with a black outline.

Land Transactions

December 14 & 15, 2012

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership



Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

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Transaction

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Ownership



Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval *
- Close





Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
 - “(2) Real property shall be appraised before the initiation of negotiations ...”
 - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”



Land Transaction Appraisal

- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”



Land Transaction Appraisal

- Independent Fee Appraisers
 - 43 firms under contract
 - Firms selected based on knowledge in an area or property type
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

SFG HCK Timber Property Pacific County



Project Location

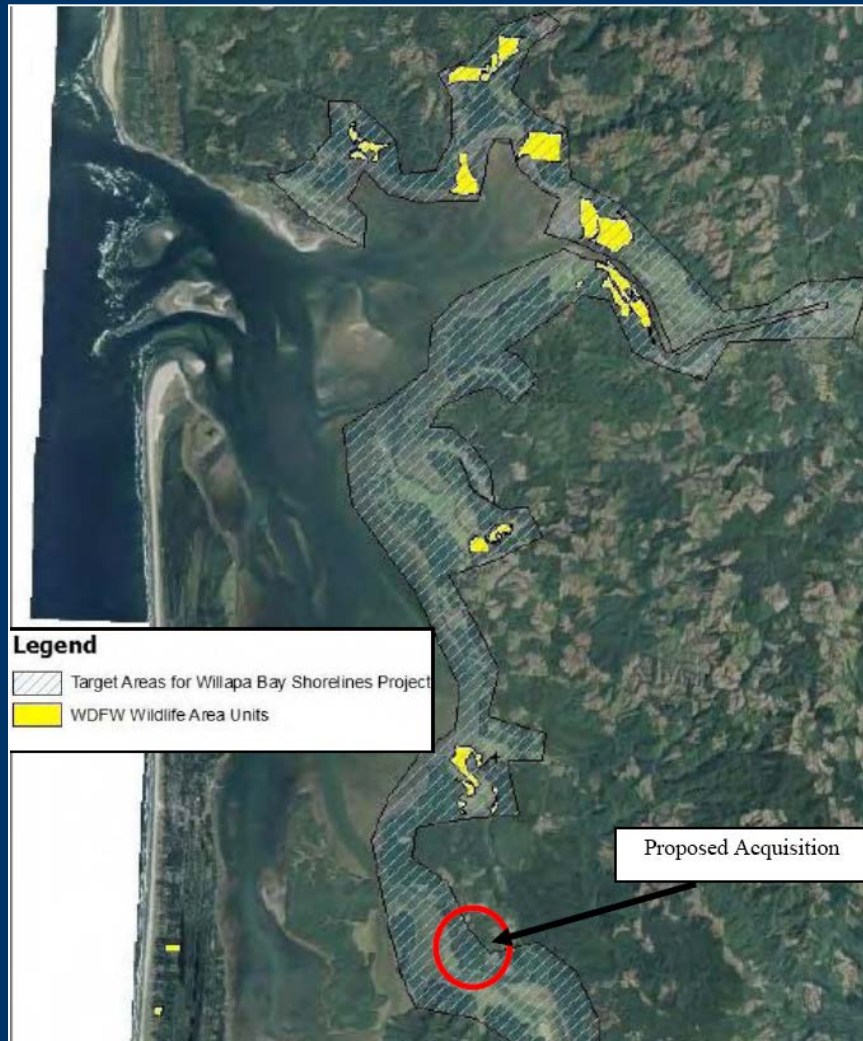
FORT&RRA



WDFW Lands 20/20

Johns River Wildlife Area

SFG HCK Timber Property Pacific County



SFG HCK Timber Property Pacific County



SFG HCK Timber Property Pacific County



SFG HCK Timber Property Pacific County

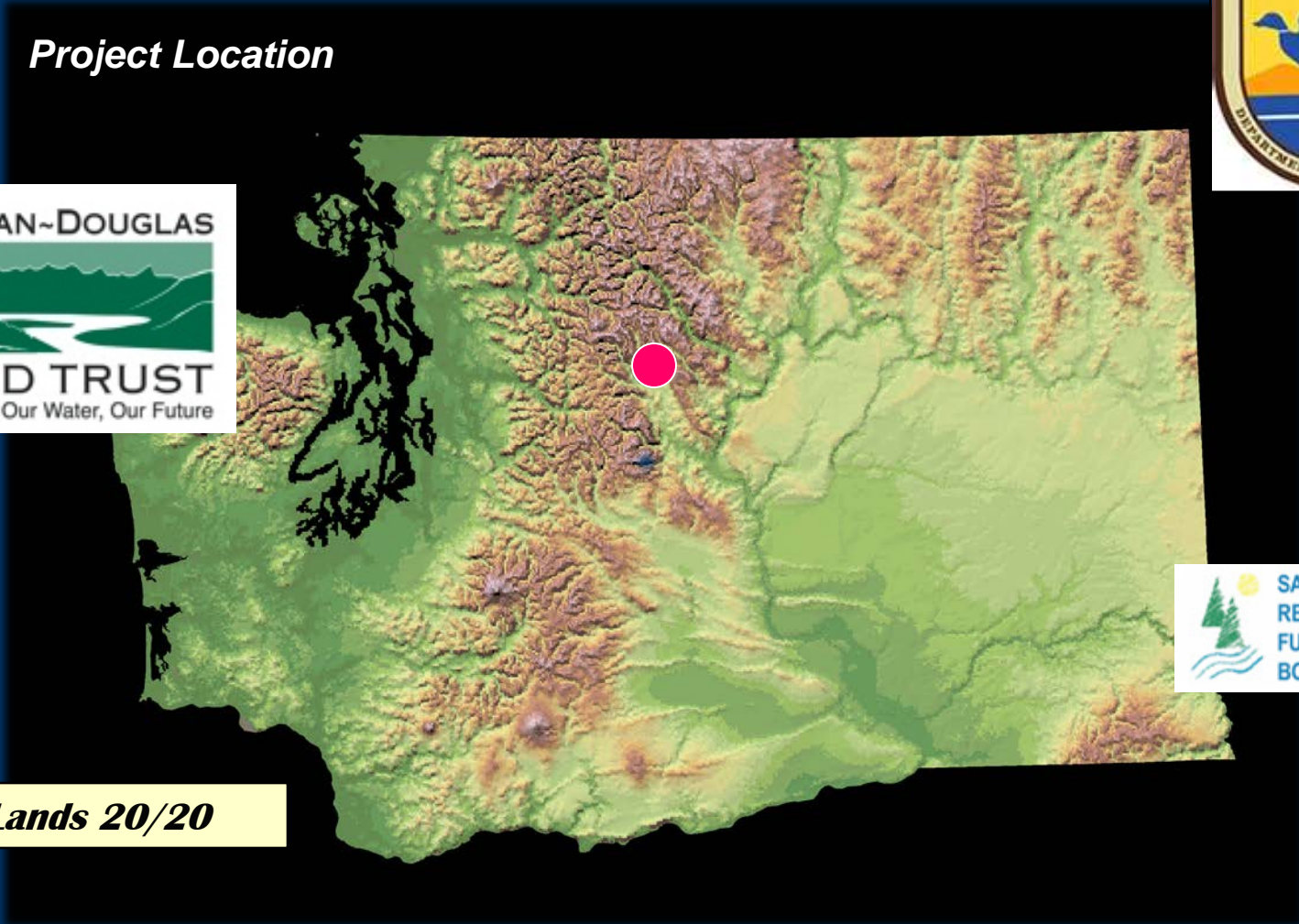


- Strong Local Support
- Donated Funds From Forterra
- North American Wetlands Conservation Act
- Migratory Bird Conservation Fund
- \$1,300 Annual Operating Cost



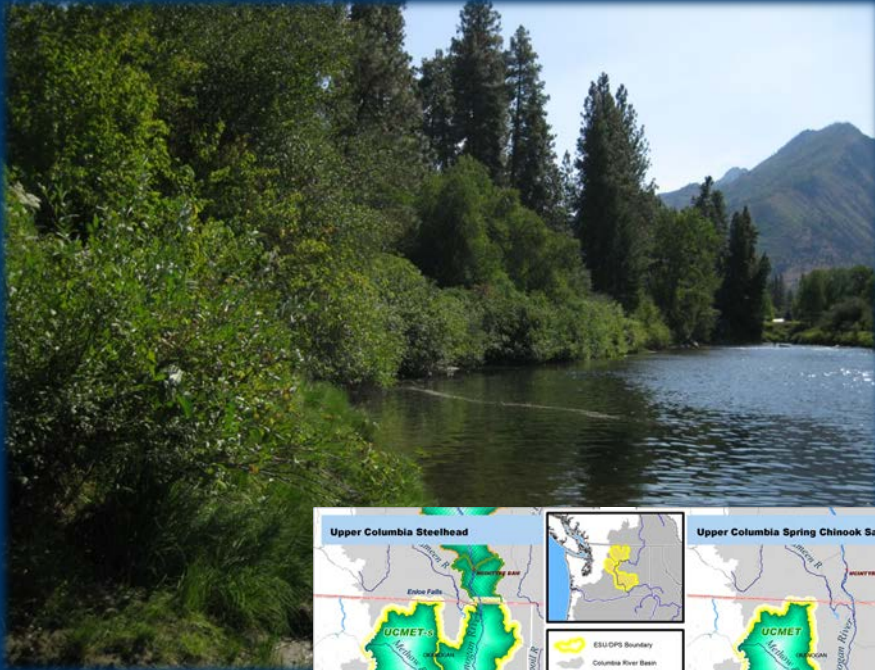
Lower Icicle Creek Property Chelan County

Project Location

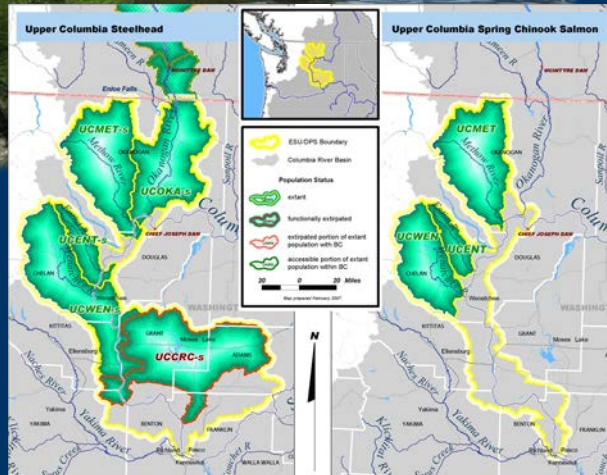


WDFW Lands 20/20

Lower Icicle Creek Property Chelan County



- Upper Columbia Spring Chinook
- Upper Columbia Steelhead
- Bull Trout
- Sockeye



Lower Icicle Creek Property Chelan County



- 1,300 feet frontage on Icicle Creek
- 1.4 miles south of Leavenworth
- Threat of Residential Subdivision

Lower Icicle Creek Property Chelan County



- Upper Columbia Spring Chinook
- Upper Columbia Steelhead
- Bull Trout
- Sockeye

Lower Icicle Creek Property Chelan County

- Walk In Water Access
- Fishing and Floating
- Small Parking Lot on County Road



Lower Icicle Creek Property Chelan County



Purchase Funding

- Chelan-Douglas Land Trust \$74,000
- Salmon Recovery Funding Board \$296,000

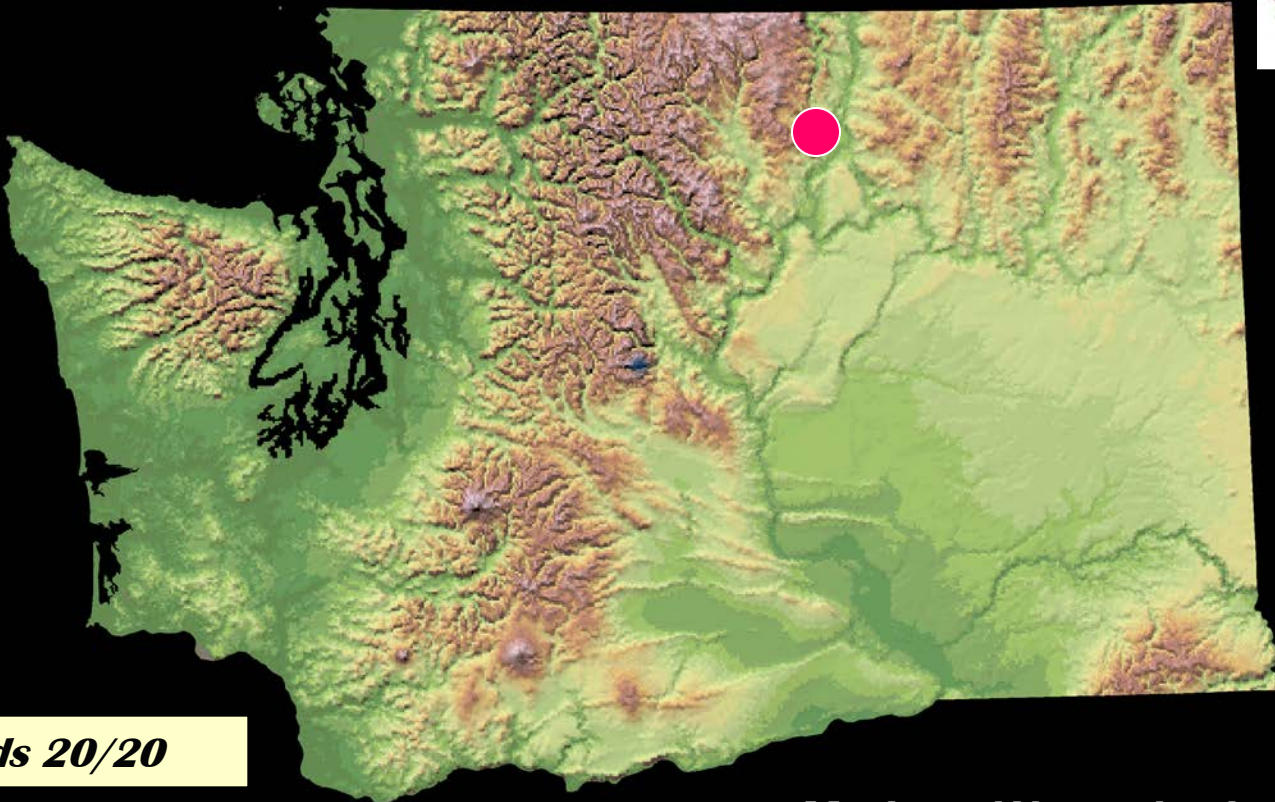
Operation and Maintenance

- Estimated at \$1,500
- Discover Pass

Maltais Property Okanogan County




Project Location



WDFW Lands 20/20

Methow Watershed

Maltais Property Okanogan County



U.S. Fish & Wildlife Service

Grant Agreement Details

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a. [Project Descriptions](#) b. [Fiscal Transaction Summary](#) c. [Accomplishment Details](#) d. [Run Grant Record Report](#)

State:	WA	Grant:	E-42-HL	Segment:	4
Start Date:	09/01/2010	Ending Date:	12/31/2013	Status:	OPEN
Title:	Methow Watershed Phase 7 -HCP Land Acquisition - FY 2010				

Funding:

Funding Type	SP Code	Grant Program	Total Amount	Federal Share	State Share	Private Share
Grant Program	5955	Title VIII HCP Land Acquisition Grants to States	\$10,000,000.00	\$4,500,000.00	\$5,500,000.00	\$0.00
Totals:			\$10,000,000.00	\$4,500,000.00	\$5,500,000.00	\$0.00

Objectives and Benefits:

The goal of this Methow Valley, Phase 7 project is to purchase about 3,025 acres of conifer forest, shrub-steppe, riparian, and in-stream habitats, including over a half mile of Libby Creek, in the Methow Watershed from willing sellers. The objectives for this phase of funding are to: 1) acquire and permanently protect heavily utilized denning/foraging habitat critical to the only documented wolf pack in the Washington Cascades; 2) secure lowland movement corridors that link expansive habitats on federal and state lands for rare carnivores (grizzly bear, wolf, lynx); 3) protect critical winter and spring range (limiting factor) for mule deer to ensure their year-round life stage requirements are met; 4) secure key migration routes that link seasonal ranges for mule deer (important bear and wolf prey); 5) protect spawning, rearing, migration, and over-wintering habitat for listed salmonids by securing in-stream and riparian habitats, and wetlands; 6) protect uplands and riparian zones that provide foraging, roosting, and nesting habitat for bald and golden eagles; 7) protect critical low-elevation forest and shrub-steppe habitats for several state candidate bird, bat, reptile and amphibian species; and 8) continue to build a linked, landscape level system of protected critical habitats capable of maintaining the watershed's extraordinary biodiversity in an area of ever-increasing development pressure.

Location:

Congressional Districts: (Washington) 05

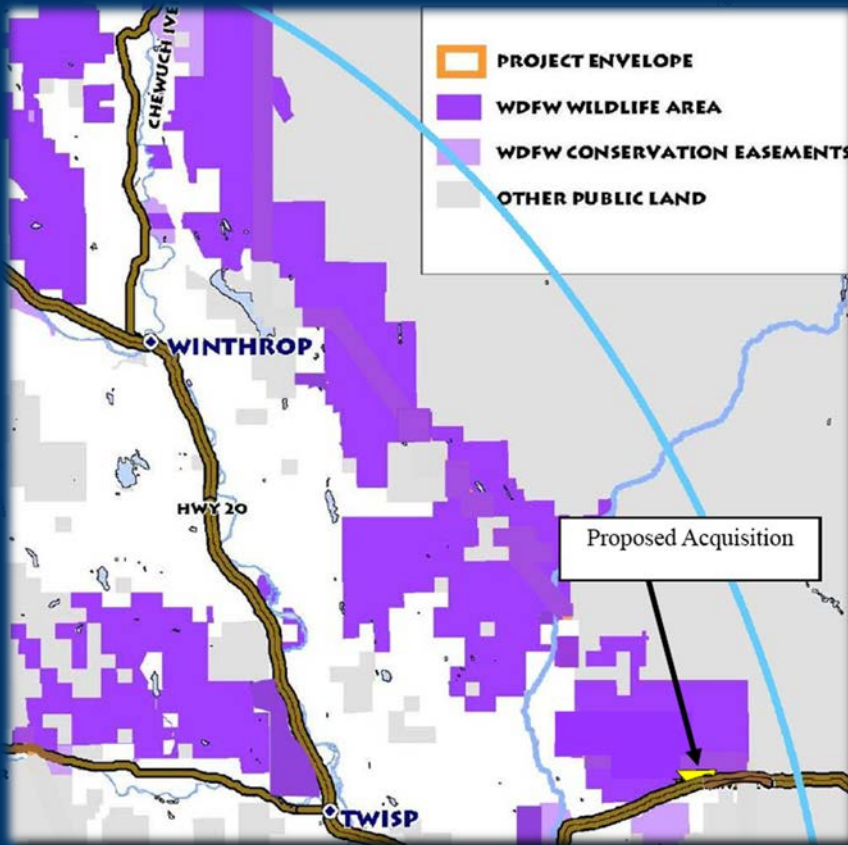
Federal Aid Information Management System (IFAIMS)

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- Shrub Steppe
- Mule Deer Migration
- Riparian Habitats



Maltais Property Okanogan County

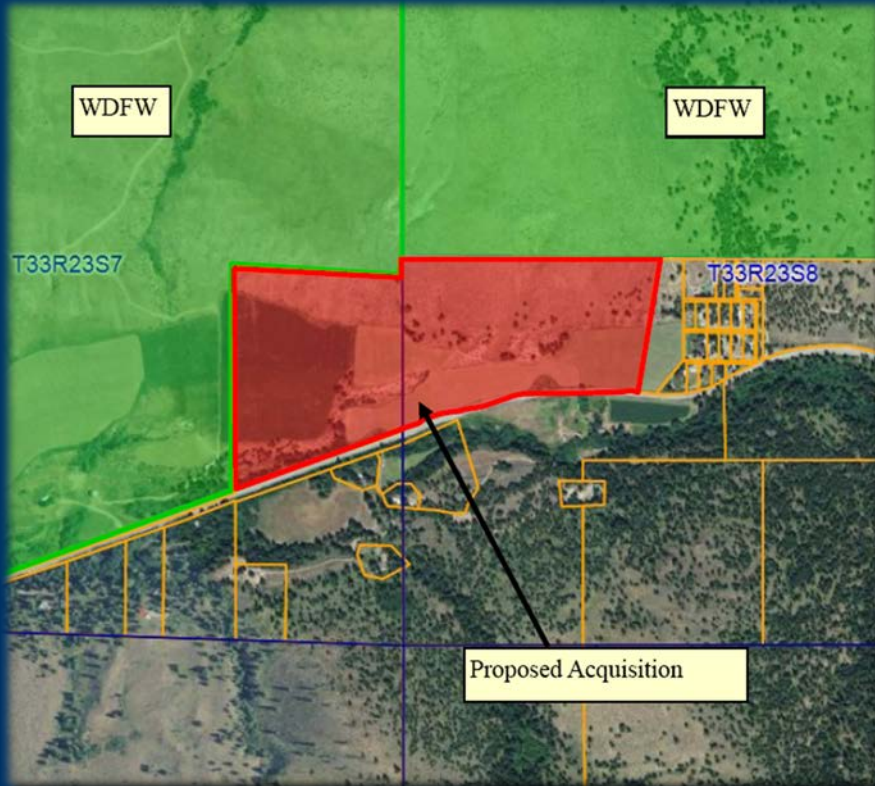


- Within Project Area
- Inholding in Wildlife Area
- Eliminate Threat of Development

Maltais Property Okanogan County



Maltais Property Okanogan County



- Purchase funded by USFWS
Section 6 Program
- Annual Operation Cost
Estimated at \$650
- Payment in-lieu of tax to
Okanogan County \$160

An aerial photograph showing a coastal landscape. On the left is a large body of dark blue water. A road runs diagonally from the top center towards the bottom right. A stream flows from the top center, loops around the road, and then continues towards the bottom right. The land is a mix of green grassy areas and a dense forest of evergreen trees on the right side.

Land Transactions

Questions?

Public Comments?