

## **Lake Santa Fe – Winchester Property**

### **Site Evaluation Update**

#### **Parcel Number (s)**

17504-000-000

#### **Acres:**

40

#### **Past Acquisition Steps**

- July 12, 2004 the Winchester property was evaluated.
- July 22, 2004 the LCB placed the Winchester property on the Priority Pool.
- August 24, 2004 the BoCC placed the Winchester property on the Active Acquisition List.
- The Winchester property was dependent on the acquisition of the Keystone Dinh property.
- Appraisals were completed in November 2004.
- Option contract was drafted summer of 2005.
- On hold for Keystone :Dinh Property.

#### **Recent Actions**

Property owner's realtor, Tom Kaphingst, contacted Sandy Vardaman, in April 2018 to see if ACF is still interested in purchasing the Winchester property.

On May 23, 2018 Conservation Lands staff re-evaluated the property for changes that may have occurred since the original evaluation (7/12/2004). At the time of evaluation, water levels were above normal and limited the site visit access to the southern & eastern boundary lines. Staff could scarcely enter the property from the boundary line, poking in where walkable dry or shallow water could be found. Staff concluded the property had no significant changes since 2004 site evaluation & the site has no indication of recent clearing of vegetation & any clearings in 2004 have grown in since then. The property connects with the Dinh property to the north & supports the southern part of the Lake Alto swamp. There is a wide range of native canopy trees, sub-canopy, shrubs and ground cover species. No non-native exotic plant species were seen on what could be walked on the site visit. The acquisition of this property would still be dependent on the keystone (Dihn property) to be acquired first.