

# PROPOSED LAND TRANSACTIONS

## TABLE OF CONTENTS

June 14th, 2019

Decision Page.....		i
Proposed Acquisition	Simcoe Phase 5 Klickitat County	
Location Map .....		1a
Local Map .....		1b
Proposed Lease	Usk Hatchery Pend Oreille County	
Location Map .....		2a
Local Map .....		2b
Aerial Map .....		2c
Proposed Stewardship Easement	Cowiche Watershed/Van Wyk Klickitat County	
Location Map .....		3a
Local Map .....		3b

## Summary Sheet

---

**Meeting dates:** June 14 -15, 2019  
**Agenda item:** Proposed Land Transactions  
**Presenter(s):** Julie Sandberg, Real Estate Services Manager

---

### Background summary:

**Item 1:** Simcoe Phase 5 Property – This proposal is to acquire the fifth phase of the Simcoe Project which adds 5,088 (+/-) acres of habitat and recreation land in Klickitat County to the new Simcoe Unit of the Klickitat Wildlife Area from Western Pacific Timber LLC. The Simcoe project supports critical habitat for western gray squirrel and winter range for both mule deer and black-tail deer in the Klickitat area.

The approach to managing this property is through a long term partnership between WDFW and the Eastern and Central Klickitat Conservation Districts (EKCD) (CKCD). The groups have been trying to develop a management plan to ensure a working lands framework of compatible grazing and forestry.

The appraised value of this property is \$3,353,000 and initial operations and maintenance (O/M) costs for necessary survey, fencing and weed control will be covered by the grant. Agency budget requests include O/M for longer term costs which are anticipated to be \$52/acre. The acquisition is funded by a Recreation and Conservation Office, Critical Habitat grant.

**Item 2:** Usk Hatchery Lease – The department has successfully negotiated a 30-year lease with Seattle City Light (SCL) for use of WDFW property in Pend Oreille County for a conservation fish hatchery. The hatchery project including construction and operation and maintenance of the facility is being fully funded by Seattle City Light as mitigation for the renewal of their federal license to operate the Boundary Hydroelectric Facility located 50 miles to the north near the Canadian border. WDFW will lease 15 acres of property to SCL for thirty years, or the length of the federal license, at a rent established by an independent market appraisal.

**Item 3:** Cowiche Watershed/Van Wyk Property Stewardship Easement – This 3,555 acre transaction in Yakima County was approved by the Commission in April. Forterra NW will be purchasing and holding the remainder of the property until WDFW receives additional grant funding. In order to commit to and demonstrate stewardship capacity, Forterra NW proposes to hold a permanent stewardship easement on the Cowiche/ Van Wyk property. With a publicly recorded interest evidencing long-term motivation and commitment, Forterra NW proposes to undertake restoration, interpretive elements or stewardship actions to enhance the conservation values of the property. As this is a permanent easement it requires Commission approval.

---

### Policy issue(s) and expected outcome:

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

---

### Fiscal impacts of agency implementation:

See Operations and Maintenance costs above.

---

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

Item 1 was approved through the agency's Lands 20/20 Process.

---

### Action requested and/or proposed next steps:

Approval of the Land Transactions as presented.

---

### Draft motion language:

Motion: I move to approve the transactions as presented by staff.

Is there a "second"?

If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed.

---

### Post decision communication plans:

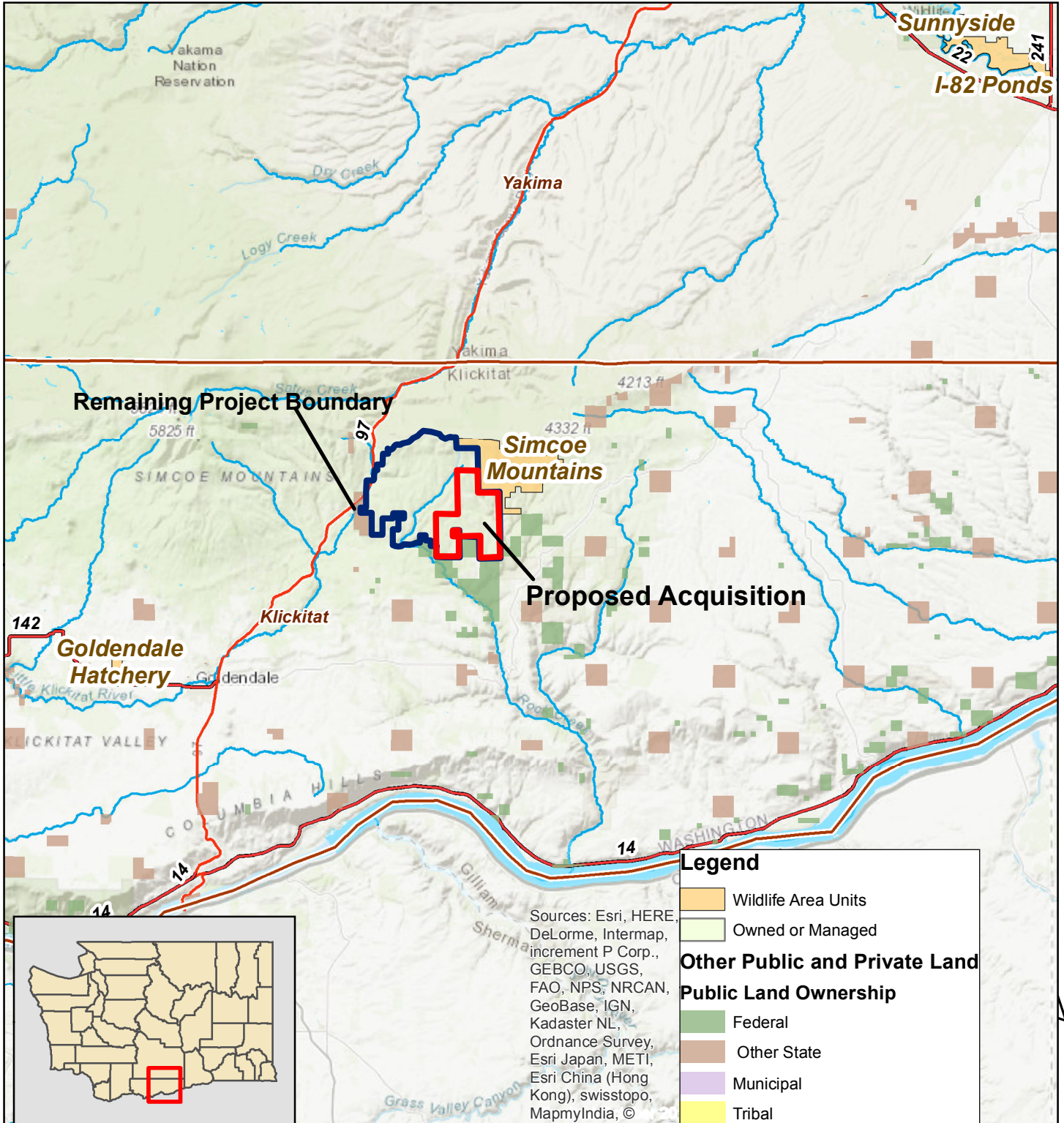
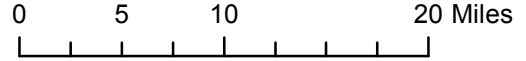
WDFW will distribute a press release informing the public of this action and proceed to closing.

# ITEM 1: PROPOSED SIMCOE PHASE 5 PROPERTY

COUNTY: KLICKITAT

LEGAL: TOWNSHIP 6N, RANGE 18E, SECTION 33, TOWNSHIP 5N,  
RANGE 18E, SECTIONS 3, 4, 8, 9, 10, 15 & 17

ACRES: 5,088 (+/-)



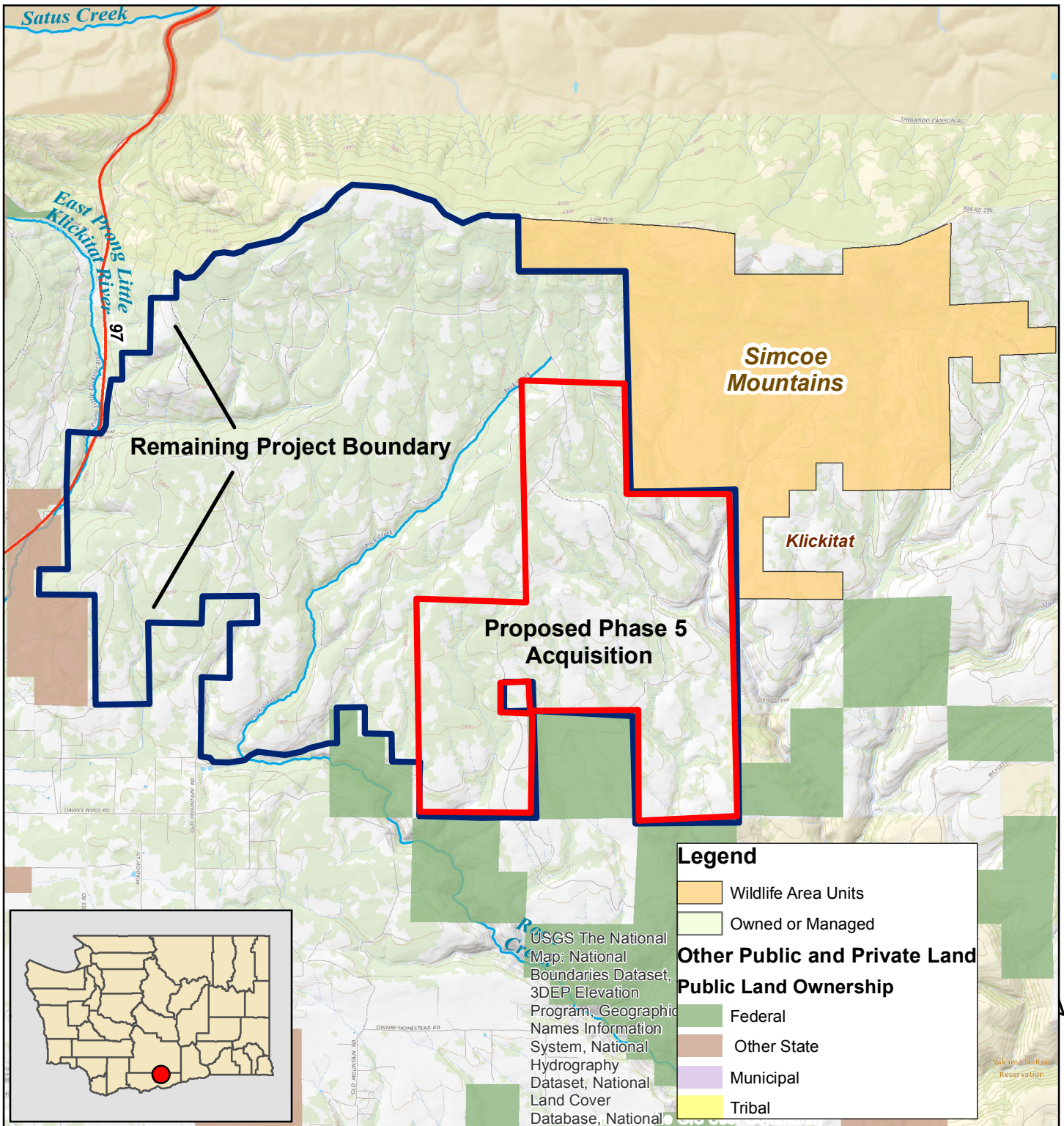
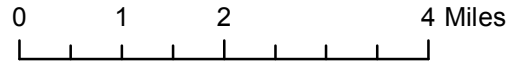


# ITEM 1: PROPOSED SIMCOE PHASE 5 PROPERTY

COUNTY: KLICKITAT

LEGAL: TOWNSHIP 6N, RANGE 18E, SECTION 33, TOWNSHIP 5N, RANGE 18E, SECTIONS 3, 4, 8, 9, 10, 15 & 17

ACRES: 5,088 (+/-)

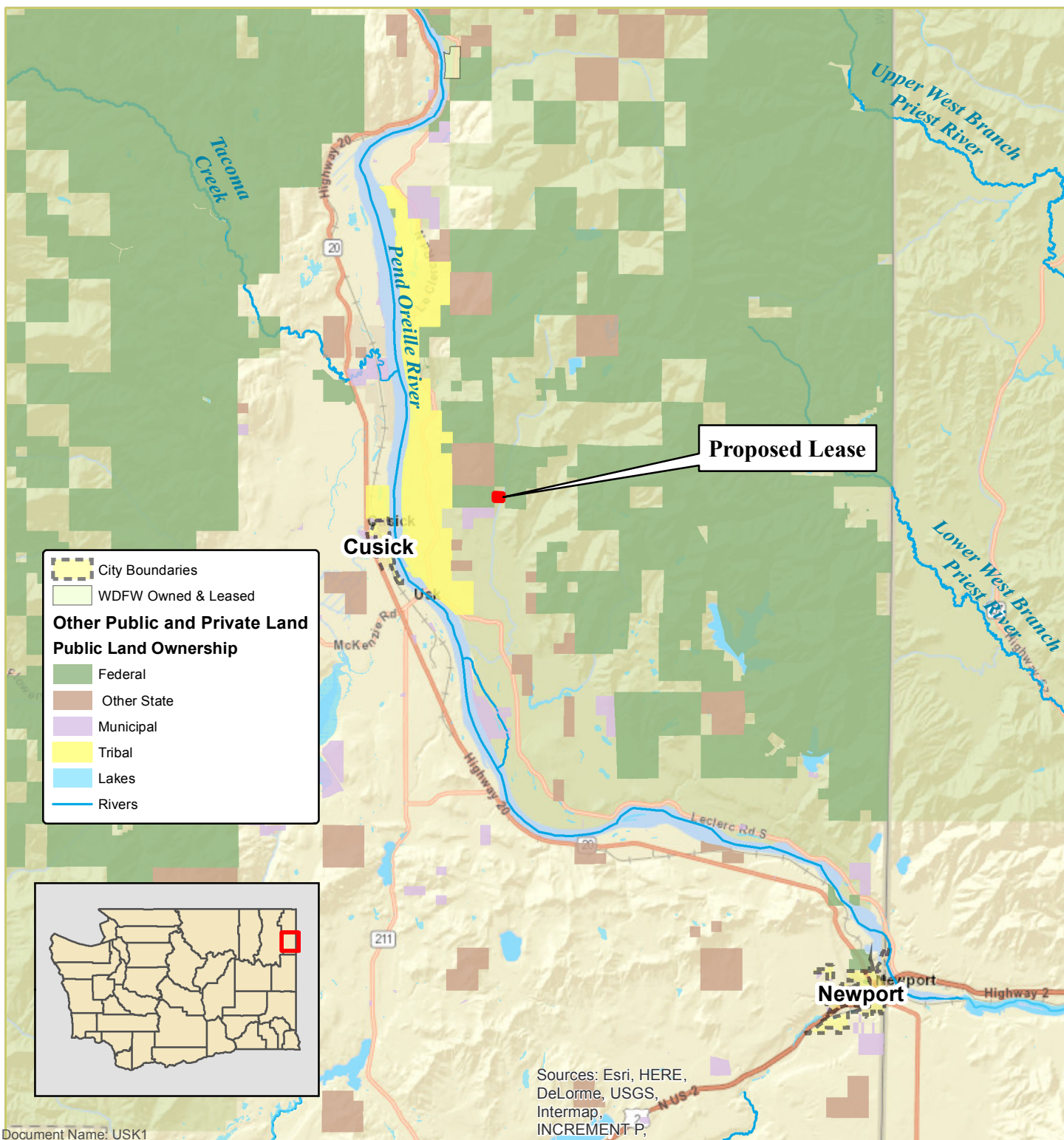
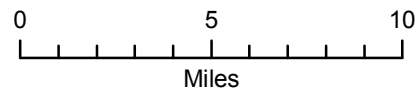




# ITEM 2: PROPOSED LEASE

COUNTY: PEND OREILLE

LEGAL: TOWNSHIPS 33 N, RANGE 44, SECTION 22

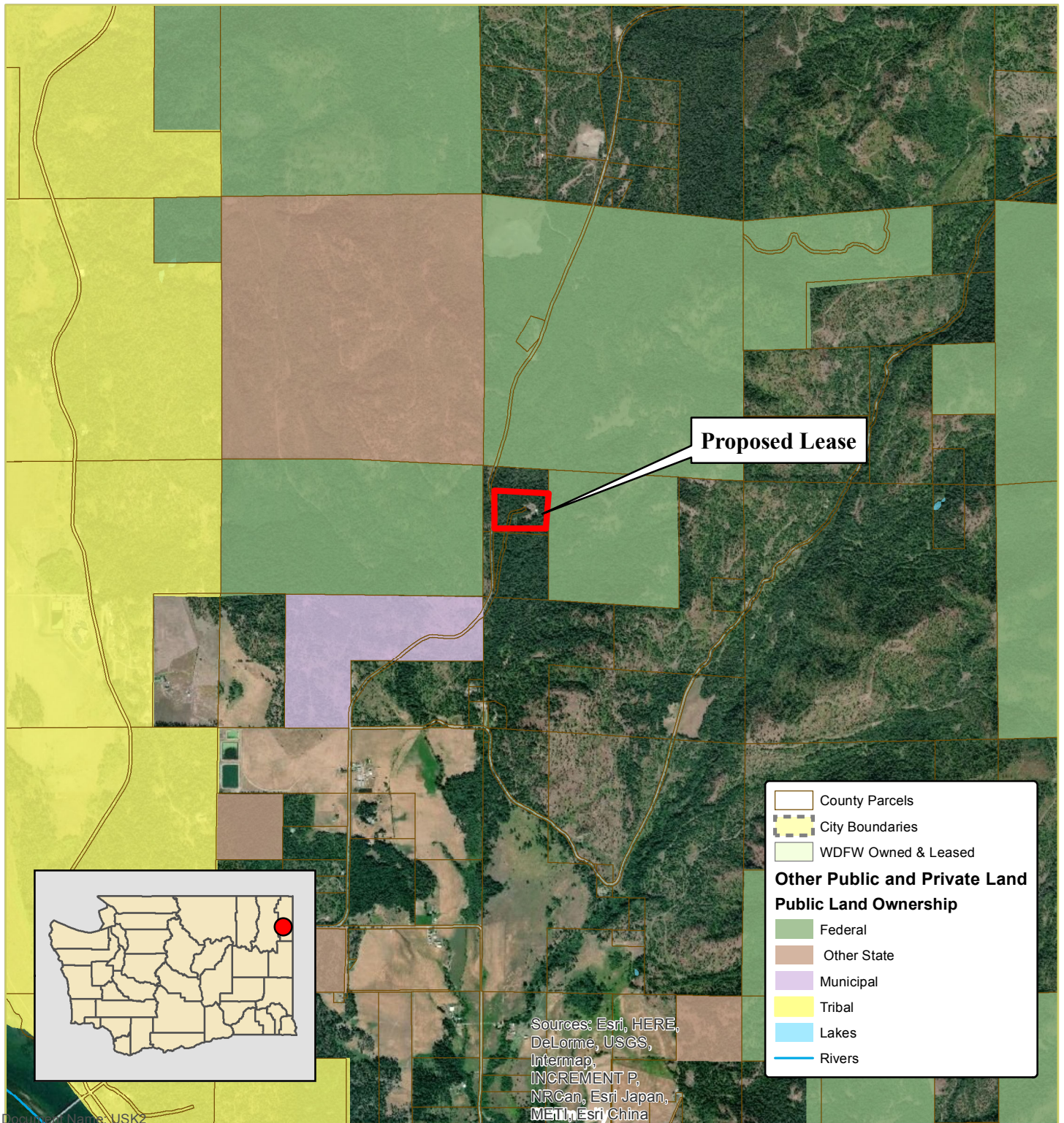
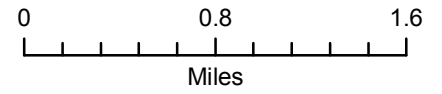




# ITEM 2: PROPOSED LEASE

COUNTY: PEND OREILLE

LEGAL: TOWNSHIPS 33 N, RANGE 44, SECTION 22



- County Parcels
- City Boundaries
- WDFW Owned & Leased
- Other Public and Private Land Ownership**
- Federal
- Other State
- Municipal
- Tribal
- Lakes
- Rivers

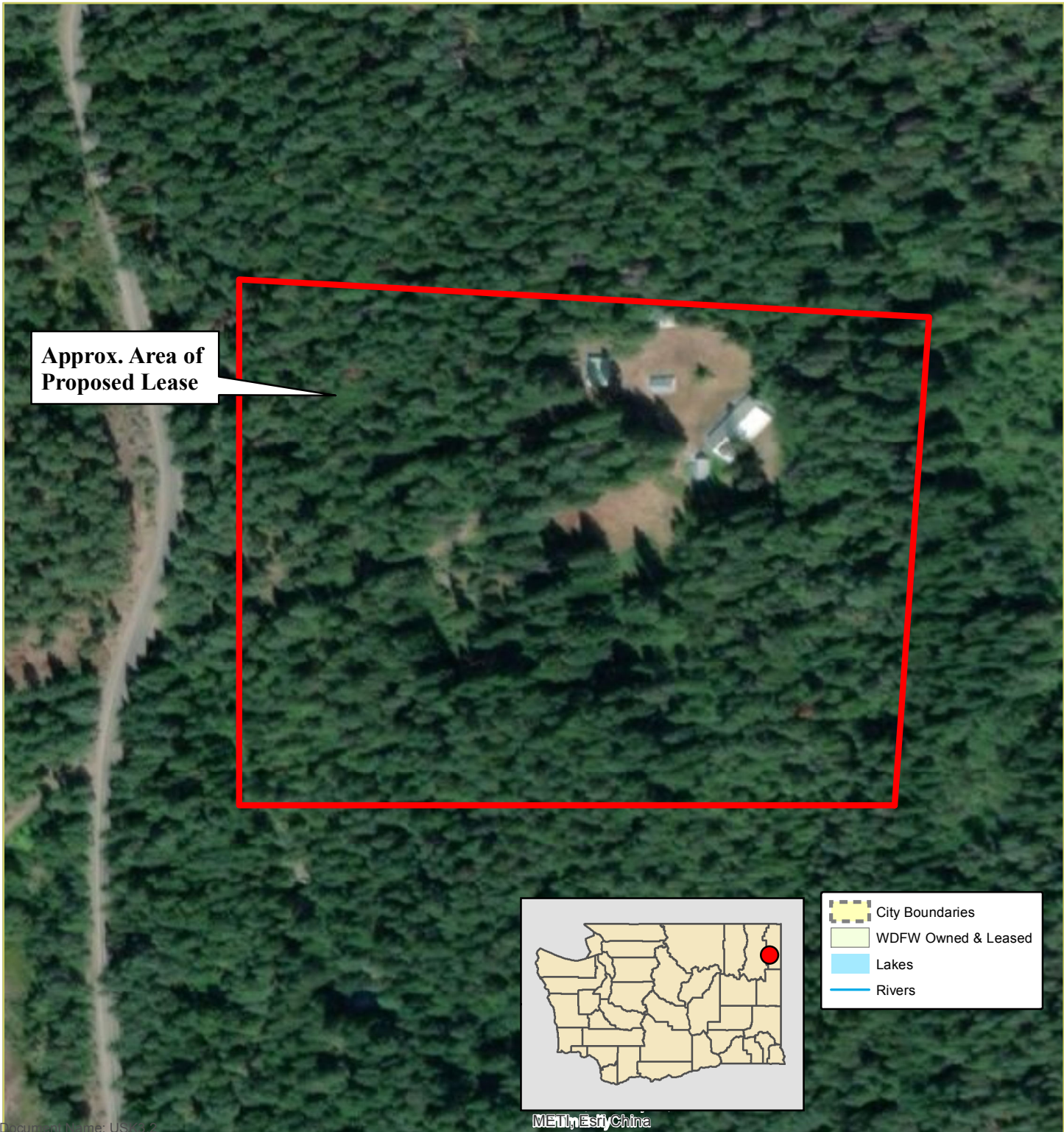
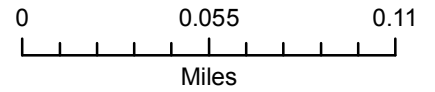
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China



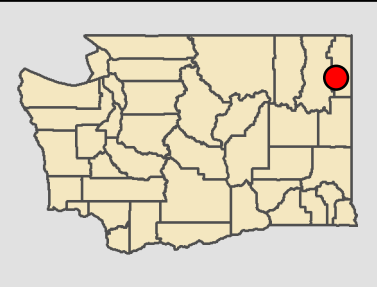
**ITEM 2: PROPOSED LEASE**

**COUNTY: PEND OREILLE**

**LEGAL: TOWNSHIPS 33 N, RANGE 44, SECTION 22**



**Approx. Area of  
Proposed Lease**



-  City Boundaries
-  WDFW Owned & Leased
-  Lakes
-  Rivers

METU, Esri, China

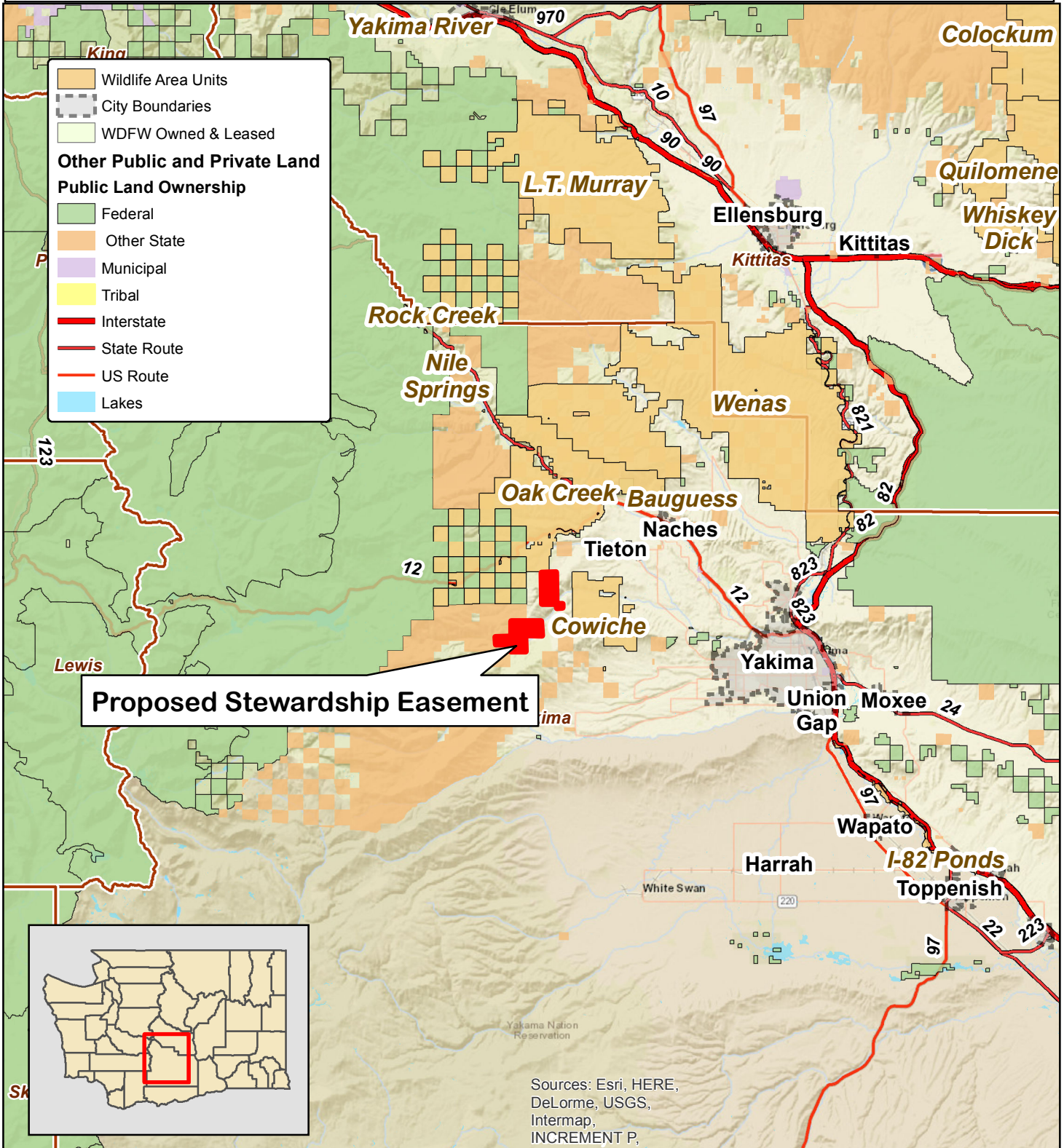
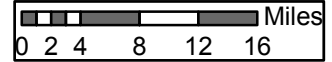


# ITEM 3: Proposed Cowiche Watershed - Van Wyk Property

COUNTY: Yakima

LEGAL: Townships 13 & 14 N, Range 15 & 16 E., W.M., Several Sections

ACRES: 3, 555 +/- Acres





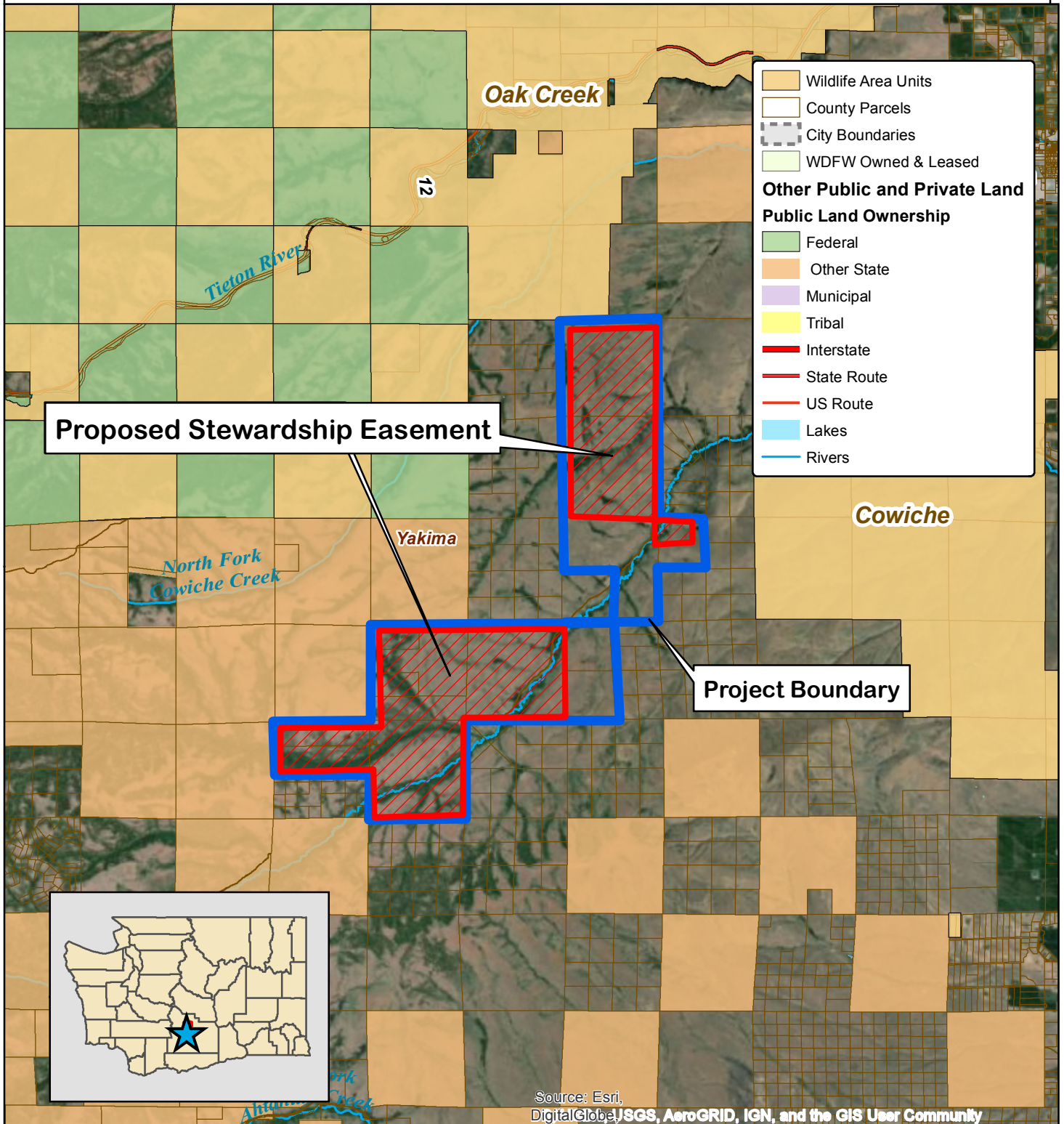
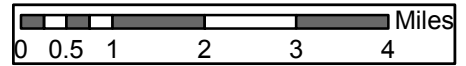
# ITEM 3: Proposed Cowiche Watershed - Van Wyk Property

COUNTY: Yakima



LEGAL: Townships 13 & 14 N, Range 15 & 16 E., W.M. , Several Sections

ACRES: 3,555 +/- Acres



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

Proposed Stewardship Easement

Project Boundary