

4. LAND TRANSACTIONS

August 05, 2022

TABLE OF CONTENTS

Summary Sheet.....	i
Item 1: Proposed Acquisition of 60(+/-) acres in Grant County Flat Lake Property/Quincy Lakes Unit, Columbia Basin Wildlife Area, Region 2	
Regional Map	1A
Location Map	1B
Items 2&3: Proposed Acquisitions in Methow Wildlife Area, Okanogan County, Region 2 East Property, 21(+/-) acre addition to Rendezvous Unit, Methow Wildlife Area West Property, 200(+/-) acre addition to Big Valley Unit, Methow Wildlife Area	
Regional Map	2/3A
East Property Location Map.....	2B
West Property Location Map.....	3B
Item 4: Proposed Fee-Title Acquisition of 1,070(+/-) acres & Proposed Conservation Easement Acquisition of 17(+/-) acres in Yakima County Wenas/Cleman Mountain Property, Wenas Unit, Wenas Wildlife Area, Region 3	
Regional Map	4A
Location Map	4B



Fish and Wildlife Commission Presentation Summary Sheet

Meeting date:

8/5/2022

Agenda item:

4. Land Transactions

Presenter(s):

Karen Edwards – Real Estate Manager

Background summary:

Item 1:

**Proposed Acquisition of 60(+/-) acres in Grant County
Flat Lake Property/Quincy Lakes Unit, Columbia Basin Wildlife Area, Region 2**

This proposal is to acquire two parcels totaling 60(+/-) acres within the Quincy Lakes Unit of the Columbia Basin Wildlife Area in Grant County. The properties are important for waterfowl and other wetland obligate species and acquisition will provide better wildlife and wetland monitoring and management. The site also provides recreational hunting, fishing, and wildlife viewing.

Approved through Lands 20/20 in 2019, the appraised value of the property is \$130,000, which will be provided using funds from the limited fish and wildlife account through the Washington Department of Fish and Wildlife Migratory Bird Stamp & Art Print Program.

Items 2 & 3:

**Proposed Acquisitions in Methow Wildlife Area, Okanogan County, Region 2
East Property, 21(+/-)-acre addition to Rendezvous Unit, Methow Wildlife Area
West Property, 200(+/-)-acre addition to Big Valley Unit, Methow Wildlife Area**

These proposed acquisitions will conserve a 21(+/-)-acre property on the east side (Rendezvous Unit), as well as a 200(+/-)-acre property the west side (Big Valley Unit) of the Methow Wildlife Area in Okanogan County. Acquisition of these properties will protect critical habitat of state imperiled Inter-mountain Basins Big Sagebrush Steppe and Ponderosa Pine Woodland, Savanna Ecological Systems, and a crucial mule deer migration corridor, and support a broad spectrum of species including western gray squirrel, gray wolf, fisher, golden eagle, prairie falcon, Lewis' woodpecker, and piliated woodpecker. These properties also provide recreational hunting, hiking and wildlife viewing.

These properties were approved through Lands 20/20 in 2019, the appraised values are \$150,000 for the east property and \$920,000 for the west property. Funds will be provided through the Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), in a combined 2020 Critical Habitat grant.

Item 4:

**Proposed Fee-Title Acquisition of 1,070(+/-) acres & Proposed Conservation Easement Acquisition of 17(+/-) acres in Yakima County
Wenas/Cleman Mountain Property, Wenas Unit, Wenas Wildlife Area, Region 3**

This proposal is to acquire 1,070(+/-) acres in fee title and an additional 17(+/-) acres in conservation easement in the Wenas Unit of the Wenas Wildlife Area in Yakima County. The Wenas/Cleman Mountain property borders the wildlife area on two sides and functions as a connection to important shrubsteppe core habitat and stream corridors. The property benefits a diverse array of avian, terrestrial, and aquatic species. The fee-title property will provide recreation by way of hiking, wildlife and bird viewing, biking, horseback riding, fishing, and hunting.

Approved through Lands 20/20 in 2019, the appraised value of the fee-title property is \$1,151,000 and the appraised value of the conservation easement has yet to be determined. Funds will be provided through the Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Critical Habitat grant.

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Staff Recommendation:

Staff recommend approval of these land transactions.

Policy issue(s) and expected outcome:

Protecting critical fish and wildlife habitat and providing recreational opportunities.

Fiscal impacts of agency implementation:

Operations and maintenance costs.

Action requested and/or proposed next steps:

Approval of land transactions as presented.

Draft motion language:

Motion: I move to approve the land transaction 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 communications plan:

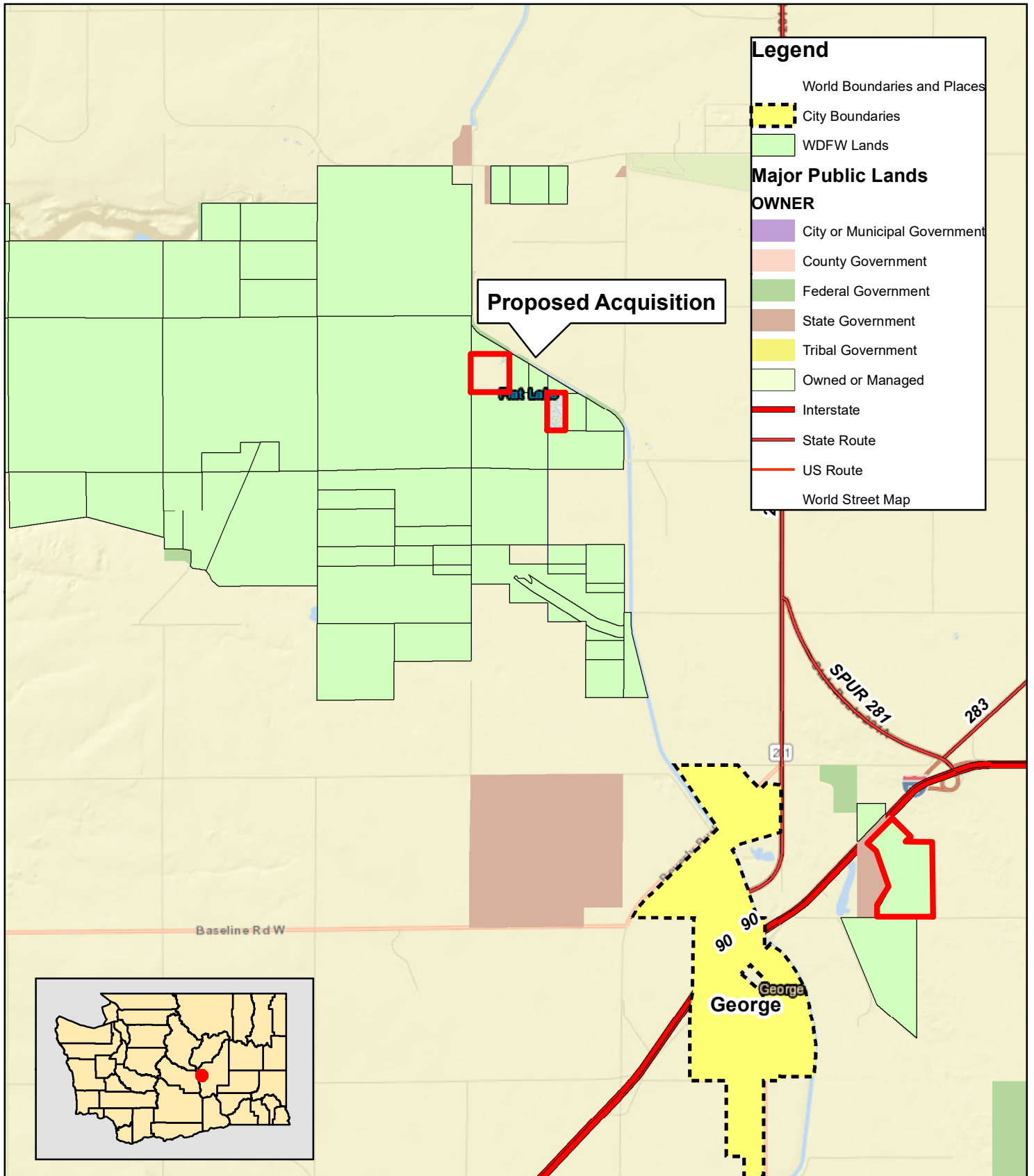
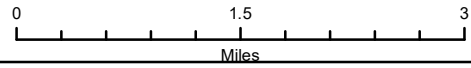
WDFW will distribute a press release informing the public of this action.

Item 1: Flat Lake Property

County: Grant

Legal: Township 19N, Range 23E W.M. Section 13

Acres: 60 (+/-)

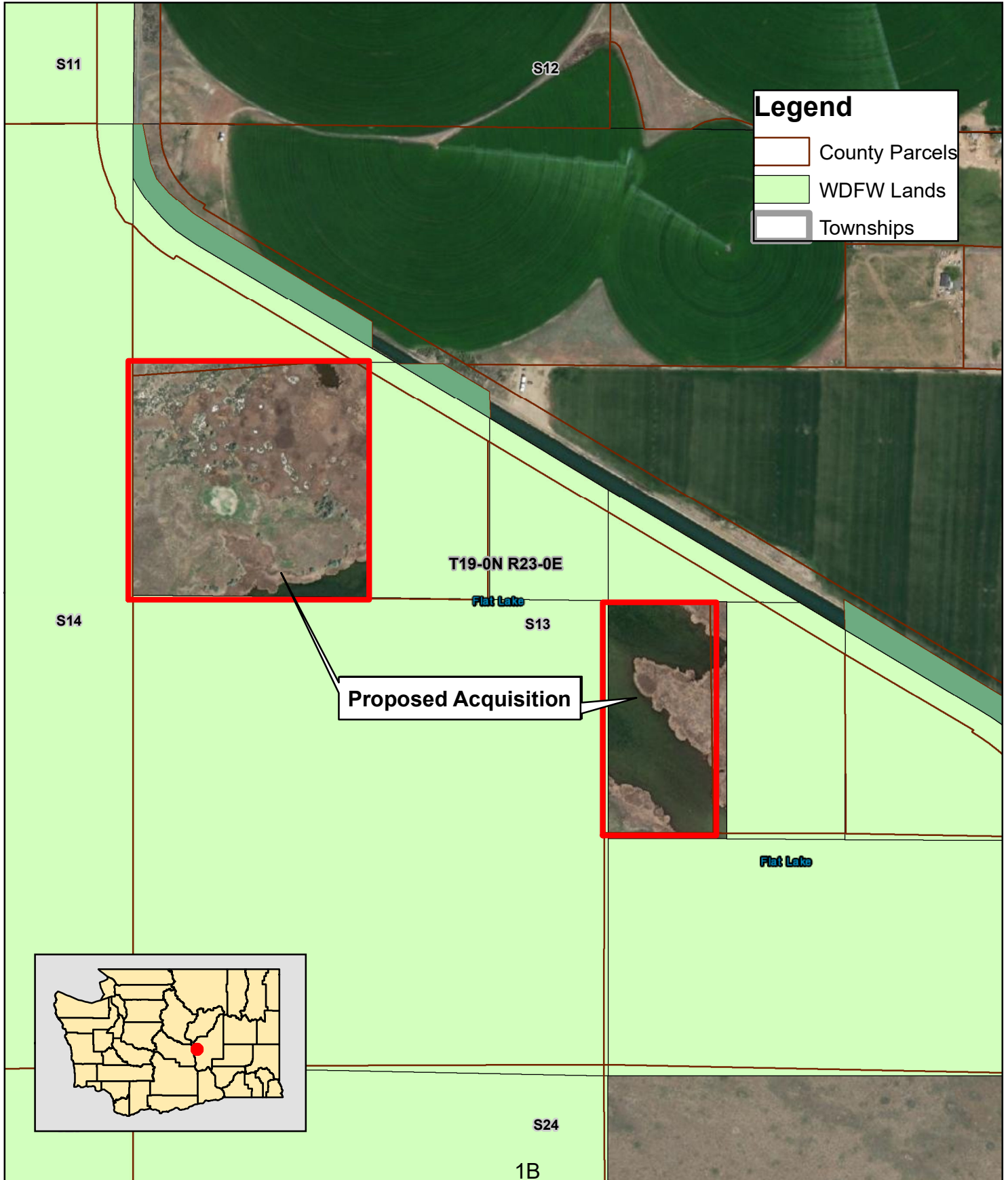
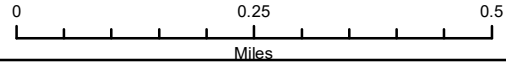


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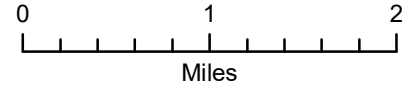


METHOW ADDITIONS EAST & WEST

OKANOGAN COUNTY

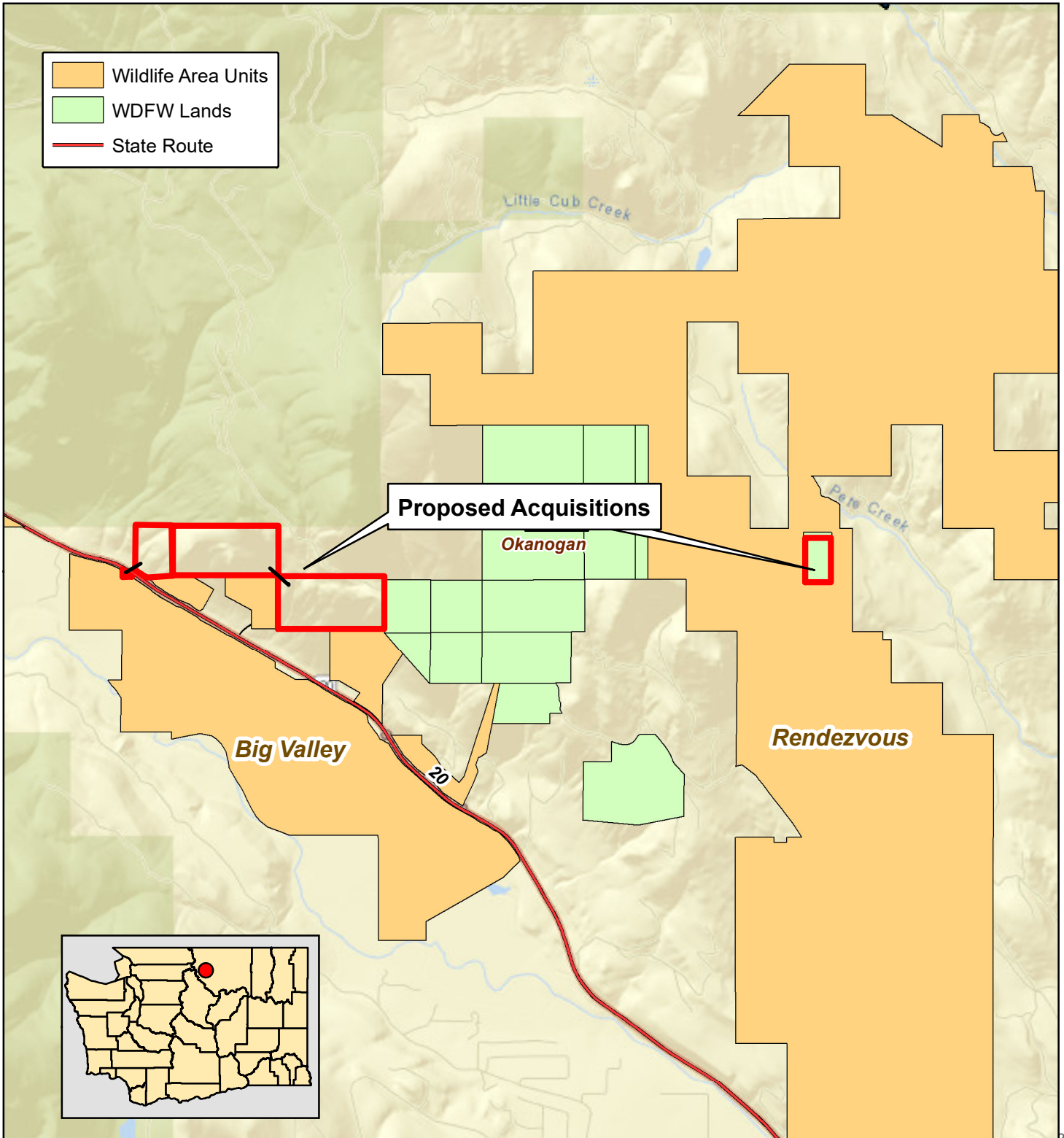
LEGAL: SECTIONS 12 & 13, TOWNSHIP 35N, RANGE 20E, W.M.

ACRES: 221 (+/-)



Legend:

- Wildlife Area Units (Orange box)
- WDFW Lands (Light Green box)
- State Route (Red line)

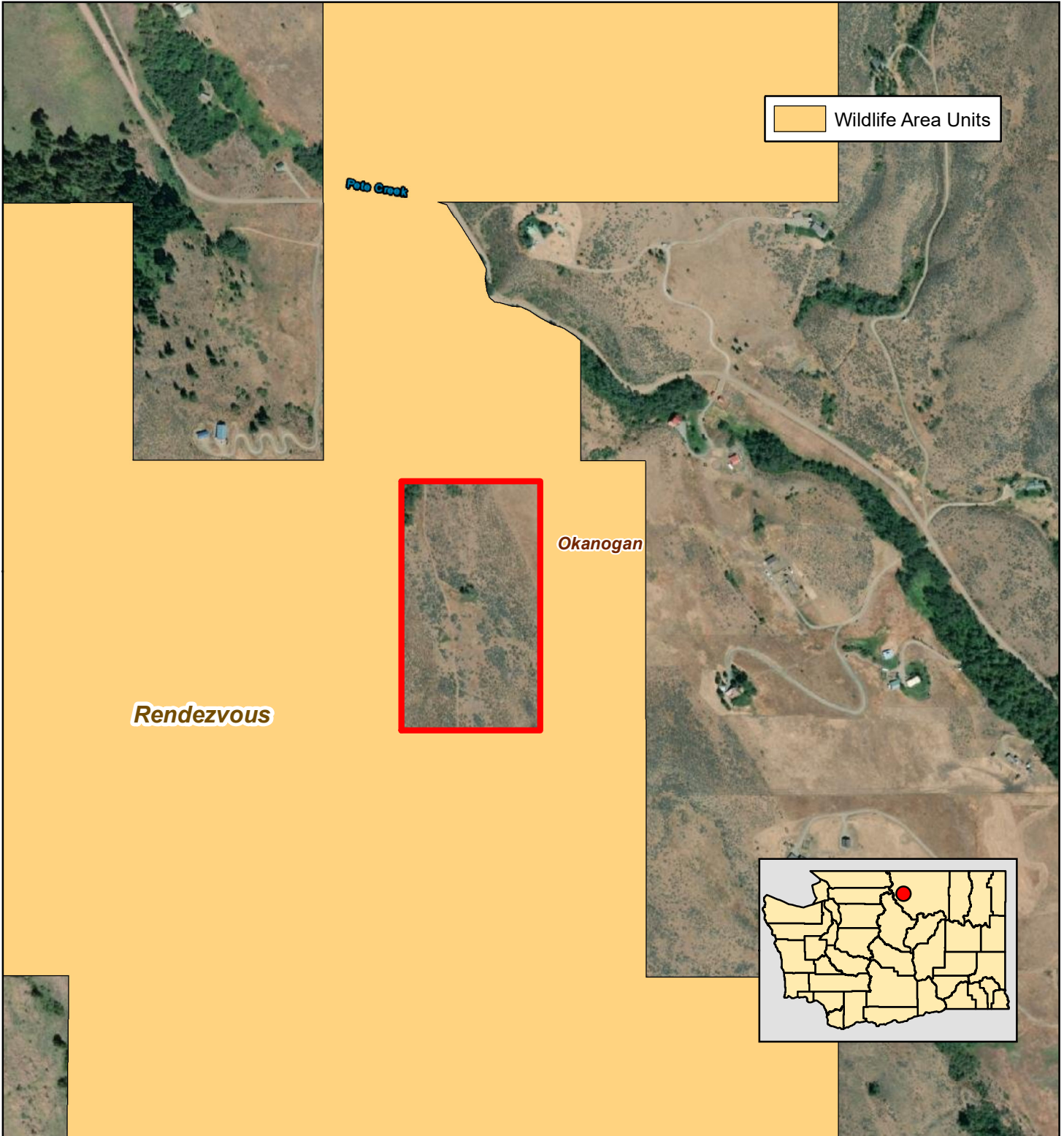
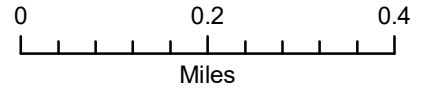


METHOW ADDITIONS / EAST PROPERTY

OKANOGAN COUNTY

LEGAL: SECTIONS 16, TOWNSHIP 35N, RANGE 21E, W.M.

ACRES: 21 (+/-)

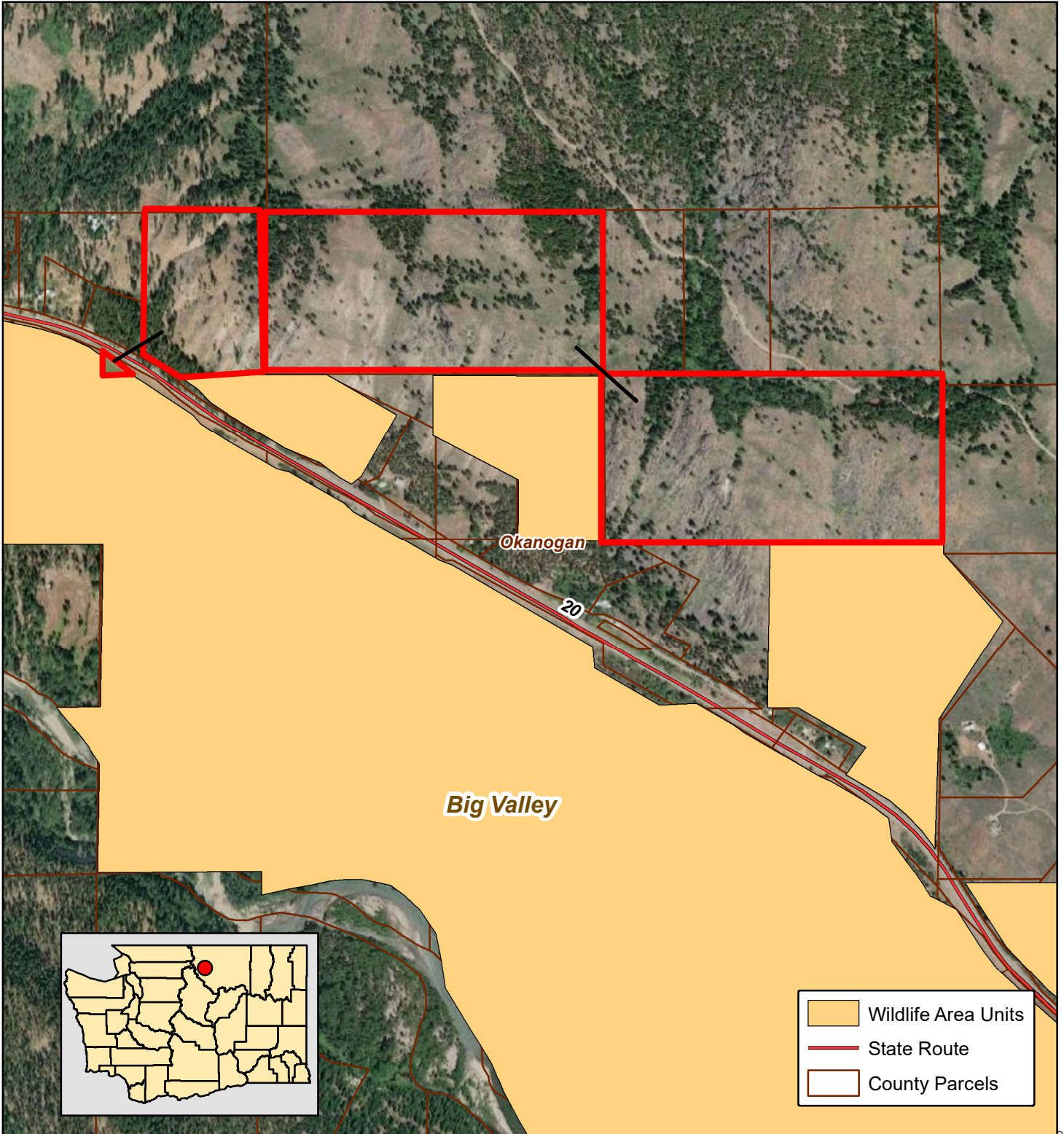
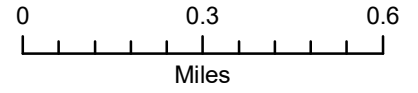


METHOW ADDITIONS / WEST PROPERTIES

OKANOGAN COUNTY

LEGAL: SECTIONS 12 & 13, TOWNSHIP 35N, RANGE 20E, W.M.

ACRES: 200 (+/-)



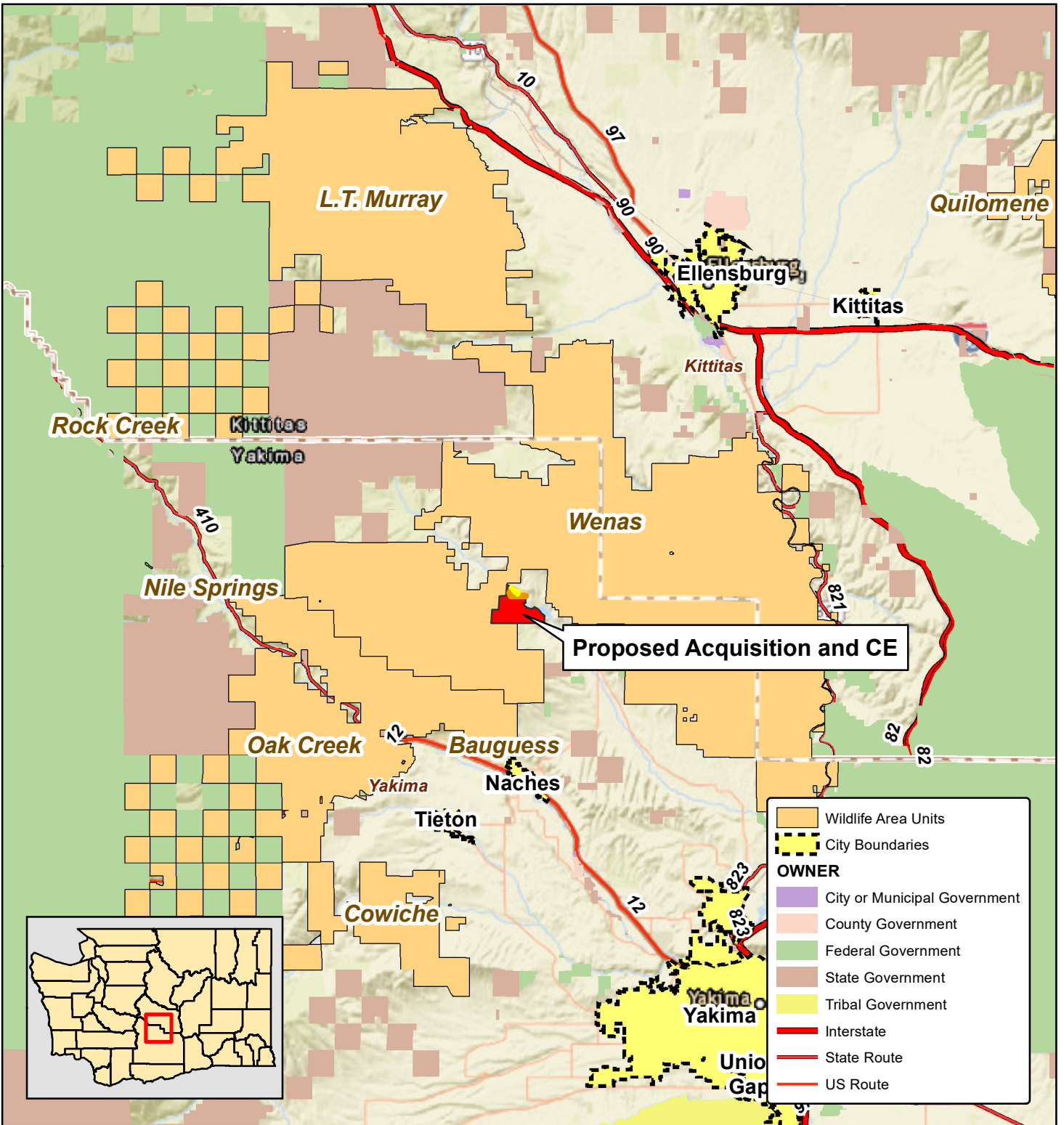
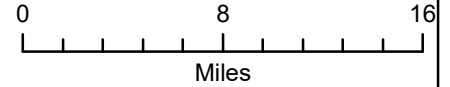
- Wildlife Area Units
- State Route
- County Parcels

WENAS/CLEMAN MOUNTAIN

YAKIMA COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIP 15 & 16N, RANGE 17E W.M.

ACRES: 1,070 (+/-) FEE TITLE, 17 (+/-) C.E.



WENAS/CLEMAN MOUNTAIN

YAKIMA COUNTY

LEGAL: SEVERAL SECTIONS, TOWNSHIP 15 & 16N, RANGE 17E W.M.

ACRES: 1,070 (+/-) FEE TITLE, 17 (+/-) C.E.

