

# PROPOSED LAND TRANSACTIONS

## TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Conservation Easement	Silver Side Channel/Hill Property Okanogan County .....	1
Highways Map .....		1a
GIS Aerial Map .....		1b
GIS Aerial Map .....		1c
Proposed Conservation Easement	Maltais Property Okanogan County .....	2
Highways Map .....		2a
GIS Map .....		2b
GIS Aerial Map .....		2c
Proposed Acquisition	Tieton Cattle Assoc. Property Yakima County .....	3
Public Lands Map .....		3a
GIS Aerial Map .....		3b
GIS Aerial Map .....		3c
Proposed Acquisition	Corrado/Rightmire Property. Yakima County .....	4
Public Lands Map .....		4a
GIS Aerial Map .....		4b
GIS Aerial Map .....		4c

## Summary Sheet

---

**Meeting dates:** AUGUST 8 & 9 , 2014  
**Agenda item:** PROPOSED LAND TRANSACTIONS  
**Presenter(s):** Clay Sprague

---

**Background summary:**

The Department is recommending the following actions:

- Item 1 – Proposed Conservation Easement of 86.25 acres in Okanogan County
  - Item 2 – Proposed Conservation Easement of 232.97 acres in Okanogan County
  - Item 3 – Proposed Acquisition of 2,588.27(+/-) acres in Yakima County
  - Item 4 – Proposed Acquisition of 305 (+/-) acres in Yakima County
- 

**Policy issue(s) you are bringing to the Commission for consideration:**

Protecting critical fish and wildlife habitat, providing public recreational opportunity, and responsible property management.

---

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

Item 1 – This acquisition of a conservation easement is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. This action will be funded by a grant from the Washington Wildlife and Recreation Program and USFWS section 6 program. Authority for this acquisition is provided in the capital budget.

Item 2- This acquisition of a conservation easement is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. This purchase will be funded by a grant from the U.S. Fish and Wildlife Service Section 6 program. Authority for this acquisition is provided in the capital budget.

Item 3 and Item 4 – These acquisitions are part of the Cowiche Watershed project and have been evaluated by the Department Lands 20/20 process. This purchase will be funded by mitigation funding through the Dept. of Ecology.

---

**Action requested:**

Approval of the proposed land transactions as presented.

---

**Draft motion language:**

Move to approve the proposed land transactions as presented.

---

**Justification for Commission action:**

This action will provide protection for critical fish and wildlife habitat, provide public recreational opportunity, and address responsible property management.

---

**Communications Plan:**

WDFW will provide a press release informing the public of this action and proceed forward to closing these transactions.

---

**Budget Detail for August 8-9, 2014 Fish and Wildlife Commission Meeting  
Land Acquisition Agenda Item**

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Hill CE	86.25	\$ 550,000.00	Silver Side Channel Protection Methow Watershed PH 7	RCO - SRFB USFWS-S6	Z41 Q53	#REF!	\$ 185,000.00 \$ 4,500,000.00	\$ 97,799.00 \$ 748,721.00	\$ - \$ 280,020.00
Maltais CE	232.97	\$ 755,000.00	Methow Watershed PH 7 Methow Watershed PH 8	USFWS-S6 USFWS-S6	Q53 Q53	#REF! #REF!	\$ 4,500,000.00 \$ 3,500,000.00	\$ 280,020.00 \$ 1,281,741.00	\$ - \$ 784,111.00
Tieton Cattle Assoc	2,588.27	\$ 1,380,000.00	KID Red Mtn Shrub Step OCR Cowiche Canyon	WDFW - Mitigation DOE-OCR	M30 Z41	\$ 1,545,693.00 \$ -	\$ 500,000.00 \$ 1,108,699.00	\$ 500,562.00 \$ 1,108,699.00	\$ - \$ 187,861.00
Corrado / Rightmire	305.08	\$ 170,000.00	OCR Cowiche Canyon	DOE-OCR	Z41	\$ -	\$ 1,108,699.00	\$ 187,861.00	\$ 12,761.00

USFWS-S6 = US Fish & Wildlife Service Section 6 Grant  
RCO -WWRP= Recreation Conservation Office - Washington Wildlife Recreation Program  
RCO -SRFB= Recreation and Conservation Office - Salmon Recovery Funding Board  
WDFW-Mitigation= Mitigation Funds from Yakima Tieton Irrigation District  
DOE-OCR = Department of Ecology - Office of Columbia River

\*\* Post Action Grant Balance

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

August 8, 2014

TO: Philip Anderson, Director

FROM: Clay Sprague, Lands Division Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE SILVER SIDE  
CHANNEL PROPERTY CONSERVATION EASEMENT, GOLDEN  
DOE UNIT, METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has secured an option to purchase a conservation easement on approximately 86.25 acres, known as Silver Side Channel Property. This acquisition is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. This action will be funded by a grant from the Washington Wildlife and Recreation Program and the U.S. Fish and Wildlife Service. Authority for this acquisition is provided in the capital budget.

This property is located in the Methow Valley, approximately four miles south of Twisp and is bounded on the east by Highway 153 and on its west by WDFW lands. The terms of the conservation easement prohibit subdivision, restrict development, restrict grazing to a level described as "slight", being 1% -20% use, defined as, "Practically undisturbed. Only choice areas and choice forage grazed.", and allow for fencing of the riparian area to protect the conservation values of the property. The property has approximately one half mile of frontage on a side channel of the Methow River, referred to as the Silver Side Channel. Protecting this property with a conservation easement will provide substantial long term protection for listed steelhead, spring Chinook and bull trout, and preserve it for wildlife movement, including migratory mule deer.

The conservation easement will be managed within the Wildlife Program as part of the Golden Doe Unit, Methow Wildlife Area. Because this is a conservation easement, there are no operation and maintenance costs. However, monitoring costs are estimated at \$750 annually. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this conservation easement at the reviewed and approved appraised value of:

86.25 acres for \$550,000.00

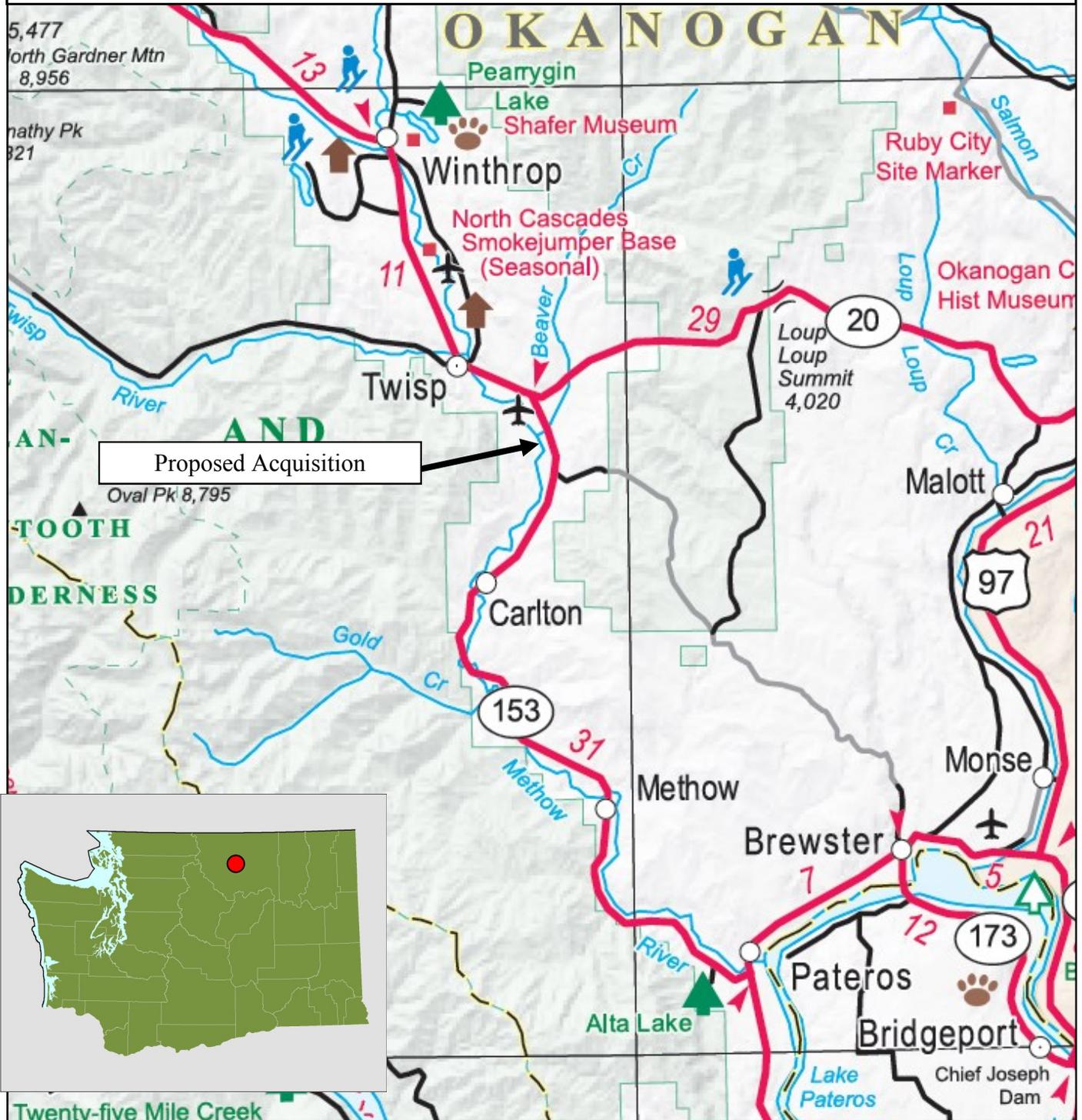
The Department recommends the Commission approve the acquisition of the 86.25-acre Silver Side Channel property conservation easement for the appraised value of \$550,000.00.

**ITEM 1: PROPOSED CONSERVATION EASEMENT ACQUISITION  
SILVER SIDE CHANNEL PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTION 2, T 32N, R 22E, W.M.  
SECTION 35, T 33N, R 22E, W.M.**

**ACRES: 86 (+/-)**

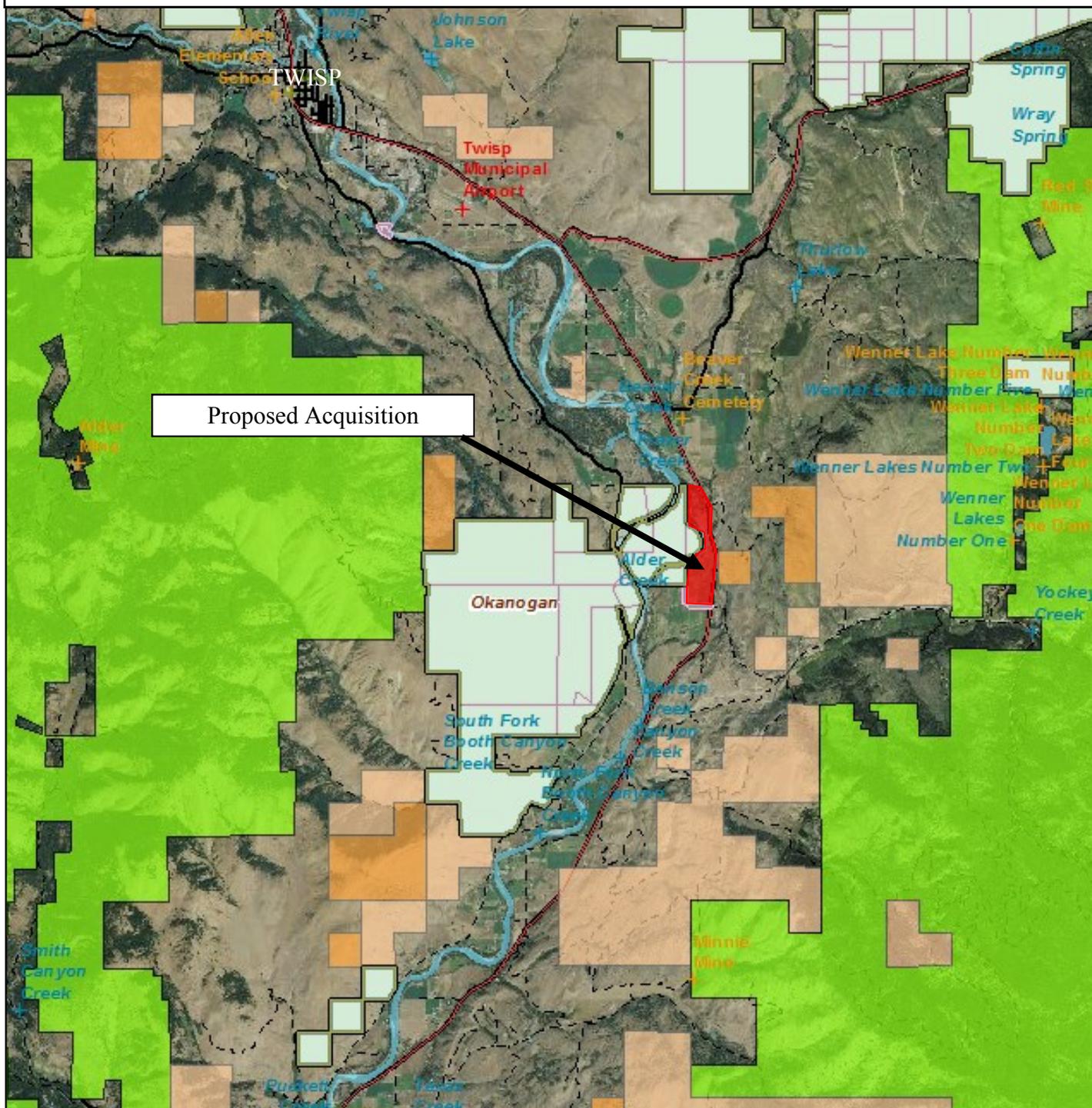


**ITEM 1: PROPOSED CONSERVATION EASEMENT ACQUISITION  
SILVER SIDE CHANNEL PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTION 2, T 32N, R 22E, W.M.  
SECTION 35, T 33N, R 22E, W.M.**

**ACRES: 86 (+/-)**

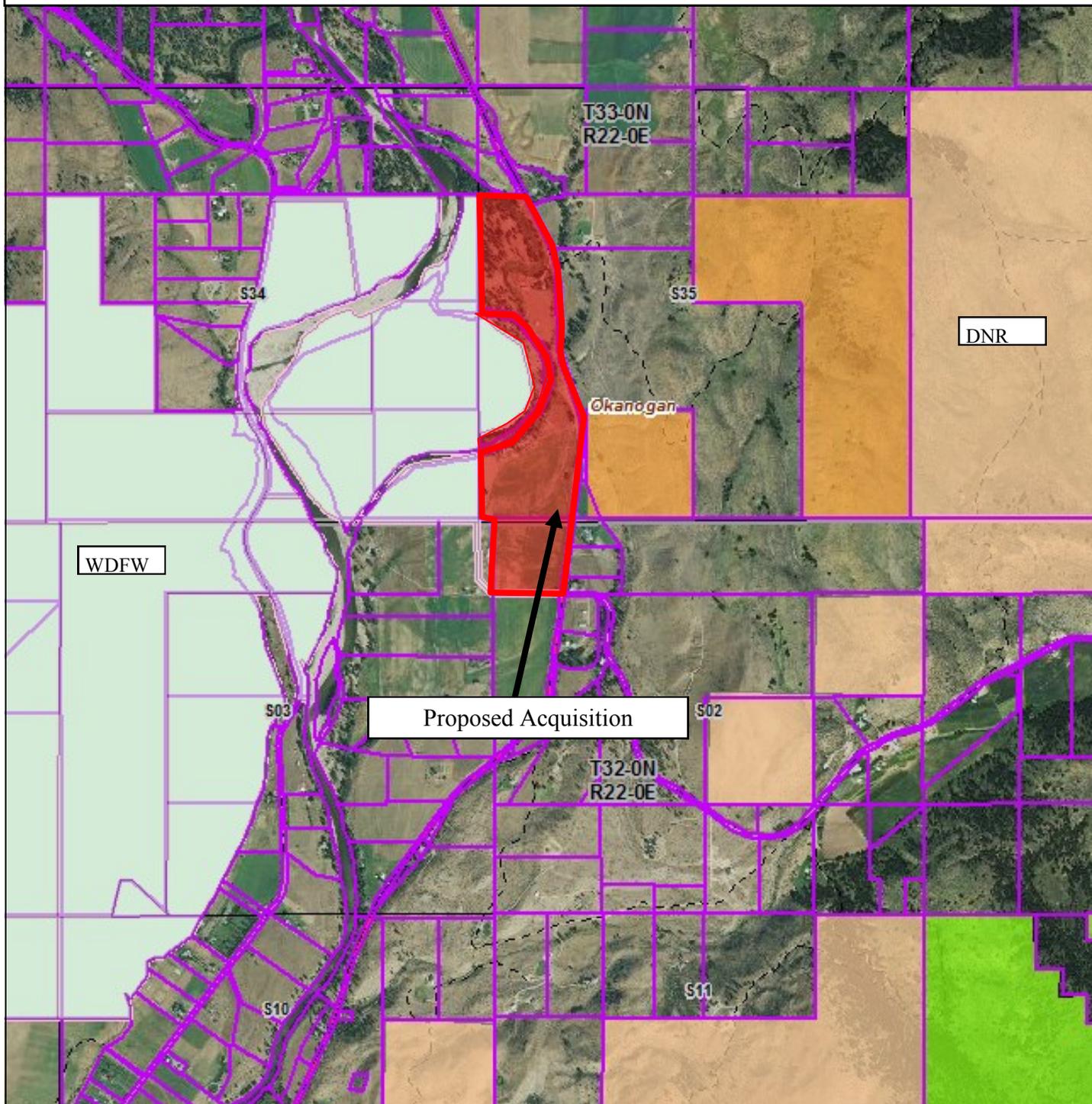


**ITEM 1: PROPOSED CONSERVATION EASEMENT ACQUISITION  
SILVER SIDE CHANNEL PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTION 2, T 32N, R 22E, W.M.  
SECTION 35, T 33N, R 22E, W.M.**

**ACRES: 86 (+/-)**



**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

August 8, 2014

TO: Philip Anderson, Director

FROM: Clay Sprague, Lands Division Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE MALTAIS PROPERTY  
CONSERVATION EASEMENT, METHOW UNIT, METHOW  
WILDLIFE AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has secured an option to purchase a conservation easement on 232.97 acres of the Kim Maltais property. This acquisition is part of the Methow Watershed project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to protect forest land, riparian and in-stream habitats, and key migration routes for mule deer in the Methow Watershed. This purchase will be funded by a grant from the U.S. Fish and Wildlife Service Section 6 program. Authority for this acquisition is provided in the capital budget.

This property is located in Methow Valley, approximately 6 miles east of the town of Twisp. The property consists of forested hillsides sloping to Fraser Creek and Highway 20, across the highway from the Methow Wildlife Area, adjoining other lands this landowner recently conveyed to WDFW. The property is currently used primarily for recreation and wildlife habitat, but it has a high potential for conversion to subdivision and residential development. The current owner prefers WDFW acquire a conservation easement on the property, forever protecting the wildlife habitat. The conservation easement will prohibit subdivision and development, require a Timber Management Plan for timber harvests, and restrict grazing to a level described as "slight", being 1% -20% use, defined as, "Practically undisturbed. Only choice areas and choice forage grazed." This acquisition will protect the wildlife habitat benefits, which include migration corridor for large mammals, forest land, riparian and in-stream habitats.

The conservation easement will be managed within the Wildlife Program as part of the Methow Unit, Methow Wildlife Area. Because this is a conservation easement, there is no operation and maintenance costs. However, monitoring costs are estimated at \$750 annually. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this conservation easement at the reviewed and approved appraised value of:

232.97 acres for \$755,000.00

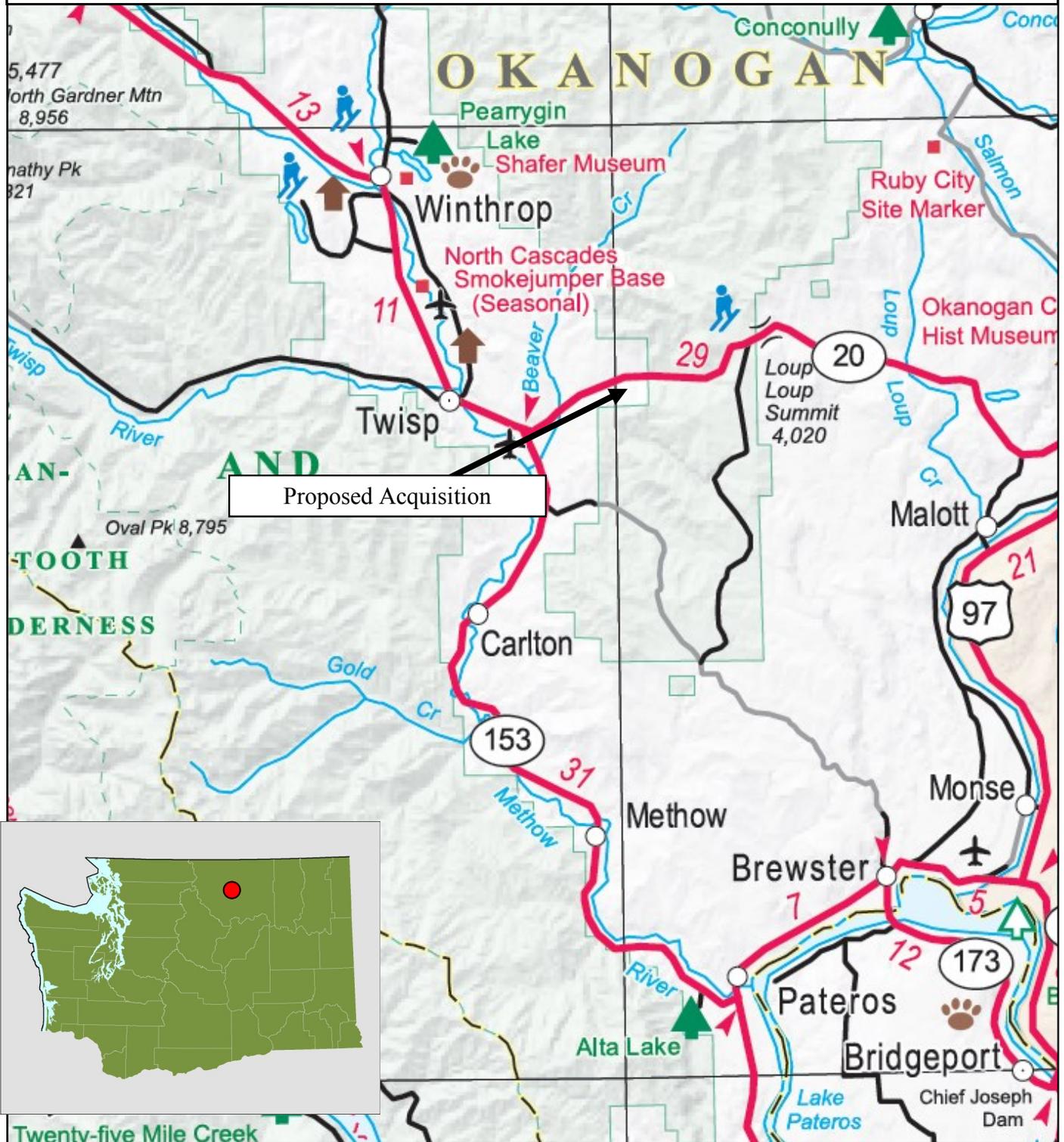
The Department recommends the Commission approve the acquisition of the 232.97-acre Maltais property conservation easement for the appraised value of \$755,000.00.

**ITEM 2: PROPOSED CONSERVATION EASEMENT ACQUISITION  
MALTAIS PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 7, 8, & 17, T 33N, R 23E, W.M.**

**ACRES: 232.97 (+/-)**

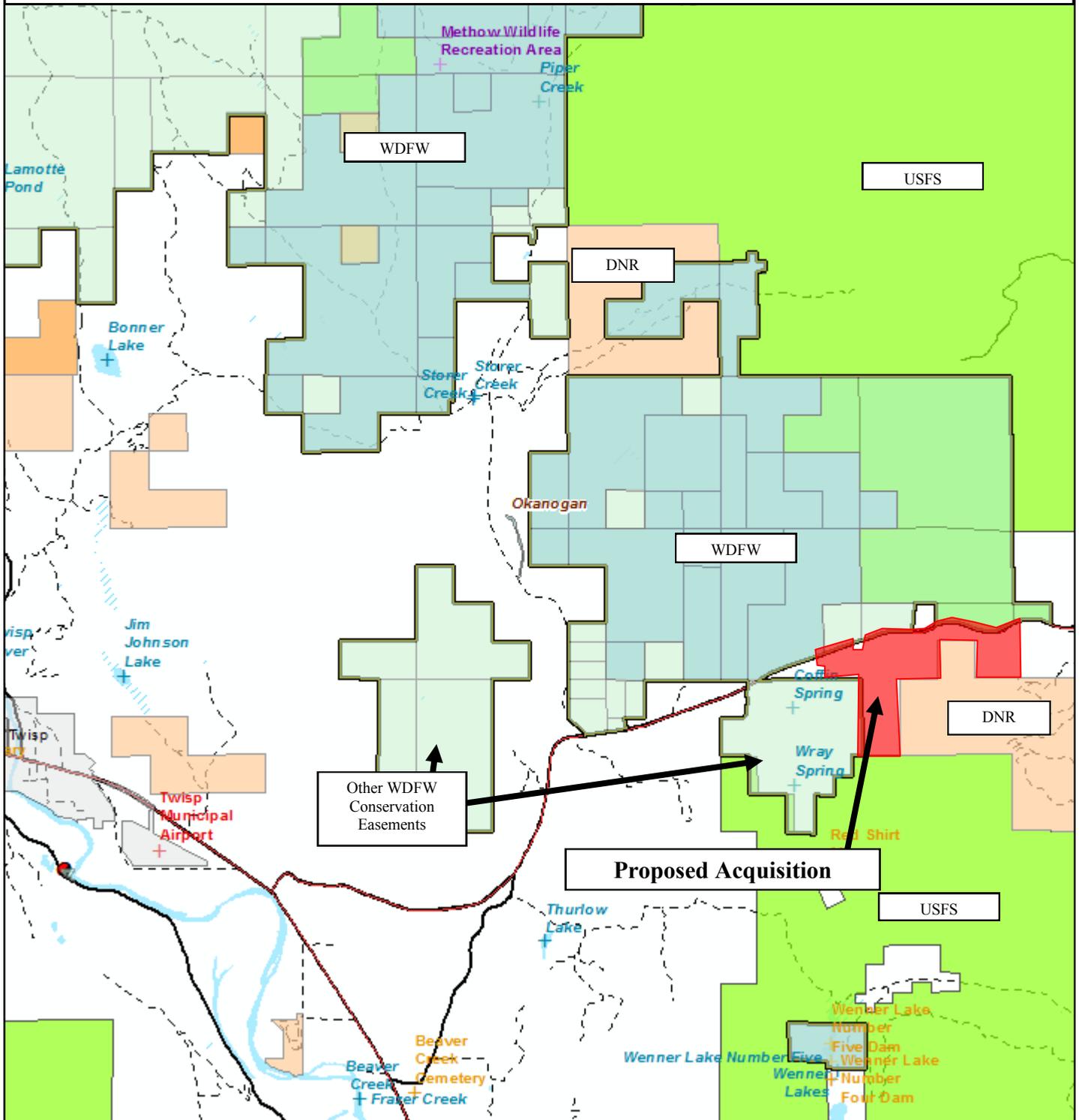


**ITEM 2: PROPOSED CONSERVATION EASEMENT ACQUISITION  
MALTAIS PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 7, 8, & 17, T 33N, R 23E, W.M.**

**ACRES: 232.97 (+/-)**

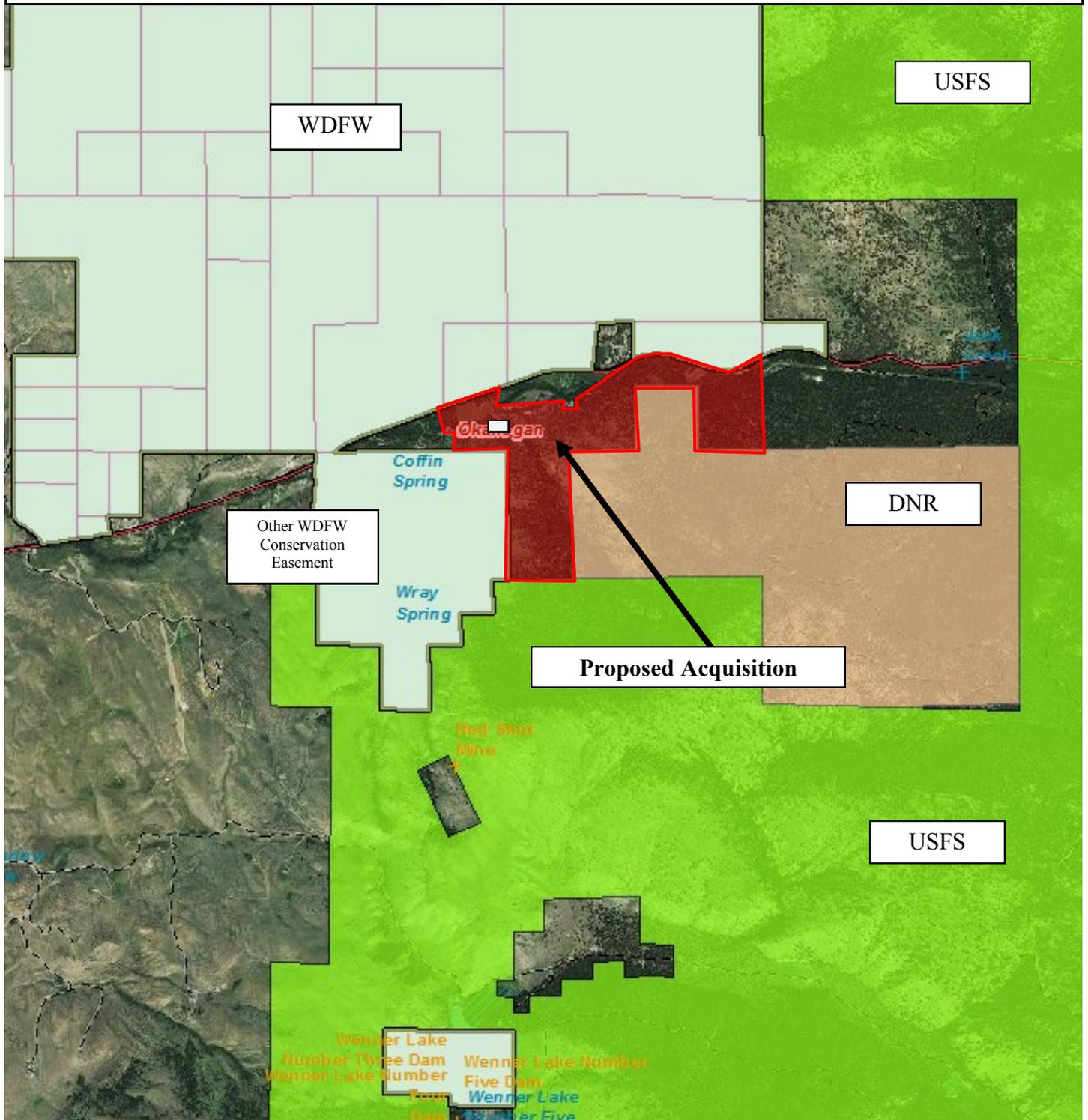


**ITEM 2: PROPOSED CONSERVATION EASEMENT ACQUISITION  
MALTAIS PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 7, 8, & 17, T 33N, R 23E, W.M.**

**ACRES: 232.97 (+/-)**



**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

August 8, 2014

TO: Philip Anderson, Director

FROM: Clay Sprague, Lands Division Manager

**SUBJECT: ITEM 3: PROPOSED ACQUISITION OF THE TIETON CATTLE ASSOCIATION, INC. PROPERTY, OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) proposes to purchase the 2,588.27-acre Tieton Cattle Association, Inc. property in Yakima County. This property has been evaluated and approved through the Lands 20/20 process for acquisition. Funding for the project comes from Department of Ecology and Kennewick Irrigation District to mitigate for shrub steppe losses due to conversion to irrigated agriculture, as a result of the Columbia River Project. Authority for this acquisition is provided by the capital budget.

This property is within the Cowiche Project Envelope, north and west of the City of Yakima, and nestled between the Oak Creek Wildlife Area and the Wenatchee National Forest. It is adjacent to the Corrado/Rightmire property also proposed at this time for WDFW acquisition. Acquisition of this property will complement the existing wildlife area; protect a large area of high quality shrub-steppe habitat, benefiting elk, mule deer and big horn sheep; and protect significant wildlife migration corridors. The property will be subject to an existing cattle grazing lease, until November, 2018, and will be subject to a cattle grazing easement that assigns the grazing management of the property to the Cowiche Canyon Conservancy (CCC). Grazing of the property will not exceed a degree of use described as moderate, being 21-40% use, defined as: "Most of the accessible range shows grazing. Little or no use of poor forage. Little trailing to grazing." Grazing activities must be consistent with, and are subject to, the overall management of the Property for habitat protection and restoration, and CCC will work with WDFW in developing a grazing management plan. The Rocky Mountain Elk Foundation secured this opportunity for WDFW and CCC.

The property will be managed within the Wildlife Program as part of the Oak Creek Wildlife Area. Operation and maintenance costs are anticipated to be \$20,700 annually to WDFW to address weed control and litter issues. Payments in lieu of property tax are estimated at \$2590. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of: \$1,380,000.00 for 2,588.27 acres

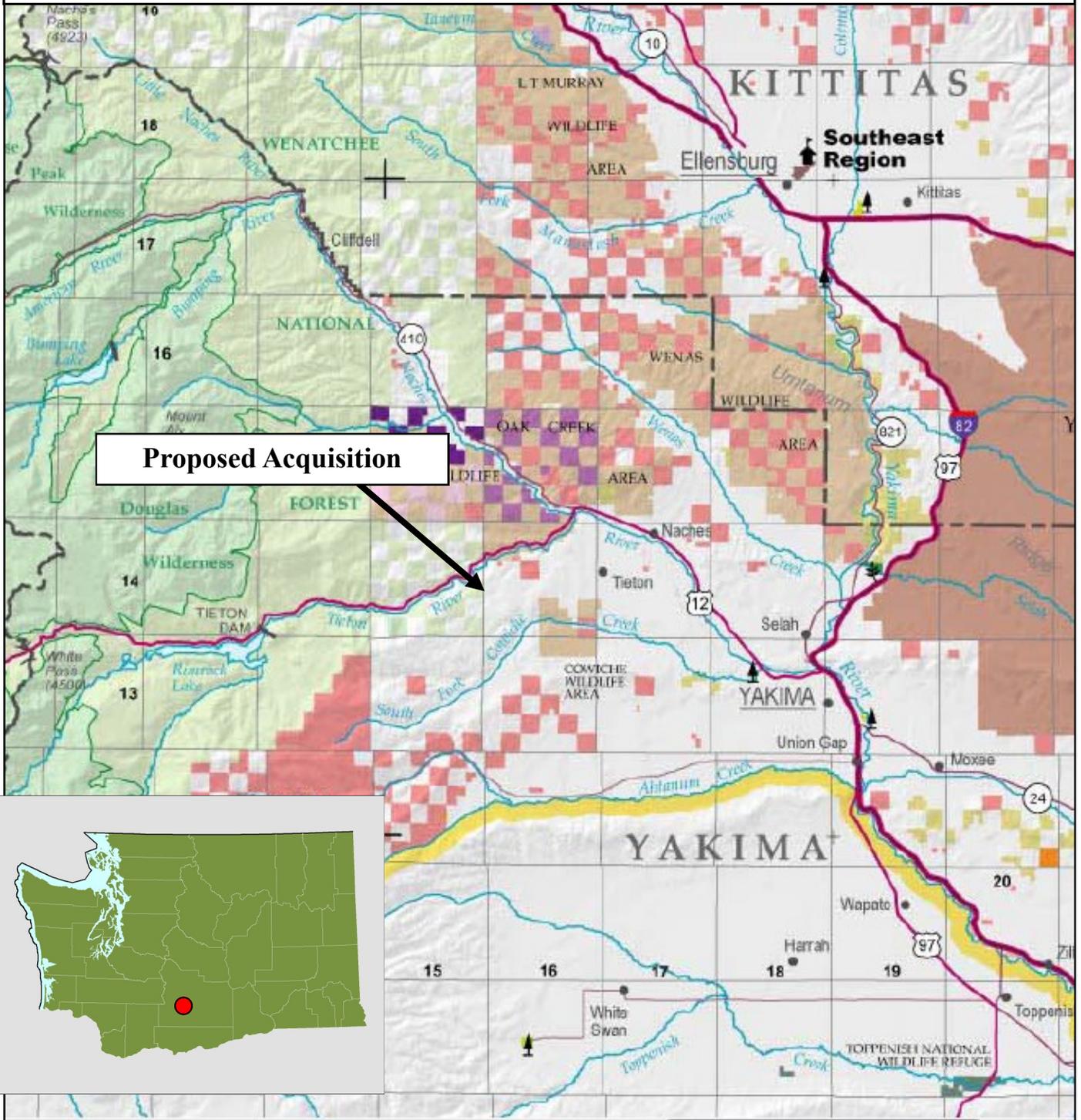
This appraised value includes the value of the grazing easement being granted to CCC. The Department recommends the Commission approve the acquisition of the 2,588.27-acre Tieton Cattle Association, Inc. property for the appraised value of \$1,380,000.00, subject to the CCC grazing easement.

**ITEM 3: PROPOSED ACQUISITION  
TIETON CATTLE ASSOCIATION INC. PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTIONS 17, 18, 19, T14N, R16E, W.M.  
SECTIONS 25 & 35, T14N, R15E, W.M.**

**ACRES: 2,588 (+/-)**

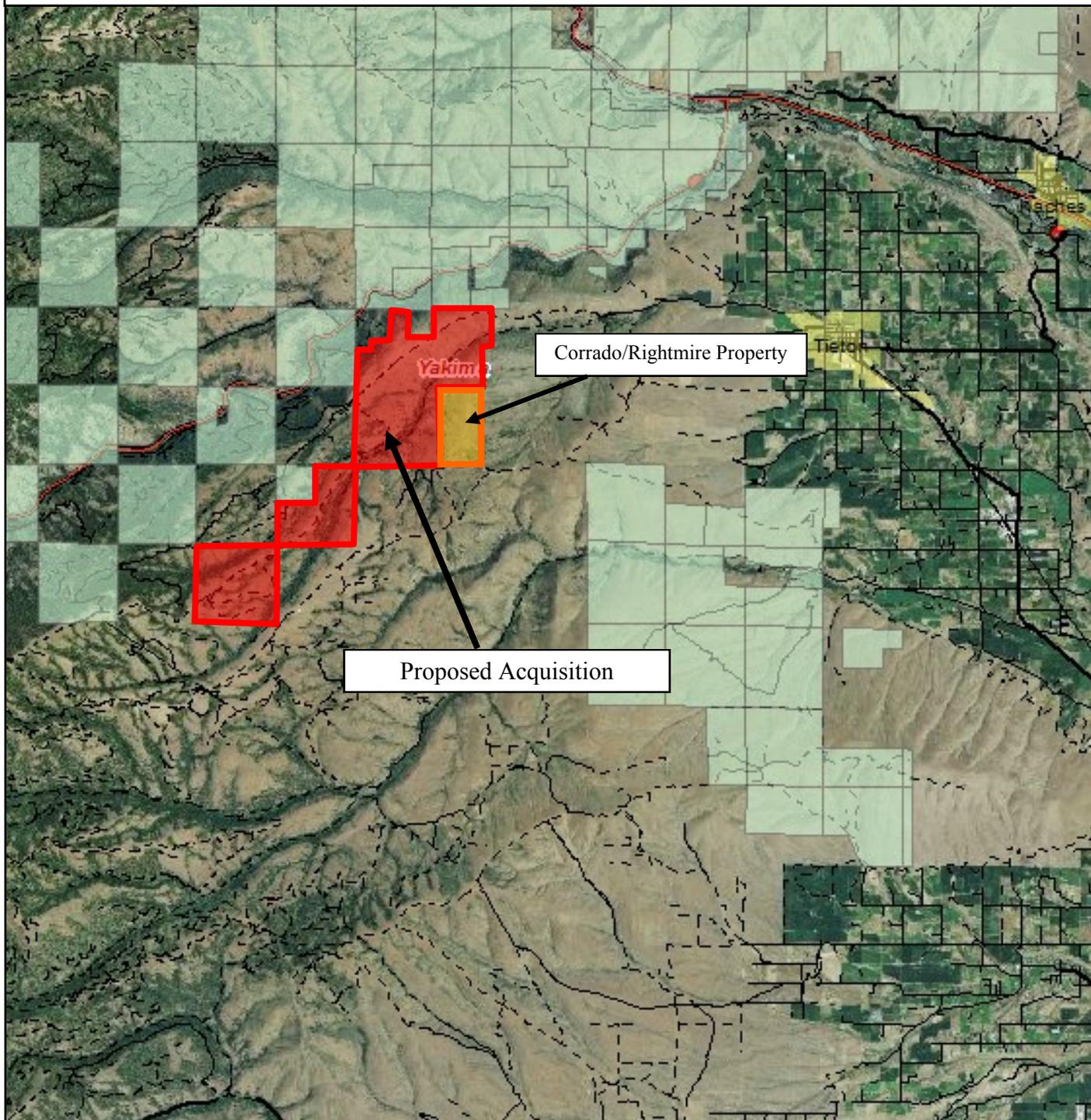


**ITEM 3: PROPOSED ACQUISITION  
TIETON CATTLE ASSOCIATION INC. PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTIONS 17, 18, 19, T14N, R16E, W.M.  
SECTIONS 25 & 35, T14N, R15E, W.M.**

**ACRES: 2,588 (+/-)**

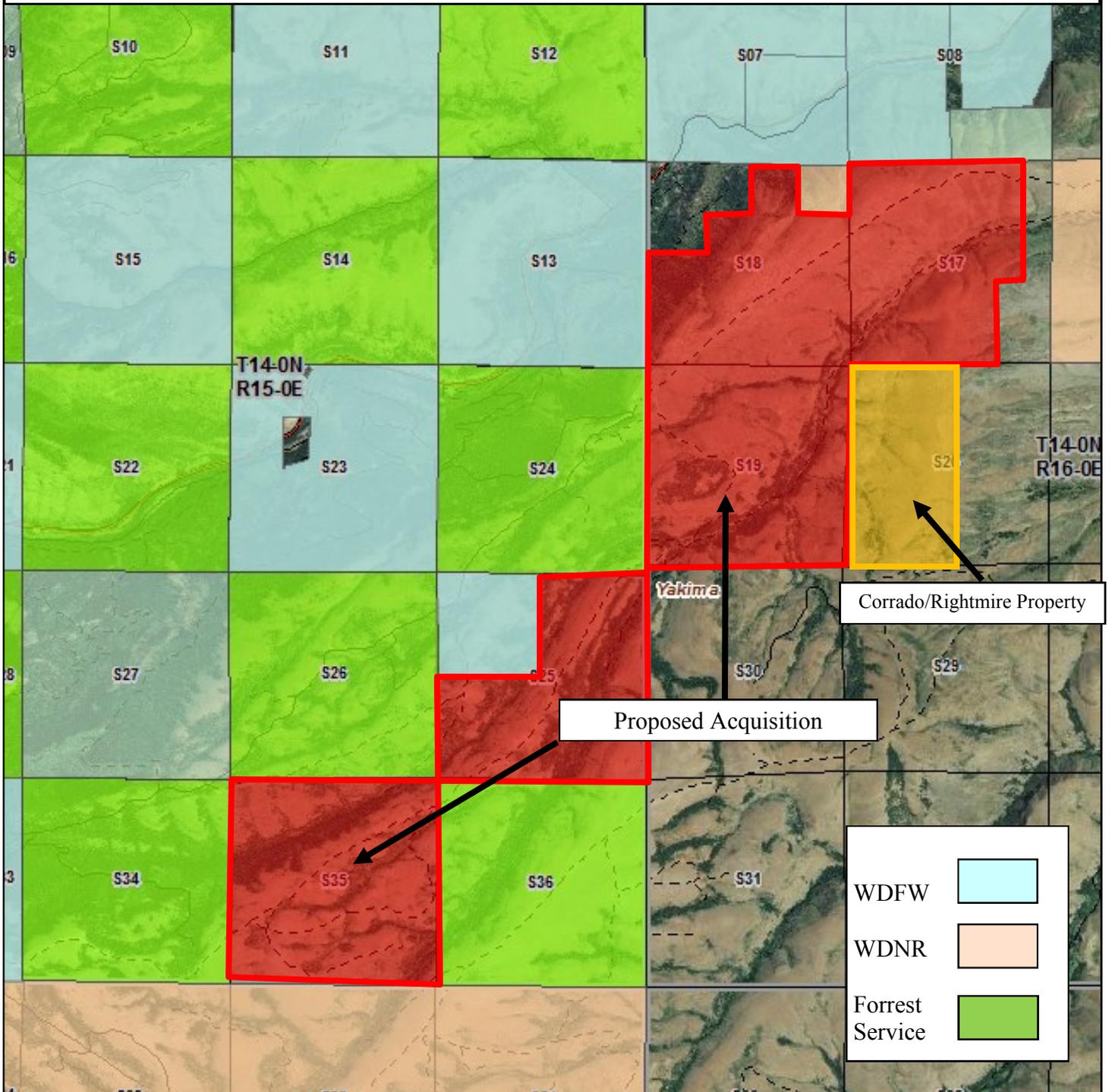


**ITEM 3: PROPOSED ACQUISITION  
TIETON CATTLE ASSOCIATION INC. PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTIONS 17, 18, 19, T14N, R16E, W.M.  
SECTIONS 25 & 35, T14N, R15E, W.M.**

**ACRES: 2,588 (+/-)**



**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

August 8, 2014

TO: Philip Anderson, Director

FROM: Clay Sprague, Lands Division Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE CORRADO/RIGHTMIRE  
PROPERTY, OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) proposes to purchase the 305.08-acre Corrado/Rightmire property in Yakima County. This property has been evaluated and approved through the Lands 20/20 process for acquisition. Funding for the project comes from Department of Ecology and Kennewick Irrigation District to mitigate for shrub steppe losses due to conversion to irrigated agriculture, as a result of the Columbia River Project. Authority for this acquisition is provided by the capital budget.

This property is within the Cowiche Project Envelope, north and west of the City of Yakima, and nestled between the Oak Creek Wildlife Area and the Wenatchee National Forest. It is adjacent to the Tieton Cattle Association property also proposed at this time for WDFW acquisition. Acquisition of this property will complement the existing wildlife area; protect a large area of high quality shrub-steppe habitat, benefiting elk, mule deer and big horn sheep; and protect significant wildlife migration corridors. The property will be subject to an existing cattle grazing lease to a long-time grazing tenant, until November, 2018, and will be subject to a cattle grazing easement that assigns the grazing management of the property to the Cowiche Canyon Conservancy (CCC). Grazing of the property will not exceed a degree of use described as moderate, being 21-40% use, defined as: "Most of the accessible range shows grazing. Little or no use of poor forage. Little trailing to grazing." Grazing activities must be consistent with, and are subject to, the overall management of the Property for habitat protection and restoration, and CCC will work with WDFW in developing a grazing management plan. The Rocky Mountain Elk Foundation secured this opportunity for WDFW and CCC.

The property will be managed within the Wildlife Program as part of the Oak Creek Wildlife Area. Operation and maintenance costs are anticipated to be \$2440 annually to WDFW to address weed control and litter issues. Payments in lieu of property tax are estimated at \$305. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

\$170,000.00 for 305.08 acres

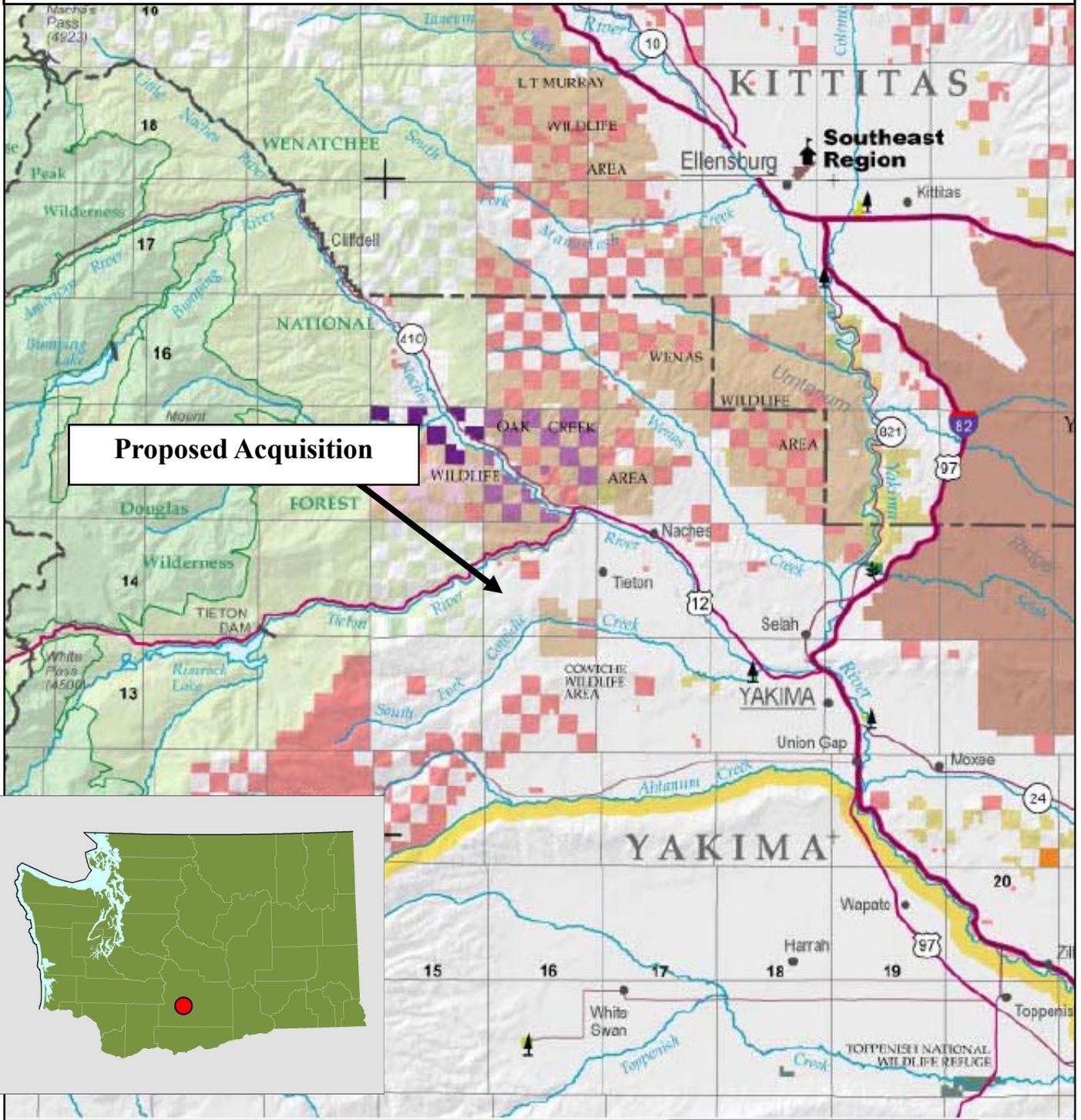
This appraised value includes the value of the grazing easement being granted to CCC. The Department recommends the Commission approve the acquisition of the 305.08-acre Corrado/Rightmire property for the appraised value of \$170,000.00, subject to the CCC grazing easement.

**ITEM 4: PROPOSED ACQUISITION  
CORRADO/RIGHTMIRE PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTION 20, T14N, R16E, W.M.**

**ACRES: 305 (+/-)**

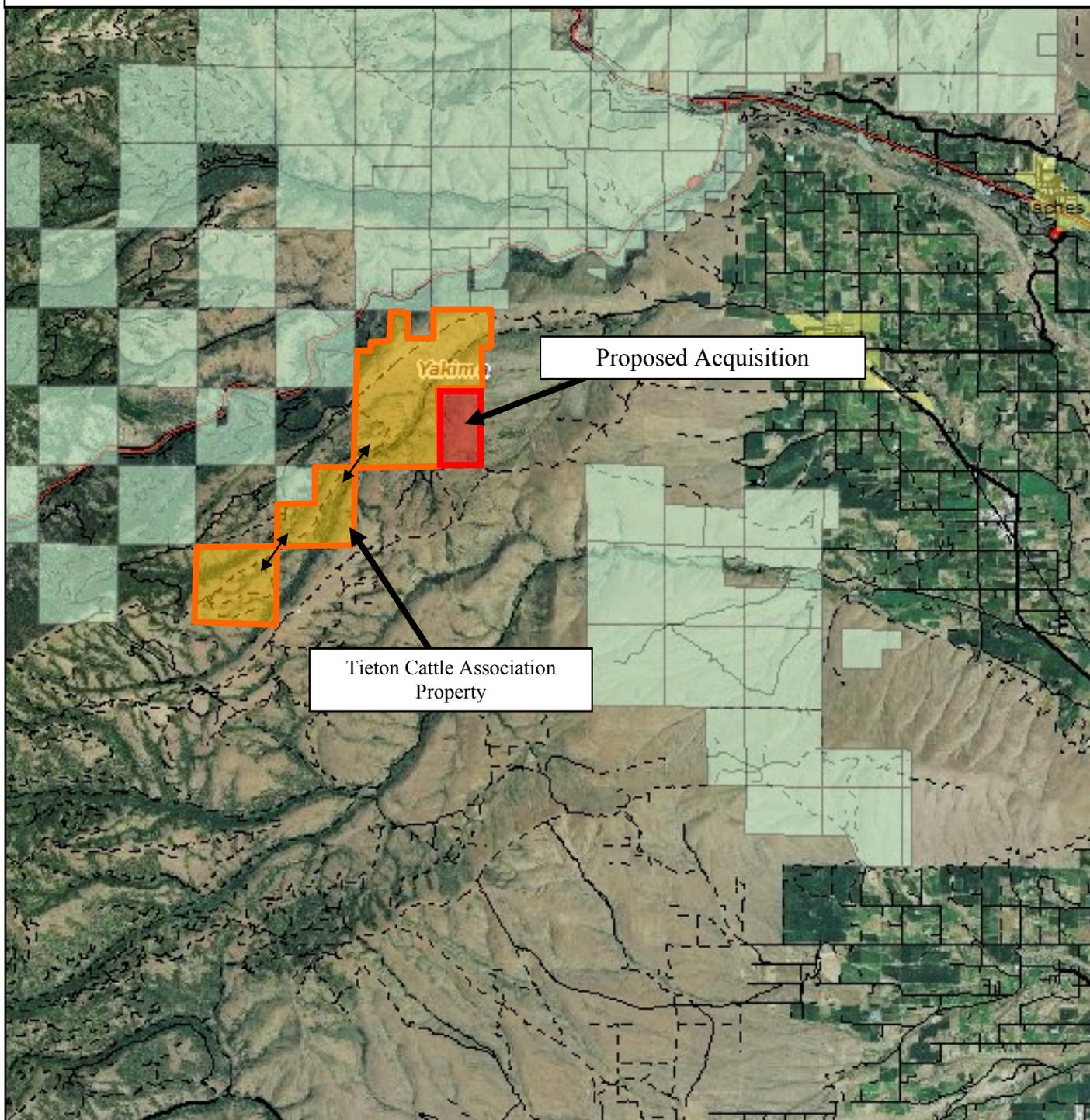


**ITEM 4: PROPOSED ACQUISITION  
CORRADO/RIGHTMIRE PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTION 20, T14N, R16E, W.M.**

**ACRES: 305 (+/-)**



**ITEM 4: PROPOSED ACQUISITION  
CORRADO/RIGHTMIRE PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTION 20, T14N, R16E, W.M.**

**ACRES: 305 (+/-)**

