

LAND TRANSACTIONS

June 27, 2025

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Fish and Wildlife Commission Presentation Summary/Decision Sheet

Meeting date:

6/27/2025

Agenda item:

5. Land Transactions

Presenter(s):

Matthew Trenda, Real Estate Services Manager

Item 1: Transfer of .34 (+/-) Acres in Jefferson County, Region 6**North Olympic Wildlife Area, Chimacum Unit, Chimacum Addition Property****Background summary**

The proposed Chimacum Addition property includes two parcels totaling .34 (+/-) acres and will be added to the Chimacum Wildlife Area Unit of the North Olympic Wildlife Area in Jefferson County, which is in WDFW's Region 6. This acquisition will fill a gap in the protection of Chimacum Creek, which provides spawning and rearing habitat for Federally Threatened Hood Canal Summer Chum and Puget Sound Winter Steelhead, plus Federal Candidate coho. The Lower Chimacum Creek Fish and Wildlife Management Plan states: "Known fish species in the watershed systems include summer/fall chum and coho salmon, steelhead, resident and anadromous cutthroat trout, rainbow trout, sculpins, three spine sticklebacks, pacific lamprey, and brook lamprey." The North Pacific Lowland Riparian Forest and Shrubland located here are Habitats of Greatest Conservation Need (HGCM) and Ecological Systems of Concern (ESOC), and this acquisition will enhance and expand the conservation benefits provided by the adjoining WDFW lands to the east of the property. Light recreation can occur on this land.

The Chimacum property was approved through Lands 20/20 in 2023, and it will be accepted as a transfer from The Jefferson Land Trust.

Ongoing operation and maintenance costs for this proposed property are expected to be \$2,500 annually and will likely be included in WDFW's 9V decision package for ongoing operation and maintenance for newly acquired land.

Per [RCW 77.12.201](#), Jefferson County does not currently opt into PILT (Payment in Lieu of Taxes) as provided for in [RCW 77.12.203](#).

Item 2: Transfer of 9,055(+/-) Acres in Grant County, Region 2**Columbia Basin Wildlife Area, Beezley Hills Unit, Beezley Hills Property A****Background summary**

The proposed Beezley Hills A property includes 9,055 (+/-) acres and will become a new wildlife area unit, to be known as the Beezley Hills Unit, of the Columbia Basin Wildlife Area in Grant County, which is in WDFW's Region 2. This project will facilitate threatened and endangered species recovery,

particularly for the federally endangered distinct population segment of Columbia Basin pygmy rabbit, by protecting the lands and actively using the lands to support objectives in the USFWS Pygmy Rabbit Recovery Plan. State endangered greater sage grouse also use these lands, and all areas are within historic range. Additionally, state candidate Washington ground squirrels and white-tailed jackrabbits are known to occur within the property.

By acquiring this property, WDFW will simplify species recovery projects (translocations, captive infrastructure, etc.) and perhaps expand funding opportunities for habitat management, post-fire recovery, local fire protection district contracts, etc., potentially resulting in enhanced stewardship of the lands.

Recreation on this land could include hunting, bird watching, hiking, and wildlife viewing, as well as educational student field trips.

The Beezley Hills A property was approved through Lands 20/20 in 2023, and it will be accepted as a transfer from The Nature Conservancy. Of the 9,055(+/-) acres, 575 (+/-) will be transferred with a deed restriction as is held on those same acres by The Nature Conservancy.

Ongoing operation and maintenance costs for this proposed property are expected to be \$125 per acre and will likely be included in WDFW's 9V decision package for ongoing operation and maintenance for newly acquired land.

Per [RCW 77.12.201](#), Grant County does currently opt into PILT (Payment in Lieu of Taxes) as provided for in [RCW 77.12.203](#). This property is expected to add an additional \$5,933 annually to Grant County's PILT payment.

Staff Recommendation:

Staff recommend Commission approval to acquire property and accept the agreement renewal pursuant to [RCW 77.12.037](#).

Policy issue(s) and expected outcome:

Protecting critical habitat and riparian habitat and providing recreational opportunities.

Fiscal impacts of agency implementation:

Operation and maintenance costs.

Action requested and/or proposed next steps:

Approval of the land transactions as presented.

Draft motion language:

Motion: I move to approve the land 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.

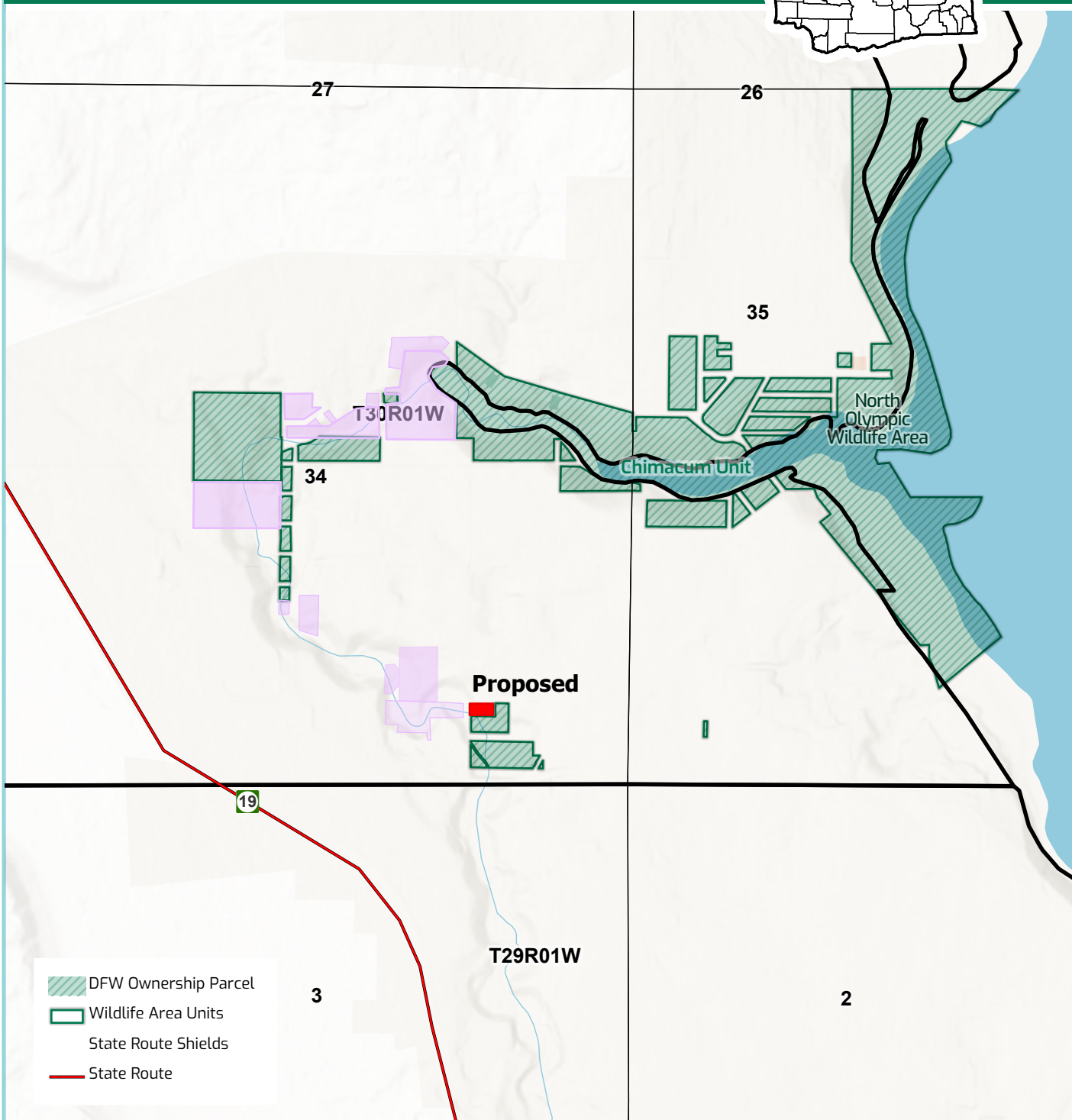
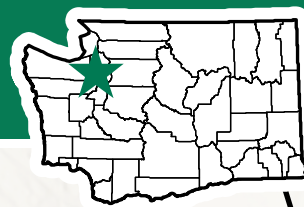
Post decision communications plan:

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

Chimacum Addition, North Olympic Wildlife Area, Chimacum Unit

County: Jefferson

Legal Description: Township 30N, Range 01W, W.M., Section 34



Department of Fish and Wildlife



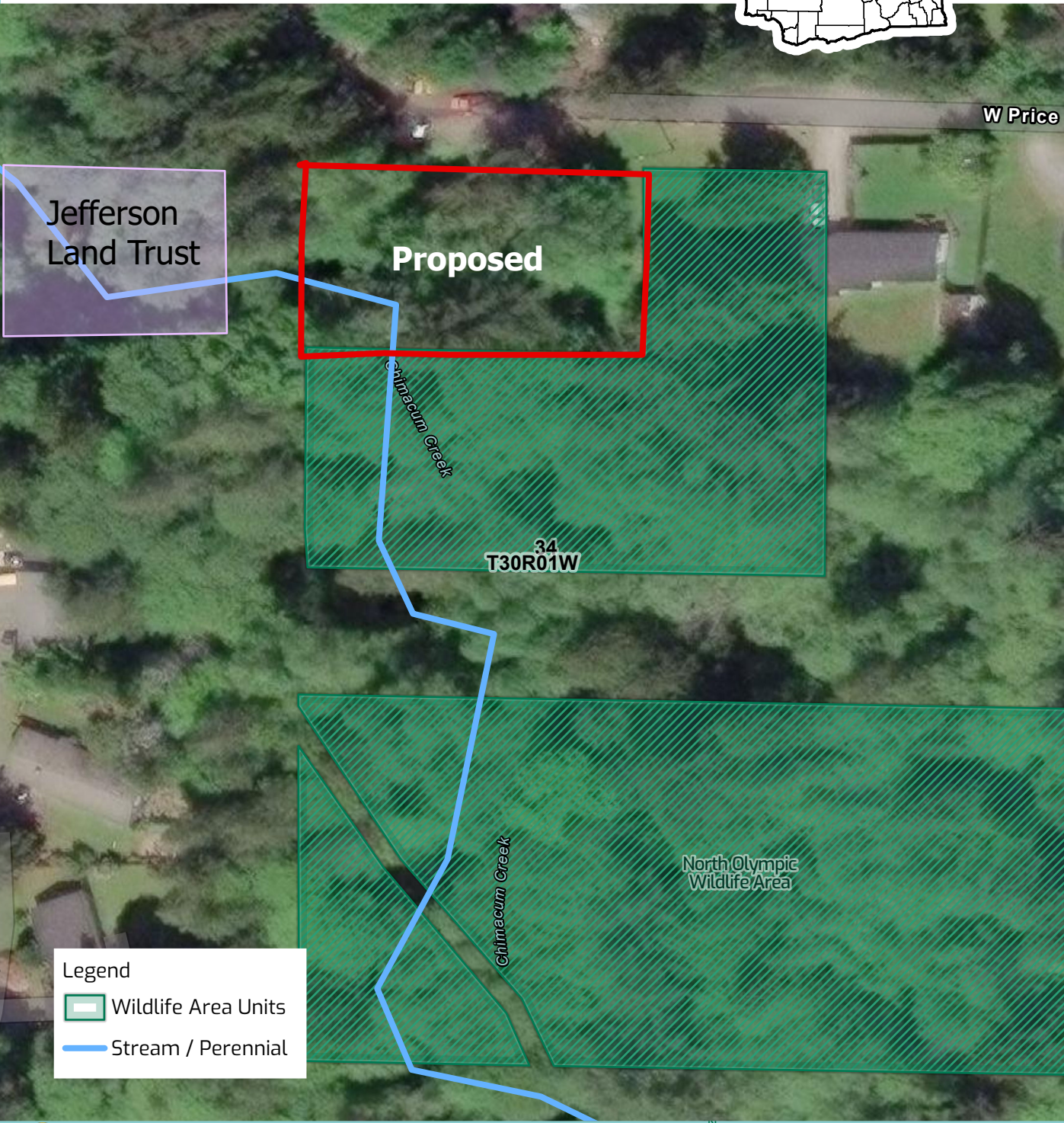
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Chimacum Addition, North Olympic Wildlife Area, Chimacum Unit

County: Jefferson

Legal Description: Township 30N, Range 01W W.M., Section 34



Legend

-  Wildlife Area Units
-  Stream / Perennial



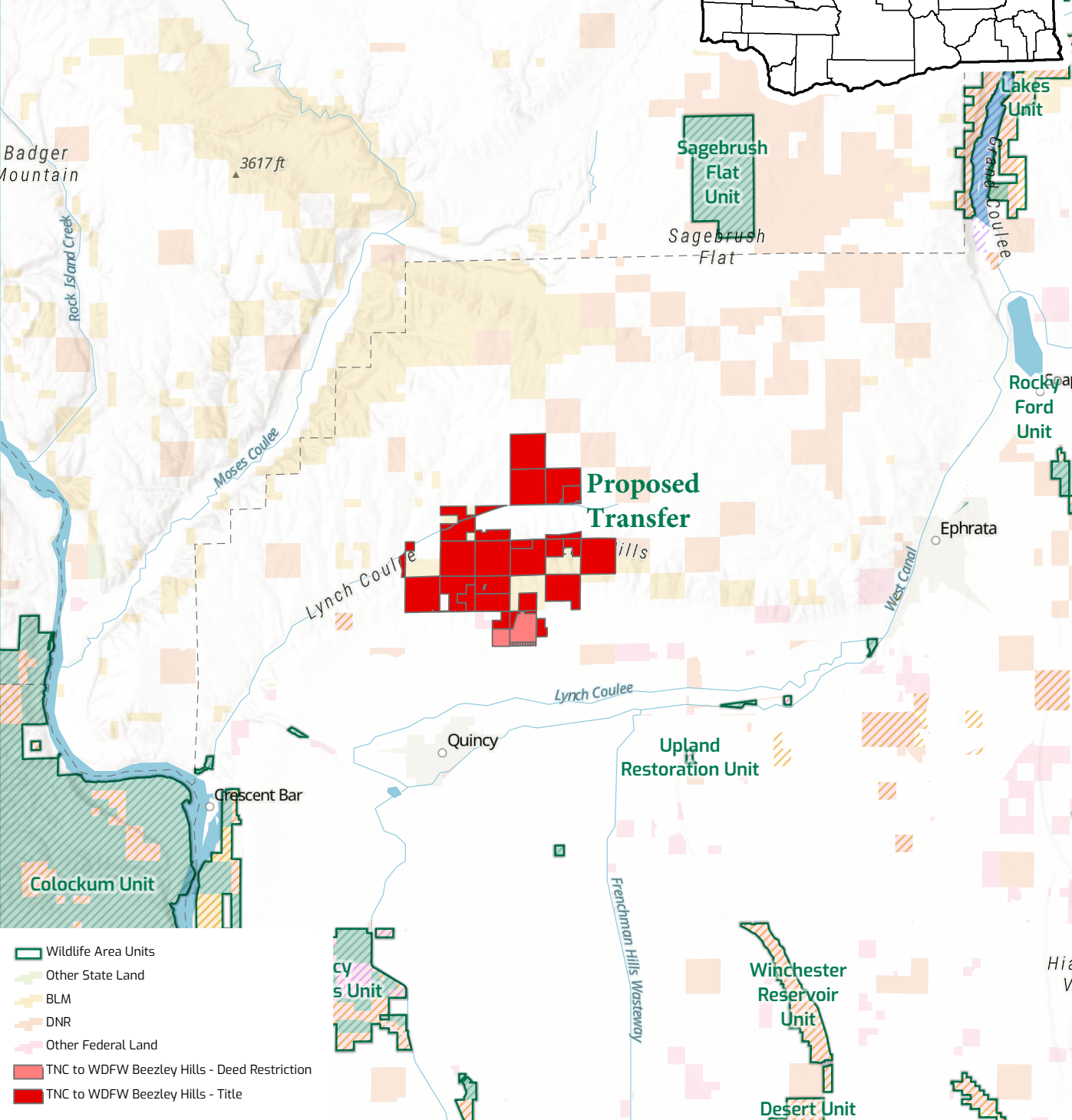
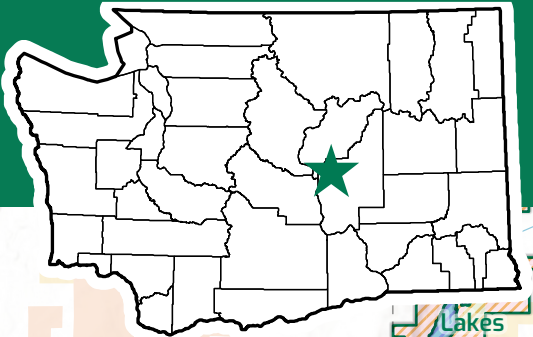
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Beezley Hills Property A

County: Grant
Legal Description: Township 21N, Range 24E of W.M.,
Sections 2, 3, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27 & 28
Township 21N, Range 23E, W.M., Section 13
Township 22N, Range 24E, W.M., Section 34



- Wildlife Area Units
- Other State Land
- BLM
- DNR
- Other Federal Land
- TNC to WDFW Beezley Hills - Deed Restriction
- TNC to WDFW Beezley Hills - Title



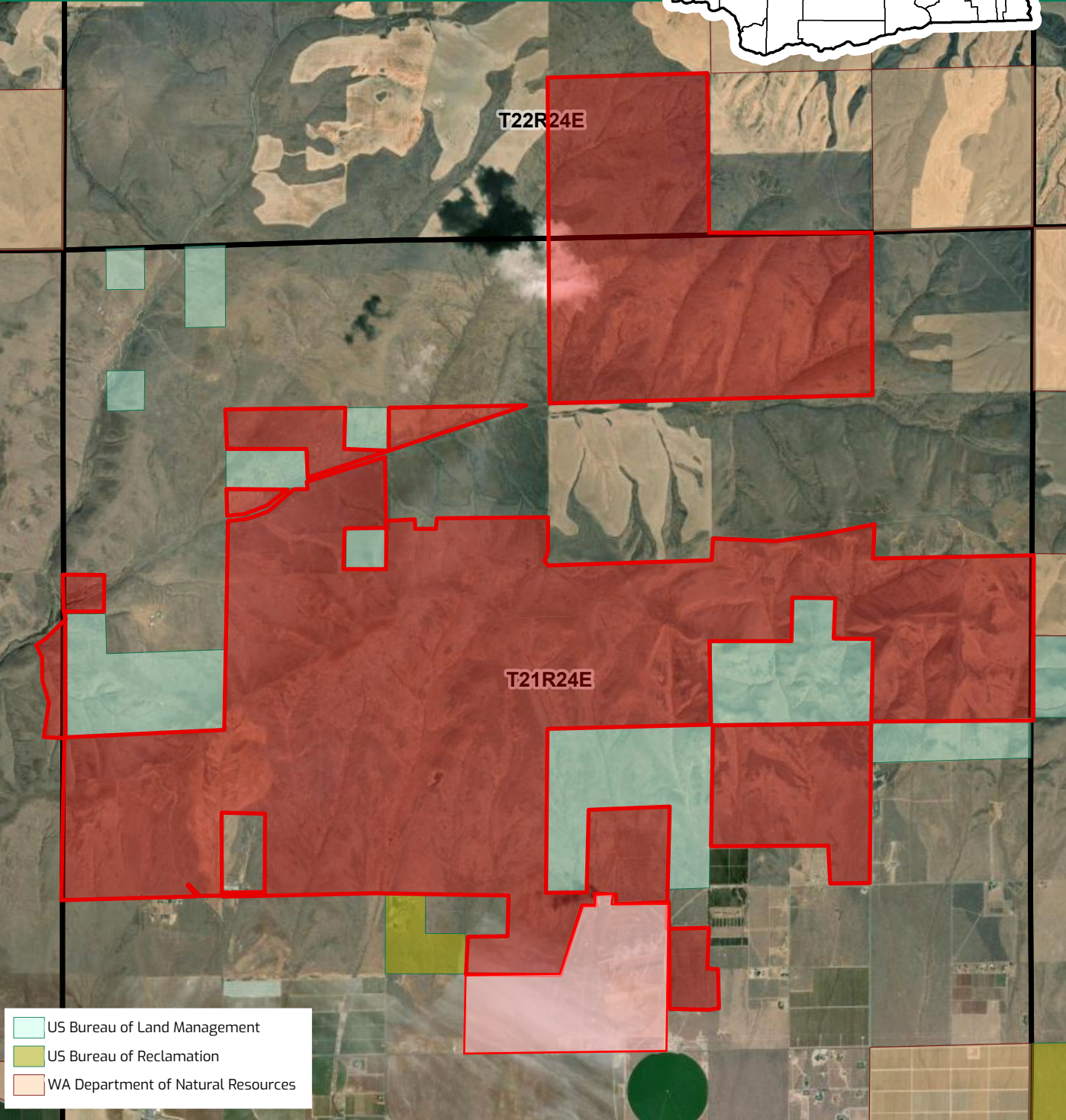
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Beezley Hills Property A

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Legal Description: Township 21N, Range 24E of W.M.,
Sections 2, 3, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27 & 28
Township 21N, Range 23E, W.M., Section 13
Township 22N, Range 24E, W.M. , Section 34



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