

PROPOSED LAND TRANSACTION

TABLE OF CONTENTS

Decision Page.....		i
Budget Sheet.....		ii
Proposed Acquisition	Simcoe Property	
	Klickitat County	1
Highways Map		1a
Topo Map		1b
Aerial Map		1c
Proposed Utility Easement	Abernathy Creek	
	Cowlitz County	2
Topo Map		2a
Aerial Map		2b

Summary Sheet

Meeting dates: June 10, 2016 COMMISSION MEETING
Agenda item: PROPOSED LAND TRANSACTIONS
Presenter(s): Julie Sandberg, Real Estate Services Section Manager

Background summary:

ITEM 1: This proposal is to acquire the first purchase of the Simcoe project which includes 3,613 (+/-) acres in Klickitat County 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 acquiring and managing this property is through a long term partnership between WDFW and the Eastern and Central Klickitat Conservation Districts (EKCD)(CKCD) within a working lands framework of compatible grazing and forestry.

The proposed acquisition connects lands managed by the Bureau of Land Management, Yakama Nation, The Nature Conservancy, WADNR, WA Parks and Recreation Commission, and other large private forest and ranch lands. Long term habitat connectivity from the Columbia River to the Cascade Mountains would be facilitated with this acquisition.

ITEM 2: This transaction in Cowlitz County grants a perpetual 10' wide, 90' long underground utility easement to the Public Utility District No.1 of Cowlitz County. The easement will provide electric utilities for residential service.

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

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

Public involvement process used and what you learned:

ITEM 1 was approved through the department's Lands 20/20 process in 2013

Action requested:

Approval of the proposed land transaction and easement as presented.

Draft motion language:

Move to approve the acceptance of 3,613 (+/-) acres of the Simcoe project in Klickitat County from Western Pacific Timber, LLC and to grant Cowlitz County PUD a perpetual easement.

Justification for Commission action:

This action will provide protection for critical fish and wildlife habitat and provide additional public recreational opportunities.

Communications Plan:

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

Budget Detail, June 10th 11th , 2016
 Fish and Wildlife Commission
 Land Transaction Agenda Item

Item 1	Acres	Purchase Price		
<i>Simcoe Project</i>	3613 +/-	\$ 1,982,000.00		
Project or Grant Name	Fund Source	Original Grant Amount	Pre Action Balance	Post Action Balance
12-1137 Rock Creek/Simcoe	WWRP	\$ 1,000,000.00	\$ 918,572.09	\$ 430,572.09
14-1096 Simcoe 2014	WWRP	\$ 3,000,000.00	\$ 2,998,260.66	\$ 1,504,260.66

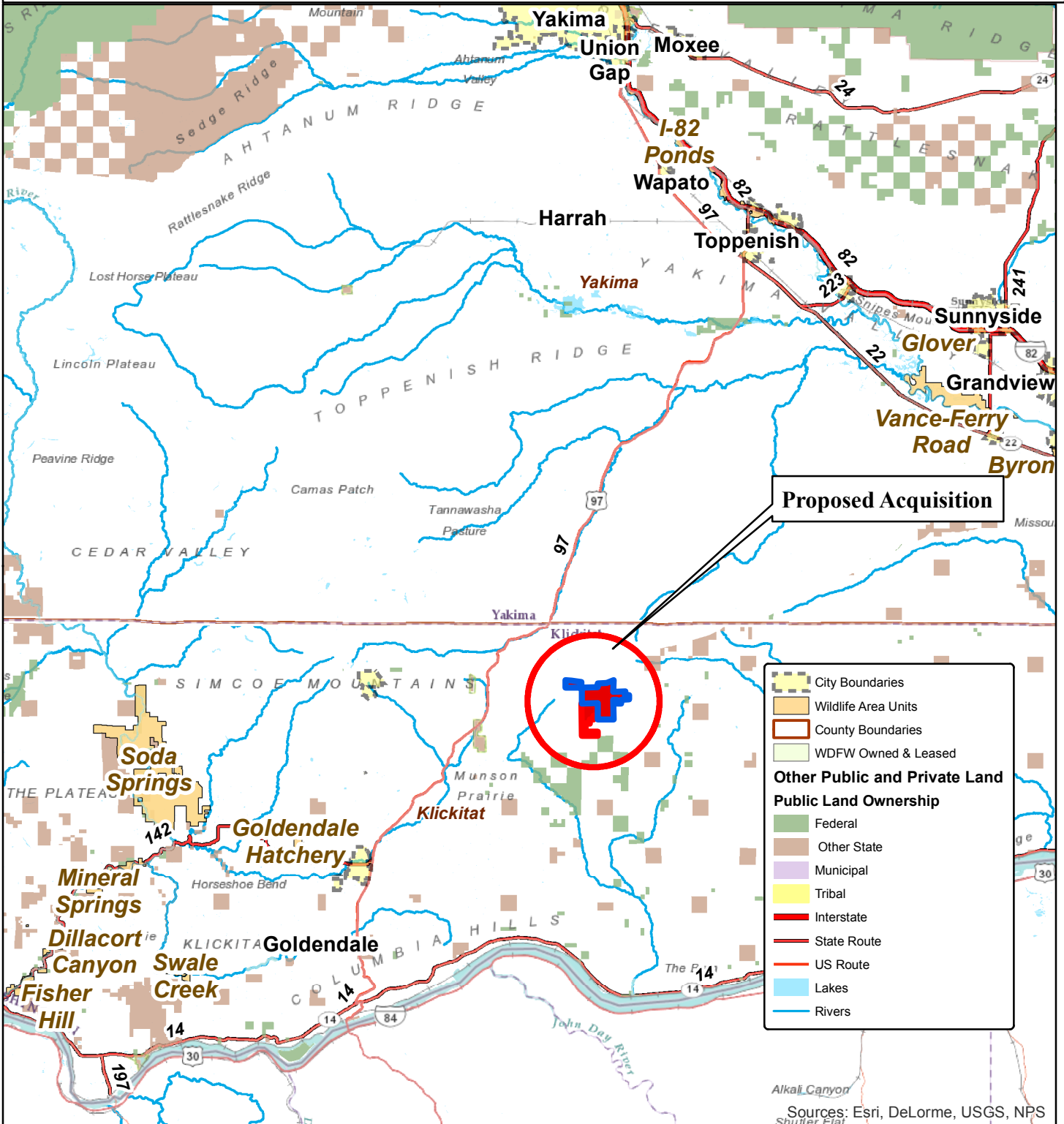
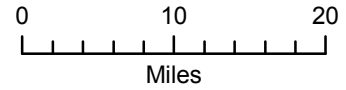
Recreation & Conservation Office - Washington Wildlife Recreation Program (WWRP)

ITEM:1 PROPOSED ACQUISITION SIMCOE PROPERTY

COUNTY: KLICKITAT

**LEGAL: SECTION 2, TOWNSHIP 5N, RANGE 18E W.M.
SECTIONS 22, 24, 25, 26, 35 & 36, TOWNSHIP 6N, RANGE 18E W.M.
SECTION 30, TOWNSHIP 6N, RANGE 19E W.M.**

ACRES: 3,613 (+/-)

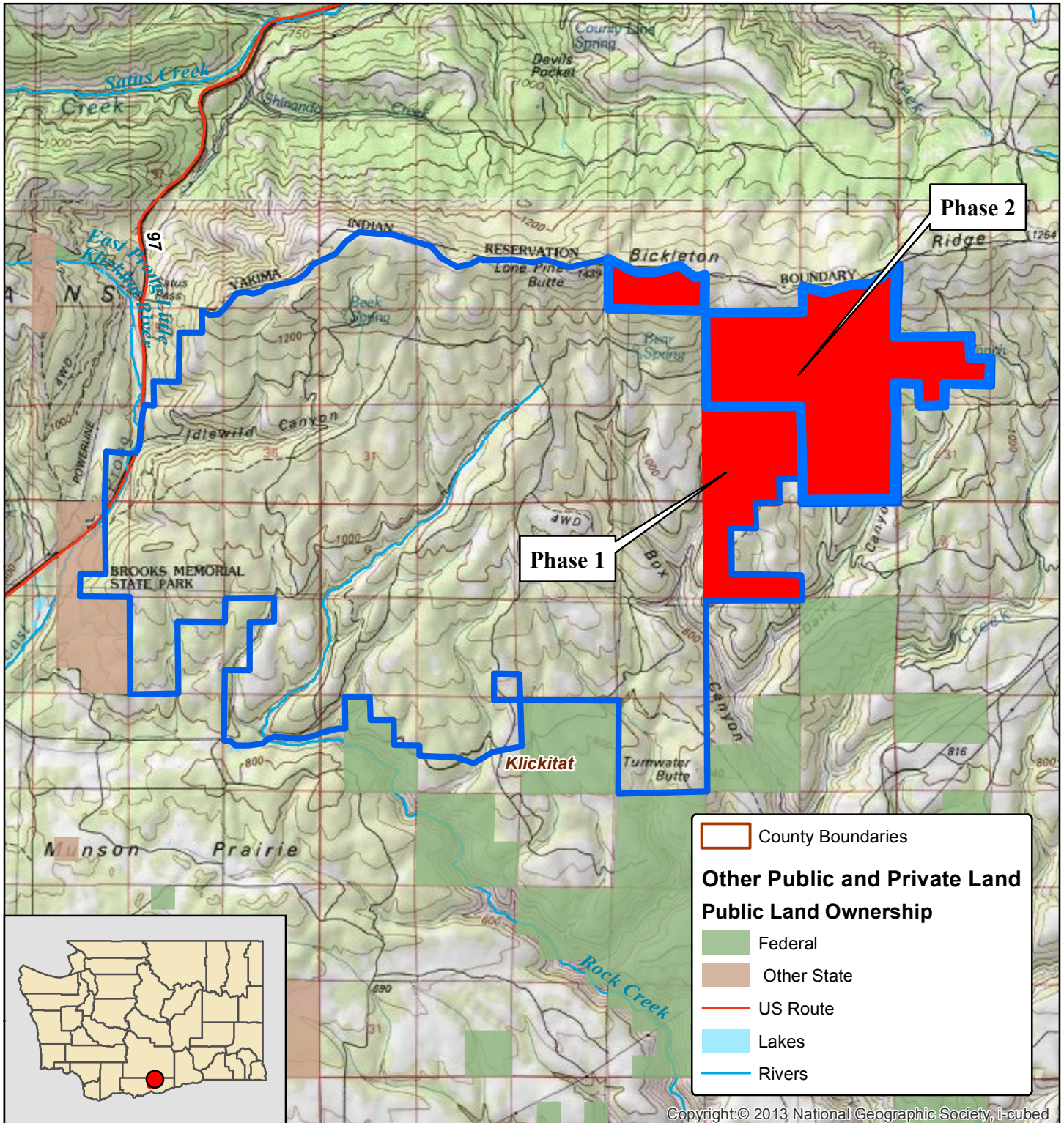
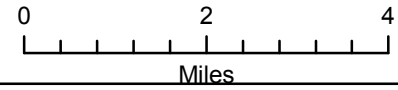


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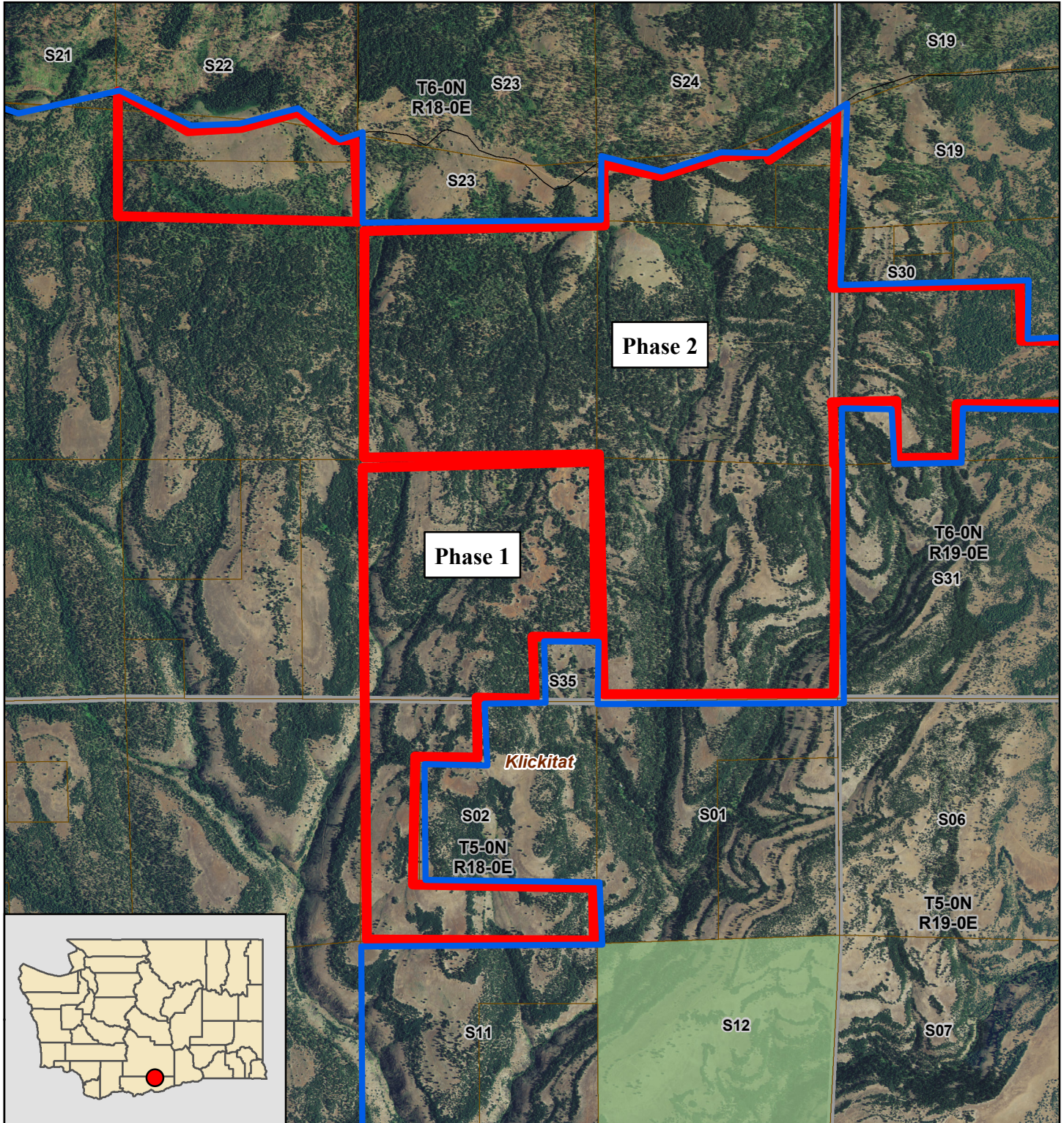
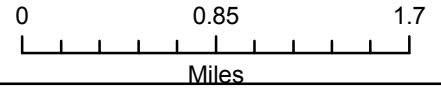


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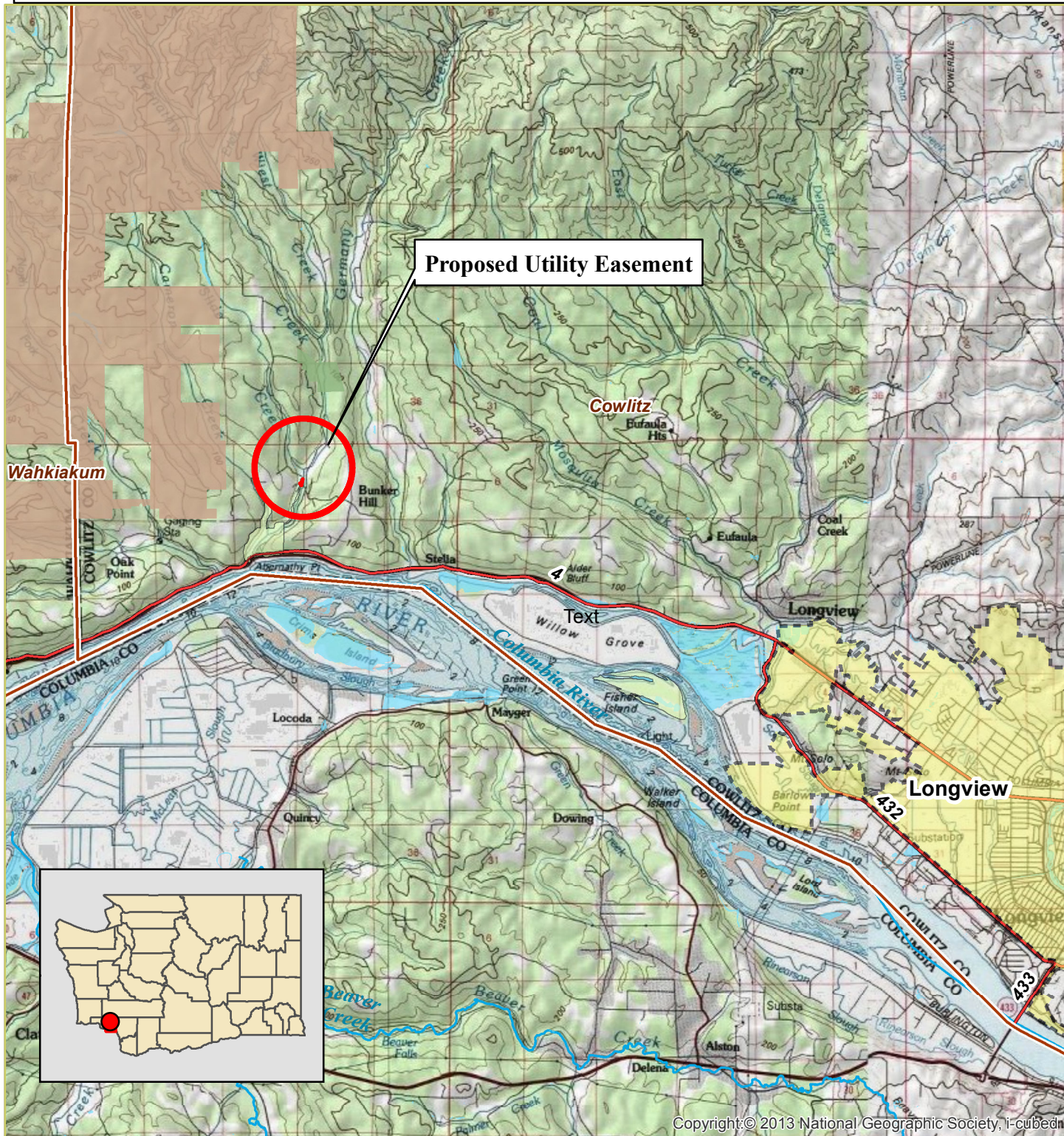
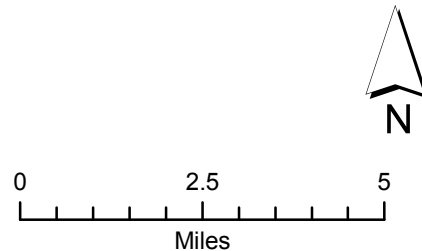
ACRES: 3,613 (+/-)



ITEM:2 PROPOSED UTILITY EASEMENT

COUNTY: COWLITZ

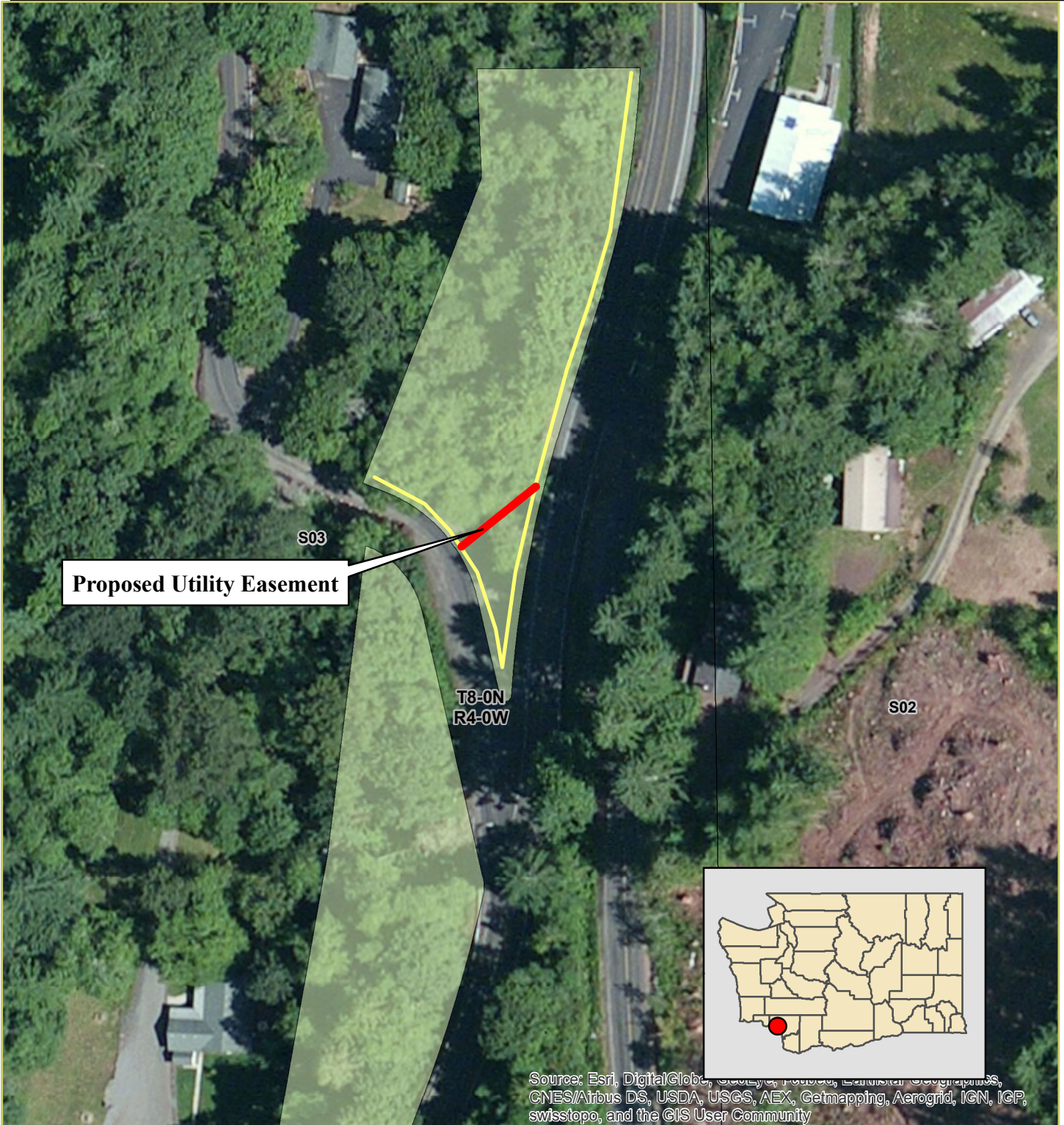
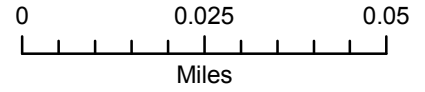
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ITEM:2 PROPOSED UTILITY EASEMENT

COUNTY: COWLITZ

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community