



Kuhnis Road

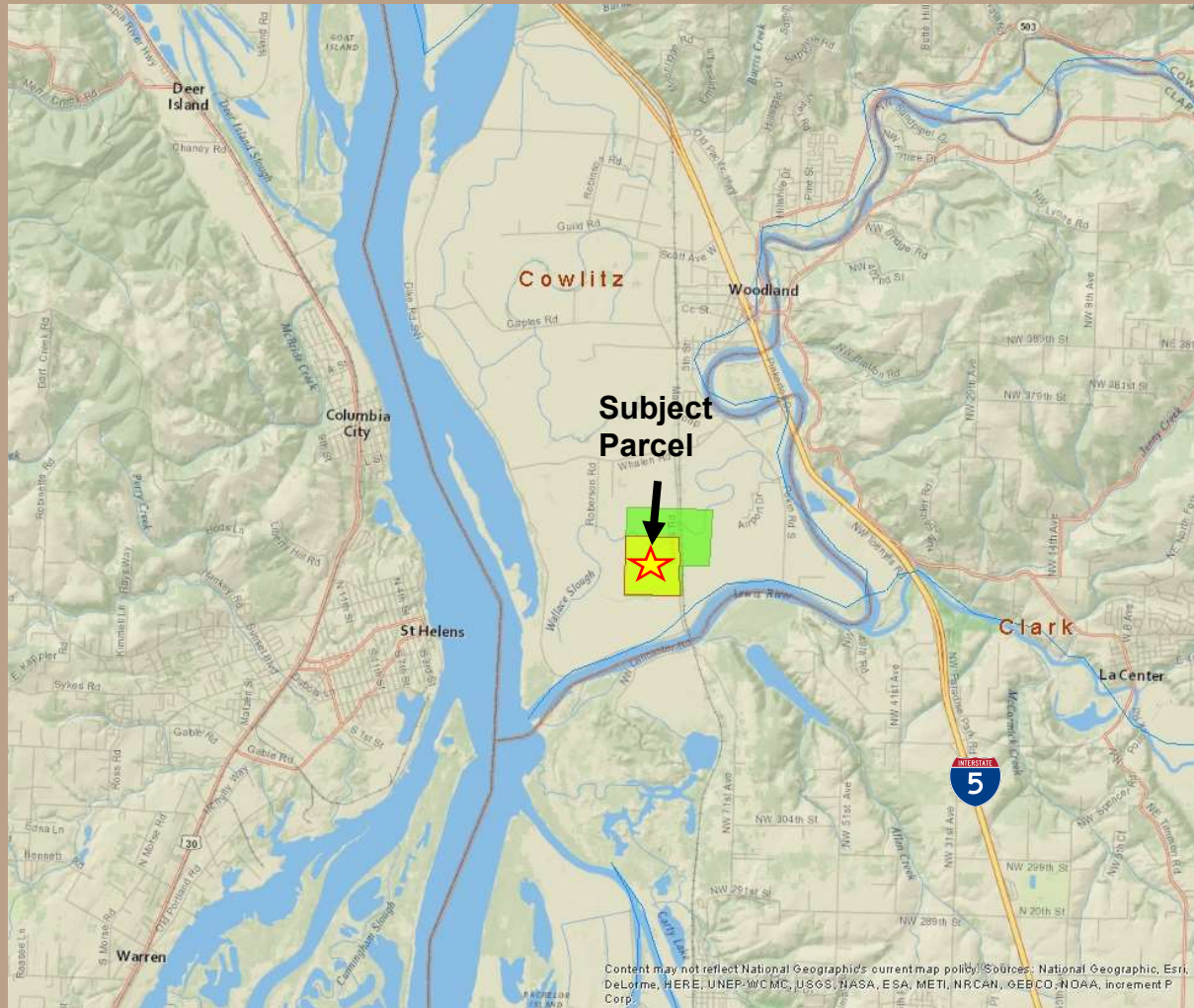
Cowlitz County

Direct Transfer
to
Port of Woodland



Kuhnis Road Property Location

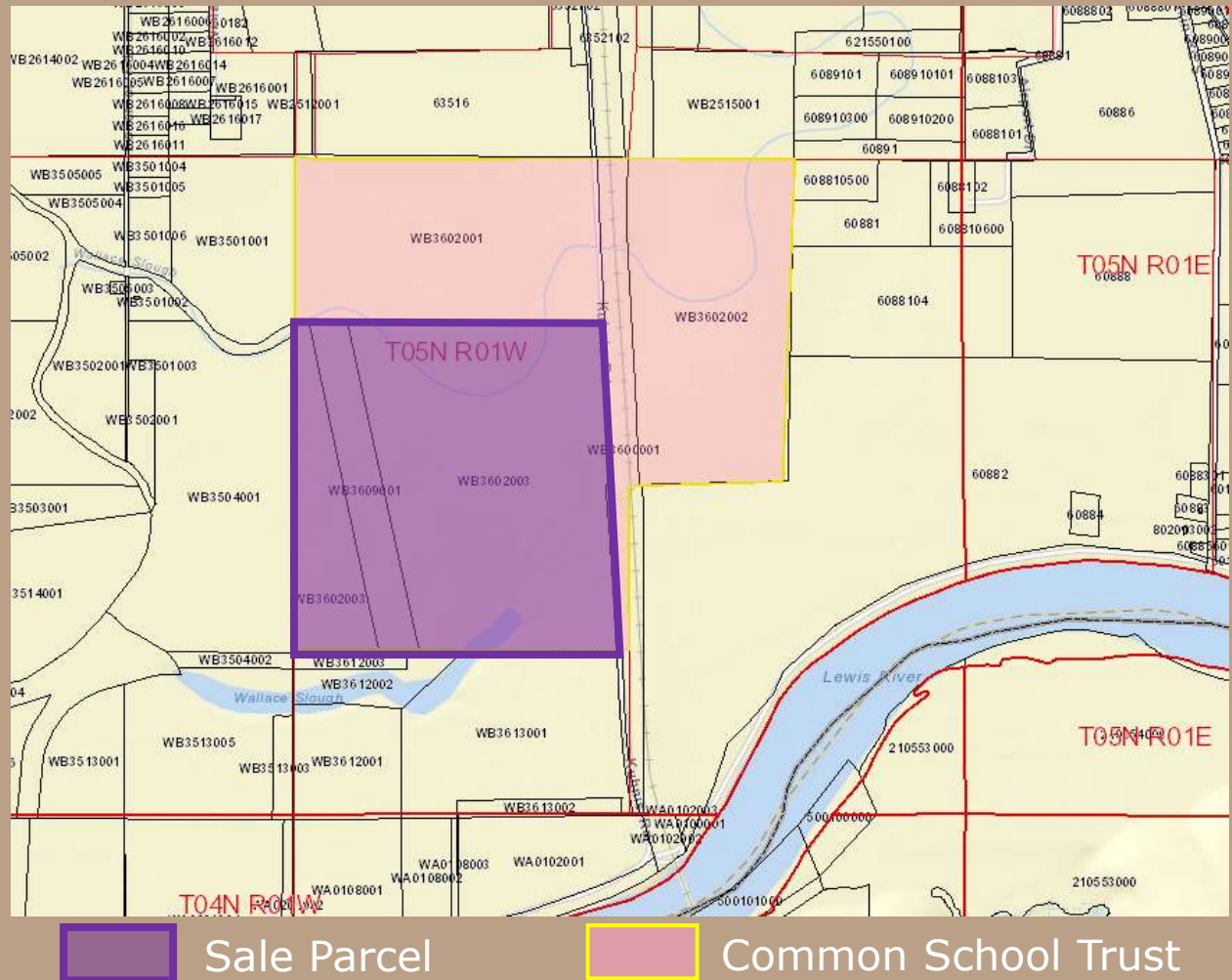
- North of the Lewis River
- East of the Columbia River
- West of I-5



Kuhnis Road

Property Details

- 300+ acres Common School Trust land
- Subject is 153.3 Acres



Kuhnis Road History



- Leased for Agricultural Purposes
- Current Annual Income \$11,000 + / year



Kuhnis Road History



- Port requested to purchase from DNR
- Zoning and current use is Agricultural
- Agricultural lease will be assumed by Port



Kuhnis Road

SEPA

WAC 197.11.800(5) (b)

Sale of state land is categorically
exempt unless:

designated for specific use

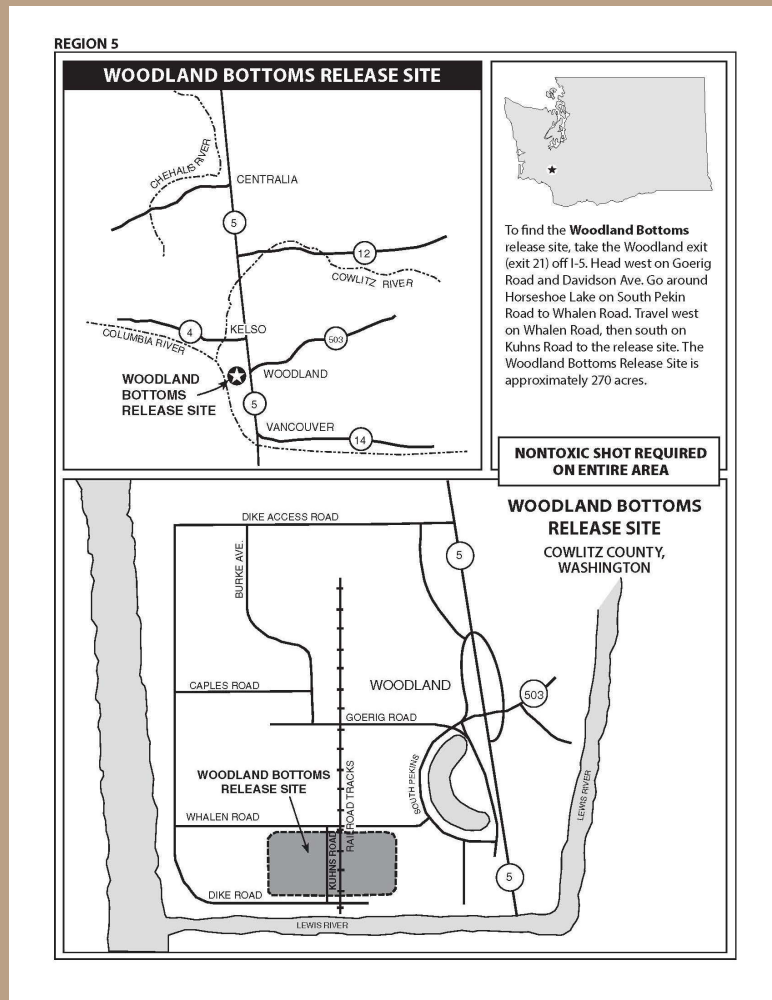
and

**used by the public for that
purpose**



Kuhnis Road

SEPA



- WDFW Pheasant Release Site

- Open to the Public for hunting



Kuhnis Road

SEPA

- Based on the completed SEPA Checklist, a Threshold Determination of Non-Significance was issued
- Upon review of public comments, the Notice of Final Determination was issued
- The Determination of Non-Significance was retained



Kuhnis Road

Value and Benefit

- Appraised Value and Sale Price \$1,700,000
- Total revenue will go in the Real Property Replacement Account
- Used to acquire more productive lands for the Common School Trust



Kuhnis Road

The Department requests
approval of

Resolution #1507



