



# Trust Land Transfer Land Portfolio Management Tool 2023-25

November 2022



WASHINGTON STATE DEPT OF  
**NATURAL  
RESOURCES**

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November 2022

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*On the cover:* View from Eglon, one of the ten parcels proposed for transfer in 2023-25.

All photos in this booklet were taken by DNR staff.

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# Trust Land Transfer Land Portfolio Management Tool

## 2023-25

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Prepared by the

WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

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# Part One: Revitalizing Trust Land Transfer

## What is Trust Land Transfer?

The Washington State Department of Natural Resources (DNR) manages state trust lands to generate revenue for specific trust beneficiaries such as public schools, universities, and counties. However, some parcels of state trust lands are not as suitable as others for revenue-generating activities, such as timber harvest, grazing, or agriculture.

Trust Land Transfer (TLT) is a legislatively funded tool that enables DNR to keep these lands in public ownership while also maintaining economic returns to trust beneficiaries. Specifically, TLT enables DNR to accomplish the following:

- Transfer under-performing state trust lands out of trust status and acquire funds to purchase replacement lands with higher long-term income producing potential; and
- Conserve lands that have high ecological values and public benefits.



**Mount Si Natural Resource Conservation Area (NRCA) in North Bend, WA.**

At least 70 percent of the land in this popular NRCA came from trust land transfer.

## How Has TLT Worked in the Past?

Each biennium, state trust land parcels<sup>1</sup> were nominated for TLT by DNR, state agencies, counties, public utility districts, cities, and others. DNR determined if the transfer would be in the best interests of the trust beneficiaries and whether there was an appropriate receiving agency to manage each nominated parcel.

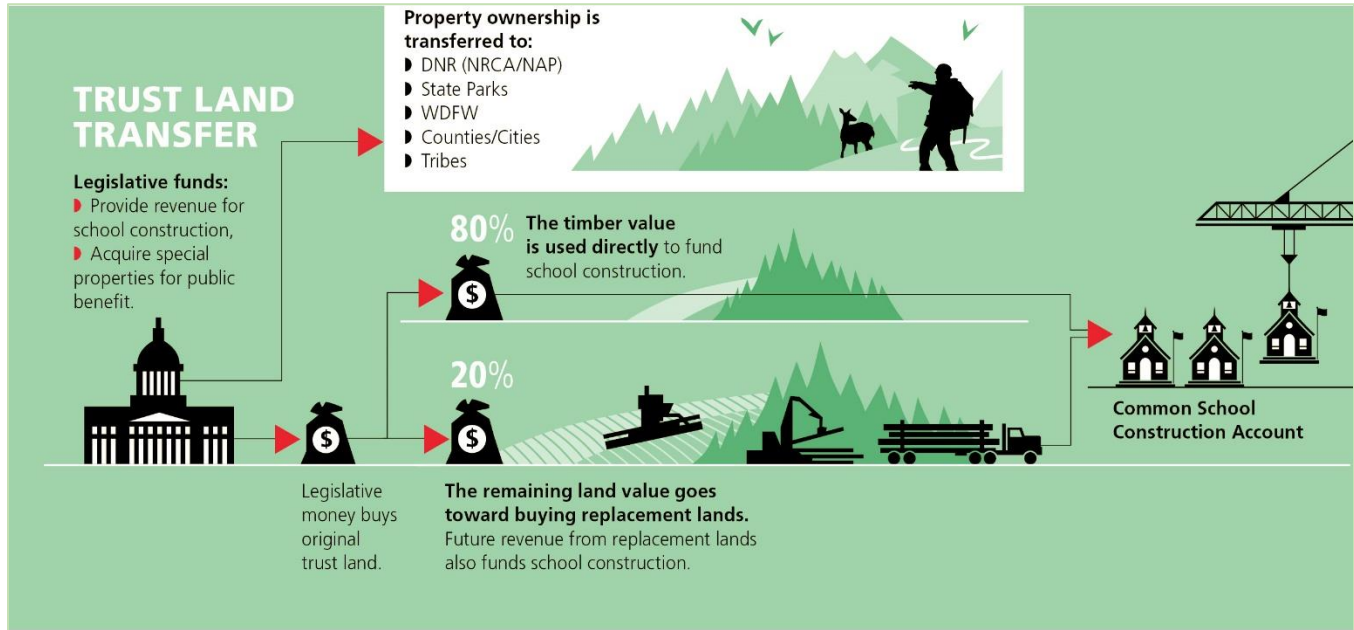
The list of eligible parcels was assembled into an informational package, with maps and property descriptions, that was presented to the Board of Natural Resources and then to the Washington State Legislature for funding. The Legislature considered the proposal, determined the makeup of the final package, and set an appropriation funding level. If approved, the transfer package (or a portion of it) was authorized and funded as a proviso in the biennial capital budget.

At the beginning of the biennium, the estimated value of the timber on the parcel to be transferred went to the Common School Construction Account, to be used to fund school construction. At the time of transfer, the

<sup>1</sup> Because TLT is currently limited to the Common School Trust, non-Common School Trust lands must undergo an inter-trust exchange prior to transfer. Refer to “Revitalizing TLT for a Bright Future” in this booklet for more information.

remaining land value went to the Real Property Replacement Account, to be used to purchase replacement lands that would generate revenue for trust beneficiaries (Figure 1).

**Figure 1. Diagram showing how TLT worked in the past**



### 33 Years of Success

Established in 1989 and revitalized in 2022, the TLT tool has been highly successful at improving the state trust lands portfolio while also preserving special places for the people of Washington. Over the past 33 years, DNR has used the TLT tool to transfer from trust status **125,968 acres of state trust lands** with outstanding ecological values and public benefits. **Nearly 15 percent (by area) of the Washington state parks system came from TLT, and 43 DNR-managed natural areas owe their existence to TLT, in full or in part.** DNR also has purchased **55,546 acres of replacement lands** that earn sustainable, long-term revenue for trust beneficiaries.



**Morning Star NRCA near Spada Lake, WA**

All of the acres in this popular and mountainous NRCA came from TLT.

## Revitalizing TLT for a Bright Future

As effective as it is, the current TLT tool can be improved to make it stronger, more transparent, more consistent, and more effective for management of the state trust lands portfolio. Revitalizing this tool was one of the recommendations of the [2021 Trust Lands Performance Assessment](#).

In its 2021 session, the Washington State Legislature passed a budget proviso focused on strengthening and improving TLT with the help of a work group: “The department of natural resources shall convene a work group of trust land beneficiaries and stakeholders to develop a recommended process for the way trust land transfer proposals are developed and implemented” (Supplemental House Budget [SHB] 1080 Sec. 3333). DNR completed this work in two phases, as shown in Figure 2 below.

**Figure 2. TLT Phases**

Phase 1	Phase 2
<ul style="list-style-type: none"> <li>• <b>When:</b> July-December 2021</li> <li>• <b>Who:</b> 11-member work group with representatives of trust beneficiaries, the timber industry, conservation organizations, and public agencies</li> <li>• <b>What:</b> Built a framework for the new tool, which was summarized in the 2021 report to the Legislature, <a href="#">Revitalizing the Trust Land Transfer Portfolio Management Tool</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>When:</b> January – October 2022</li> <li>• <b>Who:</b> 14-member work group with representatives of trust beneficiaries, the timber industry, conservation organizations, tribes, and public agencies <i>and</i> 11-member taxing district focus group with representatives of taxing districts and county treasurers</li> <li>• <b>What:</b> Worked out the details on major framework elements and testing these elements in a pilot project.</li> </ul>

The parcels in this booklet are the direct result of the Phase 2 pilot project. The pilot project will be described in Part 2 of this booklet.

## Major Changes to TLT

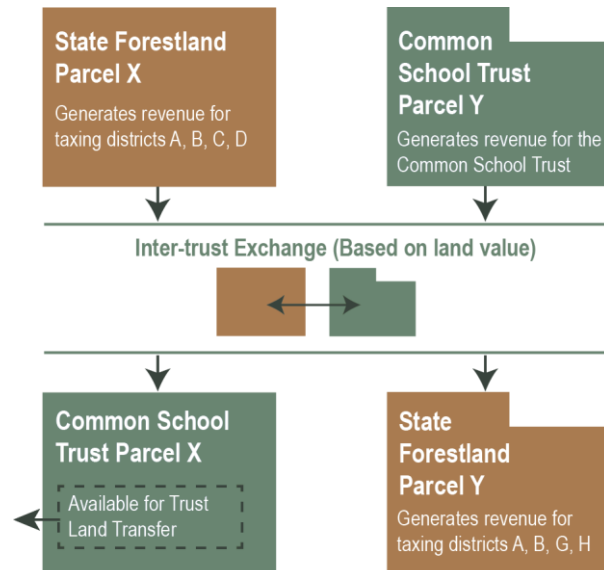
DNR and the Phase 1 and 2 work groups made **fundamental changes to TLT** that will make it far more effective at meeting today’s land management challenges. Following is a brief summary of these changes. A more complete discussion can be found in the [2021 legislative report](#).

### ■ *Open TLT to All Trusts*

TLT currently is limited to Common School Trust lands.<sup>2</sup> Any State Forestland<sup>3</sup> parcel nominated for TLT must first become a Common School Trust parcel through an inter-trust exchange. In this process, DNR identifies a Common School Trust parcel that is equivalent in value to the State Forestland parcel it wishes to transfer with the TLT tool. DNR then swaps the trust designation of these parcels, such that the State Forestland becomes a Common School parcel and vice versa (Figure 3).

Inter-trust exchanges can be difficult to achieve, because equivalent parcels are not always available in the same geographic area as the parcel being transferred. It also means that any State Forestland transfer also affects the Common School Trust.

**Figure 3. Inter-trust Exchange**



This change entails **opening TLT to lands in all trusts, including State Forestlands**. This change is dependent on also changing the current statutes that limit the direct transfer of State Forestlands (refer to “Make Statutory Changes for Long-term Success” later in this booklet).

**Benefits:** Opening TLT to all types of state trust lands provides DNR **far more flexibility to reposition state trust lands, in particular State Forestlands**. The long-term benefit could be a **stronger portfolio with better long-term revenue potential**. After this change is made, inter-trust exchanges will be optional. DNR is submitting a request for this statutory change in the 2023 legislative session.

Although transfers that result in a stronger state trust land portfolio should benefit trust beneficiaries in the long run, transfers involving State Forestlands can affect which taxing district within a county receives revenue from replacement lands. Net revenue from State Forestlands is sent to the county treasurer in the county in which the revenue is generated, to be distributed to taxing districts per **RCW 79.64. 110**.

<sup>2</sup> Common School Trust Lands are federally granted lands, or State Lands (**RCW 79.02.010 (15)**). Federally granted lands were granted to the state at statehood through the 1889 Enabling Act (25 Stat. 676, chs. 180, 276–284) as a means of support for various public institutions in the new state.

<sup>3</sup> State Forestlands (**79.22 RCW**) either were acquired by 21 counties in the 1920s and 1930s through tax foreclosures, purchased by the state, or acquired by the state as a gift.



DNR has established the Taxing District Focus Group, whose goal is to develop solutions to avoid, minimize, or mitigate any potential impacts of State Forestland transfers on taxing districts. The Focus Group includes taxing district representatives and county treasurers.

### ■ **Remove the 80:20 Requirement and Provide More Funding for Replacement Land**

As shown in Figure 1, many past budget provisos have required DNR to meet an “80:20” requirement: for all transfers on the list combined, the value of the timber must comprise at least 80 percent of the total land value. The timber value was directed to the Common School Construction Account, to provide immediate funding for school construction; the remaining land value was directed to the Real Property Replacement Account, to fund the purchase of replacement land.

The 80:20 requirement has made it difficult to transfer properties that are non-forested or have lower timber value. As such, this requirement has made the TLT tool far less flexible for managing the state trust lands portfolio. Also, the remaining land value is not sufficient to purchase replacement land. This situation is similar to selling a home, but only receiving 20 percent of its value to buy another home in the same area. As a result, **DNR has managed to replace fewer than half of the transferred acres in the last 33 years.**

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**DNR and the work group propose to remove the 80:20 requirement and change the way funding is apportioned.** DNR would not be required to meet any specific requirement for timber value on proposed transfers, and the appropriation received from the Legislature for TLTs would be used to purchase replacement land.

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The legislative appropriation would be deposited in different accounts, depending on the type of state trust land being transferred.

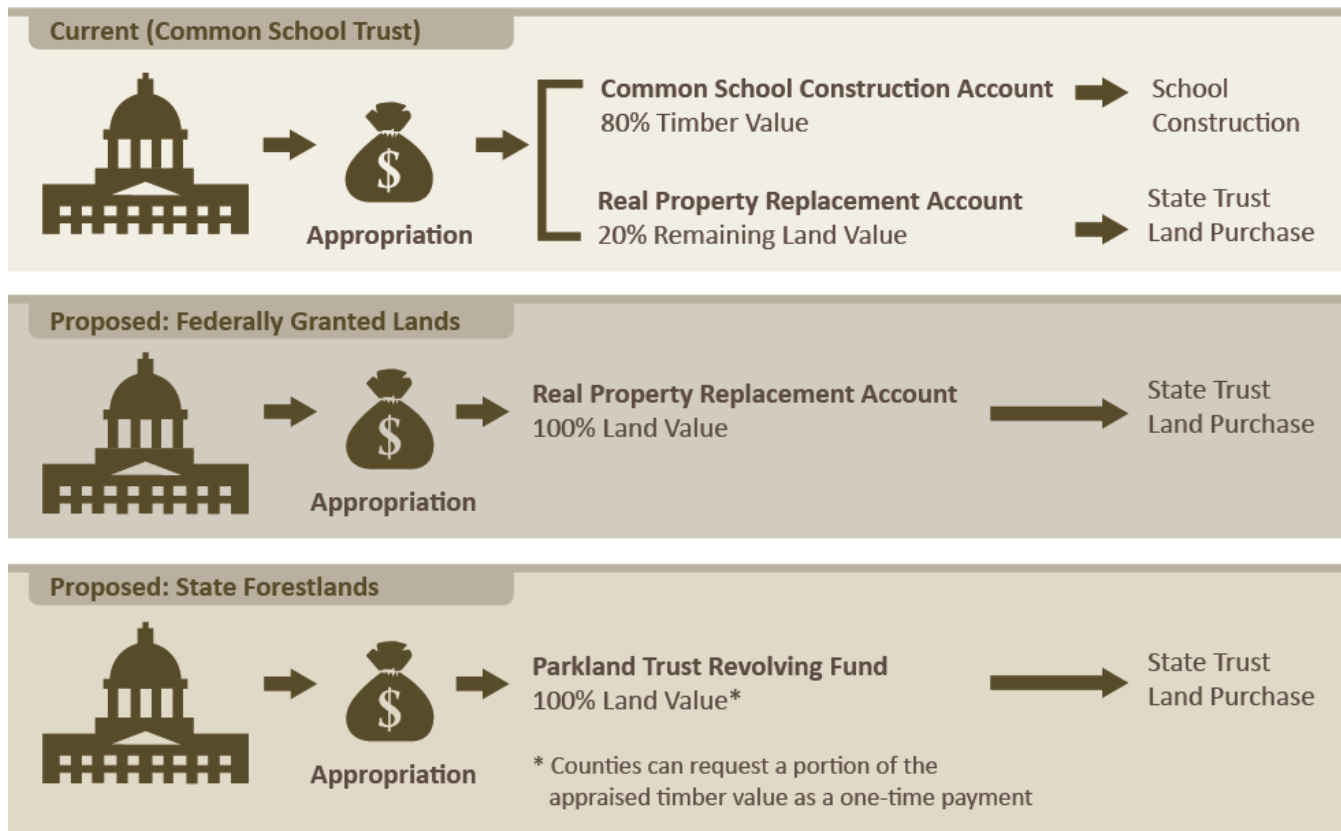
- All funding for the transfer of **federally granted lands** would be directed to the Real Property Replacement Account.
- Funding for the transfer of **State Forestlands** would be deposited in the Parkland Trust Revolving Account, but counties would have the flexibility to request a portion of the appraised timber value of the transferred parcel as a one-time payment.

Funds in both accounts (Real Property Replacement Account and the Parkland Trust Revolving Fund) will be used to purchase replacement lands for long-term revenue generation. These changes are illustrated in Figure 4.

**Benefits:** Removing the 80:20 requirement will **open TLT to all types of land cover and make the tool far more flexible and effective.** In particular, it will enable DNR to reposition partly or non-forested lands that generate little to no revenue but provide outstanding ecological values and social benefits.

The change in apportionment will **improve the state trust lands portfolio for generations of trust beneficiaries** by enabling DNR to invest in productive state trust lands. Improving the state trust lands portfolio was one of the recommendations of the [2021 Trust lands Performance Initiative](#).

**Figure 4. Changes to the Apportionment of the Legislative Appropriation**



**■ Establish New Three-step Approval Process**

Applicants interested in transferring a specific parcel will fill out an application for that transfer and send it to DNR. The applicant also will secure the commitment of a receiving agency to accept and manage the parcel.

Once the application has been received, it will move through an effective, three-step approval process, as shown in Figure 5.

**Figure 5. Three-step Approval Process**

One: Eligibility	Two: Prioritization	Three: Approval
<ul style="list-style-type: none"> <li>• DNR conducts improved analysis to determine whether the transfer is in the best interests of the trust beneficiaries.</li> <li>• DNR verifies receiving agency’s willingness and ability to accept the parcel.</li> <li>• DNR and the receiving agency conduct Tribal consultation and, for parcels involving State Forestland, outreach to affected taxing districts.</li> </ul>	<ul style="list-style-type: none"> <li>• Newly-established advisory committee scores the eligible parcels according to standardized prioritization criteria.</li> <li>• DNR tallies the scores to create a prioritized list.</li> </ul>	<ul style="list-style-type: none"> <li>• Board of Natural Resources approves sending the prioritized parcel list to the Legislature for funding.</li> </ul>

In addition to representatives of trust beneficiaries, county taxing districts, conservation organizations, the forest industry, public agencies, and Tribes, **DNR will invite representatives of overburdened communities and vulnerable populations<sup>4</sup> to participate in the advisory committee** to make TLT more inclusive and equitable.

**Benefits:** This thoughtful, structured, and documented process will **increase transparency** and help **ensure each transfer meets the needs of the trust beneficiaries, receiving entities, Tribes, stakeholders, and the people of Washington.**

**■ Provide Long-term Funding for Administrative Costs**

Many past TLT budget provisos have capped administrative costs at just 1.9 percent of the legislative appropriation. Often, this amount is insufficient to cover administrative costs, so DNR has either used funds needed for other trust management needs, or completed fewer approved transfers.

Going forward, DNR will need sufficient funding to not only transfer the parcels but to implement the revitalized tool. To address this issue, DNR recommends funding administrative expenses through both the state capital and operating budgets.

- **Capital budget:** DNR requested \$25 million from the 2023-25 state capital budget for the 10 transfers in this booklet. A portion of this appropriation would be used for appraisal-related expenses.
- **Operating budget:** DNR is requesting \$576,200 from the 2023-25 state operating budget to fund additional staff. **These staff are essential to implementing the revitalized TLT tool.** They will perform

<sup>4</sup> Overburdened community" means a geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities as defined in RCW 19.405.020 (**ESSSB 5141** Sec. 2 (11)). "Vulnerable populations" means population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms (**ESSSB 5141** Sec. 2 (14)).

the best interests of the trusts analysis; maintain quality webpages; answer questions from the public, stakeholders, and others; increase collaboration with tribes and other government entities; track and report on transfers; support the advisory committee process; and perform other vital tasks.

**Benefits:** The combination of dedicated TLT staff and funding for appraisal-related work through the capital budget will **provide DNR the funding and stability it needs to fully implement the revitalized TLT tool.**



#### **Shoreline at Devils Lake**

Having dedicated TLT staff will help ensure the successful transfer and replacement of parcels like this one. Devils Lake is one of the ten parcels proposed for transfer in the 2023-25 biennium.

### ■ *Improve the Best Interests of the Trusts Analysis*

DNR has always analyzed proposed parcels to ensure the transfer is in the best interests of the trust beneficiaries. Through the revitalization process, DNR and the work group improved this analysis and developed a template for documenting the analysis results.

**Benefits:** The improved analysis will be **documented consistently.**

### ■ *Increase Transparency and Repeatability*

Currently, TLT is not established in statute. Direction for implementing TLT comes from provisos in the Capitol Budget. DNR proposes to establish the intent of TLT in statute, and to document the new TLT tool in writing. For example, DNR will develop new webpages within its website ([www.dnr.wa.gov](http://www.dnr.wa.gov)) to share information on current transfers and describe the new tool, including the prioritization criteria and the process DNR uses to determine if a transfer is in the best interests of the trust beneficiaries.

**Benefits:** Establishing TLT in statute and making information about TLT easily accessible in a central location will make the TLT process **easier to implement consistently and far more transparent** for trust beneficiaries, tribes, stakeholders, and the public.

### ■ *Make Statutory Changes for Long-term Success*

As noted in this booklet, in the 2023 legislative session DNR will pursue a number of statutory changes, including the following:

- Ensure the statutes allow direct transfer of State Forestland, which will enable DNR to expand TLT to all types of state trust lands and better manage the trust land portfolio.
- Establish the intent of TLT in statute, for long-term stability.
- For transfers involving federally granted lands, direct all of the appropriation to the Real Property Replacement Account. This change will ensure that DNR has sufficient funds to purchase replacement land.
- For transfers involving State Forestlands, direct the legislative appropriation to the Parkland Trust Revolving Account, but provide the affected county the flexibility to request a portion of the appraised timber value of the transferred parcel as a one-time payment, as proposed by the Tax District Focus Group.
- For added flexibility, change existing statutes to enable DNR to purchase replacement lands in another county than the county in which the transfer is located. Revenue from these replacement lands would be directed to the county in which the transfer is located. This change accommodates one of the solutions developed by the Tax District Focus Group.

In addition, DNR will pursue additional changes to **enhance its ability to transact lands**:

- Remove the current 1,500-acre limit in the Land Bank.
- Allow both public hearings on land exchanges and land sales to be held online, which will enable broader public participation and allow these activities to proceed when buildings are inaccessible to the public, as they were during most of the pandemic.
- Provide DNR the authority to transfer property at fair market value directly to a lessee, when the lessee owns and resides in a house on the property.

**Benefits:** All of these changes will support DNR's efforts to **make TLT a strong, effective, and flexible tool** for improving the state trust lands portfolio for trust beneficiaries and the people of Washington.

## ■ *In Conclusion*

Washington State is changing. The climate is shifting, major cities are growing, more people are living near working forests, and interest in recreation is on the rise, even as demand for renewable resources increases and rural communities and trust beneficiaries continue to depend heavily on state trust land revenue.

As DNR continues to navigate these challenges, it needs good tools for repositioning lands for long-term success. With the changes outlined in this booklet, DNR is confident that TLT can be one of those tools. TLT has worked well for 33 years. **Revitalizing will put TLT on a firm track to perform even better in the next 33 years.**

## Part 2: The Proposed Parcels

Table 1 lists all 10 parcels proposed for transfer in the 2023-25 biennium, along with their receiving agencies and other information. At its September 6, 2022 meeting, the Board of Natural Resources gave its approval for sending this list to the Legislature for funding.

Parcels are listed in order of priority<sup>5</sup>. The list includes the four parcels that were mentioned in the 2021 budget proviso for TLT revitalization (SHB 1080 Sec. 3333):

“For the 2021-2023 fiscal biennium, the department of natural resources may not trade, transfer, or sell any valuable material from the four parcels that comprised the proposed trust land transfer parcels in the 2019-2021 fiscal biennium, known as Blakely Island, Devils Lake, Eglon, and Morning Star.”



**Lupines blooming in Upper Dry Gulch Natural Area Preserve**

DNR has submitted to the Legislature a \$25 million capital budget funding request for transfer of all 10 parcels, a portion of which will be used for appraisal-related expenses. Parcels will be transferred out of trust status in order of priority. DNR will utilize the legislative appropriation to purchase replacement land.

### Table 1. Proposed Parcels in Order of Priority

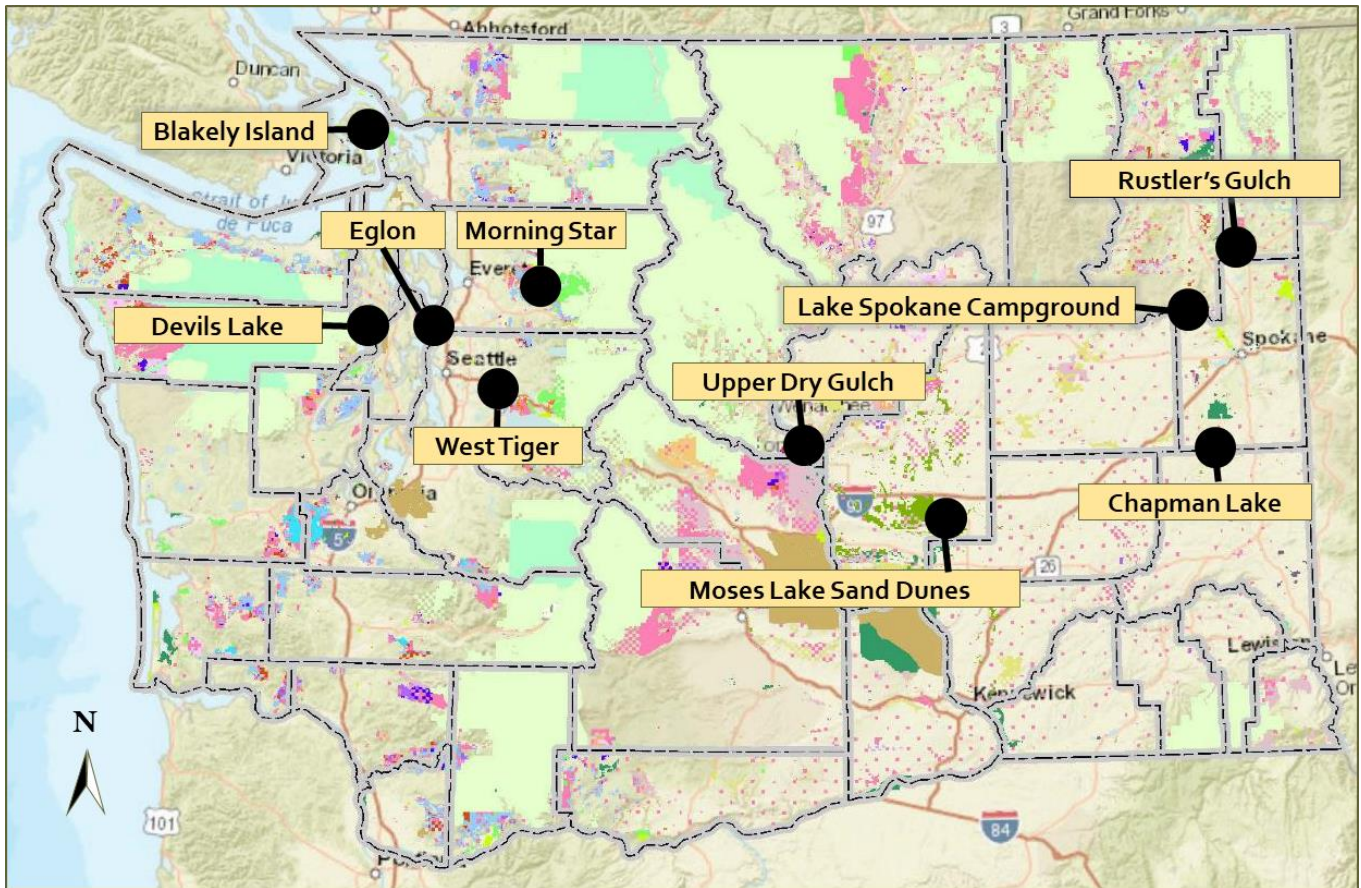
Acres listed in this table are approximate. Values estimates are based on fair market value and do not constitute an appraisal. A full appraisal will be conducted as part of the transfer process.

Property Name and Priority	Acres	Trust	County	Receiving Agency	Estimated value
1. Eglon	707	Common School (03), University Original (11)	Kitsap	Kitsap County	\$ 7,300,000
2. Devils Lake	415	Common School (03)	Jefferson	DNR Natural Areas Program	\$5,200,000
3. Upper Dry Gulch	2,662	Common School (03)	Chelan	DNR Natural Areas	\$3,075,000
4. Chapman Lake	542	Common School (03)	Spokane	Washington State Department of Fish and Wildlife (WDFW)	\$1,000,000
5. Morning Star	1,071	Common School (03), State Forestland (01)	Snohomish	DNR Natural Areas	\$3,550,000

<sup>5</sup> Parcels were ranked into a prioritized list by the TLT Phase 2 Work Group as part of the pilot project. Refer to “How were the Parcels Chosen and Prioritized” for more information.

Property Name and Priority	Acres	Trust	County	Receiving Agency	Estimated value
6. West Tiger	99	State Forestland (01), Scientific School (10)	King	DNR Natural Areas	\$750,000
7. Lake Spokane Campground	305	Common School (03)	Stevens	Washington State Parks	\$2,000,000
8. Blakely Island	184	Common School (03)	San Juan	San Juan County	\$1,500,000
9. Moses Lake Sand Dunes	648	Common School (03)	Grant	Grant County	\$500,000
10. Rustler's Gulch	40	Common School (03)	Pend Oreille	WDFW	\$125,000

Figure 4. Map Showing Location of Each Parcel



## How Were the Parcels Chosen and Prioritized?

As part of the TLT revitalization process, DNR facilitated a **pilot project** with the Phase 2 work group in August, 2022. The purpose of the project was to **test key aspects of the revitalized TLT tool** with a limited list of parcels to identify strengths and areas for improvement. The pilot process is illustrated in Figure 5.

**Figure 5. The Pilot Project**



Two parcels were removed from the list during Step 2, one because of Tribal concerns and the other because DNR did not have written confirmation from the receiving agency.

In Step 3, each parcel was prioritized using the following criteria:

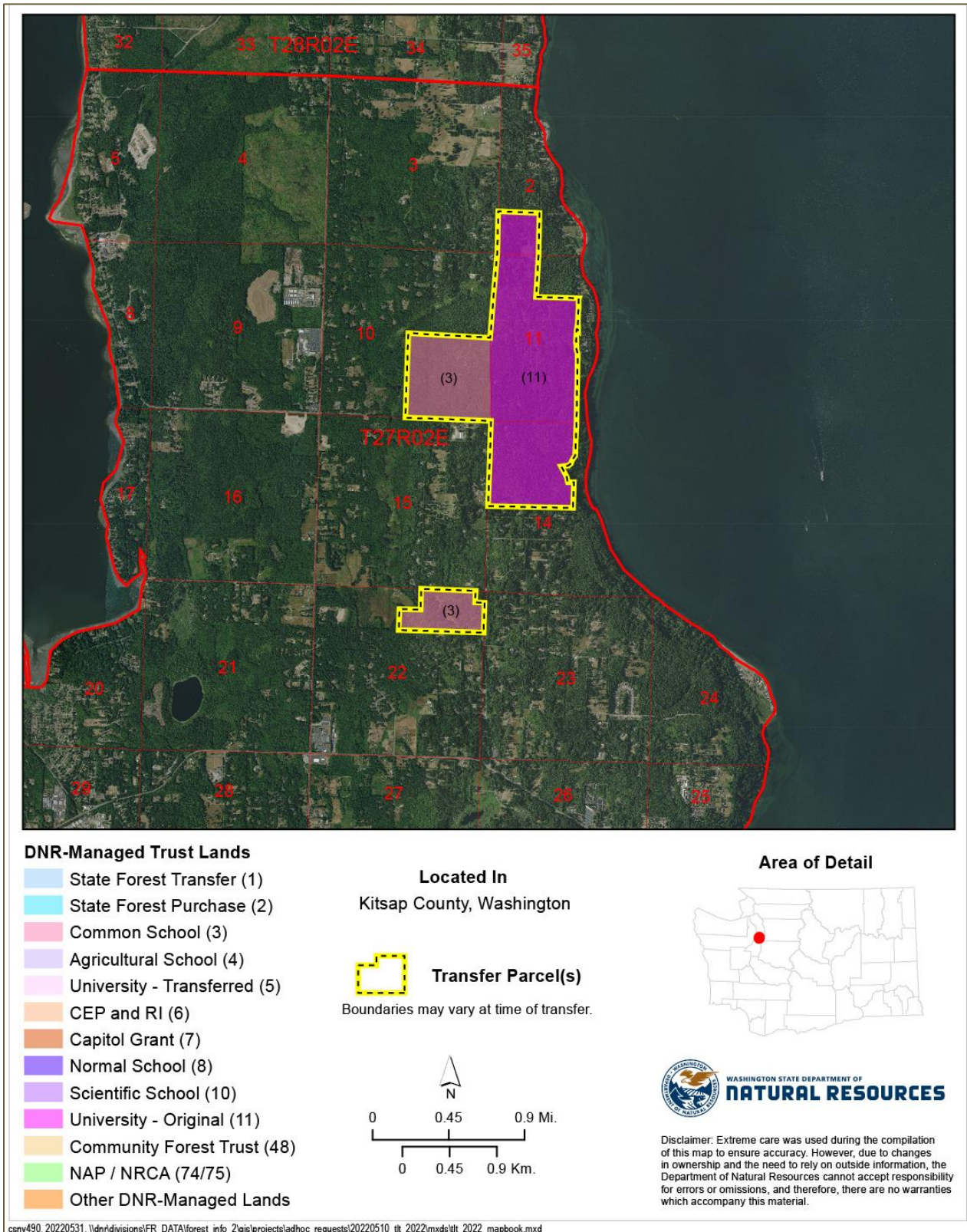
- Community involvement and support for the transfer;
- Ecological values, such as rare plant communities;
- Economic values, such as increased tourism that benefits local communities;
- Public benefits, such as recreational opportunities; and
- Tribal support or opposition.

In the final meeting for the pilot process, DNR gathered feedback from the work group on the written materials and the scoring process, and will use that feedback to improve both.

On the following pages, DNR provides a map and description of each parcel, including the reasons the parcel is appropriate for transfer. Parcels are presented in order of priority, based on the scores provided by the Phase 2 Work Group.



# Parcel One: Eglon | Map



## Parcel One: Eglon | Description

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<b>Receiving Agency:</b>	Kitsap County
<b>Acres:</b>	707
<b>County:</b>	Kitsap
<b>Trust:</b>	Common School (Trust 03), University Original (Trust 11)
<b>Proposed Use:</b>	Fish and wildlife habitat, open space, recreation
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

This property is located north of Kingston and within a quarter mile of Puget Sound. The northern portion of the property contains a large wetland bordered by trees that are over 130 years old and a small stream flowing into the Puget Sound. This large forestland tract and its associated wildlife habitat is rare for Kitsap County, as the county has one of the highest population densities in the state. A user-built trail on the property is used for public recreation and for pedestrian and bicycle transportation.

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

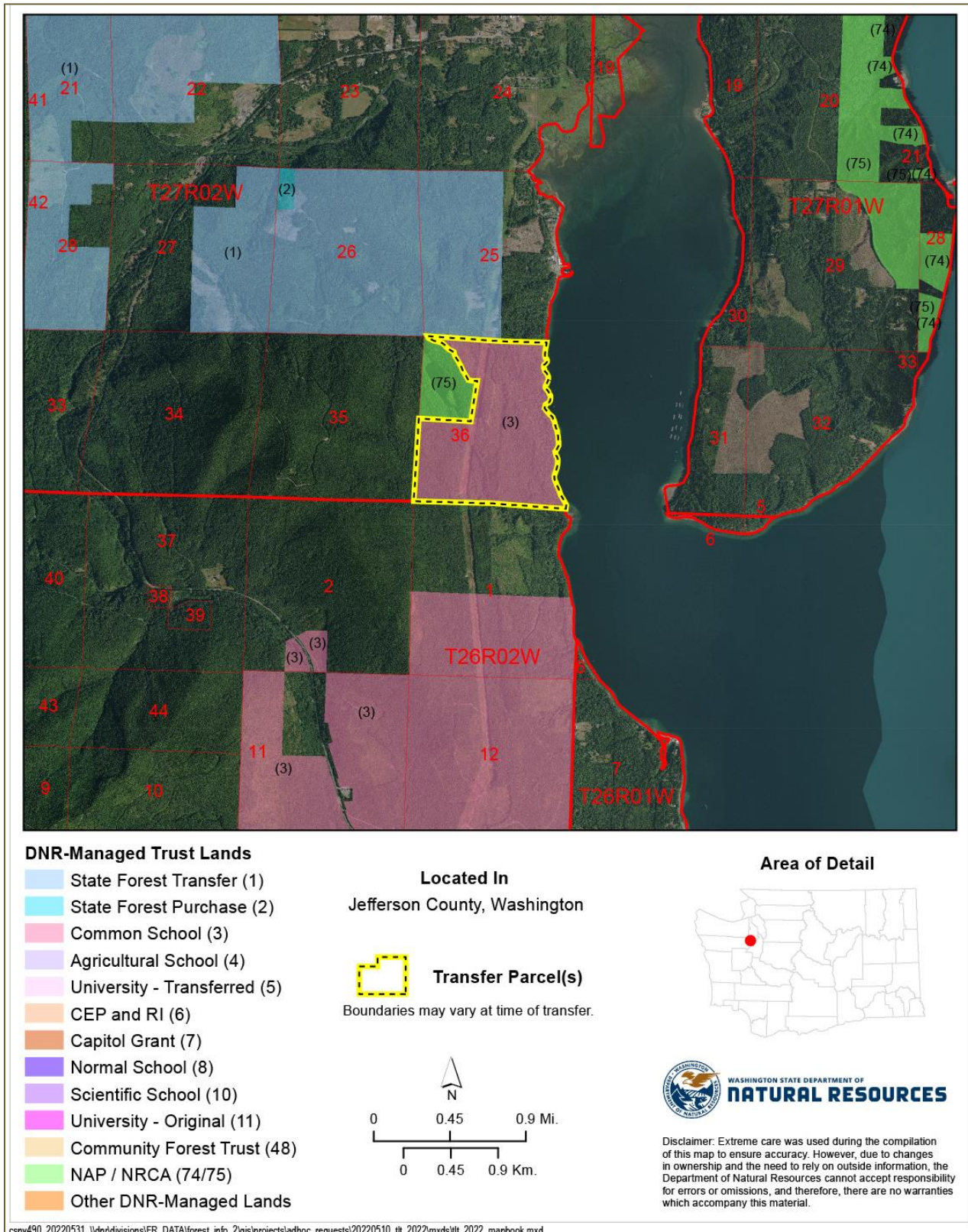
### Why Transfer?

- ✓ **Limited revenue potential.** Approximately 47 percent of the parcel is not harvestable due to sensitive areas such as wetlands, streams, unstable slopes, and associated buffers. There is strong local opposition to timber harvest and significant county and public support for transferring this parcel out of trust status.
- ✓ **Ecological values** include timber over 130 years old, wetlands, and a salmon-bearing stream.
- ✓ **Public benefits** include a user-built (unsanctioned) public recreation and commuter trail, and a stream that is popular with anglers.

### Legal Description

Portions of Sections 2, 10, 11, 14, and 22 of Township 27 North, Range 2 East, W.M., Kitsap County, Washington

# Parcel Two: Devils Lake | Map



## Parcel Two: Devils Lake | Description

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<b>Receiving Agency:</b>	DNR Natural Areas Program
<b>Acres:</b>	415
<b>County:</b>	Jefferson
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, open space, natural area
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

This remote and heavily forested property is located in eastern Jefferson County, south of Quilcene and within the approved boundary of Devils Lake Natural Resources Conservation Area (NRCA). Currently, there is no public road or trail access.

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

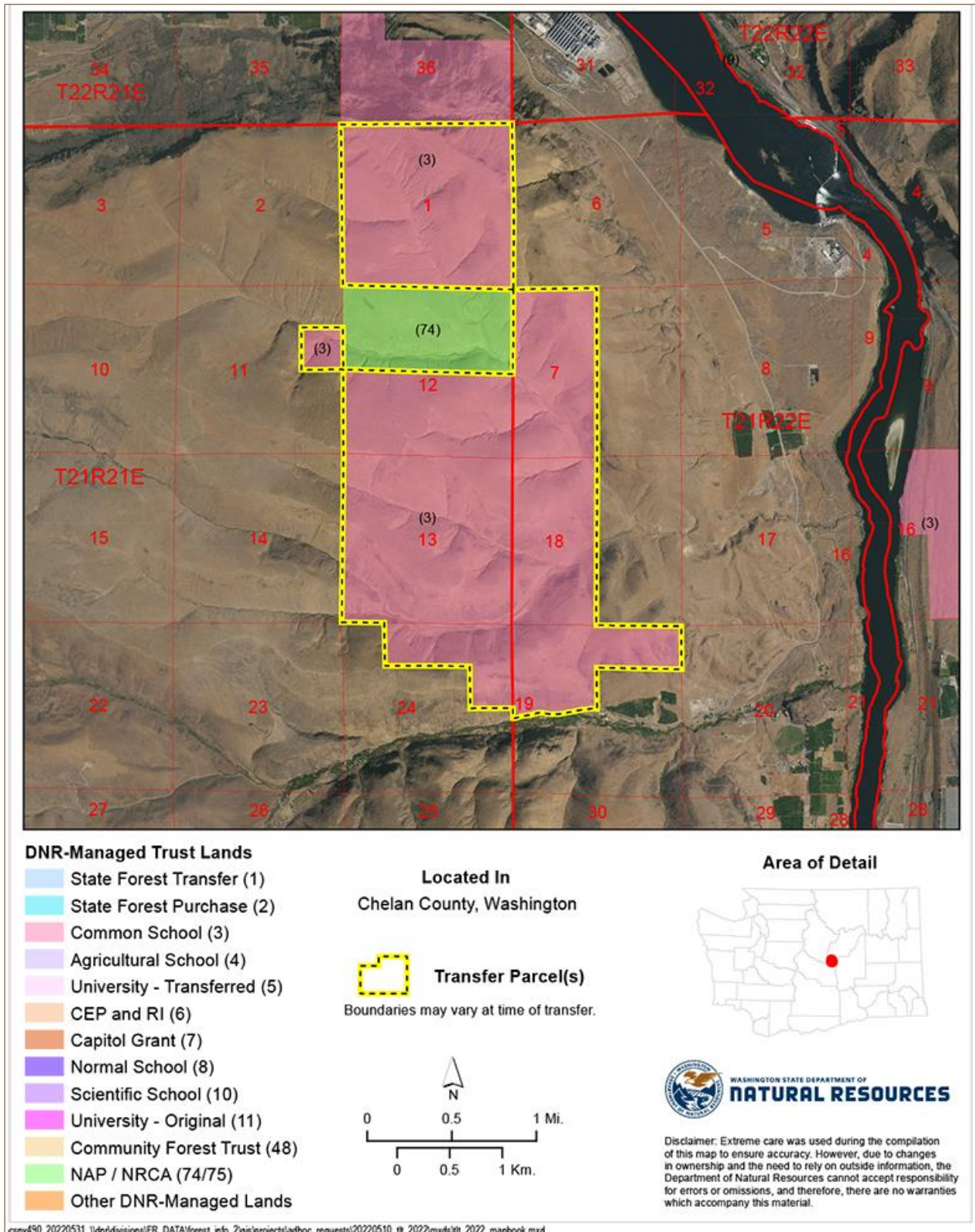
### Why Transfer?

- ✓ **Limited revenue potential.** Over 70 percent of this parcel is not harvestable due to sensitive areas, such as streams and unstable slopes and associated buffers.
- ✓ **Ecological values** include a globally rare forested community of Douglas fir, western hemlock, pacific rhododendron, and evergreen huckleberry, and a mile of scenic Puget Sound shoreline.
- ✓ **Public benefits** include limited opportunities for low-impact recreation, such as hiking and birdwatching.

### Legal Description

Portion of Section 36, Township 27 North, Range 2 West, W.M., Jefferson County, Washington

# Parcel Three: Upper Dry Gulch | Map



## Parcel Three: Upper Dry Gulch | Description

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<b>Receiving Agency:</b>	DNR Natural Areas Program
<b>Acres:</b>	2,662
<b>County:</b>	Chelan
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Wildlife habitat, natural area
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

The property is in southeast Chelan County, south of Malaga and within the approved boundary of the Upper Dry Gulch Natural Area Preserve (NAP). The parcel is a mix of grass and shrub-steppe and the topography is hilly to mountainous.

### Why Transfer?

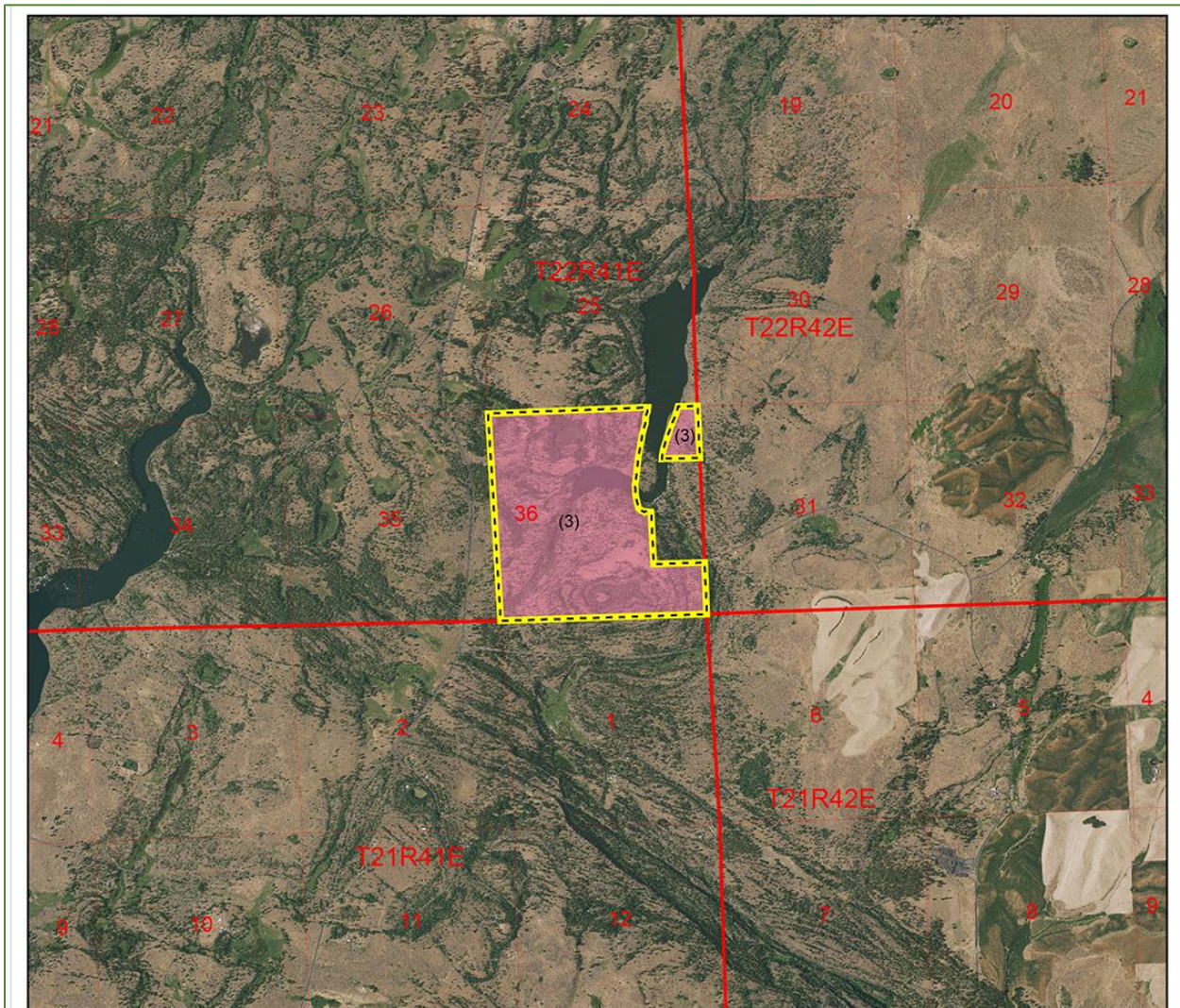
- ✓ **Limited revenue potential.** The site is steep and arid, with no associated water rights and frequent wildfires. It was formerly leased for grazing, but revenue has been low.
- ✓ **Ecological values** include the globally rare Whited's milk vetch (*Astragalus sinuatus*), with 95 percent of all known habitat for this plant located within the approved boundary of this NAP. This parcel also includes a relatively intact expanse of shrub-steppe, which is increasingly fragmented in Washington and throughout the western U.S. The parcel has high usage by mule deer, bighorn sheep, elk, and quail. This property would add key plant and wildlife habitat to the Upper Dry Gulch NAP.
- ✓ **Public benefits** include research and education opportunities for local schools and community organizations.

### Legal Description

Portions of Sections 1, 11, 12, 13, 24, Township 21 North, Range 21 East, W.M., Chelan County, Washington

Portions of Sections 7, 18, 19, Township 21 North, Range 22 East, W.M., Chelan County, Washington

# Parcel Four: Chapman Lake | Map

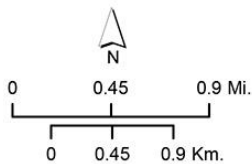


**DNR-Managed Trust Lands**

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

**Located In**  
Spokane County, Washington

**Transfer Parcel(s)**  
Boundaries may vary at time of transfer.



**Area of Detail**



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

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## Parcel Four: Chapman Lake | Description

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<b>Receiving Agency:</b>	Washington Department of Fish and Wildlife (WDFW)
<b>Acres:</b>	542
<b>County:</b>	Spokane County
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Wildlife habitat, recreation
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

The parcel is located in southern Spokane County, south of Cheney and the Turnbull National Wildlife Refuge. This property contains the southern portion of Chapman Lake, which historically has been a productive and popular lake for fishing. This transfer would restore public access to this lake.

### Why Transfer?

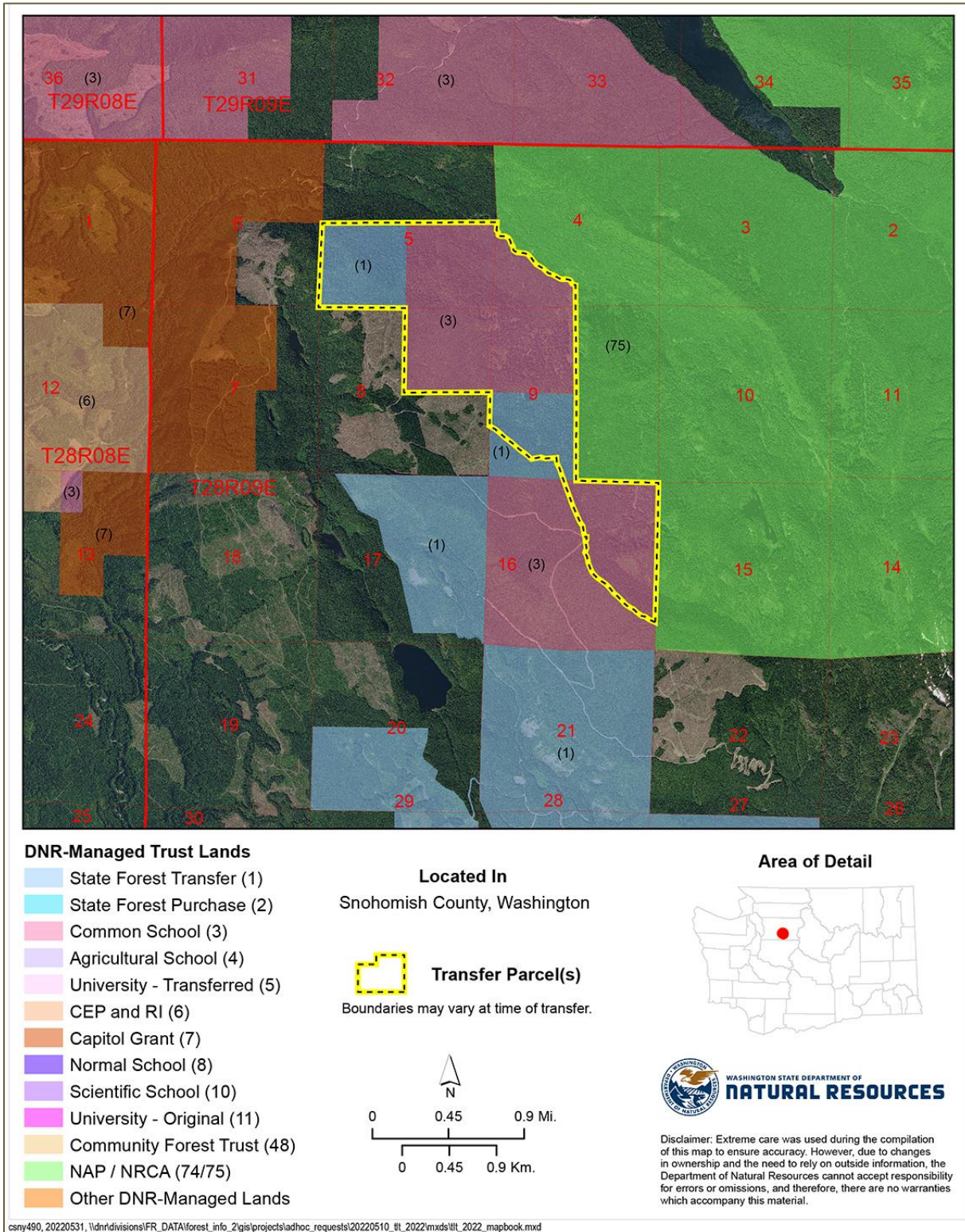
- ✓ **Limited revenue potential.** The parcel is too sparsely forested for timber harvest, its soils and topography are not suitable for agriculture, it offers low potential for grazing revenue, it is too small for industrial-scale solar power generation, and it is located too close to the 20,000-acre Turnbull National Wildlife Refuge for wind power generation.
- ✓ **Ecological values** include wildlife habitat and support for wildlife migration to and from the nearby wildlife refuge. Chapman Lake and riparian areas to the south are used by bald eagles in the fall and by waterfowl in the fall and winter, until the lake freezes. Numerous species of wildlife are known to utilize the area, including whitetail and mule deer, elk, coyotes, and wolves.
- ✓ **Public benefits** include restored access to a popular lake for fishing and other public water uses.

### Legal Description

Portion of Section 36, Township 22 North, Range 41 East, W.M., Spokane County, Washington



# Parcel Five: Morning Star | Map



## Parcel Five: Morning Star | Description

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<b>Receiving Agency:</b>	DNR Natural Areas Program
<b>Acres:</b>	1,071
<b>County:</b>	Snohomish
<b>Trust:</b>	Common School (Trust 03), State Forestland (Trust 01)
<b>Proposed Use:</b>	Fish and wildlife habitat, open space, recreation, natural area
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

Forested, mountainous, and scenic, this parcel is located near Spada Lake in the Sultan Basin and within the approved boundary of Morning Star Natural Resource Conservation Area (NRCA).

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

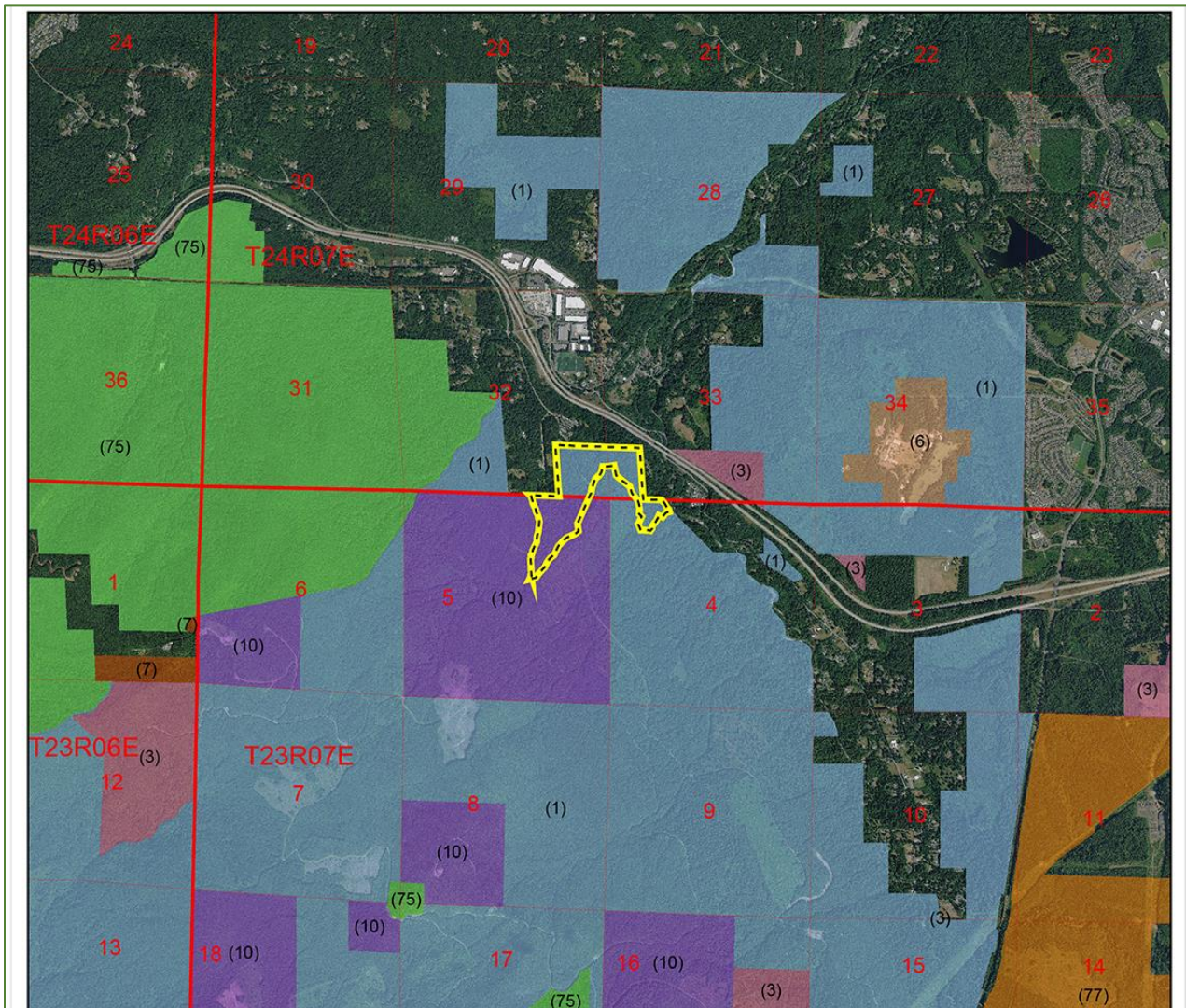
### Why Transfer?

- ✓ **Limited revenue potential.** Approximately 80 percent of this parcel is not harvestable due to steep slopes, non-productive areas, and wildlife habitat. Most of the parcel has Site Class 5 soils, which is the most unproductive class of soil. High-elevation areas are under snow most of the year.
- ✓ **Ecological values** include forest over 120 years old and remnant old-growth trees, wildlife habitat, and fish-bearing streams. The parcel includes threatened and endangered species habitat that is protected under DNR's *State Trust Lands Habitat Conservation Plan*.
- ✓ **Public benefits** include low-impact recreation opportunities such as hiking. This area is heavily used for dispersed recreation. Morning Star NRCA is an area of interest to numerous users and stakeholder groups, including the Pilchuck Audubon Society, the Skagit Audubon Society, the Nature Conservancy, the North Cascades Conservation Council, Friends of the Wild Sky, the Alpine Lakes Protection Society, Washington Trails Association, and others.

### Legal Description

Portion of Sections 4, 5, 8, 9 and 16 of Township 28 North, Range 9 East, W.M., Snohomish County, Washington

# Parcel Six: West Tiger | Map



### DNR-Managed Trust Lands

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

### Located In

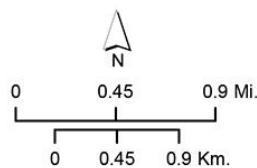
King County, Washington



### Transfer Parcel(s)

Boundaries may vary at time of transfer.

### Area of Detail



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## Parcel Six: West Tiger | Description

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<b>Receiving Agency:</b>	DNR Natural Areas Program
<b>Acres:</b>	99
<b>County:</b>	King County
<b>Trust:</b>	State Forestland (Trust 01), Scientific School (Trust 10)
<b>Proposed Use:</b>	Fish and wildlife habitat, open space or recreation, natural area
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

This steep and heavily forested property is located in eastern King County and within the approved boundary of West Tiger Mountain Natural Resource Conservation Area (NRCA). Visible from I-90, the parcel is part of the Mountains to Sound Greenway. West Tiger Mountain NRCA is heavily used for recreation due to its close proximity to Issaquah, Snoqualmie, Bellevue, and Seattle.

### Why Transfer?

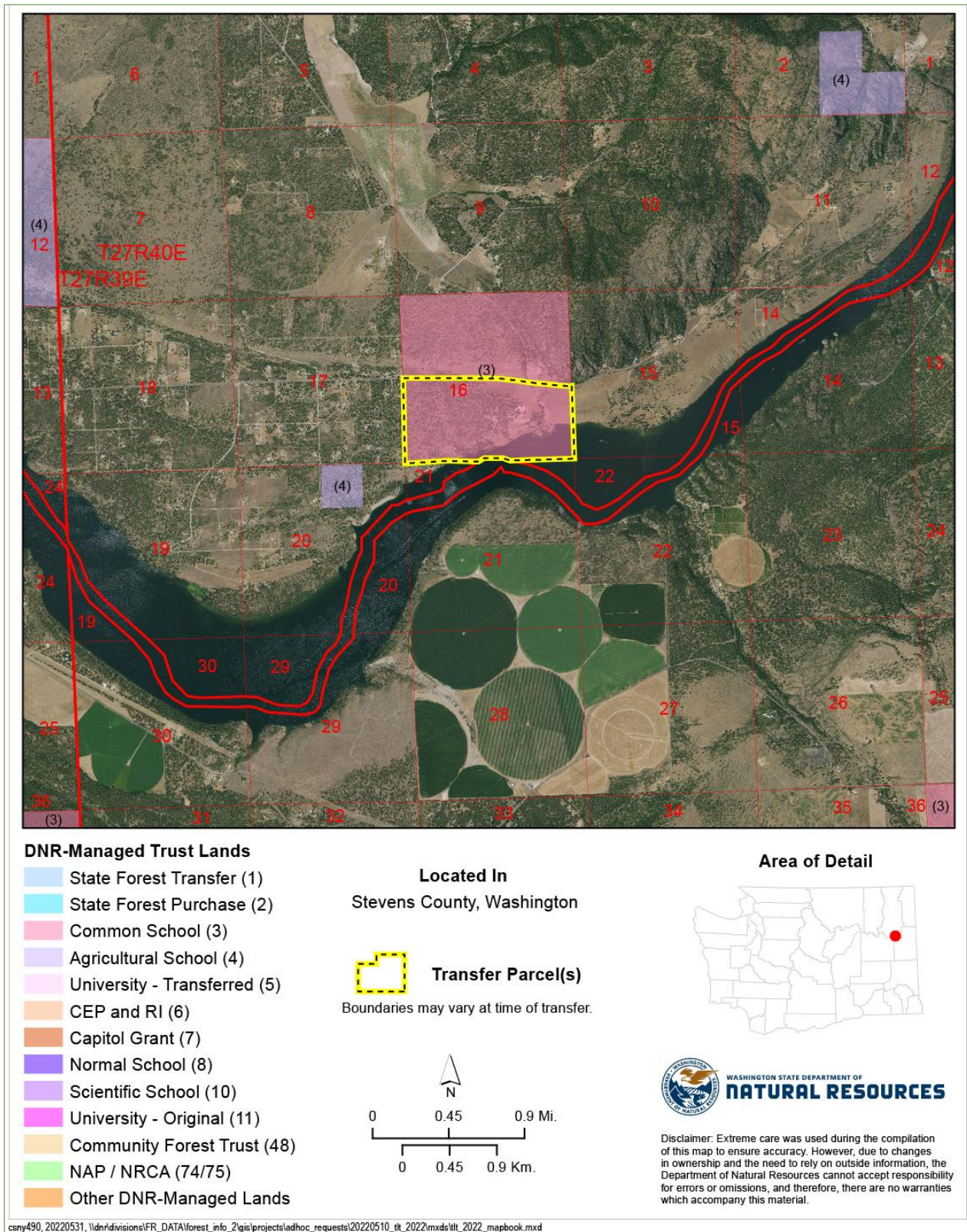
- **Limited revenue potential.** Approximately 80 percent of this parcel is not harvestable due to unstable slopes, streams, and associated buffers. There is no road access to harvestable areas.
- **Ecological values** include forest over 120 years old and salmon-bearing streams. Soderman Creek is considered a significant reach for priority species including steelhead, sea run cutthroat, and coastal cutthroat trout.
- **Public benefits** include low-impact recreation and protection of the I-90 Mountains to Sound Greenway view shed.

### Legal Description

Portions of Sections 32, 33, Township 24 North, Range 7 East, W.M., King County, Washington

Portions of Sections 4, 5, Township 23 North, Range 7 East, W.M., King County, Washington

# Parcel Seven: Lake Spokane Campground | Map



## Parcel Seven: Lake Spokane Campground | Description

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<b>Receiving Agency:</b>	Washington State Parks and Recreation Commission (State Parks)
<b>Acres:</b>	305
<b>County:</b>	Stevens
<b>Trust:</b>	Common School (03)
<b>Proposed Use:</b>	Recreation and open space
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

Located in southern Stevens County, this waterfront property has a campground, parking, and water access features. The property is located along highway 291 and the waterfront features attract many users from the greater Spokane area.

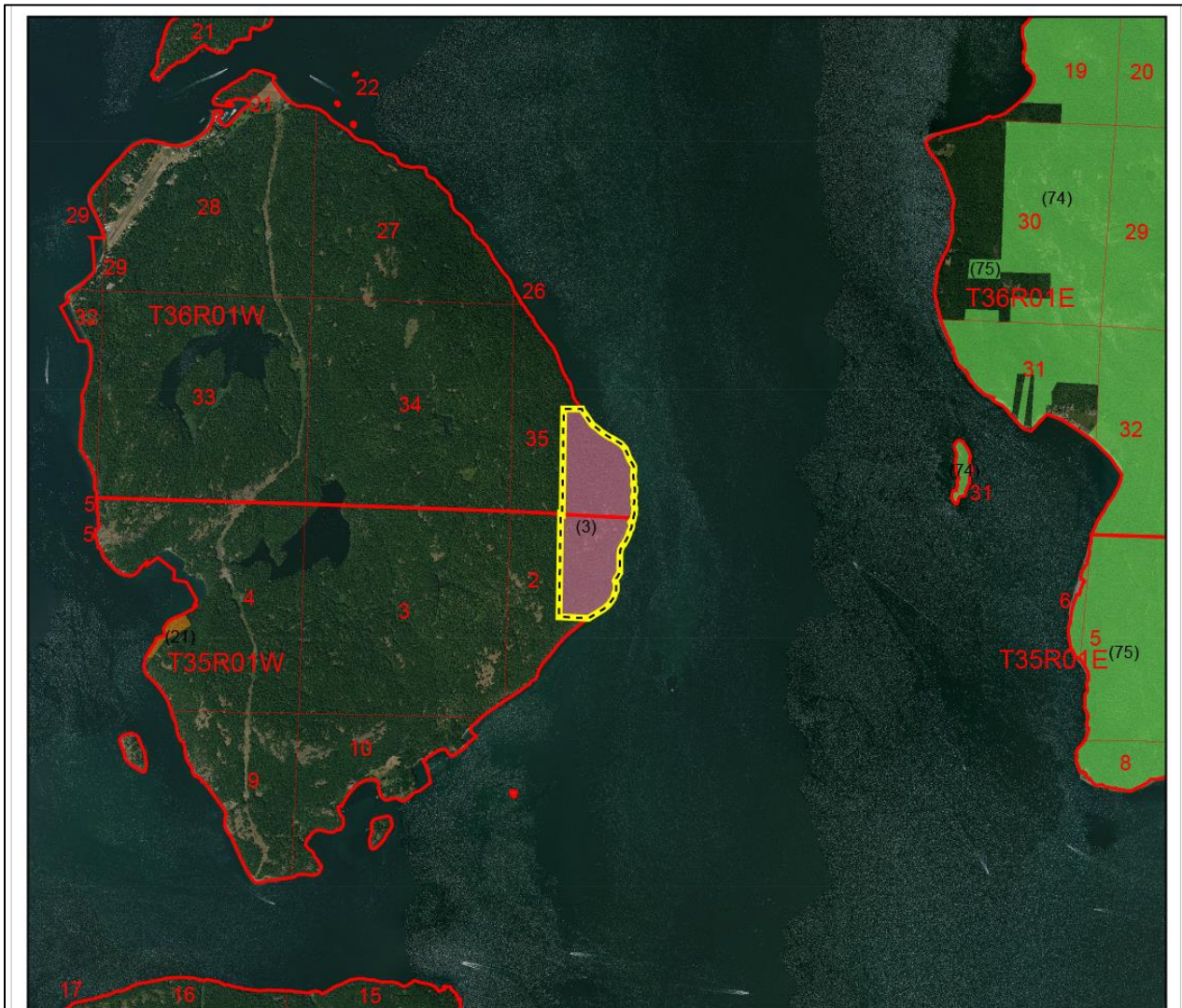
### Why Transfer?

- **Limited revenue potential.** This sparsely forested site is too arid for timber production and too small for industrial solar energy production. It has been used for recreation for over 50 years.
- **Public Benefits** include a campground, boat launch access, and parking. State Parks has been managing this property for public recreation through an agreement with DNR. State Parks would be a better steward of this highly popular property because they have more experience managing waterfront parks and on-site law enforcement staff. The large size of this property may permit a future expansion or improvement of recreational infrastructure to better serve users.

### Legal Description

Portion of Section 16, Township 27 North, Range 40 East, W.M., Stevens County, Washington

# Parcel Eight: Blakely Island | Map



**DNR-Managed Trust Lands**

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

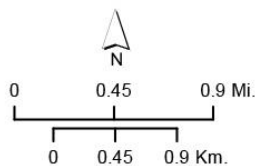
**Located In**

San Juan County, Washington



**Transfer Parcel(s)**

Boundaries may vary at time of transfer.



**Area of Detail**



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## Parcel Eight: Blakely Island | Description

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<b>Receiving Agency:</b>	San Juan County
<b>Acres:</b>	184
<b>County:</b>	San Juan
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, open space
<b>Transfer Type:</b>	Fee

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### Characteristics

This heavily forested property is located along the eastern shoreline of Blakely Island and is one of the first views that tourists see when traveling on the ferry ride from Anacortes to the San Juan Islands.

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

### Why Transfer?

- **Limited revenue potential.** This parcel is completely unharvestable due to ecological values and lack of legal road access.
- **Ecological values** include important marine shoreline habitat, potential old-growth forest, and remnant old-growth trees.
- **Public benefits** include protection of shoreline view shed from San Juan Islands ferries.

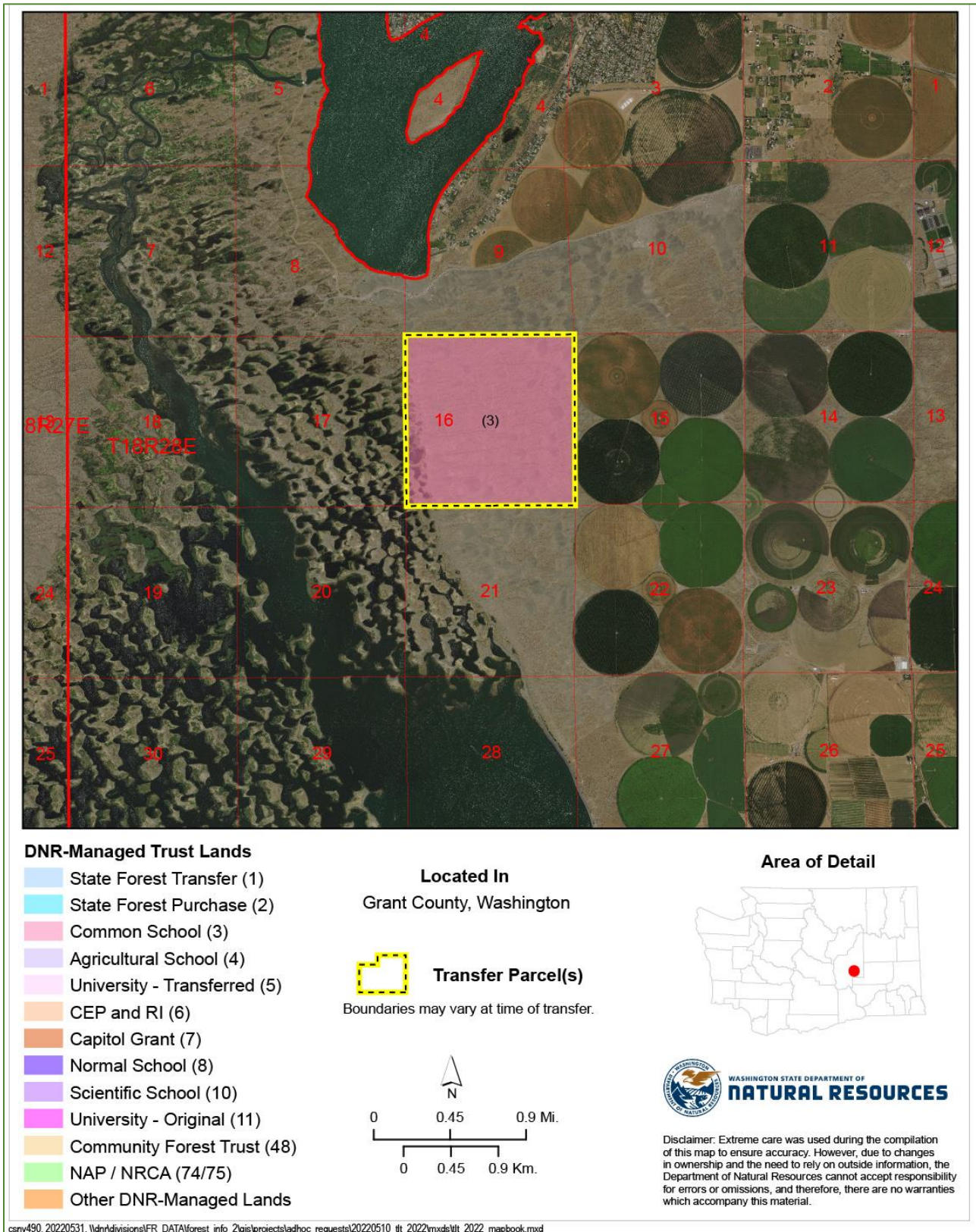
### Legal Description

Portion of Section 35, Township 36 North, Range 1 West, W.M., San Juan County, Washington

Portion of Section 2, Township 35 North, Range 1 West, W.M., San Juan County, Washington



# Parcel Nine: Moses Lake Sand Dunes | Map



## Parcel Nine: Moses Lake Sand Dunes | Description

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<b>Receiving Agency:</b>	Grant County
<b>Acres:</b>	648
<b>County:</b>	Grant County
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Recreation and open space
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

This interesting non-forested property is located in Grant County, south of the City of Moses Lake. This property has prominent sand dunes and attracts visitors from across Washington for off-road recreation.

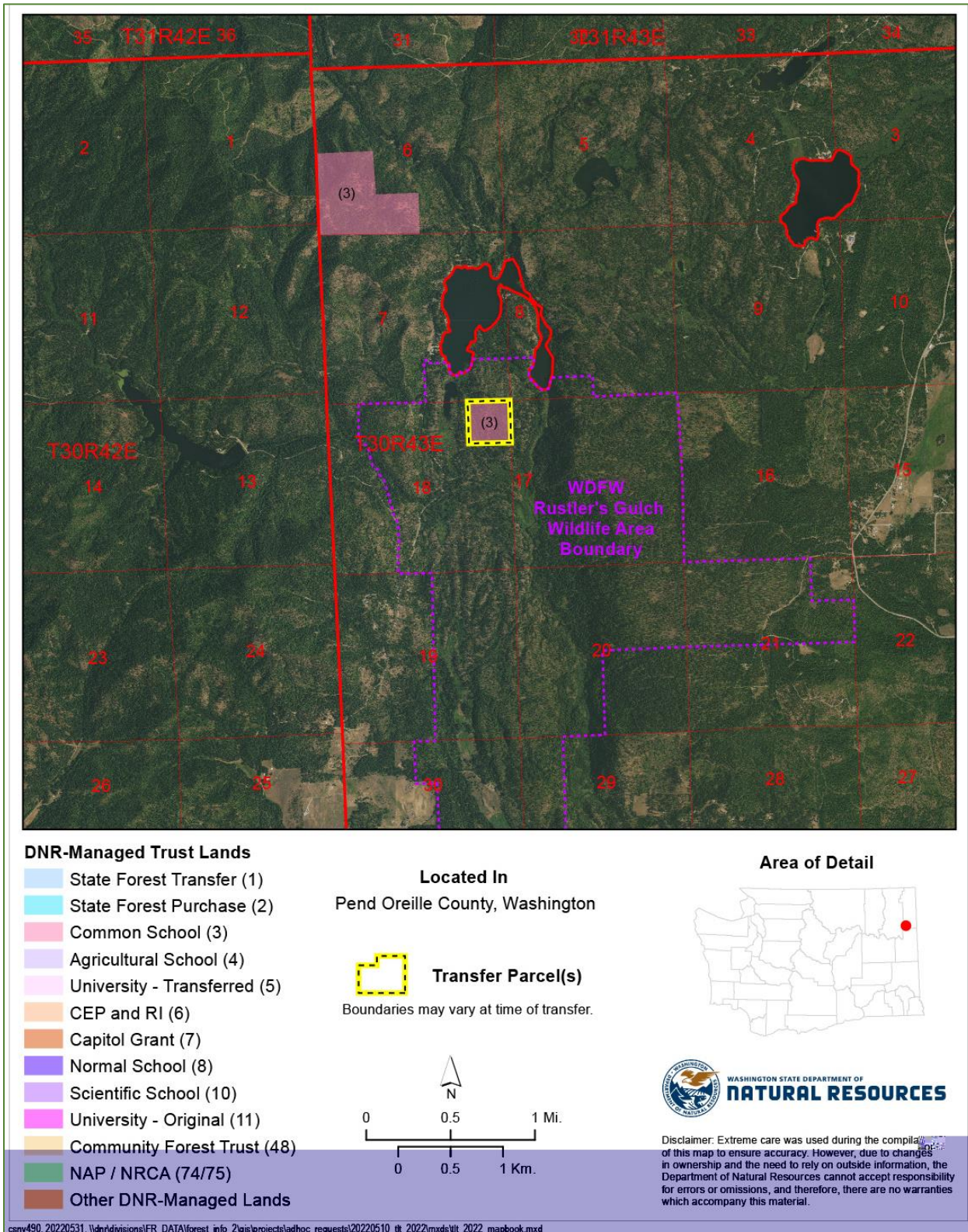
### Why Transfer?

- **Limited revenue potential.** The parcel currently has no legal road access, no water rights, and very restrictive zoning, which severely limits lease revenue potential.
- **Public benefits** include off-road vehicle (ORV) recreation opportunities. There is an existing ORV site to the north. Grant County would be a good steward, since they have ORV site experience and law enforcement presence.

### Legal Description

Portion of Section 16, Township 18 North, Range 28 East, W.M., Grant County, Washington

# Parcel Ten: Rustler's Gulch | Map



## Parcel Ten: Rustler's Gulch | Description

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<b>Receiving Agency:</b>	WDFW
<b>Acres:</b>	40
<b>County:</b>	Pend Oreille
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, open space, recreation
<b>Transfer Type:</b>	Fee

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### Characteristics and Location

This property consists of forest and wetlands near Fertile Valley in southern Pend Oreille County. It is adjacent to several lakes (Horseshoe Lake, Fan Lake) and the West Branch of the Little Spokane River. This parcel is completely surrounded by the 2,796-acre Rustler's Gulch Unit of the Sherman Creek Wildlife Area, which is managed by WDFW.

### Why Transfer?

- **Limited revenue production.** This is a small, isolated parcel surrounded by an existing wildlife area. It has no legal road access and little harvestable timber. The parcel is not leased now and has not been leased in the past. Road access would be very difficult to attain across the surrounding wildlife area.
- **TLT values.** Ecological values include high quality habitat for both fish and wildlife including trout, moose, deer, elk, bear, bald eagles, bats and songbirds.
- **Public benefits** include recreation opportunities such as hunting, hiking, and wildlife watching.

### Legal Description

Portion of Section 18, Township 30 North, Range 43 East, W.M., Pend Oreille County, Washington