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Trust Land Transfer Revitalization Pilot Project

West Tiger Packet

July 2022



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

Trust Land Transfer Revitalization Pilot Project: **West Tiger Packet**

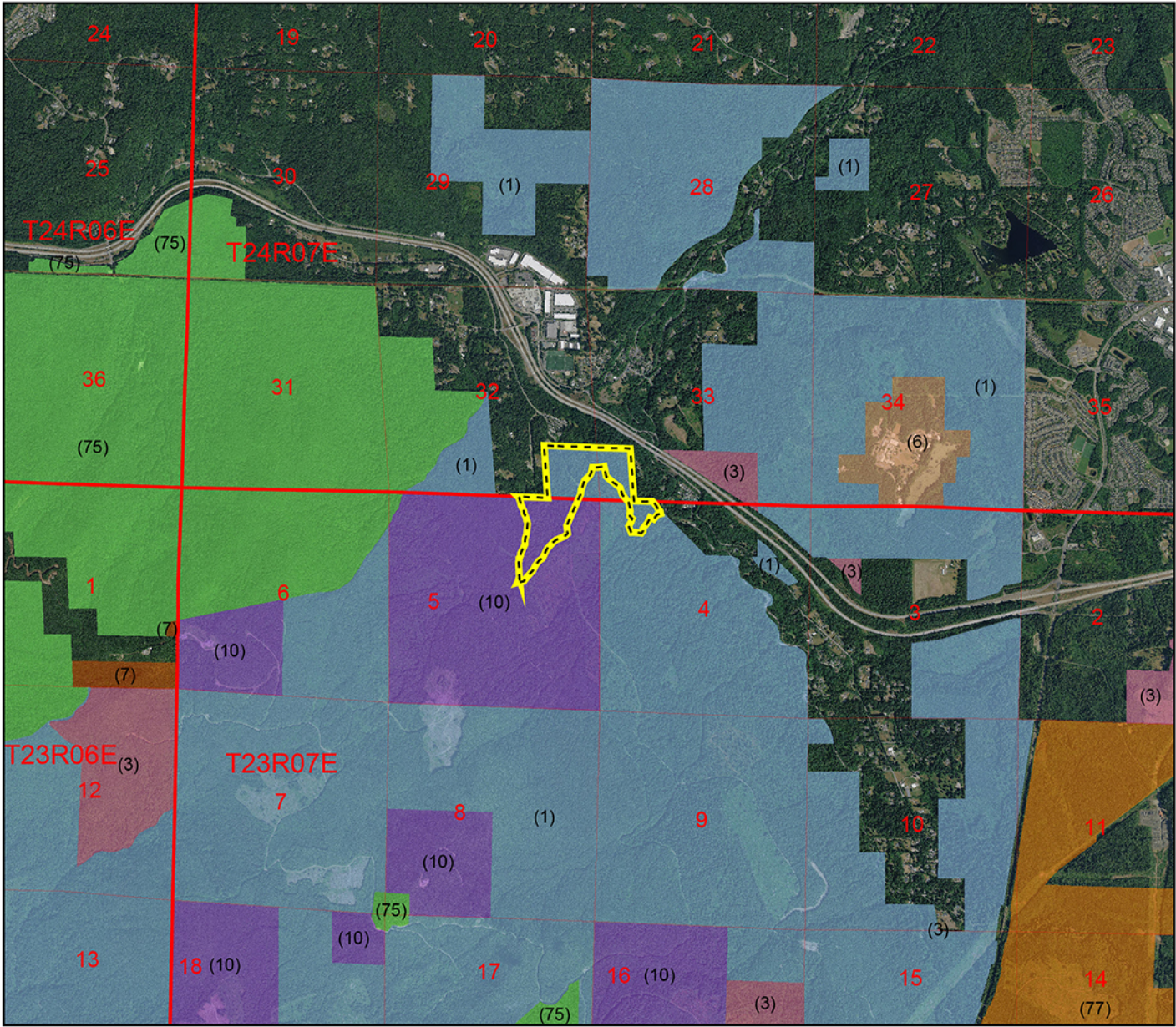
July 2022

Washington Department of Natural Resources (DNR)
Product Sales and Leasing Division
1111 Washington Street SE
PO Box 47014
Olympia, WA 98504-7014

Cover: Blakey Island Shoreline photo, Washington Department of Ecology

Map

TLT 2022 - West Tiger



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

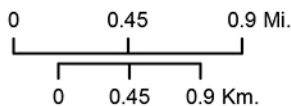
King County, Washington



Transfer Parcel(s)

Boundaries may vary at time of transfer.

Area of Detail



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Application and Best Interests of the Trusts Analysis

TRUST LAND TRANSFER APPLICATION

(This application is available electronically.)

Submit by 4:00 PM on June 15, 2022 for consideration for the next funding cycle

Trust Land Transfer is an innovate tool for the Washington State Legislature, through the Department of Natural Resources, to address several land management needs. Specifically, this tool enables DNR to achieve the following:

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

| Applicant Information | DNR Staff contact (if different) |
|-----------------------|----------------------------------|
|-----------------------|----------------------------------|

| | |
|-----------------------------------------|----------------------------------------------|
| Applicant's name: <u>DNR SPS Region</u> | Staff name: <u>Brandon Mohler</u> |
| Address: _____ | Address: <u>950 Farman Ave N</u> |
| City, State, Zip: _____ | City, State, Zip: <u>Enumclaw, WA. 98022</u> |
| Phone: _____ | Phone: <u>360.918.1115</u> |
| E-mail: _____ | E-mail: <u>Brandon.mohler@dnr.wa.gov</u> |
| Parcel name/moniker: West Tiger | _____ |

| Property Information |
|----------------------|
|----------------------|

For proposals with more than one trust ownership, or in more than one county, describe parcels separately:

| | | | | | | | |
|----------|-------------------------------------------------------|-----------------------------|-----------------------------|---------------------|------|----------|-------------------------------------|
| 1. | County: King | Section: Portions of 32, 33 | Township: 24 N | Range: 7 E | B&M | Parcel#: | 3224079022, 3324079015, |
| | County: | Section: Portions of 4, 5 | Township: 23 N | Range: 7 E | B&M | Parcel#: | 0523079001, 0423079006, 0423079005, |
| | County: | Section: | Township: | Range: | B&M | Parcel#: | |
| 2. | What is the land currently zoned as? | | Forest | | | | |
| 3. | What is the current land type/land cover? | | Forested | | | | |
| 4. | What are the current uses of the property? | | Long term forest management | | | | |
| 5. | Total project acres: | | 99 | Total acres forest: | 99 | | |
| 6. | Proposed receiving agency. DNR Natural Areas | | | | | | |
| 7. | What trust(s) does this property currently belong to? | | | | | | |
| Trust #1 | State Forest Land (Trust 01) | | | Acres | 60.5 | | |
| Trust #2 | Scientific School (Trust 10) | | | Acres | 38.5 | | |
| Trust #3 | | | | Acres | | | |

Property Evaluation

Please help us picture the uniqueness or importance of this property for Trust Land Transfer.

Projects are ranked on four criteria: (1) **ECOLOGICAL VALUES**, (2) **PUBLIC BENEFITS**, (3) **COMMUNITY INVOLVEMENT AND SUPPORT**, AND (4) **ECONOMIC IMPACTS**. This information will help establish your preliminary ranking with the other projects submitted for consideration. You may attach extra pages, if needed.

The questions and statements under each criteria may be used as general guidance to describe the project in more detail. There may be other relevant or unique characteristics of the parcel, not be listed here, for each criteria that may be used to describe the property being proposed for transfer.

CRITERIA: ECOLOGICAL VALUES

This criterion focuses on the attributes of the property and the ecological values protected or gained from the transfer of the property and its resources.

Ecological values may include:

- Federal or state endangered or threatened plant, fish, or wildlife species
- Rare or unique plant or wildlife communities
- Site with ecological significance on a global, regional, state, ecosystem, or watershed level
- Habitat for wide-ranging migratory species, especially winter range
- Landscape features or ecosystem services (such as wetlands to reduce flooding, vegetative cover to provide shade and reduce surface temperature, or cover crops to limit erosion) that might alleviate or mitigate natural hazards such as flood, fire, drought, etc.
- Characteristics such as high potential for old-growth habitat, or providing continuity of wildlife corridors
- Watershed protection such as protecting water supply or buffering public drinking water supply
- Describe the parcel's ecological values. Consider factors such as the ecological and biological quality of the habitat and the habitat's role in supporting key species.
- Describe the stewardship or management practices of the receiving agency to perpetuate the ecological values of the parcel. For example, does the agency have the ability to manage, monitor and protect these values once the parcel is transferred? Would the parcel fit within the agency's long-term conservation planning efforts?
- Is the parcel near or adjacent to other protected lands, either public or private?

(Use as much space as needed)

This property includes tributary streams of the Raging River and conservation will assist with water quality and salmon recovery efforts. Soderman Creek runs through the property and is considered a significant reach according to WDFW for priority species including Steelhead, Searun Cutthroat and Residential Trout. Tribal TFW staff have identified this reach of Soderman Creek as containing some of the best Steelhead habitat on the Raging River. There are older forest stands (120+) on the property which will be managed as a part of the West Tiger Mountain Natural Resources Conservation Area (NRCA). The site will be managed as a part of West Tiger Mountain NRCA, which protects sensitive areas such as stands of old-growth, wetlands and lakes, a madrone plant community, riparian areas, and rock outcrops. The transfer site was included in the 2016 NRCA boundary expansion and approved by the Commissioner of Public Lands.

CRITERIA: PUBLIC BENEFITS

Public benefits means a positive effect on the general public or one or more groups of people or community interests.

Examples may include:

- Resource-based outdoor recreation¹, parks, and/or public use, including accessible opportunities
- Public green space or open space
- Distinctive scenic or aesthetic features
- Archeological, non-tribal cultural, or historical significance that have been previously documented
- Scientific research
- Outdoor education
- Describe the public benefits that are provided by this parcel now, and would continue upon the transfer, or the public benefits that would be provided by the transfer.
- Cite any publicly reviewed or adopted plans that support the need for the public benefits identified.
- Identify the communities that would be served by the parcel.
 - Include any overburdened community², underserved population³, or vulnerable population⁴ that might receive direct public benefits from this transfer.
 - Describe how proximity to this parcel might increase the stated public benefit.

(Use as much space as needed)

This transfer will protect the view shed for motorists along I-90 in the Preston and support conservation effort in the Mountains to Sound Greenway. It will also protect an older forest that is difficult to manage for timber production due to steep unstable slopes near the Raging River. DNR is working on the abandonment of forest roads leading to this site. The Tulalip Tribe is actively involved in the road abandonment planning process and supportive of removing the fish-blocking culvert on the road.

¹ Resource-based outdoor recreation is dependent on a particular element or combination of elements in the natural and cultural environments that cannot be easily duplicated by humans. Examples include but are not limited to trail use, camping, boating, swimming, picnicking, nature study.

² "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)). "Highly impacted community" means a community designated by the department of health based on cumulative impact analyses in RCW [19.405.140](#) or a community located in census tracts that are fully or partially on "Indian country" as defined in 18 U.S.C. Sec. 1151.

³ Underserved populations ([34 USC § 12291\(a\)\(39\)](#)) means populations who face barriers in accessing victim services, and includes populations underserved because of geographic location or religion, underserved racial or ethnic populations, populations underserved because of special needs (such as language barriers, disabilities, alienage status, or age) and any other population determined to be underserved by the Attorney General or the Secretary of Health and Human Services, as appropriate.

⁴ "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)). "Vulnerable populations" includes, but is not limited to: (i) Racial or ethnic minorities;11 (ii) Low-income populations;12 13 (iii) Populations disproportionately impacted by environmental harms; and14 15 (iv) Populations of workers experiencing environmental harms.

CRITERIA: COMMUNITY INVOLVEMENT AND SUPPORT

What is the level of community involvement and support for the proposed transfer?

- To what extent has the community been provided with an opportunity to become informed about the project and provide input?
 - Describe efforts to identify and contact all interested parties.
- Describe the level of involvement and support by the community, including local citizens, local organizations, local elected officials, interest groups, volunteers, public agencies, and others.
- Explain any known opposition to the transfer and any efforts to mitigate or address this opposition. Provide an explanation of why the transfer should be moved forward despite any community opposition.
- Describe any outreach efforts to overburdened communities, underserved populations, or vulnerable populations regarding this proposed transfer and the feedback received.

(Use as much space as needed)

DNR received positive feedback to transfer this site to conservation during the public comment period for the West Tiger NRCA boundary expansion process. The public comment period included a required public hearing for expanding NRCA boundary and public notices in local newspapers. This transfer is supported by the Mountains to Sound Greenway, Issaquah Alps Trails Club, and Alpine Lakes Protection Society. There is no known opposition to this project.

CRITERIA: ECONOMIC VALUES

Examples of economic industries could include the following:

- Commercial leasing
- Local Recreation
- Local Tourism
- Forest products
- Non-forest products
- Local public services
- Shellfish
- Agriculture
- Other

Describe the potential positive or negative economic values associated with this transfer.

(Use as much space as needed)

This parcel is a part of the view shed for public driving along I-90 and the greater Mountains to Sound Greenway, which encourages public to visit public lands outside of Issaquah/North Bend/Snoqualmie – positively contributing to their local economy when they visit the towns.

There are no known negative economic values associated with this transfer.

Applicant's Comments Section

Other comments you may wish to add about your Trust Land Transfer proposal or property uniqueness.

This site near Soderman Creek was identified for conservation in the Tiger Mountain State Forest Plan (which has now been replaced by recently adopted agency plans).

Receiving Agency Information Section

1. Proposed receiving agency: DNR's Natural Areas
2. Has the proposed receiving agency been contacted and confirmed interest in this proposed transfer?
Yes No

If yes,

| | | | |
|---------------------------------------------------------------------|------------------------------|------------------------------|---------------------------------|
| Please provide contact information at the proposed receiving agency | Contact name: Curt Pavola | Phone Number 360-902-1032 | Email curt.pavola@dnr.wa.gov |
|---------------------------------------------------------------------|------------------------------|------------------------------|---------------------------------|

3. Is there a comprehensive or landscape management plan that would apply to this property once transferred?
Yes No

NRCA Management Plan: https://www.dnr.wa.gov/publications/amp_tiger_mt_NRCA_plan1997.pdf

If yes, please send a copy with your application

4. Describe how this parcel fits within the context of the receiving agency's long-term management plans. Please include any information that supports the agency's capacity for managing the parcel and preserving the ecological value and/or public benefits associated with the parcel. If forested, does the receiving agency have the resources and/or any plans for ensuring forest health and reducing fire risk?

The site will be managed for inclusion into the West Tiger Mountain Natural Resources Conservation Area (NRCA). The West Tiger Mountain NRCA Management Plan (1998) provides direction for the protection and management of the natural ecological systems of West Tiger Mountain. The DNR Natural Areas Program receives biennium funding to manage conservation lands and implement forest health improvement projects as needed.

Liens and Encumbrances Section

Liens and Encumbrances

Please list any and all liens and encumbrances on the property proposed the Trust Land Transfer Program. Examples of liens and/or encumbrances include: utility easements, public rights of way, water flow or water use restrictions, septic systems or water easements, dump sites, long-term harvest deferrals, other environmental hazards, transportation corridors, etc.

Testimony and Affiliation

The information in this application is true to the best of my knowledge and beliefs.

Signature

Date

Title/position

Organization

E-Mail the completed application to:

**TLT – Best Interests of the Trust Analysis:
West Tiger (99 acres)
Date: July 4, 2022; Many Contributors**

Quantitative assessment (Productivity and Operability)

| 1. Forest Lands Productivity | Site index score: Site class 2 and 3 | <p>Potential Harvestable Acres: 19.6; (Approximately 20% of gross acres).</p> <p>Net Present Value and Bare Land Value¹:</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Discount Rate</th> <th>NPV</th> <th>NPV per Harvestable Acre</th> <th>BLV</th> <th>BLV per Harvestable Acre</th> </tr> </thead> <tbody> <tr> <td>3%</td> <td>\$ 230,278</td> <td>\$ 11,765</td> <td>\$ 22,725</td> <td>\$ 1,161</td> </tr> <tr> <td>4%</td> <td>\$ 230,054</td> <td>\$ 11,754</td> <td>\$ 5,816</td> <td>\$ 297</td> </tr> <tr> <td>5%</td> <td>\$ 229,837</td> <td>\$ 11,743</td> <td>\$ (2,780)</td> <td>\$ (142)</td> </tr> <tr> <td>6%</td> <td>\$ 229,626</td> <td>\$ 11,732</td> <td>\$ (7,414)</td> <td>\$ (379)</td> </tr> </tbody> </table> <p>Yarding Systems Required: Ground-based</p> <p>Road Access: All parcels with harvestable acres do not currently have active road access. New construction or reconstruction would be required. Some parcels would likely require a bridge crossing through an unstable area.</p> | Discount Rate | NPV | NPV per Harvestable Acre | BLV | BLV per Harvestable Acre | 3% | \$ 230,278 | \$ 11,765 | \$ 22,725 | \$ 1,161 | 4% | \$ 230,054 | \$ 11,754 | \$ 5,816 | \$ 297 | 5% | \$ 229,837 | \$ 11,743 | \$ (2,780) | \$ (142) | 6% | \$ 229,626 | \$ 11,732 | \$ (7,414) | \$ (379) |
|---------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|--------------------------|--------------------------|--------------------------|----|------------|-----------|-----------|----------|----|------------|-----------|----------|--------|----|------------|-----------|------------|----------|----|------------|-----------|------------|----------|
| | Discount Rate | | NPV | NPV per Harvestable Acre | BLV | BLV per Harvestable Acre | | | | | | | | | | | | | | | | | | | | | |
| | 3% | | \$ 230,278 | \$ 11,765 | \$ 22,725 | \$ 1,161 | | | | | | | | | | | | | | | | | | | | | |
| | 4% | | \$ 230,054 | \$ 11,754 | \$ 5,816 | \$ 297 | | | | | | | | | | | | | | | | | | | | | |
| | 5% | | \$ 229,837 | \$ 11,743 | \$ (2,780) | \$ (142) | | | | | | | | | | | | | | | | | | | | | |
| | 6% | | \$ 229,626 | \$ 11,732 | \$ (7,414) | \$ (379) | | | | | | | | | | | | | | | | | | | | | |
| | Tree type: Western hemlock and Douglas fir dominant species | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Stand condition/Base age: 53 to 86 years old | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net present value: see table to right | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Topography: Cascades foothills, some steep slopes | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Climate: ~69 inches of annual rainfall | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Timber Volume ² : 775.4 mbf | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planned Harvests: None | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Non-forest lands productivity | Current Use: | N/A, forested parcel | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Lease type/revenue: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Harvest levels/crop, if any: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Soils (identified farmlands of commercial significance): | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Water rights: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Infrastructure improvements: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Physical | Access/lack of access: No legal road access. | | | | | | | | | | | | | | | | | | | | | | | | | | |

¹ Bare land value calculations included a 45-year rotation receiving the full suite of silvicultural treatments regularly employed by the DNR.

² Harvestable areas only. Either current volume if merchantable or future volume at age 55 if pre-merchantable.

| | | |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Unstable or steep slopes/ <i>acres affected</i> : 8.1 | A large percentage of this property is unharvestable, making it difficult to manage for timber harvest. Reasons that limit the harvestable acres include potential marbled murrelet long-term forest cover, unstable slopes, and riparian areas. |
| | Unharvestable areas/ <i>acres affected</i> : see previous line | |
| | Other: Riparian, 71.3 acres | DNR has temporary access to the property for road abandonment purposes only, but no permanent legal access to the property. |
| | Percent of parcel unharvestable: 80% | |
| 4. Ecological | Water resources/ <i>acres affected</i> : Riparian, 71.3 acres | This property includes tributary streams of the Raging River and conservation will assist with water quality and salmon recovery efforts. Soderman Creek runs through the property and is considered a significant reach according to WDFW for priority species including Steelhead, sea-run Cutthroat and Residential Trout. Tribal TFW staff have identified this reach of Soderman Creek as containing some of the best Steelhead habitat on the Raging River. There are older forest stands (120+) on the property. |
| | Unique site features (bogs, cliffs, landscape features, etc. / <i>acres affected</i>): Older forest (120+ years old) | |
| | Endangered or protected species/ <i>acres affected</i> : Steelhead, Searun cutthroat, and residential trout | |
| | Protected plant species/ <i>acres affected</i> : none | |
| | Known cultural resources: 8 | |
| | Proximity to other conserved or scenic lands: Adjacent to Tiger Mountain NRCA | |
| Other: | | |
| Qualitative Assessment | | |
| 5. Social Pressure | Public use/trails: No trails at this time | These parcels were included in the 2016 NRCA boundary expansion, which was approved by the Commissioner of Public Lands. |
| | Proximity to urban areas: Less than 10 miles from Issaquah and roughly 20 miles from Bellevue and Seattle | |
| | Proximity to residential land: One edge of this parcel is close to the Blue Sky | DNR received positive feedback to transfer this site to conservation during the public comment period for the West Tiger NRCA boundary expansion process. The public comment period included a required public hearing for |

| | | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | RV park and other residential properties | expanding NRCA boundary and public notices in local newspapers. This transfer is supported by the Mountains to Sound Greenway, Issaquah Alps Trails Club, and Alpine Lakes Protection Society. |
| | Other: | |
| | | The property is inaccessible due to steep slopes and lack of legal access. |
| 6. Environmental Pressure | Public concerns with natural resource management pertaining to perceived/real environmental conditions on the property: | This parcel is highly visible for motorists along I-90 and near the West Tiger NRCA. Concerns voiced for natural resource management activities would likely focus on continued protection of an older forest with steep unstable slopes near the Raging River. |
| | Other: | |
| 7. Policy Risk and Governance | Resource Management challenges: | DNR is working on the abandonment of forest roads leading to this site with the Tulalip Tribe actively involved in the road abandonment planning process and supportive of removing the fish-blocking culvert on the road. DNR has temporary access to the property for road abandonment purposes only, but no permanent legal access to the property. In addition to a lack of legal access, most of the property is comprised of steep slopes. There is an active slide south of this property on DOT land any future activity on this property would be problematic and most likely heavily mitigated to protect unstable slopes, acquire access and upgrade undersized culverts. All of these issues increase risk and costs for any activity on this property No future timber harvests are planned on this parcel and impacts to current use will be minimal. Incorporating this parcel into the existing West Tiger NRCA would allow for more cohesive management of this land consistent with NRCA management standards. |
| | Impacts to Harvest levels: No past, current or future harvests planned. | |
| | Impacts to Current Use: No current use | |
| | Proximity to other DNR managed land (or) | |
| | Isolation from other trust lands: | |
| | Other: | |
| 8. Land Use Analysis | Current zoning: Forest | King County zoning and comprehensive plan designations for this parcel is Forest. This parcel is surrounded by rural and open space land use designations and rural zoning designations. Urban growth will continue to put pressure on lands along the I-90 corridor and urban areas (Issaquah, |
| | Comprehensive Plan designation: Forest | |
| | Existing development trends: | |

| | | |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Other: none | Sammammish and North Bend) will continue to expand outward; however those boundaries are still around 10 miles from this site. |
| 9. Other DNR program opportunity | <p>Other disposal strategies</p> <ul style="list-style-type: none"> • Public auction • Direct Transfer to public agency • Exchange • Lease for alternative land use • Hold as transition land for future development or transition | <ul style="list-style-type: none"> • Public auction: Rejected to preserve older forests, protect steep unstable slopes, and widespread public support for open space, visual impact, recreation or conservation. • Direct Transfer: No receiving entity identified with suitable funds to acquire lands. • Exchange: Rejected due to unlikely suitable exchange parcel based on lack of access, proximity to active slide area and steep unstable slopes. • Designate as transition land: This property is not located in close proximity to any urban area and is surrounded by commercial forestland and/or NRCA. It is highly unlikely that this parcel will ever transition out of forestland zoning. • Land use lease: This parcel is not suitable for alternative energy development leases for the following reasons: <ul style="list-style-type: none"> ○ This parcel is too densely forested and steep for solar power generation. ○ This parcel would be difficult to market for wind power generation due to lack of legal access and because it is near a highly populated area. |

Summary of Property Assessment:

The features of this property that are not compatible for long-term trust management and revenue include the following:

- Extensive steep slopes and riparian acres limit the number of operable acres to 20 (only 20% operability)
- Property highly visible to an urban part of I-90 which is one of the most heavily travelled highways in the state, and property is located in an area that serves as important green space to urban Washingtonians.
- No permanent legal access to the property for needed roads
- Property already approved by DNR within the boundaries of an expanded NRCA expansion area
- Active slides in the nearby area and portions of this property are wet and potentially unstable in an important view shed
- Forestry zoning limits the number of potential home sites and overall value of the property
- Parcel is unsuitable for wind or solar power generation

The features on this property that are beneficial include:

- Scenic portion of King County with a demand for large acreage home sites
- High quality steelhead salmon spawning on property enhance public features of property under conservation

Best Interests of the Trust DNR Recommendation:

Recommend keeping this parcel on the TLT parcel list for the pilot project.

Internal staff administrative valuation of entire parcel:

Based on fair market value | For internal use only; does not constitute an appraisal

| | | |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: 7/6/22 | Provisional Estimate: \$1,500,000. However, value is highly dependent upon how many building sites would be permitted, which may change. | Summary: 1) Inclusion of location, asset class, trust, acres, land and improvement value, and projected cash flow 2) Identify industry standards for fair market value (FMV) 3) Obstacles/encumbrances/assumptions that might affect FMV |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Formal appraisal summary: Formal appraisal will be completed if transfer is funded for TLT funding by the Legislature.

| | | |
|-------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | Appraisal: | Summary: 1) Inclusion of location, asset class, trust, acres, land and improvement value, and projected cash flow 2) Identify industry standards for fair market value (FMV) 3) Obstacles/encumbrances/assumptions that might affect FMV |
|-------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Additional Information

COMMISSIONER'S ORDER

NUMBER 201647

STATE OF WASHINGTON

DEPARTMENT OF NATURAL RESOURCES

Peter Goldmark, Commissioner of Public Lands

COMMISSIONER'S ORDER

Whereas, the Washington State Legislature, through Chapter 79.71 RCW, Washington Natural Resources Conservation Areas (NRCA) Act, found that there is an increasing and continuing need by the people of Washington for certain areas of the state to be conserved, in rural as well as urban settings, for the benefit of present and future generations; such areas are worthy of conservation for their outstanding scenic and ecological values and provide opportunities for low impact public use; acquisition of property or rights in property is necessary to protect these areas for public purposes; and there is a need for a state agency to act in an effective and timely manner to acquire interests in such areas and to develop appropriate management strategies for conservation purposes, and

Whereas, pursuant to Chapter 79.71 RCW, the state Department of Natural Resources is authorized to transfer state-owned trust lands and acquire private lands for the creation of natural resources conservation areas as necessary to achieve the purposes of this Chapter, and

Whereas, as required by RCW 79.71.060, the Department held a public hearing on October 20, 2016 in King County, Washington, to receive public comment on the expansion of the West Tiger Mountain Natural Resources Conservation Area, and

Whereas, the Department has determined that the area described below should be designated as natural resources conservation area; the area is ecologically important and contains resources and characteristics worthy of consideration for conservation purposes, as defined in RCW 79.71.010.

It is THEREFORE ORDERED AND DIRECTED that the West Tiger Mountain Natural Resources Conservation Area be expanded to include approximately 97 additional acres in portions of Sections 32 and 33 in Township 24 North, Range 7 East and Sections 4 and 5 in Township 23 North, Range 7 East for a total boundary acreage of approximately 4,727 in portions of Sections 25, 26, 27, 34, 35 and 36 in Township 24 Range 6 East and Sections 30, 31, and 32 in Township 24 Range 7 East and Sections 5, 6, 7, 8, 17, 18, 20, 21 in Township 23 Range 7 East and Sections 1, 2, 3, 10, 11, 12 in Township 23 Range 6 East in King County, Washington, as indicated on the attached boundary map dated August 2016.

Dated this 22nd day of December, 2016.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES



PETER GOLDMARK
Commissioner of Public Lands

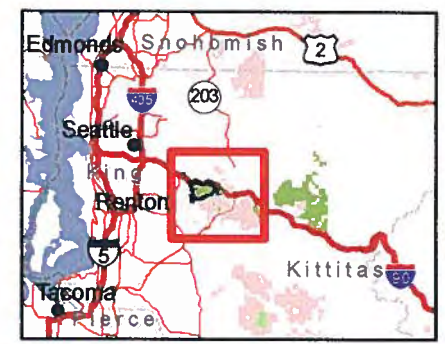
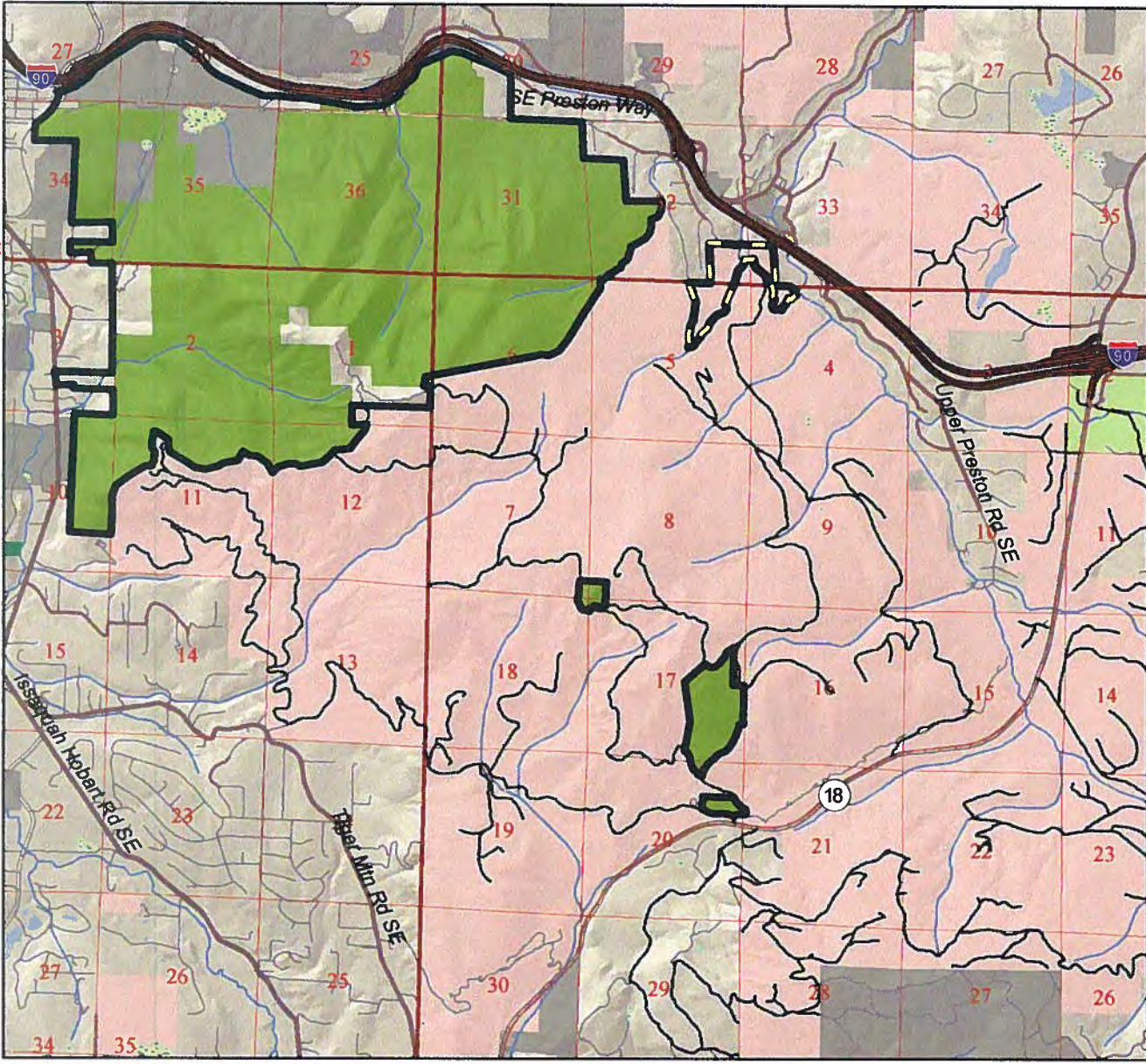
West Tiger Mountain Natural Resources Conservation Area (NRCA) Proposed NRCA Expansion

201647

West Cascades Ecoregion

MAP LEGEND

-  Proposed NRCA Expansion
-  NRCA Boundary
-  Natural Resources Conservation Area
-  DNR Trust Lands
-  US Forest Service
-  City, County or Municipal



Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and, therefore, there are no warranties which accompany this material.

SPS Region - K. Woolsey - August 2016



**WASHINGTON STATE DEPT OF
NATURAL
RESOURCES**
PETER GOLDMARK
COMMISSIONER OF PUBLIC LANDS

T23R06E T23R07E



**Department of Natural Resources
Natural Areas Program**

**West Tiger Mountain
Natural Resources Conservation Area
Boundary Expansion Public Hearing**

**Thursday, October 20, 2016
Issaquah, WA**

Department of Natural Resources Staff

- **Katie Woolsey, Natural Areas Manager**
- **Doug McClelland, Assistant Region Manager**



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Agenda

- **Welcome and Introductions**
- **Meeting Overview**
- **Expansion Proposal Presentation**
- **Audience Q&A**
- **Public Testimony**
 - **Oral or Written**
- **Adjourn**



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- **Public Land Manager**

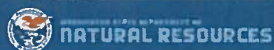
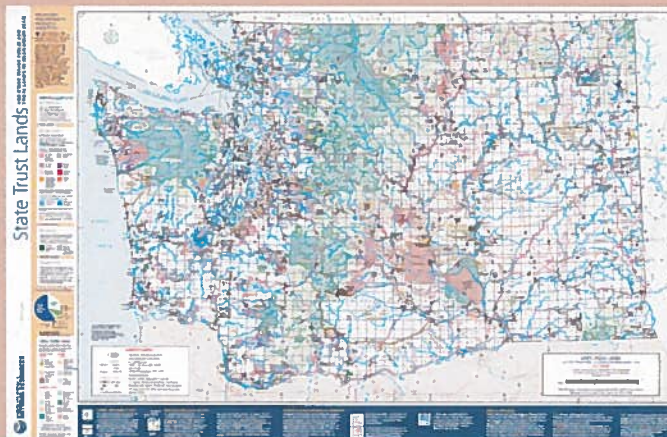
- **3 Million Acres of Uplands**

- Forest, Agricultural, Grazing, Urban Lands

- **2.6 Million Acres of Aquatic Lands**

- Navigable Bedlands, Tidelands, Shoreline

- **155,000 Acres of Conservation Lands**



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- **Fire Prevention and Suppression**
 - On over 12 million acres of forest lands
- **Protect Resources**
 - Regulating forest harvest
 - Surface mining reclamation – permitting and enforcement



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Natural Areas Program Overview

- **Natural Areas Preserves Act 79.70 RCW (1972)**
- **Natural Heritage Program (1977)**
- **Natural Resources Conservation Areas Act 79.71 RCW (1987)**



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Natural Areas Program Mission

- **Conserving Washington's native species and ecosystems, today and for future generations**



High-Quality Ecosystems



Rare Plant Species



Rare Animal Species



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Conservation Lands

- **91 sites currently total more than 155,000 acres, which is about 2.5 percent of DNR – managed lands**
- **Two Conservation Categories**
 - **Natural Area Preserves**
 - **Natural Resources Conservation Areas**



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Natural Area Preserves

- **Scientific Research**
- **Genetic resource of native plants and animals**
- **Education**
- **Baseline/reference areas**
- **Habitats for vanishing species**
- **Public access limited to educational or scientific purposes**



Natural Resources Conservation Areas

- **Protect habitat for plant and animal species**
- **Offer opportunities for environmental education**
- **Include low-impact uses, such as hiking or wildlife viewing**



NRCA Boundary Expansion Process

- Identified Areas
- Analysis
- Public Review
- Commissioner Order



Sites are acquired predominantly in two ways

- Trust Land Transfer Program

Protect existing publically owned trust lands with high conservation or recreation value or that are difficult to manage for revenue production

- Grants from Washington Wildlife and Recreation Program and federal funding programs to purchase lands from willing seller at market value

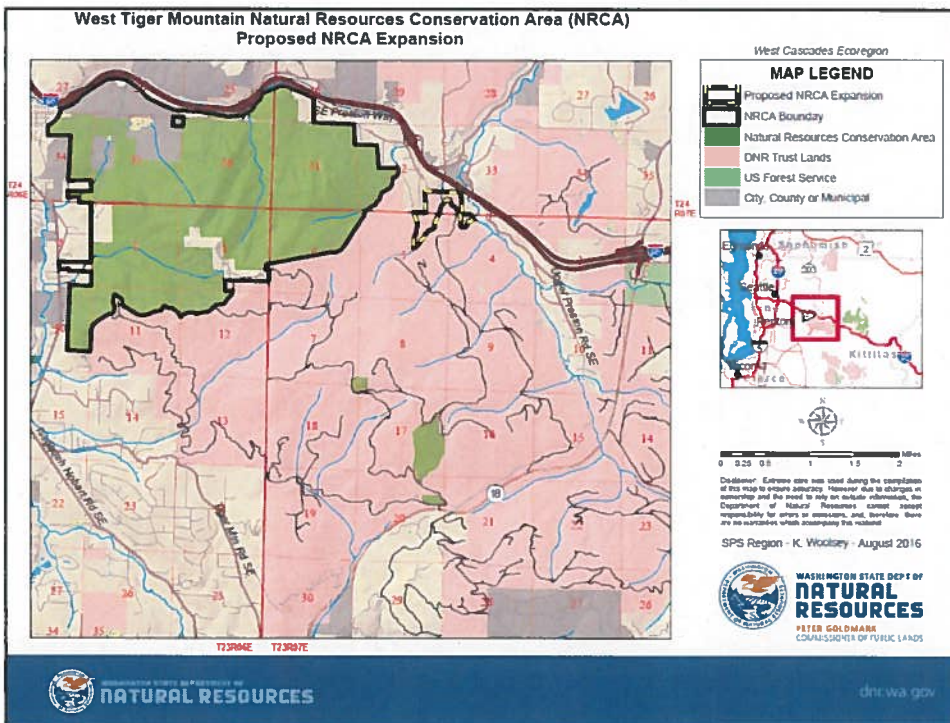
Trust Land Transfer Program

- **Process includes:**
 - **Review and approval of funding by WA State Legislature**
 - **Board of Natural Resources approval of transfer**
 - **Timber value of transaction transmitted to the Common School Construction Fund**
 - **DNR replacement of trust assets for long-term revenue production**



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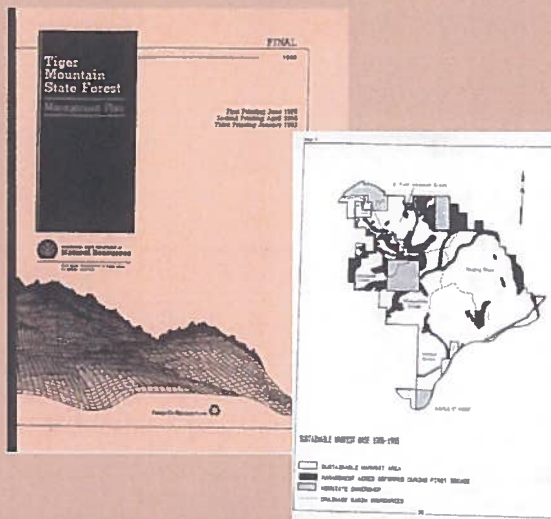
**West Tiger Mountain Natural Resources Conservation Area (NRCA)
Proposed NRCA Expansion**



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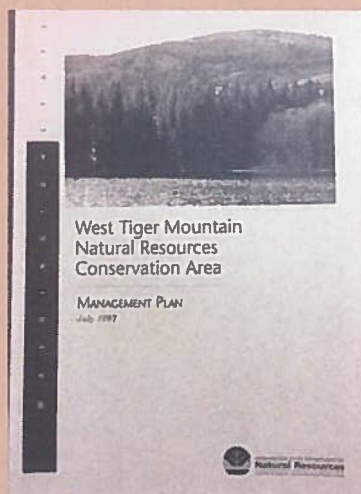
Tiger Mountain State Forest

- **Created in 1981**
- **12,000 acres**
- **1982 Tiger Mtn Management Plan**



West Tiger Mountain NRCA

- **Established in 1989**
- **4,430 Acres**

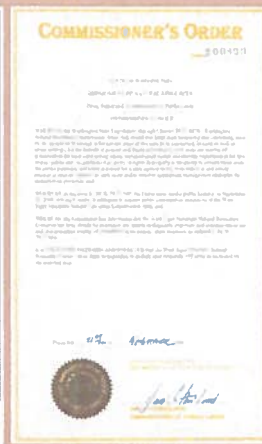


West Tiger Mountain NRCA

- **Features Protected**
 - **Talus rocks (caves), two lakes, three predominate stream systems**
 - **Old -growth Douglas-fir forests**
 - **Hundred-year-old western red cedar stands**
 - **Forested wetlands area on the Tradition Plateau**
 - **Dry-site vegetation mosaic dominated by Pacific madrone at Yah-er Wall**
 - **Scenic Views**

West Tiger Mountain NRCA

- **2008 TLT**
- **Additional 155 acres**



Features of Addition

- **100 acres**
- **Older Forest**
- **120+ year old stands**
- **Sodermen Creek**



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Agenda

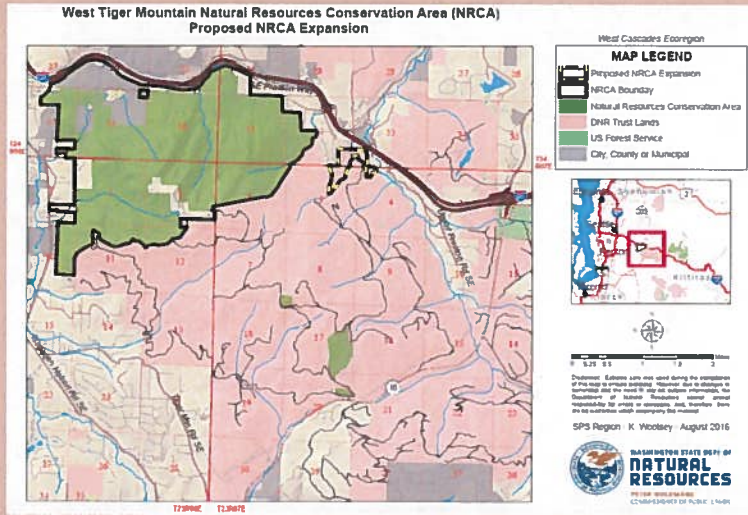
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Questions?



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