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Trust Land Transfer Revitalization  
Pilot Project

# Lake Spokane Campground Packet

July 2022



WASHINGTON STATE DEPT OF  
**NATURAL  
RESOURCES**

# Trust Land Transfer Revitalization Pilot Project: Lake Spokane Campground Packet

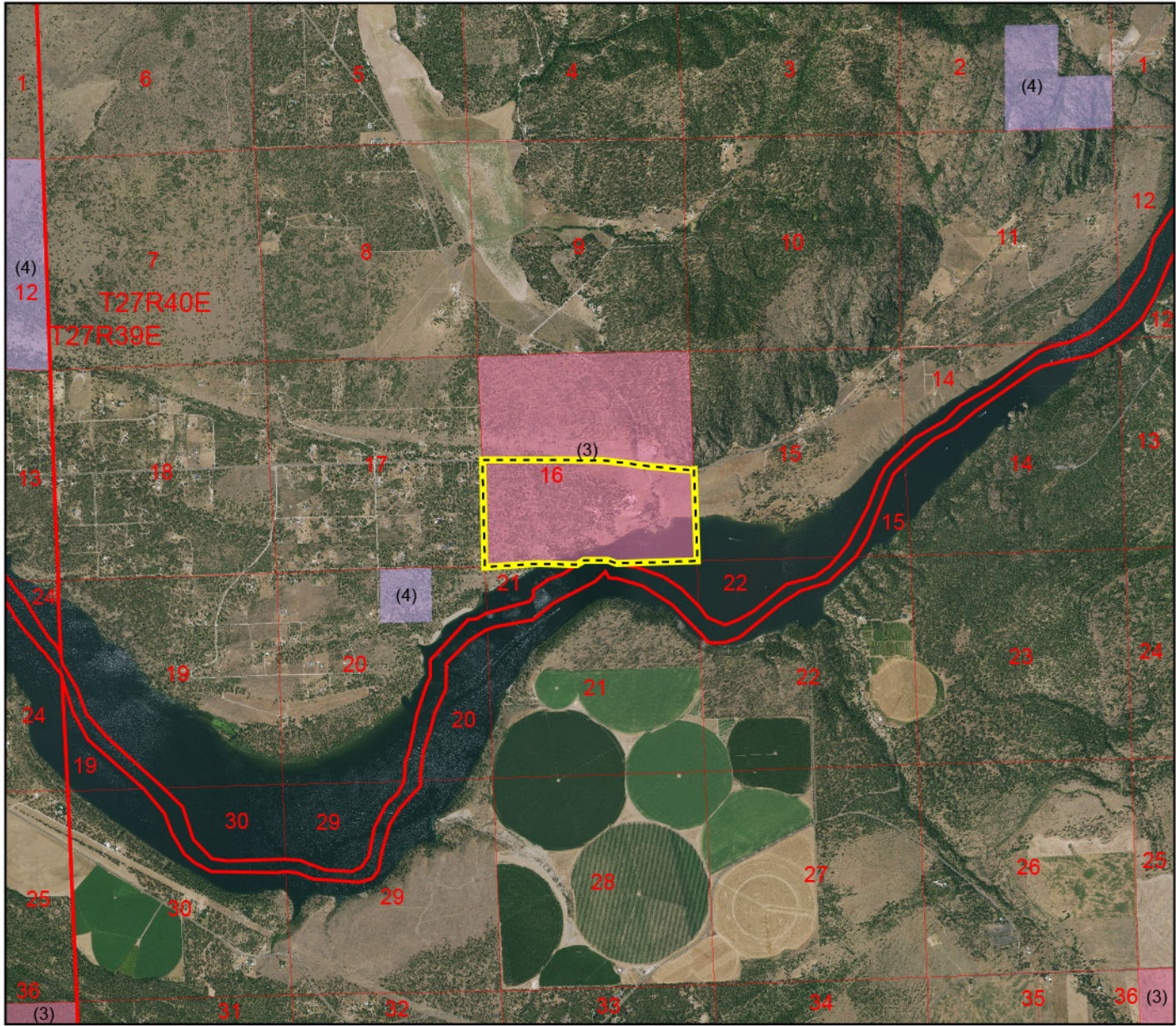
July 2022

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 - Lake Spokane Campground



## 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

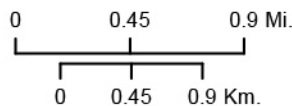
Stevens County, Washington



**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 16, 2022 for consideration for the next funding cycle

*Trust Land Transfer is an innovative 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**

<b>Applicant Information</b>	<b>DNR Staff contact (if different)</b>
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Applicant's name: <u>NE Region</u>	Staff name: <u>Pat Ryan</u>
Address: <u>225 S Silke Rd</u>	Address: <u>225 S Silke Rd</u>
City, State, Zip: <u>Colville, WA 99114-9369</u>	City, State, Zip: <u>Colville, WA 99114-9369</u>
Phone: <u>509-684-7474</u>	Phone: <u>509-640-1255</u>
E-mail: _____	E-mail: <u>pat.ryan@dnr.wa.gov</u>
Parcel name/moniker: <b><u>Lake Spokane Campground</u></b>	

<b>Property Information</b>
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**For proposals with more than one trust ownership, or in more than one county, describe parcels separately:**

1.	County: <u>Stevens</u>	Section: <u>Portion of 16</u>	Township: <u>27 N</u>	Range: <u>40 E</u>	B&M: _____	Parcel#: _____
	County: _____	Section: _____	Township: _____	Range: _____	B&M: _____	Parcel#: _____
	County: _____	Section: _____	Township: _____	Range: _____	B&M: _____	Parcel#: _____
2.	What is the land currently zoned as?		<u>Rural area (RA-10)</u>			
3.	What is the current land type/land cover?		<u>Forest and rangeland</u>			
4.	What are the current uses of the property?		<u>Recreation/camping, waterfront</u>			
5.	Total project acres:		<u>305</u>	Total acres forest:	<u>Approximately 250</u>	
6.	Proposed receiving agency. <u>Washington State Parks</u>					
7.	What trust(s) does this property currently belong to?					
Trust #1	<u>Common School (Trust 03)</u>		Acres	<u>305</u>		
Trust #2	_____		Acres	_____		
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?

Section 16 is whitetail deer winter range habitat. The eastern portion also comes up as bald eagle winter range. The parcel is also in the Bull trout overlay. This parcel is across Long Lake and one mile west of the 635-acre Fisk State Park. State Parks is currently managing the property for public recreation through an agreement with DNR. A new lease will be in place in the very near future. State Parks would be a very good steward of this highly popular property due to its experience managing waterfront parks and availability of on-site law enforcement personnel.

## 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 recreation<sup>1</sup>, 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 community<sup>2</sup>, underserved population<sup>3</sup>, or vulnerable population<sup>4</sup> that might receive direct public benefits from this transfer.
  - Describe how proximity to this parcel might increase the stated public benefit.

State Parks has had nothing but positive comments from the public from their management of this site. With State Parks management the site is open for a longer period of time which was one of the biggest concerns from the public when DNR was managing the site. The benefits to the public will be increased as State Parks would like future expansion or betterment of the recreational infrastructure of the site. This site is more developed than a typical DNR recreational facility. State Parks is better equipped to manage a facility of this complexity. It is expected that overburdened community, underserved population, or vulnerable populations would be positively impacted by this transfer.

## 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.

There is no known opposition to this proposed transfer. State Parks reports that they have had positive feedback from the public regarding their management of the parcel. The site is open for a longer period of time than when DNR managed the site and that has been identified as one of the major benefits. No outreach to overburdened communities, underserved populations, or vulnerable populations has been done. This proposed transfer should have only positive impacts to any of these groups as it would continue and enhance recreational opportunities to the public.

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<sup>1</sup> 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.

<sup>2</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 ( ESSB 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.

<sup>3</sup> 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.

<sup>4</sup> "Vulnerable populations" means population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms (ESSB 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: 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.

Economic values should all be positive as this transfer will keep the campground open for longer periods of time and as State Parks looks to expand and/or better infrastructure on the site it is expected that local businesses will benefit. There will be a lease with State Parks on this site in the very near future. Positive impacts for recreation and tourism. The site is not due for a timber management treatment for about 20 years. It is expected that State Parks will monitor the site as they have other areas they manage for forest health and wildfire resilience and treat the stand appropriately.

## Applicant's Comments Section

Other comments you may wish to add about your Trust Land Transfer proposal or property uniqueness. The trust benefits from the transfer of this property that has high recreational value but low trust revenue opportunities. State Parks has been managing this property for public recreation through an agreement with DNR. State Parks is entering into a lease for a five year term this fiscal year.

## Receiving Agency Information Section

1. Proposed receiving agency: Washington State Parks and Recreation Commission
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: Nikki Fields Real Estate Manager	Phone Number 360-902-8658	Email Nikki.Fields@parks.wa.gov
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3. Is there a comprehensive or landscape management plan that would apply to this property once transferred?  
Yes  No   
If yes, please send a copy with your application  
State Parks completed a Classification and Management Plan for Riverside State Park in 2005, and it updated that plan to include the Lake Spokane Campground in 2018. Additionally, plans have been completed for a campground update and expansion on the site. Both of these documents are included in the folder.
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?

See the [Classification and Management Plan](#). Also, Parks will have a lease with DNR for the management of the site. Parks has a Forester and will manage the timber associated with this site to ensure forest health and reduce fire risk. DNR has done forest health work recently.

## 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.

Right to Overflow, 50-007788  
Right to Overflow, 50-011349  
Right to overflow, 50-020878  
Easement, 50-031416  
Easement, 50-02317  
Easement, 50-033252  
Easement, 50-CR2887

Easement, 50-CR2989  
 Water Right, 78-000269  
 Water Right, 78-000552

**IMPROVEMENTS AUTHORIZED BY THE STATE:**

Description	Location
Flush Restroom CXT	See attached map
Water Well	See attached map

**LESSOR-OWNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO:**

Description	Location
Vehicle barrier gates	See attached map
Campsites with table and fire ring	See attached map
Table shelters with tables  Host site with water, sewer, power and home.	See attached map
Wood rail fencing	See attached map
Rest rooms	See attached map
CXT Rest rooms	See attached map
Pump House	See attached map
Full interest in one mile of seven strand fence.	South of State Highway 231, Section 16, Township 27 North, Range 40 East, W.M.
Undivided one-half interest in one mile of fence.	South, west, and east lines, Section 16, Township 27 North, Range 40 East, W.M.
Undivided one-half interest in 1 ¼ mile of fence.	Along campground boundary, Section 16, Township 27 North, Range 40 East, W.M.

See email in the Lake Spokane Folder for a map of improvement locations.

**Testimony and Affiliation**

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



**TLT – Best Interests of the Trust Analysis:  
Lake Spokane Campground (305 acres)  
Date: 7/4/2022; Bob Winslow**

**Quantitative assessment (Productivity and Operability)**

<p><b>1. Forest Lands Productivity</b></p>	<p>a. Site index score: For Ponderosa Pine on a 100-year site, basis is approximately 82.</p> <p>b. Tree type: Ponderosa Pine</p> <p>c. Stand condition/Base age: Lightly forested in places and grassland most areas</p> <p>d. Soil: See explanation.</p> <p>e. Topography: Sloping downwards toward reservoir with some steeper pitches.</p> <p>f. Climate: Inter-Mountain West</p> <p>g. Timber Volume: Not commercially viable for harvest other than for forest health.</p> <p>h. Planned Harvests: None</p>	<p>1.d. – Diversity of soil types include soil series #7453, #7489, #4646, #7492 which include very cobbly gravelly loam, extremely gravelly sandy loam, gravelly sandy loam, loamy sand.</p>
<p><b>2. Non-forest lands productivity</b></p>	<p>a. Current Use: Recreation and Open Space</p> <p>b. Lease type/revenue: Recreation Lease in place and new five-year lease renewal underway.</p> <p>c. Harvest levels/crop, if any: None</p> <p>d. Soils (identified farmlands of commercial significance): Unknown.</p> <p>e. Water rights: Two. See explanation.</p>	<p>Explain. 2.b. – Current recreation lease with Washington State Parks file #02-091705 from 2014. New recreation lease renewal is underway for a five-year term. Avista utility provides funds to state parks for campground site maintenance. Avista supplies these recreation management and operations (M&amp;O) funds in part due to Federal Energy Regulatory Commission (FERC) licensing and their desire to provide recreational opportunities.</p>

	f. Infrastructure improvements: See explanation.	2.e. – Two water rights for property with file #78-000264 for 3 annual acre feet of water to irrigate one acre. Water right file #78-000552 is a community well for 10 acre feet per year used for recreation.  2.f. – Campground, well, power, host site including home, paved internal road, boat launch, sheds, picnic tables.
3. Physical	a. Access/lack of access: Yes.	3.a. Legal road access directly from state highway 291.
	b. Unstable or steep slopes/ <i>acres affected</i> : Reservoir adjacent bluff of glacial till soil is somewhat unstable and approximately 10% of property.	
	c. Site encumbrances/ <i>acres affected</i> : No special encumbrances known.	
	d. Unharvestable areas/ <i>acres affected</i> . Not cropped.	
	e. Other: none	
4. Ecological	a. Water resources/ <i>acres affected</i> : Portion of property inundated by reservoir.	4.a. – Avista has a perpetual easement for flooding a portion of this land for the existing Long Lake reservoir.  4.c. – Within one mile of a gray wolf detection ( <i>Canis lupus</i> ) which is FE-federal endangered and SE-state endangered status. Priority habitats and species (PHS) for WDFW lists area as a concentration area for bald eagles and white tailed deer.  4.f. – Avista owns extensive shoreline along Long Lake with some of it managed for wildlife habitat. This land is scenic but not legally designated as such.
	b. Unique site features (bogs, cliffs, landscape features, etc. / <i>acres affected</i> ): Cliffs and bluffs on less than 10%.	
	c. Endangered or protected species/ <i>acres affected</i> : See explanation.	
	d. Protected plant species/ <i>acres affected</i> : None known.	
	e. Protected cultural resources/ <i>acres affected</i> : Six known sites	

	f. Proximity to other conserved or scenic lands: Adjacent to Long Lake Reservoir, see explanation.	
	g. Other: none	
<b>Qualitative Assessment</b>		
5. Social Pressure	a. Public use/trails: Yes.	5.a. - Property was under recreational lease with the Interagency Committee for Outdoor Recreation (IAC) for 50 years that ended a few years ago. Has been leased to WA State Parks since before the time of the IAC lease expiration for public recreation. Listed in the Avista FERC plan as a recreational feature. High recreational use of the site, especially in the summer.
	b. Proximity to urban areas: Rural but close to Spokane Metro area.	
	c. Proximity to residential land: Rural but higher density residential within several miles.	
	d. Other: none	
6. Environmental Pressure	a. Public concerns with natural resource management pertaining to perceived/real environmental conditions on the property: Heavily used by public.	6.a. – A growing sense of environmental stewardship in the more developed portions of southern Stevens County. While much public land is available county wide, there is not much public waterfront lands available and having public boat access to water is important for both environmentalists and recreationists.
	b. Other: none	
7. Policy Risk and Governance	a. Resource Management challenges: No known issues.	
	b. Impacts to Harvest levels: Not applicable.	
	c. Impacts to Current Use: None known.	
	d. Proximity to other DNR managed land (or) Isolation from other trust lands: Not contiguous with other trust lands.	
	e. Other: none	
8. Land Use Analysis	a. Current zoning: RA-10	8.a. – Zoning is Rural Area (RA-10) which permits one dwelling unit per 10 acres along with many other conditional uses.
	b. Comprehensive Plan designation: Appears to be Rural.	

	c. Existing development trends: Slow and gradual infill of acreage rural residential properties	
9. Other DNR Program Opportunity	Program Name: Public Auction Direct Transfer for cash Land Exchange Alternative use lease	<p><u>Public auction</u> – Deemed not the best trust transaction option due to the current recreation lease encumbrance and due to strong anticipated public resistance to any loss of opportunity for public access to Long Lake and past significant infrastructure improvements paid for with public funds. This option was deemed less likely or less favorable than TLT.</p> <p><u>Direct transfer for cash</u> – State Parks does not have any land acquisition funds. In fact many of the state parks properties have come to their agency through the trust land transfer process which is a familiar Legislative property transfer tool for this agency. This option was deemed less likely or less favorable than TLT.</p> <p><u>Land exchange</u> – DNR has not been approached by any parties desiring a land exchange. Current recreation lease, would at a minimum, delay any current land exchange considerations. DNR anticipates there would be very strong opposition to a land exchange of this parcel based upon past land exchange hearings in this area. This option was deemed less likely or less favorable than TLT.</p> <p><u>Alternative use lease</u> - This property is not suitable for alternative energy generation for the following reasons:</p> <ul style="list-style-type: none"> <li>• At 305 acres, this parcel is not large enough for solar energy. Solar developers prefer sites of at least 1,000 acres, so smaller sites are not as marketable.</li> <li>• This parcel is not suitable for wind power because recreation is the primary use of this property.</li> </ul>

**Summary of Property Assessment:**

The property is not a good fit for a long term trust hold and trust management due to the following:

- Low rainfall area that is relatively dry and is poor for timber production.
- High fire frequency area impacting timber volumes and timber quality.



- Highest and best use is likely for rural residential.
- Low potential for leasing revenue.

This is an interesting property that has many positive features for rural residential such as:

- Water and territorial views
- Reservoir waterfront
- Sunny southern aspect
- Many property improvements in place owned by the State
- Proximity to the greater Spokane metropolitan area

Some theoretical property sales options. One option would be a transfer to a governmental entity (TLT transfer, county direct purchase) due to its past use and desirable public features. A second option would be to sell the property for high end rural residential development at public auction at the conclusion of the recreational lease. The first option would capture the market value similar to the second option, but without public pushback and the public would be able to continue to enjoy the site and public improvements.

**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:  \$950,000	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
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**Formal appraisal summary:** Formal appraisal will be completed if transfer is funded for TLT funding by the Legislature.

Date:	Appraisal:	Summary: <ol style="list-style-type: none"><li>1) Inclusion of location, asset class, trust, acres, land and improvement value, and projected cash flow</li><li>2) Identify industry standards for fair market value (FMV)</li><li>3) Obstacles/encumbrances/assumptions that might affect FMV</li></ol>
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# Comment Summaries

# **Additional Information**



Don Hoch  
Director

STATE OF WASHINGTON  
**WASHINGTON STATE PARKS AND RECREATION COMMISSION**

1111 Israel Road S.W. • P.O. Box 42650 • Olympia, WA 98504-2650 • (360) 902-8500  
TDD Telecommunications Device for the Deaf: 800-833-6388  
[www.parks.wa.gov](http://www.parks.wa.gov)

October 1, 2018

Mr. Robert Winslow  
Manager, Trust Land Transfer Project  
MS 47014  
Olympia, WA 98504

RE: Request for Transfer of Lake Spokane Campground through the Trust Land Transfer Program

Dear Mr. Winslow:

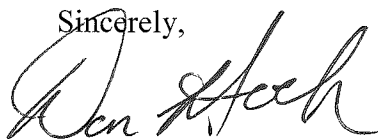
Please consider this letter as a formal agency request for the Department of Natural Resources (DNR) to transfer two properties commonly known as the Lake Spokane campground in Spokane county to the Washington State Parks and Recreation Commission (State Parks). State Parks is requesting that DNR seek legislative funding as needed to transfer the properties within the 2019-2021 Transfer Land Transfer (TLT) application period. State Parks understands and supports the DNR policy of transferring TLT's with deed reservations requiring the property be utilized for outdoor recreation, wildlife habitat or open space uses.

If transferred to State Parks, the properties will be managed in the future as they are currently being managed by State Parks through our lease agreement with DNR for public outdoor recreation. State Parks additionally plans to improve and enlarge the existing campground and day use area if we acquire the properties.

Over the last several months, State Parks conducted a planning process focused on the future of recreation around Lake Spokane. This planning process also included significant public input. Comments received during that process highlighted the need for more camping around Spokane. Additionally, recent studies have predicted 2 million more people in Washington State by the year 2040. The Lake Spokane Campground is well suited to meet the current and future need because we already manage the current facility, State Parks has shovel ready plans to expand the camping capacity, there is ample room for additional expansion phases, and it is the only public water access and overnight park on the north side of Lake Spokane that can accommodate future growth.

Nikki Fields has been designated as your primary contact person for working with our agency and she can be reached by phone at (360)902-8658 and by email at [Nikki.Fields@parks.wa.gov](mailto:Nikki.Fields@parks.wa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hoch". The signature is fluid and cursive, with the first name "Don" being larger and more prominent than the last name "Hoch".

Don Hoch  
Director

cc: Peter Herzog, Assistant Director, WSPRC  
Steve Hahn, Lands Program Manager, WSPRC

## Chauvin, Cathy (DNR)

---

**From:** WALKER, BRETT (DNR)  
**Sent:** Friday, June 10, 2022 10:24 AM  
**To:** Ryan, Pat (DNR)  
**Subject:** lake spokane

### IMPROVEMENTS AUTHORIZED BY THE STATE:

Description	Location
Flush Restroom CXT	See attached map
Water Well	See attached map

### LESSOR-OWNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO:

Description	Location
Vehicle barrier gates	See attached map
Campsites with table and fire ring	See attached map
Table shelters with tables	See attached map
Host site with water, sewer, power and home.	
Wood rail fencing	See attached map
Rest rooms	See attached map
CXT Rest rooms	See attached map
Pump House	See attached map
Full interest in one mile of seven strand fence.	South of State Highway 231, Section 16, Township 27 North, Range 40 East, W.M.
Undivided one-half interest in one mile of fence.	South, west, and east lines, Section 16, Township 27 North, Range 40 East, W.M.
Undivided one-half interest in 1 ¼ mile of fence.	Along campground boundary, Section 16, Township 27 North, Range 40 East, W.M.



May 24, 2022

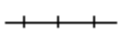


S16 - T27N - R40E, W.M.

Stevens County



underground sprinkler



fence

- 1-12 Shelters with tables
- 13-14 wooden storage sheds
- 15-19 gates
- 20,28 wells
- 21-22 CXT outhouse
- 23 CXT pumphouse
- 24 CXT bathrooms/showers
- 25 storage building
- 26-27 concrete block outhouses
- 29 host site
- 30 group camp site
- 31 wood shed
- 32 boat wash station
- 33 boat launch and pier
- 34 wood building (booth)

**Exhibit C  
Access Roads**



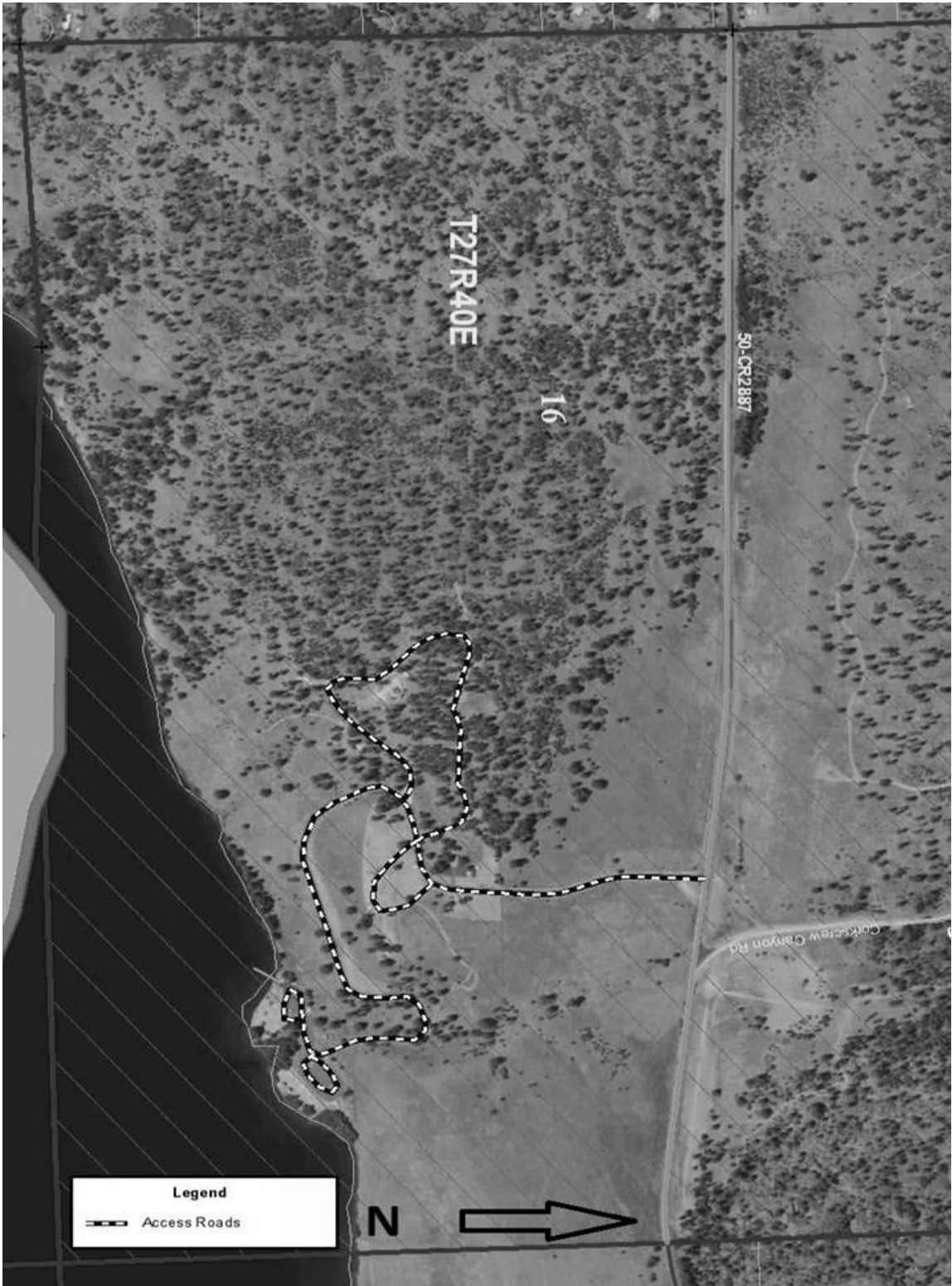


Exhibit D  
Map



**Brett Walker**

Assistant Region Manager  
Northeast Region

Washington State Department of Natural Resources  
(509) 680-4029 - Cell

[brett.walker@dnr.wa.gov](mailto:brett.walker@dnr.wa.gov)  
[www.dnr.wa.gov](http://www.dnr.wa.gov)

# Classification and Management Planning (CAMP)

State Parks land uses vary from highly developed interpretive centers and overnight facilities to undeveloped areas preserved for passive recreation, interpretation and natural resource conservation. The Commission designates appropriate land uses for each of its parks through a public planning process called Classification and Management Planning, or CAMP. The CAMP process sets land classifications, designates long-term park boundaries, and develops management prescriptions for key park issues on a park by park basis. The Commission completed its first CAMP process in 1996, and has since completed plans for approximately 75% of its properties.

State Parks land classifications are similar to county or municipal land use zones. The Commission has developed six land classifications that set the appropriate intensity for recreational activity and facility development within parks. The classifications range from Natural Area Preserves that limit use to research and education purposes only to Recreation Areas that allow high intensity recreational use and facility development. The six State Parks land classifications are:

- Recreation Areas are suited and/or developed for high-intensity outdoor recreational use, conference, cultural and/or educational centers, or other uses serving large numbers of people.
- Resource Recreation Areas are suited and/or developed for natural and/or cultural resource-based medium-intensity and low-intensity outdoor recreational use.
- Natural Areas are designated for preservation, restoration, and interpretation of natural processes and/or features of significant ecological, geological, or paleontological value while providing for low-intensity outdoor recreation activities as subordinate uses.
- Heritage Areas are designated for preservation, restoration, and interpretation of unique or unusual archaeological, historical, scientific, and/or cultural features and traditional cultural properties that are of statewide or national significance.
- Natural Forest Areas are designated for preservation, restoration, and interpretation of natural forest processes while providing for low-intensity outdoor recreation activities as subordinate users, and which contain:
  - a) Old-growth forest communities that have developed for one hundred fifty years or longer and have the following structural characteristics: large old-growth trees, large snags, large logs on land, and large logs in streams; or
  - b) Mature forest communities that have developed for ninety years or longer; or
  - c) Unusual forest communities and/or interrelated vegetative communities of significant ecological value.
- Natural Area Preserves are designated for preservation of rare or vanishing flora, fauna, geological, natural historical, or similar features of scientific or educational value, and which are registered and committed as a natural area preserve through a cooperative agreement with an appropriate natural resource agency pursuant to chapter [79.70 RCW](#) and [332-60 WAC](#).

A long-term park boundary identifies lands that further the recreation and conservation mission of a park. When the Commission designates a long-term park boundary that is larger than the current State Parks ownership, it may seek to purchase lands or easements from willing sellers, or it may seek to formalize an agreement with an adjacent landowner to advance shared management goals. In some cases, though, the designated long-term park boundary is smaller than the current agency ownership; in those cases, properties outside the boundary are considered surplus to Commission needs, and are intended to be sold, leased, or transferred to another entity.

The third product of CAMP is a park management plan. Management plans are relatively simple documents that describe a park's principle features, set park-wide management objectives, and outline specific approaches and prescriptions in response to issues identified through the planning process. These plans also document the planning process and serve as a clearinghouse for supporting information.

The state parks and properties with completed or in-process CAMPs are shown in the table below.

<b>Year</b>	<b>Park Name</b>	<b>Date Land Class Adopted</b>	<b>Date Mgt Plan Adopted</b>	<b>Revision Date</b>	<b>Other Approved Plans</b>	<b>Comments</b>
1996	Rasar	12/06/1996	07/12/1997		master plan	
1997	Hope Island (Mason County)	01/24/1997	09/17/1997	01/27/2011	master plan (1994)	
1997	Nolte	04/18/1997	09/17/1997	11/13/2008		Nolte LTB revised again 08/08/2012
1997	Kanaskat-Palmer	04/18/1997	09/17/1997	11/13/2008		
1997	Flaming Geysers	04/18/1997	09/17/1997	11/13/2008		
1997	Green River Gorge Conservation Area	04/19/1997	09/17/1997	11/13/2008	design guidelines	
1997	Turn Island	09/05/1997	02/01/2000			
1997	Sucia Island	09/05/1997	02/01/2000			
1997	Stuart Island	09/05/1997	02/01/2000			
1997	San Juan Area South	09/05/1997	02/01/2000			
1997	San Juan Area North	09/05/1997	02/01/2000			
1997	Matia Island	09/05/1997	02/01/2000			
1997	Saddlebag Island	09/05/1997	02/01/2000			
1997	Posey Island	09/05/1997	02/01/2000			
1997	Patos Island	09/05/1997	02/01/2000			
1997	Jones Island	09/05/1997	02/01/2000			
1997	James Island	09/05/1997	02/01/2000			
1997	Doe Island	09/05/1997	02/01/2000			
1997	Clark Island	09/05/1997	02/01/2000			
1997	Blind Island	09/05/1997	02/01/2000			
1997	Obstruction Pass	09/05/1997	02/01/2000			
1997	Moran	09/05/1997	02/01/2000			
1997	Olga Dock	09/05/1997	02/01/2000			
1998	Willapa Hills Trail	04/24/1998			master plan	
1998	Sun Lakes-Dry Falls	04/24/1998	07/31/2003		master plan	
1998	Columbia Plateau Trail	04/24/1998			master plan	
1998	Riverside	06/12/1998				
1998	Centennial Trail	06/12/1998				
1998	Beacon Rock	09/18/1998	01/31/2001		design guidelines	
1999	Skagit Island	06/11/1999				
1999	Hope Island (Skagit County)	06/11/1999				
1999	Heart Lake	06/11/1999				
1999	Dugualla	06/11/1999				

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1999	Deception Pass	06/11/1999				
1999	Pass Island	06/11/1999				
1999	Other Small Islands	06/11/1999				
1999	Deception Island	06/11/1999				
1997	Iron Horse	07/23/1999	06/29/2000	03/26/2014	master plan	Revision is addition of Malden-Idaho. 2 <sup>nd</sup> revision for Beverly-Malden in progress
1999	Mount Spokane	10/29/1999		11/20/2014	master plan	
2001	Bridle Trails	12/13/2001	12/15/2004			
2001	Lake Sammamish	12/13/2001	12/15/2004		master plan, restoration plan	
2001	Squak Mountain	12/13/2001	12/15/2004			
2002	Millersylvania	12/12/2002	03/15/2005			
2003	Columbia Hills	06/19/2003	05/31/2005		master plan	LTB Revision may be needed
2004	Cape Disappointment	03/11/2004				
2006	Triton Cove	05/18/2006	06/15/2006			
2006	Toandos Peninsula	05/18/2006	06/15/2006			
2006	Right Smart Cove	05/18/2006	06/15/2006			
2006	Pleasant Harbor	05/18/2006	06/15/2006			
2006	HJ Carrol	05/18/2006	06/15/2006			
2006	Dosewallips	05/19/2006	06/15/2006			
2006	Pearrygin Lake	08/24/2006	10/02/2006		facilities concept plan	
2006	Joseph Whidbey	10/19/2006	03/10/2008			
2006	Fort Ebey	10/19/2006	03/10/2008			
2006	Keystone Spit	10/19/2006	03/10/2008			
2006	Fort Casey	10/19/2006	03/10/2008			
2006	Ebey's Landing	10/19/2006	03/10/2008			
2006	Lake Wenatchee	11/30/2006	01/09/2007			
2007	Fort Worden	01/11/2007				
2008	Saint Edward	01/12/2007	11/04/2008			
2007	Wenatchee Confluence	04/26/2007	05/22/2007			
2007	Squilchuck	04/26/2007	05/22/2007			
2007	Peshastin Pinnacles	04/26/2007	05/22/2007			

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2007	Daroga	04/26/2007	05/22/2007			
2007	Lincoln Rock	04/26/2007	05/22/2007			
2007	Westport Light/Westhaven	08/10/2007	11/07/2007			
2007	Twin Harbors	08/10/2007	11/07/2007			
2007	South Beach Ocean Beach Area	08/10/2007	11/07/2007			
2007	Grayland Beach	08/10/2007	11/07/2007			
2007	Bottle Beach	08/10/2007	11/07/2007			
2007	Seashore Conservation Area	08/10/2007	11/07/2007			
2007	Yakima Sportsman	11/15/2007	11/15/2007		facilities concept plan	
2007	Indian Painted Rocks	11/15/2007	11/15/2007			
2008	Potlatch	01/18/2008	10/05/2012			
2008	Twanoh	01/18/2008	10/05/2012			
2008	Lilliwaup Tidelands	01/18/2008	10/05/2012			
2008	Lake Isabella	01/18/2008	10/05/2012			
2008	Belfair	01/18/2008	10/05/2012			
2008	Hoko River	01/18/2008	11/03/2008			
2008	Fort Flagler	01/18/2008	03/10/2008			
2008	Anderson Lake	01/18/2008	03/10/2008			
2008	Mystery Bay	01/18/2008	03/10/2008			
2008	Kinney Point	01/18/2008	03/10/2008			
2008	Sequim Bay	08/07/2008	11/04/2008			
2008	Lake Chelan	09/25/2008	01/21/2009			
2008	Twenty Five Mile Creek	09/25/2008	01/21/2009			
2008	Dash Point	11/13/2008	01/13/2009			
2008	Saltwater	11/13/2008	01/13/2009			
2008	Fort Columbia	11/13/2008	03/03/2009			
2008	Leadbetter Point	11/13/2008	03/03/2009			
2008	Skating Lake	11/13/2008	03/03/2009			
2008	Pacific Pines	11/13/2008	03/03/2009			
2008	Loomis Lake	11/13/2008	03/03/2009			
2008	Station Camp	11/13/2008	03/03/2009			
2008	Chinook Park	11/13/2008	03/03/2009			
2008	Long Beach Area (SCA)	11/13/2008	03/03/2009			

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2009	Blake Island	01/22/2009	04/24/2009			
2009	Illahee	01/22/2009	04/24/2009			
2009	Manchester	01/22/2009	04/24/2009			
2009	Scenic Beach	01/22/2009	04/24/2009			
2009	Square Lake					Delayed to coordinate with county
2009	Camp Calvinwood					Delayed to coordinate with county
2009	Fort Townsend	08/06/2009				
2009	Rothschild House	08/06/2009				
2009	Ocean City	12/03/2009	04/16/2010			
2009	Pacific Beach	12/03/2009	04/16/2010			
2009	Griffith-Friday Ocean	12/03/2009	04/16/2010			
2009	Seashore Conservation Area	12/03/2009	04/16/2010			
2009	North Beach Ocean Beach Area	12/03/2009	04/16/2010			
2009	Jackson House	12/03/2009	04/29/2010			
2009	Lewis and Clark	12/03/2009	04/29/2010			
2009	Ike Kinswa	12/03/2009	04/29/2010			
2009	Seaquest	12/03/2009	04/29/2010			
2009	Packwood	12/03/2009	04/29/2010			
2009	Mount Saint Helens Visitor Center	12/03/2009	04/29/2010			
2009	Tilton River	12/03/2009	04/29/2010			
2010	Nisqually	03/11/2010	03/10/2011		master plan	
2010	Rockport	05/06/2010	01/15/2011			
2010	O'Brien-Riggs	05/06/2010	01/15/2011			
2010	Sauk Mountain	05/06/2010	01/15/2011			
2010	Cascade Island	05/06/2010	01/15/2011			
2010	Everett	05/06/2010	01/15/2011			
2010	Lake Sylvia	05/06/2010	01/15/2011			
2010	Schafer	05/06/2010	01/15/2011			
2010	Sacajawea	06/24/2010				
2010	Klickitat Trail	11/19/2010	03/14/2012			
2010	Olallie	11/19/2010	12/21/2012			
2011	Steamboat Rock	01/27/2011	03/06/2012			



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2011	Kopachuck	01/27/2011			facilities concept plan	
2011	Penrose Point	01/27/2011			facilities concept plan	
2011	Joemma Beach	01/27/2011			facilities concept plan	
2011	Haley Property	01/27/2011			facilities concept plan	
2011	Jarrell Cove	01/27/2011			facilities concept plan	
2011	McMicken Island	01/27/2011				
2011	Stretch Point	01/27/2011				
2011	Eagle Island	01/27/2011				
2011	Scott Property	01/27/2011				
2011	Harstine Island	01/27/2011				
2013	Camano Island	11/14/2013	01/21/2014			
2014	Larrabee	07/24/2014			trail plan in progress	
2015	Fudge Point	07/23/2015				Addendum to South Sound CAMP
2016	South Whidbey					in progress
2016	Possession Point					in progress
2016	Useless Bay					in progress

# Facilities Condition Assessment

In response to mounting deferred maintenance costs, State Parks has undertaken a comprehensive initiative to inventory and assess the condition of its collection of buildings, utilities, roadways, and other infrastructure. The Facility Condition Assessment Initiative includes developing two facilities management tools to track and inform stakeholders of the agency's progress in reducing the backlog of maintenance needs. The first is a free Geographic Information System (GIS) mapping application that is accessible via the internet. [The mapping program](#) shows park boundaries with points locating each building in the state park system.

The program includes a popup screen with information specific to each facility. Information includes:

1. Park name
2. Park program index number
3. The State Uniform Facility Identification number
4. Latitude and longitude of the building
5. Park use building number
6. Building condition on a scale from 1 to 5 (1 = Excellent to 5 = Unsatisfactory)
7. Square footage of building
8. Type of building (an OFM designation of building use)
9. Date of construction
10. Original cost to construct (if known)
11. Historic designation status
12. Comments

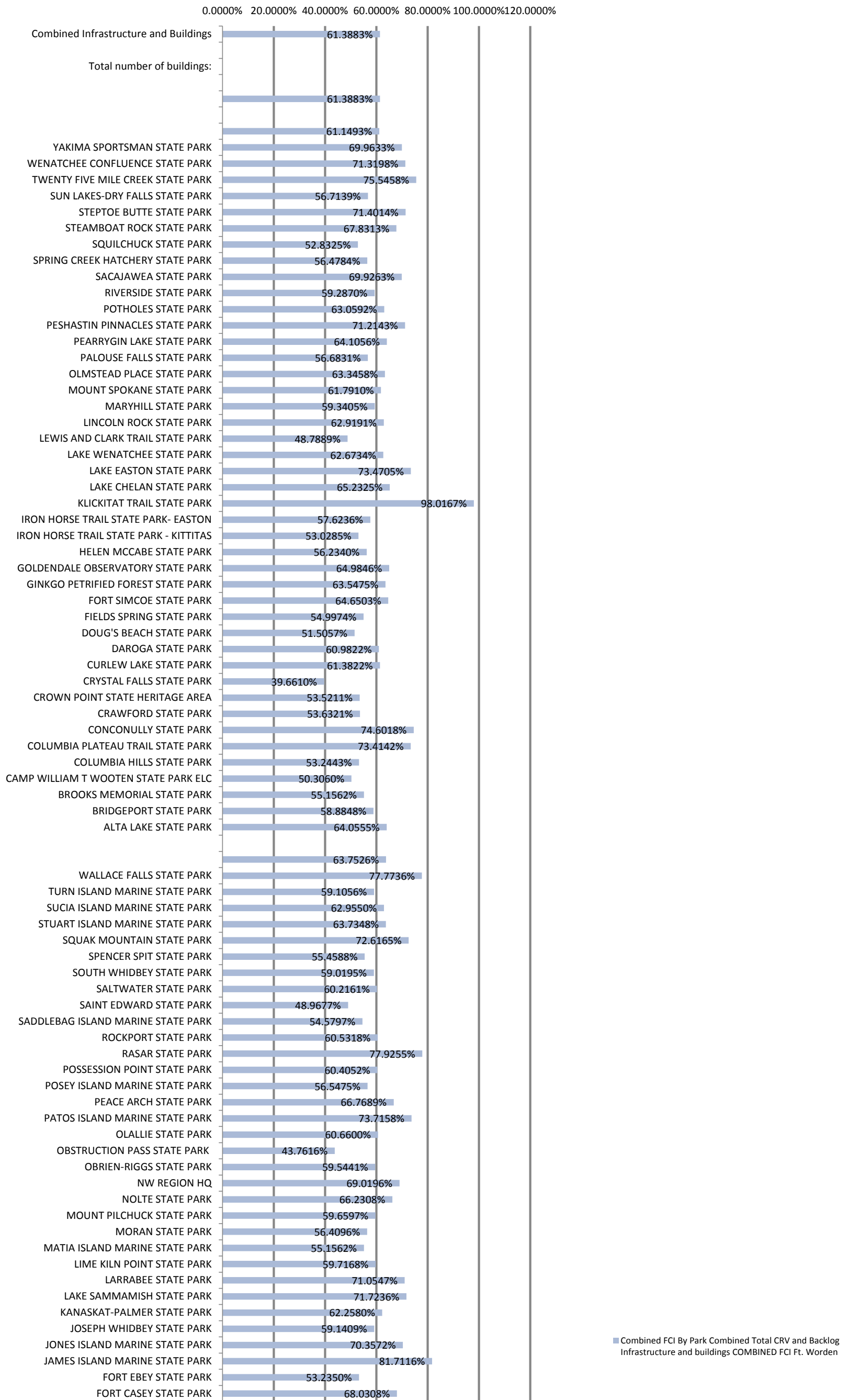
The GIS mapping program also has an interactive dashboard to summarize condition for any combination of buildings or parks, including a summary of all of the parks in a region. In the event of a disaster, the program allows field staff to remotely input damage information and photographs for communication to the Federal Emergency Management Agency.

State Parks is also working with the Washington State University Extension Office and the Department of Social and Health Services to add State Parks facility inventory and condition data into a multi-agency system known as the Facility Inventory and Condition Assessment Program (FICAP). This program allows users to access and update building condition information via the internet and includes photos and other detailed building component information. State Parks is using the program to determine a Facility Condition Index (FCI) number for each building. An FCI is an overall condition indicator that will form the basis for future maintenance and capital budget priorities.

Initial entry of nearly 2,800 State Parks buildings in FICAP has been completed, and work is underway to add condition assessments for paving. The agency is requesting funding in the next biennium to complete similar condition assessments for accessibility and for infrastructure (water, sewer, and electrical). The agency intends this program to be an ongoing part of facilities management, and will be able to report specific changes in FCI resulting from capital investment and maintenance activities.

The combined FCI for each state park is shown in the chart on the next page.

### Combined Buildings and Infrastructure By Park - Total FCI



### Combined Buildings and Infrastructure By Park - Total FCI

