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# Trust Land Transfer Land Portfolio Management Tool

# 2025-27

December 2024



WASHINGTON STATE DEPT OF  
**NATURAL  
RESOURCES**

# Trust Land Transfer Land Portfolio Management Tool 2025-27

December 2024

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On the cover: View of Mount Adams, right, and Mount Hood from Yakama Tract C East, one of the eight parcels selected for transfer in 2025-27.

All photos in this booklet taken by DNR staff.

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# Trust Land Transfer Land Portfolio Management Tool

## 2025-27

December 2024

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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 suitable 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 or social values.



**Mount Si Natural Resources Conservation Area (NRCA) near North Bend.**

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

## How Does it Work?

Each biennium, state trust land parcels are nominated for TLT by DNR, state agencies, Tribes, counties, public utility districts, cities, and others. DNR determines if the transfer would be in the best interests of the trust beneficiaries and whether there is an appropriate receiving agency to manage each nominated parcel.

After that determination is made, DNR conducts Tribal outreach before providing the applications to the Trust Land Transfer Advisory Committee, a volunteer group appointed by the Commissioner of Public Lands. The Advisory Committee hears presentations from each applicant, reviews the applications, then ranks the parcels based on Tribal support, community involvement and support, ecological values, economic values, and public benefits.

The list of ranked parcels is assembled into an informational package, with maps and property descriptions, that is presented to the Board of Natural Resources and then to the Legislature for funding. The Legislature considers the proposal, determines the makeup of the final package, and sets an appropriation funding level. If approved, the transfer package (or a portion of it) is authorized and funded as a proviso in the biennial capital budget. Once the transfers are approved by the Board and completed by DNR, the value of the transaction is set aside to purchase replacement lands that will generate revenue for trust beneficiaries.

## 35 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 35 years, DNR has used the TLT tool to transfer from trust status **more than 125,000 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 has also purchased **more than 55,000 acres of replacement lands** that earn sustainable, long-term revenue for trust beneficiaries.



**Morning Star NRCA near Spada Lake**

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

## Part 2: The Proposed Parcels

Table 1 lists all eight parcels proposed for transfer, along with their receiving agencies and other information. Parcels are listed in order of priority and were approved for transfer by the Board of Natural Resources at its September 4, 2024, meeting.

DNR has submitted to the Legislature a \$30 million capital budget funding request for transfer of all eight 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 use the appropriation to purchase productive replacement land.

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

Acres listed in this table are approximate. Each parcel will be surveyed prior to transfer. 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. Beckler 6	676	Scientific School (10)	King	Tulalip Tribes	\$4,000,000
2. Okanogan G	42	Common School (03)	Okanogan	Confederated Colville Tribes	\$450,000
3. Tract C East	2,965	Common School (03)	Yakima	Yakama Nation	\$4,400,000
4. Tract C North	4,566	Common School (03)	Yakima	Yakama Nation	\$6,800,000
5. Tract C South	2,405	Common School (03)	Yakima	Yakama Nation	\$3,700,000
6. Babcock Bench	1,071	Common School (03)	Grant	Washington Department of Fish and Wildlife	\$850,000
7. South Lake Ozette	372	Common School (03)	Clallam	Quileute Tribe	\$8,900,000
8. Middle Fork Snoqualmie	95	King County Water Pollution Control Trust (77), State Forest Transfer (01)	King	Washington Department of Natural Resources Natural Area Program	\$900,000



**Figure 1. Map Showing Location of Each Parcel**



## How Were the Parcels Chosen and Prioritized?

After DNR staff reviewed each application to ensure the proposed transaction is in the best interests of the trust beneficiaries and completed Tribal outreach, The Trust Land Transfer Advisory Committee met six times in the spring and summer of 2024 to hear applicants' presentations and evaluate and rank the proposals.

Each proposal was prioritized using the following criteria:

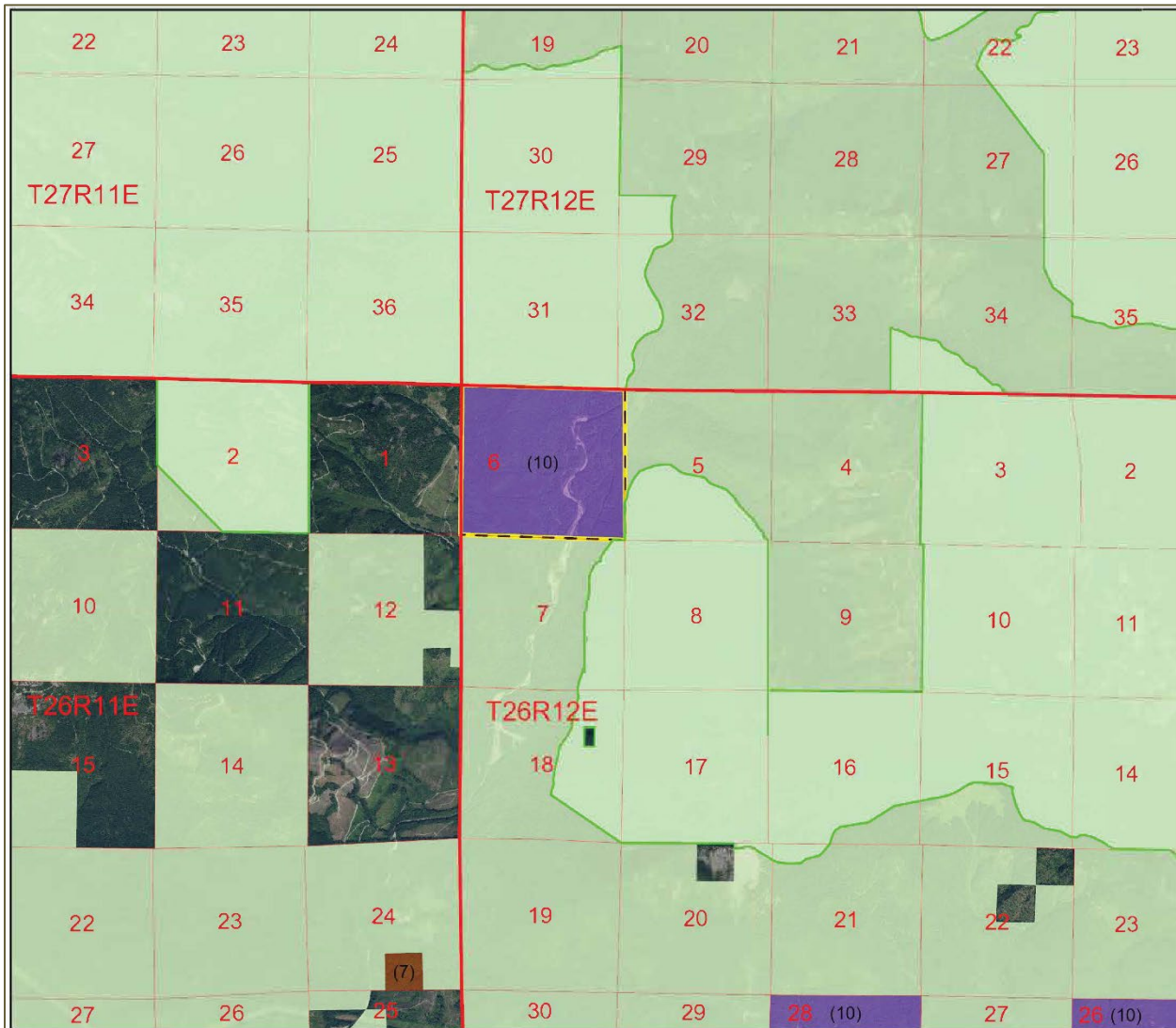
- Community involvement and support for the transfer;
- Ecological values, such as rare plant communities;
- Economic values, such as increased tourism that benefits local communities;
- Public benefits, such as recreational opportunities; and
- Tribal support or opposition.

In the final meeting, DNR also gathered feedback from the Advisory Committee and is using that feedback to improve the application and evaluation processes for future biennia.

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.



# Parcel One: Beckler 6 | Map



Located In  
King County, Washington

Area of Detail



Boundaries may vary at time of transfer.



Wilderness Areas

Non-DNR Major Public Lands

Federal Lands

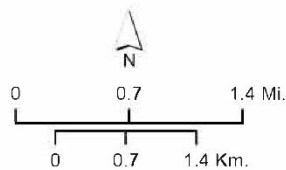
US Forest Service

DNR-Managed Trust Lands

Capitol Grant (7)

Scientific School (10)

Beckler



WASHINGTON STATE DEPARTMENT OF  
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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.

## Parcel One: Beckler 6 | Description

---

<b>Receiving Agency:</b>	Tulalip Tribes
<b>Acres:</b>	676
<b>County:</b>	King
<b>Trust:</b>	Scientific School (Trust 10)
<b>Proposed Use:</b>	Fish and wildlife habitat, ceremonial and cultural use
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

The Beckler River bisects the parcel 4 miles north of Skykomish, which is surrounded by the Mount Baker-Snoqualmie National Forest on three sides and is more than 3 miles from the nearest DNR-managed parcel. Several creeks flow through the parcel, which was last logged via railroad approximately 90 years ago. The river channel is extensively braided in the parcel, and that complex habitat is excellent for rearing salmon and trout.

### Why Transfer?

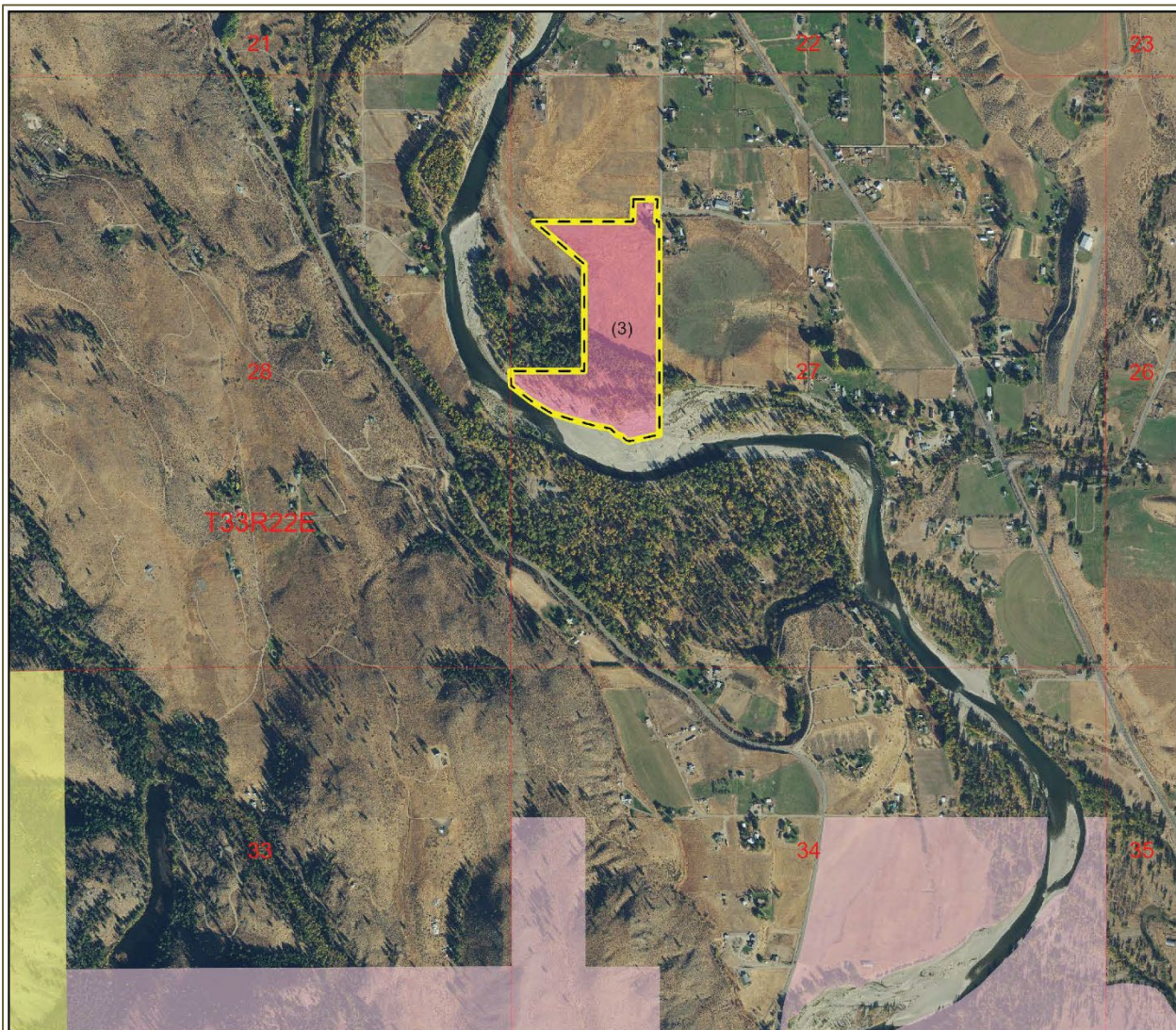
This parcel is isolated from other DNR-managed lands and managed for long-term forest cover under the Department's State Uplands Habitat Conservation Plan with the federal government. There is no potential to generate revenue for trust beneficiaries from this parcel, but the Tulalip Tribes have committed to maintaining the habitat present on the parcel under the Habitat Conservation Plan.

### Legal Description

Section 6, Township 26 North, Range 12 East, King County, Washington



# Parcel Two: Okanogan G | Map



**Located In**  
Okanogan County, Washington

**Area of Detail**


 Okanogan G




Boundaries may vary at time of transfer.

**Non-DNR Major Public Lands**


**Non-DNR State Lands**

 WA Dept of Fish and Wildlife

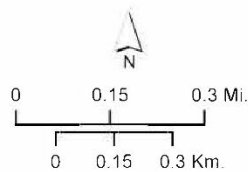
**Federal Lands**

 US Bureau of Land Management

**DNR-Managed Trust Lands**

 Common School (3)

 Okanogan G



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## Parcel Two: Okanogan G | Description

---

<b>Receiving Agency:</b>	Confederated Tribes of the Colville Reservation
<b>Acres:</b>	42
<b>County:</b>	Okanogan
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat restoration, conservation
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

This parcel, approximately 1 mile south of Twisp, includes road access and shoreline of the Methow River. The parcel has historically been managed for agriculture, but its small size provides minimal revenue.

### Why Transfer?

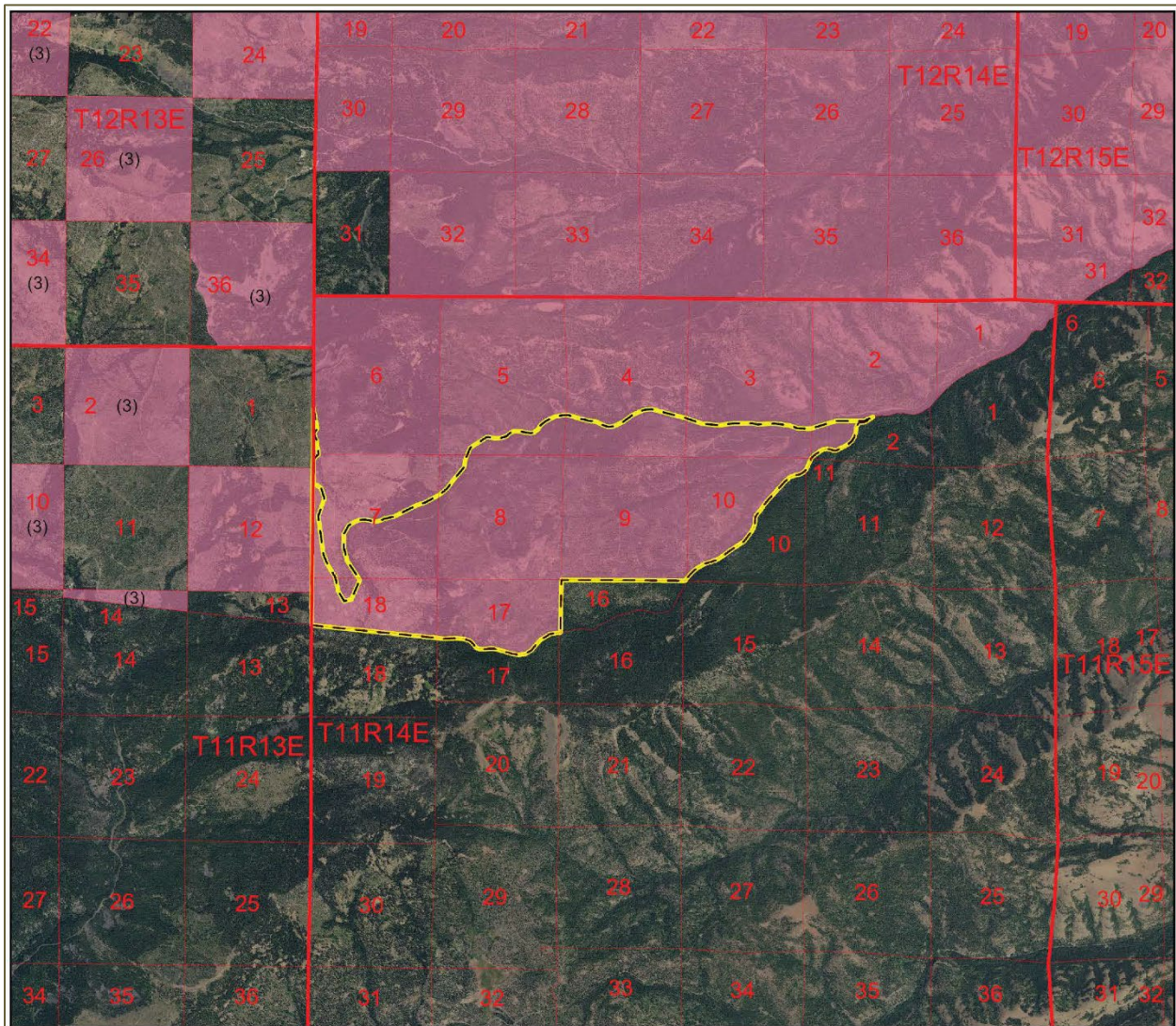
This parcel does not produce a viable economic return to the Common School Trust, and DNR has already explored the sale or transfer of this parcel. It is 2 miles from the nearest DNR-managed parcel in any direction.

### Legal Description

Portion of Section 27, Township 33 North, Range 22 East, Okanogan County, Washington



# Parcel Three: Tract C East | Map

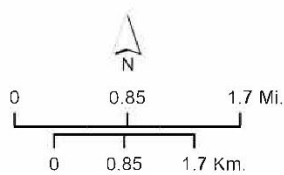


**Located In**  
Yakima County, Washington



**Area of Detail**

 Tract C East

Boundaries may vary at time of transfer.



**DNR-Managed Trust Lands**

-  Common School (3)
-  Tract C East

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## Parcel Three: Tract C East | Description

---

<b>Receiving Agency:</b>	Confederated Tribes and Bands of the Yakama Nation
<b>Acres:</b>	2,965
<b>County:</b>	Yakima
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, forest health management, hunting and gathering
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

The parcel is in the western portion of the Ahtanum State Forest, approximately 23 miles west of Yakima. It is located within Tract C, inside the boundary of the Yakama Indian Reservation. It contains part of the extensive Klickitat Meadows complex along Diamond Fork, a high-elevation tributary to the Klickitat River that contains critical steelhead habitat.

### Why Transfer?

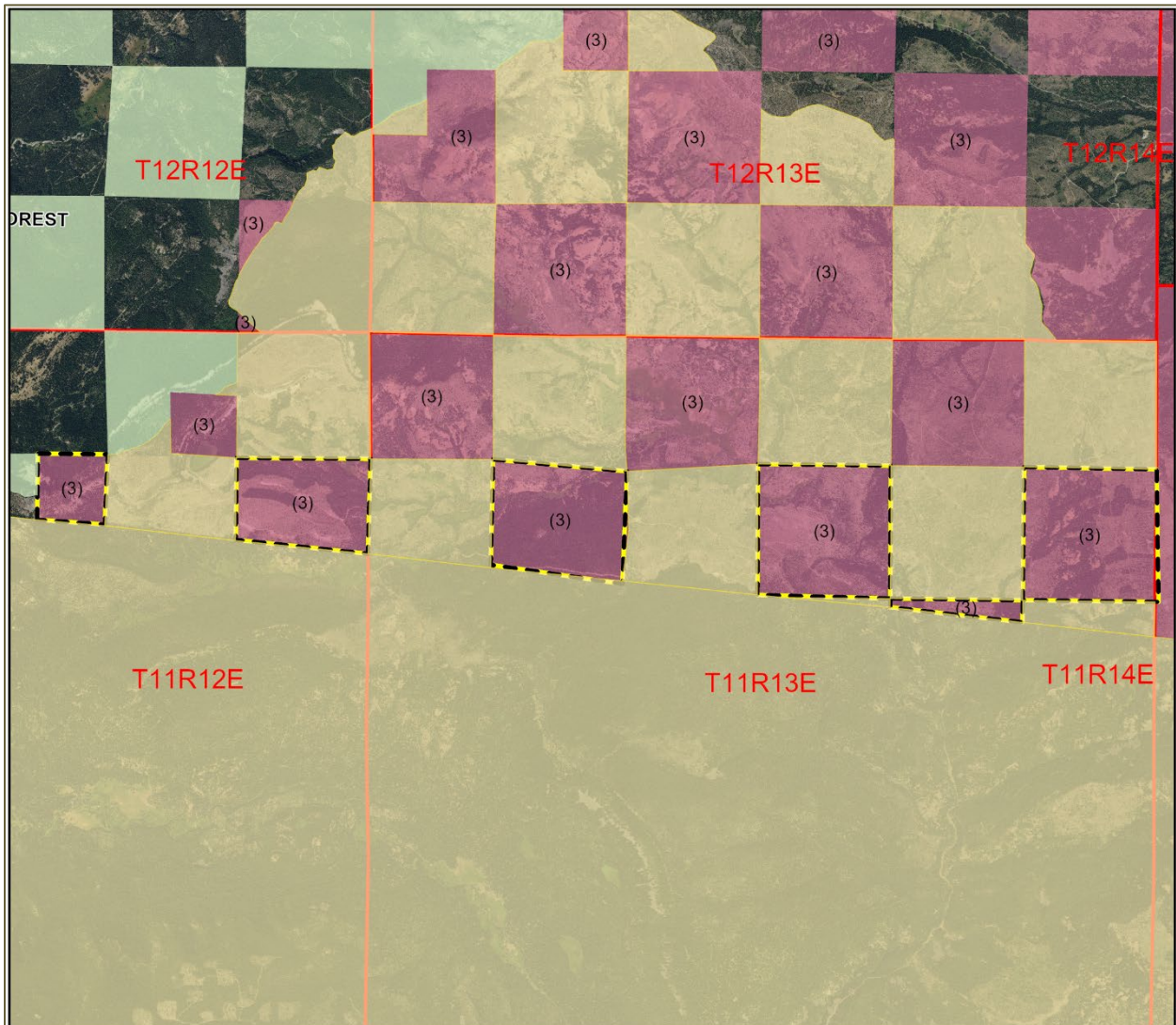
The parcels are inside the boundary of the Yakama Indian Reservation, as described in the Treaty of 1855. The rural location of these parcels and their high elevation mean that they have minimal long-term revenue generation under DNR's forest management model.

### Legal Description

Portions or all of Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, Township 11 North, Range 14 East, Yakima County, Washington



# Parcel Four: Tract C South | Map



**Located In**  
Yakima County, Washington


 Tract C South

Boundaries may vary at time of transfer.

**Area of Detail**




**DNR-Managed Trust Lands**

 Common School (3)

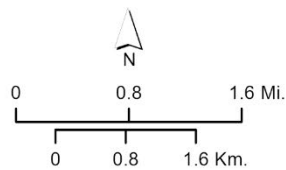
 Tract C South

**Non-DNR Major Public Lands (ndmpl)**

**Federal Lands**

 US Forest Service

 Administrative - Tribal Lands and Reservations



**WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES**

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## Parcel Four: Tract C South | Description

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<b>Receiving Agency:</b>	Confederated Tribes and Bands of the Yakama Nation
<b>Acres:</b>	2,405
<b>County:</b>	Yakima
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, forest health management, hunting and gathering
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

The parcel is in the western portion of the Ahtanum State Forest, approximately 25 miles west of Yakima. It is located within Tract C, inside the boundary of the Yakama Indian Reservation. It contains part of the extensive Klickitat Meadows complex along Diamond Fork, a high-elevation tributary to the Klickitat River that contains critical steelhead habitat.

### Why Transfer?

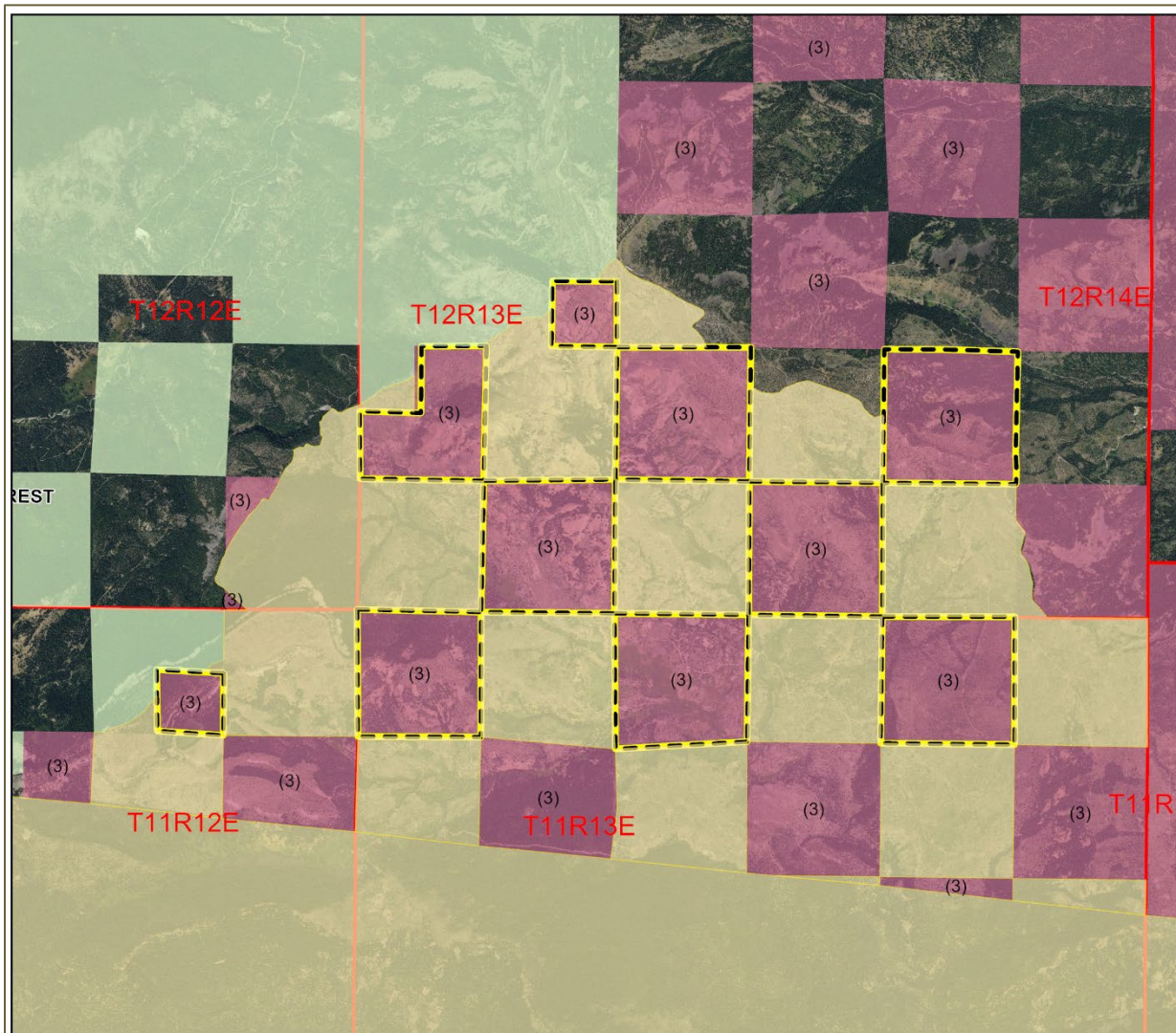
The parcels are inside the boundary of the Yakama Indian Reservation, as described in the Treaty of 1855. The rural location of these parcels and their high elevation mean that they have minimal long-term revenue generation under DNR's forest management model. The parcels in this application are in a checkerboard with Yakama Nation lands.

### Legal Description

Portions or all of: Sections 10, 12, Township 11 North, Range 12 East; Sections 8, 10, 12, 14, Township 11 North, Range 13 East, Yakima County, Washington



# Parcel Five: Tract C North | Map



**Located In**  
Yakima County, Washington

 Tract C North


Boundaries may vary at time of transfer.

**Area of Detail**




**DNR-Managed Trust Lands**

 Common School (3)

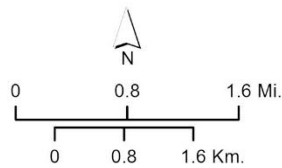
 Tract C North

**Non-DNR Major Public Lands (ndmpl)**

**Federal Lands**

 US Forest Service

 Administrative - Tribal Lands and Reservations



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## Parcel Five: Tract C North | Description

---

<b>Receiving Agency:</b>	Confederated Tribes and Bands of the Yakama Nation
<b>Acres:</b>	4,566
<b>County:</b>	Yakima
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, forest health management, hunting and gathering
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

The parcel is in the western portion of the Ahtanum State Forest, approximately 25 miles west of Yakima. It is located within Tract C, inside the boundary of the Yakama Indian Reservation. It contains part of the extensive Klickitat Meadows complex along Diamond Fork, a high-elevation tributary to the Klickitat River that contains critical steelhead habitat.

### Why Transfer?

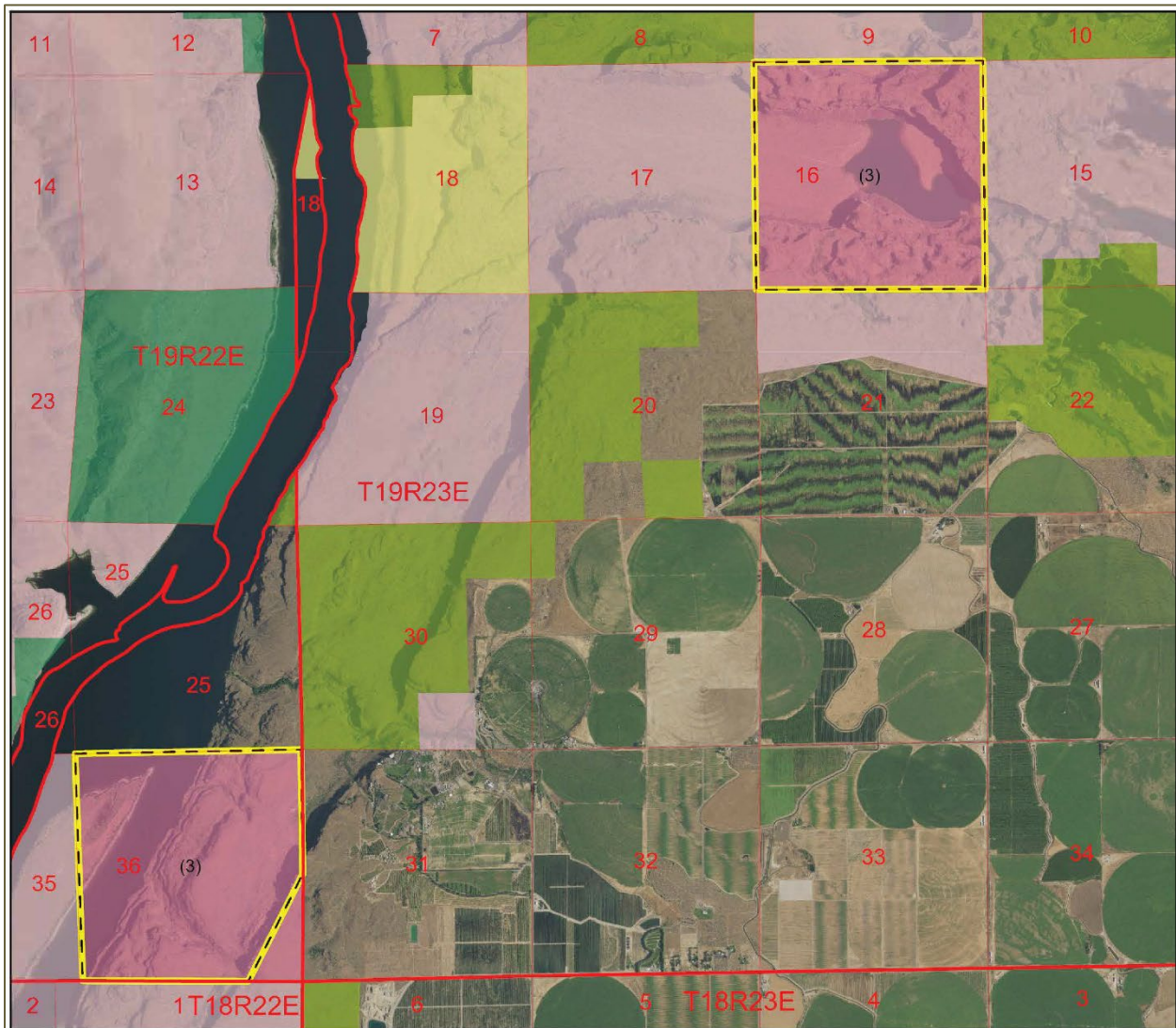
The parcels are inside the boundary of the Yakama Indian Reservation, as described in the Treaty of 1855. The rural location of these parcels and their high elevation mean that they have minimal long-term revenue generation under DNR's forest management model. The parcels in this application are in a checkerboard with Yakama Nation lands.

### Legal Description

Portions or all of: Section 2, Township 11 North, Range 12 East; Sections 2, 4, 6, Township 11 North, Range 13 East; Sections 20, 26, 28, 30, 32, 34, Township 12 North, Range 13 East, Yakima County, Washington



# Parcel Six: Babcock Bench | Map



**Located In**  
Grant County, Washington

**Area of Detail**



**Non-DNR Major Public Lands**

**Non-DNR State Lands**

WA Dept of Fish and Wildlife

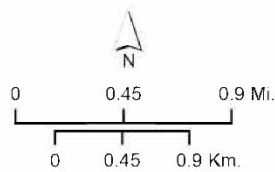
**Federal Lands**

- US Fish and Wildlife Service
- US Bureau of Land Management
- US Bureau of Reclamation

**DNR-Managed Trust Lands**

- Common School (3)
- DFW Babcock Bench

DFW Babcock Bench  
Boundaries may vary at time of transfer.



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## Parcel Six: Babcock Bench | Description

---

<b>Receiving Agency:</b>	Washington Department of Fish and Wildlife
<b>Acres:</b>	1,235
<b>County:</b>	Grant
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, nonmotorized recreation
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

These two parcels of shrub-steppe habitat are adjacent to the Quincy Lakes Unit of WDFW’s Columbia Basin Wildlife Area. The northern parcel contains Dusty Lake, a walk-in-only lake that is a relic of the glacial outwash floods of Lake Missoula. The southern parcel includes cliffs that provide critical habitat for bats and falcons, and it abuts the Columbia River along its western edge.

### Why Transfer?

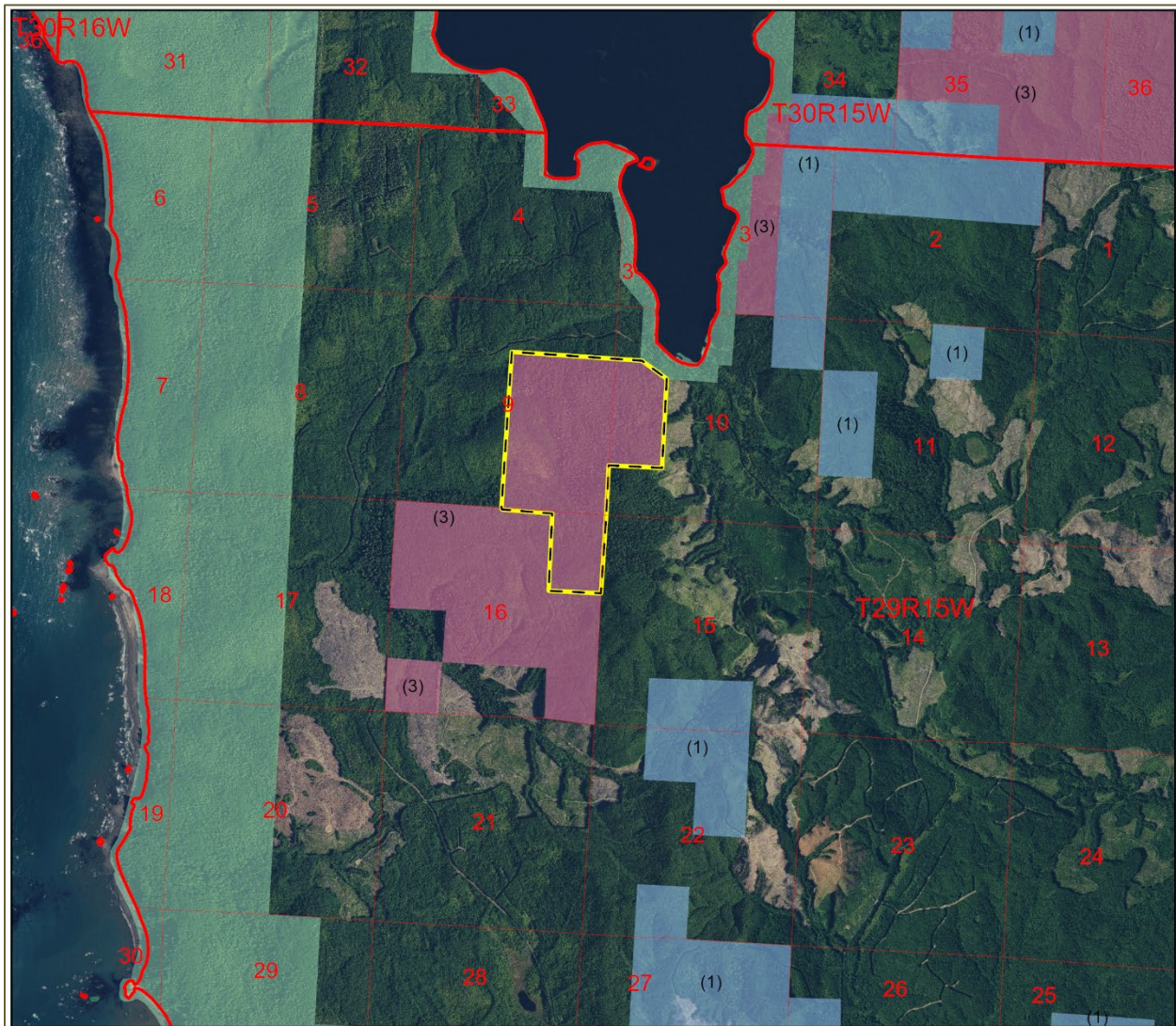
One parcel is an inholding and the other is an edgeholding to WDFW’s Columbia Basin Wildlife Area. Both provide critical wildlife habitat, but they generate very little revenue for trust beneficiaries under their lease to WDFW. Completing this transfer would simplify the administration and conservation of these areas.

### Legal Description

Portion of Section 36, Township 19 North, Range 22 East; Section 16, Township 19 North, Range 23 East, Grant County, Washington



# Parcel Seven: South Lake Ozette | Map



**Located In**  
Clallam County, Washington

 South Lake Ozette



Boundaries may vary at time of transfer.

**Area of Detail**






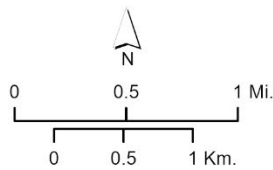
**Non-DNR Major Public Lands**

**Federal Lands**

-  National Park Service
-  US Fish and Wildlife Service

**DNR-Managed Trust Lands**

-  State Forest Transfer (1)
-  Common School (3)
-  South Lake Ozette



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## Parcel Seven: South Lake Ozette | Description

---

<b>Receiving Agency:</b>	Quileute Tribe
<b>Acres:</b>	372
<b>County:</b>	Clallam
<b>Trust:</b>	Common School (Trust 03)
<b>Proposed Use:</b>	Fish and wildlife habitat, cultural use
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

The parcel, which is directly south of Olympic National Park and 12 miles northwest of Forks, includes two creeks that drain into Lake Ozette and provides habitat for the endangered Lake Ozette sockeye salmon run, as well as the federally threatened marbled murrelet and Northern spotted owl. Nearly half of the parcel is potential old-growth forest that is protected as marbled murrelet habitat under DNR’s State Uplands Habitat Conservation Plan with the federal government.

### Why Transfer?

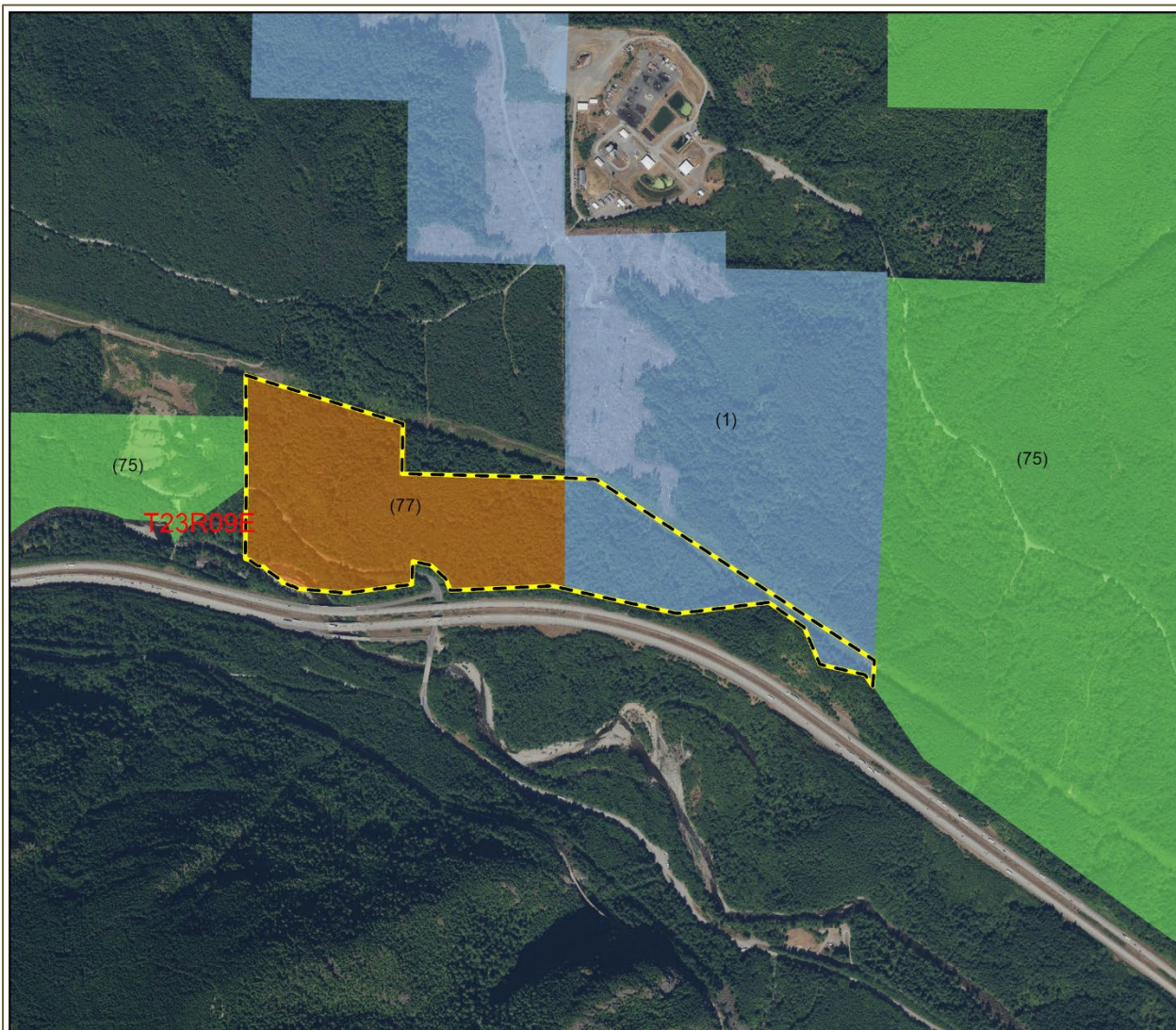
Much of the parcel is managed as wildlife habitat under the State Uplands Habitat Conservation Plan, and the rest of the parcel is not mature enough for timber harvest or has been harvested very recently. Transfer to the Quileute Tribe would allow DNR to retain credit for the habitat conservation for endangered species, while allowing the Tribe to continue traditional uses in the parcel, including foraging and gathering, as well as the cultivation of canoe trees.

### Legal Description

Portions of Sections 9, 10, and 16, Township 29 North, Range 15 West, Clallam County, Washington




# Parcel Eight: Middle Fork Snoqualmie | Map







**Located In**  
King County, Washington

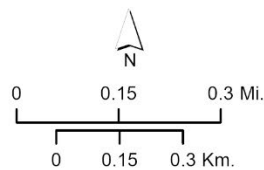
**Area of Detail**

 Middle Fork Snoqualmie  
Boundaries may vary at time of transfer.



### DNR-Managed Trust Lands

-  State Forest Transfer (1)
-  NAP / NRCA (74/75)
-  Other DNR-Managed Lands
-  Middle Fork Snoqualmie



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## Parcel Eight: Middle Fork Snoqualmie | Description

---

<b>Receiving Agency:</b>	Washington State Department of Natural Resources Natural Areas Program
<b>Acres:</b>	95
<b>County:</b>	King
<b>Trust:</b>	State Forest Transfer (Trust 01), King County Water Pollution Control Division (Trust 77)
<b>Proposed Use:</b>	Fish and wildlife habitat, nonmotorized recreation
<b>Transfer Type:</b>	Fee

---

### Characteristics and Location

The parcel is 2 miles southeast of North Bend just north of Interstate 90. It is adjacent to the Middle Fork Snoqualmie NRCA to the east and west, and several tributaries of the South Fork Snoqualmie River run through the parcel.

### Why Transfer?

The parcel is already inside the long-term boundary of the Middle Fork Snoqualmie Natural Resources Conservation Area. The majority of the parcel is not available for timber harvest because of buffers to protect water quality, and it is currently managed as long-term forest cover under DNR's State Uplands Habitat Conservation Plan with the federal government.

### Legal Description

A portion of Section 28, Township 23 North, Range 9 East, King County, Washington