CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Contact Name: Mary Maier</th>
<th>Phone: 206 477 4762</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title: Snoqualmie Steward</td>
<td>Email: <a href="mailto:mary.maier@kingcounty.gov">mary.maier@kingcounty.gov</a></td>
</tr>
<tr>
<td>Address: 201 S. Jackson St. Seattle, 98104</td>
<td>Date: March 6, 2019</td>
</tr>
</tbody>
</table>

SECTION 1. PROJECT SUMMARY

King County proposes adding 31 acres over three parcel to the Raging River Natural Area (RRNA). The primary targets are the Raging River Quarry Expansion Area (RRQ) consisting of two parcels; one 26-acre parcel zoned for mining and one 5-acre rural residential parcel associated with the adjacent active quarry site, and one 0.25-acre rural residential parcel further upstream.

This addition to the RRNA will have multiple benefits for numerous fish and wildlife species and will also protect the integrity of aquatic and terrestrial habitat, habitat-forming processes and water quality. The sites host a diversity of habitats including: a mixed mature second growth forest of coniferous and deciduous trees and healthy understory with numerous downed trees and snags, a very productive tributary to the Snoqualmie River with a natural shoreline and floodplain, a tributary to the Raging River and an upland wetland fed by underground seeps. The two RRQ parcels capture approximately 2,200 feet of the west side of the Raging River and an additional 950 feet of both sides of a steep tributary to the Raging River. The 0.25 acre parcel captures another 120 feet of the Raging River shoreline and provides an opportunity to restore the site to a healthy riparian area.

The Raging River supports ESA-listed Chinook salmon and steelhead trout in addition to coho, and chum salmon and cutthroat trout. The Raging River plays a significant role in the recovery of Chinook salmon, roughly 20% of the Snoqualmie Chinook population spawn in the Raging River.

This acquisition will protect valuable forest cover and provide opportunities for future trail connections between Fall City, Preston and the Mitchell Hill area. We are in communication with Washington State DNR (WADNR) to determine if there is a possibility for the County to purchase a conservation easement on the RRQ and have WADNR hold the underlying fee.

1 King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)
Wildlife habitat – This project will benefit a number of wildlife species, including pileated woodpecker, pygmy owl, common merganser, amphibians and other species that utilize the numerous habitats found on these properties. The forested hillsides of the Raging River provide habitat for elk, bobcat, black bear, and cougar. Chinook salmon are the primary prey species of the southern resident orca population which is listed as Endangered under ESA. Protection and restoration of Chinook habitat on these types of properties is critical in the orca recovery efforts as specified in the Governor’s Task Force Report.

Salmonid habitat – The Snohomish River Basin Salmon Conservation Plan (Salmon Plan) lists the Raging River as a “primary restoration sub-basin strategy group”. The Raging River basin is one of the highest priority basins in the Snohomish River Basin. The primary emphasis of the salmon recovery strategy is to protect and restore rearing and refuge habitat for salmonids. The table below captures the species and life histories present in the Raging River.

<table>
<thead>
<tr>
<th>Species</th>
<th>Life History Stage Present</th>
<th>Unique Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinook</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td>Snoqualmie River Fall Chinook</td>
</tr>
<tr>
<td>Steelhead</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td>Snoqualmie Winter Steelhead</td>
</tr>
<tr>
<td>Bull Trout/Dolly Varden</td>
<td>Sub adult/Adult rearing/foraging</td>
<td></td>
</tr>
<tr>
<td>Coho</td>
<td>Adult spawning and juvenile rearing</td>
<td></td>
</tr>
<tr>
<td>Pink</td>
<td>Adult spawning and brief juvenile rearing</td>
<td></td>
</tr>
<tr>
<td>Chum</td>
<td>Adult spawning and brief juvenile rearing</td>
<td></td>
</tr>
</tbody>
</table>

Scenic resources – The RRQ property has views from the river to the mountain top. This property captures scenic views up and down the Raging River and has spectacular views of the Cascade Mountains. The Preston Fall City Road parallels the Raging River from Preston to Fall City. It is one of the more scenic segments of road in the County. This project will preserve 31 acres of mostly forested property along this scenic corridor.

Community separator – The target parcels will serve as an excellent separator between the communities of Fall City and Preston and the rural residential area surrounding these communities. Adding these properties to the adjacent and nearby RRNA and WADNR land will provide visual relief to the developing towns of Preston and Fall City.

Park/open space or natural corridor addition – This acquisition provides an excellent addition to an existing network of public ownership in the Raging River basin. Much of the basin is in public ownership:
  o 15,033 of 21,300 total acres (71%).
  o 11.3 miles of waterways
This acquisition will leverage many years of conservation and restoration projects in this basin and, more broadly, in the Snoqualmie watershed. These parcels are adjacent to the King County Preston-Fall City Regional Trail, the RRQ and WADNR land and in close proximity to other protected lands.

**Passive recreation opportunity/unmet need** – The RRQ property provides an opportunity to create trail connections that link the County’s Regional Trail System to Fall City. The RRQ property is adjacent to the Snoqualmie Preston Trail and WADNR land and provides an opportunity to expand a trail network in this corridor. King County and WADNR are engaging the public on a trail plan for the Mitchell Hill area which includes connections across State and County lands. The RRQ property is potentially a valuable link from the Preston – Snoqualmie regional trail to a future Mitchell Hill trail system.

**SECTION 3. ADDITIONAL FACTORS**

Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.

- ☒ A. Educational/interpretive opportunity
- ☒ B. Threat of loss of open space resources
- ☒ C. Feasibility: Ownership complexity/willing seller(s)/community support
- ☒ D. Describe any public or private partnerships that will enhance this project
- ☒ E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

**Educational/interpretive opportunity** – The RRQ property’s proximity to the Raging River and the Preston - Snoqualmie Trail will provide many opportunities for various interpretive facilities including signage, kiosks and self-guided interpretive trail loops that could teach visitors about the Raging River basin. Educational opportunities could be provided by hosting volunteer events for restoration, trail construction and maintenance. In addition, members of local conservation groups could become “park ambassadors” and lead tours of the site talking about the natural and cultural history of the area. The smaller residential property upstream is adjacent to the YMCA of Seattle property. We worked with the YMCA on restoration and education endeavors in the past and hope to provide another education opportunity with this target parcel.

**Threat of loss of open space resources** – The RRQ property is adjacent to an active mine. The owners of the active mine have an application to expand operations into this adjacent 26-acre target parcel. If this permit is granted, the resource will be substantially degraded, from both logging operations to clear the land and then mining of the site. These actions will have dramatic adverse impacts to fish and wildlife that utilize the site in addition to water quality impacts. The adjacent 5-acre parcel is at risk of development as a highly coveted riverfront property once the mining operations cease.

**Ownership complexity/willing seller(s)/ownership interest proposed** – The owner of the Raging River Quarry is a willing seller. He currently has a pending application for expansion and is anticipating our offer for a purchase. He is also committed to expanding operations onto the adjacent forested parcel if we are unable to acquire these parcels. We are working with The Trust for Public Land on this acquisition. They are helping with landowner negotiations due to the sensitive nature of trying to buy land that has a current application for a County permit and as a buy and hold approach to potentially phase the request for funding, if needed.

**Partnerships** – This is a multi-objective project that will benefit salmon recovery and provide a footprint connecting local trails with the Snoqualmie Valley Trail. We are working with WADNR and
various communities in the area on possible trail connections. Once the land is acquired, we will also work with several local non-profit organizations such as the Raging River Conservation Group and Mountains to Sound Greenway Trust to conduct restoration as needed.

Is the property identified in an adopted park, open space, comprehensive, or community plan? - The Salmon Plan lists the Raging River in the “primary restoration sub-basin strategy group” with the highest priorities for ecological recovery being:

- Preservation along focused reaches – Specifically, acquisition to prevent further floodplain development, to maintain opportunities for the river to migrate and to protect intact riparian forests and off-channel habitats where they are not currently protected.

- Preservation to support hydrologic and sediment processes – Specifically, protection of the underlying watershed conditions that create and maintain habitat over the long-term.

This acquisition is listed as the Raging River Bridge to Bridge acquisition in the Salmon Plan’s Four Year Work plan.

King County’s Strategic Climate Action Plan calls for conservation and restoration of forest resources. In addition, both the King County Comprehensive Plan and the 2016 King County Open Space Plan contain policies that direct acquisition, planning, and stewardship of public open space lands.

Community support for this acquisitions is documented in the Fall City Land Acquisition and Community Outreach Project Report.

Acquisition of lands to connect the Mitchell Hill Forest to Preston Ridge Forest and WADNR lands is a recommendation in the County’s draft Mitchell Forest Plan, and a key recommendation in the recently completed WADNR Concept Snoqualmie Recreation Corridor Plan.

SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current and future funding targets.

i. Parcels that are Current Funding Targets

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2224079033</td>
<td>25.83</td>
<td>MP</td>
<td>$331,000</td>
<td>0</td>
<td>4,720,000</td>
<td>TBD</td>
</tr>
<tr>
<td>2224079035</td>
<td>5.05</td>
<td>RA-10</td>
<td>$241,000</td>
<td>0</td>
<td>0*</td>
<td>TBD</td>
</tr>
<tr>
<td>6893300430</td>
<td>0.25</td>
<td>RA-2.5</td>
<td>$167,000</td>
<td>$115,000</td>
<td>300,000</td>
<td>Fee</td>
</tr>
</tbody>
</table>

* The appraiser gives this site no value in the report because it is not useable as residential property while the mine is in operation. It benefits the mine as a buffer only.

ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):

See last page for list of future funding targets.

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).

Please explain what the zoning designation means if you don’t think it would be evident to the committee.

Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
We have an appraisal in hand for the RRQ parcels and the other parcel is an estimate from the assessor’s values.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?

No.

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

The intended future use is habitat protection and passive recreation which will be available for public use and may include trails outside of buffers and critical areas.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

The property will be managed by King County Parks and funded with their operating budget. Restoration of areas will be conducted by KC staff, possibly in partnership with an NGO and paid for with SWM funding and/or grant money.

C. What are the biggest challenges you anticipate in managing this site?

As with other properties, there is always the possibility of undesirable uses such as camping or ATV use.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

No structures will be demolished on the RRQ site but the 0.25-acre parcel has a dilapidated house that will be demolished.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.)

No.

4 Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
SECTION 6. PROJECT BUDGET
Please provide budget information for the parcels that are the current funding targets.

**FUNDING REQUEST**

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request <em>(for county projects only)</em></td>
</tr>
<tr>
<td>Total Funding Request</td>
</tr>
</tbody>
</table>

**TOTAL CFT PROJECT COSTS**

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$5,020,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$25,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$20,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>NA</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$12,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$35,000</td>
</tr>
<tr>
<td><em>Only if applicable: Value of land used as match</em></td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated Project Costs</strong></td>
<td><strong>$5,112,000</strong></td>
</tr>
</tbody>
</table>

**FUNDING/MATCH TABLE**

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td><strong>$2,456,000</strong></td>
</tr>
<tr>
<td>Past CFT Funding Available <em>(i.e., funds remaining from past awards, to be spent on current target parcels)</em></td>
<td></td>
<td><strong>$100,000</strong></td>
</tr>
</tbody>
</table>

**MATCH FUNDING SECURED**

<table>
<thead>
<tr>
<th>Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks Levy</td>
<td>2018</td>
<td><strong>$100,000</strong></td>
</tr>
</tbody>
</table>

**MATCH FUNDING STILL SOUGHT**

<table>
<thead>
<tr>
<th>Sources/ Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCO WWRP Pending passing of State budget.</td>
<td>July 1, 2019</td>
<td><strong>$850,000</strong></td>
</tr>
</tbody>
</table>

* List of targets for future funding.

0943100520
0943100721
0943100725
0943100727
0943100728
0943100729
0943100730
0943100760
1424079050
Raging River Natural Area

Location

- Primary Target Parcel
- King County Owned
- State Owned
- Conservation Easement
- Incorporated Area
- Regional Trails

The use of the information in this map is subject to the terms and conditions found at: www.kingcounty.gov/services/gis/Maps/terms-of-use.aspx. Your access and use is conditioned on your acceptance of these terms and conditions.

Feb 27, 2019

\dnrp1\projects\WLRD\19002\Raging_Acq_Vicinity_Jan2019.mxd TK
The use of the information in this map is subject to the terms and conditions found at: www.kingcounty.gov/services/gis/Maps/terms-of-use.aspx.

Your access and use is conditioned on your acceptance of these terms and conditions.

Raging River Natural Area
South Parcel

Photo Year: 2017

0430
Preston Mill
Raging River Natural Area
Preston Park
Preston Snoqualmie Trail
I-90 Fwy
Preston Fall City Rd SE
I-90 Fwy

Primary Target Parcel
Secondary TargetParcel
King County Owned
State Owned
Regional Trails
Streams and Rivers

Department of Natural Resources and Parks
Water and Land Resources Division

Feb. 28, 2019