

AGENDA

San Juan County Conservation Land Bank Commission

**Members of the public may participate in person at
846 Argyle Ave, Friday Harbor, WA 98250
join virtually by [CLICKING HERE](#)
or by phone @ (360)726-3293 Pin# 92880**

October 21, 2022

- | | |
|---------|--|
| 8:30 am | Convene |
| 8:30 | General Public Comments |
| 8:40 | Approve September 16, 2022 Meeting Minutes |
| 8:45 | Chair and Commissioners Reports |
| 8:55 | Partner Update – Angela Anderson, San Juan Preservation Trust |
| 9:00 | County Council Update – Christine Minney |
| 9:10 | Financial Report – 3 rd Quarter 2022 Financial Report |
| 9:25 | Director’s Report <ul style="list-style-type: none">○ Recreation, Open Space, and Stewardship Plan Update |
| 9:50 | Break |
| 10:00 | Stewardship Report <ul style="list-style-type: none">○ ACTION – Coffelt Lease Draft Approval for Legal Review○ ACTION – Final Turtleback SMP Consideration for Approval○ Public Comments and Draft Responses for Watmough Addition Interim Management Plan |
| 10:40 | Outreach and Volunteer Report <ul style="list-style-type: none">○ November 9, Community Meeting – Theme |
| 10:55 | Future Agenda Items <ul style="list-style-type: none">○ Retreat timing/topics |
| 11:10 | Adjourn |

Future Agenda Items List

- Staffing – staff to report back at a future meeting
- Improvement of communications with County Council
- Traditionally important landscapes and flora and fauna, and access for tribes of the region within current and future preserves
- The Land Bank’s collective big dream/goal for the overall resiliency of the islands and the bioregion
- Wetland mitigation

The Land Bank Commission May Add or Delete Agenda Items and Projects for Discussion. The Agenda Order is Subject to Change. You are invited to call the Land Bank office at 360-378-4402 for more details prior to the meeting. SJC Code 2.116.070 “All meetings and actions of advisory bodies and their subcommittees shall be open to the public, even where such meetings are not within the purview of the Open Public Meetings Act, Chapter 42.30 RCW, except where the meeting is properly closed for executive session, as provided in RCW 42.30.110”

STEWARDSHIP & OUTREACH REPORT

OCTOBER 2022

OVERVIEW

This October might be coined Outreach Month as there's been a tremendous number of events these past couple weeks. Staff from your Conservation Land Bank have been out in front of many of them: leading tours of project work and new acquisitions, presenting at symposiums, providing leadership at volunteer events, and sharing in the pleasure of providing native plants to the broader community.

The open house celebration at the Orcas Island North Shore property was well attended, including by Mother Nature. Gorgeous blue skies coupled with temperate weather was icing on top of the property's "environmental cake." An estimated 100-150 people visited the property, and this included a couple who *literally* walked down memory lane on their way to the shoreline. They had spent their honeymoon at the Inn over 50 years ago! (Photo) Many thanks are extended to the San Juan Preservation Trust for their help in co-hosting. Their participation in planning, their presence, and their tasty snacks were appreciated by all.

For National Public Lands Day, Amanda participated in Lopez's Great Islands Cleanup where she worked the desk (which is a rare thing for this land steward) and helped to sign-in volunteers before they embarked on cleaning-up their beaches and roads. At the Garry oak symposium, hosted by the SJI Chapter of the Washington Native Plant Society, Lincoln presented on the big picture of protecting high-resiliency areas and Doug presented on the historical ecology of Douglas-fir savannas (Photo). Doug also led a tour to highlight the upcoming eco-cultural restoration project on the west side of Mount Grant Preserve, which included a fun "how to" activity of estimating tree ages (Photo). He and Kai Hoffman-Krull also recently participated in a film being made by WSU Extension for an upcoming virtual ["Fall Field Day"](#) forestry seminar on Saturday, October 22. The 45-minute film will be followed by a Q/A session.

And working behind the scenes to make sure that the public knew about all these various opportunities, as well as comment periods for plans and agricultural lime applications, and more, is a single (and often smiling) person: Outreach and Volunteer Coordinator, Tanja Williamson.

SALISH SEEDS NURSERY

Staff: Eliza Habegger, Margo Thorp

Our annual fall native wildflower plant sale event was a success. There were a few website issues and a couple of order mix-ups but, in the end, everyone received their plants and seemed happy to have them! The fall sale is focused on potted plants. This year there seemed to be a lot of interest in purchasing seed, too. So, next year we hope to provide more native seed mix options at the sale. Afterall, the focus of nursery work in the fall is definitely on seed.

Nursery staff have completed processing 99% of this year's seed harvest, and the total pounds of seed produced at Red Mill Farm weighs in over 18 pounds. Seed mixes that incorporate 30 native species have been created for various preserves, Cady Mountain, Mount Grant, and Turtleback Mountain, they will soon be sown at these sites. By the time of the Commission meeting, we'll also have sown a small patch of ground at the Conservation Land Bank's office in Friday Harbor, which is being converted from lawn to native meadow (Photo).

Now, all we need is some rain.

DISTRICT 1

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

Beaverton Marsh: Staff held a "soft opening" for volunteers and neighbors and celebrated the completion of the new trailhead, the new Nuthatch trail, and the cumulative service of 260 volunteer hours. Staff made a toast to the volunteers for their amazing contribution by offering them... real toasted bread! A REI volunteer group joined staff to begin clearing another new section of trail, and their accomplishment in just one day was also impressive. (Thank you!) Falcon Cultural Resources has also conducted site visits and is working on an assessment.

Cady Mountain: Forest thinning was initiated on the 2022 addition. The ICC spent three days on site and Land Bank staff, from across the districts, also gathered for a workday (Photo). The progress has yet to be measured in terms of 'acres treated' but suffice it to say that in this first push a lot of Douglas firs were removed from within the driplines of many beautiful -- and ecologically significant -- oaks on site.

Kellett Bluff: Edits made to the draft mooring buoy agreement were not favorably received by the Suquamish Tribe. The property adjacent to the Preserve, which shares the community beach parcel, has new owners and they have shown positive support for public access.

Limekiln: Evan Stickles with State Parks has been monitoring the Land Bank's portion of Limekiln, in addition to the Deadman's connection, and helped to report a vehicle abandoned at the Carefree Lake parking area. He's expressed capacity and interest in continuing to assist staff.

Mount Grant: A reservation system for hunting was implemented in the Preserve's western basin. Hunters now log-in online with WDFW to make a reservation. Thinning in the western basin, the San Juan's component of the LSR project, starts next week. Falcon Cultural Resources conducted a site visit and concluded that there may be remnants of an indigenous trail, and culturally modified trees. Protection of these resources is being explored with Falcon Resources and the Tribes. Driving access has shifted to the reduced winter hours: Sundays only, from 10-4.

Westside: Staff spent several days mowing shrubs in the grassland in order to simulate the structure that could exist following a low-intensity fire; because English Hawthorn, Himalayan Blackberry, and various other shrubs have been threatening to displace prairie species (Photos).

Zylstra Lake: Agricultural lime was applied to the hay fields to help boost soil health and productivity. Water quality continues to be monitored for cyanobacteria blooms, with no significant issues this year. The dead geese and teal that were found last month tested positive for avian flu. Seasonal changes to access are in effect: the eastern half of the walking loop is closed, to give migratory waterfowl a bit more space, and dogs are not allowed again until April.

DISTRICT 2

Staff: Peter Guillozet, Andrew Jansen

Coffelt Farm: There was a large turnout for the annual farm tour hosted by the Lums. The tour coincided with the Conservation Land Bank's ever-popular native plant sale. Staff also joined Meghan Howard, land steward with the SJPT, for her annual monitoring of the Preserve's conservation easement.

Coho: Coho salmon have been circling in Buck Bay, near the mouth of Cascade Creek, and are impeded in their continued return upstream by low flows. This has led to a request by Jenny

DeGroot, of Speckled Trout Consulting, for voluntary releases of additional flow into the stream from Mountain Lake to enable successful spawning.

Crescent Beach: Following the site tour last month, Peter has now prepared a funding request to Washington DNR's Forest Resiliency program. As envisioned, these funds would support much needed forest thinning on the property in 2023.

Deer Harbor: Staff worked with an arborist to identify and mitigate several hazard trees, and to leave as much of the snags in place as possible for the critters, and for the critter lovers. More than 100 species of wildlife in Washington need standing dead trees for nesting, roosting, shelter, and feeding. One small (12-14 cm) example is the brown creeper which nests in pockets made from the decay process, the gaps that form between the tree trunk and loose bark. Though there's not much privacy for raising a creeper family at this preserve currently, there are plans for more plantings. New tree and shrub seedlings will go in this winter to bolster the small patch of shoreline forest.

Stonebridge-Terrill: Field mowing was finally completed. The primary objective was to suppress thousands of highly invasive English hawthorn seedlings. Meanwhile, Peter continues to dream about how wonderful extensive wetland restoration would be at this site.

Judd Cove: Fidalgo Paving & Construction is under contract to pave the entrance to Fowlers Way and, thanks to complexities of ferry scheduling, is expected to complete the work in late October.

North Shore: Ron Zee with the Madrona Institute, and members of the Coast Salish Youth Corps advisory board and staff, joined staff for a tour. Among the group's objectives was to explore opportunities for cultural uses. Joe Herrin, from Heliotrope Architects, visited and measured the garage as an early step in the pro bono project to provide a conceptual rendering of the building as a center for conservation-oriented activities. We received a quote for planning and project design support from Natural Systems Design, a mainland-based restoration firm. As envisioned, the resulting contract will yield conceptual and final site plans, and supporting documents for wetland and slope restoration, reforestation, parking facilities and trails.

Following the ongoing removal of old fencing and debris, Andrew has made excellent headway in mowing the thistle fields. We've led public tours at a rate of three per month through October

and will continue to do so a reduced frequency over the winter. And in what has become a series of open-ended discussions with potential partners, Orkila Director, David Affolte came over for a closer look at the garage and a planning update.

Turtleback Mountain: Peter requested a visit by Dave Klingbiel, DNR's Road Maintenance and Abandonment Planning Coordinator, to review plans for culvert replacements and other drainage improvements. Based on the strong support expressed during the meeting, Peter intends to proceed with replacement of up to 27 culverts. The project will be phased over several years; bring the property into compliance with state forest road rules; and, perhaps more importantly, increase the resiliency of the mountain's roads and streams during the severe runoff events that have been experienced over the last several years, and predicted to continue with climate change. Implementation will rely on funds from both the SJPT's Turtleback Endowment and the Land Bank's stewardship budget. Maintaining a functional road network is also crucial to the forest management efforts on the mountain, which will rely at least in part on DNR forest resiliency funding. The ICC began their work on the Orcas portion of the Landscape Scale Restoration (LSR) grant-funded project. This project area expands oak connectivity on the southern slope. Andrew counted 199 small burn piles created by the ICC, last year. The piles are 'papered' to maintain dry interior conditions after the rains begin and will be carefully burned between late fall and early spring. Some may be left for the wrens. Areas opened by pile burning will be seeded with over 10 pounds of nursery grown native forbs seed as well as additional seed purchased from private sources. Andrew also joined Troy with SJPT for another day of releasing oaks.

DISTRICT 3

Staff: Amanda Wedow

Channel: With Sara's position ending, Amanda has resumed field work and maintenance, and has begun to perform annual monitoring at this Preserve and others.

FB Spit: With volunteer help, half of the island marble butterfly habitat plots were seeded with field mustard. The remainder of plots will be sown in the spring.

Lopez Hill: Amanda has initiated a trail layout for the addition area. SJPT has been fundraising to support their purchase of the conservation easement. And hunting season has begun.

Richardson Marsh: Amanda performed annual monitoring and is in the early stages of identifying what needs to happen to establish a long-term SMP for this property. A wetland assessment seems to be a clear first step.

Spencer Spit: State Parks staff joined to review the proposed trail layout and to discuss the future management agreement (Photo). The proposed trail connects to the State Parks trail system, including the parking lot, and loops through the forested preserve. A draft MOU has been shared with Parks staff and is under review. A draft long-term SMP is well underway and expected to go out next month for LBC review.

Weeks Wetland: Amanda performed annual monitoring here as well as harvested *Sidalcea* seed, which is commonly known as Henderson's Checkermallow.

Watmough: Amanda is working to winterize the pumphouse and clean-up the shed. She will host a bird walk, and over the course of the summer, tallied seven different guided tours for visitors. The draft interim plan was opened for public comment for two weeks. We received 13 responses. Eleven were from individuals and two were from organizations, the Madrona Institute and the Friends of the San Juans. Several letters shared personal anecdotes and included memories of what once happened or once stood on the property. (There was "a small dynamite shed that I was instructed to stay clear of.") Some commenters provided specific line edits to elevate inclusiveness such mentioning Adelia Chadwick, "the wife who raised six children in the house with Sampson," and was from the S'Klallam Tribe. Staff has prepared an overview of the comments that focuses on future activities and interests. In sum, following the public comment period, there weren't any significant issues with our proposed strategy and there were some great suggestions to both help improve our understanding of the area's ecology and our engagement with community.



Photo. Couple who honeymooned at Glenwood Inn over 50 years ago.



Photo. Attendees on the September 30th LSR tour of Mount Grant Preserve attempt to age trees.

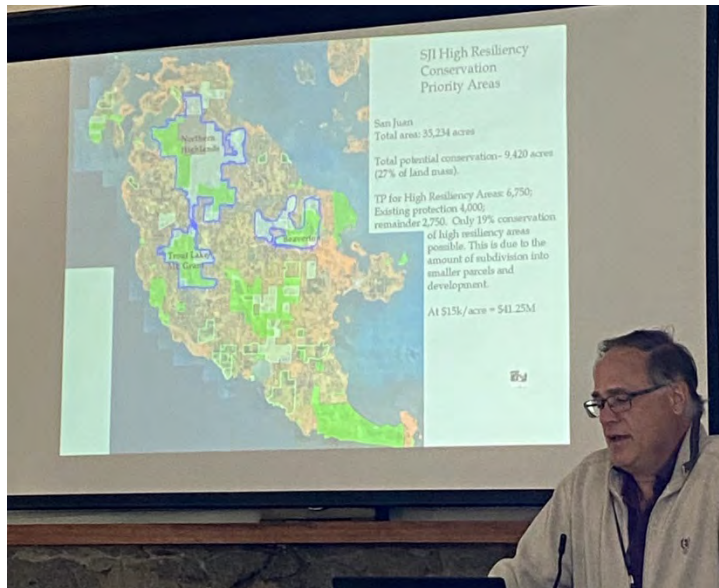


Photo. Lincoln presents on the conservation priorities at the WNPS Garry Oak Symposium



Photo. Margo seeds the area by the office that will be converted to native meadow.



Photo. The ICC crew prepares for a big day of releasing Garry oaks on Cady Mountain



Photo. Land Bank staff head off for a big workday at releasing Garry oaks on Cady Mountain.



Photo. Westside prairie mowing: Before.....



Photo. Westside prairie mowing: After.....



Photo. The hazardous alders at Deer Harbor Preserve, prior to their removal and pruning



Photo. Andrew testing out the electric Kombitool on a hazard tree at Coho Preserve.



Photo. Maggie with the ICC on Turtleback Mountain.



Photo. It's not all cutting trees down! Peter (for scale) next to an alder sapling that was planted at Coho Preserve in 2020.



Photo. Coho salmon schooling in lower Cascade Creek



Photo. Peter leads a North Shore tour on a beautiful evening.



Photo. Amanda leads State Parks staff on a tour Spencer Spit Preserve to scout that trail alignment and visit a glacial erratic.

Draft Watmough Addition Preserve INTERIM Stewardship and Management Plan Public Comments

Topic	Comment #		Staff Response
Ecological Resources	4	I suggest limiting the "restoration", including invasives removal, to be as minimal as possible.	<p>Thank you for sharing your thoughts on how to best care for the Preserve’s many ecological features.</p> <p>Expanding our ecological assessment to include baseline monitoring and mapping of the intertidal marine habitat is an excellent suggestion. We will look for opportunities to collect this information in ways that are compatible with efforts across the County.</p>
	5	We support the existing ecological resource objectives and Friends of the San Juans encourage you to add additional assessment work to improve understanding of the nearshore marine habitats and species at the site. A simple but powerful addition to the research and assessment plan would be to map the submerged underwater vegetation offshore of the site including eelgrass, understory and canopy kelps, and surfgrass. This information directly informs management decisions such as recreational access and also creates a baseline of current conditions. Information on fish utilization of the site, ideally seasonally, could be collected using snorkel surveys or beach seining methods. Just like plant communities and associated animals are understood for the terrestrial environment, marine habitats, especially at this location, deserve the same level of attention and those things that are ‘underwater’ shouldn’t be left out.	
Cultural Resources/ Tribal Engagement	2	<p>The objective to engage tribes in long-term stewardship plans as stated on page 2 is a great idea. I would suggest sending multiple letters, to multiple departments (Council, Natural Resources, THPO, Cultural dept, etc). Tribal engagement should go beyond the simple public comment period.</p> <p>A dream for the inter-tribal Coast Salish Youth Stewardship Corps is to perform stewardship duties and cultural revitalization at the same time, as our ancestors did, via canoe. A location like this would actually make that possible. An inter-tribal group of youth from mainland tribes could paddle over, land at Watmough and have water and power. And plenty of land to do conservation work in partnership with local island youth. The remnant coastal bald would be a great place to enhance habitat for traditional prairie food plants like camas, chocolate lily, spring gold and Indian celery. (Madrona Institute)</p>	<p>Thank you for your comment and your recommendations on how to better foster Tribal engagement in long-term stewardship of the Preserve.</p> <p>It is not listed in the interim plan but important to note that the Director of the Conservation Land Bank sent written invitations to four Tribal Historic Preservation Officers (THPO) in June of 2022. These letters shared news of the acquisition, acknowledged cultural ties and significance, and expressed interest in having dialogues about how the site might be managed. This invitation remains open. We will consider expanding our outreach effort to include contacts beyond THPOs.</p> <p>We would very much like to continue the conversation regarding the Coast Salish Youth Stewardship Corps and potential opportunities for access and inclusive management efforts.</p>
	5	We appreciate that the Land Bank has recognized the importance of Tribal engagement for this site. Friends of the San Juans encourages the Land Bank to engage with the Tribes before the Cultural Resource Assessment is conducted and to meaningfully ask and be responsive to what Tribes want the Cultural Resource Assessment to include and how it should be conducted. Tribal engagement on management considerations is also important, and the development of any interpretive materials would also benefit from Tribal participation.	

Draft Watmough Addition Preserve INTERIM Stewardship and Management Plan Public Comments

Topic	Comment #		Staff Response
Historic Resources/ Infrastructure (7 comments)	1	The house should be saved. It may be the oldest house on Lopez. There are ways to 'restore' the house: for example, the restoration of the Port Stanley School House. Very importantly, the property needs a caretaker...soon. It's unique history as an isolated property makes it also attractive to squatters and mischief-makers.	<p>Thank you for sharing your thoughts on the future management of the Preserve’s infrastructure and historic values. Throughout the interim process, the Land Bank will be initiating assessments to better understand many facets of the existing infrastructure including: its historic status and potential eligibility, its structural integrity, the condition of the utilities, as well as identify costs associated with any improvement.</p> <p>Throughout this time, we will remain in consideration of establishing a caretaker. Greater knowledge of the infrastructure (particularly electric and septic) will help to determine the specifics of any potential future arrangement.</p> <p>During the interim period, we will work to establish a volunteer program that will help to protect the resources on site from “mischief makers,” and incidents of vandalism. Though incidents may occur at any time, we believe that this is a very conscious community as there are numerous historic structures that exist in rural settings, and in popular island areas, and occurrences of vandalism are very rare.</p>
	2	It’s great to see that the water system will be maintained. If there is power, is that going to be maintained? Those utilities would be major assets to stewardship crews. Especially ones coming from off island, such as tribes. Having a caretaker position on-site would be great. Again, be sure that this position advertisement makes it to tribes.	
	4	I also suggest that if you do consider having a caretaker that the infrastructure be as minimal as possible. I hope that the caretaker could help protect the pocket beaches and islands off the coast from human intrusion.	
	5	The house - was one of the very first on the island, possibly the second oldest, it may be 150 yrs old this year it should be preserved. We put two roofs on it in the time we lived there, it is probably time for another roof, plus other improvements, including foundation work.	
	8	I applaud the Land Bank Board for acquiring this very special property and urge that the Board to preserve the house & remaining historic structures. This very early Lopez homestead portrays a very isolated lifestyle with much of its surrounding landscape preserved by the Land Bank, the San Juan Preservation Trust, the BLM & private landowners’ conservation easements. The Watmough Addition illustrates the early extreme isolation of early settlers, a huge contrast with today’s high speed, instant contact world. I believe the property is eligible for National Register of Historic Places nomination & status for both its rich indigenous & Euro-American settlement histories. Currently, with the house not occupied, it could be described as “an attractive nuisance”... It really needs a caretaker, either residing in the house or in nearby quarters.	
	11	I heartily endorse a caretaker on the grounds. This has been used by segments of the community for a very long time, and it would be reasonable to expect some trespassing. It is best to have someone looking out for it, since it is so isolated. Access is also easier in some ways by boat, and that access needs to be monitored as well.	
	13	About the potential for caretaker, add National Monument into list of similar programs to model after State Parks and National Parks, as there is a new trailer for use by docents all summer at Turn Pt. Lighthouse.	

Draft Watmough Addition Preserve INTERIM Stewardship and Management Plan Public Comments

Topic	Comment #		Staff Response
Access (9 comments)	1	The road easement should be continued for walkers and bicyclists. The easement helps the public understand the historical meaning of the Watmough Head property.	<p>Thank you for your comments about what future access at this Preserve is appropriate and desired, and for sharing what access occurred prior to the Land Bank’s acquisition.</p> <p>As shared in the interim plan, we will keep the Preserve closed while we undergo this period of assessments and planning. However, we will continue to offer guided hikes and volunteer opportunities.</p> <p>Long-term recreational planning will seek to ensure that neighboring properties, and the Preserve’s significant natural, cultural and historic resources are not negatively impacted by public use. Restrictions and allowances related to access, which may range from beach access to dogs, will be vetted during a public scoping process.</p>
	2	This site has amazing beach access and upland access. It would be ideal for landing canoes from the mainland.	
	3	I imagine the question of public access will be a difficult decision. The Trail --- I want you to know that for all the years we lived there local folks would hike the trail from Watmough Bight up to the back of the homestead and then turn north up the driveway and walk the road out and back to Watmough Bight, where they had parked their cars. This trail is about 1.5 miles long, just right for a short hike where if lucky. You can see the sun rise over Koma Kulshan, and on a clear day you can get a good view of Mt Rainier rising over the Junction where the Straights of Juan de Fuca meet Rosario Straights. I think this trail access should be continued I see no reason to restrict it. It was never busy, since Lopez Island does not have a large population. Most people who went to the Bight stayed there, not a high percent of them hiked the loop just those who wanted exercise and appreciated the views, mostly local residents. And, in all the years we lived there not one of these hikers ever bothered us or caused any problems, to us or the environment.	
	4	<p>I would suggest making all pocket beaches there off limits to the public. Watmough has public access, and because of high use, is a poor place for forage fish. Retaining beaches that do not get any public use is vitally important for forage fish.</p> <p>Limiting the number of trails, and the number of people who use the area will be vital if/when you do open it up to public use. Over-tourism is devastating to the natural communities of the island and is obvious at all of the areas in SJC that get heavy use. I would encourage you to think about the rights of the land and the natural communities who live there: think about what they would want (mostly, to be left alone with minimal interference so they can thrive) and their right to flourish. We do not have formal Rights of Nature in SJC despite our best efforts, but we can still think about natural communities as if they do.</p>	
	5	Friends of the San Juans supports the Watmough Addition being closed to the public during the interim period. It will be important to identify the protections needed for the ecological and cultural resources before any public access is provided.	
	6	First, congratulations and thank you for making this acquisition come to fruition. I know firsthand the difficult balancing act inherent in a project with these characteristics- critical habitat and open space as well as excellent trail connectivity	

Draft Watmough Addition Preserve INTERIM Stewardship and Management Plan Public Comments

Topic	Comment #		Staff Response
		and potential recreational experience. This balancing act between humans and sensitive habitat protection has grown increasingly difficult due to a growing population and a correlated growth in appetite for public access and recreational opportunities. I realize I'm sort of preaching to the choir and that public access is already part of the plan for this site, but I'm primarily writing to encourage a thoughtful, thorough, and transparent analysis of how the public will interact with this parcel and the adjacent complex once it is open (more of a process comment for the permanent management plan). It's important to engage the public and to obtain at least a certain degree of ownership or "buy-in" throughout the development of the final management plan... Personally, I like the idea of hike-in access from Watmough Bay. That area is already highly visited, and the development footprint is already there. It doesn't seem practical to construct a parking lot on the Addition property and it would impact the habitat and detract from the character of the land. Again, I appreciate the delicate balance the Land Bank is grappling with in management plan development. Keep up the good work!	
Access (continued)	9	Generally speaking, I think the interim report should clearly note that while identifying a potential funding source to offset acquisition costs is a priority, the plan should also address the importance of identifying potential partners with similar conservation priorities and the ability to implement those goals; address ways to provide for public access on the property while also developing mechanisms to ensure neighboring properties are not impacted by public uses; and the significant cultural and historic uses on the property warrant careful consideration of public access that will not diminish or destroy those features, and may necessitate the presence of an onsite caretaker/manager.	
	11	Personally, I prefer that dogs NOT be allowed due to the protection of wildlife of both the land and sea. My experience is that dog owners do not leash their dogs on public lands. It is traumatizing for many to have dogs run up to them, regardless of the tail wagging. I do hope road access will be preserved for the property. I assume this would mean adding at least one pullout between Point Colville and this property.	
	12	I know this probably isn't feasible, but I think the best use of the Watmough addition would be to keep it for research and only available by special permit. I grew up there, and it breaks my heart to think of it turning into another Iceberg or Watmough Bight—if there is any way to protect it, to keep one last place on Lopez untrammelled and pure, that would be amazing.	

Draft Watmough Addition Preserve INTERIM Stewardship and Management Plan Public Comments

Topic	Comment #		Staff Response
BLM (5 comments)	3	This recent purchase by the Land Bank appears to be a very Positive Happening. Hopefully the pristine natural environment of the place can be preserved. Is the BLM the right organization to carry this out? I am interested in hearing about the BLM’s mission. When and if you sell to the BLM hopefully it is possible to make the sale with some guarantees as not to sell back to the private market? Also other stipulations that are pro preservation and positive to the island and native cultures.	Thank you for supporting the Conservation Land Bank’s long-term ownership of this preserve. Resale to the BLM will be thoroughly examined following the release of the SJI National Monument’s Record of Decision, and conditions of that potential sale, including guarantees for permanent protection will be a priority, and shared with the public prior to any final decision.
	4	I do not support a sale to the BLM as I do not believe the BLM adequately protects the land and the species on the land (e.g. they do not do so at Iceberg Pt). I would encourage you to use tax \$ to recover the costs than reselling the land to the BLM.	
	5	Meaningful, permanent protection of the natural and cultural resources at this site should be front and center of any consideration of ownership and/or management changes and these decisions should not be made for the purpose of recovering purchase costs. To provide the most effective long-term protection of the property and its resources we recommend that the Land Bank secure a conservation easement at the site through the San Juan Preservation Trust (Trust). We recommend that a transfer of management or ownership to the BLM be taken off the table as an option unless a conservation easement (CE) with the Trust is secured first; this alternative has inherent potential conflicts with the State Salmon Recovery Funding board grant you have recently been awarded and raises significant questions about long-term management of the site. While waiting for the finalization of the National Monument Management Plan to be completed before entertaining a federal partnership is essential, the clarity it may provide for the short term is no substitute for the permanent protection that would be achieved through a CE. Even if the property ownership and management remain with the Land Bank, a CE with the Trust ensures meaningful protection in perpetuity.	
	8	Without a caretaker, I would hesitate to transfer the property to the BLM. Because of its rich archaeological middens & its isolation, I don’t think the site is ready for the large number of visitors BLM properties receive.	
	9	I appreciate all the work that has gone into applying for grant funds, and outreach to potential partners including the tribes and BLM. Partnership with either or both of these options would require that specific issues be carefully addressed, including potential access for cultural purposes and ceremonies, whether or not camping and hunting can be allowed, and how to protect the historic and cultural features from damage.	

Memo

To: Conservation Land Bank Commissioners and staff

From: Aaron Rock, Financial Clerk

RE: Combined Financial Statements for the period ending September 30, 2022

October 13, 2022

The budget figures on these reports reflect the 2nd amended 2022 Budget, approved by the SJC Council on 9/13/2022. Other items to note:

CONSERVATION AREA FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

- Total Current Assets (H11) increased by \$360,140 in the 3rd quarter of the year, bringing the total to \$5.1M.
- LGIP interest rate (I9) - has increased to 2.2509%, compared to 0.2118% at the end of September 2021.
- Real Property (F15) – will continue being reconciled to include 2022 transactions as part of the long-term debt reclassification on the general ledger.

REVENUE & EXPENDITURES

- 1% REET (I45) at \$4,046,319 and 101.16% of the 2022 budget.
- Donations from private sources (J50) reflects the \$1.5M in the amended budget for North Shore Property cash at closing from the SJPT but does not affect the actual cash balance.
- 3rd Quarter Transfer to Stewardship Site Enhancement was made in August (G58).
- August Acquisition Cost (G58) reflect the closing of Hauschka Cady Mountain.
- Administration Expenditures (I63) are 3.13 % of Total Revenue (I53) year to date.

STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

- Cash in the Stewardship & Management Fund (H6) increased by \$113,611 over the 2nd quarter 2022 to.
- Total Current Assets (F11) at \$4.3M.

REVENUE & EXPENDITURES

- The 3rd quarter Site Enhancement Transfer from the Conservation Area Fund (G44) was made in August in the amount of \$512,256.
- Property Management and Maintenance (I52) totaling \$210,304 at 32.99% of budget to date.
- Site Enhancement (I53) totaling \$112,364 at 23.76% of the budget.

SJC Land Bank Conservation Area Fund -1021
Combined Financial Statment
As of September 30, 2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1																
2						Sep 30, 22	Jun 30, 22	\$ Change	interest rate	last year		REET	2022	2021	2020	2019
3	ASSETS											Jan	360,392	415,281	253,930	137,639
4	Current Assets											Feb	316,292	303,073	171,649	158,492
5	Checking/Savings											Mar	482,637	391,898	290,927	184,035
6	Cash - Conservation Area Fund					1,464,940	1,104,800	360,140				Apr	349,007	672,670	159,774	285,147
7	Total Checking/Savings					1,464,940	1,104,800	360,140				May	752,805	552,318	263,579	478,849
8	Other Current Assets											Jun	644,480	882,523	393,335	306,812
9	Local Government Investment Pool					3,705,751	3,705,751	-	2.2509%	0.2118%		Jul	399,948	655,661	659,936	322,049
10	Total Other Current Assets					3,705,751	3,705,751	-				Aug	324,623	588,043	590,671	431,698
11	Total Current Assets					5,170,691	4,810,552	360,140				Sep	416,135	485,643	762,684	306,261
12	Other Assets											Oct		594,848	907,755	425,956
13	LCTN Fund					645	645	-				Nov		694,893	569,385	307,203
14	Odlin S. Donations					4,414	4,414	-				Dec		448,162	660,297	478,316
15	Real Property					72,799,493	72,799,493	-				Total	4,046,319	6,725,012	5,683,923	3,822,457
16	Total Other Assets					72,804,553	72,804,553	-								
17	TOTAL ASSETS					77,975,244	77,615,104	360,140				Current Year Projects	2022 YTD	Budget	% of Budget	
18	LIABILITIES & EQUITY											Glenwood Inn	4,870,267	6,430,000	75.74%	
19	Liabilities											Cascade Creek (Dickinson)	-	250,000	0.0%	
20	Current Liabilities											Double R Bar CE (Ritchie)	150,000	150,000	100.0%	
21	Other Current Liabilities											Hauschka Cady Mt	208,203	200,000	104.1%	
22	Lopez Community Trails Network					645	645	-				Hauschka Prohaska	-	200,000	0.0%	
23	Odlin South Donations					4,414	4,414	-				Robinson Acquisition	-	125,000	0.0%	
24	Total Other Current Liabilities					5,059	5,059	-				Higgins (Watmough Bay)	2,559,542	2,564,426	99.81%	
25	Total Current Liabilities					5,059	5,059	-				Total	7,788,012	9,919,426	78.51%	
26	Long Term Liabilities															
27	General Obligation Bonds Pyble					4,845,000	4,845,000	-								
28	Total Long Term Liabilities					4,845,000	4,845,000	-								
29	Total Liabilities					4,850,059	4,850,059	-								
30	Equity															
31	Unreserved SJC Conserv Fund					73,277,111	73,277,111	-								
32	Net Income					(2,379,509)	(2,739,649)	360,140								
33	Total Equity					73,125,185	72,765,045	360,140								
34	TOTAL LIABILITIES & EQUITY					77,975,244	77,615,104	360,140								
35																
36																
37																
38						Jul 22	Aug 22	Sep 22	Jan - Sep 22	Amended Budget	% of Budget	2022	2021	% Change		
39	Ordinary Income/Expense															
40	Revenue															
41	Beginning Cash								-	7,550,200	0.0%					
42	Conservation Futures Taxes					1,271	2,046	5,929	223,202	335,000	66.63%	223,202	219,061	1.89%		
43	Timber Harvest Taxes						0		0			0	15	-96.9%		
44	Excise Taxes					6	236	18	861	1,540	55.88%	861	1,026	-16.15%		
45	1% RE Excise Tax Conservation					399,948	324,623	416,135	4,046,319	4,000,000	101.16%	4,046,319	4,947,109	-18.21%		
46	State Grants								-	250,000	0.0%	-	740,525	-100.0%		
47	DNR PILT NAP/NRPA								-	200	0.0%					
48	Payroll Tax Credit								78			78	-	100.0%		
49	Local Government Investment Pool					5,020	7,015	7,740	27,369	4,000	684.22%	27,369	3,259	739.78%		
50	Donations from Private Sources						2,015		2,465	1,502,500	0.16%	2,465	712,516	-99.65%		
51	Interfund Loan to STEW								3,000,000	3,000,000	100.0%	3,000,000	-	100.0%		
52	Conservation Buyer Prog								-	356,250	0.0%	-	847,977	-100.0%		
53	Total Revenue					406,245	335,936	429,823	7,300,293	16,999,690	42.94%	7,300,293	7,471,488	-2.29%		
54	Expense															
55	Ending Cash								-	2,520,079	0.0%					
56	Administrative Expenses					47,731	20,494	19,724	228,373	312,807	73.01%	228,373	221,753	2.99%		
57	Transfers to Stewardship						512,256		1,536,769	2,569,025	59.82%	1,536,769	1,210,042	27.0%		
58	Acquisition Costs					3,619	204,626	3,414	7,830,714	9,989,421	78.39%	7,830,714	3,412,750	129.46%		
59	Interfund Loan Debt Service								-	1,000,000	0.0%	-	571,450	-100.0%		
60	Bond/Loan Repayment								83,947	648,358	12.95%	83,947	179,217	-53.16%		
61	Total Expense					51,350	737,376	23,138	9,679,803	16,999,690	56.94%	9,679,803	5,595,212	73.0%		
62																
63					Admin %				3.13%							



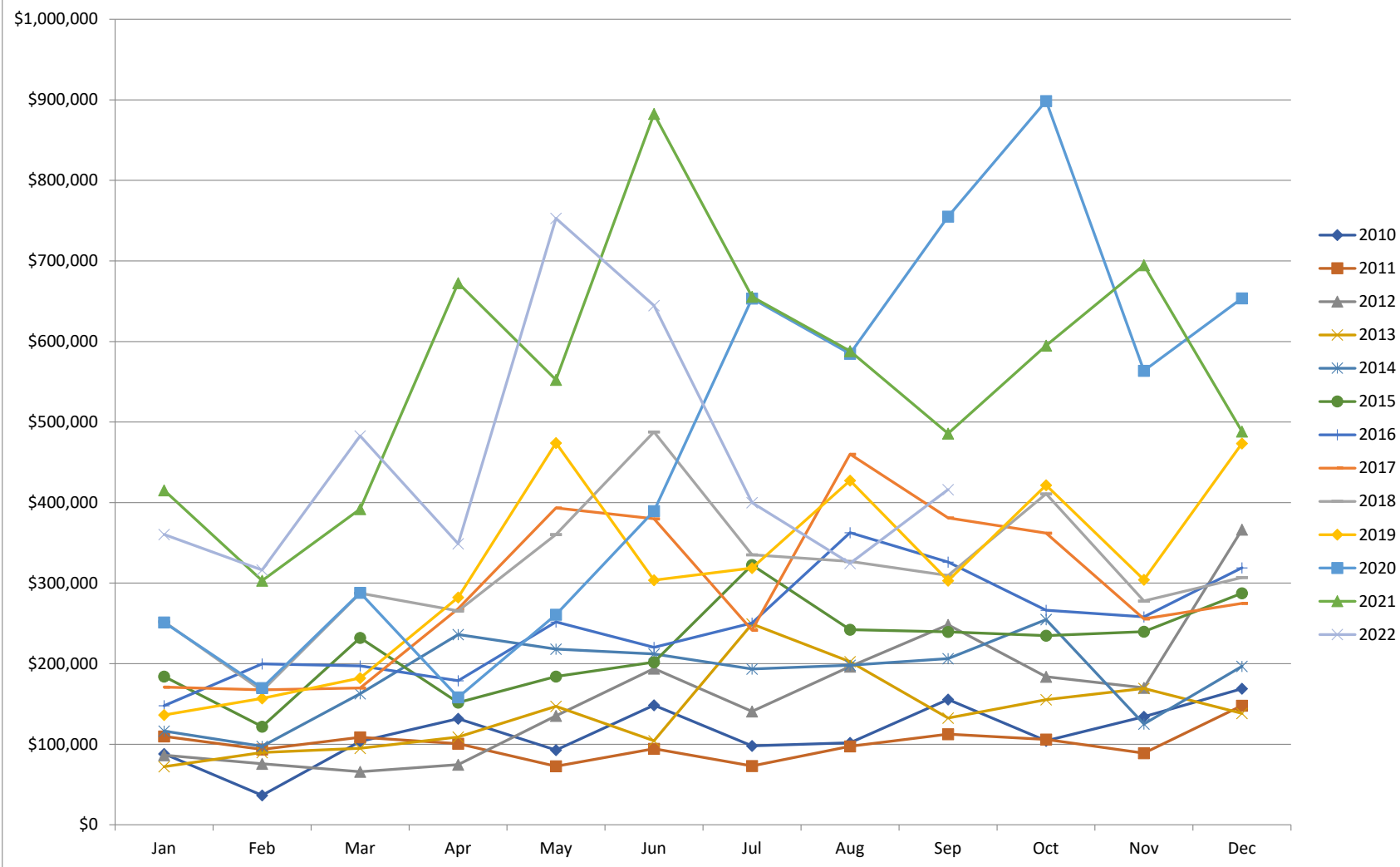
SJC Land Bank Stewardship & Management Fund
Combined Financial Statment
As of September 30, 2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1														
2						Sep 30, 22	Jun 30, 22	\$ Change	Interesrt Rate	Last Year				
3	ASSETS													
4	Current Assets													
5	Checking/Savings													
6	Cash - Stewardship Fund					2,606,010	2,492,398	113,611						
7	Total Checking/Savings					2,606,010	2,492,398	113,611						
8	Other Current Assets													
9	Local Government Investment Pool					1,691,163	1,691,163	-	2.2509%	0.2118%				
10	Total Other Current Assets					1,691,163	1,691,163	-						
11	Total Current Assets					4,297,173	4,183,561	113,611						
12	TOTAL ASSETS					4,297,173	4,183,561	113,611						
13	LIABILITIES & EQUITY													
14	Liabilities													
15	Current Liabilities													
16	Other Current Liabilities													
17	Preserve Endowments					-	-	-						
18	Other Accrued Liabilities					-	-	-						
19	Total Other Current Liabilities					-	-	-						
20	Total Current Liabilities					-	-	-						
21	Total Liabilities					-	-	-						
22	Equity													
23	Stewardship Fund Balance					5,132,211	5,132,211	-						
24	Retained Earnings					1,671,294	1,671,294	-						
25	Net Income					(2,506,332)	(2,619,944)	113,611						
26	Total Equity					4,297,173	4,183,561	113,611						
27	TOTAL LIABILITIES & EQUITY					4,297,173	4,183,561	113,611						
28														
29														
30						Jul 22	Aug 22	Sep 22	Jan - Sep 22	Amended Budget	% of Budget	2022	2021	% Change
31	Ordinary Income/Expense													
32	Revenue													
33	Reserved Cash and Investments								-	6,803,505	0.0%			
34	Federal Direct Grants								6,222			6,222	34,940	-82.19%
35	State Grants							770	-	170,641	0.0%			
36	Sale of Plant Materials								5,345	12,000	44.55%	5,345	4,707	13.56%
37	Local Government Investment Pool					2,264	3,174	3,505	17,278	2,000	863.89%	17,278	10,093	71.18%
38	Leased Property					2,088	1,834	2,676	24,792	27,400	90.48%	24,792	27,412	-9.56%
39	Donations from Private Sources							81	981	2,500	39.24%	981	2,915	-66.34%
40	Prior Year Refund								2,546			2,546	-	100.0%
41	CAF loan principal								-	1,000,000	0.0%	-	565,000	-100.0%
42	Sales Tax State Remittances							64	347	600	57.88%	347	251	38.26%
43	Trans in YE Endowment								-	500,000	0.0%			
44	Trans in Site Enhance						512,256		1,536,769	2,059,025	74.64%	1,536,769	1,210,042	27.0%
45	Sale of Surplus												637	-100.0%
46	Total Revenue					4,351	517,265	7,096	1,594,280	10,577,671	15.07%	1,594,280	1,855,998	-14.1%
47	Expense													
48	Ending Operating Cash								-	1,658,344	0.0%			
49	Ending Endowment Funds								-	3,637,161	0.0%			
50	Payroll Expenses								(313)			(313)	-	-100.0%
51	Stewardship Management					90,832	92,474	83,475	3,778,257	4,151,592	91.01%	3,778,257	796,283	374.49%
52	Property Management & Maint					26,119	16,136	20,412	210,304	637,574	32.99%	210,304	188,636	11.49%
53	Site Enhancement					12,133	63,960	9,559	112,364	473,000	23.76%	112,364	72,154	55.73%
54	Total Expense					129,085	172,570	113,447	4,100,613	10,557,671	38.84%	4,100,613	1,057,072	287.92%

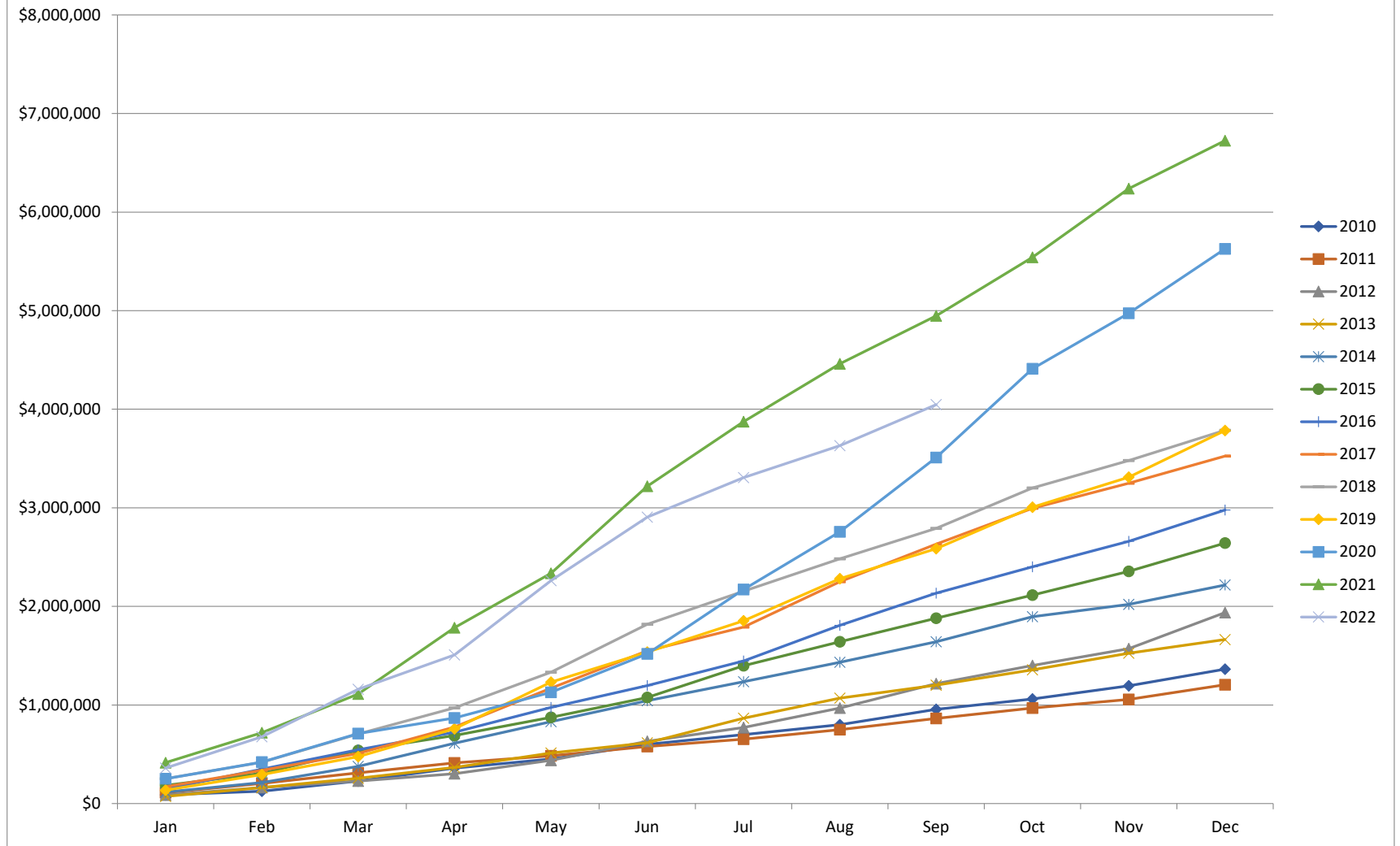


1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$112,529	\$105,975	\$88,901	\$147,914	\$1,205,218
2012	\$86,547	\$75,746	\$65,834	\$74,531	\$135,260	\$193,882	\$140,610	\$196,444	\$248,152	\$183,896	\$170,092	\$366,337	\$1,937,333
2013	\$72,106	\$89,629	\$94,943	\$109,020	\$146,974	\$104,286	\$249,312	\$202,351	\$132,516	\$155,258	\$169,306	\$138,279	\$1,663,979
2014	\$116,307	\$97,403	\$162,759	\$236,076	\$218,046	\$211,937	\$193,491	\$197,924	\$206,334	\$254,695	\$125,044	\$196,812	\$2,216,829
2015	\$184,186	\$121,920	\$232,019	\$151,641	\$184,037	\$201,867	\$322,494	\$242,119	\$239,381	\$234,885	\$239,857	\$287,602	\$2,642,008
2016	\$147,780	\$199,709	\$197,208	\$178,799	\$251,916	\$220,177	\$250,453	\$362,646	\$326,094	\$266,216	\$258,039	\$319,005	\$2,978,044
2017	\$170,789	\$167,494	\$169,775	\$268,280	\$393,220	\$379,832	\$241,755	\$460,110	\$380,894	\$362,103	\$255,636	\$274,865	\$3,524,752
2018	\$252,155	\$166,287	\$287,448	\$265,414	\$360,538	\$487,738	\$335,172	\$326,847	\$309,460	\$410,876	\$277,932	\$307,045	\$3,786,910
2019	\$136,263	\$156,907	\$182,195	\$282,295	\$474,060	\$303,744	\$318,828	\$427,381	\$303,198	\$421,696	\$304,131	\$473,533	\$3,784,232
2020	\$251,391	\$169,933	\$288,018	\$158,176	\$260,943	\$389,402	\$653,337	\$584,765	\$755,057	\$898,677	\$563,691	\$653,695	\$5,627,084
2021	\$415,281	\$303,073	\$391,898	\$672,670	\$552,318	\$882,523	\$655,661	\$588,043	\$485,643	\$594,848	\$694,893	\$488,162	\$6,725,012
2022	\$360,392	\$316,292	\$482,637	\$349,007	\$752,805	\$644,480	\$399,948	\$324,623	\$416,135				\$4,046,319
Budget 2022	\$3,960,000												
2010	6.47%	2.68%	7.59%	9.65%	6.80%	10.89%	7.19%	7.46%	11.41%	7.64%	9.83%	12.39%	
2011	9.10%	7.77%	9.01%	8.35%	6.02%	7.83%	6.05%	8.08%	9.34%	8.79%	7.38%	12.27%	
2012	4.47%	3.91%	3.40%	3.85%	6.98%	10.01%	7.26%	10.14%	12.81%	9.49%	8.78%	18.91%	
2013	4.33%	5.39%	5.71%	6.55%	8.83%	6.27%	14.98%	12.16%	7.96%	9.33%	10.17%	8.31%	
2014	5.25%	4.39%	7.34%	10.65%	9.84%	9.56%	8.73%	8.93%	9.31%	11.49%	5.64%	8.88%	
2015	6.97%	4.61%	8.78%	5.74%	6.97%	7.64%	12.21%	9.16%	9.06%	8.89%	9.08%	10.89%	
2016	4.96%	6.71%	6.62%	6.00%	8.46%	7.39%	8.41%	12.18%	10.95%	8.94%	8.66%	10.71%	
2017	4.85%	4.75%	4.82%	7.61%	11.16%	10.78%	6.86%	13.05%	10.81%	10.27%	7.25%	7.80%	
2018	6.66%	4.39%	7.59%	7.01%	9.52%	12.88%	8.85%	8.63%	8.17%	10.85%	7.34%	8.11%	
2019	3.60%	4.15%	4.81%	7.46%	12.53%	8.03%	8.43%	11.29%	8.01%	11.14%	8.04%	12.51%	
2020	4.47%	3.02%	5.12%	2.81%	4.64%	6.92%	11.61%	10.39%	13.42%	15.97%	10.02%	11.62%	
2021	6.18%	4.51%	5.83%	10.00%	8.21%	13.12%	9.75%	8.74%	7.22%	8.85%	10.33%	7.26%	
2022	9.10%	7.99%	12.19%	8.81%	19.01%	16.27%	10.10%	8.20%	10.51%				
Cumulative	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$124,682	\$228,188	\$359,778	\$452,443	\$600,967	\$698,939	\$800,669	\$956,238	\$1,060,429	\$1,194,476	\$1,363,380	
2011	\$109,729	\$203,365	\$311,923	\$412,613	\$485,224	\$579,570	\$652,476	\$749,900	\$862,429	\$968,404	\$1,057,304	\$1,205,218	
2012	\$86,547	\$162,293	\$228,127	\$302,659	\$437,919	\$631,801	\$772,411	\$968,855	\$1,217,008	\$1,400,904	\$1,570,995	\$1,937,333	
2013	\$72,106	\$161,734	\$256,678	\$365,698	\$512,672	\$616,957	\$866,269	\$1,068,620	\$1,201,136	\$1,356,394	\$1,525,700	\$1,663,979	
2014	\$116,307	\$213,711	\$376,470	\$612,546	\$830,592	\$1,042,530	\$1,236,020	\$1,433,945	\$1,640,278	\$1,894,973	\$2,020,017	\$2,216,829	
2015	\$184,186	\$306,105	\$538,125	\$689,766	\$873,803	\$1,075,669	\$1,398,164	\$1,640,283	\$1,879,664	\$2,114,549	\$2,354,406	\$2,642,008	
2016	\$147,780	\$347,489	\$544,696	\$723,496	\$975,412	\$1,195,589	\$1,446,043	\$1,808,689	\$2,134,784	\$2,401,000	\$2,659,039	\$2,978,044	
2017	\$170,789	\$338,283	\$508,057	\$776,338	\$1,169,558	\$1,549,390	\$1,791,144	\$2,251,254	\$2,632,147	\$2,994,251	\$3,249,887	\$3,524,752	
2018	\$252,155	\$418,441	\$705,890	\$971,304	\$1,331,842	\$1,819,580	\$2,154,751	\$2,481,598	\$2,791,057	\$3,201,933	\$3,479,865	\$3,786,910	
2019	\$136,263	\$293,170	\$475,365	\$757,660	\$1,231,720	\$1,535,464	\$1,854,293	\$2,281,674	\$2,584,872	\$3,006,568	\$3,310,699	\$3,784,232	
2020	\$251,391	\$421,324	\$709,342	\$867,518	\$1,128,461	\$1,517,863	\$2,171,200	\$2,755,964	\$3,511,021	\$4,409,698	\$4,973,389	\$5,627,084	
2021	\$415,281	\$718,353	\$1,110,251	\$1,782,921	\$2,335,239	\$3,217,761	\$3,873,422	\$4,461,465	\$4,947,109	\$5,541,957	\$6,236,850	\$6,725,012	
2022	\$360,392	\$676,684	\$1,159,321	\$1,508,327	\$2,261,132	\$2,905,613	\$3,305,560	\$3,630,184	\$4,046,319				
Cumulative %													
2010	6.47%	9.15%	16.74%	26.39%	33.19%	44.08%	51.27%	58.73%	70.14%	77.78%	87.61%	100.00%	
2011	9.10%	16.87%	25.88%	34.24%	40.26%	48.09%	54.14%	62.22%	71.56%	80.35%	87.73%	100.00%	
2012	4.47%	8.38%	11.78%	15.62%	22.60%	32.61%	39.87%	50.01%	62.82%	72.31%	81.09%	100.00%	
2013	4.33%	9.72%	15.43%	21.98%	30.81%	37.08%	52.06%	64.22%	72.18%	81.52%	91.69%	100.00%	
2014	5.25%	9.64%	16.98%	27.63%	37.47%	47.03%	55.76%	64.68%	73.99%	85.48%	91.12%	100.00%	
2015	6.97%	11.59%	20.37%	26.11%	33.07%	40.71%	52.92%	62.08%	71.15%	80.04%	89.11%	100.00%	
2016	4.96%	11.67%	18.29%	24.29%	32.75%	40.15%	48.56%	60.73%	71.68%	80.62%	89.29%	100.00%	
2017	4.85%	9.60%	14.41%	22.03%	33.18%	43.96%	50.82%	63.87%	74.68%	84.95%	92.20%	100.00%	
2018	6.66%	11.05%	18.64%	25.65%	35.17%	48.05%	56.90%	65.53%	73.70%	84.55%	91.89%	100.00%	
2019	3.60%	7.75%	12.56%	20.02%	32.55%	40.58%	49.00%	60.29%	68.31%	79.45%	87.49%	100.00%	
2020	4.47%	7.49%	12.61%	15.42%	20.05%	26.97%	38.58%	48.98%	62.40%	78.37%	88.38%	100.00%	
2021	6.18%	10.68%	16.51%	26.51%	34.72%	47.85%	57.60%	66.34%	73.56%	82.41%	92.74%	100.00%	
2022	9.10%	17.09%	29.28%	38.09%	57.10%	73.37%	83.47%	91.67%	102.18%				
Avg % Recvd	5.61%	10.30%	16.68%	23.82%	32.15%	41.43%	50.62%	60.64%	70.51%	80.65%	89.20%	100.00%	
Projections													
Min	\$3,958,399	\$4,010,287	\$4,479,417	\$4,405,739	\$5,616,289	\$6,042,238	\$5,739,094	\$5,471,975	\$5,418,492				
Max	\$10,008,654	\$9,037,596	\$9,845,333	\$9,783,639	\$11,275,161	\$10,771,807	\$8,566,999	\$7,412,051	\$6,485,001				
Average	\$6,426,202	\$6,571,134	\$6,949,295	\$6,331,259	\$7,032,475	\$7,013,457	\$6,529,879	\$5,986,328	\$5,738,353				
Budget Amt	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	
YE Budget Proj(%)	162.28%	165.94%	175.49%	159.88%	177.59%	177.11%	164.90%	151.17%	144.91%				

REET by Month



REET by Year



REET by Year Column

