

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**

November 18, 2022

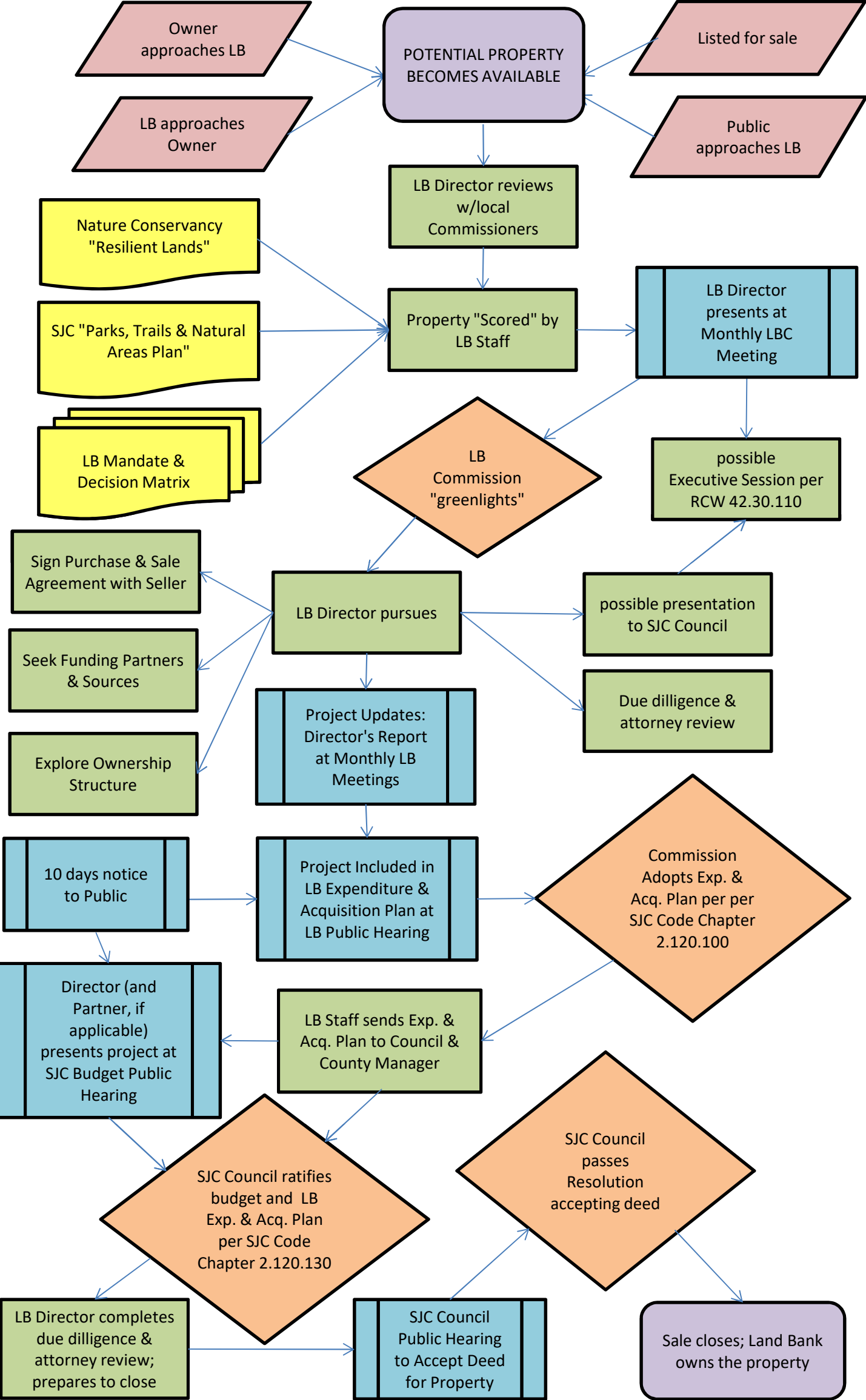
8:30 am	Convene
8:30	General Public Comments
8:40	Approve October 21, 2022 Meeting Minutes
8:45	Chair and Commissioners Reports <ul style="list-style-type: none">o Nominating Committee for 2023 Officers
8:55	Partner Update – San Juan Preservation Trust
9:00	County Council Update – Christine Minney
9:05	SJC Land Bank Budget Proposal – presented by Lincoln Bormann <ul style="list-style-type: none">o 2022/2023 Budget Amendments
9:15	Public Hearing – Budget Proposal <ul style="list-style-type: none">o LBC discussion and to consider adoption
9:25	Director’s Report <ul style="list-style-type: none">o Recreation, Open Space, and Stewardship Plan Updateo Acquisition Process Discussion
9:50	Break
10:00	Stewardship Report
10:40	Outreach and Volunteer Report
10:55	Future Agenda Items – 12/16 Retreat
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”

DRAFT THE LAND BANK PROCESS FOR ACQUIRING A FUTURE PRESERVE



SJC Land Bank Acquisition/Conveyance Guide

SJC Land Bank Fee Title Acquisition

1. Potential property identified by Staff and/or Commission
2. Preliminary investigation including utilizing the Land Bank acquisition matrix (this tool utilizes the various sources of information available, e.g., 1990 Open Space and Conservation Plan, 2008 Land Bank Habitat Conservation Plan, TNC “Conserving Nature’s Stage resiliency analysis, SJC Salmon Recovery Plan, etc.
3. Staff presentation to Commission to get preliminary “go ahead” to investigate further, potentially leading to a purchase and sale agreement or possible partnership with the partner entering into a PSA.
4. Staff present the project to Council in Executive session to ensure they are aware on the possibility. Title report ordered, reviewed by PA’s office and LB staff.
5. If the PSA stage is reached, one is drafted by the PA’s office. Following successful negotiation, PSA executed. Escrow opened.
6. Due diligence period, continue title review, order environmental if necessary. Appraisal ordered if purchase price isn’t clearly below market value.
7. Project returns to Land Bank Commission for discussion in open session with public comment. Project update presented to County Council. PSA to Council?
8. Assuming no due diligence issues, project is incorporated into a proposed Land Bank budget. Commission considers/recommends budget to Council w/ public hearing.
9. Council considers/approves budget w/ public hearing
10. Deed acceptance resolution prepared by LB and PA staff; deed drafted by PA’s office or title company.
11. Resolution, deed, staff report provided to Council for consideration/acceptance of deed.
12. Funds lined up for closing, sent to escrow.
13. Settlement statements prepared by title/escrow and reviewed by LB staff
14. Upon approval, transaction/escrow is closed.

SJC Land Bank Acquisition with SJPT (or other) partnership

1. Potential property identified by Staff and/or Commission or via SJPT.
2. Preliminary investigation including utilizing the Land Bank acquisition matrix (this tool utilizes the various sources of information available, e.g., 1990 Open Space and Conservation Plan, 2008 Land Bank Habitat Conservation Plan, TNC “Conserving Nature’s Stage resiliency analysis, SJC Salmon Recovery Plan, etc.
3. Staff presentation to Commission to get preliminary “go ahead” to investigate further, potentially leading to a purchase and sale agreement or possible partnership with the partner entering into a PSA. SJPT (or partner) should also be present at this session if the partnership is well enough defined at this point.
4. Staff present the project to Council in Executive session to ensure they are aware on the possibility. Outline especially partner goals/commitments/requirements.
5. If the PSA stage is reached, one is drafted by the PA’s office, or reviewed by the PA’s office if partner is entering into the PSA which could be assigned to the LB at some point. Approved PSA executed. Escrow opened.
6. Agreement reached with partner on the method of transaction: 1) Joint outright purchase with future exchange of conservation easement for one party’s outright interest; 2) Simultaneous purchase of fee title and conservation easement by respective entities; 3) Seller-financed purchase utilizing a promissory note.
6. Due diligence, title report ordered (this could come earlier), environmental if necessary. Appraisal ordered if purchase price isn’t clearly below market value. Title report reviewed by LB, PA staff, and partner.
7. Project returns to Land Bank Commission for discussion in open session with public comment (often over a number of meetings). Project update presented to County Council.
8. Assuming no due diligence issues, project is incorporated into a proposed Land Bank budget. Commission considers/recommends budget to Council w/ public hearing. If the approach calls for conservation easement after closing, a cooperative agreement is made between LB and the partner and reviewed by the PA’s office. This agreement should be specific enough for both parties to clearly understand the purchase price of the CE, and parameters of the CE, or other unusual considerations, e.g., County to purchase a portion of the property for non-Land Bank purposes. In this latter case, or if the Land Bank is simply reserving the right to sell a portion of the property after closing, the concept should be presented in the project summary. Note, there should be strong preference for the County to make any such purchase jointly at closing to maintain clarity on the purpose of each acquisition.

9. Council considers/approves budget w/ public hearing. Council may also wish to discuss the details of any cooperative agreement. The acquisition timeline may be problematic in having the cooperative agreement completed at this point.
10. Deed acceptance resolution prepared by LB and PA staff; deed drafted by PA's office or title company. There may also be a future conveyance of CE portion of the resolution.
11. Council considers/accepts deed, and possibly agrees to convey a CE deed.
12. Funds lined up for closing, sent to escrow.
13. Settlement statements prepared by title/escrow and reviewed by LB staff, and partner staff.
14. Upon approval, transaction/escrow is closed.

Conservation Easement Acquisition

1. Potential property identified by Staff and/or Commission
2. Preliminary investigation including utilizing the Land Bank acquisition matrix (this tool utilizes the various sources of information available, e.g., 1990 Open Space and Conservation Plan, 2008 Land Bank Habitat Conservation Plan, TNC "Conserving Nature's Stage resiliency analysis, SJC Salmon Recovery Plan, etc.
3. Staff presentation to Commission to get preliminary "go ahead" to investigate further, potentially leading to a purchase and sale agreement or possible partnership with the partner entering into a PSA.
4. LB staff discuss the details of the potential CE with the property owner to gain agreement on general terms, e.g., price, area of property to be included, allowance of subdivision and/or number of residential units, provisions for agricultural operations if applicable.. Appraisal may be ordered at this point. If agreement cannot be reached, project is shelved.
5. Staff present the project to Council in Executive session to ensure they are aware on the possibility. Title report ordered, reviewed by PA's office and LB staff.
6. If the PSA stage is reached, one is drafted by the PA's office. CE is drafted by PAs office for consideration. Following successful negotiation, PSA executed. Escrow opened.
7. Due diligence period, continue title review, order environmental if necessary.

8. Project returns to Land Bank Commission for discussion in open session with public comment. Project update presented to County Council including draft CE.
9. Assuming no due diligence issues, project is incorporated into a proposed Land Bank budget. Commission considers/recommends budget to Council w/ public hearing.
10. Council considers/approves budget w/ public hearing.
11. Deed acceptance resolution prepared by LB and PA staff; deed drafted by PA's office or title company.
12. Resolution, deed, staff report provided to Council for consideration/acceptance of deed.
13. Present Conditions Report prepared by LB staff.
14. Funds lined up for closing, sent to escrow.

Conveyance of a Conservation Easement

1. LB and PA staff negotiate the terms of the CE deed not specified in the cooperative agreement.
2. CE Deed is provided to LBC.
3. Deed conveyance resolution prepared by LB and PA staff.
4. Present Conditions Report prepared by purchaser.
5. Resolution, CE deed, staff report provided to Council for consideration/conveyance of deed.
6. Settlement statements prepared by title/escrow and reviewed by LB staff. LB staff and CE purchaser execute closing documents, CE and Present Conditions Report.
7. Upon approval, transaction/escrow is closed.

STEWARDSHIP & OUTREACH REPORT

NOVEMBER 2022

OUTREACH

Staff: Tanja Williamson

Lots of brainstorming, planning and promotion this month. We hosted our Countywide Community Conversation, November 9th, and continue to advertise the three upcoming vacancies on the Commission. Planning for the December annual retreat is underway, as well as the end of year “Top 10 Highlights” email.

SALISH SEEDS NURSERY

Staff: Eliza Habegger, Margo Thorp

We are seeding, seeding, seeding – sowing seeds in 10,000 plug containers, to grow up into plants for outplanting in fall of next year. This year’s seed harvest came in once again at around 20 pounds. Much of this seed, as well as seed that we’ve been stockpiling in cold storage, was sown this fall at Turtleback Mountain and Cady Mountain Preserves. Some was also sold (to reimburse our cost of production) to the [San Juan Preservation Trust](#) (SJPT), the [Ecostudies Institute](#), [Field & Fern](#) ecological consulting, [WSU Extension](#), and a number of private landowners.

Peter and Eliza attended the Cascadia Prairie Oak Partnership conference, where Eliza presented “The Salish Seeds Project: A Case Study in Developing a Local Plant Materials Program.”

DISTRICT 1

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

American Camp Trail:

Beaverton Marsh: Word of the new trail has been spreading, with many nice compliments and appreciations to the Land Bank, the majority of which echo the same sentiment: the benefit of a natural area trail in close proximity to town, and that side of the island. Karen Vedder has been working with the Town of Friday Harbor on planning and permitting issues related to the future

trail connection with Linde Community Park. A presentation of the project to Town Council is scheduled for January 2023. Doug engaged foresters with the [Washington Department of Natural Resources](#) to conduct a site visit geared towards forest assessment and potential for cost-share funding related to habitat restoration and enhancement. Doug found notable the foresters' assessment that portions of the property have a short window of intervention before resulting unrecoverable structure.

Cady Mountain: Seeding was completed on sites that were recently thinned. Thank you, Salish Seeds Project, for the amazing native seeds! Doug and Kai Hoffman-Krull ([SJICD](#)) were filmed the previous month for a Washington State University Fall Forestland workshop video on Garry oak restoration on Oct 22. The film was well received with a lively Q&A following the presentation. Doug is hoping to hire Blackcap Restoration to assist with fall Garry oak restoration work after losing a Washington Conservation Crew (WCC) to hurricane recovery. Blackcap Restoration consists of three alumni from last year's Islands Conservation Crew (ICC).

Driggs Park: The small south lawn has been planted with bulbs and seeded with a native dry meadow mix.

Limekiln: A small windfall tree was removed after a recent storm.

Mount Grant: The LSR site in the western basin has been a flurry of activity over the last month. (Photo 1) Members of the [Samish Indian Nation](#), WCC, ICC, and SJPT have been busy getting started on the multi-year thinning project. Even with weather delays (due to high fire danger) and snow, crews have managed to make big progress on the site. (Photo 2) Hunting has closed at the Preserve with many hunters reporting successful harvesting of Blacktail deer this season. We are super excited to have three new volunteer stewards starting next week. They will be assisting with a variety of maintenance projects, gate duty, and public interface.

Westside: WCC members weaved their way across the upper slopes of the Preserve, cutting and grubbing out the infamous Himalayan blackberry.

Zylstra Lake: Annual preserve monitoring was recently completed, along with annual dam inspections, and replacement of a bog bridge on the trail along the west boundary. Groups of Cackling geese and Snow geese have been seen flying over and up to eight Trumpeter swans have been sighted at a time on both reservoirs.

DISTRICT 2

Staff: Peter Guillozet, Andrew Jansen

Coffelt Farm: The ICC removed barbed wire from the old boundary fence along Crow Valley Road in preparation for native hedgerow enhancement, and installation of new, parallel fencing designed to separate the pasture from a future perimeter trail. Andrew completed riparian maintenance for the year and installed additional willow stakes harvested with permission from Killebrew Lake. Charlie advanced the draft Coffelt farm lease to legal review by the Prosecuting Attorney.

Coho: Preserve visitors have enjoyed seeing returning Salmon in unusually large numbers following voluntary water releases by [Rosario Resort](#) and [Olga Water Users](#).

Crescent Beach: Andrew and a small ICC crew removed several trees blocking and hanging over the trail. Peter is reviewing a draft forest assessment report from [Rain Shadow Consulting](#) that covers Crescent Beach and five other Orcas Preserves.

Judd Cove: We've received positive comments from both preserve neighbors and visitors following the recent paving of the entrance to Fowlers Way by a Land Bank contractor. (Photo 3) The project improved safety and will reduce the need for maintenance by staff. Andrew cleared the ditches to prevent culvert blockages as we head into the rainy season.

North Shore: Peter and Andrew implemented road stabilization recommendations provided by a geotechnical consultant. (Photo 4) Tina Whitman and Katherine Dietzman of [Friends of the San Juans](#) visited the site to conduct forage fish monitoring. Joe Herrin, from [Heliotrope Architects](#), provided pro bono conceptual floorplans of the existing garage as a center for conservation-oriented activities. [Natural Systems Design, Inc](#) is under contract to develop conceptual site plans.

Turtleback Mountain: Jacob joined Andrew and Peter in replacing the stairway above the new bridge near the south entrance with locally milled cedar steps. (Photo 5) We also caged additional oak seedlings and planted bulbs and seed throughout the LSR area. With the recent issuance of a burn permit, pile burning is commencing with help from with the ICC.

DISTRICT 3

Staff: Amanda Wedow

Channel: Heavy rain discouraged birders from joining Amanda on the monthly scheduled bird walk. She's hoping for better weather in December, when she'll bring her binoculars and scope to Richardson Marsh.

Richardson Marsh: Six volunteers helped cut back vegetation on the old road/ future trail. (Photo 6) The group also looked at the potential overlooks and provided input, in preparation for December's bird walk.

Lopez Hill: Site planning at the addition included scouting and mapping areas for the Conservation Easement. Hunting season wrapped up, with about 50 hunters contacted.

Spencer Spit: More cleanup at the old, shed site, with help from State Parks. Used a backhoe to pull the concrete blocks, which were hauled away. Worked with Erin on final touches on a Draft stewardship and management plan.

Watmough: Monthly sampling for forage fish spawning on both beaches. Planning for a work party on November 17th.

Photos



Photo 1: 40 Members of the WAFAC (Washington Fire Adapted Communities) group toured the Mount Grant LSR site in partnership with the Conservation District to learn about fire ecology and Douglas Fir savannahs.



Photo 2: The Islands Conservation crew braved frigid weather while doing some amazing thinning work at the Mount Grant LSR site.



Photo 3: Contractor wraps up paving at the entrance to Judd Cove Preserve.



Photo 4: Peter and Andrew implementing North Shore road stabilization measures recommended by geotechnical consultant.



Photo 5: Andrew and Jacob stand proud on cedar box steps installed at Turtleback.



Photo 6: Volunteers at Richardson Marsh Preserve.

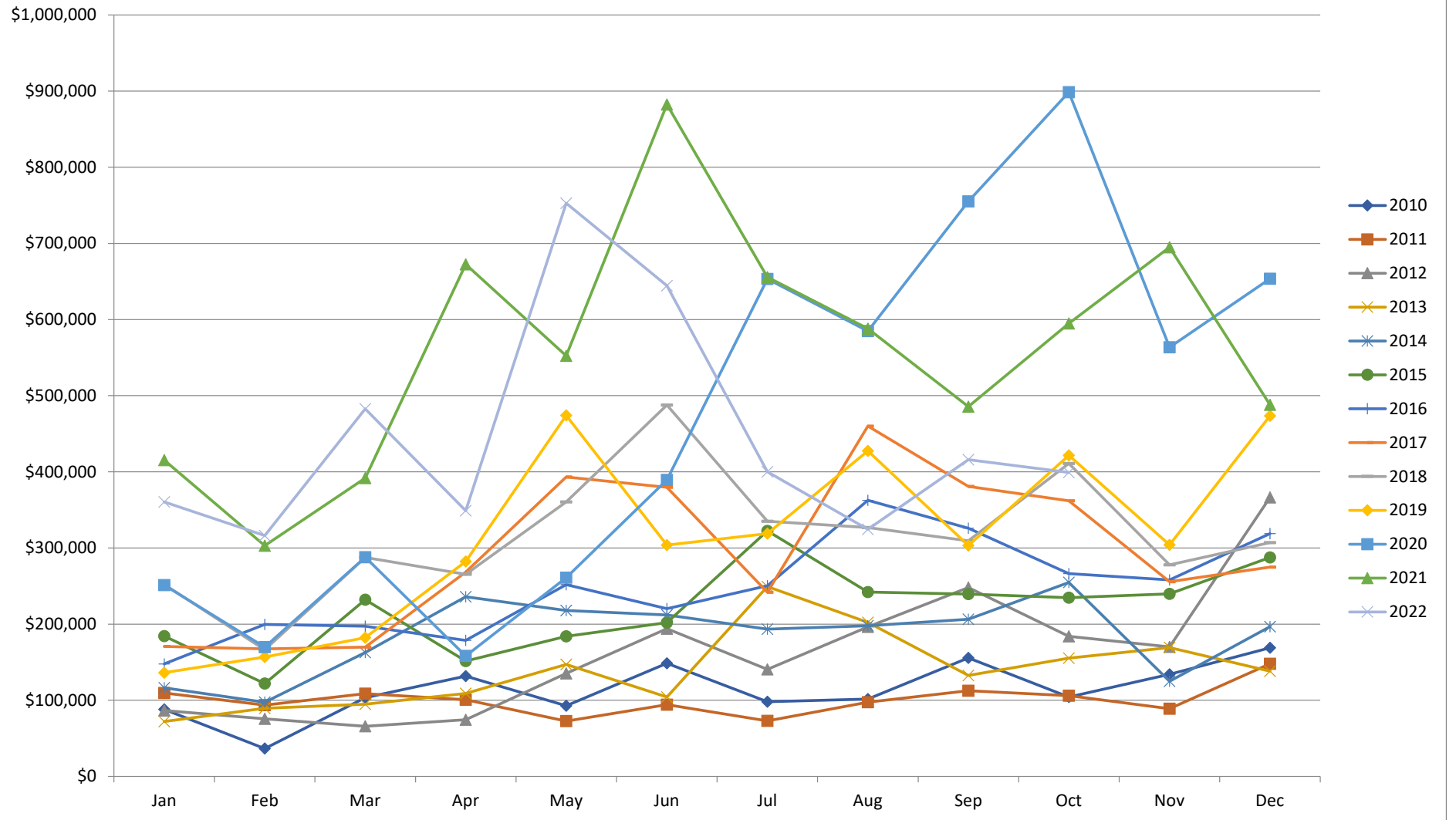
Bonus Photos from Conservation Easement Monitoring with Erin



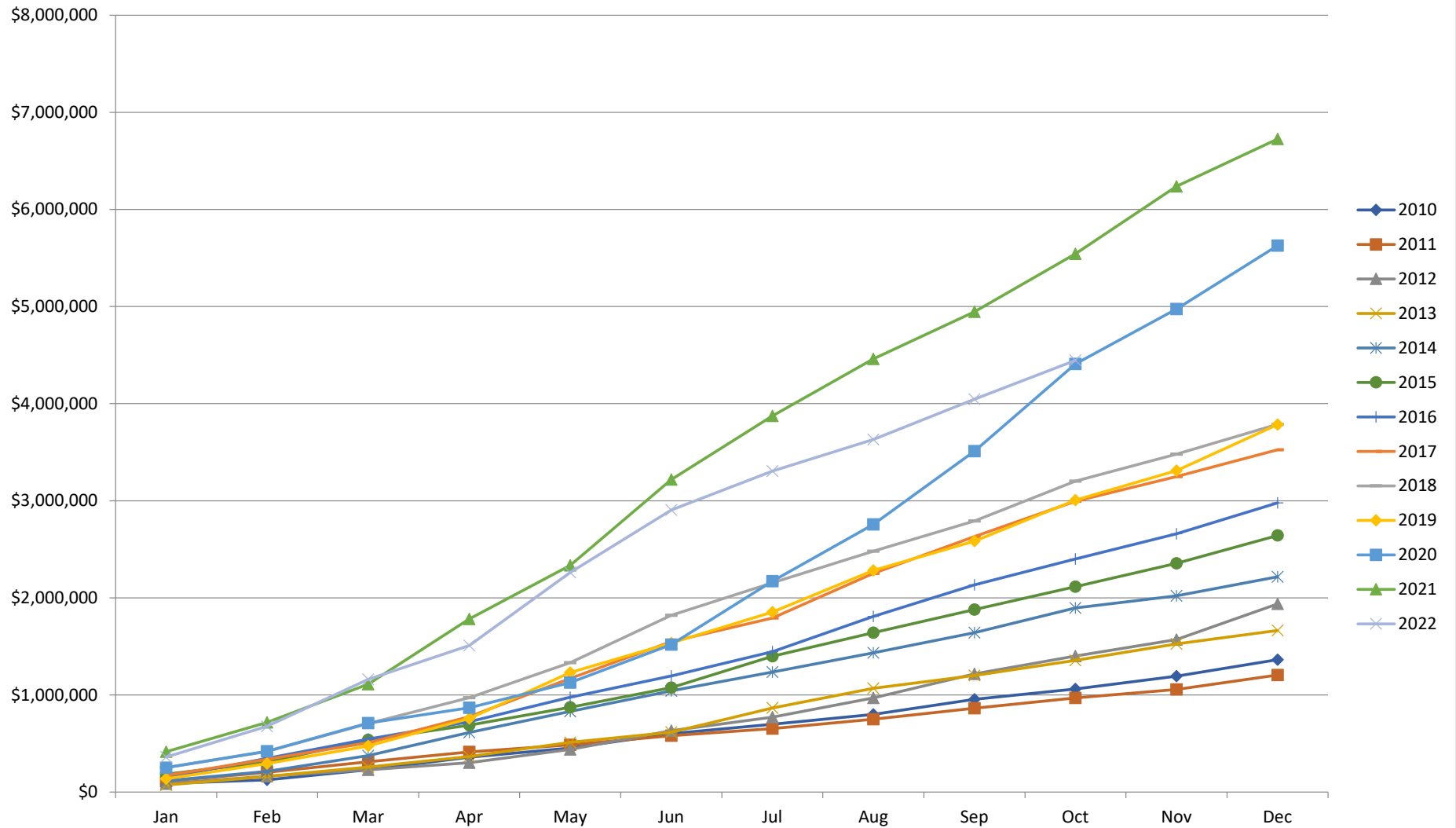


1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$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	\$399,211			\$4,445,530
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%	10.08%			
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	\$4,445,530			
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%	112.26%			
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	\$5,200,590			
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	\$6,147,795			
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	\$5,511,999			
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%	139.19%			

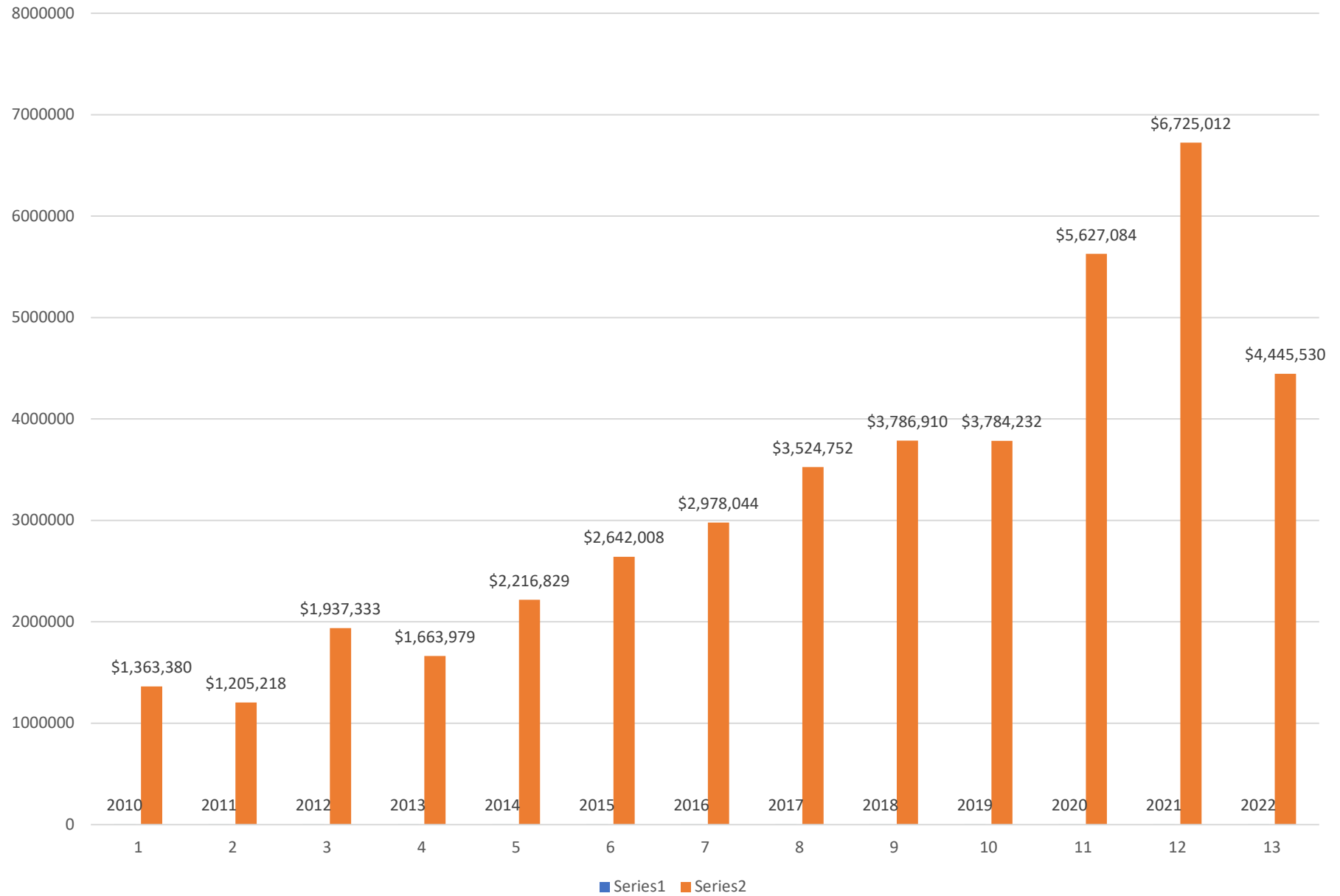
REET by Month



REET By Year



REET by Year Column



Watmough Addition Preserve

Interim Stewardship and Management Plan



August 2022

San Juan County Conservation Land Bank

350 Court Street No. 6

Friday Harbor, WA 98250



SAN JUAN COUNTY
CONSERVATION
LAND BANK



Watmough Addition, Lopez Island Interim Stewardship and Management Plan

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A. Introduction

The Watmough Addition, located on the southeastern shore of Lopez Island, was long considered as the last unprotected property on Watmough Bay, and one with immense ecological and cultural significance. In February of 2022, the Conservation Land Bank purchased the 11.6-acre property from the Higgins Family Estate. This acquisition completed a conservation area that features approximately 450 acres of protected lands and 1.67 miles of shoreline.

The protection of undeveloped natural areas is a central tenet of the Land Bank's mandate, and establishing interconnected natural areas is one approach to mitigating the global crises of biodiversity loss and climate change.¹ After acquiring a property, the Land Bank creates a Stewardship and Management Plan (SMP) to guide decision-making and work planning, and to promote transparency. SMPs identify future management priorities and summarize annual, five-year, and ten-year maintenance activities and/or improvements. SMPs are adopted by the Land Bank Commission following a public hearing and then ratified by the San Juan County Council, typically as part of the County's budgetary process.

This Interim SMP for the Watmough Addition will temporarily satisfy the above requirements. Interim management periods are often dedicated to gathering pertinent information about a new preserve to aid development of a comprehensive long-term plan, and to eliminate immediate risks to ecological health and human safety. Interim management periods can range from 1-3 years, depending on the complexity associated with a new acquisition.

The interim period for the Watmough Addition may extend two years. During this time, the Preserve's invaluable ecological, cultural, recreational, and historic resources will be assessed; partnership support to offset the costs of acquisition will be sought; and opportunities for public comment regarding long-term management will be provided. Public access will be restricted to guided tours and volunteer events.

Summary of Interim Plan Objectives:

- **To protect and assess the area's natural, cultural and historic resources;**
- **To seek funding partnerships to offset acquisition and management costs; and**
- **To provide avenues for the community and Tribes to engage in long-term stewardship plans.**

¹ The Land Bank's mandate is to "preserve in perpetuity areas in the county that have environmental, agricultural, aesthetic, cultural, scientific, historic, scenic or low-intensity recreational value and to protect existing and future sources of potable water."

B. Preserve Overview

The Watmough Addition encompasses 11.6 acres on the southeastern shoreline of Lopez Island. The property is surrounded by public lands as well as private lands that have been encumbered from further development by conservation easements (Figure 1). Adjacent public lands and trails in the vicinity include 400 acres within the Bureau of Land Management's (BLM) San Juan Islands National Monument and 13 acres within the Land Bank's Watmough Bay Preserve. Boulder Island, designated as a San Juan Islands National Wildlife Refuge, is 500-feet offshore and closed to public access.

The property has scenic views of Watmough Bay, Chadwick Hill, and across Rosario strait to Anacortes and the Cascades. The Preserve features 2,053 feet of rocky shoreline and two pocket beaches, remnant patches of coastal bald/prairie, and a mixed conifer forest. Bald eagles perch on several mature Douglas-fir trees; river otters utilize the nearshore and banks for foraging; and patches of chocolate lilies grow along the headland. This area is also designated as a high priority for salmon recovery within San Juan County.

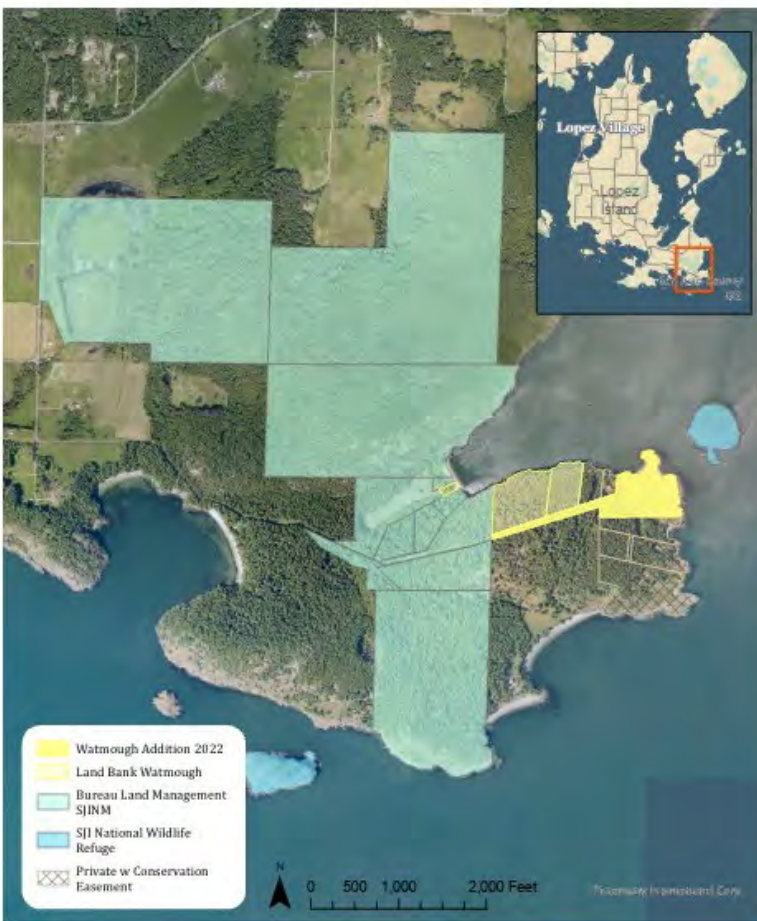


Figure 1. South Lopez Island, Preserve Context

The property is comprised of two parcels. The first parcel is a narrow two-acre strip that runs east to west.² This parcel contains mixed conifer forest and a powerline and connects to existing BLM and Land Bank properties. The bulk of the Preserve (9.6 acres) is on the headland parcel that forms the outer, southeast point of Watmough Bay.³ This shoreline parcel includes a small portion of tidelands, an extensive shell midden, and numerous structures, one of which is the homestead built in 1876 by an early settler, Sampson Chadwick.

This landscape has been home to Coast Salish peoples since time immemorial. Euro-American use of the Preserve area dates roughly to the 1870's. In recent history, including at the time of purchase, the property was occupied and owned by the Higgins Family. The name "Watmough Addition" is considered temporary. A permanent name will be adopted, in accordance with the Land Bank's Preserve Naming Policy, prior to opening the Preserve for public access.

Acquisition History

The Conservation Land Bank acquired the Watmough Addition from the Higgins Family estate in February of 2022. The purchase price was \$2.55 million. Prior to fee-title purchase, the Land Bank explored other avenues of protection as well as partners in funding. However, no agreements could be reached within the seller's timeframe, and pressure to secure the property before market listing necessitated quick action. A competing, private offer was also on the table and fortunately the seller favored conservation.

The Land Bank has been a key player in the protection of Watmough Bay since 1993. Transactions over the years, in the form of fee-title purchase, conservation easements and private donations, have sought to safeguard the area's rich nearshore and marine resources. The original Land Bank Watmough Bay Preserve was roughly .4 acres on the beach donated by the Oles family. In 2007, another nearly 13 acres were added with partnership support from the Salmon Recovery Funding Board, the San Juan Preservation Trust, and community donations. Subsequent conservation easements encumbered development on the adjacent private lands. The Higgins property was long considered as the last unprotected property on Watmough Bay, and one with extraordinarily high ecological and cultural resource value.

Grant Opportunities: Now that protection has been achieved, the Land Bank will continue to seek opportunities to offset the steep cost of acquisition. To date, grant applications have

² Tax Parcel Number 142113001000

³ Tax Parcel Number 142114001000

been submitted to the State's Salmon Recovery Funding Board (SRFB) and the Aquatic Lands Enhancement Account (ALEA). If awarded, these grants could potentially fund up to \$1.5 million, or somewhat more than half the purchase price. The SRFB grant application was submitted in June 2022, with a notification date of late 2022. The ALEA grant cycle begins in 2022 and award notifications will occur in late 2023.

Potential Resale: The Land Bank will also continue to explore potential resale of the property to Bureau of Land Management. This strategy, which would utilize the nation's Land and Water Conservation Fund, was discussed prior to the Land Bank's purchase. Resale to the BLM could help the Land Bank recover the full cost of acquisition, and therefore free \$2.55 million for other conservation projects within the County.

The BLM's Resource Management Plan (RMP) is expected to be released in late 2022, and to clarify what activities will be allowed within the San Juan Islands National Monument. The Land Bank will review the RMP and seek public input before any decisions are made related to retainment or resale of the property. This process may take up to three years as more information, including public input, is gathered. During the interim period, activities on the Preserve will seek to align with either path forward.

Infrastructure

As an early homestead with continual residential use, the Watmough Addition possesses a variety of infrastructure including buildings, utilities, and fencing. Determinations about the Preserve's infrastructure will be made as more information is gathered. Maintenance, replacement, and repair of infrastructure can be a significant expense, and one goal of the interim period is to identify and analyze associated costs to inform long-term planning and management.

Structures: Structures on the property include: a 965 square-foot house, a 540 square-foot carport, a shed, chicken coop, outhouse and pumphouse. Many of the structures are old and in need of maintenance, replacement, or removal. The primary building onsite is the former residence associated with the homestead era and the Chadwick family. Preliminary evaluations of the historic cabin are provided in Section E.

Road: Access to the former residence is by a private road. Land Bank staff will use this narrow, graveled lane for maintenance purposes. On a few occasions, this driveway may be used to provide access for guided tours.

Utility Access Easement: A powerline runs through the upper parcel, and OPALCO has an access easement to service these transmission lines.

Well: A drilled well serves the property. Repairs to the well head have been initiated. At this stage, the water system will be maintained.

Preserve Caretaker

The Preserve may benefit from an on-site presence due to its remote location yet proximity to a popular recreation area. During acquisition of the property, the Land Bank initially considered utilizing the cabin as a caretaker residence. While the current condition of the cabin is not suitable for that use, the existing utilities could support a recreational vehicle (RV) or tiny home. During the interim period, a preserve caretaker position may be developed to assist with maintenance, monitoring and outreach. This position may be modeled on similar programs at local State and National Parks, and in the SJI National Monument.

C. Ecological Resource Overview and Objectives

Habitat and resource protection is a guiding principle of the Land Bank's stewardship program. Maintaining or restoring an area's ecological health also typically preserves or enhances its scenic and open space character. The interim management goals for the Watmough Addition are to assess, maintain and develop plans to protect the area's ecological resources. Restoration activities may also be identified and initiated.

The southeastern shore of Lopez Island is known to be a significant area for fish, and among the few in San Juan County that consistently hosts wild, juvenile Chinook from U.S. waters. Watmough Bay currently supports sub-yearling Chinook, pink and chum salmon as well as forage fish. Species data from beach seines at Watmough Bay, set approximately 2,000 feet from the new addition, resulted in a total catch of 53,038 fish from 44 different species.⁴ This included five different species of salmon and three species of forage fish. Forage fish spawn habitat has also been documented at the beach, at the head of Watmough Bay.⁵

The Preserve's nearshore marine environment supports extensive beds of eelgrass and kelp. Its low-bank, rocky shoreline extends for 2,053 feet and pocket beaches have formed on either side of the headland. Pocket beaches are high-value habitat for juvenile salmon

⁴ http://skagitcoop.org/wp-content/uploads/Fish_Summary_for_Watmough_Bay.pdf

⁵ The beach at Watmough Bay is a documented spawning site for surf smelt and currently a one-egg site for Pacific sand lance.

and forage fish; and both beaches provide suitable, potential spawning habitat for forage fish and spawn habitat surveys have been initiated.

The Preserve's terrestrial habitats include: a remnant coastal bald, a small herbaceous wetland, and mixed conifer forest (Figure 2). All show signs of human modification. A mix of native and introduced plant species grow on the headland and a developed area surrounds the former residence and exhibits evidence of previous excavation and grading.

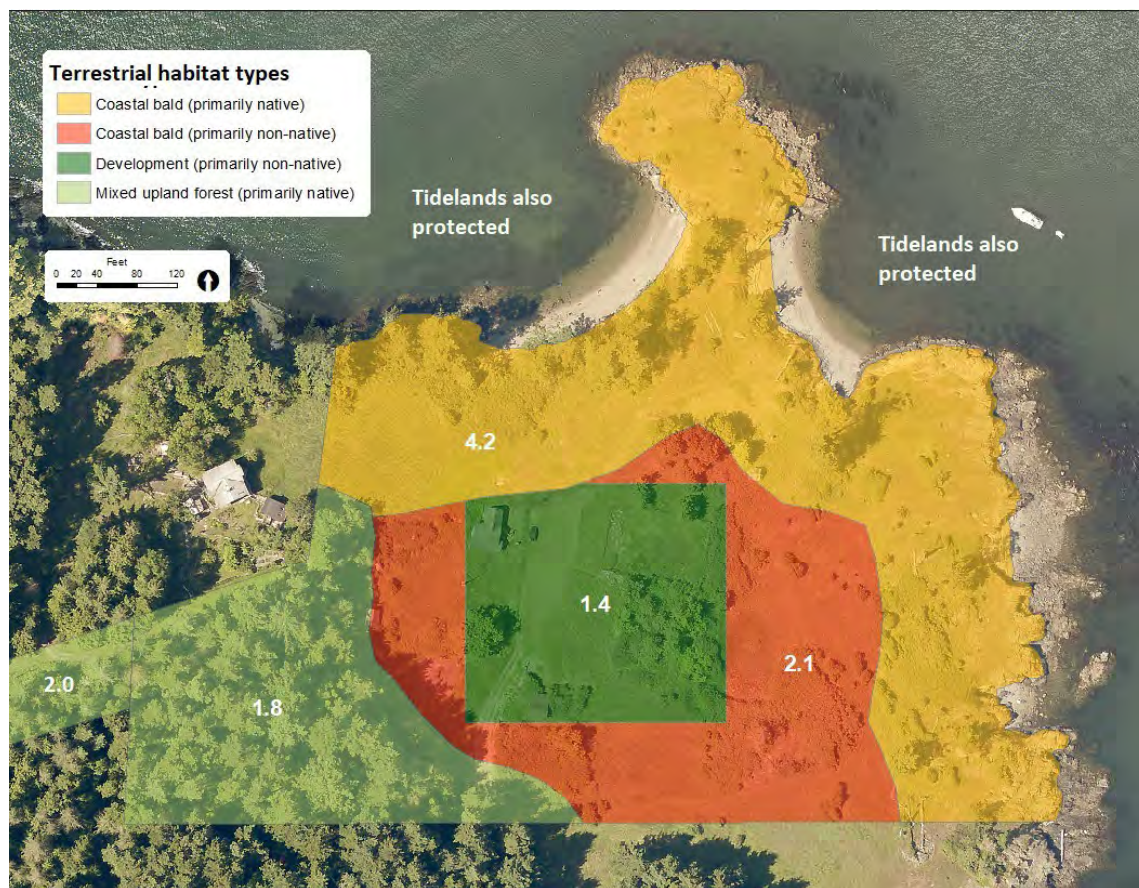


Figure 2. Generalized Habitat Areas for the Watmough Addition

A primary goal for the interim period is to complete ecological assessments that documents species (flora and fauna) and habitats, for both the terrestrial and the marine nearshore, and discuss the important linkages in between. Assessments will identify any sensitive species or features that may require special management consideration, suggest opportunities for restoration or enhancement and list potential impacts from public access and use. Baseline mapping of marine resources, such as the submerged vegetation offshore including eelgrass, kelps, and surfgrass will also be explored.

There are numerous noxious weeds on the Preserve and efforts to control these, in collaboration with the County Noxious Weed Board, will be an emphasis of the interim period. Initial efforts will focus on control of poison hemlock, bull thistle, Canada thistle, blackberry and introduced invasives such as periwinkle (vinca) and sweetbrier rose. In general, the Land Bank's weed management efforts focus in areas of greatest priority and vulnerability, and where actions have the greatest chance of success. Methods follow the Land Bank's Integrated Pest Management approaches.⁶ A vegetation management plan that covers developed and undeveloped areas will be drafted.

Summary of Ecological Resource Objectives:

- **Complete Ecological Assessment(s)**
- **Sample pocket beaches for forage fish spawn habitat**
- **Control noxious weeds**
- **Establish a vegetation management plan for developed and natural areas**

D. Cultural Resource Overview and Objectives

Native American tribes and First Nations of Canada have used the San Juan Islands as part of their ancestral territory since time immemorial. Coast Salish people gathered in the Islands to harvest shellfish and salmon from the sea, camas in the prairies, berries along streams and in forests, and other flora and fauna for food and traditional uses. These ancestral lands and waters are still utilized today, and are protected under inherent, ancestral, and tribal treaty rights.

The BLM has conducted a cultural resource assessment for lands within the San Juan Island National Monument, including Watmough Bay. Other archaeological research indicates that fishing, shellfish harvesting, and hunting were extensive in the area. A reef net site was located at the kelp beds between Boulder Island and the Preserve. A large shell midden exists also on the Preserve, though its full extent is unknown at this time. The Land Bank will consult with a resource specialist and have a cultural resource assessment performed on the Preserve, with the goal being to identify and protect any significant features.

Tribal outreach and engagement are also a high priority during the interim period. Correspondence with associated Tribes, specifically the Lummi, Tulalip, Samish and Swinomish, has been initiated. Communication to date has focused on notification of the

⁶ For further details see the Land Bank's *Guidance for Integrated Pest Management*.

Watmough Addition acquisition, acknowledgement of the importance of this area to Tribes, and an open invitation to participate in future management.

Summary of Cultural Resource Objectives:

- **Complete a Cultural Resource Assessment**
- **Invite associated Tribes to participate in management discussions**
- **Develop education and interpretation materials**

E. Historic Resource Overview and Objectives

Euro-American settlement at the Watmough Preserve is documented and evident. Sampson Chadwick, an immigrant from Canada, built the cabin in 1876. He married Adelia Bradshaw, from the S'Klallam Tribe. They farmed sheep, established a small orchard, raised children and received a land patent in 1888 for 169.7 acres around Watmough Bay. In the 1970s, descendants of the Chadwicks gifted the property to the Higgins family. Most recently the Land Bank purchased the property from the Higgins Family Estate.

Chadwick family history is documented at the Lopez Historical Museum. A historic property inventory was completed for the house in 1980 and did not result in a preservation listing. However, many original features such as, single-pane windows, varying rooflines, and a shingled roof remain. The Land Bank will continue to gather more information on the cabin, structures, as well as the heirloom orchard through an historic resource assessment.

Although the house has been consistently occupied, the overall condition indicates a need for maintenance prior to future use. Preliminary evaluations of the old house have revealed: structural needs on the foundation, interior lead paint, an outdated electrical system, and needed repairs to the bathroom and kitchen. During the interim period, the Land Bank will seek professional evaluations of the cabin, attain cost estimates for repairs, and review potential funding sources. The Land Bank acknowledges the community's interest in this historic structure and will share information gleaned from further assessment and gather public input prior to making any determinations.

Summary of Historic Resource Objectives:

- **Complete a Historic Resource Assessment**
- **Attain a cost analysis for repairs to the cabin to help inform long-term plans**
- **Explore partnerships and future funding for cabin repairs**
- **Seek public input on the desired future use of the cabin**
- **Develop education and interpretation materials**

F. Public Access Overview and Objectives

One component of the Land Bank's mandate is to provide opportunities for low-intensity recreation. A majority (76%) of Land Bank's preserves feature trails as well as opportunities to picnic and observe wildlife. Recreational activities are designed to minimize effects on a preserve's other conservation values and its neighboring communities.

During the interim period, the Watmough Addition is closed to the public. This closure affords staff the necessary time to meet with Tribes, neighbors, and other interested parties; assess and establish an ecological baseline of conditions; and work uninterrupted. The property also has numerous safety hazards related to its infrastructure. Signs will be posted to notify the public that the Preserve is temporarily closed to protect neighbor privacy, natural and cultural resources, and personal safety.

However, guided opportunities to visit the Watmough Addition, via hikes and volunteer events, will be provided throughout the interim period. The Land Bank is eager to share the Preserve's many highlights, its scenic views of Chadwick Hill and across Rosario strait to Anacortes and the Cascades, and to provide in-person updates about the project. The Land Bank will also arrange volunteer work parties and a monitoring program. Volunteer efforts help extend the abilities of the Land Bank's small staff, engage the community in stewardship of the property, and provide additional opportunities to access the Preserve during its closure.

Once all major work identified for the interim period is complete, the portion(s) of the property deemed appropriate for public access will be opened. This may take two years due to various regulations related to permitting, contracting and resource protection. Any future recreational activities and site improvements will also be evaluated for concurrence with potential funding sources. Access is currently envisioned as hiking-in from the established trailhead at Watmough Bay, and the guided, public tours will provide an example of this.

Summary of Public Access Objectives:

- **Connect with immediate neighbors and notify them of public ownership**
- **Post signage**
- **Provide periodic guided public tours**
- **Establish a volunteer program**

G. Cost Projection

This cost projection is intended as a financial planning tool and is not a commitment of resources. All figures are approximate. Actual expenditures will be reviewed and revised during the Land Bank's budgeting process.

Table 1. Cost projection

Year	General Operations		One-time Costs		Annual Subtotal
2022	\$15,000	General stewardship, maintenance, monitoring, noxious weed removal, site cleanup, planning	\$5,000	Ecological Assessment	\$46,500
			\$20,000	Cultural & Historic Resource Assessment	
			\$5,000	Well System Repairs	
			\$1,500	Signage	
2023	\$15,000		\$10,000	Structure assessment, stabilization	\$25,000
2024	\$15,000	General stewardship, maintenance and monitoring, noxious weed removal	\$10,000	Public Access Improvements	\$25,000
2025	\$10,000				\$10,000
2026	\$10,000				\$10,000
2027	\$10,000				\$10,000
2028	\$10,000				\$10,000
2029	\$10,000				\$10,000
2030	\$10,000				\$10,000
2031	\$10,000				\$10,000

Total 5-yr costs (2022-2027) \$116,500
Total 10-yr costs (2022-2031) \$166,500

H. Planning Process and Public Engagement

The Land Bank will share information gained during the interim period and seek public input on management directives. A scoping meeting to provide updates on the various resource assessments and to solicit input on future ownership and use(s) will be held in 2023. Prior to any opening, the Preserve will be named in accordance with the Land Bank's Preserve Naming Policy. Public comments and questions are always welcome.

The Conservation Land Bank can be contacted at:

San Juan County Conservation Land Bank
350 Court Street, #6
Friday Harbor, WA 98250
Phone: 360-378-4402
Email: sjclandbank@sjclandbank.org
Website: <http://www.sjclandbank.org/>

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