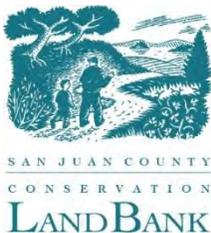


Richardson Marsh Preserve

Stewardship and Management Plan



January 2024
San Juan County Conservation Land Bank
350 Court Street No. 6
Friday Harbor, WA 98250



Richardson Marsh Preserve, Lopez Island Stewardship and Management Plan

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A. Introduction

Richardson Marsh Preserve is located near the southwestern coast of Lopez Island, slightly inland of Davis Bay. The 23.7-acre preserve is part of a much larger coastal wetland, known locally as Richardson Marsh, that has long been a conservation priority. As a basin for the largest watershed on Lopez, the marsh is seasonally inundated and serves as a significant over-wintering site for waterfowl. During the summer months, the extensive wetland area supports livestock grazing.

Conservation of this property protects roughly 18 acres of wetlands. It maintains the islands' open-space character by protecting scenic terrestrial views from a county road. The Preserve's six acres of uplands, comprised of forest and rocky outcrops, also have the potential for low-impact recreation.

The protection of undeveloped natural areas is a central tenet of the Conservation Land Bank's (Land Bank) mandate.¹ Establishing interconnected natural areas is one approach to mitigating the global crises of biodiversity loss and climate change. Although relatively small in acreage, the Preserve's ecological, agricultural, and scenic values are enhanced by its location within Richardson Marsh. The Preserve connects to 140 acres of adjacent private lands protected by conservation easements held by the San Juan Preservation Trust (SJPT). Additional development within San Juan County will increase the importance of such conservation areas to maintaining water resources, wildlife habitat, recreational opportunities, and the general quality of life.

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 expenses. 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.

In a broad sense, the Land Bank's stewardship goals for Richardson Marsh Preserve are:

- To protect and enhance the property's ecological values;
- To promote habitat resiliency in the face of climate change;
- To monitor, assess, and adaptively manage seasonal grazing; and
- To provide low-intensity public access.

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."

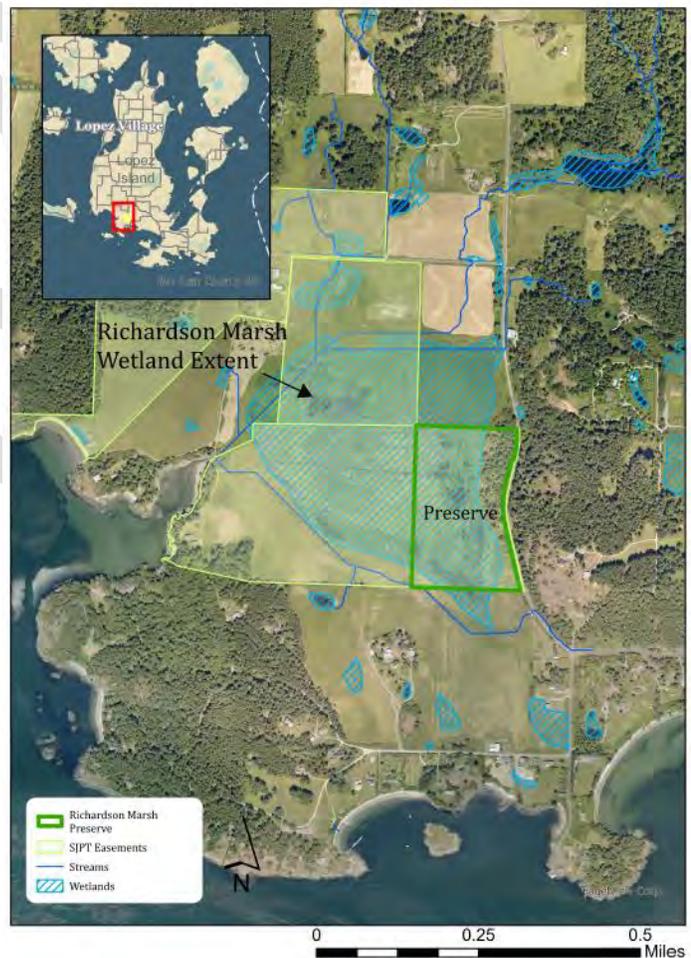
This SMP provides information about the Preserve’s acquisition and history (Section B) and outlines ecological resources and conservation objectives (Section C). Stewardship goals aim to support wildlife habitat, increase the abundance of native plants and reduce the coverage of reed canarygrass and other noxious weeds. This plan also discusses the continuation of agricultural activities (Section D), proposes public access (Section E), and provides a summary of activities for the next ten years and their associated cost estimates (Section F). Management planning is an iterative process and all the activities outlined are subject to public input, final approval, and available funding.

B. Preserve Overview

Richardson Marsh Preserve is located approximately nine miles from the Lopez Island ferry terminal. Richardson Road, a county thoroughfare, borders the Preserve’s eastern property line (Fig. 1). Private parcels in agricultural use share the north, south, and west boundaries.

Richardson Marsh in its full extent is approximately 75-acres. As an outlet for the Davis Bay watershed, which encompasses 5,000 acres, a substantial amount of freshwater is conveyed into and seasonally floods the low-level wetlands.² Soils in the area are hydric and classified as Dugualla muck. These are commonly associated with tidal flats and indicate that the wetlands were previously a saltwater marsh. Currently, a tide gate controls the release of freshwater into Davis Bay and a 15-foot dike, constructed in the late 1800’s or early 1900’s for agriculture, impedes tidal influence.

The Richardson-Davis Bay area was one of the primary settlements on Lopez in the early 1900’s, and historic activities included fishing, forestry, and agriculture. Early photographs



² San Juan County GIS, [Stormwater Watersheds](#)

show Davis Bay crowded with fishing boats, and maps from 1897 indicate that the marsh had both perimeter and interior fencing. Likely historic uses within the Preserve include hay production and livestock grazing.

Despite the lack of archeological evidence within the Preserve, it is likely that the ecological richness of this area was important to Coast Salish peoples. Richardson Marsh Preserve resides within their traditional territory. Native American tribes and First Nations of Canada have cared for the San Juan Islands as part of their ancestral territory since time immemorial. Coast Salish people inhabited and gathered in the islands to harvest shellfish and salmon from the sea, berries from the forests, cedar for clothing, shelter and canoes, and other flora and fauna for food and traditional uses. These ancestral lands and waters are still utilized today and are protected under tribal treaty rights.

Acquisition History

The San Juan County Conservation Land Bank acquired the single, 23.7-acre parcel in January of 2021.³ The total purchase price was \$75,000. Funding for the acquisition came from a voter-approved conservation area Real Estate Excise Tax (REET).

Acquisition of this property, previously owned by the Hoedemaker family and operated as part of Davis Bay Farm, was a partnership project with SJPT. At the same time as the Land Bank's fee-title purchase, SJPT purchased a conservation easement (CE). Working with both organizations, the family sold the property at the appraised value of \$243,000. The family also generously donated another CE to SJPT over an adjacent 34-acre parcel.

Conservation Easement

The CE preserves and protects ecological habitat and undeveloped open space and allows for passive recreational use.⁴ The CE restricts the construction of structures. It allows passive recreational improvements, like trails and wildlife blinds, as well as management activities to enhance wetland areas and wildlife habitat. Agricultural activities are not a stated conservation value, but they are allowed in a designated area. See Section D for more discussion. Finally, the CE reserves the Right of First Offer to SJPT.

Existing Infrastructure

All infrastructure on the Preserve, except for fencing erected in 2023 to protect the well, was in place prior to Land Bank ownership. A parking area, upgrades to fencing, and limited signs are proposed to support future public access and agriculture.

³ Tax Parcel Number 241131003000

⁴ AFN 2021-0202020

Well and Sanitary Setback Covenant

The well system for Richardson Water Works Association is in the southeast corner of the property. The well agreement was established in 1913. This “Group B” system currently supplies nine residential parcels. Covenants and restrictions require a sanitary setback of 100 feet to protect the water system from potential contamination.

Access

The eastern property line borders Richardson Road, a county thoroughfare, and at the southern corner there is a wide shoulder. A grassy drive extends beyond the fence and provides access to the upland field and wellsite. This driveway can accommodate several vehicles and is the proposed site for future public parking.

Fencing

Existing fences vary in their conditions and in their combination of materials. Perimeter fencing along the road combines field fence and barbed wire, and it ranges from fair to poor condition. The southern boundary fencing, also a mix of field fence and barbed wire, is in good condition. Remnant wood fence posts are scattered along approximate property lines to the west and north. The wetland’s western fence line was in very poor condition and the wire was removed in 2023. At the well site, new fencing and a gate were installed by the Land Bank to continue to exclude cattle and to provide vehicle access for maintenance. Electric fence currently excludes cattle from the upland forest.

Old Road

The old road that courses through the upland forest was developed in the early 1900’s and once served as a segment of Richardson Road. It is unknown when the County road was relocated to its current alignment. The Land Bank proposes using this former road segment as the basis for a future pedestrian trail.

C. Ecological Resources and Conservation Objectives

The Land Bank holds protection of environmental resources as a primary goal of its stewardship program. Maintaining or restoring an area’s ecological health also typically preserves, and even enhances, scenic and open space attributes and recreational opportunities. For example, wildlife activity on a preserve affords memorable outdoor experiences.

Historic uses have reduced Richardson Marsh’s ecological values. The wetlands and forest have been modified to support agriculture and transportation. Still, even with these alterations the Preserve continues to provide numerous ecological benefits.

Richardson Marsh is one of the largest wetlands in the County. Seasonal flooding of the coastal lowland and the subsequent open water is utilized by large concentrations of waterfowl. Species observed in the winter include trumpeter swan, American widgeon, mallard, gadwall, Northern pintail, Northern shoveler, canvasback, greater and lesser scaup, and mergansers.

A recurring area of interest, expressed by members of the public, is the possibility of restoring Richardson Marsh to a coastal saltmarsh. At a minimum, the scope of such a project would require the participation of numerous landowners, stakeholder groups, and funding partners. The tide gate is located and maintained on private property. More information is needed about existing conditions, risks to infrastructure and wells, and changes from sea level rise.

The Land Bank will participate in feasibility discussions and assist in gathering information, but otherwise does not have the acreage or the staff capacity to lead such an effort. Near-term management actions detailed in this section of the SMP focus primarily on maintaining existing conditions in the wetlands, preventing the spread of reed canarygrass in transitional zones, and enhancing biodiversity in uplands.

Annual monitoring of Land Bank preserves is critical to tracking changes over time and protecting conservation values. The Land Bank will conduct annual monitoring visits with the specific task of inspecting key features such as noxious weed presence and distribution, hazard analysis, agricultural activities, and public use trends and impacts.

Major Habitat Areas

Classification of the Preserve into habitat types helps to inventory resources, and to organize and prioritize management activities. For general management purposes, the present-day resources at Richardson Marsh Preserve have been categorized into major areas based on land cover (Table 1). Each habitat type is discussed below, and a map displaying their location is provided in Figure 2. Collectively, these areas provide a diversity of habitats for mammals, pollinators, and resident and migratory birds.

Table 1. Land cover and approximate area

Habitat Type	Acres
Wetland Complex	17
Forested Shrub Wetland	1
Dry Douglas Fir Forest	4
Field (pasture)	1.74
Total	23.74

The spread of invasive species ranks second only to habitat loss as a threat to global biodiversity. The Land Bank recognizes this problem and puts a high priority on controlling populations of invasive species on its properties. In general, the Land Bank’s weed management efforts are focused in areas of greatest priority and vulnerability, and where actions have the greatest chance of success. Staff follow Integrated Pest Management⁵ approaches, with the preferred methods being manual and mechanical control and with cut stem and spot herbicide treatment used on a case-by-case basis for species that are especially difficult to control.

Richardson Marsh Preserve has English holly, Himalayan blackberry, and reed canarygrass. The latter is an aggressive wetland colonizer that forms thick mats with its rhizomes and suppresses other vegetation. Approximately 50 percent of the marsh and wetland edge is covered with reed canarygrass. San Juan County lists reed canarygrass as a “Class 3” noxious weed; control is recommended but not required. Mapping the current extent and preventing further expansion of reed canarygrass is a staff priority.

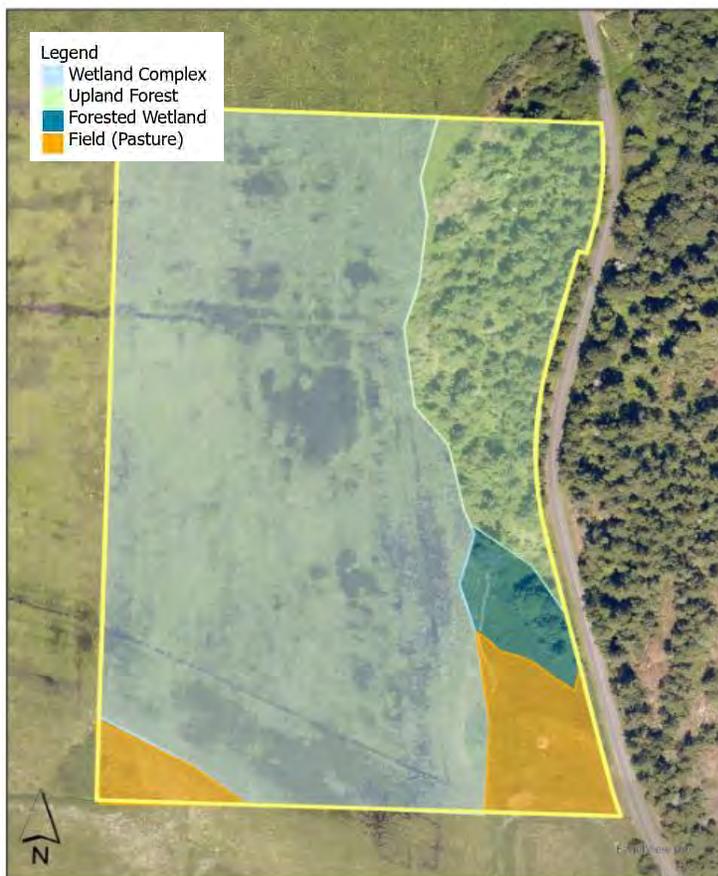


Figure 2. Generalized Land Cover of Richardson Marsh Preserve

⁵ For further details see the Land Bank’s *Guidance for Integrated Pest Management Plan*

After mapping a preserve, Land Bank staff assign ratings (e.g., Poor, Fair, Good) to each habitat area to reflect its current condition. Future stewardship activities are then identified by determining a reasonable, desired future condition for each type. A summary of current and desired future conditions for Richardson Marsh Preserve is provided in Table 2.

The condition ratings used by Land Bank staff consider multiple aspects of biology or ecology that, if missing or altered, could lead to future declines or losses to either species or habitats.⁶ A similar process is used by other conservation organizations to help prioritize stewardship goals, actions, and monitoring. The ecological attributes and ratings system represents an iterative, adaptive process informed by research, field observations and peer review. Priorities may be revised in response to site conditions and available funding. Even with careful management, the Preserve’s conservation values face threats from stressors such as drought and invasive species, and changing land uses on surrounding properties.

Table 2. Generalized current and desired future condition

AREA	CURRENT CONDITION	DESIRED FUTURE CONDITION
Wetland Complex (Freshwater emergent marsh to brackish marsh)	POOR to FAIR- Wetland hydrology altered due to ditch lines and tide gate. Reed canarygrass 50% cover.	FAIR- Wetland hydrology altered due to ditch lines and tide gate. Reed canarygrass cover reduced to less than 50%.
Forested Shrub Wetland	VERY GOOD- Dense, diverse native vegetation.	VERY GOOD- Dense, diverse native vegetation.
Upland Forest	GOOD- Few invasives species present. Signs of heavy understory browse.	VERY GOOD- Invasive species removed. Saplings protected from browse. Increased cover and diversity of understory species.
Field (Pasture)	FAIR- Reed canarygrass dominant, native shrubs low abundance.	GOOD- Reed canarygrass cover reduced. Transition to native habitat with increased cover and diversity of native shrubs.

⁶ These values are also referred to as Key Ecological Attributes (KEAs) and this methodology for determining conservation action was developed by The Nature Conservancy in 2007.

Wetland Complex

Wetlands are classified as a state priority habitat. They filter sediment and bacteria from surface water; recharge groundwater by regulating flow and allowing infiltration; and recently, they have gained recognition for their carbon-storage capabilities. Wetland environments also provide critical habitat and support a diversity of terrestrial and aquatic plants and animals.

A freshwater to brackish wetland encompasses most of the Preserve. Recent water samples in winter 2023 indicate saline conditions in standing water on the Land Bank Preserve. The salinity levels may also vary seasonally, and staff may conduct more water sampling to learn more about site conditions. Emergent vegetation in the area includes Pacific cinquefoil, cattail, slough sedge, bentgrass, and reed canarygrass. Salt-tolerant vegetation such as salt grass (*Distichlis spicata*) and bulrushes (*Scirpus* sp.) occurs in patches.

A near-term endeavor for the Land Bank is to prevent the expansion of reed canarygrass within the Preserve. Management options for control or removal require a long-term commitment and plan for establishment of desirable vegetation. Currently, seasonal grazing assists by reducing height and thereby maintaining areas of open water. Future agricultural uses in the wetlands will be managed to be compatible with ecological goals.

Forested Wetland and Upland Forest

An abrupt rise in topography, from sea-level to approximately 45 feet in elevation, occurs along the Preserve's eastern boundary. This upland area contains shallow, well-drained soils and rocky outcrops, and combines two habitat types. Although this area only encompasses five acres, it supports a diversity of species.

A forested wetland covers approximately one acre along the Preserve's eastern boundary. Characterized by a dense thicket of trees and shrubs, this area contains alder, Pacific crabapple, and a well-developed edge of Nootka rose and salmonberry. Reed canarygrass grows along the shrub edge.

The upland forest to the north is drier and dominated by Douglas fir trees. Other common conifers include lodgepole pine, Western red cedar, and grand fir. Pacific yew, madrone, and willows are also present. Shrubs such as serviceberry, oceanspray, snowberry, dwarf Oregon-grape, salal, Nootka rose and baldhip rose comprise much of the understory, and traces of vegetation associated with rocky balds such as sedums, yarrow, and heuchera is found on exposed outcrops.

In general, the upland forest is in good condition. Trees vary in age, and there are some larger diameter Douglas fir and grand fir. The presence of only a few stumps suggest that

minimal logging has occurred, and snags and large woody debris are present. Regeneration is a mix of grand fir and Douglas fir. Seedlings, and most of the understory plants, show the effects of excessive herbivory by deer. Modest amounts of invasive English holly and Himalayan blackberry are present throughout the area.

Cattle were previously allowed to access the upland forest, and some portions of the understory are devoid of vegetation due to loafing and trampling. The CE discontinued this activity and electric fence currently excludes cattle from the upland areas. Disturbed sites will be monitored to ensure that non-natives do not establish, and in some cases also re-vegetated with natives to enhance biodiversity.

Field (Pasture)

Two distinct areas along the edge of the marsh are in a transitional state from field to more shrub-dominated vegetation. Both are relatively small and dominated with reed canarygrass, although there are pockets with Nootka rose and snowberry. This habitat type is a focus area to reduce cover of reed canarygrass and enhance habitat by planting more native shrubs and trees.

The stewardship goal for the upland forest management is to increase the abundance and diversity of native plants to support wildlife species with food and habitat. Stewardship activities will aim to remove priority invasive weeds, support tree regeneration with browse protection, and enhance the understory and wetland edge by planting tree and shrubs. Rocky bald habitat will be enhanced through planting native forbs and grasses.

Summary of proposed ecological objectives:

- Water sampling for salinity baseline
- Remove priority invasive weeds; monitor and control spread of reed canarygrass
- Plant native forbs and shrubs in select upland areas
- Protect tree and shrubs from deer browse
- Manage agricultural use to be compatible with overall ecological health

D. Agricultural Resources and Objectives

Protection of agricultural land is another core value in the Land Bank's mandate. In some instances, the Land Bank acquires land where agricultural use is the primary objective. In other cases, as with Richardson Marsh Preserve, the primary goal of acquisition is to protect and enhance the property's ecological features. Secondary uses, such as agricultural operations, are considered when they are deemed compatible.

Richardson Marsh Preserve has been in agricultural use since the late 1800's. The parcel is identified in the [San Juan County Comprehensive Plan](#) as Agricultural Resource Land (ARL). Soil types and quality shape agricultural uses and productivity, and soils within the marsh are ranked as 'not prime farmland'. High salinity, poor drainage and seasonal flooding make the land unsuitable for crop cultivation and historic use of the area has been livestock grazing. Vegetation consists of native forbs and grasses, cattails, and non-native grasses such as reed canarygrass. Careful management of grazing is necessary to protect the soils.

Compatible agricultural use is considered by the Land Bank in areas that have ARL zoning, historic and/or recent uses, and where there are objectives for vegetation management. The Land Bank's Agricultural Policy provides more details about guidelines for best management practices, and prioritizes engaging farmers and other agencies, such as the San Juan Island Conservation District, for outside expertise.

The CE does not include agriculture as a primary conservation value but does allow for agricultural uses within a designated 17-acre area. To achieve compliance with the terms of the CE, the Land Bank erected a permanent stretch of field fence around the well site, and the farmer uses an electric fence between the marsh and upland forest. Dilapidated fencing along the western boundary has also been removed.

The Land Bank's proposed objectives are to maintain agricultural use on the Preserve that is compatible with its ecological objectives, and to collaborate with the existing operation to continue to employ best management practices. Grazing can reduce reed canarygrass height and cover, help to maintain and/or create open areas for winter waterfowl, and minimize the need for manual control such as mowing.

Current Use

The entire grazing area extends over several different parcels and ownerships. Most recently, the land was leased to Buffum Brothers farm. They operate on use agreements with each individual property owner to seasonally graze cattle in summer. Access to water sources exist on neighboring land. After acquiring the Preserve, the Land Bank removed access to the uplands but otherwise continued the previous arrangement. The Land Bank proposes to discuss terms and issue a letter of agreement with the farmer for continued grazing. As noted in the Agricultural Policy, short-term leases are used in various circumstances including when agricultural use is not the primary objective of the property.

In the event that agricultural uses are discontinued on the Preserve, and maintained on the neighboring parcels, extensive fencing would need to be installed along the west and north perimeters. The Land Bank intends to collaborate with the farmer and neighbors about

ongoing agricultural uses, and to consult with other organizations for development of best management practices or inclusion in the voluntary stewardship program.

Consultation, research and monitoring will help meet vegetation management goals for reducing reed canarygrass cover and target reed canarygrass as a better forage. Monitoring will aim to evaluate best management practices and resource protection. Future activities may include assessing soils and water quality to establish baseline conditions, and an inventory of the extent of reed canarygrass cover and density to track control efforts.

Summary of proposed agricultural objectives:

- Collaborate with neighbors, farmers and other organizations about agricultural use
- Perform annual reviews of grazing agreement and practices
- Manage priority noxious weeds
- Ensure agricultural activities are consistent with SJPT's CE

E. Public Access Overview and Objectives

Providing access to the natural beauty and diversity of the San Juan Islands is another important part of the Land Bank's mandate. One component of the conservation mandate specifies preserving areas for "low-intensity" recreation. This stipulation reduces the likelihood that human use will degrade a preserve's ecology and protects the organization from increased management costs that tend to result from high intensity uses. Limited, low-intensity recreation also helps to assure quietude for visitors and retain the rural character of neighboring communities.

Richardson Road, which runs parallel to the marsh, is also a popular bicycle route and the Preserve provides scenic, open views over the marsh. The Preserve also presents opportunities for a 1/3 of a mile pedestrian trail, an overlook, and seasonal wildlife viewing. The Land Bank proposes limiting recreation to the upland areas to protect current agricultural and wildlife activities in the wetland and utilizing existing infrastructure like the old road as the basis for public access.

Maintaining a moderate level of use is essential to the protecting the Preserve's ecological values, and the Land Bank will employ multiple strategies to keep use within an acceptable range. The proposed parking area will provide approximately three spaces and standard Land Bank rules such as day-use only and prohibiting commercial use will apply. A complete list of Land Bank restrictions is provided in Appendix A. To avoid disturbance to wintering waterfowl and seasonal livestock, dogs will be required to remain on a leash.

Signage and in-person contact from Land Bank staff and volunteers will be the primary method of educating visitors about regulations. When necessary, enforcement may be carried out through the San Juan County Sheriff's Office. The Land Bank always reserves the option of restricting or discontinuing any aspect of public use if it proves unmanageable or detrimental to the Preserve's conservation values.

Proposed Access

Parking access is currently available on the southeast corner of the property. This plan proposes refining the grassy drive to accommodate several vehicles and installing either a gate or bollard to limit access to the marsh and the well site for maintenance. A mowed trail for seasonal use will lead from the parking area to fencing along the field's edge and connect to the old roadbed in the forest.

The former road will be the basis of the pedestrian trail, and a short trail will spur off to an overlook atop a rocky bluff (Figure 3). In total, the walking trail will extend for a 1/3 of a mile. The proposed trail will also connect to Richardson Road and enable pedestrians, who walk in the neighborhood, to utilize the trail as part of their route. Routine maintenance to support public access will include mowing the field trail, cutting brush along the upland trail, monitoring, litter pickup, parking area maintenance, sign upkeep, and other tasks as necessary.



Figure 3. Proposed Public Access at Richardson Marsh Preserve

Signs are installed on preserves to inform visitors about rules and restrictions and to protect neighbor privacy and natural resources. As a general rule, the Land Bank aims to minimize signage. A sign will be installed in the parking area and provide preserve identification, maps, and regulations. Additional infrastructure that may be considered in the future include interpretive panels, a bike rack, picnic table, bench, and a wildlife viewing blind. These improvements will be evaluated through monitoring visitor use patterns. No restrooms are planned.

Outreach, Education and Research

Interpretive programs may be organized by the Land Bank or in collaboration with outside groups or experts. Where appropriate, the Land Bank may collaborate with Tribes, local organizations, schools, universities, and scientists to increase or disseminate knowledge of the Preserve's conservation resources. Educational and research activities will be subject to review, conducted on a permission-only basis, and limited in size or duration.

Volunteers

Volunteers contribute countless hours of service and perform meaningful stewardship activities across Land Bank preserves. Some serve for a single day to help maintain trails while others engage in recurring activities like monitoring. The Land Bank will continue to work with community volunteers and host work parties to meet some of its stewardship objectives such as constructing the proposed trail.

Summary of proposed public access objectives:

- Establish parking area
- Develop a pedestrian trail
- Design and install signage

F. Budget Projection

This budget projection is intended as a financial planning tool and considers annual property maintenance costs, infrastructure enhancement or “one-time” costs, and multi-year ecological enhancement costs. Staff time is included. All numbers are approximate, and costs are adjusted for inflation at 3 percent. Expenditures will be reconsidered annually or biannually as part of the Land Bank’s regular budgeting process.

Year	General Operations		One-time Costs		Annual Subtotal
2024	\$8,000	General stewardship, maintenance, monitoring, noxious weed removal	\$5,000	Fencing	\$24,500
			\$10,000	Public Access Improvements	
			\$1,500	Signage	
2025	\$8,240	General stewardship, maintenance, monitoring, noxious weed removal	\$2,000	Planting	\$10,240
2026	\$8,487		\$0	None planned	\$8,487
2027	\$8,742		\$0		\$8,742
2028	\$9,004		\$0		\$9,004
2029	\$9,274		\$0		\$9,274
2030	\$9,552		\$0		\$9,552
2031	\$9,839		\$0		\$9,839
2032	\$10,134		\$0		\$10,134
2033	\$10,438		\$0		\$10,438
Total 5-yr costs (2024-2029)					\$60,973
Total 10-yr costs (2024-2033)					\$110,211

G. Planning Process Overview

To gather and incorporate input from the public regarding the use and management of Richardson Marsh Preserve, the Land Bank provided and sought information in a variety of ways. These are summarized as follows:

Timeline	Completed (Planned)
Scoping Meeting	February 2023
Land Bank Commission (LBC) and Staff review draft Plan	January 2024
Draft Plan Public Comment Period	(Feb - Mar 2024)
Draft Plan Public Meeting	(March 2024)
Public Hearing and Approval on revised SMP by LBC	(April 2024)
Public Hearing and Approval by San Juan County Council	(May 2024)
SMP Adoption	(May 2024)
Open Preserve for Public Access	(July 2024)

H. References

Additional information about the Preserve will be made available upon request. Supporting digital documents are hyperlinked when possible.

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Appendix A. Rules and Use Restrictions

The following use restrictions will be in effect. Restrictions are intended to protect the ecology of the Preserve, the safety and peace of neighbors, and to minimize management costs. They will be posted on site and mentioned in literature as appropriate.

The Land Bank generally relies on signage and periodic contact from staff or volunteers to educate visitors about use restrictions. An enforcement ordinance that governs activities on Land Bank Preserves was adopted by the San Juan County Council on August 25, 2009. When necessary, enforcement actions may be carried out through the San Juan County Sheriff's office.

- Daytime use only
- Pedestrian access only (except where posted for other uses)
- No camping
- No fires
- No vehicles
- No hunting
- Launching or landing of UAV (drones and similar devices) is allowed only for research purposes and requires written permission of Land Bank Director
- No commercial use
- No collection of botanical, zoological, geologic or other specimens except on a permission-only basis for scientific or educational purposes