AGENDA
San Juan County Conservation Land Bank Commission

Members of the public may participate in person at
23 Pear Tree Lane, Lopez Island, WA 98261
join virtually by CLICKING HERE
or by phone @ (253)205-0468 Meeting ID: 864 2185 5108

April 19, 2024

8:30am	Convene
8:30	General Public Comment Period
8:40	Approve March 15, 2024 Meeting Minutes
8:45	Partner Update – San Juan Preservation Trust
8:50	Council Update – Christine Minney
8:55	Chair and Commissioners Reports
9:00	1st Quarter Financial Report – Aaron Rock
9:10	Directors Report
	o MythBusters Presentation
9:35	Break
9:45	Outreach/Communications Report
10:00	Stewardship Report
	o Agricultural Lease Review
	o Richardson Marsh Managment Plan
	o Watmough Addition scoping meeting summary
10:30	2nd Public Comment Period
10:35	Executive Session: To Discuss Potential or Existing Litigation per RCW 42.110.30(i)
11:10am	Adjourn

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"

SJC Land Bank Stewardship & Management Fund
Financial Statement
3 Months end of March 31, 2024

	A	B	C	D	E	F	G	H	I	J
1						**Dec 31, 23**	**Mar 31, 24**	**$ Change**	**Interest rate**	**last year**
2	**ASSETS**									
3		**Current Assets**								
4				**Cash - Stewardship Fund**		3,042,331	1,775,813	(1,266,517)		
5			**Total Checking/Savings**			3,042,331	1,775,813	(1,266,517)		
6			**Other Current Assets**							
7				**Local Government Investment Pool**		2,813,978	4,356,308	1,542,330	5.4129%	4.7691%
9		**Total Current Assets**				5,856,309	6,132,122	275,813		
10	**TOTAL ASSETS**					**5,856,309**	**6,132,122**	**275,813**		
11	**LIABILITIES & EQUITY**									
19		**Total Liabilities**				-	-	-		
24		**Total Equity**				5,856,309	6,132,122	275,813		
25	**TOTAL LIABILITIES & EQUITY**					**5,856,309**	**6,132,122**	**275,813**		
26										
27						**Q1**	**2024 YTD**	**Budget**	**% of Budget**	
29				**Revenue**						
30					**Federal Direct Grants**	3,287	3,287	10,000	32.87%	
31					**State Grants**	-	-	103,909	0.0%	
32					**Sale of Plant Materials**	3,964	3,964	12,000	33.04%	
33					**Local Government Investment Pool**	53,369	53,369	55,000	97.03%	
34					**Leased Property**	10,148	10,148	36,600	27.73%	
35					**Donations**		-	1,000	0.0%	
36					**Prior Year Refund**	14	14	120,000	0.01%	
37					**Loan Principal from CAF**	-	-	1,000,000	0.0%	
38					**Sales Tax State Remitances**	317	317	600	52.77%	
39					**Trans in YE Endowment**		-	500,000	0.0%	
40					**Trans in Site Enhance**	648,548	648,548	2,594,191	25.0%	
41				**Total Revenue**		719,647	719,647	4,433,300	16.23%	
42				**Expenditures**						
43					**Stewardship Management**	308,472	308,472	1,963,124	15.71%	
44					**Property Management & Maint**	131,970	131,970	718,260	18.37%	
45					**Site Enhancement**	3,393	3,393	618,500	0.55%	
46				**Total Expenditures**		443,834	443,834	3,299,884	13.45%	
47					**Net Revenue over expenditures**	275,813	275,812	1,133,416		
48					**Beginning Cash + Investment**	5,856,309	5,856,309	5,856,309		
49					**Ending Cash Balance**	1,775,813	1,775,813	1,791,628		
50					**Ending Investment Fund Balance**	4,356,308	4,356,308	5,906,047		

Memo

To: Conservation Land Bank Commissioners and staff
From: Aaron Rock, Financial Clerk
RE: DRAFT Financial Statements for the period ending March 31, 2024
4/15/2024

The budget figures in these reports reflect the 2024 Budget, approved by the SJC Council on 12/12/2023. Other items to note:

CONSERVATION AREA FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

- Total Current Assets (H11) increased by $38,085 in the 1st quarter of the year, bringing the total to over $5.4M including $4.5M Local Government Investment Pool (LGIP).
- LGIP interest rate (I9) - has increased to 5.41%, compared to 4.77% at the end of December 2023.
- Real Property (G15) – will continue being reconciled to include 2023 transactions as part of the long-term debt reclassification on the general ledger.
- General Obligation Bonds Payable or long-term liabilities (G28) at $3.8M, this does not include the Interfund loan from Stewardship.

REVENUE & EXPENDITURES

- 1% Real Estate Excise Tax (REET) (F42) at $503,041 and 13.41% of the 2024 budget.
- LGIP interest earning for the 1st quarter (F45) at $61,325. Recommendations for increased cash in LGIP will be discussed with the commission financial officer.
- 1st Quarter Transfer to Stewardship Site Enhancement was made in March (F51) $648,548.
- Acquisition costs in the 1st quarter (F52) $217,204 included the $200k Hauschka Cady Mt promissory note payment for the year along with the $20K interest (F54)
- Administration Expenditures (G60) are 10.89% of Total Revenue (G48).

STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABLITIES)

- Cash in the Stewardship & Management Fund (H4) decreased by $1,266,517 over the 4th quarter 2023.
- LGIP (H7) increased by $1,542,330 through a funds transfer.
- Total Assets (G10) at $6.1M.

REVENUE & EXPENDITURES

- Interest earnings (F33) for the 1st quarter at $53,369.
- The 1st quarter Site Enhancement Transfer (F40) from the Conservation Area Fund was made in March.
- Property Management and Maintenance (F44) totaling $131,970 at 18.37% of budget.

SJC Land Bank Conservation Area Fund -1021
Financial Statement
3 Months end of March 31, 2024

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1															
2						Dec 31, 23	Mar 31, 24	$ Change	Interest rate	last year	REET	2024	2023	2022	2021
3	ASSETS										Jan	110,845	329,863	360,392	415,281
4		Current Assets									Feb	140,709	170,409	316,292	303,073
5			Checking/Savings								Mar	251,487	347,114	482,637	391,898
6				Cash - Conservation Area Fund		873,705	911,790	38,085			Apr		262,422	349,007	672,670
7			Total Checking/Savings			873,705	911,790	38,085			May		342,814	752,805	552,318
8			Other Current Assets								Jun		620,587	644,480	882,523
9				Local Government Investment Pool		4,555,751	4,555,751	-	5.4129%	4.7691%	Jul		339,411	399,948	655,661
10			Total Other Current Assets			4,555,751	4,555,751	-			Aug		384,040	324,623	588,043
11		Total Current Assets				5,429,456	5,467,541	38,085			Sep		383,036	416,135	485,643
12		Other Assets									Oct		450,583	399,211	594,848
13			LCTN Fund			645	645	-			Nov		428,180	246,895	694,893
14			Odlin S. Donations			4,414	4,414	-			Dec		285,566	354,612	448,162
15			Real Property- Total Value*			72,799,493	72,799,493	-			Total	503,041	4,344,025	5,047,037	6,725,012
16		Total Other Assets				72,804,553	72,804,553	-							
17	TOTAL ASSETS					**78,234,009**	**78,272,094**	**38,085**							
18	LIABILITIES & EQUITY														
19		Liabilities													
25			Current Liabilities			5,059	5,059	-							
28			Long Term Liabilities			3,815,000	3,815,000	-							
29		Total Liabilities				3,820,059	3,820,059	-							
34		Total Equity				74,413,950	74,452,034	38,085							
35	TOTAL LIABILITIES & EQUITY					**78,234,009**	**78,272,094**	**38,085**							
36															
37						**Q1**	**2024 YTD**	**Budget**	**% of Budget**						
39				Revenue											
40					Conservation Futures Tax	49,568	49,568	345,050	14.37%						
41					Leasehold Tax	317	317	1,490	21.29%						
42					Real Estate Excsise Tax (REET)	503,041	503,041	3,750,000	13.41%						
43					State Grants	-	-	1,750,000	0.0%						
44					DNR PILT NAP/NRPA	-	-	200	0.0%						
45					Local Government Investment Pool	61,325	61,325	50,000	122.65%						
46					Donations from Private Sources	1,150	1,150	2,500	46.0%						
47					Sale of Land	421,355	421,355	600,000	70.23%						
48				Total Income		1,036,755	1,036,755	6,499,240	15.95%						
49				Expense											
50					Administrative Expenses	112,919	112,919	360,437	31.33%						
51					Transfers to Stewardship	648,548	648,548	3,094,191	20.96%						
52					Acquisition Costs	217,204	217,204	276,151	78.65%						
53					Interfund Loan Debt Service	-	-	1,025,000	0.0%						
54					Bond/Loan Repayment	20,000	20,000	660,678	3.03%						
55				Total Expense		998,671	998,671	5,416,457	18.44%						
56					Net Revenue over expenditures	38,085	38,085	1,082,783							
57					Beginning Cash + Investment	5,429,459	5,429,456	4,940,980							
58					Ending Cash Balance	911,790	911,790	1,428,280							
59					Ending Investment Fund Balance	4,555,751	4,555,751	4,555,751							
60					Admin %		10.89%								
61				*	Real Property- Total Value	The taxable value of property is significantly lower. See "Impact on your tax's" statment									

SJC Conservation Land Bank Agricultural Lease Request for Proposal 9 ATTACHMENT A – FRAZER HOMESTEAD PRESERVE AGRICULTURAL LEASE PROPOSAL TEMPLATE

Applicant Name(s)
Elizabeth (Biz) Daniels
Farm or Organization Name:
Not yet named
Mailing Address:
P.O. Box 3134 Friday Harbor WA 98250
Phone:
360 840 0113
E-mail:
biz.daniels1@gmail.com

First Professional Reference:
Lori Ann David (mentor) 805-452-1397 farm@aurorafarms.org
Second Personal Reference:
Court Bell cannoncreek@yahoo.com (360) 317-5096

1. Vision and Goals

a. n/-0km

Describe in detail your vision and goals for the Frazer Homestead Preserve Farm Lease. What will the farm operation produce, when and how will you begin, and a brief overview of 1, 3, 5+ year plan and goals.

My Vision for the Frazer Homestead would be to raise and grow beef and dairy cattle starting with grazing the currently fenced area and adding cross fencing for better rotational grazing and growing higher quality grass for haying.Cross Fencing based off of dry and wet areas to keep the land at it peak performance and health.

The 1st year would prioritize cross fencing and haying the local grass. Year 3 to see all cross fencing completed and soil quality to have improved for better growth. Year 5+ (if possible) growing a timothy or alfalfa to provide the islands with a better quality local hay for their animals. Maintain fencing, weed control and removal each and every year.

Include livestock species and #'s, crop types and acreages.

Cattle raising for both beef and dairy on a small scale 25 head and under to add to the island food production in a range of areas. I would ideally aim for haying 30 acres per year; grass type to be determined based on peak performance for the area.

b. What infrastructure additions or modifications would your operation require and who do you propose be responsible for such capital expenses?

Cross Fencing based on dry/wet areas for rotational grazing. Land bank taking on the expense of any materials for the fencing and myself taking on the labor of installing cross fencing and maintaining the current perimeter fence.

c. Describe your operations water requirements for livestock, irrigation, and/or processing. and what practices will be employed to conserve water.

Water taken from the current pond on the property with the current system already on site for pumping from the pond.

d. Describe how your operation will maintain, and/or enhance soil health.

Work with the landbank to get soil testing to make soil improvements based off test results as well as cross fencing to allow for best possible re-growth.

How do you foresee the Land Bank contributing financially to these efforts?

Helping cover costs of cross fencing materials that will be permanent on the frazer homestead preserve.

e. Describe how your operation will be compatible with, maintain, and/or enhance natural resources on the property including, surface water, soils, and wildlife habitats.

f. Do you foresee your farming/ranching practices working towards climate resiliency? Explain

Absolutely, I believe the more local food production we can see happen on the islands the less shipping of goods via large trucks and ferry is very beneficial to work towards climate resiliency.

10 g. Describe the benefits your operation will provide to the community.

I currently observe between myself and a few other small farms that we are shipping in 150+ tons of hay each year from off island sources. I would love to contribute to more local hay production to watch not only less hay being shipped in but local feed prices lowered to make even small homestead farming more affordable for everyone.

Between both Beef and Dairy Cows I would love to be able to contribute to more food production within the island.

2. Experience and Qualifications

I have about 10 years of experience in running a successful business on the island, managing employees, scheduling, and communication with a wide range of people. All of which I believe is vital to running any business successfully. From this experience I have learned that it is not only OK but also very advantageous to ask for help and find the best people for each and every task. I have some wonderful mentors to this venture including Lori Ann, Court Bell, and Bruce Robinson as well as the support and help from many friends.

a. Describe how your relevant hands-on commercial farming/ranching background and experience has prepared you for this lease opportunity.

I have grown up around and in agricultural settingings my whole life and will continue to expand personally in this area with knowledge and experience from hands-on learning and good mentors.

Provide details of your roles and agricultural qualifications.

b. Describe any relevant education, training, certifications you have.

Life experience and good mentors.

c. Describe any past experience leasing farmland and identify the lessor(s) of such farmland.
I have been leasing farmland from my neighbor Barbara Defalco, restoring her current fencing and adding additional fencing to expand the grazing areas as well as cross fencing to minimize soil erosion .
d. Describe your and/or the organization's communication style and how you envision communicating, collaborating, and resolving conflict with the Land Bank and other stakeholders and parties.
I think direct and straightforward communication is always best whether emails phone calls or in person conversation. Always aiming for quick fair resolutions.

3. Business Plan

a. Describe the management structure you are proposing E.g., LLC, Sole Proprietorship, Cooperative, non-profit, including the role of each person involved.

Currently running all farming operations as a sole proprietorship but ideally setting up as an LLC filing as S. Corp. based off my accountants suggestion.
I believe in starting small and working with others each to their best ability. Because I have only done things on a small scale this far I would continue on the current path and expand at a slow pace to keep everything well managed.

Describe your experience managing the specified business/organization and/or the structure and history of the entity.

b. Outline a five-year business plan with financial projections of your proposed farm operations.

I am hoping within 3 to 5 years to get things running to the point that the production will cover the expenses but do have outside sources of funding if necessary to make the venture into a large lease with a lot of cross fencing necessary in the first couple years a feasible project especially with haying the property and another 50 acres on the same road that was offered to me while haying the preserve in 2023.

c. Affirm that your business/organization would be able to meet the lease rate. If your plan requires different lease rate terms, please explain.
My current business has expanded and been running smooth for 5+ years and I feel comfortable with the current management and structures in place; to not only be able to expand in Agriculture but to be able to fund expenses that come from expanding and learning.

d. What revenue sources do you anticipate your operation relying on beyond farm product sales? E.g., grants, donations, education fees, agrotourism, subleasing (requires approval), etc.

Current personal yearly salary and my personal rental income supports any extra expenses and could continue to support any losses in which expanding and adding additional leases and responsibilities may incur.

e. Describe the avenues through which you anticipate selling and distributing your crops/farm goods?

In the past I have sold hay through word of mouth and/or acquaintances and would continue to do so. For Beef sales I would love to produce enough to sell at the farmers market or local grocery stores but need to expand my grazing space to make that feasible.

f. The outlined term of the lease is for 5 years with the conditional option to renew for consecutive 5-year terms. What total length of term would your plan require or benefit from, please explain.

Because of the infrastructure that I would love to put in place at the Frasier Preserve a longer term lease would be much more beneficial.

OVERMARSH FARM COMMONS COMMUNICATIONS PLAN 4.12.24

Introduction:

1) The Overmarsh Farm Commons (OFC) Steering Committee recognizes that this project will require much organization, discussion and decision making on our part
2) As the project develops, certain aspects of our internal communication will evolve and change
3) No surprises: we understand that the Land Bank (LB) has an important interest in being kept informed and involved, without being inundated with multiple contact persons and time-consuming discussions
4) We expect that more communication will be necessary in the beginning as key infrastructure projects move forward
5) We expect that if the LB feels at any time that communication is insufficient or needs adjustment, they will let us know so adjustments can be made

OFC-LB Communication Plan:

1) Unless mutually agreed upon by OFC and LB, there will be a single point of contact: Roger Ellison, Grange President, will be that person at this point for OFC
2) When a Project Manager (PM) is hired, that point of operational contact will shift to the Project Manager (hiring expected late spring/early summer, 2024)
3) Administrative level communications over lease negotiations and concerns will remain with the Grange President, who will discuss with the Steering Committee
4) If at any time the LB feels that additional communication would be beneficial, LB can/should contact Roger or PM
5) At a minimum, the PM will meet/check-in, report with the LB contact monthly, more often as needed
6) An annual, late fall, progress/evaluation and planning session will be held by OFC. We welcome LB attendance

Internal OFC Plan – Initial Communications Plan

1) Steering Committee continues to meet as needed: weekly, tapering to twice-a month, then monthly
2) Advisory Committee copied on completed actions and involved as appropriate on relevant issues and discussions

3) Project Manager hired and takes over operational and communication leadership – 2024
4) Volunteer Farm Managers will oversee separate aspects of on-the-ground management (P-patch, Community Ag, Grazing, etc), report to PM
5) No grower, grazier, or farm manager may go directly to the Land Bank with issues; rather all must communicate through the Project Manager, unless prior arrangements have been made
6) OFC has developed a list of 22 neighbors with property bordering the farm, and will develop a regular method of communication with them, especially in the beginning, and have a point of contact for them
7) The Island Agrarian (Grange Newsletter) will update people regularly on OFC developments and happenings
8) Users Agreements will be developed and formalized with all participants
9) Grange intends to ask the Ag Guild to become the fiscal sponsor for fundraising, and will sign a Memorandum of Understanding with them. The Ag Guild will go through PM to contact the LB
10) The PM, with the Steering Committee, will develop and implement a public communication plan to keep the community informed of OFC developments, growth and opportunities for interaction

AGRICULTURAL LEASE PROPOSAL
FOR BEAVERTON MARSH PRESERVE

Applicant: San Juan Island Grange #966
Mailing address: P.O. Box 2013, Friday Harbor, WA 98250
Phone: (360) 378-6632
Email and website: https://sanjuangrange.org/
Professional references: Please see Appendix I.

1. VISION AND GOALS

a. Vision, goals, and management of San Juan Island Grange #966

The mission of the San Juan Island Grange is *to support a resilient community of growers, makers, and keepers; to foster social and political engagement; and to maintain our Hall as a home for celebrations and programs.*

The history of the Grange provides insight into the creation and character of the Grange as a community organization (see Appendix A). What we are calling the **Overmarsh Farm Commons** project at Beaverton Marsh Preserve fully aligns with and fulfills the Grange mission.

Management of San Juan Island Grange. The Grange is structured as a 501(c)(8) non-profit lodge and functions as a democratic, membership-based organization with ultimate authority vested in its 250 members. The member-elected Executive Committee approves all contracts and leases, which are then ratified by the membership. The project proposed here has been ratified by the Grange membership. The membership also appointed the Overmarsh Farm Commons Steering Committee (Steering Committee) as the manager of this project.

As evidence of the ability of a Grange committee to manage this project, we point to four recent Grange Hall building improvement projects that demonstrate the ability of Grange members to fundraise, organize, and accomplish a significant task. These are construction of the deck, retrofitting of the concrete foundation, creation of the commercial kitchen, and installation of the rooftop solar array.

The Grange is undertaking the Overmarsh Farm Commons project following the prescribed Grange group process. The steering committee was formed in November 2023 and has subsequently worked to research and design the project, draft this proposal, and present it to the membership. The Steering Committee prepared a 2024 project budget (see Appendix F), which was submitted to the Grange membership and approved at a regular Grange meeting on February 7, 2024.

b. Vision, goals, and management of Overmarsh Farms

Mission. *Overmarsh Farm Commons is a cooperative enterprise where San Juan Islanders work and learn together to grow food on shared land, guided by the principles of regenerative agriculture.*

The goal of Overmarsh Farm Commons is to care for and manage the land at Beaverton Marsh Preserve to create opportunities for

- P-patch gardens where individuals and families can grow food for themselves
- a community participatory agriculture project, modeled after OCPA on Orcas Island (https://www.orcascommunityag.org/), where a group of growers produce food for their households and potentially the greater community
- commercial production of food in market gardens
- increased sales of local food through local channels such as the San Juan Island Food Hub (Food Hub) and the San Juan Island Farmers Market
- livestock grazing by commercial producers and/or 4-H Livestock Club members
- educational programs for adults and children to help them learn to grow food
- research on how to improve soil and water quality, while increasing productivity
- recreational/educational events, such as farm tours and workshops
- celebratory events around food grown/raised on the land, such as harvest fairs
- raising awareness of Best Management Practices (BMPs) implemented on the farm and of regenerative agriculture generally

We want to demonstrate that it is possible to work together to grow food for the community sustainably and to put forward a model that can be replicated elsewhere on the island.

Statement of need. This project is a response to:

- the need for San Juan Islanders to produce enough food to feed themselves. When the time comes to grow food to feed the island, the community needs to be ready. We want to prepare islanders to do this work, and we propose this project to show how it can be done in several ways.
- the need for more farmer vendors at the San Juan Island Farmers Market. We will offer growing space to market gardeners and connect them to marketing outlets such as the farmers market and Food Hub with the express purpose of increasing the number of farmers and the sales of farm products through these venues.
- the need for more new farmers. With current commercial farmers aging out, we need to replace them either with new farmers and/or with alternative ways of producing food. This project will give new farmers a leg up in starting farming and will also jump start non-commercial food production on San Juan Island.
- the need for community garden space. We are told there is a waiting list for garden plots at the community garden on San Juan Valley Road. We would like to help meet this demand by providing alternative gardening opportunities within walking and biking distance from town.
- the need for grazing land for commercial livestock producers and 4-H Livestock Club members. Commercial livestock producers on San Juan Island need fenced pasture on which to graze their animals. We will help to maintain the pasture and fence at Overmarsh Farm Commons so that it is a physically secure and biosecure grazing option for local producers. Also, some 4-H club members are excluded from livestock activities because they lack land. We will work with 4-H to meet this need.

The overall aim of this project is to provide infrastructure, management, and opportunity so that the San Juan Island community can use Overmarsh Farm Commons to produce food while modeling best farming practices. The project will grow and thrive, as new growers add their vision, energy, and experience. The project will evolve within the framework proposed here but will depend on many things, including demand from the community, the needs of the Land Bank and those using the land, and the development of processes and procedures over time.

Management. The project will be managed by the Steering Committee, who will hire and supervise a Project Manager. The Steering Committee will call upon an Advisory Committee composed of subject matter experts, as needed. See Section 3 below and Appendix H for bios and statements of commitment from Steering and Advisory Committee members.

If this proposal is accepted, the Grange will apply for fiscal sponsorship by the San Juan Islands Agricultural Guild (Ag Guild). As a fiscal sponsor, the Ag Guild would provide a 501(c)(3) umbrella for fundraising and would partner on grant applications and project management. The relationship would be defined in a Memorandum of Understanding.

The project Steering Committee will also work closely with the San Juan Islands Conservation District (CD). A preliminary site visit by the Steering Committee with the CD was conducted in fall 2023 to discuss resource concerns at Beaverton Marsh Preserve related to soil health, water quantity, plants, and animals (livestock, wildlife, and humans). The project team will continue to work with the CD to develop an Individual Stewardship Plan and to implement BMPs for the site.

2. FIVE-YEAR PLAN—INFRASTRUCTURE DEVELOPMENT AND FARMING ACTIVITIES

Five-year plans for infrastructure development and farming at Overmarsh Farm Commons are outlined in the tables below. Maps of proposed development and farming activities for Year 1 appear in Appendix B. Some activities will depend on action taken by other parties or on a succession of steps. Implementation will therefore be an organic, interdependent, and iterative process that will evolve over time, in close collaboration with the Land Bank.

a. Infrastructure

Proposed infrastructure development at Overmarsh Farm Commons over the first five years is outlined below.

TIMEFRAME	INFRASTRUCTURE (PROPOSED RESPONSIBLE PARTY)
YEAR 1	Improve vehicle access, pedestrian access, and parking at west entrance (Land Bank) Install Portapotty (Land Bank + Grange) Install water systems, both permanent (well to tank and tank across to east side of parking lot) and temporary (hoses to garden and livestock) (Land Bank + Grange) Begin installation of perimeter fencing (Land Bank with Grange support) Install temporary deer fencing around garden (Grange) Create compost bins to serve the garden/crop areas, to be expanded as needed Create temporary livestock shelter with limited heavy use area (Grange + sublessee[s])

YEAR 2	Extend pedestrian access (Land Bank + Grange) Install permanent water system, main line to garden (Grange) Add second water storage tank, as needed (Land Bank) Build tool shed (Grange) Build moveable livestock shelters, as needed (Grange + sublessees) Create permanent outhouse with composting toilet (Land Bank + Grange) Complete perimeter fencing (Land Bank with Grange support) Expand internal fencing for garden/crop area (Grange)
YEAR 3	Improve vehicle access at east entrance (Land Bank) Expand internal fencing for garden/crop area (Grange) Install permanent water system, east well to storage tank (Land Bank) Install temporary water system, storage tank to livestock area (Grange) Erect hoop house and high tunnel (Grange) Build covered shelter for gatherings (meetings, workshops, etc.) (Land Bank + Grange to discuss)
YEARS 4 +	Install permanent water system, east well storage tank to livestock (Grange) Build farm stand, if need determined (Grange) Add other improvements as needed and approved by the Land Bank

b. Farming activities

Proposed agricultural activities at Overmarsh Farm Commons for the first two years are listed in the table below. For the purpose of the plan, each year is March through February.

ACTIVITY	ACTION	WHO?	TIMEFRAME
Planning	Study keylines and contours to create plan for swales and pocket ponds and planting rows	Grange	Year 1
Soil testing	Test selected areas to establish baselines	Land Bank?	Every other year to monitor change
Tillage as needed	Restricted to 100'x100' garden area	Grange + Land Bank	Year 1, as soon as soil can be tilled; thereafter, as needed
Occultation	Apply tarps to kill sod and weeds in garden area (occultation)	Grange	Year 1 (spring) + as needed to open new areas for cultivation
Potato patch	Weigh down tarps and create a potato patch using grow bags or wire cages (potatoes to be donated to SJI Food Bank and sold at farmers market as a project fundraiser)	Grange	Year 1 (spring-summer)

Grazing/haying	Graze and/or hay pasture outside garden area	Grange	Year 1 + ongoing
Winter crop production	Plant seeds in off-site greenhouses for winter crops, to be planted onsite in late summer	Grange	Year 1 + ongoing
Garlic production	Plant garlic in garden area cleared by tillage and occultation	Grange	Year 1 (fall) + possibly ongoing
Livestock grazing	Enter into agreement with sublessee(s) to graze livestock outside garden (see maps in Appendix B)	Land Bank, Grange, + sublessee(s)	Year 1 (pending identification of sublessee; timing determined by fencing and soil moisture) + ongoing
Composting	Create and apply compost	Grange	Year 1 + ongoing
Garden expansion	Expand garden incrementally Continue with BMPs, soil and water testing, and other management practices, minimizing tillage as possible	Grange	Year 2 + ongoing

c. Water

Estimated water requirements and measures to conserve water are outlined below. To calculate water needs for animals, we will work with the CD to determine the livestock carrying capacity and then multiply daily water need per species by the number of animals.

USE	ESTIMATED AMOUNT
Livestock	Cow: 20-35 gallons/day/animal (1 gal/100lbs body weight) Sheep/goat: 3-5 gallon/day/animal
Irrigated garden/crops	1,000-1,200 gal/acre per day for irrigated land

Measures to conserve water will include some or all of these, as appropriate:

- Balancing of water needs (crops, livestock, irrigated acreage) to ensure that use does not exceed well capacity
- Monitoring of static well levels to track water use and impact of garden/crop production
- Creation of water-retaining features such a swales, pocket ponds, and berms
- Tracking of water flow seasonally
- Planting on contours
- Use of drip tape and similar low-volume, efficient irrigation systems to minimize evaporation
- Metering to track water use
- Research and experimentation with dry-farmed crops, such as grain, beans, squash, tomatoes, corn, and potatoes
- Incorporation of organic matter into topsoil

- Applications of mulch and other amendments that promote water retention
- Use of hügelculture to promote water retention and slow release of soil moisture

d. Soil

To improve soil health at Overmarsh Farm Commons we will work with the CD to create an Individual Stewardship Plan that implements NRCS BMPs. We will develop standards for soil management specific to the site. Through user agreements and monitoring, we will ensure that sublessees agree and adhere to these standards. We will continue to document changes in water and soil health using test results and observation.

Strategies to improve soil health in areas used for gardens or crops include building topsoil and application of soil amendments, such as mulch, compost, and biochar. Amendment of the soil in these areas will begin in Year 1 and continue forward.

We will also apply inputs such as fertilizer and lime, starting in Year 1 and continuing forward. We hope the cost of these inputs could be shared between the Land Bank and the Grange, with the Land Bank providing long-term amendments such as compost, lime, biochar, and rock dust and the Grange providing fertilizer and labor.

e. Natural resource maintenance, protection, and enhancement (water, soils, wildlife)

Measures to conserve water resources are described in Section c. above. Measures to protect water and soil quality are outlined in the table below. Question marks indicate possible actions to be discussed with the Land Bank. This project will not directly address the protection and enhancement of wildlife, except through protection and enhancement of the wetland buffer. Plantings in the buffer area could also feed wildlife!

MEASURES	COLLABORATORS	GRANGE ACTIONS	LAND BANK ACTIONS
Implement NRCS BMPs	CD	Collaborate with CD Consult with Land Bank	Consult with Grange
Fence wetland	Land Bank CD	Collaborate with Land Bank to determine buffer area Provide labor for fencing	Provide oversight and materials
Enhance wetland buffer	Land Bank CD	Collaborate with Land Bank to research, design, and create food forest in buffer(?)	Help plan Provide oversight and plants
Construct swales, berms, and pocket ponds	Land Bank CD Grange	Collaborate with Land Bank to determine locations and undertake construction	Help plan Provide oversight and equipment(?)
Implementation of Land Bank Integrated Pest Management (IPM) program	Land Bank	Use IPM in garden, crop, and livestock areas Include protocol in subleases	

Implement Land Bank protocol for farm fuel safety	Grange Land Bank	Include protocol in subleases	
Soil testing of selected crop production areas	Sublessees(?) Grange(?) Land Bank(?) CD (1 free soil test with creation of ISP)	Facilitate soil testing every other year	Cover cost of soil testing Record keeping
Well water testing	Land Bank		Test every other year
Well monitoring	Grange Land Bank	Monitor and record static level of well	Record data

f. How farm management practices will foster climate resiliency

Overmarsh Farm Commons will promote climate resiliency primarily through implementation of NRCS BMPs, creation and implementation of an Individual Stewardship Plan, and the use of regenerative agricultural practices. The Grange will also collaborate with the CD to carry out carbon planning, with the possibility of piloting a carbon planning template now under development by the CD. See Appendix C for links to information on these practices and Appendix J for a definition of regenerative agriculture.

Implementation of these strategies will begin in Year 1, starting with the initial areas to be used for gardening and pasture, and expanding over the years as acreage is brought into production.

g. Benefits to the community

Our plan is predicated on the future need for food that does not come from a grocery store. We believe that people tend not to change unless there is something causing them to do it, and they change most easily if there is something new to go towards, with obvious benefits.

BENEFIT	ACTIVITY	PARTNERS/COLLABORATORS
Increased amount of locally grown food produced and consumed on SJI	Production, sales, donations, home consumption of food produced on site	SJI Farmers Market San Juan Islands Food Hub SJI Food Bank
Increase in farm products and farmer vendors at SJI Farmers Market	Expansion of amount and range of farm and food products at the market	SJI Farmers Market
Improvement of ARL soils	Soil building	CD
Opportunity for P-patches	Food production by those without land at home	SJI Food Bank (to advertise)
Opportunity for community garden	Cooperative gardening and sharing of crops	Orcas Community Participatory Agriculture (providing model and advice)

Opportunity for commercial farmers to lease land	Market gardening and crop production	Ag Guild
Opportunity for 4-H members without land to have livestock	Grazing by 4-H Livestock Club members as sublessees	WSU Extension (4-H)
Opportunity for livestock producers to graze animals	Grazing by sublessee(s)	
Opportunity to produce hay	Haying by subcontactor	

Opportunity for research	Assist in/facilitate research, e.g., on crop production, dryland farming, and perennial wheat	WSU The Land Institute American Farmland Trust
Opportunity for education	Host workshops, e.g., on permaculture, dryland farming, participatory ag, gardening, and livestock production	WSU Ext. Agriculture Program WSU Master Gardeners WSU 4-H Madrona Institute Kwiaht
Site for community ag-related events + agritourism	Host farm tours, harvest celebrations, etc.	CD
Proximity to Town of Friday Harbor	Create access via paths within walking/biking distance from town and affordable housing	Land Bank Trails Committee
Potential for replication of project on private or public land as appropriate/available	Identify additional sites and promote replication of this model on San Juan Island	Grange Ag Guild

3. EXPERIENCE AND QUALIFICATIONS

Project Steering Committee. Steering Committee members are listed below with summaries of their experience, education, and project focus. See Appendix H for Steering Committee bios and statements of commitment.

COMMITTEE MEMBER	PROFESSIONAL EXPERIENCE	FARMING EXPERIENCE
Court Bell	Teacher and school administrator	Grain production, 7 yrs
Roger Ellison	Professional landscape designer, gardener, and nurseryman Grange president	Nursery production, 15 yrs Grange president, 5 yrs

Candace Jagel	WSU Ext. Ag. Program Coordinator, 10 years ARC member, 7 years Ag Guild founding and current board member, 10+ years Island Grown Farmers Cooperative member, 7 years	Goat farming, 20 years
Elaine Kendall	Ag Guild founding board member	Diversified farming, 25 years
Bruce Robinson	Educator	Gardening for home food production, 42 yrs
Bill Severson	Project manager	Gardening for home food production, 8 yrs Member Trails Committee
Loren Soland	Landscape designer/installer Irrigation specialist	Design and installation of swales, berms, pocket ponds, 28 yrs

Advisory Committee. The project will benefit from an advisory committee of volunteers with relevant areas of expertise. See Appendix H for Advisory Committee bios and statements of commitment.

ADVISORY COMMITTEE MEMBER	AREA OF PROJECT EXPERTISE	BACKGROUND
Bruce Gregory	Soil fertility, managed livestock grazing	Former SJICD farm planner Island farmer since 1988 (36 years)
Greg Meyer	Permaculture and regenerative ag design and implementation	Island farmer Landscaper
Kelly Robotham	Regenerative ag design and implementation	Former permaculture instructor
Amanda Zee	Permaculture and regenerative ag design Farming New farmer referrals and support	Farmer Current Ag Guild Farmers-to-Farmland Program Coordinator
Sherri Phelps	Water quality manager	Water system expert
Lisa Lawrence	Liaison with tribal entities	Local real estate and farming

Project Partner. As mentioned above, an important partner in this project could be the Ag Guild through fiscal sponsorship and help with planning, fundraising, grant writing, and project management. The Ag Guild has previously led several USDA-funded projects to increase access by new farmers to land and resources in San Juan County. The Ag Guild's current USDA-funded project includes development of a model for shared land access. The project proposed here could serve as a pilot project for that model and would thus be eligible for USDA funding.

The Steering Committee is in dialog with the Ag Guild about creating a fiscal sponsorship relationship if/when this proposal is accepted by the Land Bank.

d. The project's communication style and approach to communicating, collaborating, and resolving conflict will be defined and modeled by the Steering Committee. We currently practice openness, transparency, honesty, and mutual respect among Steering Committee members, which is the accepted norm of the Grange. Decision making is consensus based, as far as possible. We do vote, if needed. We note that the Grange has been successfully practicing this approach to communicating and decision making for decades.

An example of a statement of principles developed for a shared land access project may be found in Appendix D. The Steering Committee will create its own statement of principles to govern the project.

4. MANAGEMENT STRUCTURE, BUDGET, AND BUSINESS PLAN

a. Management structure

Project collaborators, project Steering Committee members, and project Advisory Committee members are named above.

The Steering Committee will continue to meet weekly and communicate between meetings via email until operations are moving forward with a project manager in place and managers for each operation. The Steering Committee will then meet monthly or more often, as needed.

Advisory Committee members will be (and already have been) called upon as needed.

The project will be managed by the Project Manager who will be overseen by the Steering Committee. Each operation, such as P-patches, the Community Participatory Agriculture project, and livestock grazing, will have its own manager. Infrastructure development, water monitoring, and soil health will also each have a manager. All operation managers will be overseen and their work coordinated by the Project Manager.

Sublease agreements for those using the land will be carefully crafted to adhere to land and livestock management standards, in consultation with and subject to final approval by the Land Bank.

We would welcome Land Bank representation and/or participation in meetings.

b. Project budget and business plan

A project budget for Year 1 is given in Appendix F. Subsequent budgets will be created annually. The Grange guarantees payment of the lease fee for the period of the lease (see Appendix G).

We understand the 2024 lease fee will be prorated depending on the start date of the lease. Each year, we will create an annual budget for infrastructure development and farming activities.

Business plan. We believe this proposal document contains all elements of a standard business plan (executive summary, organization description, needs analysis, proposed program activities, operational plan by year, marketing plan, impacts or benefits, financial plan, and budget).

c. Affirmation that Grange will be able to meet lease rate

A letter affirming the Grange commitment to meet the lease fee for five years may be found in Appendix G.

We consider the lease fee proposed by the Land Bank to be entirely reasonable and affordable. We wonder, however, if there is room to discuss a future lease fee determined by 1) a base fee for the use of the land ($30/acre) with 2) an additional amount to be determined by the amount of water used. Thus, each year's fee would change, with the amount of irrigated acreage and water use to be determined annually. This might require a year of studying the situation on the ground, including water use (metered) per irrigated acre and water availability (as measured by the static level of the well).

d. Revenue sources for operation beyond farm product sales

REVENUE SOURCE	HOW OBTAINED
Grange	$21,000 allocated in 2024, with agreement to pay lease for 4 additional years minimum (see Appendix G)
Grants	See list of potential grant sources below
Events	Fees from events such as workshops and permaculture courses
Agritourism	Fees from events such as farm tours and harvest fairs
Subleases	Sublessee participation fees
Fundraising	• % of sales of farm products at Grange booth at SJI Farmers Market • Private donations designated to project ($3,500 to date) • Fundraising campaigns

Potential sources of future grant funding include USDA Beginning Farmer and Rancher Development Program (in collaboration with the Ag Guild), the Ag Guild FARM Fund, Washington State Department of Agriculture Infrastructure Grant, San Juan Island Community Foundation (which has been a source of funding for past Grange and Ag Guild projects), and CD and NRCS cost-share programs.

e. Avenues for sales/distribution of farm products

Farm products produced through a cooperative garden (Community Participatory Agriculture) would be distributed among members for their own consumption, per that model.

Sales and choice of sales avenues for products from market garden enterprises would be the responsibility of the market gardeners.

Sales of farm products could initially be through the existing Grange booth at the San Juan Island Farmers Market, which has been a cornerstone market vendor since 2017. The cooperative

Grange booth generated approximately $20,000 from sales of farm and garden products in 2023. There are market days when the Grange booth is the only source of farm products at the market.

If/when an additional sales outlet is needed, the Grange or individual growers will consider joining the Food Hub.

Sales of livestock will be managed by the livestock owners. We anticipate that for 4-H members, for example, sales would be private or through the annual 4-H Auction at the San Juan County Fair, with processing being either custom or USDA-inspected through the Island Grown Farmers Cooperative. USDA-inspected meats could be sold through any market channel.

f. Length of term required/desired and reason:

The Grange requests a lease term of five years minimum, with extensions subject to performance reviews by the Land Bank.

The reasons for requesting an initial five-year lease are the need

- for time to develop perennial crops, such as fruits, berries, and nuts
- for time to develop the infrastructure proposed above
- for time to achieve full community engagement
- for time to improve the soil and increase production and benefit from improvements
- to control of the land for a five-year minimum in order to qualify for CD and NRCS cost-share projects

In the event that the REET does not pass in 2026, we ask to negotiate with the Land Bank to continue managing the farm under whatever management entity takes responsibility. If the property is to be sold, we ask for the right of first refusal.

ATTACHMENTS:

Appendix A—Pocket History of the Grange
Appendix B—Conceptual Maps with Infrastructure and Farming Activities
Appendix C—Best Management Practices
Appendix D—Example of Project Principles
Appendix E—Example of Standards for Farming Practices
Appendix F—Project Budget, Year 1
Appendix G—Letter of Commitment from Grange
Appendix H—Bios and Statements of Commitment
Appendix I—Letters of Reference
Appendix J—Definition of Regenerative Agriculture

APPENDIX A

POCKET HISTORY OF THE GRANGE

The National Grange was founded in 1867 and is the oldest agricultural and rural public interest organization in the U.S. The Grange has been a driving force behind some of the most progressive legislation in the country. Women were given voice and full vote within the Grange upon its founding, long before women were able to vote in state or federal elections. After the Civil War, the Grange worked with African-American farmers to help them organize. The Grange has had a voice in Congress, helping to pass such bills as the Sherman Anti-Trust Act (1890), Pure Food and Drug Act (1906), and Universal Suffrage (1919).

In addition to helping support these laws, Grangers have been a driving force behind improving transportation, waterways, deaf and hard of hearing programs, volunteer fire departments, relief funds worldwide, community service programs, all in addition to helping improve the condition for farms through improving bargaining positions and strengthening property rights.

The Washington State Grange was founded in 1889, joining in populist campaigns against entrenched political parties and business monopolies; fighting for improvements in the education of rural children; working closely with organized labor, the Progressive Movement, and other allies to win woman suffrage, to create a system of primary elections in Washington, to regulate the rapacious pricing practices of the railroads, and to give the voting public the rights of initiative, referendum, and recall. In later years, the Grange campaigned for tax reform, led the battle for the creation of public utility districts in rural areas, and strongly supported the federal Bonneville Power Administration and the Columbia Basin Project, which brought electricity and irrigation to many rural areas of the state.

Grangers on a local level have assisted their communities in numerous ways, from creating urban farming initiatives to building bridges. The Grange is a multi-denominational organization that focuses on a commitment to the land and to each other. https://www.nationalgrange.org/7255-2/

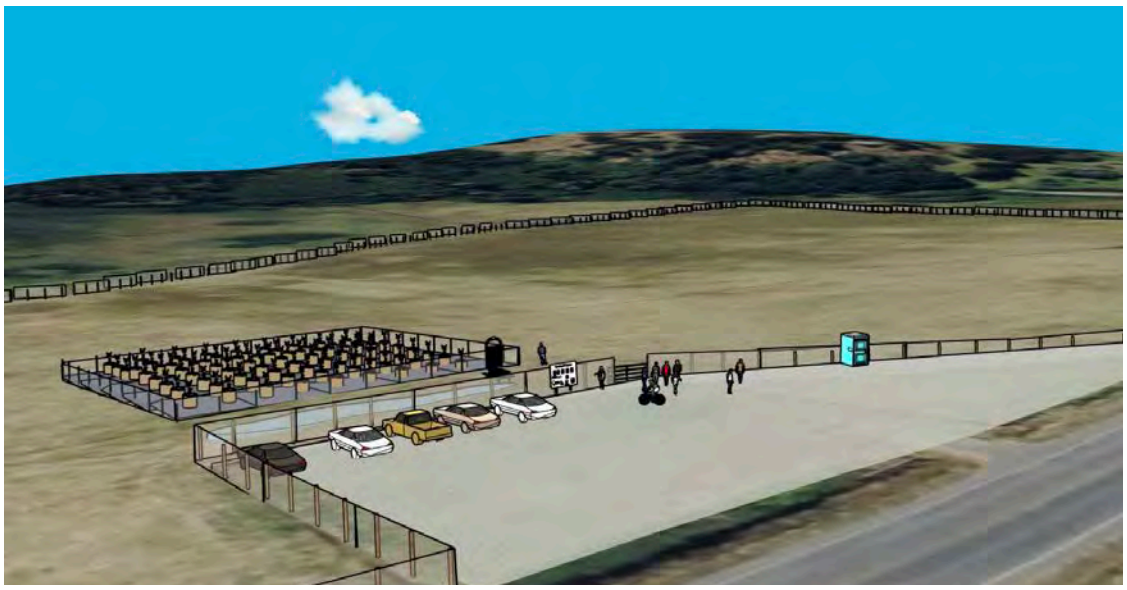
San Juan Island Grange #966 was chartered in 1931. In 1937, local members bought property on Spring Street and built a cooperative farm store with volunteer labor and materials. It offered freezer space, truck scales, and a gasoline pump. San Juan Island Grange Hall was purchased from the Women's Study Club in 1975 and has since been a favorite space for community meetings and celebrations.

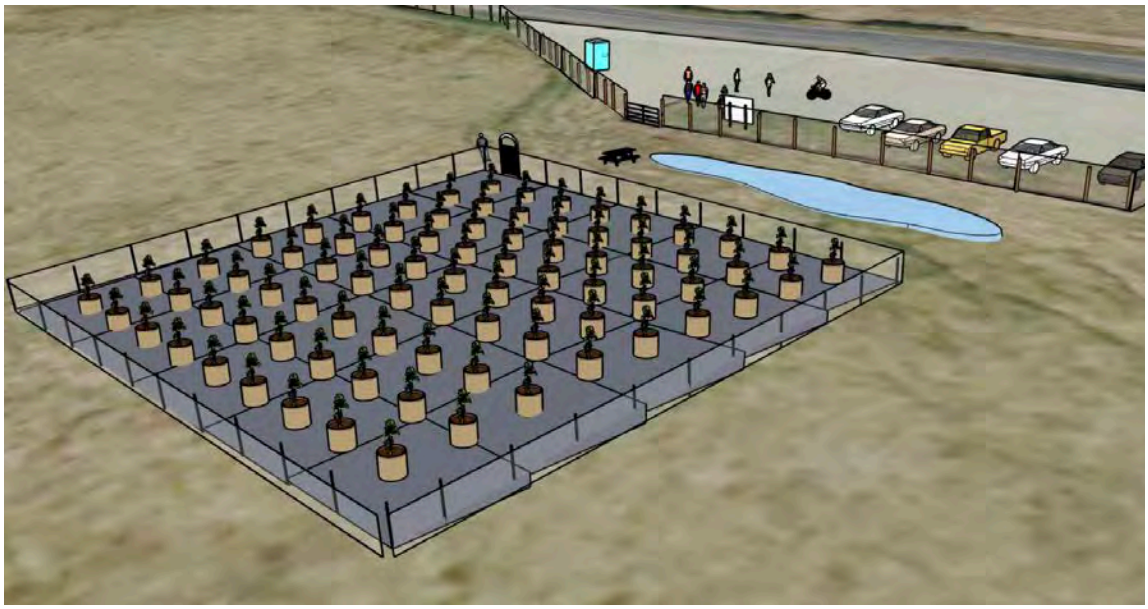
The San Juan Island Grange is structured as a 501(c)(8), a non-profit lodge, and functions as a Democratic, membership-based organization. Its 250 members hold ultimate authority, making decisions at monthly meetings. Committees are granted limited authority and funds to carry out projects through an annual budget process. An Executive Committee handles emergencies and contracts, but their decisions must be ratified by the membership.

APPENDIX B

CONCEPTUAL MAPS OF SCENARIOS FOR INFRASTRUCTURE AND FARMING ACTIVITIES

YEAR 1





Vision of the future at Beaverton Marsh Preserve? This photo illustrates the use of keyline planting. See also the photo in Appendix C, below.

APPENDIX C

BEST MANAGEMENT PRACTICES

NRCS CLIMATE-SMART

In preparing this proposal, we have referred to NRCS Climate-Smart BMPs. A fact sheet may be found at:
https://www.nrcs.usda.gov/sites/default/files/2023-10/NRCS-CSAF-Mitigation-Activities-List.pdf

OCCULTATION AND BIOSOLARIZATION

In opening land for cultivation, we will use low-impact methods such as occulation and biosolarization. A fact sheet on occultation may be found at:
https://smallfarms.cornell.edu/projects/reduced-tillage/tarping/

A fact sheet on soil biosolarization may be found at:
https://attra.ncat.org/publication/soil-solarization-and-biosolarization/

CARBON PLANNING

Information on carbon planning, a new initiative of the CD, will be available soon.

REGENERATIVE AG

For the purpose of developing this proposal and project, we have used the article in Appendix J as our working definition of "regenerative ag."

SOIL SAMPLING

Soil samples would be taken using the method described here: https://soiltestlab.com/soil-health/ For consistency, we will aim to send soil tests to the same lab each year.

DESIGN USING CONTOURS AND KEYLINES

Example of planting using a keyline design

APPENDIX D

EXAMPLE OF PROJECT PRINCIPLES

The principles below were drafted by the Ag Guild Farmers-to-Farmland Shared Land Access Team in 2022, as part of a USDA Beginning Farmer and Rancher Development Program grant project.

Project Principles for Shared Land Access

Stewardship *We protect and cultivate the health of our food systems and the planet. We foster holistic land management and innovative stewardship practices such as permaculture, soil building, and carbon sequestration.*

Transparency *To promote successful relationships among farmers, land owners, other stakeholders, and the community, we provide a clear vision and parameters for achieving our goals and we practice open, professional, inclusive, and transparent communications.*

Accessibility/Equity for farmers *We boost farmer success through a model that promotes long-term access to farmland, living wages for farmers, and the ability for the farmer to build equity over time.*

Resilience *We identify and implement strategies that help farmers adapt to changes in climate, economics, working conditions, and societal needs, as they evolve.*

Justice *We stand against racism and oppression of any kind. We believe there is no food justice without racial and economic justice, and we commit to advocating for equitable and just access to farmland in San Juan County.*

Agricultural Ethic *We foster a community culture that recognizes the social value of a thriving local food system; the importance of conserving farmland; the compatibility of resource protection and agriculture; the role of agriculture to community resiliency; and the need for farmers to have affordable, long-term access to farmland.*

APPENDIX E

EXAMPLE OF STANDARDS FOR FARMING PRACTICES

The following example of farming standards are excerpts from standards created for the *Island Grown in the San Juans* program. They are an example of standards that could be adapted for use by Overmarsh Farm Commons. Standards for farming practices would be agreed to as part of a master lease and sublease agreements. Ensuring compliance would be the responsibility of the project manager, backed by the Steering Committee.

ISLAND GROWN IN THE SAN JUANS
MEMBERSHIP STANDARDS

Goal

Island Grown in the San Juans is a branding program that celebrates the quality, bounty, and benefits of food grown, raised, or gathered in San Juan County, Washington. The Island Grown program benefits the farms and farmers that grow local products and the businesses that use them by increasing production and consumption of local products. The program also educates consumers in the benefits of a sustainable local food system and encourages them to support farms and businesses that use local products.

Definitions

For the purpose of the *Island Grown in the San Juan*s program, "local" is defined as:

- All produce grown in San Juan County
- Livestock and products derived from animals that have spent at least 50% of their lives in San Juan County
- Value-added products for which at least 95% of the defining ingredient (the ingredient that establishes the essential character of the product) was grown or produced in San Juan County

Producer Member Standards and Membership Requirements

Island Grown producer membership is approved annually. Membership renewal is subject to review and re-approval. Third-party inspections or surveys may be conducted to ensure compliance with Island Grown standards. *Island Grown in the San Juans* producer members adhere to the above definition of "local" products and pledge to uphold the following standards.

Standards Areas	Standards
Genetically Modified Organisms	Crops and livestock products displaying the *Island Grown in the San Juans* logo will be GMO-free in compliance with the San Juan County GMO-Free ordinance (Initiative Measure 2012-4). Livestock and/or meat products sold under the *Island Grown in the San Juans* label must be produced using non-GMO feed.

Humane Treatment of Animals	Animals must be provided with adequate food, water, and healthy living conditions. Livestock must be handled with care to minimize stress and fear. Producers will work to comply with checklists and standards used by recognized animal welfare organizations.
Use of hormones or antibiotics	The use of hormones and non-therapeutic antibiotics are prohibited. If animals are ill, they may be administered therapeutic medicines until they recover. Products branded with the *Island Grown in the San Juans* logo may not contain any meat or animal product that is from animals currently under treatment or that have not completely satisfied the specified withdrawal period following a treatment regimen. Products from animals that are ill and/or using antibiotics at the time of slaughter shall not display the *Island Grown in the San Juans* logo.
Use of Pesticides and Herbicides	Organic production methods are encouraged but not required of Island Grown members. Producers may apply only pesticides and herbicides that are allowed under the National Organic Program (http://www.omri.org/omri-lists) and included on the Organic Materials Research Institute (OMRI) list. Use of integrated pest management (IPM) techniques is also encouraged.
Water Resources	Members will protect water resources by using scale-appropriate tillage techniques, maintaining appropriate buffer zones, properly managing animal wastes, and using efficient irrigation practices.
Soil Resources	Members will plant cover crops and use crop rotations, employ BMPs for grazing, and use conservation tillage techniques to protect and enrich their soils.
Wildlife Habitat	Members will protect and enhance natural habitats for wildlife by providing appropriate vegetation, managing mowing and grazing practices, and restoring native habitat as appropriate.
Legal Requirements	Members must comply with all local, state, and federal laws and regulations that may apply to them. This includes the San Juan County GMO-Free Ordinance and the San Juan County Critical Areas Ordinance, as well as all legal requirements promulgated by the Washington State Department of Agriculture, the San Juan County Health and Community Services Department, and the United States Department of Agriculture. Licenses must be displayed as required.
Food Safety	Members are encouraged to develop a Hazard Analysis & Critical Control Points (HACCP) plan and to follow applicable Good Manufacturing Practices (GMPs) and Good Agricultural Practices (GAPs) in order to protect the integrity of the *Island Grown in the San Juans* brand.
Packaging	Members agree to package and display products in a manner that is clean and attractive.
Insurance	Members agree to hold harmless the *Island Grown in the San Juans* program from all liability.

APPENDIX F

BUDGET FOR YEAR 1

Overmarsh Farm Commons
Budget—Year 1

MAJOR	ITEM	COST	HOURS
Year 1			
Project manager		$10,000.00	36
Lease fee 2024		$3,100.00	
Insurance		$1,000.00	
Infrastructure			20
	Fencing	$500.00	
	Fence Posts	$700.00	
	Stocktanks	$800.00	
	Occultation tarps	$500.00	
	Tarp Staples	$75.00	
	(2) 100' hoses	$200.00	
	Roemay or straw	$100.00	
	Insect barrier	$50.00	
Subtotal		**$2,925.00**	672
Potato project			
	50# Polatos	$250.00	
	(43) 5 gal Grow bags	$200.00	
	Soil	$200.00	
Subtotal		**$650.00**	40
Garlic project			
	6# Hardneck	$180.00	40
	4# Softneck	$120.00	
	Bonemeal	$50.00	
Subtotal		**$350.00**	
Total Cost		$18,025.00	
20% contingency		$3,605.00	
Total Cost		**$21,630.00**	
Total hours			**768**

APPENDIX G

LETTER FROM SAN JUAN ISLAND GRANGE PRESIDENT AND TREASURER

SAN JUAN ISLAND GRANGE #966

February 22, 2024

Lincoln Bormann, Director
San Juan County Conservation Land Bank

Dear Lincoln;

San Juan Island Grange #966 is financially capable of meeting the financial obligations contained in the attached proposal. The 2024 budget passed by our members allocates sufficient funds to meet the lease fee plus the cost of infrastructure improvements that we foresee for the first year.

With the signing of a lease, I will ask our Executive Committee to earmark the funds required to pay the fee for the lease period.

We can provide you with financial statements as requested to substantiate our claims. You may contact us at sanjuangrange@gmail.com with any request.

Fraternally,

Roger Ellison
2024 President

Boyd C. Pratt
2024 Treasurer

APPENDIX H

TEAM BIOS AND STATEMENTS OF COMMITMENT

STEERING COMMITTEE

Court Bell

I envision the Beaverton March Project as a vibrant, green educational demonstration farm/laboratory bringing our community together around increasing production of quality food grown responsibly.

I grew up on 10 acres with 125 peach trees and 125 apple trees. We also planted 40 acres of Christmas trees. A lifelong gardener, my wife and I moved to San Juan Island in 1991, when I accepted the position of principal of Friday Harbor Elementary. My 37-year career as a teacher and school administrator was capped by 14 years as principal on San Juan Island.

Community Service: 8 years as village clerk-treasurer in upstate New York, 3 years on Washington State Principals Association Board; 29 years secretary-treasurer HOA, 6 years on the board of the San Juan Community Theatre.

In 2016, my wife, Ann, and I purchased the 30 acres in San Juan Valley that became Goose Hollow Farm. I joined the Grange that year and was a founding member of the Growers' Circle. I made the very first deliveries of pallets of chicken and animal feed for the Grange feed-buying cooperative, which continues to this day.

Goose Hollow Farm began hay production in 2017, and now we bale 20 tons of 40-pound hay bales annually and grow several tons of feed barley—all sold on island. We are experimenting with ancient and heirloom grains, including spelt, hulless oats, and specialty wheats. We also sell French heirloom pumpkins at the San Juan Island Farmers Market. We have an Individual Stewardship Plan, developed with the Conservation District, and we were one of only three county farms to use the CD's no-till drill in 2023.

Roger Ellison

I have been developing Thornbush Farm on San Juan Island since 1989 as a domestic ecosystem that produces food, fuel and fiber in ways that complement natural systems. My interest in environmental design goes back to my work as an instructor teaching Ernest Callenbach's novel Ecotopia in the mid 70's. In the mid 90's I trained in Environmental Horticulture at South Seattle Community College, and subsequently hung out my shingle as Thornbush Landscape and Design in Seattle, which I moved to the island in 2000. After almost 25 years landscaping, I retired to farming and set up a nursery operation at Thornbush Farm to produce food forest plants: Fruit and nut trees, berry bushes, and soil-building plants.

I am the president of San Juan Island Grange, and in that role I served on the steering committee to establish the San Juan Islands Food Hub. I currently manage the Grange's presence at the San Juan Farmers Market.

I believe that the Overmarsh Farm Commons will prove to be a crucial step in returning more of our island land and more of our island people to growing local food.

Candace Jagel

I was drawn to this project after nearly two decades of thinking that we need to do everything to promote commercial small-scale farming. I have worked in the field of small-scale ag (10 years as WSU Extension Ag Program Coordinator; 7 years on the ARC; about 12 years on the board of the Ag Guild; 20 years as a goat farmer; and previously doing the same kind of work on another island) with the expectation that the system would eventually come around. Now I'm not so sure. It is so difficult to make money farming at island scale. A farmer here simply cannot charge enough.

Also, over time I have seen the reduction of the number of farms in San Juan County; the retirement of farmers who were cornerstone vendors at farmers markets; and the increase in the cost of farm inputs, including on my own farm (with a 30% increase in the cost of feed this last year, for example).

This has led me to think that we need a variety of ways to produce food to feed our community: P-patches, collaborative gardens, AND commercial market gardens and livestock production. We should be developing all ways that our community can produce food.

The Overmarsh Farm Commons project embodies this approach and would be a jewel in the crown of public farmland in San Juan County. This is why I am on the Steering Committee.

Elaine Kendall

I see the Overmarsh Farm Commons project as a way to regenerate and use the land to provide food for our community. It will do this by developing an integrated farming system and making land available for community members to produce food crops together in a shared space.

I was an Ag Guild founding member and served as board chair for 4 years. Our farm participated in the San Juan Island Farmers Market for 20 years, and I served as farmers market association president for 3 years. With my family, I have been farming a diversified operation (livestock, poultry, crops) for 25 years.

Bruce Robinson

I have been a Grange member for seven years and chairperson of the Grange Agricultural Support Committee for four years.

I am interested in this project because I have observed the amount of food produced on San Juan Island diminish over the years. There are many people who have the desire to grow food but lack access to prime agricultural land and/or water.

I have been a gardener for 42 years, presently producing about 50% of the food consumed by our household. In the last three years, I have had the good fortune of working with Court Bell at Goose Hollow Farm where I have been able to grow a large variety of vegetables using regenerative agricultural principles.

I am excited to see more food grown by islanders using a variety of farming models: commercial market gardens, cooperative grazing and orcharding, community participatory plots, and pea-patch gardens—all adding to the quality of the soil and water.

Bill Severson I am a long-time visitor and resident of San Juan Island dating back to a 1965 visit with the family. After graduating from the University of Washington, I traveled extensively; however, I never found a place as magical as the San Juan Islands. I returned with my wife, Laura Jo, to settle down here, sail the boat, and raise a garden.

I recently retired as an Electrical Engineer and Manager with the General Electric Company. I spent my 47-year career working in the field with industrial and utility customers. I finished my career as a project manager for the distributed power, hydro, wind, and finally solar businesses.

The world is in the midst of the worst human-caused environmental crisis ever, yet we live—more than seven billion of us—using ever more resources and with a rising average standard of living. As we degrade the planet and alter the climate, as the human population continues to climb, we consume more, pollute more, and waste more—and nothing seems to be stopping us. I believe:

1. Youth are the best chance for a grass-roots movement on climate change.
2. We must start now—we only have 10 years to begin to decarbonize the climate.
3. You can take advantage of my unique experience and skills to support farmers in our county to secure food for our future.

Let's work together to secure our future, grow food, and create good paying agriculture jobs in a clean sustainable fashion!

Loren Soland

I have been owner of Paradise Design, a landscape design and installation company, for 36 years. I specialize in low-maintenance installations using drip irrigation and organic fertilizers.

I have been concerned about how we are treating our planet since my high school debate team took up the issue of the Exxon Valdez in the early seventies. With my involvement in landscaping, I have always looked for ways to use practices that can enhance the effects of our actions on the only livable planet that we are aware of.

This project meets those needs and provides a chance to educate and enable our community in how we can be self-sufficient in a sustainable way. My passion is with perennial crops such as

fruit trees and shrubs, as I see these as anchors to give people a sense of security, ownership, and pride.

I look forward to creating a model of a cooperative system that can be adapted to other areas throughout our county.

ADVISORY COMMITTEE BIOS AND STATEMENTS OF COMMITMENT

Bruce Gregory

Bruce operates a small diverse farm with his wife on San Juan Island in Washington State, raising lamb, Asian pears, apples, kiwifruit, small round-bale haylage, and various other crops.

A graduate of Boise State University and Western Washington University, Bruce was a farm and forest resource planner for the San Juan Islands Conservation District for 17 years. He has also served on the board of the Island Grown Farmer's Cooperative, which created, built, and now operates the first USDA-inspected Mobile Slaughter Unit in the U.S. Bruce has also served on other boards, such as those of the San Juan County Noxious Weed Control Board, the San Juan County Economic Development Council, and the Northwest Agriculture Business Center.

Bruce is a graduate of the statewide WSU Center for Holistic Management--Kellogg Foundation four-year program in Holistic Management, consensus building, and micro-enterprise development. Bruce has also volunteered abroad for the NGOs ACDI/VOCA and Winrock International, serving the Farmer-to-Farmer Program in Kyrgyzstan in 2004 and 2006, and then in Tajikistan in 2015, 2016, and 2019, working with fruit growers in remote small villages, teaching orchard maintenance, development, and propagation.

Lisa Lawrence

Lisa is a multi-generational islander. She and her husband Jim own Thirsty Goose Farm and raised their family here, fishing and farming. She was also a real estate broker for 25 years. Lisa's family is indigenous, from Swinomish and Mitchell Bay. She currently serves on the Madrona Institute and Coast Salish Youth Coalition board, an inter-tribal youth group that promotes education and experiences for tribal youth in the Salish Sea. She is also a former Land Bank commissioner.

Sherri Phelps

As a kid I worked on a vegetable farm, eventually moving the irrigation lines as well as reluctantly spending lots of time in the family garden. Unbeknownst to me, both these experiences would become of interest later in life.

I have been managing public drinking water systems for years now, starting by reading water meters in 1995. Soon after, I became state certified to manage, operate, and maintain well water systems and eventually desalinization treatment plants. I now contract to manage many water systems on San Juan Island.

I consider myself a hobby farmer, having a sizable garden and raising chickens for eggs to sell at the Grange booth at the Farmers Market. I also manage the Grange cooperative feed-buying initiative.

Creating a place where folks can grow their own food and food for animals is good for individuals as well as the island. What a way to build health and community! I want to support this in any way I'm able.

Kelly Robotham

I commit to working as a volunteer consultant for this project, helping with farm design and layout. I also believe that a permaculture design certificate course could be built around the project, with course participants contributing to the design and layout of the farm. If there is interest in this, I would organize and lead-teach the course. My bio is as follows:

Kelly (Simmons) Robotham spent eighteen years working in the field of permaculture design, education and skill building. She holds a bachelor's degree in Environmental Studies and a master's degree in Education, as well as a National Diploma in Permaculture Education and Community Service with Permaculture Institute USA. Kelly founded the non-profit Boulder Sustainability Education Center in Boulder, Colorado in 2006 and has taught permaculture design trainings and courses for a wide variety of organizations across Colorado, New Mexico, Nebraska and overseas as well as academically in higher education at Naropa University, Colorado Mountain College, Swarthmore College, and the University of Colorado, Boulder. She has also provided professional permaculture design consultancy services to private clients in Colorado and New Mexico and is a published author in online and print journals including *Permaculture Design* magazine and *Elephant Journal.* Kelly received several awards for her professional work in the fields of sustainability and permaculture design over the course of her career. She retired from her Colorado urban permaculture demonstration site, Sunflower House, and permaculture design teaching and consultancy business to a small cabin on San Juan Island, WA in 2022 with her husband and Welsh Corgi. She currently serves on the Board of Directors of the Association for Regenerative Culture and is a member of the San Juan Island Grange.

APPENDIX I

LETTERS OF REFERENCE AND SUPPORT

LETTER OF REFERENCE FROM SAN JUAN ISLAND SEA SALT

---------- Forwarded message ---------
From: **Tyler Ryan** <ty@sanjuanislandseasalt.com>
Date: Sat, Feb 17, 2024, 11:28 PM
Subject: Re: a business reference letter?
To: San Juan Grange <sanjuangrange@gmail.com>, Brady Ryan <brady@sanjuanislandseasalt.com>

San Juan Island Sea Salt had the pleasure of renting the Grange kitchen on a near weekly basis from 2021 through 2023. The use of their space allowed us to produce our salted honey caramels in a commercial kitchen and to meet WSDA processed-food guidelines. The Grange and its members provided a professional home for our candy making and gave us the opportunity to grow this side of the business. With the help of their facilities we were able to produce half a million candies in 2023. The Grange is an invaluable community resource and we are excited to see their contributions grow with the lease of this land.

Sincerely,
Tyler Ryan
Director of Products
San Juan Island Sea Salt

Tyler Ryan
Director of Products
www.sanjuanislandseasalt.com

LETTER OF REFERENCE FROM SAN JUAN ISLAND FARMERS MARKET

---------- Forwarded message ---------
From: **Jeffrey Johnson** <jeffjohnsonoly@gmail.com>
Date: Thu, Feb 15, 2024 at 12:01 PM
Subject: Reference
To: sanjuangrange@gmail.com <sanjuangrange@gmail.com>

Dear San Juan Island Grange #966,

On behalf of the San Juan Island Farmers Market, I want to thank you for being such good and reliable market members. You are there every market day, bringing new growers and products to our community. You have hatched businesses that are now market members

themselves. And you are helping teach people the value of local agriculture and how to grow nutritious food for themselves.

We are watching with great interest your Beaverton Valley Farm project and wishing you great success. Any way the farmers market can help with this project or others, we stand ready.

This Memorial Day Weekend, the Farmers Market, working with the Department of Health and the Nourish to Flourish Coalition, will be kicking off the 2024 Fresh Bucks program which will allow low income residents to purchase fresh produce, meat, fish, eggs and dairy products with farmers market tokens. We are excited about this program, both for our farmers but also for addressing food insecurity on the Island.

We look forward to working together with the Grange this year.

Best,

Jeff Johnson
President, San Juan Island Farmers Market
Barnswallow Farm

APPENDIX J

WORKING DEFINITION OF REGENERATIVE AGRICULTURE

What is Regenerative Agriculture?

February 16, 2017

"Regenerative Agriculture" describes farming and grazing practices that, among other benefits, reverse climate change by rebuilding soil organic matter and restoring degraded soil biodiversity – resulting in both carbon drawdown and improving the water cycle.

Specifically, ***Regenerative Agriculture is a*** *holistic land management practice that leverages the power of photosynthesis in plants to close the carbon cycle, and build soil health, crop resilience and nutrient density. R*egenerative agriculture improves soil health, primarily through the practices that increase soil organic matter. This not only aids in increasing soil biota diversity and health, but increases biodiversity both above and below the soil surface, while increasing both water holding capacity and sequestering carbon at greater depths, thus drawing down climate-damaging levels of atmospheric CO_2, and improving soil structure to reverse civilization-threatening human-caused soil loss. Research continues to reveal the damaging effects to soil from tillage, applications of agricultural chemicals and salt based fertilizers, and carbon mining. Regenerative Agriculture reverses this paradigm to build for the future.

Regenerative Agricultural Practices are:

Practices that (i) contribute to generating/building soils and soil fertility and health; (ii) increase water percolation, water retention, and clean and safe water runoff; (iii) increase biodiversity and ecosystem health and resiliency; and (iv) invert the carbon emissions of our current agriculture to one of remarkably significant carbon sequestration thereby cleansing the atmosphere of legacy levels of CO_2.

Practices include:

1. No-till/minimum tillage. Tillage breaks up (pulverizes) soil aggregation and fungal communities while adding excess O_2 to the soil for increased respiration and CO_2 emission. It can be one of the most degrading agricultural practices, greatly increasing soil erosion and carbon loss. A secondary effect is soil capping and slaking that can plug soil spaces for percolation creating much more water runoff and soil loss. Conversely, no-till/minimum tillage, in conjunction with other regenerative practices, enhances soil aggregation, water infiltration and retention, and carbon sequestration. However, some soils benefit from interim ripping to break apart hardpans, which can increase root zones and yields and have the capacity to increase soil health and carbon sequestration. Certain low level chiseling may have similar positive effects.

2. Soil fertility is increased in regenerative systems biologically through application of cover crops, crop rotations, compost, and animal manures,

which restore the plant/soil microbiome to promote liberation, transfer, and cycling of essential soil nutrients. Artificial and synthetic fertilizers have created imbalances in the structure and function of microbial communities in soils, bypassing the natural biological acquisition of nutrients for the plants, creating a dependent agroecosystem and weaker, less resilient plants. Research has observed that application of synthetic and artificial fertilizers contribute to climate change through (i) the energy costs of production and transportation of the fertilizers, (ii) chemical breakdown and migration into water resources and the atmosphere; (iii) the distortion of soil microbial communities including the diminution of soil methanothrops, and (iv) the accelerated decomposition of soil organic matter.

3. Building biological ecosystem diversity begins with inoculation of soils with composts or compost extracts to restore soil microbial community population, structure and functionality restoring soil system energy (C- compounds as exudates) through full-time planting of multiple crop inter- crop plantings, multispecies cover crops, and borders planted for bee habitat and other beneficial insects. This can include the highly successful push-pull systems. It is critical to change synthetic nutrient dependent monocultures, low-biodiversity and soil degrading practices.
4. Well-managed grazing practices stimulate improved plant growth, increased soil carbon deposits, and overall pasture and grazing land productivity while greatly increasing soil fertility, insect and plant biodiversity, and soil carbon sequestration. These practices not only improve ecological health, but also the health of the animal and human consumer through improved micro-nutrients availability and better dietary omega balances. Feed lots and confined animal feeding systems contribute dramatically to (i) unhealthy monoculture production systems, (ii) low nutrient density forage (iii) increased water pollution, (iv) antibiotic usage and resistance, and (v) CO_2 and methane emissions, all of which together yield broken and ecosystem-degrading food-production systems.

Co-Authors:

Regenerative Agriculture Initiative, California State University, Chico
http://www.csuchico.edu/sustainablefuture/aginitiative/
The Carbon Underground
https://thecarbonunderground.org/

This definition will continue to evolve as research and practice inform what builds the health of soils, sequesters carbon, and grows more topsoil for future generations.

CSU Chico | INSTITUTE FOR SUSTAINABLE DEVELOPMENT | REGENERATIVE AGRICULTURE INITIATIVE

THE CARBON UNDERGROUND

FARM PLAN
OVERMARSH FARM COMMONS

Rev 0 Dated April 12, 2024

Introduction

The Overmarsh Farm Commons is a cooperatively managed farm, developed to host a variety of farming operations: p-patches, a community participatory agriculture (CPA) operation, market gardens, livestock production, orcharding and grain production.

This Farm Plan consists of three elements: Infrastructure; Irrigated annual crops and perennials; Livestock

Infrastructure

In general, permanent infrastructure will be paid for the Land Bank (LB). The Grange, with parcel users (G), will assist with volunteer labor. Lease cost adjustments will be made for Grange volunteer labor support of LB projects.

Temporary infrastructure will be paid for and constructed by the Grange.

Grange will consult with and get approval from Land Bank on location, form and details of all infrastructure.

We are setting out a very preliminary 5-year plan, realizing that the development of OFC can and will change the order/priority of projects based on needs of users

Infrastructure projects not laid out here will require new Land Bank approval.

Year 1 (Spring '24 – Spring '25)

Locate and install Porta-potty (G+LB)

Begin perimeter fencing (LB w/G)

Design and construct small Livestock Loading Pen at West Entrance (LB w/G)

Improve vehicle access, pedestrian access, and parking at West Entrance (LB w/G support)

Install water systems:

A) permanent - well up to tank and across parking lot to east (LB w/G)

B) temporary - to livestock/crops (G)

Construct small tool/equipment shed(s) as needed (G)

Create temporary livestock shelter(s) with limited heavy/loading use area (G w/users)

Locate berms/swales/pocket ponds as appropriate (G)

Year 2 (Spring ’25- Spring 2

Extend pedestrian access at west entrance based on year 1 experience of adequacy (LB w/G)

Complete/extend perimeter fencing (LB w/G)

Install permanent water system, main line to garden (G)

Expand internal fencing for garden/crop/ trees/orchard areas (G)

Develop and begin implementation of signage plan (G)

Locate / construct hoophouse(s) (G)

Develop compost areas – possibly moveable as needed (G)

Install Permanent Composting Toilet (LB w/G)

Install any needed posts, wires, supports for trees, vines and perennials – ongoing (G)

Year 3 (Spring ’26-’27)

Construct covered pavilion/shelter for gatherings, workshops) (LB + G) to collaborate on design/construction

Build usable vehicle entrance and fenced parking at east entrance (LB w/G)

Continue expanding internal fencing and paths for garden/crop areas (G)

Add a second water storage tank, as needed. Possible raised water tank to increase pressure (LB w/G)

Years 4 /5 (Spring ’27 and beyond)

Install permanent water system, east well storage tank to livestock, as needed (LB w/G)

Build a farm stand, if need is determined. LB to approve design. (G)

Install east water system, east well to (new?) storage tank (LB w/G) and extend from to livestock/crops (G)

Add other improvements as needed and approved by the Land Bank (G+LB)

Irrigated annual crops and perennials

In the process of 10 years: Convert 5 acres to annual crops and perennial plantings.

Year 1 (April 2024 - April 2025)

Use occultation to prepare 1\4 acre for fall planting of garlic, winter vegetables and grain. The Grange will conduct a fundraising project of raising potatoes in cages placed upon the tarps to help hold them down.

Once tarps are removed, place them on a nearby location for occultation of at least another 1/4 acre through the winter. The amount of land to be covered will depend on water availability/supply, plus the amount of interest shown by potential users.

Year 2 (April 2025 - 2026)

Convert the original 1/4 acre (#2 above) into a P-patch garden and/or a Grange Farmers Market garden.

If interested users (commercial growers, a CPA group, and/or expanded P-patch gardeners) have stepped forward with a plan incorporating best management practices (BMPs), the land prepared (with occultation during winter months) will be converted into annual crops.

Newly removed tarps will be moved to a new location to prepare enough land to accommodate selected users, again, dependent upon water supply.

Begin planning and planting (in collaboration with the Land Bank) a path with a perennial food forest below Roche Harbor Rd. to act as a windbreak and visual buffer from the road.

Year 3 and beyond (April 2026 and on)

Depending upon water supply and interest, continue the cycle of occultation, user selection, and application/monitoring of BMPs in annual and perennial crops until it is deemed that maximum land usage is in place.

Once maximum usage is achieved, collaborate with the Ag Guild to expand this model to other locations.

Livestock

Will expand as perimeter fencing is installed

1. Season: Sheep and/or cattle pastured spring – fall, dependent on the availability of forage and condition of the soil (wetness).

2. Stocking rate: Initially 30 AUM/acre to be adjusted as we learn the capacity of the land.

3. Rotation – Livestock will be rotated throughout the grasslands using temporary electric fencing and will be moved to leave at least 3" of stubble height of forage to support healthy regrowth. Livestock shall not be allowed to create exposed soil due to overgrazing.

4. Wetland pastures approved for grazing will be flash grazed as conditions allow between June 1 and October 1.

5. Mowing – Grazed and ungrazed areas will be mowed/hayed in the fall as needed.

6. Livestock will be kept out of wetland and riparian areas outside of the ALA, except for grazing trials arranged jointly between the Land Bank and the Tenant.

7. Stock water will be transferred from wells to storage tank(s) and then to stock troughs.

8. All livestock, equipment, and temporary infrastructure will be removed by November of each year.

OVERMARSH FARM COMMONS April 2, 2024

At the March 15, 2023 steering committee meeting with Land Bank representatives, the question was asked of the steering committee: How will you evaluate success (or failure) on the complicated project?

Our 10 year goal is full, responsible utilization of the 35 acre lease property. The definition of "full, responsible utilization" will become more clear as we work to develop our project.

The project has specific goals outlined in our lease proposal. **Success** will be defined as movement each year toward that full utilization goal:

1. Expanding land under cultivation – beginning with ¼ acre first year and at least ½ acre annually thereafter
2. Full utilization of the grazing parcels consistent with good stewardship. Carrying capacity will be determined and perhaps increased over time as our knowledge and skills increase
3. A growing number of participants – individuals growing food for their families, market gardeners, community agriculture, responsible livestock partners
4. Implementation and installation of infrastructure - increasing each year as needs become clear
5. Increasing production of food – we will tally and record amounts and types of food produced, including amounts of food donated to the Food Bank
6. Increasing soil fertility and maintaining water quality – testing regularly
7. Hosting educational events and volunteer opportunities – beginning late spring 2024, recording events and participation
8. Community support – assessing neighbor and wider community support through regular communication outreach and feedback
9. Fundraising – well beyond the existing Grange lease commitment

We *could* attach specific numbers and set detailed success goals in each area, but the reality is that this project will grow and develop depending on who comes forward as participants. As each year goes by, setting detailed objectives for the year ahead should become easier. A project like this one, done correctly, grows slowly at first, and then more quickly over time. We certainly hope and expect to reach full utilization before ten years.
Failure, of course, is lack of progress toward these goals.
We expect to be dialoguing with the Land Bank on a regular basis to make sure everything is on track and moving along smoothly.

We would welcome an annual Progress Review with Land Bank representatives to be held late fall each year to evaluate and celebrate the year as we address any problems and plan for the year ahead.

BEAVERTON MARSH PRESERVE AGRICULTURAL LEASE PROPOSAL TEMPLATE

Applicant Name(s) Phil, Angie and Levi Shephard
Farm or Organization Name: Shephard Family Enterprises, LLC
Mailing Address: 514 Kiehl Road, Friday Harbor WA 98250
Phone: 360-622-5145 (Phil) and 360-622-5143 (Angie)
E-mail: shephard.phil@gmail.com and angiefree@gmail.com
First Professional Reference (name, phone, and email):
Camille Uhlir Two Barn Farm 206-953-5231 cuhlir360@gmail.com (lessor)
Second Personal Reference (name, phone, and email):
Bob and Shannon Wilson 360-317-5985 bob@sanjuansurveying.com (lessor)
Jim Skoog Straitsview Farms 360-472-1740 arrowhead@rockisland.com (lessor)

1. Vision and Goals
a. Describe in detail your vision and goals for the Beaverton Marsh Preserve Farm Lease. What will the farm operation produce, when and how will you begin, and a brief overview of 1, 3, 5+ year plan and goals. Include livestock species and #'s, crop types and acreages.

Our vision for the Beaverton Marsh Preserve is to have a sustainable livestock operation on the property which builds soil and ecosystem health, collaborates with Land Bank and other users and neighbors and produces delicious affordable lamb and beef for sale on the San Juan Islands.

Year One:

- Assess fences, water system, gates and access points. Collaborate with Land Bank staff to make any necessary critical improvements. Based on our two previous seasons leasing this property, we understand the current lack of boundary fencing to be a challenge to safe livestock grazing on the property. We anticipate working with the Land Bank to complete some boundary fencing.
- Bring a small group of beef cattle to the property once soil conditions allow. We currently lease an adjacent pasture, so would only have to walk them over. Utilize temporary fencing to make cross fences to allow for pasture rotations. Based on our limited knowledge of the soil conditions and pasture size, we would anticipate bring a group of 8-10 steers to the property from June through October. The exact timing would be adjusted based on rainfall and soil conditions once we get closer. We would use temporary panels and gates to load and unload livestock.
- Complete soil sampling of all main soil types.
- Assess grazing impacts to obtain information for determining stocking rates for following year. Key factors would be stubble height, bare ground, trampling of sensitive areas.

Year Two:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.

- Collaborate with Land Bank staff to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank to plan small entrance loading corral for property near gate.

Year Three:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider some permanent cross fencing. Location and type of fence would be based on past two seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- If funding and all parties are in agreement, construct small loading corral near property entrance.

Year Four:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past three seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.

Year Five:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past four seasons of information.

- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.

b. What infrastructure additions or modifications would your operation require and who do you propose be responsible for such capital expenses?

We anticipate needing to repair some of the boundary fencing and potentially adding cross fencing. Most of the boundary fence is in poor condition, and we anticipate collaborating with the Land Bank of the design, location and costs of the fencing. We anticipate extending the water lines from the existing hydrant to better spread out use on the property. We would work with the Land Bank and collaborate on the design, location and costs of those improvements. We also would like to consider a small overwintering facility on an adjacent property in collaboration with the landowners, Conservation District and NRCS. However, this would be in year 4/5 and based on extensive discussions with Land Bank staff. The costs would ideally be shared by other collaborators such as NRCS and the Conservation District. If funded, it may be possible to bring some of the finished compost down to the Beaverton Marsh Preserve to assist in fertilizing those fields.

c. Describe your operations water requirements for livestock, irrigation, and/or processing. and what practices will be employed to conserve water.

We would use the property for livestock grazing only. Water usage would be minimal and evaporation losses would also be minimal.

d. Describe how your operation will maintain, and/or enhance soil health. How do you foresee the Land Bank contributing financially to these efforts?

Soil health on the Beaverton Marsh Preserve will be enhanced and improved by careful livestock grazing and the addition of manure and urea via the animals. Soil testing would be done during Year One and soil amendments may be added in subsequent years. We would anticipate collaborating with the Land Bank on these costs. If compost could eventually be made on site this could provide a low-cost source of inputs for improving soil health annually.

e. Describe how your operation will be compatible with, maintain, and/or enhance natural resources on the property including, surface water, soils, and wildlife habitats.

We would utilize temporary fencing to keep livestock from the lower wetland portions of the property. We leased the property for several seasons previously and were successful in this effort. The stocking rates would be adjusted annually to maintain stubble heights of 3-6” of overwintering grass on the property. The existing shrub and tree stands on the property would be maintained to provide pollinator habitat and cover and nesting habitat for birds and small mammals. We would control any state listed noxious weeds on the property. We would enjoy collaborating with efforts to research and reestablish native prairie plants (we have experience with this from our work at The Nature Conservancy’s Zumwalt Prairie Preserve).

f. Do you foresee your farming/ranching practices working towards climate resiliency? If so, please explain?

Organic soil carbon levels are one of the best indicators of soil health and long- term climate resiliency. Initial soil tests will reveal the current soil carbon levels and we anticipate being able to greatly increase the current levels through proper management. It has been well documented that proper livestock grazing can stimulate and increase organic soil carbon levels and thereby providing a carbon sink and increasing both water holding capacity and fertility of pasture soils. If the overwintering facility is approved and funded on the adjacent property, there would be compost spread each season of the bedding and waste hay and manure that would add additional soil organic carbon.

10 g. Describe the benefits your operation will provide to the community. Examples: Local sales, education, research, collaborations, employment opportunities, youth engagement, etc.

We have been selling all our locally raised beef, pork and lamb here on San Juan Island (and limited amounts on Orcas Island) for the past seven years. We currently sell our meats to several different restaurants, both food co-ops, the Orcas School District and dozens of individual customers including delivering to the dock weekly for non-ferry served islands. We anticipate continuing that operation, which provided over 17,000 pounds of sustainably raised local meats here to the community. We currently employ 5 staff on our farm, and having this lease would allow us to continue to do so as it would provide critical pasture for cattle and possibly sheep groups. We have donated meat from our farm to the local veteran's support group, the Food Bank, and the San Juan County Ag Summit. We anticipate continuing this as we are able to grow.

2. Experience and Qualifications a. Describe how your relevant hands-on commercial farming/ranching background and experience has prepared you for this lease opportunity. Provide details of your roles and agricultural qualifications.

Angie Shephard has a BS from Oregon State University in Rangeland Ecology and a Masters from University of Idaho in Rangeland Ecology. Her masters project was focused on sustainable grazing along a salmon bearing stream so she is well versed in the challenges and care needed in grazing livestock in sensitive habitats. She spent three years running the weed control, restoration program and grazing program for The Nature Conservancy's Zumwalt Prairie Preserve in eastern Oregon. This property, at 27,000 acres, with dozens of pastures ranging in size from 200 to 2000 acres, provided ample opportunity to work with cattle owners, OSU researchers and funders to improve habitats on the prairie property. Angie also was the first female superintendent of the University of Alaska experiment farm in Palmer Alaska and has worked locally for the Conservation District and WSU extension. Phil Shephard worked as a Preserve Manager and then regional director at The Nature Conservancy for 17 years in Wyoming and Oregon. He also ran a regional land trust in Alaska for 8 years focused on salmon and wetland conservation. Locally Phil has consulted for both the Land Bank and the Preservation Trust. Phil served on the board of Island Grown Farmers Co-operative for nearly 5 years and helped secure over 4 million in funding to construct the new cut and wrap and processing facility in Burlington for the 100 member co-op.

Both Phil and Angie have extensive experience with grant funding and collaborative projects. They have been farming together on San Juan Island since 2017 and currently raise pork, lamb, beef, honey, eggs, fruit, sheepskins and wool products. They are pleased to have their son Levi Freeman Shephard also working with them full time. Levi has training and skills in animal husbandry and veterinarian work. He is a good rider and can rope. He is also a good basic mechanic, welder and fabricator and an excellent equipment operator. He also has filmmaking photography and social media skills. The intergenerational aspect of our family business and Levi's ever growing skill set, energy and enthusiasm to carry sustainable farming forward is a key to the longevity and success of our operation.

b. Describe any relevant education, training, certifications you have.

Angie has a BS and Masters degree in Rangeland Ecology and is a NRCS certified Farm Planner. Phil has a Geology degree from Whitman College in addition to 25 years experience as a professional land manager.

c. Describe any past experience leasing farmland and identify the lessor(s) of such farmland.

We have had 2-8 grazing leases here on San Juan Island since 2017. We grazed the Beaverton Marsh Preserve for two seasons and worked closely with Charlie Behnke during that time. We leased the LaCrover Farm for two seasons and have leased pasture from Camille Uhlir at Two Barn Farm for the last 5 years. We are about to start our third season of grazing at Straitsview Farm and have worked with Jim Skoog on that property. We have worked with Bob and Shannon Wilson for the past two years on their property and run cattle there, which is adjacent to the Beaverton Marsh Preserve.

d. Describe your and/or the organization's communication style and how you envision communicating, collaborating, and resolving conflict with the Land Bank and other stakeholders and parties.

We will designate Phil as the main spokesperson and point of contact for our organization in their project. Both Phil and Angie have been working with researchers, land owners, donors, funding agencies and other partners for over 20 years. We understand the issues related to running livestock on publicly owned property and wish to make sure the Land Bank reputation is enhanced through it's efforts to lease local farmland to Shephard Family Enterprises. We are responsive to phone, text or e-mail communication and check on our livestock daily. Because we have other stock very close by, it is an easy chore to check water and feed each day. In the event of an animal emergency, one of us or our staff will be on site within a short time to address the situation. Although we are aware of social media, we intentionally maintain a low profile and high level of discretion in our personal and professional communications. Our intention is to be a force for positive unifying efforts to support sustainable agriculture.

3. Business Plan

a. Describe the management structure you are proposing E.g., LLC, Sole Proprietorship, Cooperative, non-profit, including the role of each person involved. Describe your experience managing the specified business/organization and/or the structure and history of the entity.

Shephard Family Enterprises is an LLC, and has been incorporate in the state of WA since 2017. Phil and Angie Shephard are the owners, with equal ownership. We have been running livestock on our own property and numerous grazing leases the last 7 years. Our LLC employs Levi full time as well as other employees and contractors. We have extensive experience dealing with the complexities of doing business in an island community and are fortunate to have developed excellent working relationships with key contractors and service providers who are essential to a successful ag business.

b. Outline a five-year business plan with financial projections of your proposed farm operations.

Shephard Family Enterprises runs livestock on several hundred acres of farmland on San Juan Island. The Beaverton Marsh Preserve lease would be a portion of our operation and allow us to expand.

Year	Expenses	Income	Net
2024	$2000 (labor and materials for fence work) $1050 (lease fee) $3050 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$1200
2025	$2000 (some cross fencing and water lines and corral) $1050 lease fee $1000 fertilization $4050 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$200
2026	$2000 (some cross fencing and water lines and fence repair) $1050 lease fee $1000 fertilization $4050 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$200
2027	$1500 (some cross fencing and water lines and fence repair) $1050 lease fee $1000 fertilization $3550 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$700
2028	$1500 (some cross fencing and water lines and fence repair) $1050 lease fee $1000 fertilization	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$700

	$3550 total		

We anticipate that after the initial investment of cross fencing, water lines, fertilization and fence repair, the stocking rates will be able to increase modestly, and costs should go down slightly, allowing us to continue to make a modest profit.

c. Affirm that your business/organization would be able to meet the lease rate. If your plan requires different lease rate terms, please explain.

We are comfortable with the lease rate and our ability to making that payment. Because our operation is diverse and also includes raising hogs, lambs, fruit and honey we have multiple income sources.

d. What revenue sources do you anticipate your operation relying on beyond farm product sales? E.g., grants, donations, education fees, agrotourism, subleasing (requires approval), etc.

We anticipate working with NRCS and the Conservation District and the Land Bank to come up with infrastructure funding for the various projects. We have tractors, a skid steer and anticipate providing labor to the projects.

e. Describe the avenues through which you anticipate selling and distributing your crops/farm goods?

As described above, we sell annually over 17,000 pounds of beef, pork and lamb to multiple restaurants, co-ops, schools and individuals. We have a farm pickup site for meat customers and make deliveries to wholesale customers.

f. The outlined term of the lease is for 5 years with the conditional option to renew for consecutive 5-year terms. What total length of term would your plan require or benefit from, please explain.

Certainly another 5 years would be helpful and allow us to recover some of the cash and labor we would have put into the project. Given the amount of effort over the first 5 years, we anticipate being able to more efficiently graze livestock and have slightly higher returns.

FRAZER HOMESTEAD PRESERVE AGRICULTURAL LEASE PROPOSAL TEMPLATE

Applicant Name(s) Phil, Angie and Levi Shephard
Farm or Organization Name: Shephard Family Enterprises, LLC
Mailing Address: 514 Kiehl Road, Friday Harbor WA 98250
Phone: 360-622-5145 (Phil) and 360-622-5143 (Angie)
E-mail: shephard.phil@gmail.com and angiefree@gmail.com
First Professional Reference (name, phone, and email):
Camille Uhlir Two Barn Farm 206-953-5231 cuhlir360@gmail.com (lessor)
Second Personal Reference (name, phone, and email):
Bob and Shannon Wilson 360-317-5985 bob@sanjuansurveying.com (lessor)
Jim Skoog Straitsview Farms 360-472-1740 arrowhead@rockisland.com (lessor)

1. Vision and Goals
a. Describe in detail your vision and goals for the Frazer Preserve Farm Lease. What will the farm operation produce, when and how will you begin, and a brief overview of 1, 3, 5+ year plan and goals. Include livestock species and #'s, crop types and acreages.

Our vision for the Frazer Homestead Preserve is to have a sustainable livestock operation on the property which builds soil and ecosystem health, collaborates with Land Bank and other users and neighbors and produces delicious affordable lamb and beef for sale on the San Juan Islands.

Year One:

- Assess fences, water system, gates and access points. Collaborate with Land Bank staff to make any necessary critical improvements. Based on our field tour, we don't anticipate this taking a great deal of time or being too expensive.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Based on our limited knowledge of the soil conditions and pasture size, we would anticipate bring a group of 8-10 replacement heifers to the property from May through October. The exact timing would be adjusted based on rainfall and soil conditions once we get closer. We would use temporary panels and gates to load and unload livestock.
- Complete soil sampling of all main soil types.
- Assess grazing impacts to obtain information for determining stocking rates for following year. Key factors would be stubble height, bare ground, trampling of sensitive areas.

Year Two:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank to plan small entrance loading corral for property near gate.

Year Three:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider some permanent cross fencing. Location and type of fence would be based on past two seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- If funding and all parties are in agreement, construct small loading corral near property entrance.

Year Four:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.
- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past three seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- Evaluate the option of a livestock overwintering facility for property. This would consist of a roofed pole structure that would provide limited feed storage, a small feeding area and also function as a compost facility. If soil conditions and funding allow, this could allow for a small group of cattle or sheep to be wintered on a portion of the Frazer Homestead Preserve. Access to winterized water and ideally minimal power would be critical.

Year Five:

- Collaborate with Land Bank to apply appropriate soil amendments to pastures. These would be spread out over several years and may be applied more than once per season, depending on the amendment being applied.
- Bring a small group of beef cattle to the property once soil conditions allow. Utilize temporary and permanent fencing to make cross fences to allow for pasture rotations. Stocking rate and pasture duration would be based on soil conditions, season, water availability.
- Collaborate with Land Bank staff to continue to extend water lines to other pasture based on cross fencing plan developed during grazing season.

- Collaborate with Land Bank staff to consider more permanent cross fencing. Location and type of fence would be based on past four seasons of information.
- Consider bringing a small group of replacement ewes to graze some of the pastures in conjunction with the cattle.
- If funding and all parties are in agreement, construct overwintering facility. Exact design and location to be determined with Land Bank staff and other collaborators such as NRCS and San Juan Conservation District. Consider designing with a compost facility so that manure and bedding can be composted on site and applied to fields when ready.

b. What infrastructure additions or modifications would your operation require and who do you propose be responsible for such capital expenses?

We anticipate needing to repair some of the boundary fencing and potentially adding cross fencing. Most of the boundary fence appears to be in good condition, and we anticipate collaborating with the Land Bank of the design, location and costs of the fencing. We anticipate extending the water lines from the existing trough to better spread out use on the property. We would work with the Land Bank and collaborate on the design, location and costs of those improvements. We also would like to consider a small overwintering facility on the property. However, this would be in year 4/5 and based on extensive discussions with Land Bank staff. The costs would ideally be shared by other collaborators such as NRCS and the Conservation District.

c. Describe your operations water requirements for livestock, irrigation, and/or processing. and what practices will be employed to conserve water.

We would use the property for livestock grazing only. Water usage would be minimal and evaporation losses would also be minimal.

d. Describe how your operation will maintain, and/or enhance soil health. How do you foresee the Land Bank contributing financially to these efforts?

Soil health on the Frazer Homestead Preserve will be enhanced and improved by careful livestock grazing and the addition of manure and urea via the animals. Soil testing would be done during Year One and soil amendments may be added in subsequent years. We would anticipate collaborating with the Land Bank on these costs. If compost could eventually be made on site this could provide a low cost source of inputs for improving soil health annually.

e. Describe how your operation will be compatible with, maintain, and/or enhance natural resources on the property including, surface water, soils, and wildlife habitats.

The surface water of the property is currently fenced, and we would maintain that fence to prevent livestock damage to that resource. The stocking rates would be adjusted annually to maintain stubble heights of 3-6” of overwintering grass on the property. The existing shrub and tree stands on the property would be maintained to provide pollinator habitat and cover and nesting habitat for birds and small mammals. We would also ensure that we control all state-

listed noxious weeds on the property. We would enjoy collaborating with efforts to research and reestablish native prairie plants (we have experience with this from our work at The Nature Conservancy's Zumwalt Prairie Preserve).

f. Do you foresee your farming/ranching practices working towards climate resiliency? If so, please explain?

Organic soil carbon levels are one of the best indicators of soil health and long- term climate resiliency. Initial soil tests will reveal the current soil carbon levels and we anticipate being able to greatly increase the current levels through proper management. It has been well documented that proper livestock grazing can stimulate and increase organic soil carbon levels and thereby providing a carbon sink and increasing both water holding capacity and fertility of pasture soils. If the overwintering facility is approved and funded, there would be compost spread each season of the bedding and waste hay and manure that would add additional soil organic carbon. This compost would also be available to the Land Bank and Preservation Trust if they need it for their Island Marble Butterfly plots.

10 g. Describe the benefits your operation will provide to the community. Examples: Local sales, education, research, collaborations, employment opportunities, youth engagement, etc.

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2. Experience and Qualifications a. Describe how your relevant hands-on commercial farming/ranching background and experience has prepared you for this lease opportunity. Provide details of your roles and agricultural qualifications.

Angie Shephard has a BS from Oregon State University in Rangeland Ecology and a Masters from University of Idaho in Rangeland Ecology. Her masters project was focused on sustainable grazing along a salmon bearing stream so she is well versed in the challenges and care needed in grazing livestock in sensitive habitats. She spent three years running the weed control, restoration program and grazing program for The Nature Conservancy's Zumwalt Prairie Preserve in eastern Oregon. This property, at 27,000 acres, with dozens of pastures ranging in size from 200 to 2000 acres, provided ample opportunity to work with cattle owners, OSU researchers and funders to improve habitats on the prairie property. Angie also was the first

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2024	$500 (labor and materials for fence work) $1200 (lease fee) $1700 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$2550
2025	$1500 (some cross fencing and water lines and corral) $1200 lease fee $1000 fertilizer $3700 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$550
2026	$2000 (some cross fencing and water lines and fence repair) $1200 lease fee $1000 fertilizer $4200 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$50
2027	$2000 (some cross fencing and water lines and fence repair) $1200 lease fee $1000 fertilizer	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $4250	$50

	$4200 total		
2028	$2000 (some cross fencing and water lines and fence repair) $3000 labor and equipment time for overwintering facility $1200 lease fee $6200 total	Sale of livestock (USDA inspected, processed by IGFC, sold per cut) $6375	$175

We anticipate that after the initial investment of cross fencing, water lines, fertilization and fence repair, the stocking rates will be able to increase modestly, and costs should go down slightly, allowing us to continue to make a modest profit.

c. Affirm that your business/organization would be able to meet the lease rate. If your plan requires different lease rate terms, please explain.

We are comfortable with the lease rate and our ability to making that payment. Because our operation is diverse and also includes raising hogs, lambs, fruit and honey we have multiple income sources.

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f. The outlined term of the lease is for 5 years with the conditional option to renew for consecutive 5-year terms. What total length of term would your plan require or benefit from, please explain.

Certainly another 5 years would be helpful and allow us to recover some of the cash and labor we would have put into the project.

STEWARDSHIP & OUTREACH REPORT
APRIL 2024

Overview

The sense of awe comes so easy in April! Staff have stopped and stooped among the many displays of Spring -- the song of sparrows, the ever-growing array of petals, the spire of edible mushrooms – in between building trails, removing weeds, and prepping grants and management plans (Photo 1). Stewardship staff at the Conservation Land Bank is also expanding with the season. We welcome the return of Margo Thorpe for her fourth consecutive year at the Salish Seed nursery, and Cedar Charnley, as a new Lopez field assistant.

Outreach

Staff: Tanja Williamson

The spring newsletter dropped mid-month, and Tanja has since returned to editing content and design for the annual report. She recently hosted a booth at the San Juan Island Farmer's Market in recongition of Native Plant Appreciation Month alongside staff from the County's Noxious Weed Board, and many more outreach events are on the horizon. (Be sure to check the website's calendar!) Land Bank staff will participate in the county-wide Great Islands Clean Up – Planet vs Plastics – on April 20 and host beach and roadside cleanups at Deadman's Bay, Crescent Beach, and Fisherman Bay Spit. Orcas Commissioners will also host a table at an Eco Fair Earth Day Celebration. On Sunday, April 21st, Eliza will provide a tour of Salish Seeds Project nursery. The following week, on April 27th, Shauna will lead a Know Your Island Walk with the SJI Trails Committee. Tours and work parties have also resumed at North Shore and Watmough Head preserves. (And between all the typing and tabling, Tanja escaped for five days in March to a much warmer island.)

Salish Seeds Project

Staff: Eliza Habegger, Margo Thorp

The Salish Seeds Project nursery shifted into high gear this month with Margo's return. This is her fourth consecutive year as the seasonal, part-time nursery assistant, and she's become an expert in producing native plants and seeds. We're grateful for her return especially as the nursery is again setting records: There are more requests this year for plugs, or small container plants, than ever before and the schedule for sowing plugs is an ambitious 2,500 containers per week through mid-June. Questions from the public about how to select and care for native plants is also on the rise. To help address this hunger for knowledge and reduce pressure on staff, we're developing a 16-page illustrated guide to growing local, native species in the San Juans.

District 1
Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

Beaverton Marsh: The development of a long-term management plan has been delayed due to springtime logistics, planning, and other emergent issues. Contractors and volunteers are scheduled to resume trail construction in June and the goal is to open the new trail in late July.

Cady Mountain: Members of the Island Conservation Corps (ICC) joined a 'volunteer vacation' crew from The American Hiking Society (AHS) to spent four days re-routing a section of trail (Photo 1). AHS crew members traveled from Kentucky, Maryland, Oklahoma, and Oregon, and the Oregonian even wrote a blog post about her experience! Staff plan to host more volunteer trail-building opportunities including a workshop on design, construction, and maintenance. The development of this preserve's long-term management plan is delayed, and the permit process for constructing a trailhead with a parking area has hit several small setbacks. Still, staff anticipate holding an official opening on Saturday, June 15th.

Driggs Park: The lawn-to-meadow project near the front entrance of the office is springing to life, and its variety of blooms provide a spectrum of colors as well as sustenance for tiny-winged beings (Photo 2). Interpretive signage is being designed to help convey the benefits of converting lawns into native plant habitats for both pollinators and people.

Limekiln: Biologists with WA Department of Fish and Wildlife returned to perform another survey for Northern Pike. A total of 13 fish were captured over the course of three days and included a female that was believed to have recently spawned. Additional sampling will occur later in the summer and help inform a plan for control.

Middlewood: Field mustard, the host plant for the island marble butterfly, was sowed within the habitat plot, and staff intend to install more protective deer fencing later this month. In 2023, the habitat created at this preserve attracted at least one island marble butterfly, so we're excited to see what the new season brings.

Mount Grant: The ICC helped to install deer fencing around the LSR site to further protect the understory from browse. Staff met with Kai Hoffman-Krull from the Conservation District to initiate on-the-ground planning for a "micro-burn" prescribed fire grant that the Conservation District secured from WA Department of Natural Resources (DNR). The grant will fund several small, approximately 1,000 square-foot burns and vegetative response will be monitored. In addition to the Conservation District and DNR, the Tulalip Tribes Dept of Natural Resources is a partner in this project. A tour of the project area was recently held and another one is scheduled for Sunday, August 21st (Photos 4-6).

Zylstra Lake: Full access to the loop trail re-opened this month. Anglers are reporting a slow start to fishing season. Maintenance of the island marble butterfly habitat plots was completed along with field mustard sowing.

District 2
Staff: Peter Guillozet, Tyler Goodman

Coffelt Farm Preserve: It's been relatively quiet on the Preserve, aside from the bleating of the Lum's newborn lambs. In the next few months, new field fencing will be erected along Crow Valley Road and separate the pasture from a future boundary trail corridor.

Coho Preserve: Tyler is planning trail improvements for this summer which will include replacing of the rotting stairs with new ones made from locally milled cedar. An interpretive walk is also being planned for May 22nd during the Gathering of the Eagles canoe journey.

Crescent Beach: The updated management plan was refined following input from Land Bank staff and Commission, and it is scheduled to be released for a 30-day public comment later this month.

Fowler's Pond: Peter and Tyler rebuilt the rickety wooden dock. They also installed heavy steel mesh to prevent the beaver from plugging the dam's outlet, and although it's too early to tell, it appears to be working.

Judd Cove: Peter met with consultants, and the adjacent property owners, to review plans to restore the lower end of the creek. The project is a welcome cross-boundary collaboration with the neighbors as the previous owners were opposed to having the creek's outlet on their property even though it is the lowest point in the landscape and the stream's natural location prior to being buried.

North Shore: Staff continue to work on permitting and general clean-up, and to support the partnership efforts of the San Juan Preservation Trust (SJPT). They recently met with SJPT staff to review details of the conservation easement and to make plans for a festive Summer Social gathering. Now that the new roost is ready, anticipation is high for the return of barn swallows (Photo 7).

Stonebridge-Terrill: The County Sheriff provided prompt support to staff and engaged with a person that was attempting to camp-out on the Preserve. This same individual had previously camped at Crescent Beach Preserve the week before.

Turtleback Mountain: The Turtleback March was a great success. And while staff was out trekking around for oak planting sites, a fungal beauty was found (Photos 1 and 8)!

District 3
Staff: Amanda Wedow

FB Spit: Annual treatment of Italian arum has resumed, and a variety of control methods are being utilized. The field portion of the Preserve with Italian arum is mowed and in smaller, select patches the bulbs are dug out, bagged up, and disposed of. This method has been fairly successful but requires revisiting the area to ensure that all bulbs are removed. Beth St. George with the Lopez Library led a "Walking Bookclub" group and facilitated a discussion focused on invasive weeds.

Hummel Lake: Staff performed general maintenance, including brushing vegetation along the trail corridor and mowing.

Lopez Hill: Discussion continues with the Lopez Community Land Trust and the lessee about how to revise the trail easement and connect the new trail to the north, across private property and over to School Road/Lopez Sound Road. Milled lumber was purchased for the construction of seasonal stream crossings.

Richardson Marsh: Five comments were received during the 30-day public comment period on the draft Stewardship Management Plan. A summary of the comments and staff responses will be provided in the meeting materials.

Spencer Spit: The Lopez Community Trail Network recently featured the Preserve's forested walk as part of their "Go Take a Hike" series. However, the weather did not cooperate and there was a small turnout for the event.

Watmough: Approximately 23 community members attended the public scoping meeting, held on March 21st, and provided their input on the long-term management of the Preserve (Photo 9). Amanda and Erin had a follow-up meeting with Lopez Commissioners to review the comments, and a summary of the public input will be provided. The next step is to being to outline and draft the management plan. Six volunteers attended the monthly work party. They cleaned up around the pumphouse, filled the trailer with sweetbrier rose, and removed poison hemlock. A boundary survey of the property was completed. Amanda has reviewed historic preservation grant opportunities, started mowing the lawn, and continues to cut back vinca around the house.

Photos

Photo 1. Morel mushrooms have been found across several preserves this month.

Photo 2. American Hiking Society volunteers and the ICC take a break from trail work on Cady Mountain.

Photo 3. Fawn lilies are in bloom, along with Shooting stars and Satin flowers, at Driggs Park.

Photo 4. Conservation District Manager, Paul Andersson assists the ICC crew with a deer exclosure, Mount Grant.

Photo 5. Town of Friday Harbor staff and Council, ICC and CLB staff and Commissioners visit the LSR site, Mount Grant.

Photo 6. Volunteer Elliot Burch stands in front a kiosk that he built almost entirely of trees that were removed to construct the parking area, Mount Grant.

Photo 7. Nest cups and bird boxes, handmade by volunteers Mary Gropp and Laurie St Aubin, grace the new roost for barn swallows at North Shore Preserve.

Photo 8. A mature stand of mature Black Cottonwood along the birding trail at Stonebridge Terrill Preserve.

Photo 9. Happy hikers at the start of the Turtleback March.

Photo 10. The scoping meeting for Watmough Preserve generated many thoughtful comments.

Richardson Marsh Preserve

Stewardship and Management Plan

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

SAN JUAN COUNTY
CONSERVATION
LAND BANK

SAN JUAN COUNTY
WASHINGTON

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. The adjoining marine nearshore habitat of Davis Bay supports forage fish spawning, eelgrass, kelps, and is a high priority for salmon recovery. 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 expand understanding of the current and potential future wetland conditions, 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 (Figure 1). Private parcels in agricultural use share the north, south, and west boundaries.

The full extent of Richardson Marsh is estimated to be approximately 75 acres. However, this is a coarse estimate based on GIS and it likely under-represents the complete wetland area; there has not been extensive delineations across all the properties within the marsh, and conditions within the lowland coastal basin are also likely changing due to sea-level rise.

Richardson Marsh is an outlet for the Davis Bay watershed, which encompasses 5,000 acres, and a substantial amount of freshwater is conveyed into and seasonally inundates the low-level wetlands.[2]

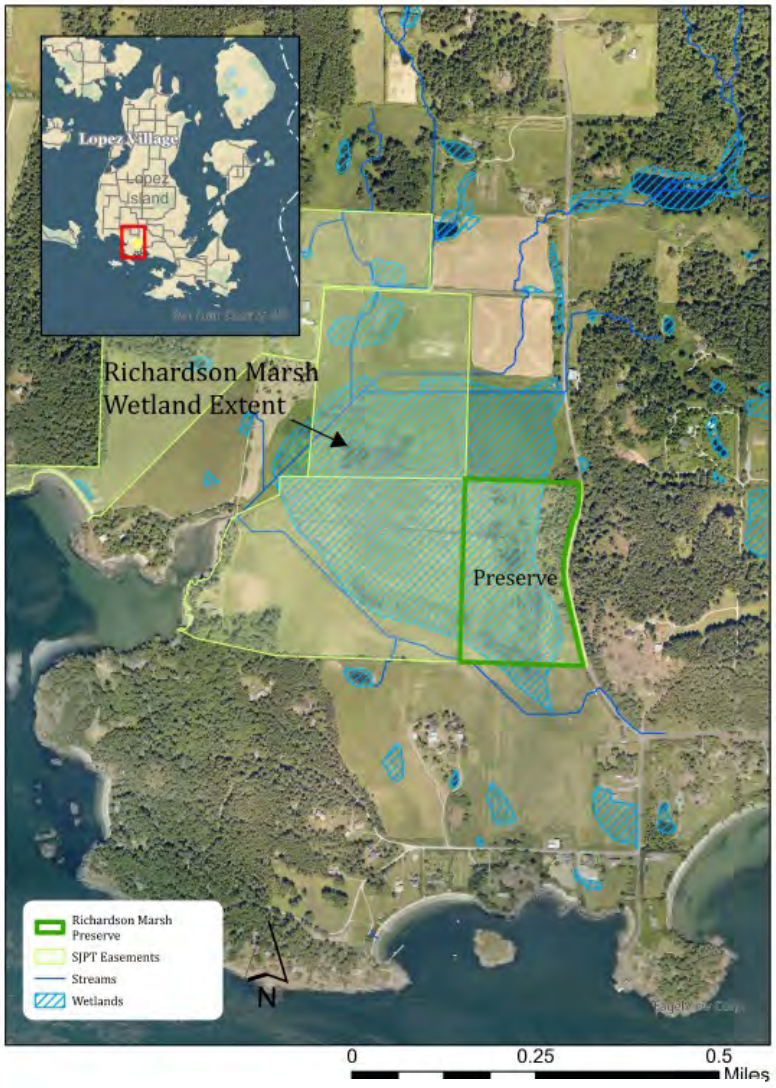

Figure 1. Preserve Context

[2] San Juan County GIS, Stormwater Watersheds

Soils in the area are hydric and classified as Dugualla muck. These are commonly associated with tidal flats and indicate that the wetlands were, prior to the installation of the tide gate and dike, a coastal saltwater marsh. The modern-day extent of tidal influence, and the subsequent brackish and estuarine habitats within the wetland complex, are not well known and warrant further research. 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, though not completely.

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 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

[3] Tax Parcel Number 241131003000
[4] AFN 2021-0202020

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.

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. Conversion of the coastal saltmarsh with the dike and tide gate resulted in loss of an important and increasingly rare habitat type. 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, Wilson's snipe, greater and lesser scaup, and hooded mergansers.

Recent water monitoring indicates that there are saline conditions within the Preserve's wetland complex, though the full extent is currently unknown. Saline conditions are likely to increase with sea-level rise, and the brackish and estuarine conditions will likely also expand. Restoring Richardson Marsh into a coastal saltmarsh is a recurring area of interest expressed by members of the public and environmental organizations. Although the Land Bank recognizes the importance and rarity of coastal wetlands, this SMP does not analyze the feasibility of such a complex endeavor or explore it as a future condition. This is primarily because the tide gate is located and maintained on private property. The scope of such a project would require the participation of numerous landowners, stakeholder groups, and funding partners.

The Land Bank will, however, participate in feasibility discussions, seek to manage the Preserve in the larger ecosystem context, and assist in gathering any information related to the property that can illuminate existing conditions, and inform future conditions such as risks to infrastructure and wells, and changes from sea level rise.

Near-term management actions detailed in this section of the SMP are modest; they focus primarily on maintaining existing conditions in the wetlands, preventing spread of reed canarygrass in transitional zones, and enhancing biodiversity in uplands. Long-term objectives are expected to be informed through further assessments and outside expertise.

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. Salinity and water level monitoring are also considered to be important and will occur on an annual basis to inform broader management objectives.

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 Management[5] 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"

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

noxious weed; control is recommended but not required. Mapping the current extent and preventing further expansion of reed canarygrass is a staff priority.

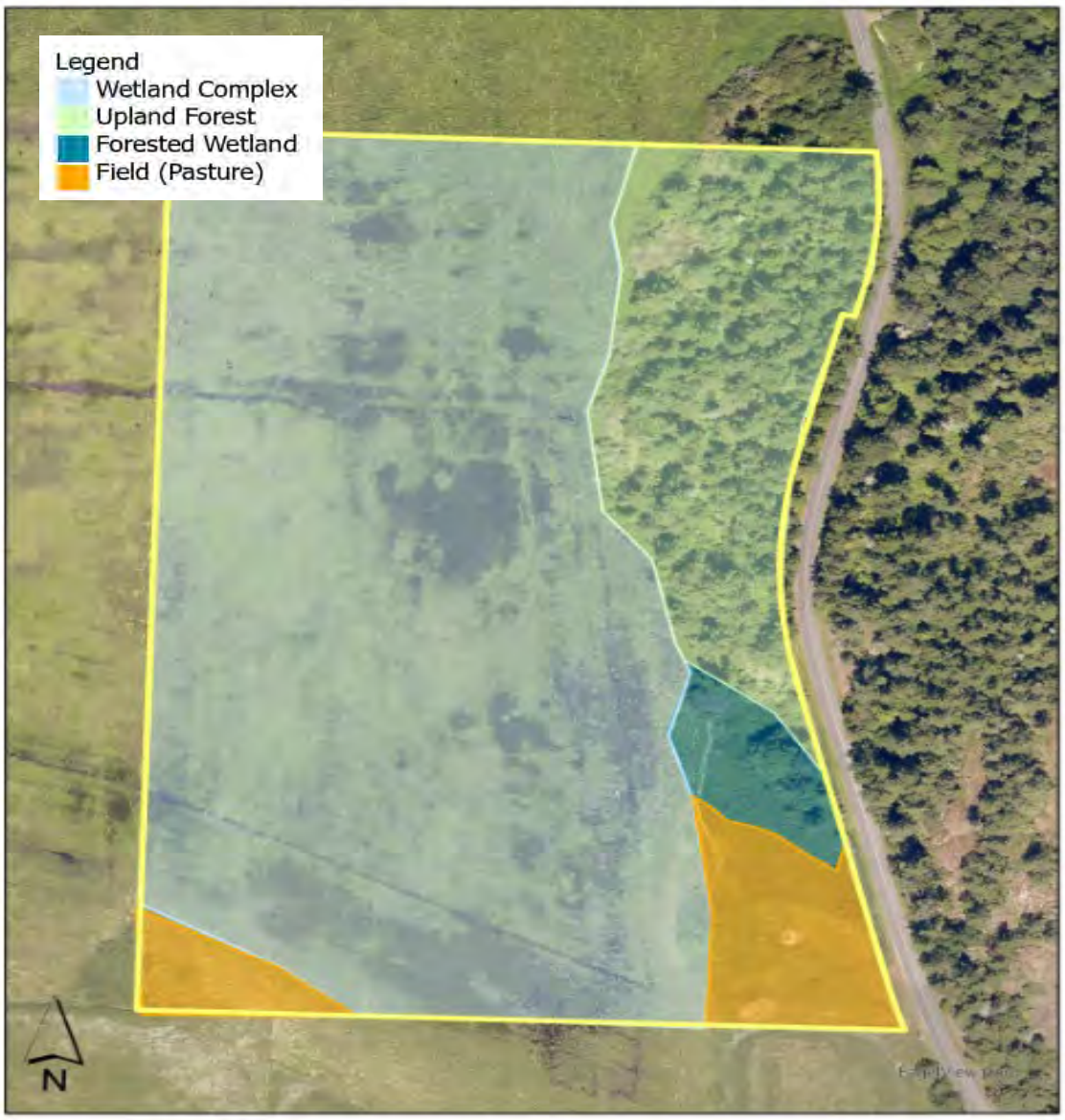

Figure 2. Generalized Land Cover of Richardson Marsh Preserve

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. Future condition for this SMP assumes a ten-year management period with no change having occurred to tide gate infrastructure.

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/estuarine marsh)	POOR to FAIR- Wetland hydrology on the Preserve is altered by ditch lines and tide gate on private property. Reed canarygrass 50% cover.	FAIR- Wetland hydrology on the Preserve remains altered by ditch lines and tide gate on private property. 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. The full extent of the estuarine habitat is unknown, but recent water samples indicate saline conditions in standing water on the Preserve.[7] The salinity levels may also vary seasonally, and one objective is for staff to conduct annual and/or seasonal 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 and bulrushes occurs in patches.[8]

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 firs. 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.

[7] Water samples taken in winter of 2023.

[8] Latin names for species listed include *Disticlis spicata* and *Scirpus* sp.

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. These areas 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 value within this area 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 trees and shrubs. Rocky bald habitat will be enhanced through planting native forbs and grasses.

Summary of proposed ecological objectives:

- Water sampling for salinity baselines
- 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.

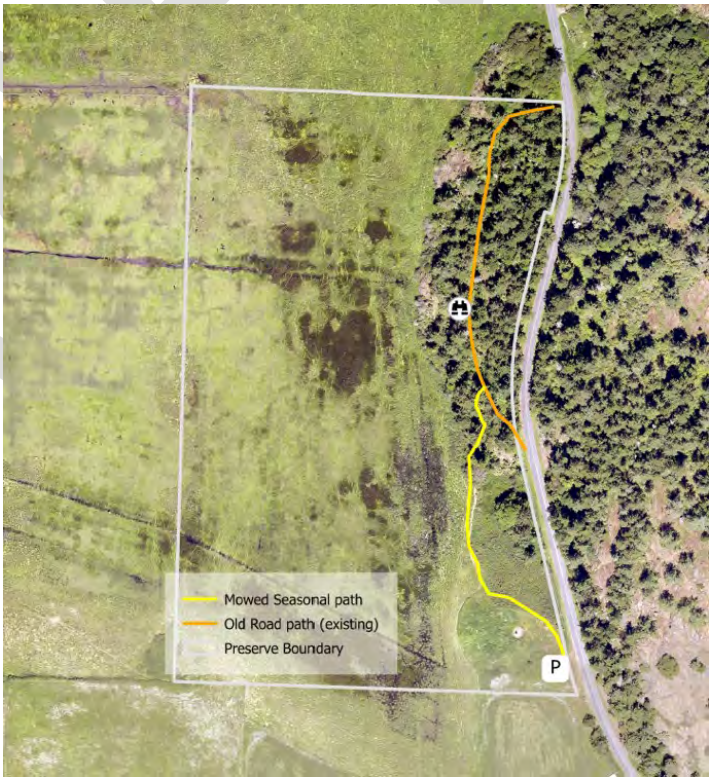

Figure 3. Proposed Public Access at Richardson Marsh Preserve

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.

<u>Volunteers</u>

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 and staff review draft plan	January 2024
Draft Plan Public Comment Period	March 2024
Public Hearing and Approval on Final 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

Richardson Marsh Preserve

Stewardship and Management Plan

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

SAN JUAN COUNTY
CONSERVATION
LAND BANK

SAN JUAN COUNTY
WASHINGTON

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. The adjoining marine nearshore habitat of Davis Bay supports forage fish spawning, eelgrass, kelps, and is a high priority for salmon recovery. 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 expand understanding of the current and potential future wetland conditions, 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 (Figure 1). Private parcels in agricultural use share the north, south, and west boundaries.

The full extent of Richardson Marsh is estimated to be approximately 75 acres. However, this is a coarse estimate based on GIS and it likely under-represents the complete wetland area; there has not been extensive delineations across all the properties within the marsh, and conditions within the lowland coastal basin are also likely changing due to sea-level rise.

Richardson Marsh is an outlet for the Davis Bay watershed, which encompasses 5,000 acres, and a substantial amount of freshwater is conveyed into and seasonally inundates the low-level wetlands.[2]

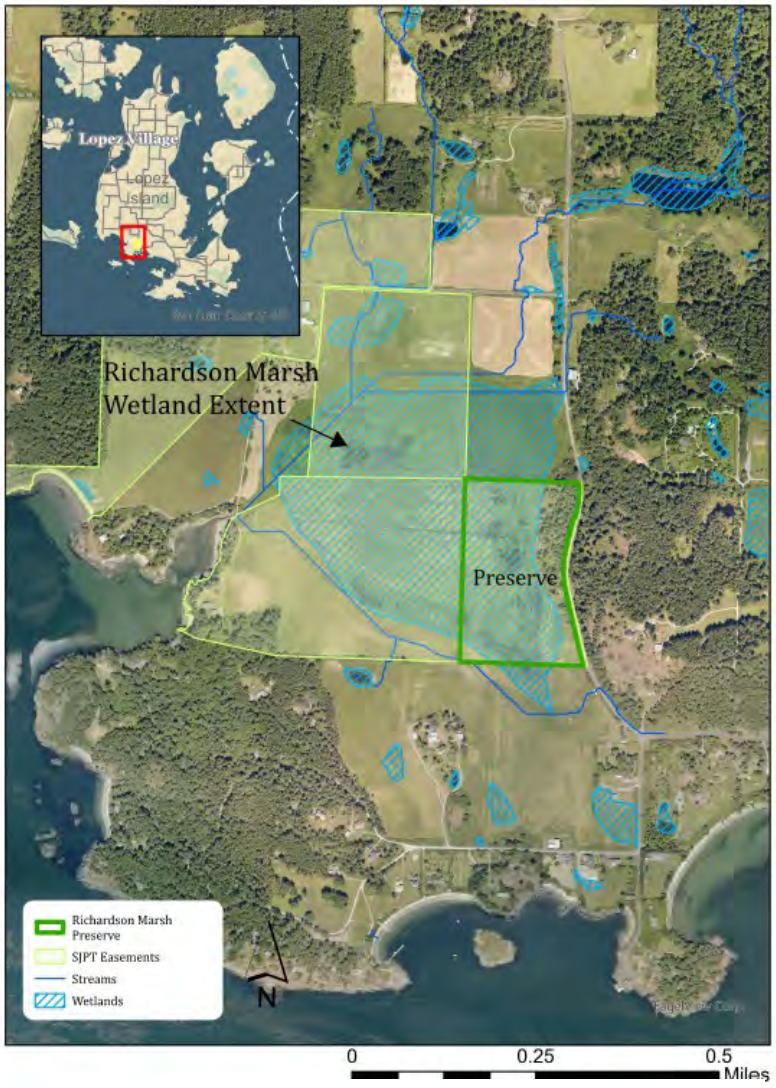

Figure 1. Preserve Context

[2] San Juan County GIS, Stormwater Watersheds

Soils in the area are hydric and classified as Dugualla muck. These are commonly associated with tidal flats and indicate that the wetlands were, prior to the installation of the tide gate and dike, a coastal saltwater marsh. The modern-day extent of tidal influence, and the subsequent brackish and estuarine habitats within the wetland complex, are not well known and warrant further research. 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, though not completely.

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 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

[3] Tax Parcel Number 241131003000
[4] AFN 2021-0202020

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.

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. Conversion of the coastal saltmarsh with the dike and tide gate resulted in loss of an important and increasingly rare habitat type. 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, Wilson's snipe, greater and lesser scaup, and hooded mergansers.

Recent water monitoring indicates that there are saline conditions within the Preserve's wetland complex, though the full extent is currently unknown. Saline conditions are likely to increase with sea-level rise, and the brackish and estuarine conditions will likely also expand. Restoring Richardson Marsh into a coastal saltmarsh is a recurring area of interest expressed by members of the public and environmental organizations. Although the Land Bank recognizes the importance and rarity of coastal wetlands, this SMP does not analyze the feasibility of such a complex endeavor or explore it as a future condition. This is primarily because the tide gate is located and maintained on private property. The scope of such a project would require the participation of numerous landowners, stakeholder groups, and funding partners.

The Land Bank will, however, participate in feasibility discussions, seek to manage the Preserve in the larger ecosystem context, and assist in gathering any information related to the property that can illuminate existing conditions, and inform future conditions such as risks to infrastructure and wells, and changes from sea level rise.

Near-term management actions detailed in this section of the SMP are modest; they focus primarily on maintaining existing conditions in the wetlands, preventing spread of reed canarygrass in transitional zones, and enhancing biodiversity in uplands. Long-term objectives are expected to be informed through further assessments and outside expertise.

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. Salinity and water level monitoring are also considered to be important and will occur on an annual basis to inform broader management objectives.

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 Management[5] 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"

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

noxious weed; control is recommended but not required. Mapping the current extent and preventing further expansion of reed canarygrass is a staff priority.

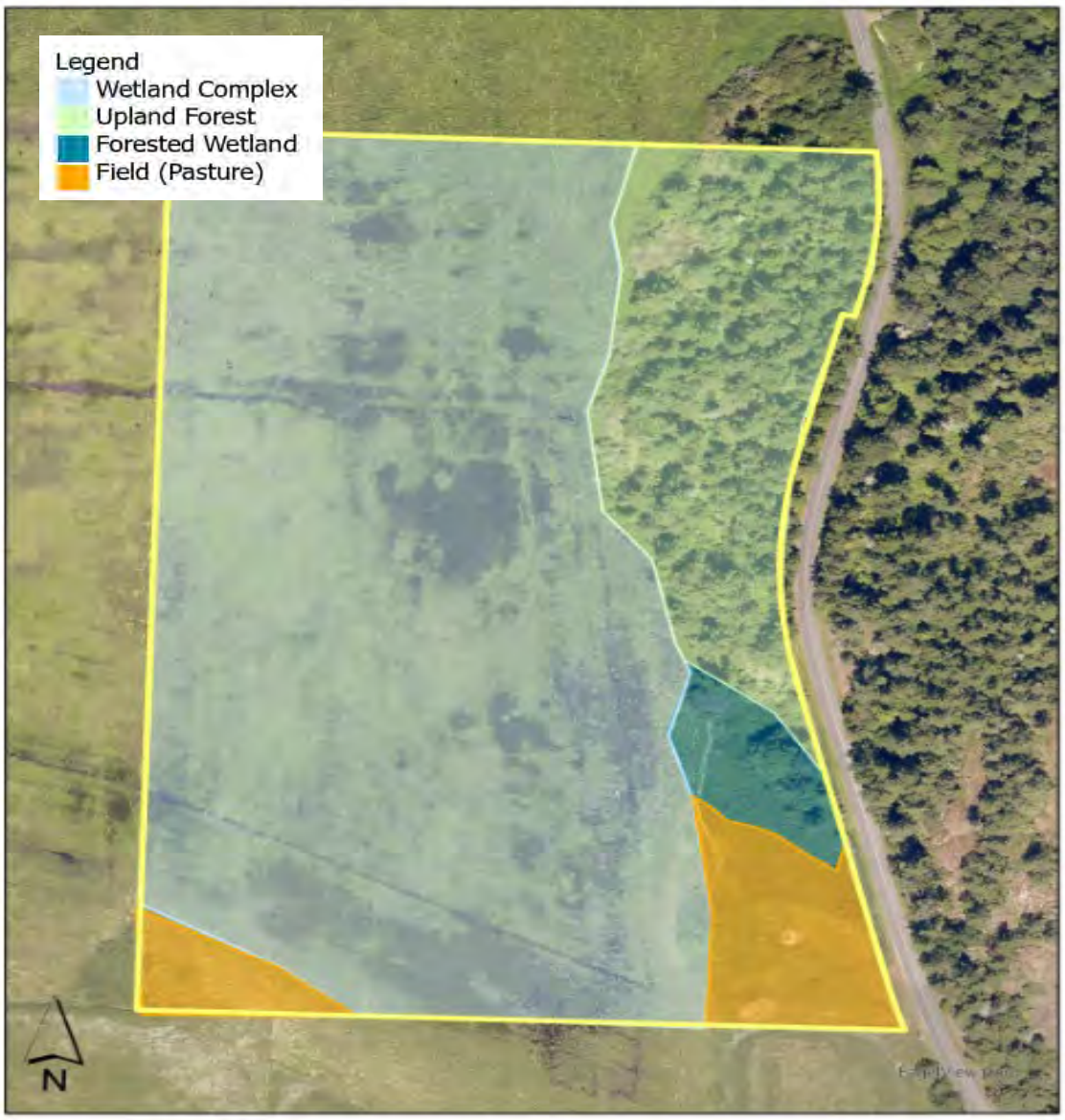

Figure 2. Generalized Land Cover of Richardson Marsh Preserve

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. Future condition for this SMP assumes a ten-year management period with no change having occurred to tide gate infrastructure.

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/estuarine marsh)	POOR to FAIR- Wetland hydrology on the Preserve is altered by ditch lines and tide gate on private property. Reed canarygrass 50% cover.	FAIR- Wetland hydrology on the Preserve remains altered by ditch lines and tide gate on private property. 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. The full extent of the estuarine habitat is unknown, but recent water samples indicate saline conditions in standing water on the Preserve.[7] The salinity levels may also vary seasonally, and one objective is for staff to conduct annual and/or seasonal 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 and bulrushes occurs in patches.[8]

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 firs. 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.

[7] Water samples taken in winter of 2023.

[8] Latin names for species listed include *Disticlis spicata* and *Scirpus* sp.

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. These areas 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 value within this area 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 trees and shrubs. Rocky bald habitat will be enhanced through planting native forbs and grasses.

Summary of proposed ecological objectives:

- Water sampling for salinity baselines
- 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.

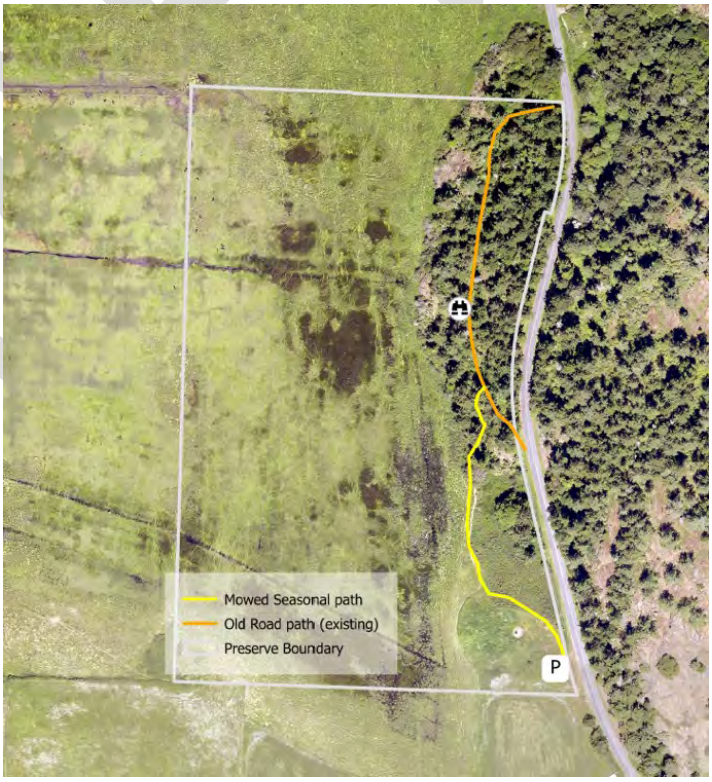

Figure 3. Proposed Public Access at Richardson Marsh Preserve

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.

<u>Volunteers</u>

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 and staff review draft plan	January 2024
Draft Plan Public Comment Period	March 2024
Public Hearing and Approval on Final 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

The Journal of the San Juan Islands

LIFE

In appreciation of native plants

By Heather Spaulding • April 11, 2024 1:30 am

Heather Spaulding/Staff photo
Shooting stars create a magenta mass.

What began 10 years ago as a way to restore habitat through the San Juans has developed into a full-fledged native plant nursery.

“The Land Bank and San Juan Preservation Trust joined forces to create this because we wanted plants and seeds of local species for our restoration projects and we just could not get them. They were not available, at least not easily,” Eliza Habegger, project manager, explained. Gathering seeds directly from the local plants turned out to be ideal.

‘We really want to grow local types of these plants because they are so well adapted to our climate and local conditions. So we started by collecting seeds in the wild. Then we grow the seeds in the nursery,” she said. Some plants take five or more years to grow from seed to flowering.

Staff members of both organizations put their heads together and decided to attempt to grow them themselves. The Preservation Trust, a non-profit with the mission to “conserve the natural beauty, vital ecosystems, and unique character of the San Juan Islands for future generations, care for the lands and waters under our protection, with our partners, connect people to nature, to each other, and to the Preservation Trust,” according to the website.

The Preservation Trust provides the land and facility at San Juan Valley, while the Land Trust provides the labor and runs the operation. “Over the years with grants and private donations we have built this awesome workshed, put in irrigation and power,” Habegger said. The site rests between working farms, cattle watch and graze beyond the nursery fence while Habegger and staff tend to the seeds and bulbs.

Shooting stars and fawn lilies are already blooming, with camas and chocolate lilies ready to pop as soon as the weather warms a few more degrees.

Many of the plants, like camas, grow in grassland, prairie habitats or oak savannahs.

“The plants aren’t technically rare,” Habegger explained. “So much of their habitat has been lost or converted to other uses ıt they need help. Camas is a good example. It was grown by the Coast Salish people who maintained habitat for it. It was ıded by people for thousands of years.” Camas, she continued, is a culturally significant plant as well as an important

pollinator plant.

Being key pollinator plants is another common feature. Bumble bees, of which there are several species, are just one insect attracted to many native plants. Bumble bees will pollinate shooting stars by "buzz pollination" using the frequency of the vibration in their buzz causing the flower to release the pollen. Watch when a bumble lands on a plant, and when it gives off a tell-tale bzzzz, it's likely using the magic of its wings to coax more pollen from the plant. It isn't just handy in the wild either, buzz pollination is used on tomato plants and other commercial plants as well.

When asked if she had concerns about how local plants will fare with climate change, Habegger responded that while all may not do well, others would likely either find a niche to hang into, while others may actually thrive.

"These plants have been here a long time, and they've been through some climate changes already. They also have the ability to evolve, adapt, or find places in the landscape where they can continue to live. While we suspect not everything is going to make it, I'm personally not willing to give up on plants that have been here for thousands of years" Habegger said. "They are not helpless, they do have genetic variability and have already adapted to a place that has really dry summers,. They're adapted to a maritime setting and other aspects of an island setting."

Oaks, in fact, were more abundant during eras of a warmer climate and would like adapt well to warming temperatures. Habegger pointed to a patch of Spring Gold as another example. Spring Gold is in the carrot family. The plant doesn't grow very tall, and when the foliage is crushed it releases a parsley-like scent. "These plants bloom very early while there is still moisture. They die back to the ground in a couple of months and they are dormant for the whole summer. They don't need water during the summer," Habegger said. "Their root system is deep underground surviving the hot temperatures. When the fall rains start in September, October or November they spring back to life and green up for the winter. Their lifecycle is really suited to a climate with a wet winter and dry summer."

The nursery over the years has become successful enough that each September they hold a native plant sale where residents on each island can buy native plants. Salish Seeds has sold out each year. That doesn't mean the nursery is turning a profit – those funds go back into the cost of running the organization. This year the Department of Natural Resources has ordered 10,000 little plants for restoration projects.

For those interested, there are several tours scheduled.

April 21: Habegger will lead two, one-hour tours through the Salish Seeds Project nursery located at the San Juan Preservation Trust's Red Mill Farm. Habegger will share the challenges and rewards of growing our local wildflowers in habitats ranging from a pot on the deck to a restoration project.

Email tanjaw@sjclandbank.org to register for one of the two tour timeslots or for more information.

Tour One: 1 to 2 p.m.

Tour Two: 2 to 3 p.m.

April 24 and May 1: Habegger reprises her popular "Lawn Be Gone" workshop at Driggs Park describing how to replace your lawn with a patch of native wildflowers. During this in-person, one-hour workshop, you'll learn how the Land Bank has converted 500 square feet of lawn into a meadow of 30 plant species, all native to the San Juans.

Email tanjaw@sjclandbank.org to register for a workshop or for more information.

April 24 Workshop: 5 to 6 p.m.

May 1 Workshop: 5 to 6 p.m.

^pril 18 is the first Third Thursday of 2024. Join Habegger and staff at the Red Mill Farm nursery for the full three hours – 9 1. to Noon – or drop in as time allows. RSVP's welcome, but not required.

Interest has been continuing to grow around local species. Habegger wanted to make clear anyone can grow them, even if a pot on their deck. “People want to grow native plants because they know that we are learning it just makes sense. They are the best thing there is for local wildlife and pollinators. And they are really beautiful too,” said Habegger.

Heather Spaulding \ Staff photo

Heather Spaulding \ Staff photo

Heather Spaulding Staff photo Chocolate lilies buds ready to burst wide open.

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Workshop held on OPALCO solar panels

Next >
Studio Tour preview at the San Juan Community Theatre

The Journal of the San Juan Islands

LETTERS TO THE EDITOR

Land Bank and Zylstra Lake Trail | Letter

March 20, 2024 1:30 am

I'm writing in response to recent letters to the editor which disclaim involvement by the Land Bank in the Town to Zylstra Lake Trail Project.

The Land Bank is a budgeted County department, so even without other evidence, there is obvious joining at the hip no matter which way you bake the cake. A review of the Comprehensive Plan (see pages 25-27) shows the Land Bank is heavily involved in County trail projects. The Land Bank expressed specific support of the trail in its meetings, supported the "War Trail" group, and was looking to connect its properties throughout the island via trails.

Sheryl Alb,

San Juan Island

Previous
wn and County debate water – again

The Journal of the San Juan Islands

OPINION

Land Bank is not guilty by association in Zylstra Lake Trail | Letter

March 27, 2024 1:30 am

No, Sheryl Alb, the Land Bank is not guilty by association as you claim in your letter of 20 March. The Land Bank may be joined at the hip with the County, but they are of two minds on trails, especially the Zylstra trail. Yes the Land Bank is involved in trail projects but, again, not this one. There is in fact evidence of this with comments of my own during Land Bank Commission meetings when I was a Commissioner. Your assertions are just wrong as were Ron Whalen's. Why do you promote false information? Show us your examples of the Land Bank expressing "specific support of the trail." There aren't any. Please, again, let's stick to the truth. We have lived here for thirty years and have always been staunch supporters of the Land Bank and what they do for the people of this County.

Jim Skoog

San Juan Island

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Library trustee meeting April 9

Next >
Eligible Washington state taxpayers can now use free IRS Direct File

2023 Land Bank Events

	San Juan Island		Orcas		Lopez		Other
Jan							
			Vol Event :: 1.27 :: Habitat Restoration @ North Shore		Vol Event :: 1.27 :: Habitat Restoration @ The Spit		
Feb							
	Vol Event :: 2.16 :: Planting Party @ Zylstra		North Shore Tours :: 2.2, 2.10		Vol Event :: 2.7 :: Invasive Plant Removal @ Watmough Addition		
	Vol Event :: 2.22 :: Blackberry Pull @ Westside/Goldenback				Partner Event | Birding with Lopez Library :: 2.9 :: Richardson Marsh		
March							
	FARMERS MARKET :: Mar 3 :: (with Noxious Weeds)		North Shore Tours :: 3.1, 3.09		Vol Event :: 3.2 :: IMB Habitat Project @ the Spit, Fisherman Bay		
	Vol Event :: 3.13 :: ACT Work Party		Ag Summit :: 3.8, 3.9		Vol Event :: 3.6 :: @ Watmough Addition		
	~~Vol Event :: 3.20 :: Trail Brushing @ Zylstra~~		T-back Series :: March T-back March :: 3.16		Partner Event :: 3.9 :: LCTN Hike @ Spencer Spit Preserve		
					Watmough Scoping Meeting :: 3.19 @ Lopez Community Center		
April							
	FARMERS MARKET :: Apr 6 :: (with Noxious Weeds)						
	~~Fireside Chat :: 4.2 :: SJI Grange~~		North Shore Tours :: 4.5, 4.13		Vol Event :: 4.3 :: @ Watmough Addition		
	GICU :: 4.20		GICU :: 4.20 (Crescent Beach)		GICU :: 4.20 (Fisherman Bay Spit)		
	Edu Event: 4.21 :: Salish Seeds Nursery Open House/Tour						
	Edu Event :: 4.24:: Lawn Be Gone @ Driggs Park						
	Partner Event :: KYI Walk :: Zylstra : : 4.27						
	Partner Event :: Tour d' Family :: 4.28 :: FHES						
	Trail Building Workshop :: 4.28 :: Cady						
	Third Thursday Volunteer Party :: Salish Seeds						
	Community Conversations (?)		Community Conversations (?)		Community Conversations (?)		
May							
	FARMERS MARKET :: May 4 :: (with Noxious Weeds)		**FARMERS MARKET**		**FARMERS MARKET**		
	Edu Event :: 5.1 :: Lawn Be Gone @ Driggs Park REDUX		North Shore Tours :: 5.3, 5.11, 5.16		Edu Event :: 5.4 :: IMB Tour at Fisherman Bay Spit		
	Vol Event :: Firewood Donation :: 5.5 :: Mt. Grant (LSR site)		T-back Series :: Guided Hike :: 5.19				
	Lilacs, Lacewings, Lemonade :: 5.10 :: Driggs Park						
	Screen Free Week Walk :: 5.11 @ Zylstra						
	SJI Pocket Session :: 5.11 @ Mount Grant Summit		Pocket Session ??		Pocket Session??		
	Island Rec Children's Festival :: 5.18						
	Vol Event :: Connector Trail Building (multiple days) Cady						
	Third Thursday Volunteer Party :: Salish Seeds						
June							
	Cady Mountain Preserve Opening Celebration :: 6.15		**North Shore Tours :: 6.7, 6.8, 6.20**		**FARMERS MARKET**		
	Vol Events :: Linde Trail Building (multiple days) :: Beaverton						
	Partner Event :: KYI Walk :: Westside :: 6.29						
	Third Thursday Volunteer Party :: Salish Seeds						
July							
	Trail Opening :: 7.13 :: Linde / Beaverton		North Shore Tour :: 7.5, 7.13, 7.18		**FARMERS MARKET**		
			T-back Series :: 7.14 :: Guided Hike		(7.14) Vol Event :: Nox Weed Pull @ the Spit		
	Pocket Session :: 7.13 :: Hay Bales & Lemonade :: Zylstra				(7.27) Guided Tour :: Watmough Addition		
			Pocket Session ??		Pocket Session ??		
	Third Thursday Volunteer Party :: Salish Seeds						
August							
					FARMERS MARKET		
	County Fair		County Fair		County Fair		
			North Shore Tours: 8.2, 8.10, 8.15				
					Watmough Preserve Addition Opening :: TBD		
Sept	**SJI Library Display Case**						

	FARMERS MARKET		**FARMERS MARKET**		**FARMERS MARKET**		
			T-back Series :: Guided Hike :: 9.8				
			North Shore Preserve Opening :: 9.23 (NPLD)				
	Partner Event :: KYI Walk :: Beaverton (Linde) :: 9.28						
	Pocket Session :: 9.28 :: Potluck @ SJI Grange		Pocket Session ??		Pocket Session ??		
	Third Thursday Volunteer Party :: Salish Seeds						
	Native Wildflower Sale		**Native Wildflower Sale**		**Native Wildflower Sale**		
Oct							
	FARMERS MARKET		**FARMERS MARKET**		**FARMERS MARKET**		
	Third Thursday Volunteer Party :: Salish Seeds						
Nov							
	Turkey Walk Not Trot ?		T-back Series :: Guided Hike :: 11.23				
	Community Conversation (?)		**Community Conversation (?)**		**Community Conversation (?)**		
Dec							