

**AGENDA**  
**San Juan County Conservation Land Bank Commission**

**Members of the public may participate in person at**  
**Orcas Fire Hall**  
**45 Lavender Lane, Eastsound, WA 98245**  
**join virtually by [CLICKING HERE](#)**  
**or by phone @ (253)205-0468 Meeting ID: 864 2185 5108**

**October 18, 2024**

8:30am	Convene
8:30	General Public Comment Period
8:40	Approve September 20, 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	SJC Land Bank Proposed 2025 Mid-Biennium Budget – Aaron Rock
9:10	Public Hearing – Amended Budget Proposal Action – LBC Discussion and to consider adoption
9:30	3 <sup>rd</sup> Quarter Financial Report – Aaron Rock
9:40	Directors Report <ul style="list-style-type: none"><li>• Overview of the Land Banks’s efforts to conserve farmland and build relationships with the agricultural community</li></ul>
10:05	Coffelt Farm Preserve Lease Update – Eric and Amy Lum
10:15	Break
10:20	Outreach/Communications Report – Tanja Williamson
10:35	Stewardship Report
10:50	2 <sup>nd</sup> Public Comment Period
11:05	New Agenda Items
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”*

### Summary of Values of Land Bank Purchases

Number of Purchases / Donations	Appraised Value of Purchases 1990-2022	Land Bank Expenditures	Partner Expenditures	Non-acquisition partner contributions	Donations of Property	Land Bank Assists on Other Projects
68 / 7	\$87.6M	\$49M	\$33.5M	\$1.9M	\$7.5M	\$12.4M
<b>Total Purchase Price</b>	<b>\$82.9M</b>		<b>Total Partner Contributions: \$53M</b>			
<b>Number of CE Purchases / Donations</b>	<b>Appraised Value of Purchases 1990-2022</b>	<b>Land Bank Expenditures</b>	<b>Partner Expenditures</b>		<b>Donations of CEs</b>	
33 / 15	\$10.7M	\$7M	\$1.8M	n/a	> \$5M est.	
<b>Total Appraised Value LB Projects: \$98.3M*</b>		<b>Total Appraised Value All Projects: \$109.4M*</b>				
<b>Total LB Expenditures: \$56M</b>		<b>Total Partner Contributions All Projects: \$62.1M</b>				

\*Does Not Include CE Donation Value

7-15-24

# Memo

To: Conservation Land Bank Commissioners and staff  
From: Aaron Rock, Financial Clerk  
RE: PROPOSED 2025 Mid-Biennium Expenditure and Acquisition Plan  
Date: 10/10/2024

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The budget figures in this proposal reflect the 2024-205 Expenditure and Acquisition Plan approved by the commission on 10/20/2023 and the council on 12/12/2023. The Beginning and Ending Cash is calculated based on YE projections.

The figures we will focus on in the plan will be adjustments to the 2025 adopted budget.

## **CONSERVATION AREA FUND**

### REVENUE

- Beginning cash is reduced by \$132,902 based on 2024 year end projections. The actual beginning cash will be adjusted in the first amendment after the new year.
- Real Estate Excise Tax (REET) Revenue reduced by \$250,000 to \$3.5M along with the \$2,500 admin fee to the Treasurer.
- Local Government Investment Pool (LGIP) revenue is increased by \$75,000 to total \$100,000.
- Sale of Land includes: \$1.715M for the North Shore CE to the San Juan Preservation Trust.

### EXPENDITURES

- Ending cash is reduced \$308,945 to \$5,936,656 based on 2024 year end projections.
- County Administration has adjusted payroll, IT and GIS services for Land Bank Administration and Acquisition Costs adding an additional \$3,543.
- Acquisition Costs include the \$200K 4<sup>th</sup> and final 2022 Hauschka Cady Mountain purchase payments for the only budgeted project.
- Debt Service includes the \$1M 3<sup>rd</sup> and final principal and interest payment for the loan from STEW for the North Shore purchase. Also included is the 5% interest on the Hauschka payment.

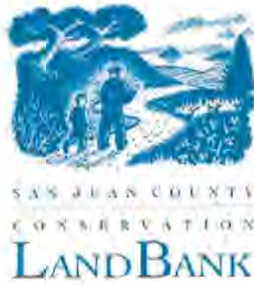
## **STEWARDSHIP & MANAGEMENT FUND**

### REVENUE

- Total Cash is increasing by \$136,862 based on 2024 year end projections. This will change when actuals come out at years end. The transfer from the Conservation Area Fund for Stewardship is based on actuals and will slightly impact the budgeted cash.
- LGIP interest is increasing by 70,000 to bring the total to \$100,000.
- Interest Revenue from the Interfund Loan is increasing by \$37,500 to \$50,000.
- New lease income is being added for Beaverton Marsh and Frazer Homestead with \$1,200 each.
- Final principal and interest payments on the loan to CAF for North Shore.

### EXPENDITURES

- Total Ending Cash increasing by \$203,358 based on 2024 year end projections.
- Similar to the Conservation Area fund County Administration has made adjustments to payroll and IT costs increasing by \$43,434.
- The Nursery Outreach Assistant Position needed to be added to the budget and we are requesting the position be increased from a .5 FTE to .625 FTE increasing the hours to 20 hours per week.



San Juan County Conservation Land Bank  
**PROPOSED**  
2025 Mid-Biennium Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor's 2024-2025 Preliminary Budget. Changes to amounts on this document may be made by the Auditor's office limited to payroll benefits, IT charges and county insurance adjustments. Changes may be presented at the Public Hearing for the San Juan County 2024-2025 Budget. The Land Bank 2024-2025 First Amended Budget will reconcile to those on the SJC Auditor's 2024-2025 Budget.

**2.120.130** If the County council elects not to ratify the annual acquisition and expenditure plan, it must reject the plan in its entirety and remand it back to the LBC with specific recommendations for reconsideration. The County council shall have no authority to amend the plan. (Ord. 21-2008 §§ 9, 10; Ord. 142-1990 § VIII. Formerly 16.54.110)

## Conservation Area Fund

BARS Codes	2024 2nd Amended Budget	2024 Year End Projections	2025 Adopted Budget	Total MBR Adjustments (Ordinance Exhibit)	2025 MBR Amended Budget
<b>REVENUE ACCOUNTS</b>					
<b>300</b> <b>Cash</b>					
1021.00.308.31.00.0000    Beginning Net Cash & Investments	5,429,456	5,429,456	5,984,013	(132,902)	5,851,111
<b>Total Cash</b>	<b>5,429,456</b>	<b>5,429,456</b>	<b>5,984,013</b>	<b>(132,902)</b>	<b>5,851,111</b>
<b>310</b> <b>Taxes</b>					
1021.00.311.10.00.0000    Conservation Futures Property Tax	345,050	345,050	355,402	0	355,402
1021.00.317.20.00.0000    Leasehold Tax - Conservation Futures	1,440	1,440	1,440	0	1,440
1021.00.317.40.00.0000    Timber Harvest Tax - Private Land	50	140	50	0	50
1021.00.318.37.00.0000    1% RE Excise Tax for Conservation	3,750,000	3,250,000	3,750,000	(250,000)	3,500,000
1021.00.318.37.00.0001    1% Admin Fee to Treasurer	(37,500)	(32,500)	(37,500)	2,500	(35,000)
<b>Total Taxes</b>	<b>4,059,040</b>	<b>3,564,130</b>	<b>4,069,392</b>	<b>(247,500)</b>	<b>3,821,892</b>
<b>330</b> <b>Intergovernmental Revenue</b>					
1021.00.334.02.70.0000    Recreation & Conservation Office - WWRP	500,000	500,000	0	0	0
1021.00.334.02.70.0001    Recreation & Conservation Office - ALEA	1,000,000	1,000,000	0	0	0
1021.00.334.03.10.0002    DOE Grant for Forest Health	250,000	250,000	0	0	0
1021.00.336.02.31.0000    DNR PILT NAP/NRCA	200	200	200	0	200
<b>Total Intergovernmental Revenue</b>	<b>1,750,200</b>	<b>1,750,200</b>	<b>200</b>	<b>0</b>	<b>200</b>
<b>360</b> <b>Miscellaneous Revenues</b>					
1021.00.361.11.00.0000    Investment Interest - LGIP	50,000	200,000	25,000	75,000	100,000
1021.00.367.11.00.0000    Donations from Private Sources	2,500	12,000	2,500	0	2,500
<b>Total Miscellaneous Revenues</b>	<b>52,500</b>	<b>212,000</b>	<b>27,500</b>	<b>75,000</b>	<b>102,500</b>
<b>390</b> <b>Other Financing Sources</b>					
1021.00.395.10.00.0000    Sale of Land	600,000	421,355	1,715,000	0	1,715,000
<b>Total Other Financing Sources</b>	<b>600,000</b>	<b>421,355</b>	<b>1,715,000</b>	<b>0</b>	<b>1,715,000</b>
<b>TOTAL REVENUE</b>	<b>11,891,196</b>	<b>11,377,141</b>	<b>11,796,105</b>	<b>(305,402)</b>	<b>11,490,703</b>



BARS Codes	2024 2nd Amended Budget	2024 Year End Projections	2025 Adopted Budget	Total MBR Adjustments (Ordinance Exhibit)	2025 MBR Amended Budget	
<b>EXPENDITURE ACCOUNTS</b>						
<b>00</b>	<b>SJC Conservation Area Fund</b>					
1021.00.508.31.00.0001	Ending Net Cash & Investments	6,472,489	5,851,111	6,245,601	(308,945)	5,936,656
	<b>Total SJ Conservation Area Fund</b>	<b>6,472,489</b>	<b>5,851,111</b>	<b>6,245,601</b>	<b>(308,945)</b>	<b>5,936,656</b>
<b>10</b>	<b>Administration</b>					
1021.10.576.90.10.0001	Director	62,919	62,919	66,519	(1,719)	64,800
1021.10.576.90.10.0003	Office Manager	62,482	62,482	66,433	9	66,442
1021.10.576.90.10.0004	Outreach Coordinator - .4 FTE	34,753	34,753	35,797	5	35,802
1021.10.576.90.20.0001	FICA & Medicare	11,537	11,537	12,166	(101)	12,065
1021.10.576.90.20.0002	Dept of Labor & Industries	611	611	589	(62)	527
1021.10.576.90.20.0003	Retirement/PERS	15,238	15,238	16,057	(865)	15,192
1021.10.576.90.20.0006	Medical Insurance	31,251	31,251	32,110	1,018	33,128
1021.10.576.90.20.0012	PFML Premium Assessments	345	345	363	(6)	357
1021.10.576.90.20.0020	HSA/VEBA Contributions	840	3,600	840	3,206	4,046
1021.10.576.90.31.0001	Office Supplies	2,500	2,500	2,500	0	2,500
1021.10.576.90.31.0003	Food for Consumption	300	300	300	0	300
1021.10.576.90.35.0001	Small Tools & Minor Equipment	1,500	1,500	1,500	0	1,500
1021.10.576.90.36.0000	Small & Attractive Assets	2,575	2,575	2,575	0	2,575
1021.10.576.90.41.0002	Professional Services	40,000	66,463	40,000	0	40,000
1021.10.576.90.41.0003	Website Services	700	1,100	700	0	700
1021.10.576.90.41.0044	Advertising	4,000	4,000	4,000	0	4,000
1021.10.576.90.41.0125	Land Bank Janitorial	4,135	4,135	4,135	0	4,135
1021.10.576.90.41.5021	Information Technology Services	22,740	22,740	23,273	434	23,707
1021.10.576.90.41.5022	GIS Services	20,562	20,562	21,108	2,341	23,449
1021.10.576.90.42.0010	Postage	3,000	500	3,000	0	3,000
1021.10.576.90.42.0020	Telephone	650	650	650	0	650
1021.10.576.90.42.0030	Cell Phones	1,050	0	1,050	0	1,050
1021.10.576.90.42.0040	Internet	240	0	240	0	240
1021.10.576.90.42.0060	Zoom Communications	450	450	450	0	450
1021.10.576.90.43.1000	Travel Within County	1,000	1,000	1,000	0	1,000
1021.10.576.90.43.2000	Travel Outside County	6,000	0	6,000	0	6,000
1021.10.576.90.45.0000	Operating Rentals and Leases	2,500	2,500	2,500	0	2,500
1021.10.576.90.45.0002	Meeting Room Rental	650	300	650	0	650
1021.10.576.90.46.0000	Liability Insurance	7,855	7,855	8,470	0	8,470
1021.10.576.90.46.0002	L&I - Volunteers	50	50	50	0	50
1021.10.576.90.47.0000	Utilities - Office	6,300	6,300	6,300	0	6,300
1021.10.576.90.48.0000	Repairs and Maintenance	2,500	0	2,500	0	2,500
1021.10.576.90.49.0010	Professional Association Dues	2,200	3,000	2,200	0	2,200
1021.10.576.90.49.0020	Subscriptions Publications & Maps	800	1,500	800	0	800
1021.10.576.90.49.0030	Conferences & Training	2,000	2,000	2,000	0	2,000
1021.10.576.90.49.0050	Photocopies	400	0	400	0	400
1021.10.576.90.49.0055	Printing and Binding	3,750	1,500	3,750	0	3,750
1021.10.576.90.49.0060	Finance Charges & Late Fees	10	10	10	0	10
1021.10.576.90.49.0090	Licenses Permits & Fees	150	0	150	0	150
1021.10.591.76.70.0000	Lease - UBM Copier	258	258	258	0	258
1021.10.594.76.64.0000	Machinery and Equipment	500	0	500	0	500
1021.10.597.14.00.0005	Transfer to Insurance Reserve Fund	1,386	1,386	1,386	0	1,386
	<b>Total Administration</b>	<b>362,687</b>	<b>377,870</b>	<b>375,279</b>	<b>4,260</b>	<b>379,539</b>

BARS Codes	2024 2nd Amended Budget	2024 Year End Projections	2025 Adopted Budget	Total MBR Adjustments (Ordinance Exhibit)	2025 MBR Amended Budget
<b>40</b>	<b>Transfers to Stewardship</b>				
1021.40.597.76.00.1031	500,000	500,000	500,000	0	500,000
1021.40.597.76.00.1032	2,594,191	2,594,191	2,738,512	0	2,738,512
	<b>3,094,191</b>	<b>3,094,191</b>	<b>3,238,512</b>	<b>0</b>	<b>3,238,512</b>
<b>60</b>	<b>Acquisition Costs</b>				
1021.60.576.90.10.0001	31,460	31,460	33,260	(860)	32,400
1021.60.576.90.10.0003	6,942	6,942	7,381	1	7,382
1021.60.576.90.20.0001	2,833	2,833	2,990	(52)	2,938
1021.60.576.90.20.0002	103	103	101	(4)	97
1021.60.576.90.20.0003	3,656	3,656	3,869	(249)	3,620
1021.60.576.90.20.0006	5,075	5,075	5,214	180	5,394
1021.60.576.90.20.0012	82	82	87	(3)	84
1021.60.576.90.20.0020	0	300	0	270	270
1021.60.576.90.41.0000	25,000	25,000	25,000	0	25,000
1021.60.576.90.49.0090	500	0	500	0	500
1021.60.594.76.61.0000	500	0	500	0	500
1021.60.594.76.61.1073	200,000	200,000	200,000	0	200,000
	<b>276,151</b>	<b>275,451</b>	<b>278,902</b>	<b>(717)</b>	<b>278,185</b>
<b>70</b>	<b>Debt Service</b>				
1021.70.581.20.79.1031	1,000,000	1,000,000	1,000,000	0	1,000,000
1021.70.592.76.82.1031	25,000	117,840	12,500	0	12,500
1021.70.592.76.83.0000	20,000	20,000	10,000	0	10,000
1021.70.597.76.00.2026	180,300	180,300	176,900	0	176,900
1021.70.597.76.00.2027	148	148	149	0	149
1021.70.597.76.00.2037	156	156	155	0	155
1021.70.597.76.00.2126	137,900	137,900	135,300	0	135,300
1021.70.597.76.00.2127	112	112	114	0	114
1021.70.597.76.00.2136	231,686	231,686	229,019	0	229,019
1021.70.597.76.00.2226	90,300	90,300	93,600	0	93,600
1021.70.597.76.00.2227	76	76	74	0	74
	<b>1,685,678</b>	<b>1,778,518</b>	<b>1,657,811</b>	<b>0</b>	<b>1,657,811</b>
<b>TOTAL EXPENDITURES</b>	<b>11,891,196</b>	<b>11,377,141</b>	<b>11,796,105</b>	<b>(305,402)</b>	<b>11,490,703</b>



## Stewardship Management & Maintenance Fund

BARS Codes	2024 2nd Amended Budget	2024 Year End Projections	2025 Adopted Budget	Total MBR Adjustments (Ordinance Exhibit)	2025 MBR Amended Budget
<b>REVENUE ACCOUNTS</b>					
<b>300</b>	<b>Cash</b>				
1031.00.308.31.00.0000	1,479,264	1,479,264	1,791,628	(126,946)	1,664,682
1031.00.308.31.00.0002	4,377,045	4,377,045	5,906,047	263,838	6,169,885
	<b>Total Beginning Cash</b>	<b>5,856,309</b>	<b>7,697,675</b>	<b>136,892</b>	<b>7,834,567</b>
<b>330</b>	<b>Intergovernmental Revenue</b>				
1031.00.331.15.65.7000	10,000	10,000	10,000	0	10,000
1031.00.334.02.70.0002	103,909	0	0	0	0
	<b>Total Intergovernmental Revenue</b>	<b>113,909</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>
<b>340</b>	<b>Charges for Goods and Services</b>				
1031.00.345.11.00.0000	12,000	14,000	12,000	0	12,000
	<b>Total Charges for Goods &amp; Services</b>	<b>12,000</b>	<b>14,000</b>	<b>0</b>	<b>12,000</b>
<b>360</b>	<b>Miscellaneous Revenues</b>				
1031.00.361.11.00.0000	30,000	175,000	30,000	70,000	100,000
1031.00.361.40.00.1021	25,000	117,840	12,500	37,500	50,000
1031.00.362.50.00.1001	3,600	3,600	3,600	0	3,600
1031.00.362.50.00.xxxx	0	0	0	1,200	1,200
1031.00.362.50.00.1004	28,200	28,200	28,200	0	28,200
1031.00.362.50.00.1005	2,000	5,800	2,000	0	2,000
1031.00.362.50.00.1007	2,800	2,881	2,800	0	2,800
1031.00.362.50.00.1008	0	0	0	1,200	1,200
1031.00.367.11.00.0000	1,000	1,000	1,000	0	1,000
1031.00.369.91.00.0095	120,000	120,000	0	0	0
	<b>Total Miscellaneous Revenues</b>	<b>212,600</b>	<b>454,321</b>	<b>109,900</b>	<b>190,000</b>
<b>380</b>	<b>Nonrevenues</b>				
1031.00.381.20.00.1021	1,000,000	1,000,000	1,000,000	0	1,000,000
1031.00.382.90.00.0000	600	1,800	600	0	600
	<b>Total Nonrevenues</b>	<b>1,000,600</b>	<b>1,001,800</b>	<b>0</b>	<b>1,000,600</b>
<b>390</b>	<b>Other Financing Sources</b>				
1031.00.397.76.00.1021	500,000	500,000	500,000	0	500,000
1031.00.397.76.00.1022	2,594,191	2,594,191	2,738,512	0	2,738,512
	<b>Total Other Financing Sources</b>	<b>3,094,191</b>	<b>3,238,512</b>	<b>0</b>	<b>3,238,512</b>
	<b>TOTAL REVENUE</b>	<b>10,289,609</b>	<b>10,430,621</b>	<b>12,038,887</b>	<b>246,792</b>
				<b>12,285,679</b>	



BARS Codes	2024 2nd Amended Budget	2024 Year End Projections	2025 Adopted Budget	Total MBR Adjustments (Ordinance Exhibit)	2025 MBR Amended Budget	
<b>EXPENDITURE ACCOUNTS</b>						
<b>00</b>	<b>Land Bank Stewardship &amp; Management</b>					
1031.00.508.31.00.0001	Ending Operating Cash	1,569,101	1,664,682	1,862,686	(170,381)	1,694,705
1031.00.508.31.00.0002	Ending Endowment Funds	5,932,045	6,169,885	7,448,547	373,738	7,819,885
	<b>Total Land Bank Stewardship &amp; Management</b>	<b>7,501,146</b>	<b>7,834,567</b>	<b>9,311,233</b>	<b>203,358</b>	<b>9,514,591</b>
<b>10</b>	<b>Administration</b>					
1031.10.576.90.10.0001	Director	62,919	62,919	66,519	(1,719)	64,800
1031.10.576.90.10.0002	Land Steward .5 FTE	58,142	85,142	59,882	10	59,892
1031.10.576.90.10.0003	Salish Seeds Nursery Assistant	13,170	4,408	10,995	(10,995)	0
1031.10.576.90.10.0004	SJ Preserve Steward	92,930	92,930	95,726	10	95,736
1031.10.576.90.10.0005	Orcas Preserve Steward	87,924	87,924	92,108	10	92,118
1031.10.576.90.10.0006	Lopez Preserve Steward .9 FTE	86,918	86,918	91,070	10	91,080
1031.10.576.90.10.0007	Field Assistant - Orcas	53,552	53,552	57,015	6,109	63,124
1031.10.576.90.10.0008	Field Assistant - San Juan	88,174	88,174	92,237	139	92,376
1031.10.576.90.10.0009	Outreach Coordinator - .4 FTE	34,753	34,753	35,797	5	35,802
1031.10.576.90.10.0010	Stewardship Coordinator	88,299	88,299	92,495	10	92,505
1031.10.576.90.10.0011	Field Assistant - multi-island	66,038	66,038	69,218	846	70,064
1031.10.576.90.10.0012	Field Assistant - San Juan 2	62,930	62,930	66,842	10	66,852
1031.10.576.90.10.0013	Seasonal Field Assistant - .6 FTE	40,164	40,164	42,762	2,304	45,066
1031.10.576.90.10.0014	Seasonal Field Assistant - .4 FTE	38,004	38,004	31,220	856	32,076
1031.10.576.90.10.0015	Nursery Outreach Assistant	21,322	21,322	0	37,713	37,713
1031.10.576.90.10.0025	Overtime wages	0	8,000	0	0	0
1031.10.576.90.10.0145	Language Incentive	540	540	540	0	540
1031.10.576.90.20.0001	FICA & Medicare	65,600	65,600	66,233	2,688	68,921
1031.10.576.90.20.0002	Dept of Labor & Industries	33,556	33,556	32,097	(1,877)	30,220
1031.10.576.90.20.0003	Retirement/PERS	78,306	78,306	81,993	(3,614)	78,379
1031.10.576.90.20.0006	Medical Insurance	167,280	176,280	171,880	(11,945)	159,935
1031.10.576.90.20.0012	PFML Premium Assessments	1,908	1,908	1,952	69	2,021
1031.10.576.90.20.0020	HSA/VEBA Contributions	5,880	10,000	5,880	6,740	12,620
1031.10.576.90.20.0022	Air Ambulance Services	402	402	292	(292)	0
1031.10.576.90.22.0000	Clothing Allowance	1,750	1,750	1,750	125	1,875
1031.10.576.90.31.0000	Office Supplies	1,500	500	1,500	0	1,500
1031.10.576.90.31.0002	Stewardship Supplies	1,000	0	1,000	0	1,000
1031.10.576.90.31.0003	Food For Consumption	650	650	650	0	650
1031.10.576.90.31.0004	Employee Uniforms	1,100	0	1,100	0	1,100
1031.10.576.90.32.0000	Fuel consumed	200	0	200	0	200
1031.10.576.90.35.0000	Small Tools & Minor Equipment	2,500	8,000	2,500	0	2,500
1031.10.576.90.36.0000	Small & Attractive Assets	6,000	6,000	10,000	0	10,000
1031.10.576.90.41.0003	Professional Services - Mgmt&Maint	5,000	3,000	5,000	0	5,000
1031.10.576.90.41.0044	Advertising	1,000	1,000	1,000	0	1,000
1031.10.576.90.41.5021	Information Technology Services	63,300	63,300	64,633	11,062	75,695
1031.10.576.90.41.5022	GIS Services	10,126	10,126	10,371	1,470	11,841
1031.10.576.90.41.5031	Facilities Services	15,914	15,914	14,719	3,690	18,409
1031.10.576.90.42.0010	Postage	100	50	100	0	100
1031.10.576.90.42.0040	Internet for Orcas office	636	636	636	0	636
1031.10.576.90.43.1000	Travel Within County	2,500	300	2,500	0	2,500
1031.10.576.90.43.2000	Travel Outside County	2,000	300	2,000	0	2,000
1031.10.576.90.44.0001	Leasehold Excise Tax	2,600	2,600	2,600	0	2,600
1031.10.576.90.44.0002	Stormwater Utility Assessment	3,000	1,947	3,000	0	3,000
1031.10.576.90.46.0000	Liability Insurance	34,008	34,008	36,671	0	36,671
1031.10.576.90.46.0001	Property Insurance	3,856	3,856	4,659	0	4,659
1031.10.576.90.46.0002	L&I - Volunteers	50	50	50	0	50
1031.10.576.90.48.0002	Vehicle Maintenance	500	500	500	0	500
1031.10.576.90.49.0020	Subscriptions and Publications	1,000	1,000	1,000	0	1,000
1031.10.576.90.49.0030	Conferences & Training	3,000	1,000	3,000	0	3,000
1031.10.576.90.49.0050	Printing & Copying	300	300	300	0	300
1031.10.576.90.49.0060	Finance Charges & Late Fees	0	50	0	0	0
1031.10.576.90.49.0090	Licenses Permits & Fees (DNR fee to 51)	100	0	100	0	100
1031.10.582.90.00.0000	Sales Tax Remittances	300	1,800	300	0	300
1031.10.594.76.64.0001	Machinery & Equipment	12,000	0	0	0	0
1031.10.597.14.00.0005	Transfer to Insurance Reserve Fund	6,002	6,002	6,002	0	6,002
1031.10.597.57.00.5011	Transfer to ER&R for Vehicle Purchase	0	12,000	35,000	0	35,000
	<b>Total Administration</b>	<b>1,430,703</b>	<b>1,464,714</b>	<b>1,477,594</b>	<b>43,434</b>	<b>1,521,028</b>



BARS Codes	2024 2nd Amended Budget	2024 Year End Projections	2025 Adopted Budget	Total MBR Adjustments (Ordinance Exhibit)	2025 MBR Amended Budget
<b>30 Management &amp; Maintenance</b>					
1031.30.576.91.31.0000 Preserve supplies SJI	40,000	40,000	40,000	0	40,000
1031.30.576.91.32.0000 Fuel consumed	500	100	500	0	500
1031.30.576.91.41.0000 Professional Services SJI	51,200	51,200	50,000	0	50,000
1031.30.576.91.43.1000 Travel Within County	2,500	2,500	2,500	0	2,500
1031.30.576.91.43.2000 Travel Outside County	500	1,200	500	0	500
1031.30.576.91.43.5011 Monthly Motor Pool Lease - SJI	12,000	12,000	12,000	0	12,000
1031.30.576.91.45.0000 Operating Rentals and Leases	8,600	5,000	8,600	0	8,600
1031.30.576.91.47.0000 Utility Services SJI	3,000	5,000	3,000	0	3,000
1031.30.576.91.48.0000 Repairs and Maintenance SJI	129,500	100,000	114,000	0	114,000
1031.30.576.91.48.1091 SJI Maintenance by SJC Parks	5,000	0	5,000	0	5,000
1031.30.576.91.49.0090 Licenses Permits & Fees	500	4,000	500	0	500
1031.30.576.92.31.0000 Preserve Supplies Orcas	30,000	30,000	30,000	0	30,000
1031.30.576.92.32.0000 Fuel consumed	60	0	60	0	60
1031.30.576.92.41.0000 Professional Services Orcas	105,000	150,000	49,500	0	49,500
1031.30.576.92.43.1000 Travel Within County	500	500	500	0	500
1031.30.576.92.43.5011 Monthly Motor Pool Lease - Orcas	13,000	13,000	13,000	0	13,000
1031.30.576.92.45.0000 Operating Rentals and Leases	1,500	7,000	1,500	0	1,500
1031.30.576.92.47.0000 Utility Services Orcas	10,000	20,000	10,000	0	10,000
1031.30.576.92.48.0000 Repairs and Maintenance Orcas	105,000	80,000	232,000	0	232,000
1031.30.576.92.49.0090 Licenses Permits & Fees	250	3,000	250	0	250
1031.30.576.93.31.0000 Preserve Supplies Lopez	8,000	6,000	8,000	0	8,000
1031.30.576.93.32.0000 Fuel consumed - Lopez	150	300	150	0	150
1031.30.576.93.41.0000 Professional Services Lopez	60,000	60,000	26,000	0	26,000
1031.30.576.93.43.1000 Travel Within County - Lopez	200	200	200	0	200
1031.30.576.93.43.5011 Monthly Motor Pool Lease - Lopez	6,000	6,000	6,000	0	6,000
1031.30.576.93.45.0000 Rental Payments Lopez Island	300	840	300	0	300
1031.30.576.93.47.0000 Utility Services Lopez	3,000	1,500	3,000	0	3,000
1031.30.576.93.48.0000 Repairs and Maintenance Lopez	10,000	5,000	10,000	0	10,000
1031.30.576.93.48.1091 Lopez Maintenance by SJC Parks	15,000	0	15,000	0	15,000
1031.30.576.96.31.0000 Supplies - Ag	66,000	66,000	68,000	0	68,000
1031.30.576.96.41.0000 Professional Services - Ag	24,000	20,000	4,000	0	4,000
1031.30.576.96.45.0000 Operating Rental & Leases - Ag	3,000	3,000	3,000	0	3,000
1031.30.576.96.48.0000 Repairs & Maintenance - Ag	25,000	25,000	30,000	0	30,000
<b>Total Management &amp; Maintenance</b>	<b>739,260</b>	<b>718,340</b>	<b>747,060</b>	<b>0</b>	<b>747,060</b>
<b>40 Site Enhancement</b>					
1031.40.594.76.63.1000 Capital Improvements SJI	228,500	61,000	79,000	0	79,000
1031.40.594.76.63.2000 Capital Improvements Orcas	320,000	303,000	230,000	0	230,000
1031.40.594.76.63.3000 Capital Improvements Lopez	40,000	19,000	41,000	0	41,000
1031.40.594.76.63.6000 Capital Improvements Ag	30,000	30,000	153,000	0	153,000
<b>Total Site Enhancement</b>	<b>618,500</b>	<b>413,000</b>	<b>503,000</b>	<b>0</b>	<b>503,000</b>
<b>TOTAL EXPENDITURES</b>	<b>10,289,609</b>	<b>10,430,621</b>	<b>12,038,887</b>	<b>246,792</b>	<b>12,285,679</b>

PROJECT SUMMARY

PROJECT TITLE: HAUSCHKA PARCELS  
PROPOSED ACQUISITION: ACQUISITION OF FEE TITLE INTEREST  
OWNER: STEPHEN AND SARAH HAUSCHKA

#### PROPERTY DESCRIPTION

Location: San Juan Island; 1) Prohaska Road parcel, south of Mt. Grant; 2) Cady Mountain parcel, the summit of the mountain.

General Description: 1) The 40-acre Prohaska Road parcel is bounded on its north side by Mt. Grant Preserve, and on its west and south sides by the Town of Friday Harbor Trout Lake property; 2) The 40-acre parcel at the summit of Cady Mountain adjoins the Land Bank Preserve to the east and a 10-acre parcel of the Preserve to the south, currently only connected by a corner.

#### BACKGROUND

The Land Bank has worked toward this acquisition for over a decade, with on-going conversations with the seller, site visits, and ultimately negotiations. These efforts preceded the original 2015 Mt. Grant acquisition. Once Mt. Grant was established, the Hauschka Prohaska Road parcel became even more important, particularly as a buffer to development.

The Cady Mountain parcel has been of keen interest to the Land Bank since the establishment of Cady Mountain Preserve in 2002, and the beginning of our Garry oak savannah restoration work. The parcel is hugely significant to that work, and perhaps equally as a key destination point for visitors to the Preserve.

#### CONSERVATION VALUES OF THE PROPERTY

##### Prohaska Road Parcel

This 40-acre parcel features 80 to 100-year-old Douglas fir-dominated forest and slopes gently upward toward Mt. Grant Preserve. There is also a seasonal creek stretching from its northwest to southeast corners. If developed, up to eight homesites could be created bound on Mt. Grant and the Town's Trout Lake property.

The property has a small cabin and two Texmo buildings which may be utilized as caretaker or conservation corps crew housing options. It connects directly to the public Prohaska Road at its southeastern corner. The current owners have allowed public access to the property for some time, and it does provide an alternate access to Mt. Grant. However, there are complications with the connection to the existing preserve due to restrictions in the easement for the main entrance road from West Valley Road.

##### Cady Mountain Parcel

This 40-acre parcel contains significant Garry oaks and savannah as well as old growth Douglas-firs. Also, a wetland area at its north west corner adjoins the existing Land Bank Cady Mountain Preserve.



Acquisition of this property would be a key addition to the Land Bank's ongoing Garry oak restoration efforts.

The open areas at the summit afford spectacular views to the south and east and create a natural destination point from the Land Bank's proposed trailhead along Three Corner Lake Road.

If left unprotected, property could be subdivided into four lots.

#### ACQUISITION DETAIL

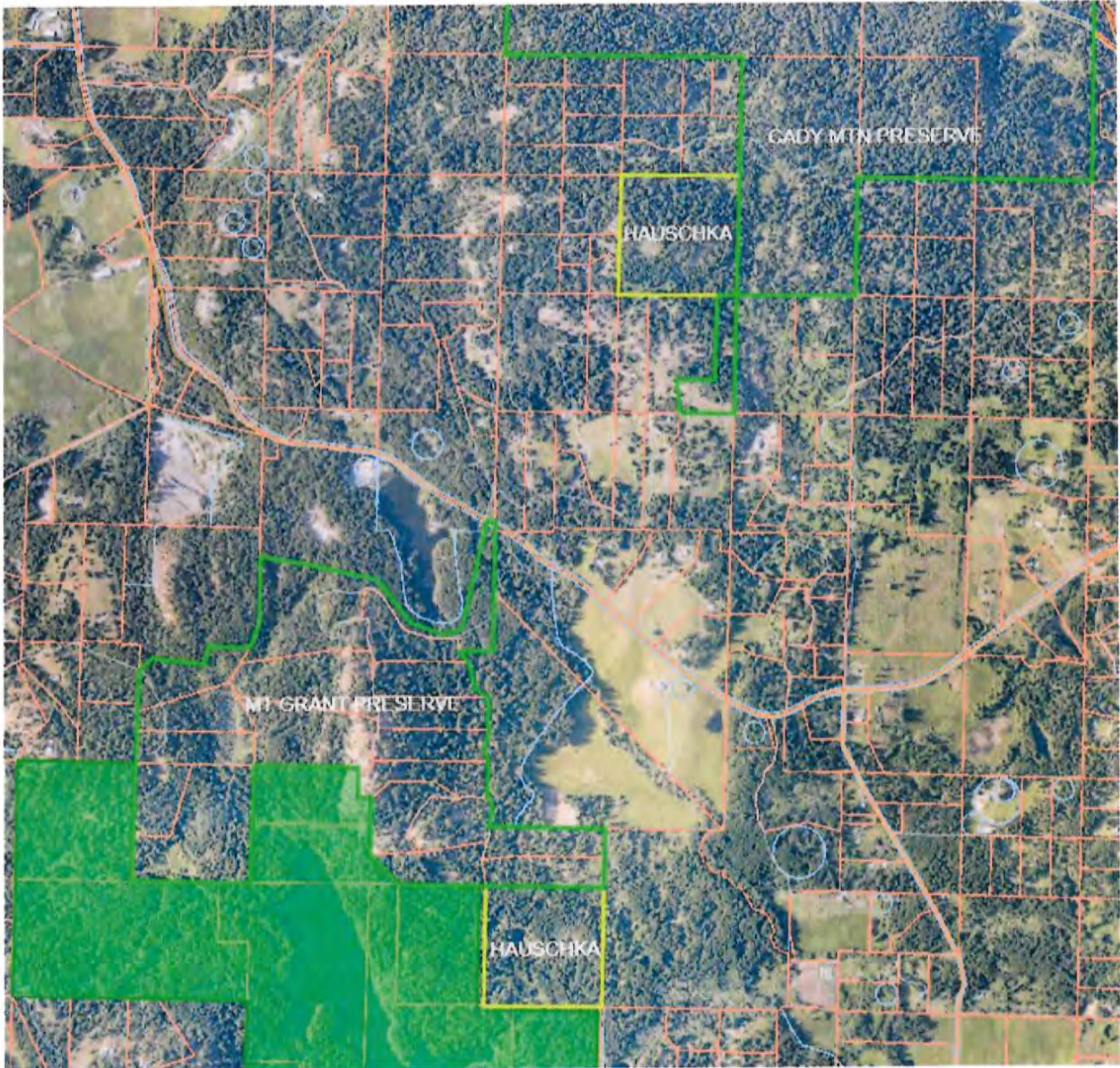
The Land Bank intends to partner with the San Juan Preservation Trust (SJPT) on both parcels, with SJPT contributing up to 50% of the purchase price for conservation easements. Staff are currently working on this agreement with the Preservation Trust. At present, the Land Bank Commission is recommending proceeding with the acquisitions regardless of the outcome of the partnership arrangement with SJPT.

- A. Acquisition Costs: The purchase price for each parcel is \$800,000 (\$1.6M total) which is anticipated to be at or below appraised value. The Hauschka's have offered to seller-finance the sale at 5% interest and the Land Bank is recommending an initial down payment of \$200,000 (\$400,000 total) on each parcel with the remainder to be paid off in three years. Should the Preservation Trust purchase conservation easements, these time periods would be condensed accordingly.
- B. Management Costs: Initial site stabilization costs would be relatively low for both parcels. Cady Mountain would be accessed by trail only from the existing preserve. A driveway, trails and limited parking already exist on the Prohaska parcel. Maintaining the infrastructure on this latter parcel will likely cost \$10,000 annually. Land management and restoration costs for both parcels are estimated at \$5,000 annually combined.

#### MANAGEMENT PLAN

The Land Bank will incorporate both parcels into the management plans for Mt. Grant and Cady Mountain Preserves.

CONTEXT MAP FOR BOTH HAUSCKA PARCELS



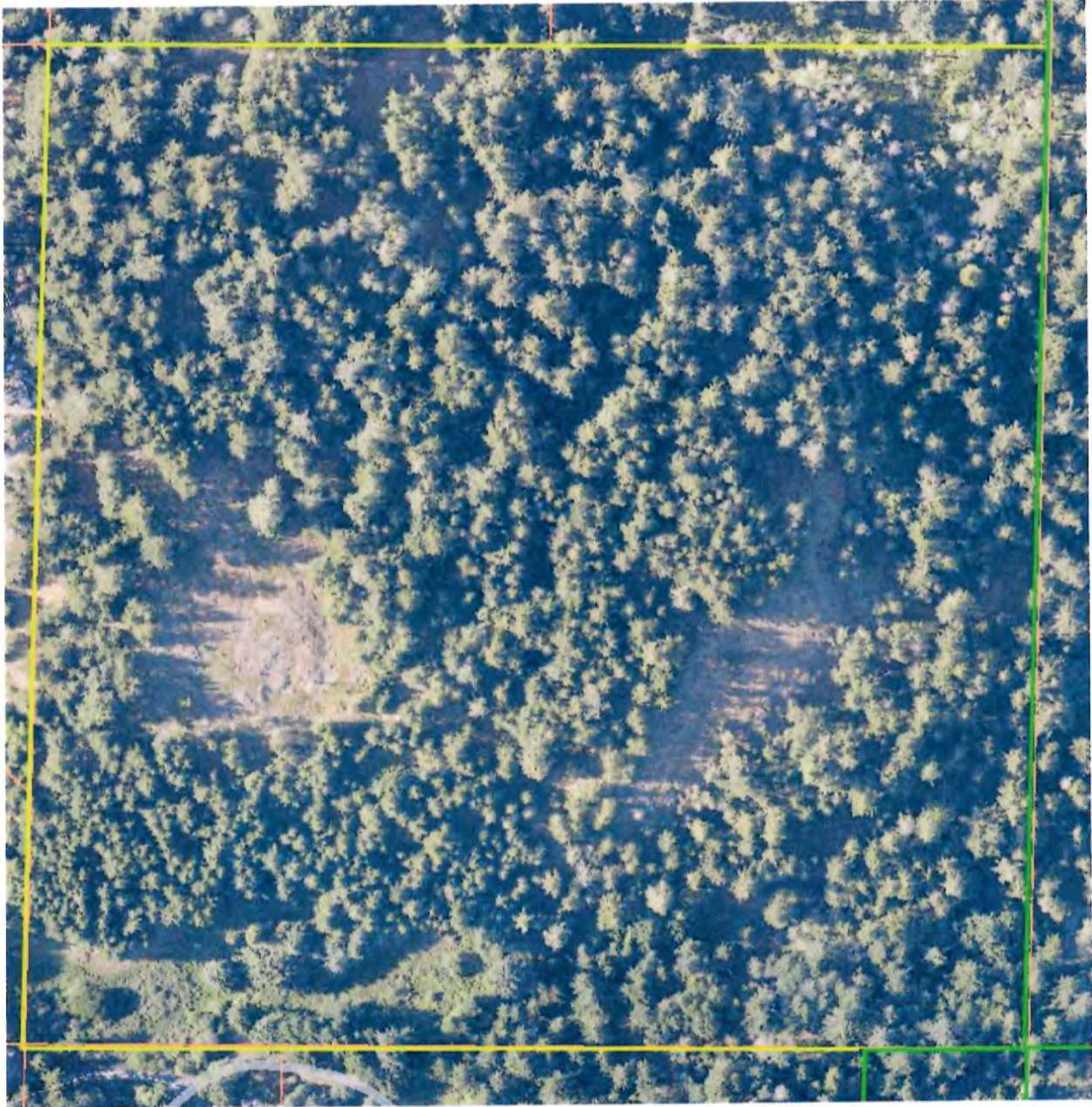


AERIAL MAP OF THE HAUSCHKA PROHASKA ROAD PARCEL





AERIAL MAP OF THE HAUSCHKA CADY MOUNTAIN PARCEL



PROJECT SUMMARY

PROJECT TITLE: MCPEAKE (GLENWOOD INN)  
PROPOSED ACQUISITION: ACQUISITION OF FEE TITLE INTEREST  
OWNER: ESTATE OF DAVID AND LINA MCPEAKE

#### PROPERTY DESCRIPTION

Location: North Shore, Orcas Island

General Description: This roughly 58-acre property on the north shore has extensive high bluff and beach with an access road. The upland is largely forested with approximately six acres cleared. There are also a number of older structures formerly utilized for accommodating guests at the Inn.

#### CONSERVATION VALUES OF THE PROPERTY

The Glenwood Inn parcel features roughly 1/3 mile of shoreline, largely backed by high bluffs. This shoreform and location are high protection priorities for salmon recovery.

Aesthetically, the site offers unparalleled views of Patos, Sucia, and Matia Islands, with the Canadian Gulf islands to the northwest. Mount Baker is visible as well to the far east southeast. Directly east are the cliffs of Point Doughty.

This is the largest parcel remaining in the immediate Eastsound area with the exception of Camp Orkila which is just to the south. Left unprotected, the site could be developed into as many as 11 homesites along the shoreline.

The upland area has significant cultural resources, being close to the approximate location of the historic Coast Salish village of T'qwá:leqs.

The site offers tremendous potential for access to one of the most dramatic beaches in the archipelago. In addition to the 1/3 mile on the property, there is tideland access to the Point Doughty Natural Area Preserve, managed by the Washington Department of Natural Resources. This area is currently only accessible from the water. Together, these properties would roughly double the amount of shore available for public access on the island. A County road connects directly to the south property line.

In addition, the site offers the possibility of serving as a base for kayakers overnighing to the outer islands.



## PARTNERS

The Land Bank would partner with the San Juan Preservation Trust (SJPT) on the proposed purchase, with each paying 50% and the Trust retaining a conservation easement on the property. The Preservation Trust would also work to secure stewardship funding for the project.

## COSTS

- A. Acquisition Costs: The purchase price for this acquisition is anticipated to be roughly \$6,350,000.

The Land Bank would make the initial purchase with the Preservation Trust purchasing a conservation easement within 3 years under a contractual agreement.

- B. Management Costs: There would be significant cost associated with removal of the derelict structures on site, potentially in the \$250,000 range. Further site stabilization to allow public access (parking, trail enhancement, etc.), might approach an additional \$85,000. With this in mind, the Preservation Trust is applying for a Puget Sound Action and Recovery Fund grant which will include money for demolition and removal of structures on the shoreline.

## MANAGEMENT PLAN

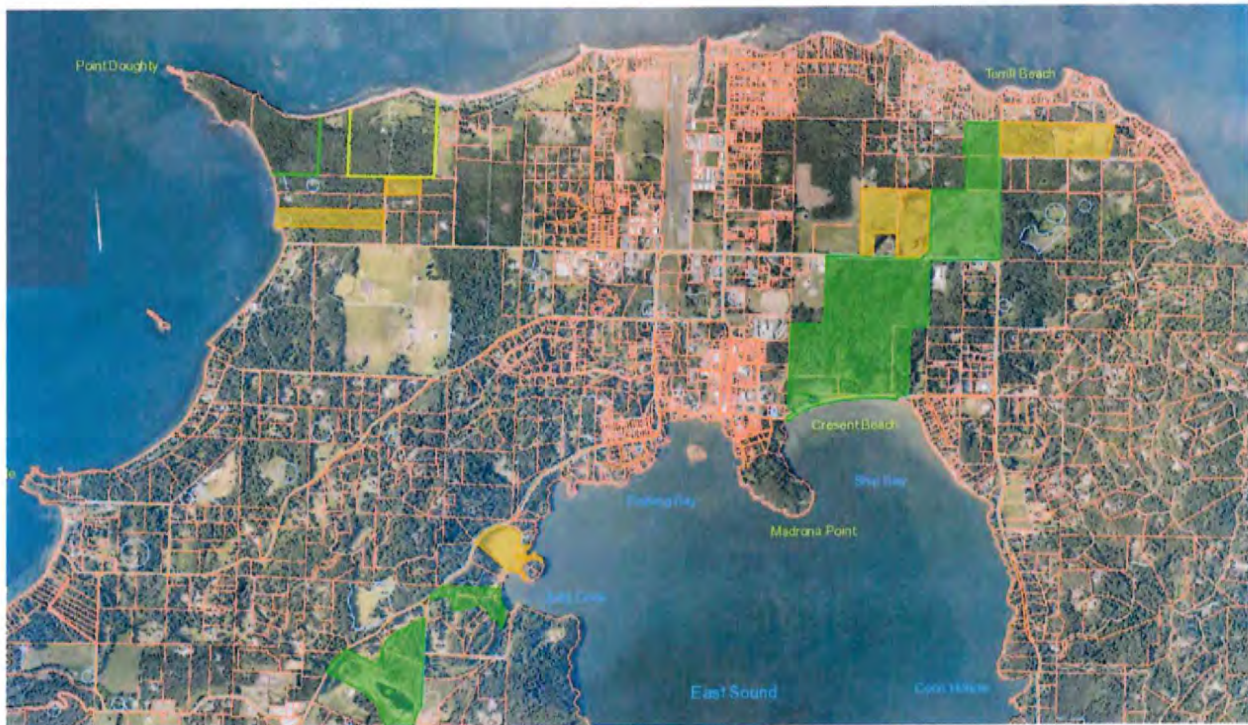
The Land Bank will initiate a management plan process in the first year of ownership. Given the level of interest in public access, an interim plan may be the best course, to allow some limited use while working through the details of the full plan.

### AERIAL MAP OF THE MCKPEAKE (GLENWOOD) PROPERTY





CONTEXT MAPS OF THE MCKPEAKE (GLENWOOD) INN PROPERTY





AERIAL PHOTO OF THE MCKPEAKE (GLENWOOD) INN PROPERTY



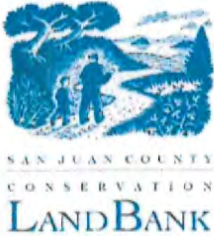


# Richardson Marsh Preserve

## Stewardship and Management Plan



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



# Richardson Marsh Preserve, Lopez Island Stewardship and Management Plan

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## A. Introduction

Richardson Marsh Preserve is located near the southwestern coast of Lopez Island, slightly inland of Davis Bay. The 23.7-acre preserve is part of a much larger coastal wetland, known locally as Richardson Marsh, that has long been a conservation priority. As a basin for the largest watershed on Lopez, the marsh is seasonally inundated and serves as a significant over-wintering site for waterfowl. 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.<sup>1</sup> 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.

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<sup>1</sup> 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.<sup>2</sup>



Figure 1. Preserve Context

<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> The CE restricts the construction of structures. It allows

<sup>3</sup> Tax Parcel Number 241131003000

<sup>4</sup> 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
<b>Total</b>	<b>23.74</b>

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<sup>5</sup> 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.

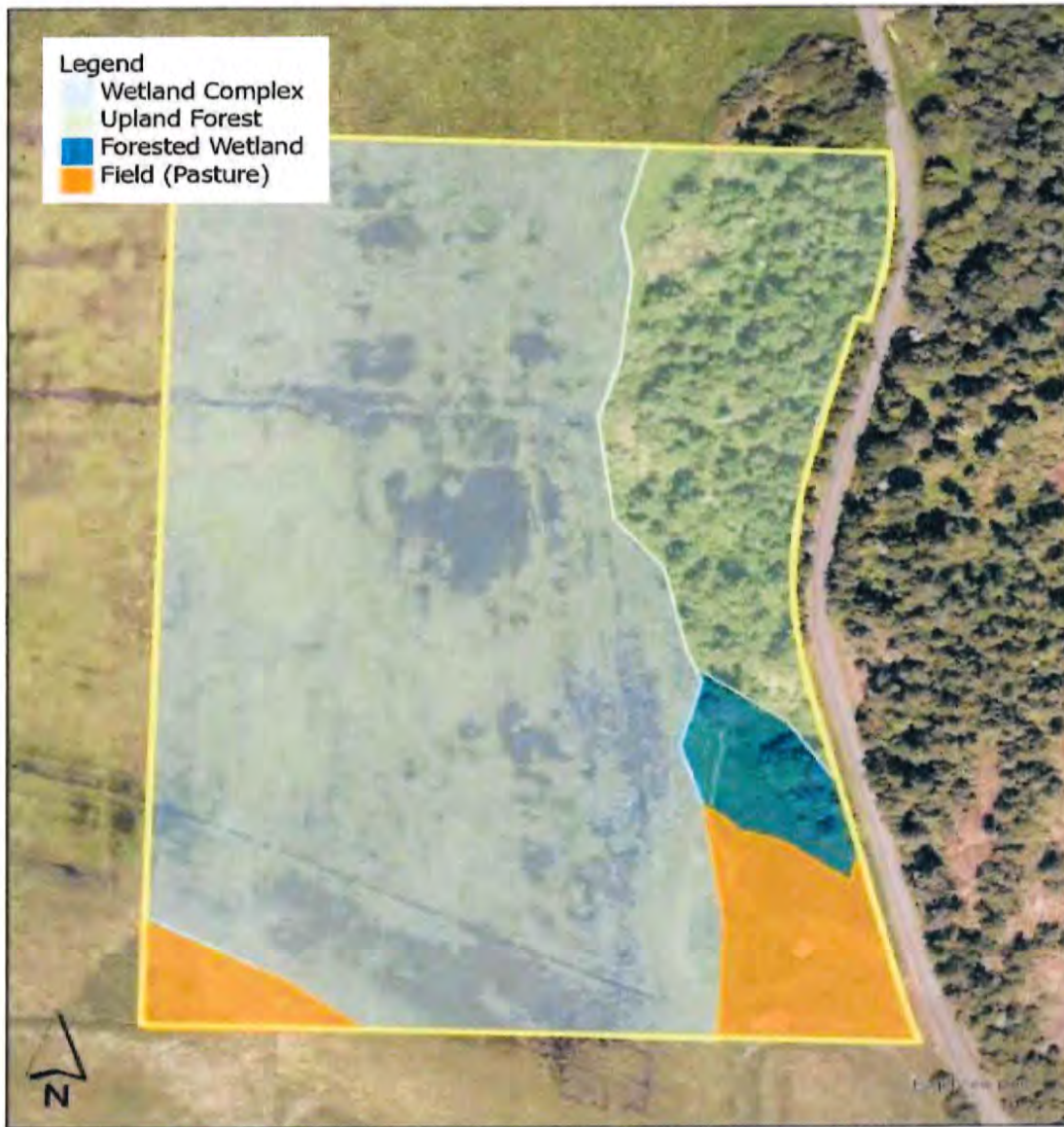
Richardson Marsh Preserve has English holly, Himalayan blackberry, and reed canarygrass. The latter is an aggressive wetland colonizer that forms thick mats with its rhizomes and suppresses other vegetation. Approximately 50 percent of the marsh and wetland edge is covered with reed canarygrass. San Juan County lists reed canarygrass as a "Class 3"

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<sup>5</sup> 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.<sup>6</sup> 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**

<b>AREA</b>	<b>CURRENT CONDITION</b>	<b>DESIRED FUTURE CONDITION</b>
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.

<sup>6</sup> 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.<sup>7</sup> 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.<sup>8</sup>

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.

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<sup>7</sup> Water samples taken in winter of 2023.

<sup>8</sup> Latin names for species listed include *Distichlis 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.

### Volunteers

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

Summary of proposed public access objectives:

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



## F. Budget Projection

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

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

Total 5-yr costs (2024-2029)

\$60,973

Total 10-yr costs (2024-2033)

\$110,211

## G. Planning Process Overview

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

Timeline	Completed (Planned)
Scoping Meeting	February 2023
Land Bank Commission 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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NatureServe. 2023. NatureServe Network Biodiversity Location Data accessed through NatureServe Explorer [web application]. NatureServe, Arlington, Virginia. Available <https://explorer.natureserve.org/>

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Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at: <http://websoilsurvey.sc.egov.usda.gov/>

Swope, S. and Mutti-Driscoll, G. 2014. *Richardson Marsh Saltwater Intrusion Analysis*. Pacific Groundwater Group report to Friends of the San Juans.

The Nature Conservancy. 2007. Conservation Action Planning Handbook. [https://www.conservationgateway.org/Documents/Cap%20Handbook\\_June2007.pdf](https://www.conservationgateway.org/Documents/Cap%20Handbook_June2007.pdf)

Washington Department of Fish and Wildlife. 2008. Priority Habitats and Species List. Olympia, WA.

Washington Natural Heritage Program. 2017. U.S. National Vegetation Classification List. Washington Department of Natural Resources, Olympia, WA. <http://www.dnr.wa.gov/NHPconservation>

## 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



# Memo

To: Conservation Land Bank Commissioners and staff

From: Aaron Rock, Financial Clerk

RE: DRAFT Financial Statements for the period ending September 30, 2024

10/10/2024

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The budget figures in these reports reflect the 1<sup>st</sup> Amended 2024 Budget, approved by the SJC Council on 04/24/2024. Other items to note:

## **CONSERVATION AREA FUND FINANCIAL STATEMENT**

### **BALANCE SHEET (ASSETS & LIABILITIES)**

- Total Current Assets (H14) increased by \$563,084 in the 3<sup>rd</sup> quarter of the year, bringing the total to over \$5.2M including \$4.76M Local Government Investment Pool (LGIP). This is largely due to making the second of 3 annual payments on Stewardship Fund loan for the North Shore acquisition.
- LGIP interest rate (I2) – at 5.24%, and just down from 5.39% at the end of September 2023.
- General Obligation Bonds Payable or long-term liabilities (G30) at \$3.8M, this does not include the Interfund loan from Stewardship.

### **REVENUE & EXPENDITURES**

- 1% Real Estate Excise Tax (REET) (H46) at \$1,159,012 bringing the year to \$2.5M and 67% of the 2024 budget.
- LGIP interest earnings for the 3<sup>rd</sup> quarter (H48) at \$57,117. YTD (I48) at \$176,750.
- 3<sup>rd</sup> quarter Transfer to Stewardship Site Enhancement was made in September (H54) \$648,548.
- Acquisition costs in the 1<sup>st</sup> quarter (F55) \$217,204 included the \$200k Hauschka Cady Mt promissory note payment for the year along with the \$20K interest (F57).
- The Interfund loan payment to the Stewardship fund (G56) included \$1M in principal and \$117,800 in interest a calculation of LGIP +.075%.
- Administration Expenditures (I58) are 9.35% of Total Revenue (I51).

## **STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT**

### **BALANCE SHEET (ASSETS & LIABILITIES)**

- Cash in the Stewardship & Management Fund (H12) increased overall by \$304,189 over the 2<sup>nd</sup> quarter 2024.
- Transfer and the interfund loan payment from the Conservation Area Fund. The Endowment fund now stands at over \$6.8M.
- Total Assets (G12) at over \$7.7M.

### **REVENUE & EXPENDITURES**

- Interest earnings (G34) for the 3<sup>rd</sup> quarter at \$92,572. YTD \$219,003.
- The 3<sup>rd</sup> quarter Site Enhancement Transfer (H43) from the Conservation Area Fund was made in September.
- Stewardship Total Expenditures (I49) TYD (H45) totaling \$1,554,842 at 56% of budget.

SJC Land Bank Conservation Area Fund -1021

Financial Statement

9 Months End of September 30, 2024

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
						Jun 30, 24	Sep 30, 24	\$ Change	Interest rate	last year	REET	2024	2023	2022	2021	
3	<b>ASSETS</b>															
4	Current Assets										Jan	110,845	329,863	360,392	415,281	
7	Total Checking/Savings					834,232	333,780	(500,452)			Feb	140,709	170,409	316,292	303,073	
12	Local Government Investment Pool					3,807,751	4,767,751	960,000	5.24%	5.39%	Mar	251,487	347,114	482,637	391,898	
14	Total Current Assets					4,641,983	5,205,067	563,084			Apr	343,717	262,422	349,007	672,670	
15	Other Assets										May	241,615	342,814	752,805	552,318	
16	LCTN Fund					645	645	-			Jun	290,134	620,587	644,480	882,523	
17	Odlin S. Donations					4,414	4,414	-			Jul	338,485	339,411	399,948	655,661	
18	Real Property - Total Value*					72,799,493	72,799,493	-			Aug	495,314	384,040	324,623	588,043	
19	Total Other Assets					72,804,553	72,804,553	-			Sep	325,214	383,036	416,135	485,643	
20	<b>TOTAL ASSETS</b>					<b>77,446,536</b>	<b>78,009,620</b>	<b>563,084</b>			Oct		450,583	399,211	594,848	
21	<b>LIABILITIES &amp; EQUITY</b>										Nov		428,180	246,895	694,893	
22	Liabilities										Dec		285,566	354,612	448,162	
28	Current Liabilities					5,059	5,059	-			Total	2,537,520	4,344,025	5,047,037	6,725,012	
30	General Obligation Bonds Pyble					3,815,000	3,815,000	-								
32	Total Liabilities					3,820,059	3,820,059	-								
37	Total Equity					73,626,477	74,189,560	563,084								
38	<b>TOTAL LIABILITIES &amp; EQUITY</b>					<b>77,446,536</b>	<b>78,009,620</b>	<b>563,084</b>								
40						<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>2024 YTD</b>	<b>Budget</b>	<b>% of Budget</b>					
42	Revenue															
43	Conservation Futures Tax					49,568	167,957	9,060	226,584	345,050	65.67%					
44	Timber Harvest Taxes					-	34		34	-	100.0%					
45	Excise Taxes					317	348	320	984	1,490	66.06%					
46	Real Estate Excise Tax (REET)					503,041	875,467	1,159,012	2,537,520	3,750,000	67.67%					
47	State Grants					-	-		-	1,750,000	0.0%					
48	Local Government Investment Pool					61,325	57,248	58,177	176,750	50,000	353.5%					
49	Donations from Private Sources					1,150	10,800	50	12,000	2,500	480.0%					
50	Sale of Land					421,355	-	-	421,355	600,000	70.23%					
51	Total Revenue					1,036,755	1,111,853	1,226,619	3,375,227	6,499,040	51.93%					
52	Expenditures															
53	Administrative Expenses					112,919	103,719	98,781	315,419	362,687	86.97%					
54	Transfers to Stewardship					648,548	648,548	648,548	1,945,643	3,094,191	62.88%					
55	Acquisition Costs					217,204	17,211	19,250	253,666	276,151	91.86%					
56	Interfund Loan Debt Service					-	1,117,840		1,117,840	1,025,000	109.06%					
57	Bond/Loan Repayment					20,000	50,093	492	70,585	660,678	10.68%					
58	Total Expenditures					998,671	1,937,411	767,071	3,703,153	5,418,707	68.34%					
59	Net Revenue over expenditures					38,085	(825,558)	459,548	327,925	1,080,333						
60	Beginning Cash + Investment					5,429,459	5,467,541	4,641,983	5,429,456	5,429,456						
63	Ending Cash + Investment					5,467,541	4,641,983	5,205,067	5,205,037	6,472,489						
64	Admin %								9.35%							
65	* Real Property- Total Value					The taxable value of property is significantly lower. See "Impact on your tax's" statement										



**SJC Land Bank Stewardship & Management Fund**  
**Financial Statement**  
9 Months End of September 30, 2024

	A	B	C	D	E	F	G	H	I	J	K
1											
2						<b>Jun 30, 24</b>	<b>Sep 30, 24</b>	<b>\$ Change</b>	<b>Interest rate</b>	<b>last year</b>	
3	<b>ASSETS</b>										
7			<b>Total Cash</b>			548,046	852,234	304,189			
9			<b>Local Government Investment Pool</b>			6,880,308	6,880,308	-	5.24%	5.39%	
12	<b>TOTAL ASSETS</b>					<b>7,428,354</b>	<b>7,732,543</b>	<b>304,189</b>			
13	<b>LIABILITIES &amp; EQUITY</b>										
21			<b>Total Liabilities</b>			-	-	-			
26			<b>Total Equity</b>			7,428,354	7,732,543	304,189			
27	<b>TOTAL LIABILITIES &amp; EQUITY</b>					<b>7,428,354</b>	<b>7,732,543</b>	<b>304,189</b>			
28											
29						<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>2024 YTD</b>	<b>Budget</b>	<b>% of Budget</b>
30											
31			<b>Revenue</b>								
32			<b>Federal Direct Grants</b>			3,287	-		3,287	10,000	33%
34			<b>Sale of Plant Materials</b>			3,964	7,699	3,219	14,883	12,000	124%
35			<b>Interest on Interfund loan</b>			-	117,840		117,840	25,000	471%
36			<b>Local Government Investment Pool</b>			53,369	73,063	92,572	219,003	30,000	730%
37			<b>Leased Property</b>			10,148	7,471	8,032	25,651	36,600	70%
39			<b>Prior Year Refund</b>			14	-	103,536	103,550	120,000	86%
40			<b>Interfund Loan Prin CAF</b>			-	1,000,000		1,000,000	1,000,000	100%
41			<b>Sales Tax State Remitances</b>			317	638	263	1,218	600	203%
42			<b>Trans in YE Endowment</b>						-	500,000	0%
43			<b>Trans in Site Enhance</b>			648,548	648,548	648,548	1,945,643	2,594,191	75%
44			<b>Total Revenue</b>			<b>719,647</b>	<b>1,855,259</b>	<b>856,169</b>	<b>3,431,075</b>	<b>4,433,300</b>	<b>77%</b>
45			<b>Expenditures</b>								
46			<b>Stewardship Operational Cost</b>			308,472	335,107	356,808	1,000,386	1,418,031	71%
47			<b>Property Management &amp; Maint</b>			131,970	209,807	99,016	439,688	718,260	61%
48			<b>Capital Expense</b>			3,393	15,218	96,157	114,768	618,500	19%
49			<b>Total Expenditures</b>			<b>443,834</b>	<b>560,131</b>	<b>551,981</b>	<b>1,554,842</b>	<b>2,754,791</b>	<b>56%</b>
50			<b>Net Revenue over expenditures</b>			275,813	1,295,128	304,189	1,876,234	1,678,509	
51			<b>Beginning Cash + Investment</b>			5,856,309	6,132,122	7,428,354	5,856,309	5,856,309	
52			<b>Ending Cash Balance</b>			1,775,813	546,941	852,234	852,234	1,569,101	
53			<b>Ending Investment Fund Balance</b>			4,356,308	6,880,308	6,880,308	6,880,309	5,932,045	

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## STEWARDSHIP & OUTREACH REPORT

OCTOBER 2024

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### **OVERVIEW**

Staff have started annual monitoring of preserves and conservation easements. These walks in the woods and surrounding wetlands have provided some great glimpses of island amphibians. (Photos 1-2). And the treks along the protected shorelines of quiet bays resound with the call of loons (Photo 3).

### **OUTREACH**

Staff: Tanja Williamson

Tanja managed online logistics for the fall plant sale, highlighted stewardship accomplishments via social media, and arranged a variety of fun in-person events this past month. RobRoy McGregor of SJPT, led a guided lichen walk at Fisherman Bay Spit on Lopez, and attendees learned basic lichen identification and morphology (Photo 4). Shauna summited Mount Grant with the Mullis Center and led participants in the Know Your Island walks among the mushrooms at Beaverton Marsh. Outstanding weather graced many of the outings, including the last BIG opening of the year. North Shore Preserve is now open to the public and staff have even met community members from other islands, braving the inter-island ferry, and going over to walk the new stretch of shoreline on Orcas. An all-island Community Conversations is scheduled for Oct 24, and the fall newsletter is in-the-works.

### **SALISH SEEDS NURSERY**

Staff: Eliza Habegger, Margo Thorp

Our annual Fall Native Wildflower Sale went well with a few minor hiccups. As usual, demand for most species greatly exceeded what we're able to supply. Now that the sale is complete, nursery staff are working on assembling plugs, bulbs, and seed mixes for Land Bank preserves and filling special orders for other conservation land managers and outside parties. End-of-the season tasks are also in progress: testing, packaging, and storing the year's seed harvest;



weeding; and tidying up for the winter. Many volunteers helped with wildflower sale preparation in September, and we'll have our final 2024 volunteer day in October.

### **DISTRICT 1**

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

**Beaverton Marsh:** Trail maintenance is ongoing, and a stretch of the Dragonfly Loop trail/road was ditched and graveled to improve access. Doug is working with Eliza and the Island Conservation Corps (ICC) to design a seven-acre forest health project in the uplands. The project area was formerly open agricultural land, but it is now a dense stand – with over 450 trees per acre – of young fir trees. Wet conditions greatly reduced the area that is typically mowed to support winter waterfowl and experimental bog maintenance. And in a worrying trend, Jacob drew the short straw (again) and dealt with some nasty material (a garbage can of putrefied animal parts) that was dumped in a pullout along the Beaverton Valley Road.

Farm developments continue. Activities are focused on providing access and parking and improving the water system and fencing. The Grange added temporary deer fencing around their initial garden space, which currently showcases a thriving cover crop and a row of fall crops.

**Cady Mountain:** The ICC worked for a day releasing oaks from competition (Photo 5). A directional sign was replaced after being torn out. The enduring assistance of volunteers enabled Doug to complete the puncheon crossing on the trail (Photo 6). Tad Reid deserves special mention for making three laps, equal to six miles, with a hand truck and backpack full of decking boards!

**Deadman Bay:** Driftwood forts were deconstructed. The restroom was scheduled for annual pump-out and internal cleaning protocols have been updated.

**Frazer Homestead:** Last year, the San Juan Islands Conservation District (SJICD) obtained funding for a second island marble butterfly habitat plot. This past month, Eliza worked with SJICD staff to prepare and seed areas for butterfly host plants as well as other native species. The Shephard's have re-fenced the pond to exclude cattle and are grazing a small herd in the northern pasture.

**Kellett Bluff:** Doug and Shauna boated over in a skiff, donated by Allen Rosenberg, and a new outboard. In addition to annual monitoring, they developed a workplan ahead of anticipated pile burning and planting at the end of the month with the ICC, Samish DNR, and potentially other partners.

**King Sisters:** OPALCO has requested to acquire a wider utility easement along San Juan Valley Road. The proposal relates to work planned in the near future and it is not feasible to alter the easement in such short time. Given this, they may proceed within the existing right-of-way, and this will involve removal of vegetation within the hedgerow for a considerable stretch. Staff are working to try to mitigate potential impacts.

**Limekiln:** Volunteer Sharon Massey assisted Doug in clearing a large madrona tree that had fallen into the trail. The tree was bucked and left trailside as a remarkable feature (Photo 7).

**Middlewood:** Staff maintained and seeded the island marble butterfly habitat plot.

**Mount Grant:** Roadside brushing occurred, and new signs were installed including a fancy new trail map. Public Works, acting as a contractor, completed repairs to the asphalt road. Volunteers with the “Future Forest Project” caged more than 60 clusters of acorns that they had planted last year. Hunting season is underway with relatively few visits at the reservation-only site, which is located at the western side of the Preserve.

**Westside:** Brushing, parking block maintenance, trash cleanup, and some whales! Washington Department of Fish and Wildlife continues to work on internal planning for Northern pike control options, and no further updates are available at this time.

**Zylstra Lake:** Seasonal signage was installed as the first of October to mark the closing of the eastern half of the trail. This is designed to reduce disturbance to migratory waterfowl. Staff reinforced the bridges on the lower dam with timbers; this is a short-term repair to facilitate access. Lower dam and road maintenance will be completed by a contractor who will also remove the defunct pumphouse, old fencing, scrap metal, and invasive brambles. Stop logs in the lower and upper dams were removed to allow for winter flows, and the siphon was drained. Upper dam maintenance and annual monitoring was also completed. Parker Lawson mowed areas with reed canary grass downstream of the lower dam in preparation for restoration plantings this winter, and staff have been coordinating with SJC Environmental Stewardship on



the riparian project design. Jacob, Shauna, and Eliza maintained and seeded the island marble butterfly habitat plot. Another new partnership with the SJICD, and a lessee, is beginning. A pasture prairie trial will seed native forbs into a small portion (100' x 40') of the northeast field this fall.

## **DISTRICT 2**

Staff: Peter Guillozet, Tyler Goodman, Mary Groppe

**Coffelt Farm:** The Lums hosted a farm tour and attendance was good. Mary distributed native plants from the Salish Seeds Project to many eager Orcasonians.

**Coho:** Peter provided background information on his work to restore more flow to Cascade Creek to the local traditional foodways group. This group grew out of the Agricultural Summit, hosted a discussion about salmon recovery, and is collaborating with another group focused on advancing co-stewardship of local land with Coast Salish Tribes. Peter provided talking points, stressed the need to avoid alienating, or worrying water rights holders, and asked event coordinators to draw a clear distinction between views expressed at the event and the Land Bank's interest in engaging with willing partners in potential water rights purchases. He also toured the preserve with members of the traditional foodways group and Ecology (Photo 8).

**Crescent Beach:** Staff spent several hours ground-truthing forest types and conditions within a 70-acre thinning area, which will be the target of DNR grant funding. Staff will also host a forest walk for interested community members this winter after tree marking and other details are accomplished to solicit feedback. Project bidding and contracting is likely to begin in early 2025. (Photos 9-10).

**Judd Cove:** Peter submitted another required progress report to RCO as part of a successful one-year extension request for a \$104,000 shoreline restoration grant. This project will restore the artificially hardened shoreline near the limekiln. Planning for a separate but related stream restoration and culvert replacement project is ongoing.

**North Shore:** A seemingly happy crowd attended the opening on September 28<sup>th</sup>. Over the course of two-years, the project involved five consultants, 13 contractors and required eight permits to remove 13 structures and other infrastructure, restore wetlands and build parking. The Preserve is now open from sunrise to sunset with access controlled by an automated gate. Staff will maintain a strong presence to promote compliance with the *Day Use Only, No Campfires*,

and *Dogs on Leash* rules and to encourage beachgoers to remain within the posted preserve boundaries. Since the opening, the ICC crew, staff and volunteers planted roughly 4,500 wetland plants (Photos 11-13).

**Turtleback Mountain:** Tyler and Peter joined staff from the Washington Trails Association to refine the final alignment of the future south slope (pedestrian-only, no dogs allowed) trail that was described (and approved) in the 2023 Stewardship and Management Plan. They also improved a rough patch of existing trail near Ship Peak. Mary led a group of 4<sup>th</sup> graders on an outing to learn about the mountain and to plant a few Garry oak seedlings. Later this month, Tyler will lead the Samish DNR crew and Blackcap Restoration in two days of Garry oak release and conifer thinning. On Saturday, November 23, we'll mark the end of the *Seasons of Turtleback* walks with a tour of the work area and demonstration of pile burning and small-diameter forest thinning work.

### **DISTRICT 3**

Staff: Amanda Wedow, Cedar Charnley

**Channel:** A dead seal was reported on the shoreline. Amanda contacted the Marine Mammal Stranding Network and, following their instructions, took photos and measurements for their record keeping. Staff completed annual monitoring and noted the Preserve to be in good condition. A neighborhood cat has been frequenting the parking lot and trail, and a preserve visitor reached out to the Lopez Animal Protection Society.

**Hummel Lake:** Kwiaht organized a naturalist walk which brought birders out early on Sunday morning to celebrate the Equinox.

**Lopez Hill:** One puncheon is completed and the second is underway. These puncheons provide safe crossing of wet areas on the new trail. Staff are monitoring during hunting season and making sure signage and vests are available (Photo 14).

**Upright Head:** Cedar replaced the gate rail at the preserve entrance.



**Watmough:** The draft Stewardship and Management Plan is out for public comment through October 15<sup>th</sup>, and very few comments have been received. Staff continue with site work. Amanda and Cedar installed split rail fencing at the new trail entrance. Cedar prepared materials for replacement of beach steps. Seed was collected for revegetation of the sport court area following its removal. A request for bids was sent out for the sport court removal through the small works roster, and staff received seven bids for the project. The final contract is awaiting signatures. Amanda anticipates that this project will be completed before the end of the year.

**Weeks Wetland:** Staff participated in the Great Islands Cleanup with a walk around the shoreline, and only a small amount of plastic marine debris was found.

#### Photos



Photo 1. Eliza finds an uncommon red-legged frog at Beaverton Marsh Preserve.



Photo 2. Tyler finds a long-toed salamander at North Shore Preserve.



Photo 3. A view from a conservation easement property on Lopez, where loons were calling.





Photo 4. RobRoy leads a lichen walk at FB Spit Preserve on Lopez.



Photo 4. The new cohort of the ICC performs a safety orientation, at Cady Mountain Preserve.





Photo 5. Gold-star volunteers, Elliot Burch and Tad Reid, finish a crossing at Cady Mountain Preserve.



Photo 6. Sharon Massey volunteered to help move an old madrone out of Limekiln-Deadman Bay trail.





Photo 7. Leanne Hansen (Ecology), Caitlin Leck and Jenny DeGroot (Speckled Trout) tour Cascade Creek.



Photos 8-9. Areas slated for forest health and wildfire risk reduction treatment at Crescent Beach Preserve.





Photo 10. Opening day enthusiasts at North shore Preserve.



Photos 11-12. The ICC helps to plant 4,500 plants in the wetlands at North Shore Preserve.





Photo 13. Lopezians gather to discuss hunting season at the Community Center.



Photo 14. A stream-crossing is complete at Lopez Hill Preserve.