

AGENDA
San Juan County Conservation Land Bank Commission

Members of the public may participate in person at
SJI Grange, 152 1st St N, Friday Harbor, WA 98250
join virtually by [CLICKING HERE](#)
or by phone @ (253)205-0468 Meeting ID: 864 2185 5108

January 17, 2025

8:30am	Convene
8:30	General Public Comment Period
8:40	Approve November 15, 2024 Meeting Minutes
8:45	Partner Update – San Juan Preservation Trust
8:50	Council Update – Jane Fuller
8:55	Chair and Commissioners Reports
9:10	Financial Report – DRAFT 4 th Quarter 2024 Report
9:20	Directors Report <ul style="list-style-type: none">• Retreat Notes
9:40	Break
9:50	Outreach/Communications Report – Tanja Williamson
9:55	Stewardship Report <ul style="list-style-type: none">• North Shore SMP – for approval
10:20	2 nd Public Comment Period
10:25	Executive Session – Acquisition of Real Estate
11:10	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
Total Purchase Price	\$82.9M		Total Partner Contributions: \$53M			
Number of CE Purchases / Donations	Appraised Value of Purchases 1990-2022	Land Bank Expenditures	Partner Expenditures		Donations of CEs	
33 / 15	\$10.7M	\$7M	\$1.8M	n/a	> \$5M est.	
Total Appraised Value LB Projects: \$98.3M*			Total Appraised Value All Projects \$109.4M*			
Total LB Expenditures: \$56M			Total Partner Contributions All Projects \$62.1M			

*Does Not Include CE Donation Value

7-15-24

Memo

To: Conservation Land Bank Commissioners and staff

From: Aaron Rock, Financial Clerk

RE: DRAFT Financial Statements for the period ending December 31, 2024

1/13/2025

The budget figures in these reports reflect the Mid-Biennium Amended 2024 Budget, approved by the SJC Council on 12/3/2024. Other items to note:

CONSERVATION AREA FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

- Total Current Assets (H13) decreased by \$239,538 in the 4th quarter of the year, bringing the total to just under \$5M.
- General Obligation Bonds Payable or long-term liabilities (G30) at \$3.2M, this does not include the Interfund loan from Stewardship.

REVENUE & EXPENDITURES

- 1% Real Estate Excise Tax (REET) (J45) at \$3,501,234 for the year and 93% of the 2024 budget.
- LGIP interest earnings for the year (J48) at \$233,757.
- State Grants(J46) for the Acquisition of Watmough Addition and Water rights on Orcas were not received.
- 4th quarter Transfer to Stewardship Site Enhancement (\$207,666) and the annual endowment transfer (\$500,000) was made in December (I55) \$707,666.
- Administration Expenditures (J54) are 8.87% of Total Revenue (J52).

STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

- Cash in the Stewardship & Management Fund (H7) decreased by \$409,272 from the 3rd quarter.
- The Local Government Investment Pool or Endowment fund (G9) now at \$7.2M, up \$380,000 from the 3rd quarter.
- Total Assets (G12) at over \$7.7M.

REVENUE & EXPENDITURES

- Interest earnings (J36) for the year at \$302,163.
- The 4th quarter Site Enhancement Transfer (I43) and Endowment Transfer (I42) from the Conservation Area Fund was made in December.
- Stewardship Total Expenditures (J49) TYD totaling \$2,412,370 were 87% of budget.

SJC Land Bank Conservation Area Fund -1021
DRAFT Financial Statement
12 Months End of December 31, 2024

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
						Sep 30, 24	Dec 31, 24	\$ Change	Interest rate	last year	REET	2024	2023	2022	2021
1															
2															
3	ASSETS										Jan	110,845	329,863	360,392	415,281
4	Current Assets										Feb	140,709	170,409	316,292	303,073
6	Total Cash					333,780	94,242	(239,538)			Mar	251,487	347,114	482,637	391,898
12	Local Government Investment Pool					4,767,751	4,767,751	-			Apr	343,717	262,422	349,007	672,670
13	Total Current Assets					5,205,067	4,965,529	(239,538)			May	241,615	342,814	752,805	552,318
14	Other Assets										Jun	290,134	620,587	644,480	882,523
15	LCTN Fund					645	645	-			Jul	338,485	339,411	399,948	655,661
16	Odlin S. Donations					4,414	4,414	-			Aug	495,314	384,040	324,623	588,043
17	Real Property - Total Value*					72,799,493	72,799,493	-			Sep	325,214	383,036	416,135	485,643
18	Total Other Assets					72,804,553	72,804,553	-			Oct	333,762	450,583	399,211	594,848
19	TOTAL ASSETS					78,009,620	77,770,081	(239,538)			Nov	347,296	428,180	246,895	694,893
20	LIABILITIES & EQUITY										Dec	282,656	285,566	354,612	448,162
27	Total Current Liabilities					5,059	5,059	-			Total	3,501,234	4,344,025	5,047,037	6,725,012
30	General Obligation Bonds Pyble					3,815,000	3,275,000	(540,000)							
31	Total Liabilities					3,820,059	3,280,059	(540,000)							
36	Total Equity					74,189,560	74,490,022	300,462							
37	TOTAL LIABILITIES & EQUITY					78,009,620	77,770,081	(239,538)							
38															
39						Q1	Q2	Q3	Q4	2024 YTD	Budget	% of Budget			
40															
41	Revenue														
42	Conservation Futures Tax					49,568	167,957	9,060	130,337	356,921	345,050	103.44%			
43	Timber Harvest Taxes					-	34		48	82	56	146.43%			
44	Excise Taxes					317	348	320	294	1,326	1,490	88.97%			
45	Real Estate Excise Tax (REET)					503,041	875,467	1,159,012	963,714	3,501,234	3,750,000	93.37%			
46	State Grants					-	-			-	1,750,000	0.0%			
47	DNR PILT NAP/NRPA								174	174	200	87.21%			
48	Local Government Investment Pool					61,325	57,248	58,177	57,007	233,757	50,000	467.52%			
49	Donations from Private Sources					1,150	10,800	50		12,000	2,500	480.0%			
51	Sale of Land					421,355	-	-	25,350	446,705	600,000	74.45%			
52	Total Revenue					1,036,755	1,111,853	1,226,619	1,176,924	4,655,736	6,499,296	71.63%			
53	Expenditures														
54	Administrative Expenses					112,919	103,719	98,781	97,466	412,885	362,687	113.84%			
55	Transfers to Stewardship					648,548	648,548	648,548	707,666	2,653,309	3,094,191	85.75%			
56	Acquisition Costs					217,204	17,211	19,250	21,237	274,903	276,151	99.55%			
57	Interfund Loan Debt Service					-	1,117,840			1,117,840	1,025,000	109.06%			
58	Bond/Loan Repayment					20,000	50,093	492	590,093	660,678	660,678	100.0%			
59	Total Expenditures					998,671	1,937,411	767,071	1,416,462	5,119,615	5,418,707	94.48%			
60	Net Revenue over expenditures					38,085	(825,558)	459,548	(239,538)	(463,879)	1,080,589				
61	Beginning Cash + Investment					5,429,459	5,467,541	4,641,983	5,205,067	5,205,067	5,429,459				
62	Ending Cash Balance					911,790	834,232	333,780	94,242	94,242	911,790				
63	Ending Investment Fund Balance					4,555,751	3,807,751	4,767,751	4,767,751	4,767,751	4,555,751				
64	Ending Cash + Investment					5,467,541	4,641,983	5,205,067	4,965,529	4,965,529	5,467,541				
65	Admin %									8.87%					
66				*	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
DRAFT Financial Statement
12 Months End of December 31, 2024

	A	B	C	D	E	F	G	H	I	J	K	L
						Sep 30, 24	Dec 31, 24	\$ Change	Interest rate	last year		
1												
2												
3	ASSETS											
7			Total Cash			852,234	442,963	(409,272)				
9			Local Government Investment Pool			6,880,308	7,260,308	380,000				
12	TOTAL ASSETS					7,732,543	7,703,271	(29,272)				
13	LIABILITIES & EQUITY											
21			Total Liabilities			-	-	-				
26			Total Equity			7,732,543	7,703,271	(29,272)				
27	TOTAL LIABILITIES & EQUITY					7,732,543	7,703,271	(29,272)				
28												
29						Q1	Q2	Q3	Q4	2024 YTD	Budget	% of Budget
30												
31			Revenue									
32			Federal Direct Grants			3,287	-		7,214	10,502	10,000	105.02%
33			State Grants									
34			Sale of Plant Materials			3,964	7,699	3,219	20,900	35,783	12,000	298.19%
35			Interest on Interfund loan			-	117,840			117,840	25,000	471.36%
36			Local Government Investment Pool			53,369	73,063	92,572	83,159	302,163	30,000	1,007.2%
37			Leased Property			10,148	7,471	8,032	7,564	33,215	36,600	90.75%
38			Donations							-	1,000	0.0%
39			Prior Year Refund			14	-	103,536		103,550	120,000	86.29%
40			Interfund Loan Prin CAF			-	1,000,000			1,000,000	1,000,000	100.0%
41			Sales Tax State Remittances			317	638	263	1,754	2,971	600	495.19%
42			Trans in YE Endowment						500,000	500,000	500,000	100.0%
43			Trans in Site Enhance			648,548	648,548	648,548	207,666	2,153,309	2,594,191	83.01%
44			Total Revenue			719,647	1,855,259	856,169	828,257	4,259,332	4,329,391	98.38%
45			Expenditures									
46			Stewardship Operational Cost			308,472	335,107	356,808	389,287	1,389,673	1,418,031	98.0%
47			Property Management & Maint			131,970	209,807	99,016	180,270	619,957	718,260	86.31%
48			Capital Expense			3,393	15,218	96,157	287,972	402,740	618,500	65.12%
49			Total Expenditures			443,834	560,131	551,981	857,529	2,412,370	2,754,791	87.57%
50			Net Revenue over expenditures			275,813	1,295,128	304,189	(29,272)	1,846,962	1,574,600	
51			Beginning Cash + Investment			5,856,309	6,132,122	7,428,354	7,732,543	5,856,309	5,856,309	
52			Ending Cash Balance			1,775,813	546,941	852,234	442,963	442,963	1,569,101	
53			Ending Investment Fund Balance			4,356,308	6,880,308	6,880,308	7,260,308	7,260,308	5,932,045	

Summary of Land Bank Retreat January 9, 2025

Attendees

Commission Members: Peggy Bill, Tim Clark, Marilyn O'Connor, Mike Pickett, Ann Marie Shanks, Amy Trainer, Brian Wiese

Staff Members: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Tyler Goodman, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Margo Thorp, Jacob Wagner, Amanda Wedow, Tanja Williamson

Public Participants: County Council Member Kari McVeigh, Mark Johnsen

Facilitator: John Howell

Introductory Comments

Chair Wiese said the retreat provides an opportunity to look ahead at the work the staff and commission want to accomplish in the coming year, and to use the financial forecast tool to look out through the term of the recently approved reauthorization period.

Summary of 2024 Accomplishments

Lincoln provided an overview of the work completed in 2024. Of course, there was a great deal of activity to prepare for and support the public conversation and vote regarding Land Bank reauthorization. Some of the accomplishment highlights included the following:

- A strategic plan was completed and adopted by the County Council.
- There was intensive work on communications and outreach; more than 120 public events.
- Several new preserves and trails were opened.
- Staff applied for and received nearly \$2 million in state or federal grants.
- Stewardship work focused on climate resiliency was accomplished across all districts, including forest thinning, invasive species removal, planting native seeds, etc.
- Long-term agricultural leases were established.

There were numerous comments complimenting Tanja and the entire staff for the work on communications and community outreach.

Several questions were raised that will require future discussion:

- Should the Land Bank create additional staff capacity for the communications and community outreach work?
- Should the Land Bank work to create a “Friends Of” group to support the Land Bank’s mission?
- Should an outside evaluation be conducted that explores staff capacity and structure, and considers issues regarding succession planning.

Discussion about Reauthorization

Data from the recent election was provided showing percentage approval rates on each of the islands. The measure passed in every precinct. It was noted that the lowest approval rates were in communities where there were no Land Bank properties.

There was discussion about the lessons learned from the analysis of voting results, what Commissioners and staff heard during the campaign, and what was learned from the Trust for Public Land (TPL) poll conducted for the campaign effort. Some of the comments included the following:

- The campaign effort to provide rapid responses to issues, questions and misinformation was very effective. Can that be replicated going forward?
- There is continued confusion about the work of the Land Bank vs the work of the Preservation Trust. Work needs to be done on that issue.
- The polling data and the experience during the campaign suggests that there is very strong support from newer residents and property owners for the Land Bank and its mission. It was also noted that some long-time residents were not as supportive.
- The TPL poll suggests that there is strong support for protecting clean water and for wildfire protection. Support for recreational activities was lower among poll respondents. There was a caution to use the poll as one data point, and not to draw absolute conclusions from it.
- It was noted that lands that are being protected for ecological value and are cherished by the community if there is some degree of public access so that people can see and experience what is being protected. It was suggested that the Land Bank should allow for some public access, even when the primary purpose of a project is to protect ecological functions.
- It was suggested that the Land Bank should “level out” its activities in creating new preserves and public access opportunities. A great deal of work has been accomplished in the past two years and its time to pause and see how the public uses and reacts to what has been completed.
- There is strong support for the work the Land Bank has done to support agriculture.
- In thinking about any new work the Land Bank might undertake, it’s important to consider outstanding obligations that must be met.
- There was strong agreement that one of the most important roles the Land Bank plays is connecting people to the land. It was suggested that there are a variety of ways to do that – that the connection does not always have to be a trail.
- There is an opportunity for the stewardship work to “get ahead” of the wildfire issue, i.e. with thinning, invasive species removal, and other work. It was noted that a theme heard during the campaign was the importance of addressing impacts from climate change.

The major themes that emerged from this conversation included the following:

- It's time to slow down, or pause, the level of activity creating new preserves and public access opportunities, and to assess the impacts of the projects that have been recently completed.
- Connecting people to the land is a very important role for the Land Bank, but it can be done in a variety of ways – not only through trails.
- Ecological stewardship work is not mutually exclusive with recreation and public access. The two can and should often be combined.
- There is interest in exploring the Land Bank's role in proactive wildfire protection.
- The Land Bank must be mindful of existing obligations when it considers taking on any new projects/commitments.

Forecast of Anticipated Financial Resources

The 12-year financial forecast for the Land Bank was presented and discussed. Several of the key assumptions used to create the forecast were described, including:

- Because there are such fluctuations in annual revenues, the forecast uses a 20-year historical average for predicting future revenues for the Real Estate Excise Tax (REET), Conservation Futures and interest earnings. The REET is estimated to grow at 3.4% and the Conservation Futures at 2.3%. Because of the uncertainty regarding grant revenues, the forecast does not include any grant revenues.
- The forecast does not make any assumptions about future new acquisitions.
- The forecast assumes no growth in staff, but admin costs increase based on annual inflation and cost of living increases are projected at 6%.
- At the close of 2024 the Land Bank had a cash balance, including both the Conservation Area Fund and the Stewardship Fund, of approximately \$12 million. Based on the assumptions described above, by the end of the forecast period in 2038 the Land Bank would have a cash balance of \$28 million.
- The forecast assumes that 60% of revenues will be used for stewardship.

During the discussion some of the comments included the following:

- There was a question about the annual costs to accomplish the basic work of the Land Bank. A rough estimate is that +/- \$1 million is needed. It was suggested that it would be helpful for the Commission to have a target for what they would be comfortable spending each year.
- The forecast is useful, but it would be very helpful to have a shorter-term forecast. It would also be helpful to have a set of financial guidelines that would help guide staff and the Commission make budget and finance decisions. Some examples of the type of guidelines that could be adopted included the following:
 - Establish a target for contributions to the Stewardship Fund each year.
 - Investment of surplus cash.
 - The level and use of financial reserves.

- Revisit the forecast on an annual basis.
- There was a question about where the Land Bank has “wobble room” or flexibility to either increase revenues or decrease expenditures. One suggestion was the potential to secure revenues from the Conservation Buyer program. It was noted that while some properties could be sold to a conservation buyer, others could not.

There was agreement on the following next steps:

- Create a set of financial guidelines to provide guidance on the use of Land Bank resources. This work will be completed by June. Marilyn, Mike, Lincoln and Aaron will take the lead on drafting guidelines that can be reviewed by the Commission.
- The Commission members would like to see the 12-year forecast simplified in a way that would allow the Commission to focus on the next 3-5 years.
- It will be important to understand the annual non-optional costs, i.e., not including expenditures for acquisitions, capital projects and contributions to the Stewardship Endowment Fund in order to understand the degree of budget flexibility.

Acquisition Priorities

There was discussion about what the overall priorities should be for future acquisitions – not at the parcel level, but more broadly focused on the geographic or landscape type targets. Some of the comments included the following:

- Acquisition work should focus on wetland and stream corridors, Orcas Island shoreline, and lands adjacent to other protected areas. Connectivity to other protected lands has significant benefits for both humans and wildlife.
- Other suggested potential priorities included acquisitions that support salmon recovery, lands where restoration would result in significant ecological value, projects with tribal partners, and agricultural lands.
- It was suggested that there are several important questions that should be explored when considering future acquisitions:
 - Is there public access to the property, and if not, what would it take to provide that access?
 - What are capital costs required to bring property up to Land Bank standards?
 - Sort acquisition opportunities by island and by acquisition type – fee simple or easement.
- The Commission will review a list of potential acquisition opportunities next week.
- It was noted that there is currently a great deal of State funding available for riparian corridors and wetlands.

The participants expressed the most interest in the following overall priorities:

- Connectivity to other protected areas
- Stream corridors and wetlands

- Shoreline – particularly on Orcas
- Incorporating the questions asked above into the discussion of new acquisitions.

Stewardship Priorities

Staff spend their time doing a variety of stewardship activities, including maintaining good facilities for public use, some strategic habitat restoration, monitoring and upholding conservation easements, doing management plans, and generally ensure that properties are meeting Land Bank standards. There is a tension between getting things done that are required and taking on new work. There was conversation about what the overall priorities for stewardship should be. Comments included the following:

- It was suggested that staff should be looking for strategic opportunities to focus new work or be more flexible about the timing of existing commitments. As examples, it was suggested that perhaps completion of some of the management plans could be stretched out several years, freeing up more staff time to take on new projects. In the case of Richardson Marsh, perhaps grant funding could be secured for that project.
- The Land Bank is being encouraged to do more ecological restoration. It was suggested there is an opportunity to be more strategic about where and how that work can be done. It was also suggested that this would be a good time to pause new recreational-oriented development and to do more ecological restoration.
- It was suggested that the Land Bank should be looking for opportunities to both conduct ecological stewardship and provide some form of public access. As an example, citizen scientists could be used to assist in ecological work.
- There was discussion about how the staff can slow the pace of work that it has experienced in the past several years. It was noted that the county's 32-hour work week has resulted in a reduction in available time for some (not all) staff. It was noted that to create more time for staff will require either saying "no" to some work (or postponing it) or adding new staff.
- There were suggestions to use part-time staff, contractors, and/or interns.
- Commission members expressed an interest in understanding what the land stewards believe the stewardship priorities should be for each preserve.

There was general agreement around the following suggested actions:

- It is time for the Land Bank to slow down the amount of new public access projects that are being done, and to monitor the public access projects that have been recently completed.
- There is a need to conduct a triage regarding the stewardship work that needs to be done, and the capacity of staff. The ideas that should be considered include taking work off of the plate of stewardship staff (e.g. identifying work that can be delayed, such as postponing management plans), or increasing resources through a variety of means, including new staff (full or part time), use of contractors or use of interns.

- Convene discussions between Commissioners and Land Stewards to discuss stewardship priorities. Stewards should come prepared to recommend priorities for consideration, and any thoughts about work that can be postponed.

Communication and Community Engagement Priorities

There was widespread agreement that the communications and outreach activities during the past year have been outstanding. There was conversation about whether some of those activities can be continued going forward. Some of the comments included the following:

- One of the most effective communication strategies during the campaign was the rapid response, to answer questions, provide factual information and correct misinformation that was circulating in the community. Staff explained that it was primarily members of the campaign who did that work. A question was asked whether Land Bank staff or the campaign participants could perform that function. Staff explained that as county staff they are limited in how they respond to questions asked by the public on social media.
- A question was asked whether the Land Bank could establish a “Friends Of” group to support the Land Bank and perhaps perform the rapid response function. It was noted that some members of the campaign group have expressed their desire to take a break now that the campaign is completed.
- It was suggested that being silent (not providing rapid response) should not be an option. This role is periodically needed for individual project activities.
- There were questions about how a Friends Of group would be established. There was also a question about whether the limitations on the staff role in providing rapid response would also apply to the Commissioners.
- It was suggested that staff could identify individuals on each island who might be willing to provide responses to community questions/concerns when needed.
- There was a suggestion to create a calendar of events that would allow staff and volunteers to plan ahead more effectively.
- There was a request to find ways to thank volunteers. It was noted that private funding has been provided to create some Land Bank merchandise.

There was interest in pursuing the following actions:

- Have a better understanding of any County limitations on Commissioners in establishing a Friends Of group.
- Create a calendar of volunteer events and find ways to thank volunteers.
- Identify individuals on each island who would be willing to provide rapid responses when needed.

STEWARDSHIP & OUTREACH REPORT

JANUARY 2025

Overview

Erin is working with a steering committee to update the County's Community Wildfire Protection Plan (CWPP). Part of the CWPP update will be to identify key projects in the islands, and these will likely encompass areas with a high density of structures as well as remote, legacy stands and critical watersheds. She is also supporting members of the Terrestrial Manager's Group in holding a facilitated retreat in early spring to identify items and potential action steps that would benefit from coordinated efforts across agencies.

Doug is supporting graduate students from WWU and UVic who are investigating ethno-ecological related studies. One is looking at relationship of biotic and abiotic soil structure in "managed and unmanaged" camas sites. Another is examining the politics of cultural fire as an ecological tool and sovereignty with regard to resource availability. The third is looking for evidence of estuarine garden sites in the islands, which might harbor State-listed rare plants.

The Co-Stewardship subcommittee of the Stewardship Network of the San Juan Islands is hosting a talk from Peter Forbes, founder of First Light, on Thursday, February 6. Staff and Commission members are invited to attend this virtual presentation. Time and link forthcoming.

Outreach

Staff: Tanja Williamson, Margo Thorp

After releasing the [End of Year Newsletter](#), Tanja has begun to collaborate with staff and partner organizations to populate the 2025 outreach calendar. She and Margo are working on the website update, which they hope will be ready to launch in February. Tanja is also coordinating with Erin Andrews to move the Land Bank e-news into the County's new "GoDelivery" software from the previously used MailChimp. Margo is now composing the Stewardship and Outreach Reports and is coordinating events around the Great Backyard Bird Count (www.birdcount.org) to

encourage people to bird on Land Bank preserves from February 14-17 to contribute to data used by ornithologists worldwide.

Salish Seeds Nursery

Staff: Eliza Habegger, Margo Thorp

All is quiet on the nursery front for the winter. We've given away nearly all 300 copies of "Growing Native Wildflowers in the San Juan Islands" and are considering doing another print run to meet demand.

District 1

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

Beaverton Marsh: Thom Pence helped staff clear a large tree which came down during windstorms over the holidays. The trail continues to receive high, yet compatible use.

Cady Mountain: Island Conservation Corps continued work on the Garry oak restoration project, following on work completed last month by WA DNR fire crews. They also assisted with planting. Staff are looking for burn window opportunities as the wet autumn hindered burn efforts, which in turn has delayed planting.

Driggs Park: Jacob cleaned up the shop and maintained a variety of equipment ([Photo 1](#)). Staff planted hundreds of native shrubs, grasses, and wildflowers in the newly created beds in the front yard of Driggs Park. Frog Song Landscaping installed pine logs to define bed borders ([Photo 2](#)).

Kellett Bluff: Jacob and Erin, with support from SJPT staff, monitored the conservation easement at Mosquito Pass and then trekked around the CLB preserve ([Photo 3](#)). Marine trash was hauled off; winter waterfowl was admired; and Mount Baker spangled in the background ([Photo 4](#)).

Mount Grant: Damage from motorcycles have been observed recently on various parts of the preserve. The west basin had deep ruts running up steep slopes and cutting through wildflower meadows.

Zylstra Lake: A large-scale restoration planting was recently completed near the lower reservoir. Environmental Stewardship secured funding and coordinated the project with partners Rainshadow Consulting, Blackcap Restoration, and Island Conservation Corps doing the planting. Many dogs (and their owners) have been recently spotted at the preserve. Stewards have been doing their best to remind trail users that dogs are not allowed at the preserve this time of year and that the eastern portion of the preserve is seasonally closed to all users.

District 2

Staff: Peter Guillozet, Tyler Goodman

Tyler led the way on annual monitoring this year. With the exception of some cross-boundary weed issues and a minor trail encroachment into a portion of Turtleback (which we are addressing) things look pretty good on the preserves. Peter is ordering a large batch of Carsonite boundary markers to help clarify boundaries in a few areas.

Coffelt Farm: Peter is working to advance a project to replace the failing septic drainfield. The first step is to excavate soil samples and submit them for testing. This will be followed by design, permitting, and implementation, hopefully in early 2025.

Crescent Beach: Staff from the Department of Natural Resources (DNR) have initiated marking trees and designating boundaries for the grant-funded forest health project. A cultural resource assessment, requested by the Lummi Nation during the SMP review process, found that forestry work can proceed without concerns. Tyler and Peter removed an abandoned encampment, which filled the truck bed to overflowing ([Photo 5](#)). Forest thinning should help discourage such encampments and make them easier to detect.

Deer Harbor Waterfront: Justin Blevins (ISA Certified Arborist and Certified Tree Risk Assessor) assisted with removal of several dead alders leaning over the field.

Eastsound Waterfront: Planning and coordination continues for the 2025 concrete cistern removal and shoreline restoration project thanks to grant funding secured by the Friends of the

San Juans. The Land Bank will follow construction with extensive planting to expand the shoreline buffer.

North Shore: Heavy rains in December activated an old field drain near the bluff, which initiated a small slide. To prevent a more significant slide, staff installed a temporary pipe to capture and convey the flow to the base of the slope ([Photo 6](#)). The following week, staff made minor trail repairs and drainage improvements. Recently installed plantings (and more to come in February) will help improve slope stability in the long term.

Stonebridge-Terrill: A preserve user in a large truck backed into and broke multiple fence posts in a segment of fencing bordering the parking lot. Staff are considering options for removing or repairing the fence.

Turtleback Mountain: Per recommendations in the 2020 forest assessment (aka Action Plan for Forest Health and Climate Change Resiliency), we worked with Rainshadow Consulting on establishment of approximately one mile of shaded fuel break along the Raven Ridge Trail ([Photo 9](#)). The work was completed using a tracked excavator with a grinding head and was paid for through the SJPT Turtleback Stewardship Endowment. The ICC crew spent one day refining and tidying the work area. Fuel break projects will continue through 2025 and beyond. Last month Peter attended a regional Taylor's Checkerspot Butterfly recovery coordination meeting. He hopes to include Turtleback as a future reintroduction site. Blackcap Restoration supported ongoing weed management efforts with several days of broom and blackberry removal.

District 3

Staff: Amanda Wedow

Administration: Prepared an RFP for a Lopez Forest assessment.

Channel: Winter storms washed away the southern signpost. Staff are hoping it will turn up along the beach. Storms and high tides also deposited marine debris, namely plastics and styrofoam. Six volunteers helped clean-up the Channel Preserve for the year's first work party

[\(Photo 10\)](#). An unusual fish was found on the shore and Kwiaht helped identify it as a Pacific Spotted Ratfish [\(Photo 11\)](#).

The Spit: High tides of the winter have left the beach trail flooded most days [\(Photo 12\)](#). Staff planted bareroot shrubs of serviceberry and snowberry. Standard maintenance of filling potholes, weedwacking, and outhouse cleaning was completed.

Watmough: Routine parking lot and trail maintenance was completed. In addition, the planting project from December was completed.

PHOTOS



Photo 1. Jacob is captured in the (chilly) shop where he was maintaining equipment.



Photo 2. New Driggs Park native plant beds, viewed from the second floor of the Land Bank office.



Photo 3. Erin and Jacob spend the last day of 2024 on Henry Island monitoring a conservation easement and a preserve (and smiling).



Photo 4. From Kellett Bluff, scenic views extend beyond SJPT Mosquito Pass Preserve to Mount Baker.



Photo 5. Peter preparing to clean up an abandoned encampment deep in the woods at Crescent Beach Preserve.



Photo 6. Volunteer Jonathan Heverly assisting with North Shore 'emergency' drainage diversion following atmospheric river.



Photo 7. In the foreground, Salish Seeds Project salmonberry seedlings on the edge of North Shore wetlands.



Photo 8. WDFW provided bat box installed at North Shore Preserve.



Photo 9. Tyler walks a section of the Raven Ridge Trail prior to fuel break treatment.



Photo 10. Channel Preserve beach cleanup volunteers



Photo 11. A pacific Spitted ratfish that washed ashore at Channel Preserve. Typically found in deep waters. Identification support provided by Kwiaht.



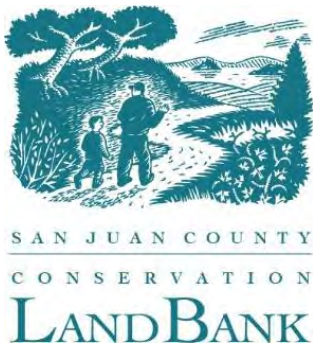
Photo 12. December high tide at Fishermen Bay Spit Preserve beach trail.

North Shore Preserve Stewardship and Management Plan



October 2024

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



North Shore Preserve, Orcas Island Stewardship and Management Plan

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Executive Summary

North Shore Preserve came into public ownership in May 2022. The joint purchase by the Conservation Land Bank (Land Bank) and the San Juan Preservation Trust (SJPT) was made possible by funds generated by the local Real Estate Excise Tax, a state grant, and gifts from generous private donors. The property protects sensitive habitat and wildlife and provides access to over 1,800 feet of shoreline for the public benefit for generations to come.

The new preserve is owned and managed by the Land Bank. The establishment of the Preserve, on the former site of Glenwood Inn, presented a significant restoration opportunity. Abandoned for years, the property had extensive dilapidated infrastructure and large accumulations of trash and debris. Expert evaluations of the site's conservation values and desired public uses helped to inform the overall site design, and to identify both interim and long-term priorities and their associated costs.¹ Management actions were also guided by input from several public meetings and over 25 site tours.

An [Interim Stewardship and Management Plan](#) (SMP) established initial objectives for site cleanup, ecological restoration, and safe, sustainable access.² Most projects identified in the Interim SMP are now complete. Over the past two years, and following extensive regulatory permitting, Land Bank staff and contractors have successfully removed 12 derelict structures and other infrastructure, stabilized an erosive road segment, developed two pedestrian trails and several parking areas, restored two wetlands, reforested previously cleared areas, and hauled away many tons of debris.

The Preserve is expected to become a popular destination for residents and visitors. Public shoreline on Orcas Island is scarce (<2%). It is near Eastsound Village, and access to nature is a widely shared community value. Long-term objectives, proposed in this SMP, seek to balance ecological protection and restoration with opportunities for public access in ways that are feasible, cost-effective, and in alignment with the Land Bank's "low-intensity" mandate. Proposals in this SMP also aim to ensure that interim projects, such as plantings, are maintained through establishment.

This SMP shares information gleaned from various assessments. It describes access infrastructure and refines preserve rules. It also upholds the Land Bank's commitment to transparency and provides the community with another opportunity to provide input on their public lands.

¹ Studies included: a cultural resource assessment, an evaluation of the buildings, a geotechnical evaluation, a wetland delineation, a shoreline baseline survey, and a broad review of the site ecology.

² The Interim Stewardship and Management Plan was approved by the Land Bank Commission in April 2023.

A. Introduction

North Shore Preserve is a new public natural area on Orcas Island. The Preserve features mature forests, freshwater wetlands, extensive shoreline, and tidelands. It offers sweeping vistas of outer islands and a diversity of wildlife. Conservation of this property protects critical habitats for salmon and sustains important nutrient cycling and other nearshore ecological processes. It also increases opportunities for islanders to access saltwater shorelines, which has been identified as a priority need in numerous county-wide plans.³

The protection of natural areas is a central tenet of the Land Bank's mandate.⁴ Establishing interconnected natural areas is one approach to mitigating the global crises of biodiversity loss and climate change, and the Land Bank often seeks to protect lands that extend existing conservation areas. In this case, the Land Bank restored a previously developed area, and helped to maintain important ecological linkages, particularly within the tidelands and nearshore zone, where eelgrass meadows extend for approximately two contiguous miles.⁵

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. These plans identify future management priorities and summarize planned site activities. They 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.

The Interim SMP temporarily satisfied the above requirements. It identified priorities for the first two years of ownership and provided a summary of management activities and their estimated costs. This SMP builds on those interim accomplishments to ensure their successful completion. It also proposes longer term objectives such as monitoring slope stability, extending restoration efforts, and maintaining sustainable use levels.

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

- To protect and enhance the property's ecological values;
- To promote habitat resiliency in the face of climate change;
- To provide opportunities for low-intensity access and education; and
- To engage with Tribes, community members and other partners in long-term stewardship.

³ SJC Recreation, Open Space and Stewardship Plan, Comprehensive Plan, and Marine Stewardship Area Plan

⁴ 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."

⁵ Friends of the San Juans, [SJC Eelgrass Survey](#). 2004

The Preserve’s various ecological resources and the Land Bank’s habitat conservation objectives are described in Section C. A summary of cultural and historic resources and their various objectives are provided in Section D. This plan also outlines opportunities for public access (Section E) and summarizes the public process (Section G). Stewardship activities for the next ten years based upon short-, medium-, and long-term goals are summarized in Table 3, and a ten-year management cost projection is provided in Section F. Management planning is an iterative and adaptive process, and the activities outlined are subject to final approval and available funding.

B. Preserve Overview

North Shore Preserve encompasses 58.4 acres in the northwestern corner of Orcas Island (Fig 1).⁶ It is located approximately 10 miles from the Orcas ferry terminal and two miles from Eastsound Village. It is in the vicinity of Point Doughty Natural Area Preserve owned by the Department of Natural Resources (DNR) and to open space owned by the YMCA of Greater Seattle, known as Camp Orkila. The Preserve shares immediate boundaries with six residential properties.



Figure 1. Preserve Context, NW Orcas

The Preserve’s northern boundary spans over 1,800 feet of shoreline, encompasses a half-acre of tidelands, and supports a variety of marine vegetation. Excluding tidelands, topography ranges in elevation from sea-level to a height of 260 feet. A majority of the acreage is moderately sloped, and characterized by high-bank, forested uplands. However, the terrain changes dramatically as it approaches the shoreline and some portions of the coastal bluffs drop, at a steep gradient, 70-feet down to the beach.

Underlying geology differs from much of San Juan County, and it also varies widely within property boundaries. Former shorelines and wave-cut terraces are evident. Coastal formations range in composition and function: there are both stable sea cliffs comprised of sedimentary bedrock as well as erosive feeder bluffs containing glacial outwash.⁷ The

⁶ TPN 271031001000

⁷ Friends of the San Juans - Coastal Geologic Services, 2022.

erosive nature of the latter helps to maintain beaches and other important shoreline and intertidal habitats, and deposition of material can be observed at the eastern boundary of the Preserve, where an accretion zone has extended the coastline seaward and created a flat backshore area with driftwood, dune grass, and Sitka spruce.

The Preserve is within the North Shore Orcas watershed.⁸ Freshwater flows through heavily altered remanent seeps and wetlands to the shoreline. Although the Preserve's mature Douglas fir and Western red cedar forests help to slow and filter surface water, previous clearing and development on the property contributed to slope instability near the shoreline. In an effort to mitigate excessive runoff, prevent groundwater contamination, and reduce slide activity, the Land Bank removed infrastructure, cut drain tiles, converted the shoreline road into a trail, and is actively reforesting nearshore areas. These activities also help to maintain water quality in this high priority area for salmon recovery in the County.⁹

The San Juan Islands have been home to Coast Salish people for millennia. Ethnographic accounts, historic record and oral histories all indicate a significant Coast Salish presence on or around the North Shore property.¹⁰ Euro-American use of the Preserve began approximately in the 1890s. In more recent history, from the 1930's to the early 2000's, development expanded, and the property operated as a private inn. At the time of acquisition, the property was in a state of severe disrepair.

Acquisition History

The Conservation Land Bank acquired the 58.4-acre property in 2022, after nearly a year of negotiations. The total purchase price was \$6.35 million dollars. The Land Bank contributed \$3.17 million to the purchase price from funds generated by the Real Estate Excise Tax (REET), which is paid by those purchasing property in San Juan County. The San Juan Preservation Trust (SJPT) provided the remaining funds by securing \$3 million from the Washington State Office of Recreation and Conservation Office.¹¹ This grant award is dedicated to purchase of a conservation easement. SJPT has also contributed over \$700,000 in match, which was made possible through gifts from private donors.

Conservation Easement

The San Juan Preservation Trust intends to purchase a Conservation Easement (CE) from the Land Bank by 2025. The CE will prevent subdivision and restrict development of the property and ensure that the Preserve's conservation values are protected in perpetuity.

⁸ SJC GIS maps [North Shore Orcas watershed](#) as 1,233 acres.

⁹ The Waldron-President's Channel High Priority Fish Use Region, [PIAT II 2017](#).

¹⁰ Wessen, 2007.

¹¹ [PRISM Project #22-1439](#) (in progress).

Infrastructure

At the time of purchase, North Shore Preserve included 12 dilapidated structures, five septic tanks, and an assortment of associated underground utilities. The removal of this infrastructure was implemented and overseen by Land Bank staff and, in large part, was paid for by the State grant awarded to SJPT for salmon recovery. Site restoration has subsequently improved public safety and enhanced the Preserve's ecological integrity and function by stabilizing slopes, removing hazards, restoring wetland hydrology and reducing the potential for stormwater runoff and groundwater contamination.

Structures: The Land Bank has retained one building on the property. This 4,800 square foot, two-story shop was built in 2005 and is in sound condition. Staff have made minor repairs and installed new electrical and water lines. One goal of this long-term SMP is to further develop a sustainable and appropriate use of this structure, such as re-purposing the building into a public venue for local environmental stewardship efforts. Potential future use of this facility could include public meeting rooms, flexible workspaces and short-term accommodations, as well as storage space for materials, equipment, and tools. The proposed bunkrooms are envisioned to support visiting conservation crews, researchers, and Coast Salish Tribal gatherings. Such a project would require successful partnership development, fundraising, permitting and other approvals, and be addressed in a separate plan.

Barn Swallow Roost: An open-air structure with rafters and covered ledges is located downslope from the main parking area. This structure was erected to replace nesting habitat, formerly provided by the main house, and built with materials re-purposed from the site.

Parking Areas: The Preserve features four parking areas. The main lot has 12 spaces, including one accessible space. This lot also features racks for up to 14 bicycles. Two smaller lots along the entry road offer space for six vehicles. The fourth parking area serves the shop and will be closed to regular use until the future use of the building is determined but may serve as overflow parking if the need arises. If necessary, seasonal overflow parking could be accommodated, at designated pull-outs, along a portion of the entry road.

Public Restroom: A wheelchair-accessible, portable restroom is located near the trailhead at the main parking area.

Roads: Glenwood Inn Road, a county-maintained gravel road, provides entrance to the Preserve. At the property boundary, a single lane gravel driveway leads northward to the parking areas. Two secondary driveways fork off the main entrance road. One provides

access to a private, adjacent residence and the other provides access to the shop. The Land Bank installed an automated dawn-to-dusk gate at the property boundary to prevent overnight use, and bollards with a chain at the entrance to the shop to limit access until the building is prepared for public use. Again, if seasonal overflow parking is needed, the chain could be opened to accommodate additional preserve users.

In early 2024, the Land Bank sought support from San Juan County to create a no-parking zone along Glenwood Inn Road. Justification for this effort included: maintaining access for emergency vehicles, protecting wetlands and large trees bordering the road shoulder, supporting sustainable use levels within the Preserve, and preserving quality of life in the surrounding neighborhood. Although this effort lacked the necessary support from the County, staff will continue to work creatively with preserve users and neighbors to minimize shoulder parking.

Access and Utility Easements: The adjacent neighbors to the west are afforded entrance to their property via a pre-existing access easement. An underground OPALCO powerline enters from the eastern boundary and runs in a northwesterly direction towards the shop.

Well: A 25-foot deep well serves the property.¹² The well currently lacks the necessary permit for public use. In anticipation of future use, the Land Bank installed new water and electrical lines leading to the shop and is pursuing permits needed to activate the system.

Mooring Buoy: There is one unpermitted mooring buoy offshore, and future permitting for staff use may be considered.

C. Ecological Overview and Conservation Objectives

Habitat and resource protection is a guiding principle of the Land Bank's stewardship program. Maintaining or restoring a preserve's ecological health protects native species, contributes to scenic character, and can provide diverse ways for humans to connect with nature. For example, wildlife activity on a preserve affords memorable outdoor experiences, while healthy wetlands improve water quality and offer flood protection.

Regulating and restricting land use and development along shorelines is a goal of federal, state, and local governments across the nation. The purchase of North Shore Preserve eliminated the threat of further residential development to this sensitive area -- with its erosive headland and heavy seasonal flows -- and thereby supported the Land Bank's environmental mandate as well as key components of its broader conservation strategy.

¹² Well report ID 64802

Historic uses have reduced the Preserve’s ecological values. Wetlands and forests were altered by activities such as road building, ditching, and development. In particular, the road down to the beach and the numerous structures built within the nearshore zone altered surface and subsurface hydrology and contributed to slope instability.

Despite these alterations, the Preserve sustains a high degree of habitat diversity and ecological function. It is located in a significant area in the San Juan Islands that provides critical habitat for out-migrating juvenile salmon. Eelgrass meadows within the marine nearshore provide critical rearing habitat for juvenile Chinook and other salmonids, as well as for forage fish such as Pacific herring, Pacific sand lance and surf smelt. The upland forests also contribute vital food resources to marine food webs; terrestrial insects are estimated to comprise 30 percent of the diet of juvenile Chinook in the San Juans.¹³

Initial goals focused on infrastructure removal and site stabilization. Long-term management will aim to further initial ecological enhancements, while also improving forest health and seeking to establish and maintain sustainable, ecological and recreational, use levels. The Land Bank’s proposed management actions are designed to support broad conservation objectives such as: maintaining or restoring biodiversity, protecting and enhancing water quality and hydrologic functions, retaining or promoting older forests, and reducing the risk of catastrophic fire. Potential tribal partnerships are desired and discussed further in Section D.

Classification of the Preserve into habitat types offers a useful way to inventory resources and to organize and prioritize management activities. For general management purposes, North Shore Preserve is divided into major habitat areas based on current land cover (Table 1). A map of the Preserve of these major habitat areas is provided in Figure 2.

Table 1. Land cover and approximate area¹⁴

Habitat Type/Area	Acres	% of Total
Tidelands	.54	0%
Coastal/Tidal/Shoreline	2.20	3.8%
Freshwater Emergent Wetland	0.76	1.3%
Mixed Hardwood-Conifer Swamp	2.85	4.9%
Mesic Mixed Conifer Forest	23.49	40.2%
Mixed Upland (Shoreline) Forest	12.91	22.1%
Mesic Douglas Fir-Western Hemlock Forest	14.86	25.4%
Mowed Field	1.33	2.3%
Total	58.42	

¹³ Duffy, et al. 2010

¹⁴ Tidelands are delineated as a distinct habitat area but are not included in the Preserve’s total acreage.

Wildlife

The Preserve's variety of habitats support a wide array of species. The marine nearshore is recognized for its high presence rates of juvenile Chinook, several other salmonids, and three species of forage fish. A 2023 survey of the Preserve's shoreline provided extensive documentation of organisms in the intertidal zone. These include: pricklyback eels, limpets, periwinkles, sponges, green urchin, sea cucumber, hermit and kelp crabs, and five species of sea stars.¹⁵ The assessment noted that mollusks and crustaceans were especially diverse; clams were sparse; and that the cloning anemone dominates bedrock areas within the lower-to-mid intertidal zone.

Large ochre stars, which are still uncommon in San Juan County because of their decline from wasting disease, were the only sensitive species observed.¹⁶ Collection is prohibited under standard Land Bank rules; however, as a precaution interpretative signage may be considered to educate visitors that seastar populations are still recovering from a widespread population crash.

Other species observed along the beach include sea lions, harbor seals, loons, cormorants and gulls. Bald Eagles frequent the shoreline zone and maintain a nest in a mature Douglas fir tree on the bluff. Preliminary bird surveys largely focused on the uplands and identified a total of 46 bird species. Western Tanager, Cedar Waxwing, Brown Creeper, and Red Crossbill are among those observed. The Preserve also supports six species of warblers, four species of swallows, and at least three species of woodpeckers.¹⁷ Upon acquisition, Barn Swallows were nesting in an unfinished addition to the main house. Prior to its demolition an alternative nesting structure was erected with re-purposed and new materials. The structure contains roughly 20 wooden nest cups, equivalent to the number within the main house, and Barn Swallows were seen nesting in this structure in 2024.

The Preserve's uplands support a variety of other vertebrates such as garter snakes, rough-skinned newts, Pacific chorus frogs, and Long-toed salamanders. Red-legged frogs are in the immediate area but have not been detected within the Preserve. Other wildlife species include river otters, raccoons, Douglas squirrels, a minimum of four species of bats, and Columbian black-tailed deer.¹⁸

¹⁵ North Shore Shoreline Baseline Biological Survey, Dethier 2023. Identified sea stars include: *Pisaster ochraceus*, *Leptasterias hexactis*, *Evasterias troschelii*, *Hernricia spp.*, *Dermasterias imbricata*.

¹⁶ Latin name is *Pisaster ochraceus*.

¹⁷ Black-throated Gray, Orange-crowned, Yellow, Yellow-rumped, Townsend's and Wilson's warblers; Barn, Cliff, Violet-green and Tree swallows; and Northern flicker, Pileated and Hairy woodpeckers.

¹⁸ Bat species detected in audio recordings by Kwiagt include Yuma Myotis, California Myotis, Big Brown, and Townsend's Big-eared.

Excessive herbivory by deer reduces resources available -- forage, breeding and sheltering habitat -- for other fauna including state listed Species of Greatest Conservation Need such as pollinators and songbirds.¹⁹ Selective browsing also favors the recruitment of invasive plant species.²⁰ To reduce the impacts of excessive herbivory, the Land Bank proposes to implement managed deer hunting in appropriate areas. Additional details are provided in Section E.

Invasive species

Staff employ an Integrated Pest Management (IPM) approach, with the preferred methods being manual and mechanical control, and with cut stem and spot herbicide treatment considered on a case-by-case basis for species that are especially difficult to control.²¹ The Land Bank worked to reduce noxious weeds prior to opening the Preserve. This extensive effort removed several hundred large English hawthorn and English holly trees and many seedlings from the upland forest. Other species controlled, with partnership support from the County's Noxious Weed Board, include Italian arum, yellow flag iris, periwinkle, tansy ragwort, Canada and bull thistle, Scotch broom, evergreen and Himalayan blackberry, non-native roses, and clematis. Control of smaller amounts of Canada thistle, reed canary grass, hawthorn, holly, and tansy ragwort are ongoing, and a significant patch of English ivy remains on a portion of the steep shoreline bluff. The nearly vertical slope presents a significant safety issue, and ivy control will be implemented gradually as conditions allow.

Stewardship and restoration work will be supported by grants and by Land Bank REET funds. Priorities for specific habitat areas may be revised in response to available funding and changing site conditions. Even with careful management, the Preserve's conservation values face threats from stressors such as climate change, invasive species, overabundance of deer, and recreational uses.

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, and public use trends and impacts.

¹⁹ [Washington's State Wildlife Action Plan, 2015.](#)

²⁰ [Long ES, Tham EJ, Ferrer RP, 2024.](#) And, [DiTommaso A, Morris SH, et al, 2014.](#)

²¹ For further details see the Land Bank's *Guidance for Integrated Pest Management Plan*



Figure 2. Generalized Land Cover of North Shore Preserve

Major Habitat Areas

In addition to the Preserve’s tidelands and shoreline areas, its terrestrial habitats include three broad forest types, two heavily altered wetland types, and a field maintained for recreational uses. To link broad objectives to site-specific goals, the Preserve’s habitat areas with notable and distinct ecological values were mapped (Fig. 2). Staff then assigned ratings (e.g., Poor, Fair, Good) to represent their current condition.

Future stewardship activities to enhance the Preserve’s ecology were then identified by determining a reasonable, desired future condition for each area. A summary of current and desired future conditions is provided in Table 2. A summary of proposed future stewardship activities is provided in Table 3. The ratings used by staff reflect multiple ecological criteria with an emphasis on aspects of biology, ecology, or ecological processes that, if missing or altered, could lead to future declines or losses to either species or habitats. A similar process is used by other conservation organizations to help prioritize stewardship goals, actions, and monitoring. The ecological attributes and ratings in use by the Land Bank represent an iterative, adaptive process informed by research, field observations and peer review.

Table 2. Generalized current and desired future condition²²

HABITAT AREA	CURRENT CONDITION	DESIRED FUTURE
Tidelands	EXCELLENT – Baseline assessment notes that the tidelands exhibit high biodiversity.	EXCELLENT – Maintain current conditions.
Coastal-Tidal-Shoreline	GOOD – English ivy and other weeds on steep bluff. Canopy gaps due to previous development and slides. History of off-leash dog walking.	VERY GOOD – Priority weeds removed. Forest gaps planted and understory vegetation enhanced. Few or no off-leash dogs.
Wetlands	POOR – Hydrology and vegetation altered extensively through past land uses. Extensive non-native vegetation.	GOOD – Restored wetland function. Established native woody and herbaceous plant communities. Trace levels of priority weeds.
Forests	GOOD to VERY GOOD – Conditions variable in response to canopy density particularly in terms of understory development. Excessive invasive plant cover remains in some areas.	VERY GOOD – Appropriate stand density to develop old growth characteristics. Adequate snags and downed wood with diverse native understory and ground layer. Priority weeds removed.

²² Future condition timeframe is the duration of this plan or roughly ten years. Key Ecological Attributes and indicator rating definitions are available upon request.

Coastal-Tidal-Shoreline

The Preserve's shoreline area extends for 1,857 feet and encompasses a half-acre of tidelands. Other tidelands in the surrounding area are owned by the State. Along this extent, a 2023 survey delineated six distinct geomorphic segments with a mix of sand, cobble, gravel, bedrock, and boulders that provides a diversity of habitats that supports an intertidal flora and fauna characterized as dense, healthy, and species rich.²³

The shoreline is characterized by moderate wave exposure and features sea cliffs, feeder bluffs, and an accretion zone. The north aspect creates relatively low desiccation rates and allows many invertebrates, fishes, seaweeds, and seagrasses to thrive during low tides. At least 75 marine species in 13 phyla were noted during the baseline biological survey. Two non-native species were also detected. These include a scattering of Pacific oysters, and the invasive brown seaweed known as wireweed.²⁴ Although this species of seaweed is fast growing and can out-compete others, no specific control is recommended.

Foliose red algae are noted as abundant, and the marine nearshore zone contains eelgrass, surfgrass, and kelps. Eelgrass, in particular, is also an ecologically important species which provides habitat to a range of wildlife such as herring and surf smelt. In general, seagrasses and macroalgae provide critical habitat, such as cover and food resources, that increases biodiversity and reduces wave action and shoreline erosion. Recently, they have also gained recognition for their 'blue carbon' storage capabilities.

The eastern end of the Preserve is composed of coarse cobble, gravel, and sand. A flat backshore zone extends seaward and is characterized by drift logs and dune grass. As it nears the coastal bluff, and is influenced by freshwater inputs from the uplands, the vegetation transitions into species such as Sitka spruce, Douglas maple, Western red cedar, and red elderberry. The coastal bluff also features many mature Douglas-fir trees.

Moving westward, shoreline substrates shift from a high gravel berm to sandstone outcrops and boulders. The coastal bluffs become increasingly close to the high-water line, and sedimentary bedrock extends down into the intertidal zone. Further west, the bluffs transition into unstable, finer-grained mudstone. Here, the mid and upper shore is relatively flat and features creviced bedrock.

While the baseline study indicates that the shoreline is biologically rich and geologically unique, it also determined that the proposed level of public access is unlikely to have negative impacts. To support responsible recreation, eventual signage that emphasizes

²³ Dethier, 2023

²⁴ Latin names include *Crassostrea gigas* and *Sargassum muticum*.

rolling rocks back into their original position, no collecting, and overall 'leaving no trace' will be considered.

Cumulative impacts from climatic stressors such as atmospheric rivers threaten both marine and terrestrial resources, namely slope stability. The Land Bank will continue to plant and establish slope stabilizing vegetation and to monitor bluff erosion.

Summary of proposed shoreline and intertidal management activities:

- Install and maintain native plantings
- Monitor and prevent off-leash dog use and collection of biological materials
- Control priority weeds, including English ivy infestation on bluff
- Participate in discussions and research activities to support broad marine goals
- Establish locations for monitoring site-specific erosion rates

Wetlands

Wetlands take many forms -- bogs, wet prairies, forested wetlands -- and many wetland areas combine these various types. Wetlands filter sediment and bacteria from surface water, and recharge groundwater by regulating flow and allowing infiltration. These areas are also among the most imperiled habitats in the region because much of their historic extent has been altered for, if not lost to, agriculture and settlement.

The Preserve features a mosaic of wetland types that previous owners modified through roadbuilding, drainage, excavation and fill, and species introductions. Aerial imagery indicates that a large pond was excavated in the late 1970's and likely replaced natural wetlands. The main house was also built on a former wetland. Previous owners installed subsurface drainpipes across the northern portion of the Preserve to divert water away from buildings and/or to improve field conditions. These actions reduced biodiversity and ecological function, and some had limited success: prior to its removal, the foundation of the main house held standing water throughout the year, and, in late 2023 stormwater runoff directed by a field drain towards the top of the bluff contributed to a severe slide.

To reverse some of these changes, the Land Bank initiated wetland rehabilitation and slope stabilization projects during the interim period. The first phase of work directly targeted slope instability. Following the removal of the bluff and beach cabins and their septic systems, the road surface was reduced and converted into a pedestrian trail. Several field drains were then located and disrupted to reduce the concentration of stormwater runoff near the steep slopes, and to address the negative effects of artificial drainage on wetland hydrology. Staff also replanted over two acres of upland forest and shrub habitats. Once established, this vegetation can be expected to increase slope stability and to reduce runoff through increased evapotranspiration and infiltration.

In August 2024, following an extensive permitting process, the Land Bank began a second project phase focused on wetland enhancement. This involved re-grading the extensive earthen berm along the northern edge of the pond and the former footprint of the main house to form shallow depressions. These areas are being replanted with native wetland species including, seed, 10,000 herbaceous plants, and roughly 3,000 trees and shrubs.

In time, these restored wetlands and their forested buffers should help to slow erosion of the shoreline, support water quality, and provide diverse habitats for both aquatic and terrestrial wildlife including, insects, amphibians, reptiles, birds, and mammals.

Summary of proposed wetland management activities:

- Install and maintain native plants to ensure establishment
- Monitor and report on wetland hydrology
- Monitor amphibian populations
- Manage priority weeds

Forests

Forests sequester and store carbon, filter water, help control floods and erosion, and sustain biodiversity. Much of North Shore Preserve is forested with common conifers such as Douglas fir, Western red cedar, grand fir, and Western hemlock. Common hardwoods include bigleaf maple, red alder, and Douglas maple. Pacific madrone, Scouler's willow and bitter cherry are also present in small quantities. Native shrubs such as salal, snowberry, baldhip and Nootka rose, oceanspray, trailing blackberry and low Oregon-grape occupy the understory along with herbaceous species such as sword fern, stinging nettle, upland sedges, and grasses.

The Preserve's upland forests are delineated into three stand types. Previous clearing occurred to facilitate development and agriculture, but the remaining forested areas still create a relatively continuous canopy that provides a habitat corridor across an elevational gradient from the southwest corner of the property down to the shoreline. The Land Bank's overarching objectives for the Preserve's forests are to enhance habitat, reduce the risk of catastrophic fire, and promote resilience to climate change. Descriptions and proposed management activities for each stand type are provided below.

Mesic Mixed Conifer: This forest type covers roughly 24 acres. It extends south of and east to the entry road, and dominant species include Western red cedar, Douglas fir, and Western hemlock. Patches of red alder are interspersed. Due to low light conditions beneath the dense canopy, much of this habitat type has limited understory development and extensive areas of bare ground. In areas where light reaches the forest floor, the shrub

layer is comprised of salmonberry, oceanspray, red elderberry, and salal. Herbaceous species such as stinging nettle, trailing blackberry and sword fern are also present.

Modest removal of small diameter trees is proposed within this habitat type to help increase the vigor and resiliency of the remaining trees, and to reduce the attenuation of sunlight to the ground. This increase of light will also support understory development. Out-planting of select understory species, creating snags, and retaining large wood is proposed in this area to enhance biodiversity and wildlife habitat.

Considerations for thinning will include minimizing soil impacts and implementing activities outside of primarily nesting season to reduce disturbance to wildlife. Staff will promote public safety and education through signage and temporary area closures. These recommendations and their general cost estimates are reflected in the Table 3, and additional information will be made available in a site tour(s) and upon request.

Mesic Douglas Fir-Western Hemlock: The forest type encompasses 15 acres, exhibits high ecological integrity, and is part of a designated habitat Reserve Zone. It extends west of the entry road and south of the shop and features rocky outcrops. Douglas fir dominates the overstory. Hemlock and cedar are present in the canopy on north-facing slopes, and otherwise primarily occupy the understory. Scattered madrone and shore pine are also present, especially in the southwest corner. Shrubs such as salal, oceanspray, tall Oregon grape, low Oregon grape, baldhip rose and snowberry are well represented in the understory. Sword fern, native grasses, and trailing blackberry, and to a lesser degree, serviceberry exist in the understory.

Mixed Upland: This forest type is poorly defined. It covers roughly 13 acres and is highly modified due to its proximity around the former developed area. Tree species include Douglas-fir, Western red cedar, grand fir, bigleaf maple, red alder, Scouler's willow, and shore pine. Sitka spruce and Douglas maple occur closer to the waterfront. The shrub layer is well-developed in certain areas and nearly bare in others. Vegetated areas have many of the natives already mentioned, with red elderberry and oceanspray more common along the steep slopes. Stinging nettle and sword fern occupy the understory.

Over two acres of this habitat area was reforested in early 2024 to enhance the wetland and shoreline buffers, and to eliminate the need for mowing. A portion of this acreage is surrounded by temporary deer fencing and planted with species such as thimbleberry, bitter cherry, and Oregon grape. Areas outside of the fence were planted with deer-tolerant shrubs such as snowberry, tall Oregon grape, Nootka rose and gooseberry. In early 2025, over 4,000 additional trees and shrubs will be installed in areas where earthwork was recently completed. The intended result is establishment of a closed canopy

forest in the fenced area and early seral shrub habitat in unfenced areas. This will help maintain scenic vistas, while providing wildlife habitat and reducing maintenance requirements (i.e., routine mowing).

Most of these forested areas had invasive species throughout. As mentioned previously, staff implemented a comprehensive management effort to reduce invasive plant cover during the interim management period. English ivy remains along the steep slopes of the coastal bluff, and an ongoing goal of this long-term SMP will be to reduce its cover.

Summary of proposed forest management activities:

- Maintain plantings until established
- Complete selective thinning to enhance resilience to climate change, and reduce wildfire risk
- Out-plant understory species in thinned areas
- Promote standing and downed dead wood for habitat
- Manage priority weeds

Mowed Field and Orchard

Over an acre of the Preserve will remain as a mowed field and an orchard and be available for recreational use. While dominated by non-native vegetation, the heritage orchard trees and the native plantings found along the perimeter provide some habitat value, including floral resources for birds and pollinators. Retaining and maintaining the apple orchard also helps to preserve historic values.

Summary of proposed field management activities:

- Manage priority weeds
- Maintain heritage apple orchard
- Enhance native vegetation

Table 3. North Shore Preserve prioritized habitat management actions and cost estimates

HABITAT AREAS	KEY ECOLOGICAL ATTRIBUTES	STRESSORS	MANAGEMENT ACTIONS	PRIORITY²⁵	TIMING²⁶	EST. COST
Coastal-Tidal-Shoreline	Large woody debris Tidal influences Gravels, sand and mixed-fine Sediments Eelgrass	Overuse, marine trash, sea level rise	Leverage local expertise to monitor and support species of interest. Monitor and reduce off-leash dog use. Monitor erosion rates.	Medium	Near term/ Long Term	\$10,000
Wetlands (Incl. Forested Swamp and Emergent Wetlands)	Forest structure, Standing and downed dead trees; Native tree and shrub richness, Vegetative structure (Forested); Native wetland plant cover, Edge condition (Herbaceous); Hydrology (all)	Climate change, alterations to wetland hydrology, species introductions	Outplant and maintain wetland species. Control priority invasive species (e.g., English hawthorn, reed canary grass, periwinkle).	High	Near term/ Long Term	\$20,000
Upland Forests (Mesic Mixed Conifer, Mesic Douglas Fir-Western Hemlock, Mixed Upland)	Stand density and structure, Standing and downed dead trees, Native tree and shrub richness	Climate change, previous logging and land alterations, fire suppression, species introductions	Contracted selective thinning and fuels reduction in priority areas. Increase snags and downed wood. Continue control of priority invasive species (e.g., English holly, English hawthorn). Understory planting.	High	Near term/ Medium term	\$50,000

²⁵ In the context of this ~10-year plan

²⁶ Near term = 1-2 years, medium term = 3-10 years, long term =11+ years

D. Cultural and Historical Resources Overview and Objectives

The Land Bank's mandate includes the protection of cultural and historical resources. North Shore Preserve is within the traditional territory of Coast Salish peoples. As the original caretakers of these lands and waters, the continued presence and input of Tribes is desired and considered fundamental to the Preserve's future protection and stewardship.

Prior to public acquisition of the Preserve, the Lummi Nation's Tribal Council visited the site and considered it for purchase. Following purchase, the Land Bank initiated correspondence with Lummi Nation to provide notification of the acquisition, acknowledge the importance of this area, and extend an open invitation to participate in future management. Also in 2022, the Land Bank commissioned an archaeological survey.²⁷ Before providing public access, staff sought to identify and protect any significant cultural resources on the property.

The assessment did not identify any precontact cultural resources. However, evidence within the much broader area indicates that the northern shores of Orcas Island supported activities such as fishing, shellfish harvesting, and hunting. As an example, the Point Doughty Natural Area Preserve is identified by the Samish Indian Nation as being in the approximate location of a historic village, known as T'qwá:leqs.²⁸

More recently, the Land Bank met with staff from the Washington Department of Fish and Wildlife (WDFW) and several tribal representatives to discuss potential access opportunities, such as allowances for deer hunting, on preserves. Representatives from Lummi Nation, Swinomish Tribe of Indians, and the Tulalip Tribes expressed interest in improved access for this traditional cultural practice.

The Land Bank proposes this as a future access opportunity in Section E. SJPT has included specific provisions in their conservation easement to acknowledge and support requests for cultural use by indigenous peoples. Developing opportunities for co-stewardship of important plants, species, and sites, collaboratively engaging around protection of resources, and providing interpretative materials about Coast Salish history and culture is a long-term objective for this and other Land Bank preserves.

San Juan County is also developing a framework for improving tribal engagement and has recently designated a cultural coordinator to lead the effort. This framework will help identify and establish best practices for consultation and engagement, and the Land Bank anticipates that it will include provisions for regular updates to Tribes regarding proposed projects that may identify areas of interest and concern. In the interim, the Land Bank will continue to: Notify Tribes of acquisitions; share draft site concepts and management plans; attempt to minimize the impacts of recreation on tribal interests; and extend open invitations to visit, consult on management and stewardship practices, and reincorporate Traditional Ecological Knowledge on preserves.

Post-colonial history of the property was also documented in the comprehensive study commissioned by the Land Bank. The property operated as a small farm starting in 1891, transitioned into an agritourism business by the 1930s and continued in use through at least the 1960s; this is considered the period of significance for the property (1891-1970). The final report identified the former Glenwood Inn as a potential historic district due to its contribution to the history of agritourism on Orcas Island. Of the nine structures in place

²⁷ Equinox Research and Consulting International Inc. (ERCI)

²⁸ Samish Indian Nation maintains the website: [Coast Salish Place Names of the San Juan Islands](#)

for over 50 years, eight retained sufficient integrity to tell the story of the early and mid-twentieth century agritourism and were therefore considered eligible as contributing resources in a historic district.

The large house, which had served as the main home prior to becoming an inn, played a central role in the history of the property but had lost too much exterior integrity to convey its significance. The early history of this house is largely unknown, but San Juan County Assessor records note that it was built in 1892. However, no building is noted in this location on the 1894 map. The building could be the one noted in 1894 on the west half of the property, but it would have been moved, and no records could be found to confirm this.

Due to the very poor condition of the buildings and to the conservation and public access objectives for the property, the Land Bank sought to remove them. As part of the State's Department of Archaeology and Historic Preservation (DHAP) mitigation requirements for building removal, staff contacted several building salvage businesses and non-profit organizations and made both the buildings and building materials available to willing recipients. Although the Land Bank received no proposals to move buildings, staff worked with the Orcas Island Exchange and others to salvage a significant amount of building materials for re-use. Members of the Orcas Historical Society also visited the property prior to photograph the buildings prior to their removal.

Another mitigation requirement was to install interpretive signage documenting the property's agritourism history. The Land Bank elected to pair that sign with one focused on Coast Salish history and culture. These signs are under development and are scheduled for installation in 2025.

Summary of proposed cultural and historical resources activities:

- Develop and install interpretation signage that promotes cultural awareness, describes Coast Salish use of the area, and promotes respectful use of the Preserve
- Develop and install interpretation signage that describes the recent history of the property as a private inn
- Invite associated Tribes to participate in long-term planning and management

E. Public Access Overview and Objectives

North Shore Preserve is likely to become a popular destination for outdoor enthusiasts. Its sweeping vistas of the outer islands, such as Sucia, Matia, Patos, Waldron, and Saturna, contribute to the islands' open space character. Opportunities for beach access are also relatively scarce; More than 90% of the waterfront tax parcels in San Juan County are privately owned.²⁹ Orcas Island is especially limited, and increasing the community's access to saltwater was a key motivator for this acquisition.

An important component of the Land Bank's conservation mandate is to provide access to the natural beauty and diversity of the San Juan Islands by preserving areas with "low intensity" recreational value. This stipulation for low-intensity reduces the likelihood that human use will degrade a preserve's ecology and disturb neighboring communities. It also helps to assure quietude for visitors and protects the organization from increased management costs that tend to result from high-intensity uses.

²⁹ GIS analysis for PIAT, 2012. Note: this percentage relates to number of tax parcels, not length of shoreline.

Initial recreational and site development activities were vetted through a public process associated with the Interim SMP and have been evaluated by SJPT for concurrence with their conservation easement. These and future access proposals are described below.

Neighbors of the Preserve have expressed concerns about the increase in traffic on Glenwood Inn Road. Impacts from recreation are also expected to increase throughout the region as population growth continues and more people seek access to natural areas.³⁰ Maintaining a moderate level of use will be essential to preserving the Preserve's special qualities, the neighborhood's rural character, and the desired visitor experience.

The Land Bank will employ multiple strategies to keep use levels within an acceptable range. All standard Land Bank rules will apply (Appendix A). This includes day-use only, no camping, and no campfires. The Land Bank also proposes these approaches to manage use levels: no promotion, private events, or commercial use of the Preserve. Facilities will be limited, and Land Bank permission will be required for groups of 15 or more. Dogs are proposed to be allowed on-leash. 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.

Signs are installed on preserves to inform visitors of rules and restrictions, and to protect neighbor privacy and natural resources. In general, the Land Bank aims to minimize signage. Signs for rules and regulations are already posted. Additional educational and interpretive panels that describe the ecological, cultural, and historical importance of the site will be installed later.

Current Use

Three parking areas, two bicycle racks, and one trailhead provide public access to North Shore Preserve. The main pedestrian trail descends from the central, largest parking area to the shoreline along the path of the former beach road. Publicly accessible shoreline extends for roughly 1,800 feet and provides opportunities for wildlife viewing, beachcombing, and landing of non-motorized watercrafts. Launching of non-motorized watercraft is also permitted though the steep descent down and subsequent ascent from the shoreline may be limiting for some recreationalists. Beaches to the east and west of the Preserve are privately owned, appropriately signed, and no overland access to Point Doughty exists.

The trail down to the shoreline courses a steep and erosive slope. The slope is likely to require periodic maintenance, as future slides are anticipated.³¹ This may be exacerbated by the increasing intensity and frequency of atmospheric rivers under climate change.

A quasi-natural meadow above the bluff, maintained through periodic mowing, provides an expansive sea view. There is an additional, relatively level pedestrian trail that extends for 0.2-miles and provides an easy walk and wildlife viewing opportunities. A map of current access is provided in Figure 3.

³⁰ For more information see The Tulalip Tribes report, [The "Recreation Boom" on Public Lands in Western Washington: Impacts to Wildlife and Implications for Treaty Tribes](#), 2021

³¹ As noted in assessment by ZipperGeo, Inc. 2022.

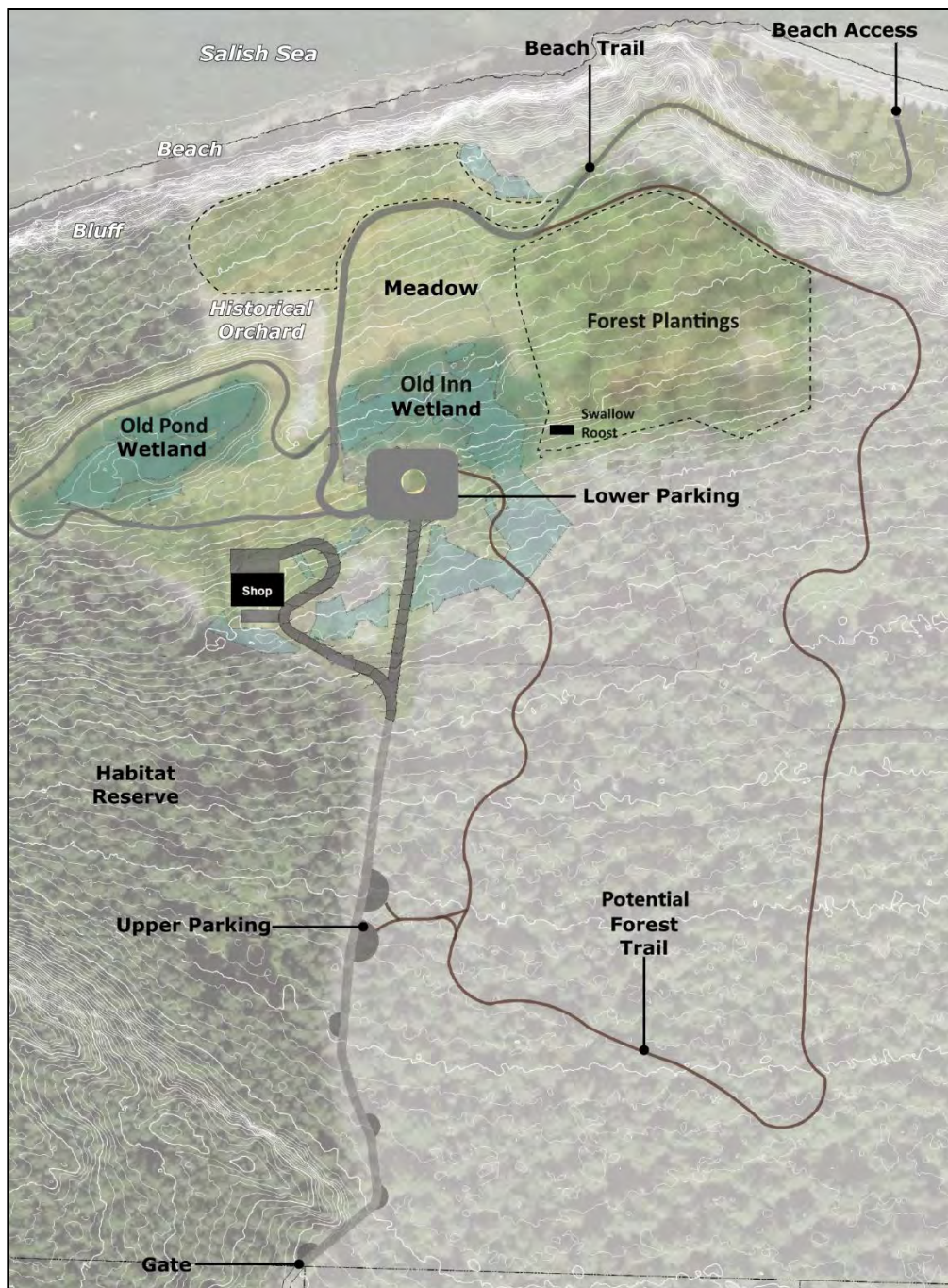


Figure 3. Public Access at North Shore Preserve

Outreach, Education and Research

To date, Land Bank staff have provided dozens of guided tours of the property since July 2022. The Land Bank has also held work parties and will continue to work with community volunteers and host work parties to meet some of its stewardship objectives. Staff may also host interpretive programs in collaboration with outside groups or experts. Where appropriate, the Land Bank may collaborate with local organizations, schools, universities, and scientists to increase or disseminate knowledge of the Preserve’s ecological resources. Activities related to education and research will be subject to review, conducted on a permission-only basis, and limited in size or duration.

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, plant native wildflowers and trees, or pick up marine trash. 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.

Summary of proposed public access management activities:

- Maintain pedestrian-only trails to shoreline and around wetland
- Enforce leash and other rules related to responsible use of the Preserve
- Monitor use levels
- Continue to provide periodic, guided tours and volunteer events

Proposed Future Access

There is potential to develop an additional trail at North Shore Preserve. This longer, loop trail is proposed to also begin at the main trailhead and to extend through the forest in the southeast corner of the Preserve. Prior to implementation of an additional trail, public access use levels and demand will be assessed (for one year). If parking congestion occurs due to high demand, the Land Bank may open limited overflow parking in the vicinity of the shop. Based on site conditions, developing additional parking would likely require wetland mitigation and/or significant tree removal. Instead, the Land Bank will seek to manage use levels and to encourage cycling, walking and car-pooling.

Hunting

Unnaturally high populations of Black-tailed deer exist in the San Juan Islands and researchers and wildlife biologists recommend control of deer populations both for conservation purposes and for the health of the animals themselves.³² The overpopulation of deer exemplifies a native species out of balance due to development and the absence of natural predators.

Even after the recent impacts of adenovirus hemorrhagic disease (AHD), which culled numerous deer in the islands, state biologists still estimate the population to be excessively high. Biologists have documented the Orcas Island deer population's swift rebound with the short-term increase in forage and in the absence of predators. Hunting as a management tool could assist in slowing population growth, which leads to healthier individuals and likely less dramatic losses from disease.

Currently, the Land Bank allows hunting on Lopez Hill and Mount Grant Preserve. The San Juan Preservation Trust (SJPT) also allows deer hunting some of their preserves. These programs were developed in close collaboration with the Washington Department of Fish and Wildlife (WDFW), researchers, and local hunters to ensure that hunting is both safe for the public and a sound ecological practice. The Land Bank will seek public input on opening a select portion of North Shore Preserve (e.g., within Reserve Zone) to deer hunting. This will continue a local recreational and cultural tradition and provide ecological benefits. Any future hunting will be in accordance with state and county rules³³ and closely model the program at Mount Grant Preserve, which limits seasonal access, and requires hunters to register, wear high-visibility clothing, and receive signed permission. More public process and scientific review will occur before any hunting opportunities are implemented.

The hunting rules in effect at Mount Grant include:

- Mapped "Hunting Zones"
- Hunters must register
- Limited dates and party size
- Parking space is limited to a single vehicle
- Construction of blinds, tree stands, or other infrastructure is prohibited
- Hunting is managed through [WDFW Hunting Access Program](#)
- As required by San Juan County code, all hunters must carry written permission

³² Arcese, 2012. Milner, 2018

³³ WDFW limits hunting methods to short-range weapons such as shotguns and archery equipment. Current regulations also specify license requirements, the number and gender of animals hunted, and the use of the meat. [WAC 220-413-180](#) outlines firearm restrictions in areas of SJC and elsewhere.

Table 4. North Shore Preserve prioritized access infrastructure maintenance and improvements and cost estimates

TASK	JUSTIFICATION	MANAGEMENT ACTIONS	PRIORITY	TIMING³⁴	EST. COST
General trail maintenance	Ensure safe access for pedestrians and cyclists	Staff and/or contracted surface maintenance and vegetation management	High	Near term/ Long term	\$20,000
General road and parking maintenance	Ensure safe vehicle access	Staff and/or contracted surface maintenance. Routine trash removal.	High	Near term/ Long term	\$40,000

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³⁴ Near term = 1-2 years, medium term = 3-10 years, long term =11+ years

F. Cost Projection

This cost projection is intended as a financial planning tool and is not a commitment of resources. It includes separate cost estimates for general operations and for one-time capital expenditures. All figures are approximate. Land Bank staff and Commissioners will review and revise actual planned expenditures during the Land Bank’s budgeting process. Capital cost estimates exclude the proposed conversion of the shop building. As envisioned, this would likely be funded largely or entirely by grants.

Table 5. 10-year cost projection (for planning purposes, only)

Year	General Operations ³⁵		Capital Projects ³⁶		Subtotal
2025	\$30,000	Weed management. Interplanting and maintenance of planted areas. Routine trail and parking lot maintenance, general stewardship and monitoring	\$50,000	Water system and shop improvements and repairs.	\$80,000
2026	\$20,000	Complete minor forest thinning. Implement understory planting. Weed management and maintenance of planted areas. Routine trail and parking lot maintenance, general stewardship and monitoring.	\$0	Seek grants for additional improvements	\$20,000
2027	\$15,000		\$0		\$15,000
2028	\$15,000		\$0		\$15,000
2029	\$10,000		\$0		\$10,000
2030	\$10,000		\$0		\$10,000
2031	\$10,000		\$0		\$10,000
2032	\$10,000		\$0		\$10,000
2033	\$10,000		\$0		\$10,000
2034	\$10,000		\$0		\$10,000
Total					\$190,000

³⁵ Recurring, non-capital improvement operating expenses such as monitoring and maintenance

³⁶ One-time capital expenses

G. Public Process Overview

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

Action	Completed (Planned)
Conceptual design public presentation	April 2023
Commission and SJPT review of Interim SMP	April 2023
25 public tours of the property	2023-2024
Final design public presentation	June 2024
Stewardship and Management Plan Press Release	September 2024
Public review of Draft Stewardship and Management Plan	October 2024
LB Commission adoption of Final Stewardship and Management Plan	(January 2025)

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

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I. 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 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 SJC Sheriff's office.

- Daytime use only
- Pedestrian access only, except where posted for other uses
- No camping
- No fires
- No vehicles
- 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, geological or other specimens except on a permission-only basis for scientific or educational purposes
- Non-motorized boat landing and launching permitted

DRAFT North Shore Preserve Stewardship and Management Plan (SMP)

Public Comment Summary: 3 Commenters

Topic	Commenter #	Comment	Staff Response
Private Property (1 comment)	1	<p>I want to commend you on the thoroughness of your SMP for your North Shore Property. Obviously there has been a lot of effort put into this plan by many.</p> <p>Perhaps our greatest concern is trespass on adjacent private property. We highly recommend and request the property lines be clearly posted along the property lines. Posting at least every 200 feet should be sufficient. As I have mentioned to you on several occasions, we intend to notify the Sheriff of anyone trespassing and institute prosecution if necessary. Also, as you know the DNR Pt. Doughty property has been designated for kayak access only. Walking across adjacent property owners' beaches to access Pt. Doughty is prohibited except members of Camp Orkila whom we have issued and filed a written license with San Juan County.</p>	<p>Thank you for your comments. Although we are aware of no instances of trespass on neighboring properties by preserve users since 2022, when the Land Bank took ownership, we share concerns about clear boundaries and plan to install additional boundary markers this winter.</p> <p>We also already have signage in place that notifies preserve visitors about the private beaches and will continue to track compliance.</p>
Parking (1 comment)	1	<p>Parking on Glenwood Inn Road must be absolutely prohibited. Emergency vehicle access must not be impeded.</p>	<p>We have made every effort to sign and otherwise deter parking along the county road. We will involve the sheriff at the first sign of a vehicle blocking access. However, making this an 'official' change requires additional coordination with county leadership and other departments.</p>
Wildlife (1 comment)	1	<p>In addition to the wildlife you have listed on the Preserve, you should add the Great American Horned Owl and Barn Owl. I have personally observed these magnificent birds as well as the American Bald Eagle.</p>	<p>Thank you for sharing your observations. We weren't aware of barn owls in the area.</p>
Deer Hunting (2 comments)	2	<p>Hello, I am submitting my support for allowing a well-managed deer harvest on the North Shore property in conjunction with the WDFW public access program.</p>	<p>Thank you. We look forward to your participation in future discussions on this topic.</p>

DRAFT North Shore Preserve Stewardship and Management Plan (SMP)

Public Comment Summary: 3 Commenters

Topic	Commenter #	Comment	Staff Response
Deer Hunting (cont.)	1	<p>We and our neighbors do not allow hunters on our property. If you subsequently decide to allow hunting on the Preserve you must notify adjacent owners who has been authorized in writing to hunt, when they will be hunting and how many firearms they will have. We have children, grandchildren and guests on our properties. Hunters are notorious for pursuing game to kill when spotted. This could lead to trespassing on adjacent properties and endanger our occupants.</p>	<p>Thank you for sharing your concerns. We will absolutely seek more neighborhood input prior to advancing any hunting program on the Preserve, and we will also establish regulations, and clearly marked boundaries prior to proceeding.</p>
Tribal Engagement/ Cultural Resources (1 comment)	3	<p>The Swinomish Indian Tribal Community would like to thank the San Juan County Conservation Land Bank for the opportunity to review the SMP for the North Shore Preserve. We are grateful to the Land Bank for developing an SMP that is sensitive to tribal needs and input, and which considers tribal participation as fundamental to stewardship of the Preserve. We appreciate that you have in place management policies that involve continued tribal notification and engagement, protections for cultural resources, and that are sensitive to tribal interests and reserved treaty rights.</p> <p>We also commend the Land Bank for establishing an ecologically sound plan for management of the preserve which places priority on long-term ecological value and function. The scientifically-informed restoration work that has already been carried out on the site demonstrates that the Land Bank has both the dedication and capacity to be good stewards of the preserve.</p> <p>We look forward to working with the Land Bank toward continued stewardship of the North Shore Preserve to protect it for generations to come. Thank you for your attention and sound judgement in development of the SMP for the preserve.</p>	<p>Thank you for your review of the Land Bank’s SMP for North Shore Preserve, and for providing such thoughtful and generous comments. We greatly appreciate your time and your feedback, and we would welcome further discussion about working together toward continued stewardship of this preserve as well as other Land Bank natural areas.</p> <p>We extend an open invitation to you and any other staff to visit. We are also willing to travel to you to advance our various goals for protection, enhancement, and meaningful engagement.</p>

Document Title(s):

MEMORANDUM OF UNDERSTANDING

WETLAND MITIGATION AREA AGREEMENT

Grantor: San Juan County, Acting Through San Juan County Land Bank

Grantee: San Juan County

Tax Parcel Number: 352814001000

Legal Description SE-NE EX CO RD TGW CONSERVATION ESMT
Sec 28, T 35N, R 3W

WETLAND MITIGATION AREA AGREEMENT

This Wetland Mitigation Area Agreement (“Agreement”) is entered into on the ___ day of _____, 2025, by **San Juan County**, acting through the **San Juan County Land Bank** (“Grantor”), and **San Juan County**, a political subdivision of the state of Washington (“Grantee”).

1. BACKGROUND

CRP 0113030 Douglas Road/Bailer Hill Road Improvements Project (“Project”) provides for the construction and realignment of 1.3 miles of roadway beginning at Douglas Road MP 3.15 and ending at Bailer Hill Road MP 4.45. The Project aims to eliminate horizontal and vertical sight distance issues, raise the elevation of Bailer Hill Road to eliminate seasonal flooding from overtopping the road, add 4ft paved shoulders to both lanes, and construct a Radial-T intersection leading into The Oaks housing development.

The Project will result in unavoidable impacts to roadside wetlands (0.147 acres) and buffer areas (0.181 acres) and will require 1.47 acres of wetland enhancement to compensate. A wetland delineation and mitigation plan (“Wetlands Report”) was prepared for the Project by Northwest Ecological Services of Bellingham, WA at the request of the Grantee. The Wetlands Report is intended to serve as an objective, though nonexclusive, information baseline for monitoring compliance with the terms of this Agreement.

2. FALSE BAY CREEK PRESERVE

Grantor is the sole owner in fee simple of TPN 352814001000 (“Mitigation Property”), a 40.06-acre parcel legally described as *the Southeast quarter of the Northeast quarter of Section 28, Township 35 North, Range 3 West, W.M.*, located on San Juan Island in San Juan County, Washington. The Mitigation Property, also known as the False Bay Creek Preserve, was established in 2008 to protect and restore the False Bay Creek watershed, wetland habitats, and agricultural land. The Mitigation Property possesses natural, open space, and ecological values that are of great importance to Grantor, Grantee, the people of San Juan County and the people of the state of Washington. A conservation easement exists on the Property which will preserve the biological and ecological functions in perpetuity.

3. AGREEMENT

Grantee desires to establish a Wetland Mitigation Agreement on a portion of the Mitigation Property, depicted in Exhibit A (“Mitigation Site”). It is the purpose of this Agreement to ensure that the Mitigation Property will be retained as a natural, functioning wetland, wetland buffer,

agricultural land, and non-wetland open space and to prevent any use of the Mitigation Property that will impair or interfere with the current uses.

Grantor has reviewed the Wetlands Report and approved the species and quantities of vegetation in the mitigation plan. Grantor and Grantee agree that to the best of their knowledge the Wetlands Report is a complete and accurate description of the Mitigation Property, current use and state of improvement.

The parties agree that the proposed improvements to the Mitigation Site detailed in the Wetlands Report are consistent with the ecological values of the Mitigation Property and the terms and conditions of the conservation easement. Grantor and Grantee intend that this Agreement will confine the use of the Mitigation Site to such activities as are consistent with the purpose of this Agreement. Any activity on or use of the Mitigation Site inconsistent with the purpose of this Agreement is prohibited.

4. RIGHTS AND OBLIGATIONS OF GRANTEE

- a) Grantee shall purchase and install the agreed upon quantities and species of vegetation specified by the Wetlands Report and approved by the Grantor. Grantee will also provide the labor for plant installation.
- b) Grantee shall comply with all elements of 'Section 6 – Mitigation' of the Wetlands Report. Tasks may include survey, site preparation, removal of invasive non-native riparian vegetation, replacement of dead or dying planted species, removal of extraneous trash or foreign debris, implementation of erosion controls if erosion is identified during routine annual inspections, bank stabilization, installation of large woody debris and other activities associated with wetland restoration, construction and enhancement within the Mitigation Site.
- c) Grantee shall take appropriate measures to ensure the site is compliant with all permit requirements set forth by Federal, State, and Local agencies. A certified wetland biologist will be hired by the Grantee to monitor and evaluate the Mitigation Area and produce annual monitoring reports detailing their findings.
- d) Grantee shall complete mitigation planting efforts within twelve (12) months of issuance of Notice of Completion to the contractor of CRP 011303 Douglas Road/Bailer Hill Road Improvements Project. Per the Wetlands Report, plant installation will take place during the dormant season, between October 15th and April 1st. Bare root plants will be installed between December 1st and March 15th.
- e) Grantee shall put survey lathe in the ground to define the 1.468 acres of Mitigation Area prior to plant installation. Additionally, grantee shall provide Grantor a one (1) week notice prior to plant installation. After installation, reasonable notice shall be given to

Grantor when Grantee visits the Mitigation Property for monitoring or maintenance purposes. These visits shall be made during reasonable hours except in cases where Grantee determines that immediate entry is required to prevent, terminate, or mitigate a violation of this Agreement.

- f) Grantee shall purchase and install deer exclusion fencing around the plantings. The fence shall be constructed of fencing material acceptable to the Grantor with a minimum height of seven (7) feet and shall run around the perimeter of the Mitigation Property or as acceptable to Grantor. Grantee will remove and dispose of the deer exclusion fencing if requested by the Grantor after vegetation is established.
- g) Grantee will monitor and maintain the vegetation for ten (10) growing seasons. If all said state and federal performance standards are satisfied by the end of the tenth full growing season, no further maintenance activity by the Grantee will be required, except as referenced below. The constructed wetland is expected to maintain itself through natural vegetative succession and natural wetland hydrologic functions; *provided, however*, if the constructed wetlands require additional maintenance after the end of the tenth growing season, through no fault of Grantor, such additional maintenance shall be provided by Grantee.
- h) Grantee shall coordinate with Grantor in the formulation of a Contingency Plan if there is a significant problem with the site achieving its performance standards, in addition to other requirements listed in Section 6.3.5 of the Wetlands Report.

5. RESPONSIBILITIES OF GRANTOR NOT AFFECTED

Other than as specified herein, this Agreement is not intended to impose any legal or other responsibility on the Grantee, or in any way to affect any existing obligation of the Grantor as owner of the Mitigation Property. This shall apply to:

- a) *Taxes.* The Grantor shall continue to be solely responsible for payment of all taxes and assessments levied against the Property.
- b) *Control.* Nothing in this Agreement shall be construed as giving rise to any right or ability in Grantee to exercise physical or managerial control over the day-to-day operations of the Mitigation Property, or any of Grantor's activities on the Mitigation Property

6. MODIFICATION & TERMINATION OF AGREEMENT

This Agreement may be modified by agreement of the parties, provided that any such amendment shall be consistent with the purpose of the Agreement and shall not affect its duration. All modifications shall be in writing and signed by both parties.

If Grantor and Grantee determine that conditions on or surrounding the Mitigation Property change so much that it becomes impossible to fulfill any of the Wetland purposes of the Agreement, the parties may terminate in whole or in part the Agreement created by this Agreement.

7. DISPUTE RESOLUTION

Grantee shall have the right to prevent and correct violations of the terms of this Agreement as set forth below:

- a) *Preventive Discussions.* The Grantor and the Grantee will promptly give the other notice of problems or concerns arising in connection with the parties' actions under this Agreement or the use of or activities or conditions on the Mitigation Property and will meet as needed to resolve the problem.
- b) *Dispute Resolution.* If a dispute arises between the Grantor and the Grantee concerning the consistency of any proposed use or activity with the Wetland Purposes and/or terms of this Agreement, then the Grantor and the Grantee shall proceed to resolve the dispute by submitting the matter to the County Administrator, who shall resolve the matter in a manner consistent with this Agreement and its purposes.

Grantor: San Juan County, acting through
the San Juan County Land Bank

Grantee: San Juan County

Lincoln Borman, Director

Colin F. Huntmer, Director, Public Works

Date

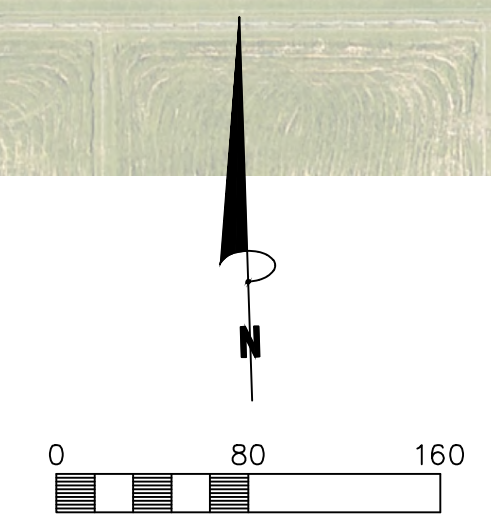
Date

EXHIBIT A



LEGEND

- | | | | |
|--|-----------------------|--|-------------------------|
| | PROJECT ALIGNMENT | | WETLAND BOUNDARY |
| | RIGHT OF WAY BOUNDARY | | WETLAND MITIGATION AREA |
| | PARCEL BOUNDARY | | FALSE BAY CREEK THALWEG |



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Public Works Department
San Juan County
 1609 Beaverton Valley Road | PO Box 729
 Friday Harbor, WA 98250
 email: (360) 370-0500 | pubwks@sanjuanco.com
 www.sanjuanco.com/2777/Public-Works

DOUGLAS ROAD/BAILER HILL ROAD IMPROVEMENTS

SAN JUAN ISLAND
 SAN JUAN COUNTY PUBLIC WORKS

CRP No. 011303
 ROAD No. 01
 MP 3.15 - MP 4.45

SHEET
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