AGENDA
San Juan County Conservation Land Bank Commission

Members of the public may participate in person at
Lopez Island Grange
452 Richardson Road, Lopez Island, WA 98261
join virtually by CLICKING HERE
or by phone @ (253)205-0468 Meeting ID: 875 4917 7162

November 20, 2026

8:00am	Convene
8:00	General Public Comment Period
8:05	Approve October 17, 2025 Meeting Minutes
8:10	Commissioner Reports
	• Officer Nomination Committee
8:20	Council Update – Justin Paulsen
8:25	SJC Land Bank Proposed 3rd Amended 2026 Amended Expenditure & Acqusition Plan
8:30	Public Hearing – 2027 Budget Proposal
	• Action – LBC Discussion and to consider adoption
8:40am	Adjourn to Annual Retreat

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"

PROPOSED

San Juan County Land Bank

2026 3rd Amended Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor's 2026 Amended Budget. Changes to amounts on this document may be made by the Auditor's office limited to payroll benefits, IT charges and county insurance adjustments. Changes may be presented at the Public Hearing for the San Juan County 2026 Budget.

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

1021 Conservation Area Fund LB

	2026 Adopted Budget	2026 1st Amend	2026 2nd Amend	2026 - THIRD AMENDMENT *ORD 3A Emerg*	2026 3rd Amend
REVENUE ACCOUNTS					
Cash					
Beginning Net Cash & Investments	6,226,833	**5,011,147**	5,011,147		5,011,147
Total Cash	**6,226,833**	**5,011,147**	**5,011,147**	**0**	**5,011,147**
Taxes					
Conservation Futures Property Tax	363,576	363,576	363,576		363,576
Leasehold Tax - Conservation Futures	1,300	1,300	1,300		1,300
Timber Harvest Tax - Private Land	60	60	60		60
1% RE Excise Tax for Conservation	3,500,000	3,500,000	3,500,000		3,500,000
1% Admin Fee to Treasurer	(35,000)	(35,000)	(35,000)		(35,000)
Total Taxes	**3,829,936**	**3,829,936**	**3,829,936**	**0**	**3,829,936**
Intergovernmental Revenue					
Recreation & Conservation Office - Grants	521,500	521,500	521,500		521,500
DNR PILT NAP/NRCA	200	200	200		200
Total Intergovernmental Revenue	**521,700**	**521,700**	**521,700**	**0**	**521,700**
Miscellaneous Revenues					
Investment Interest - LGIP	150,000	150,000	150,000		150,000
Donations from Private Sources	2,500	2,500	2,500		2,500
Total Miscellaneous Revenues	**152,500**	**152,500**	**152,500**	**0**	**152,500**
Other Financing Sources					
Sale of Land	80,000	80,000	80,000		80,000
Total Other Financing Sources	**80,000**	**80,000**	**80,000**	**0**	**80,000**
TOTAL REVENUE	**10,810,969**	**9,595,283**	**9,595,283**	**-**	**9,595,283**

	2026 Adopted Budget	2026 1st Amend	2026 2nd Amend	2026 - THIRD AMENDMENT *ORD 3A Emerg*	2026 - THIRD AMENDMENT 3rd Amend
EXPENDITURE ACCOUNTS					
SJC Conservation Area Fund					
Ending Net Cash & Investments	6,097,622	**4,881,936**	**4,582,730**	**(20,000)**	**4,562,730**
Total SJ Conservation Area Fund	**6,097,622**	**4,881,936**	**4,582,730**	**(20,000)**	**4,562,730**
Administration					
Salaries and Wages	0	0	0		0
Director	68,520	68,520	68,520		68,520
Office Manager	70,926	70,926	70,926		70,926
Outreach Coordinator - .4 FTE	37,056	37,056	37,056		37,056
FICA & Medicare	12,740	12,740	12,740		12,740
Dept of Labor & Industries	467	467	467		467
Retirement/PERS	9,833	9,833	9,833		9,833
Medical Insurance	36,404	36,404	36,404		36,404
PFML Premium Assessments	468	468	468		468
HSA/VEBA Contributions	4,259	4,259	4,259		4,259
Office Supplies	2,500	2,500	2,500		2,500
Food for Consumption	1,000	1,000	1,000		1,000
Small Tools & Minor Equipment	1,000	1,000	1,000		1,000
Small & Attractive Assets	2,000	2,000	2,000		2,000
Professional Services	10,000	10,000	10,000		10,000
Website Services	2,500	2,500	2,500		2,500
Advertising	4,000	4,000	4,000		4,000
Land Bank Janitorial	4,135	4,135	4,135		4,135
Information Technology Services	14,721	14,721	14,721		14,721
GIS Services	1,092	1,092	1,092		1,092
Postage	100	100	100		100
Telephone	650	650	650		650
Zoom Communications	450	450	450		450
Travel Within County	500	500	500		500
Travel Outside County	5,000	5,000	5,000		5,000
Operating Rentals and Leases	2,500	2,500	2,500		2,500
Meeting Room Rental	650	650	650		650
Liability Insurance	11,505	11,505	11,505		11,505
L&I - Volunteers	50	50	50		50
Utilities - Office	7,000	7,000	7,000		7,000
Repairs and Maintenance	90,000	90,000	90,000		90,000
Professional Association Dues	2,500	2,500	2,500		2,500
Subscriptions Publications & Maps	1,000	1,000	1,000		1,000
Conferences & Training	2,000	2,000	2,000		2,000
Printing and Binding	18,000	18,000	18,000		18,000
LIcenses Permits & Fees	150	150	150		150
Lease - UBM Copier	258	258	258		258
Transfer to Insurance Reserve Fund	1,217	1,217	1,217		1,217
Total Administration	**427,151**	**427,151**	**427,151**	**0**	**427,151**

	2026 Adopted Budget	2026 1st Amend	2026 2nd Amend	2026 - THIRD AMENDMENT *ORD 3A Emerg*	2026 - THIRD AMENDMENT 3rd Amend
EXPENDITURE ACCOUNTS					
Transfers to Stewardship					
Transfers to Stew - Endowment	500,000	500,000	500,000		500,000
Transfers to Stew - Enhance/Opers	2,517,536	2,517,536	2,517,536		2,517,536
Total Transfers to Stewardship	**3,017,536**	**3,017,536**	**3,017,536**	**0**	**3,017,536**
Acquisition Costs					
Director	34,260	34,260	34,260		34,260
Office Manager	7,881	7,881	7,881		7,881
Stewardship Coordinator	0	0	**19,350**		19,350
FICA & Medicare	3,112	3,112	**4,544**		4,544
Dept of Labor & Industries	78	78	**142**		142
Retirement/PERS	2,349	2,349	**3,427**		3,427
Medical Insurance	5,898	5,898	**8,118**		8,118
PFML Premium Assessments	111	111	**173**		173
HSA/VEBA Contributions	283	283	283		283
Gen'l Property Purchase - Prof Serv	25,000	25,000	25,000		25,000
Licenses Permits & Fees	500	500	500		500
*Unspecified Acquisition Projects	550,000	550,000	**825,000**	**20,000**	**845,000**
Total Acquisition Costs	**629,472**	**629,472**	**928,678**	**20,000**	**948,678**
Debt Service					
2012 GO Bond - 2006 Defeasance	178,500	178,500	178,500		178,500
2006 Defeasance - Debt Service Admin Fee	149	149	149		149
2016 Bond-Ref2006-Debt Service Admin Fee	155	155	155		155
2012 GO Bond- 2002 Refunding	137,700	137,700	137,700		137,700
2002 Refunding - Debt Service Admin Fee	114	114	114		114
To Bonds - 2016 GO Refund - LB til 2036	230,696	230,696	230,696		230,696
2012 GO Bond- New Money	91,800	91,800	91,800		91,800
2012 New Money - Debt Service Admin Fee	74	74	74		74
Total Debt Service	**639,188**	**639,188**	**639,188**	**0**	**639,188**
TOTAL EXPENDITURES	**10,810,969**	**9,595,283**	**9,595,283**	**-**	**9,595,283**
Footnotes					
***Unspecified Acquisition Projects-**					
Earnest money for Tidewinds $20,000					

1031 Land Bank Stewardship Fund

	2026 Adopted Budget	2026 1st Amend	2026 2nd Amend	2026 - THIRD AMENDMENT ORD 3A Emerg	2026 - THIRD AMENDMENT 3rd Amend
REVENUE ACCOUNTS					
Cash					
Beginning Operating Cash	2,422,025	**632,166**	632,166		632,166
Beginning Endowment Funds	7,577,728	**8,763,821**	8,763,821		8,763,821
Total Beginning Cash	**9,999,753**	**9,395,987**	**9,395,987**	**0**	**9,395,987**
Intergovernmental Revenue					
*Federal Indirect Hwy Plan & Construction	1,320,488	1,320,488	1,320,488		1,320,488
SJI CD Cost Share Coffelt Farm	0	0	**70,000**		70,000
Total Intergovernmental Revenue	**1,320,488**	**1,320,488**	**1,390,488**	**0**	**1,390,488**
Charges for Goods and Services					
Sale of Plant Materials	15,000	15,000	15,000		15,000
Total Charges for Goods & Services	**15,000**	**15,000**	**15,000**	**0**	**15,000**
Miscellaneous Revenues					
Investment Interest - LGIP	200,000	200,000	200,000		200,000
Lease Income - King Sisters Preserve	3,600	3,600	3,600		3,600
Lease Income - Frazer Homestead	1,200	1,200	1,200		1,200
Lease Income - Coffelt Farm	28,200	28,200	28,200		28,200
Utility Reimbs - Coffelt Farm	5,000	5,000	5,000		5,000
Lease Income - Zylstra Preserve	2,800	2,800	2,800		2,800
Lease Income - Beaverton Marsh Preserve	1,200	1,200	1,200		1,200
Donations from Private Sources	500	500	**3,500**		3,500
Total Miscellaneous Revenues	**242,500**	**242,500**	**245,500**	**0**	**245,500**
Nonrevenues					
Sales Tax Collections	1,000	1,000	1,000		1,000
Total Nonrevenues	**1,000**	**1,000**	**1,000**	**0**	**1,000**
Other Financing Sources					
Transfers-in for YE Endowment	500,000	500,000	500,000		500,000
Transfers-in for Site Enhancement	2,517,536	2,517,536	2,517,536		2,517,536
Total Other Financing Sources	**3,017,536**	**3,017,536**	**3,017,536**	**0**	**3,017,536**
TOTAL REVENUE	**14,596,277**	**13,992,511**	**14,065,511**	**-**	**14,065,511**

	2026	2026	2026	2026 - THIRD AMENDMENT	
	Adopted Budget	1st Amend	2nd Amend	*ORD 3A Emerg*	3rd Amend
EXPENDITURE ACCOUNTS					
Land Bank Stewardship & Management					
Ending Operating Cash	2,908,136	**1,118,277**	**1,060,515**		1,060,515
Ending Endowment Funds	7,777,728	**8,963,821**	8,963,821		8,963,821
Total Land Bank Stewardship & Management	**10,685,864**	**10,082,098**	**10,024,336**	**0**	**10,024,336**
Administration					
Director	68,520	68,520	68,520		68,520
Land Steward .5 FTE	61,980	61,980	61,980		61,980
SJ Preserve Steward	99,072	99,072	99,072		99,072
Orcas Preserve Steward	96,660	96,660	96,660		96,660
Lopez Preserve Steward .9 FTE	95,862	95,862	95,862		95,862
Field Assistant - Orcas	67,440	67,440	67,440		67,440
Field Assistant - San Juan	96,660	96,660	96,660		96,660
Outreach Coordinator - .4 FTE	37,056	37,056	37,056		37,056
Stewardship Coordinator	96,660	96,660	**77,310**		77,310
Field Assistant - multi-island	73,712	73,712	73,712		73,712
Field Assistant - San Juan 2	70,392	70,392	70,392		70,392
*Seasonal Field Assistant -Orcas	28,797	28,797	28,797		28,797
*Seasonal Field Assistant -Lopez	32,060	32,060	32,060		32,060
Nursery Outreach Assistant	40,118	40,118	40,118		40,118
Special Project Coordinator	57,972	57,972	57,972		57,972
Language Incentive	540	540	540		540
FICA & Medicare	74,840	74,840	**73,408**		73,408
Dept of Labor & Industries	23,398	23,398	**23,334**		23,334
Retirement/PERS	53,582	53,582	**52,504**		52,504
Medical Insurance	193,523	193,523	**191,303**		191,303
PFML Premium Assessments	2,700	2,700	**2,638**		2,638
HSA/VEBA Contributions	13,338	13,338	13,338		13,338
Air Ambulance Services	1,875	1,875	1,875		1,875
Office Supplies	1,000	1,000	1,000		1,000
Food For Consumption	650	650	650		650
Employee Uniforms	1,100	1,100	1,100		1,100
Fuel consumed	1,800	1,800	1,800		1,800
Small Tools & Minor Equipment	5,000	5,000	5,000		5,000
Small & Attractive Assets	10,000	10,000	10,000		10,000
Professional Services - Mgmt&Maint	5,000	5,000	5,000		5,000
Advertising	22,522	22,522	22,522		22,522
Internal Legal Services	1,000	1,000	1,000		1,000
Information Technology Services	81,422	81,422	81,422		81,422
GIS Services	12,545	12,545	12,545		12,545
Facilities Services	14,067	14,067	14,067		14,067
Postage	100	100	100		100
Internet for Orcas office	636	636	636		636
Travel Within County	2,500	2,500	2,500		2,500
Travel Outside County	2,500	2,500	2,500		2,500
Leasehold Excise Tax	2,600	2,600	2,600		2,600
Stormwater Utility Assessment	2,200	2,200	2,200		2,200
Liability Insurance	57,950	57,950	57,950		57,950
Property Insurance	5,938	5,938	5,938		5,938
L&I - Volunteers	50	50	50		50
Vehicle Maintenance	500	500	500		500
Subscriptions and Publications	1,000	1,000	1,000		1,000
Conferences & Training	3,000	3,000	3,000		3,000
Printing & Copying	300	300	300		300
Licenses Permits & Fees (DNR fee to 51)	100	100	100		100
Sales Tax Remittances	4,000	4,000	4,000		4,000
Vehicles	0	0	**1,968**		1,968
*Machinery & Equipment	0	0	0	**20,000**	**20,000**
Transfer to Insurance Reserve Fund	6,131	6,131	6,131		6,131
Total Administration	**1,632,368**	**1,632,368**	**1,610,130**	**20,000**	**1,630,130**
Footnotes					
***Machinery & Equipment-** sickle mower attachment, dump trailer, small mower trailer $20,000					

	2026	2026	2026	2026 - THIRD AMENDMENT	
	Adopted Budget	1st Amend	2nd Amend	*ORD 3A Emerg*	3rd Amend
EXPENDITURE ACCOUNTS					
Management & Maintenance					
Preserve supplies SJI	40,000	40,000	40,000		40,000
Fuel consumed	500	500	500		500
*Professional Services SJI	1,285,255	1,285,255	1,285,255		1,285,255
Travel Within County	2,500	2,500	2,500		2,500
Travel Outside County	500	500	500		500
Monthly Motor Pool Lease - SJI	36,763	36,763	36,763		36,763
Operating Rentals and Leases	5,000	5,000	5,000		5,000
Utility Services SJI	3,500	3,500	3,500		3,500
Repairs and Maintenance SJI	136,750	136,750	136,750		136,750
Licenses Permits & Fees	1,000	1,000	1,000		1,000
Preserve Supplies Orcas	30,000	30,000	30,000		30,000
Professional Services Orcas	61,500	61,500	61,500		61,500
Monthly Motor Pool Lease - Orcas	12,255	12,255	12,255		12,255
Operating Rentals and Leases	1,500	1,500	1,500		1,500
Utility Services Orcas	20,000	20,000	20,000		20,000
Repairs and Maintenance Orcas	91,500	91,500	91,500		91,500
Licenses Permits & Fees	250	250	250		250
Preserve Supplies Lopez	10,000	10,000	10,000		10,000
Fuel consumed - Lopez	200	200	200		200
Professional Services Lopez	12,500	12,500	12,500		12,500
Travel Within County - Lopez	200	200	200		200
Monthly Motor Pool Lease - Lopez	13,872	13,872	13,872		13,872
Rental Payments Lopez Island	2,000	2,000	2,000		2,000
Utility Services Lopez	2,000	2,000	2,000		2,000
Repairs and Maintenance Lopez	25,000	25,000	25,000		25,000
Licenses Permits & Fees	200	200	200		200
Supplies - Ag	50,000	50,000	50,000		50,000
Professional Services - Ag	16,000	16,000	16,000		16,000
Operating Rental & Leases - Ag	5,000	5,000	5,000		5,000
Utility Services - Ag	3,500	3,500	3,500		3,500
Repairs & Maintenance - Ag	60,000	60,000	60,000		60,000
License Permits & Fees - Ag	0	0	0		0
Total Management & Maintenance	**1,929,245**	**1,929,245**	**1,929,245**	**0**	**1,929,245**
Site Enhancement					
*Capital Improvements SJI	110,800	110,800	**123,800**	**(20,000)**	**103,800**
Capital Improvements Orcas	62,000	62,000	62,000		62,000
Capital Improvements Lopez	16,000	16,000	16,000		16,000
Capital Improvements Ag	160,000	160,000	**300,000**		300,000
Total Site Enhancement	**348,800**	**348,800**	**501,800**	**(20,000)**	**481,800**
TOTAL EXPENDITURES	**14,596,277**	**13,992,511**	**14,065,511**	**-**	**14,065,511**
Footnotes					
***Capital Improvements SJI**- reduction to balance equipment purchase $20,000					

PROJECT SUMMARY

PROJECT TITLE: HANSEN PROPERTY

PROPOSED ACQUISITION: ACQUISITION OF FEE SIMPLE INTEREST

OWNER: JON AND SCOTT HANSEN

PROPERTY DESCRIPTION:

Location: North Shore, Orcas Island

General Description: This 2.8-acre waterfront property is adjacent to the Land Bank's North Shore Preserve.

CONSERVATION VALUES OF THE PROPERTY

The property features 400 feet of shoreline immediately adjacent to the North Shore Preserve. The deed also includes the tidelands in front of the property. Should the property be sold to a private buyer, the beach could be closed to the public which would also limit access to the public tidelands to the east in front of Gibson's North Beach Inn, stretching an additional 1,750 feet. Retaining this section of the beach and tidelands would permanently provide access to roughly 1 mile of shoreline, extending from Gibsons all the way west to the Point Doughty Natural Area Preserve. Public access to shoreline remains one of the most compelling public needs on Orcas. The Land Bank currently has six preserves with accessible shoreline out a total of 10 across the island.

Additionally, the nearshore of the property is high priority habitat for salmon recovery, with extensive eelgrass beds and a gravel beach possibly suitable for forage fish spawning. Though the property currently has several structures just about the beach, these would be removed to restore this high-quality shoreline habitat.

ACQUISITION DETAIL

We hope to purchase the property via a statutory warranty deed. The current listing price is $2.5M (assessed value is $4.68M). We hope to negotiate the price to $2.2M, with $300K contributed from a neighbor. Additionally, we believe we have an excellent chance to secure salmon recovery funds, or grants through the Water Access category of the Washington Wildlife and Recreation Program, or the Aquatic Lands Enhancement Account. These funding sources can be matched against each other hopefully resulting in reducing costs to the Land Bank to under $500K.

COSTS

A. Acquisition Costs: $2.2M with roughly $20,000 in closing costs. Though not technically required because of the high assessment value, we would need to secure and appraisal and review for roughly $15,000 total.

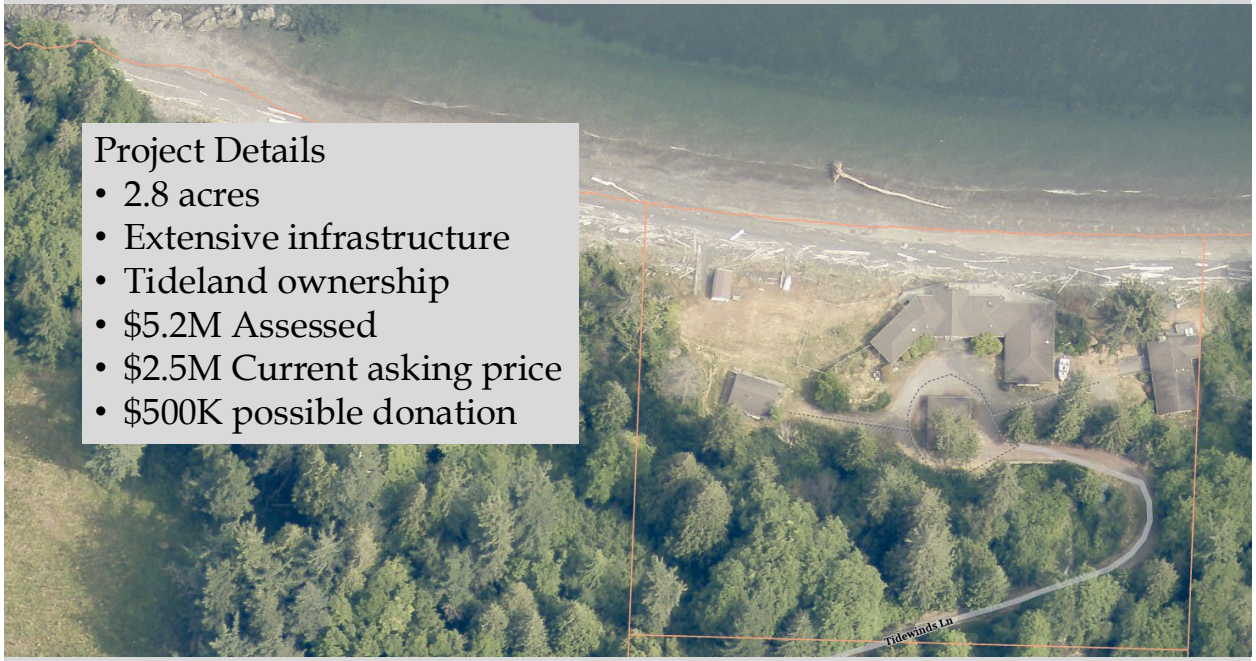
B. Stewardship Costs: In concert with acquisition funding, all structures on the property would be demolished or relocated and the existing road removed, with an estimated cost of $200K. Restoration costs are estimated to be roughly $25,000. Annual monitoring costs should be low as the property will be accessed via North Shore Preserve, likely not exceeding $5,000 annually.

AERIAL MAP OF THE HANSEN PROPERTY



INFORMATION SLIDES PRESENTED TO THE LAND BANK COMMISSION AND COUNTY COUNCIL

North Shore Addition / 664 Tidewinds Lane



Project Details
- 2.8 acres
- Extensive infrastructure
- Tideland ownership
- $5.2M Assessed
- $2.5M Current asking price
- $500K possible donation

644 Tidewinds Lane



Private tidelands

STEWARDSHIP & OUTREACH REPORT

NOVEMBER 2026

Overview

Staff reviewed the second full draft of the Land Bank's revised policies and procedures manual. The Land Bank Commission will complete its review by November 20th in anticipation of considering a final draft in mid-December. With revised content and a more accessible format, the updated manual supports clarity and consistency in Land Bank operations.

Outreach

Staff: Tanja Williamson, Margo Thorp

This is the time of year when staff review past events and begin planning for the year ahead. Tanja has also been supporting additional Commission meetings and preparations for the upcoming Annual Retreat. Upcoming projects are the 2026 Annual Report, as well as implementing suggestions from a recent website audit completed by Treehouse Creative Digital Solutions.

Salish Seeds Nursery

Staff: Eliza Habegger, Margo Thorp

Seven volunteers joined Land Bank staff on October 21st for the exciting step of covering the greenhouse with plastic (Photos 1-4). The operation was successfully completed under the supervision of star volunteer Tom Thornton (Cloud Mountain Farm). The structure has so far fared well in the first windstorms of fall. There are a handful of remaining tasks, including electrical wiring, that remain before the greenhouse will be fully functional. Staff also plans to build propagation tables for the greenhouse later this winter.

Volunteers at the year's final "third Thursday" event harvested over 1,000 camas bulbs, which will be replanted at restoration sites countywide. Orders of plugs and bulbs have been assembled and picked up by customers. Fall seed sales were brisk through mid-October. Many plugs and bulbs also await planting at Turtleback, Watmough Bay, Mount Grant, Cady Mountain, and other Land Bank preserves. The processing of seed from this year's harvest is nearly complete.

Staff are in the middle of seeding several thousand plugs for next year. Many of our local, native plants have seed that won't germinate unless it goes through weeks of cold and wet. So, fall is a busy time for sowing as well as for lining up orders for the upcoming year.

District 1

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

Our stewardship family is losing a key member! Jacob has put in notice that the first week of December will be his final week with the Land Bank. Jacob has been an amazing team member, helping us stay organized, always jumping in to support projects and colleagues, and providing a steady and dependable presence in caring for the Land Bank's conservation lands. Jacob will be missed!

Field work for the comprehensive forest assessment by Rain Shadow Consulting concluded with site visits to Mount Ben (Photo 5) and Zylstra Lake Preserve. We are on track for a first draft by the end of November.

Charlie participated in an Agroforestry Workshop organized by SJICD and WSU at Saturn Return's farm on SJI. Participants included local and regional farmers, tribal representatives and agricultural/conservation organizations.

Beaverton Marsh: We held our Beaverton Trail Site Walk with potential bidders on November 12. There are many companies on our plan holders list, both prime contractors and specialist subcontractors. We have had several clarifying questions and so far, everything looks reasonable for our December 1, 2026 Bid Opening.

Overmarsh Farm Commons garden plots are being put to bed with mulch and cover crops. The water system is winterized and planning is underway for next year.

Cady Mountain: Draft SMP is approaching readiness for internal review. Restroom installation stalled due to inclement weather and volunteer schedule constraints.

False Bay Creek: Fallow pastures were mowed to maintain pasture quality, control weeds, and support access for future wetland mitigation plantings.

Frazer Homestead: Lessees, the Shephard family, are nearing the end of the cost-share fence project. Cattle are grazing in the north pasture.

King Sisters: Sheep are being rotationally grazed and will be pulled off soon.

Limekiln: As noted in Zylstra below, a contract with Waterways Consulting is in process to provide assessment of the aging dam infrastructure in the pond at Limekiln. Field work is anticipated to begin in late November-early December.

Middlewood: Eliza sowed host plants for Island Marble Butterfly in 5 out of 6 plots located within a fenced habitat protection area. The sixth plot had been claimed by ground-nesting yellow jackets.

Mount Ben: Additional thinning was completed by Blackcap Restoration; staff seeded restoration areas.

Mount Grant: Deer hunting season concluded at the end of October. The season marked another positive year with no incidents or negative situations. Self-reporting suggests two deer were harvested. Progress on restroom installation stalled due to volunteer travel and inclement weather. Volunteer, Lars Sjoholm, is assembling additional signs for the Preserve.

Third Lagoon: A tree fell, demolishing a rotten entry gate which Jacob had been coordinating for replacement with DNR for at least a year. DNR will supply a new gate next week.

Westside: Doug has been in coordination with SJPT and the Department of Community Development regarding land use permitting for the proposed Westside-Mount Ben expansion of the Goldenback trail. A geotechnical assessment will be required. Land Bank and SJPT are exploring specifics on how to partner on this project.

Zylstra Lake: Doug & Charlie attempted installation of a water level and temperature monitoring well in Zylstra reservoir (Photo 9). Installation failed and will likely be shelved for the immediate future. San Juan Island Excavating will help repair entry road drainage issues as weather allows. Waterways Consulting's contract to assess a failing large culvert at Zylstra is expected to be in place within next week. Associated field work is anticipated in late November – early December. The "back 40" storage area has been partially cleaned and organized. A new Island Marble Butterfly plot was mowed in anticipation of additional site prep and out planting.

District 2

Staff: Peter Guillozet, Tyler Goodman

Closing a very productive summer season on Orcas, Scot Devereaux wrapped up his role as the part-time Seasonal Field Assistant. Scot brought solid field and communication skills and lent his interest and abilities in data management to an effort to track trail use on several Orcas Preserves. Additional trail use data is available upon request (Photo 10).

Coffelt Farm: Under Charlie's watch, construction is nearly complete on the heavy-use-area improvement cost-share project at the site of the former mobile slaughter facility. Staff are considering whether it is feasible to finish the site in concrete or leave it as compacted gravel.

Coho: The acquisition project continues to advance slowly towards closing.

Crescent Beach: Tyler completed annual monitoring.

Deer Harbor: Tyler completed annual monitoring.

Dolphin Bay Property: Peter led the last tour of the season. Tyler and Scot deconstructed the deck and bridge over the creek outlet and then worked with the ICC crew on portions of the future trail (Photos 11-13).

Eastsound Waterfront: The planned shoreline restoration project advanced by Friends of the San Juans will not proceed as planned due to their inability to secure a 10-year agreement from the owner of the private parcel impacted by the project. We're grateful to Friends staff for their efforts on this project.

Fowler's Pond: Tyler continues to remove beaver-placed debris from the outfall pipe (Photo 14). If the HPA permit from WDFW arrives this month as anticipated, we will remove mud and woody debris from around the pond outlet. This will restore lost outfall capacity and protect the dam while we continue to plan for outfall improvements and a beaver deceiver next year.

Judd Cove: Peter completed SJC and WDFW permit applications to support next summer's planned culvert replacements and stream restoration work. Tyler completed annual monitoring.

North Shore: Peter and Tyler visited the neighboring private parcel to evaluate future work associated with the potential acquisition. Tyler completed annual monitoring.

Turtleback Mountain: Staff and the ICC will finish adding roughly 130 small woody debris jams to five tributaries to help slow streamflow during increasingly strong winter downpours (Photo 15). Staff

hosted a planting event at the South Entrance on November 16th to celebrate the 20th year of the Preserve.

District 3
Staff: Amanda Wedow, Katherine McDermott

Katherine McDermott wrapped up her role as part-time Seasonal Field Assistant. She worked on a wide range of tasks and was much appreciated.

Hummel Lake: Amanda and Katherine removed old fencing from the roadside. Amanda offered a site tour of the proposed fuel reduction project along the driveway, but no one attended. Amanda is preparing a scope of work to complete the project this winter or early spring.

Lopez Hill: Amanda is working on the updated Stewardship and Management Plan. Hunting season wrapped up, with 55 hunter inquiries this year. Staff removed vests and hunting signs.

Amanda and Katherine had several field work projects. They removed a long section of old barbed wire and field fencing from the addition and completed trail work to improve tread and drainage on the entry trail. They also worked on removing ladder fuels along the south boundary.

Madrona Murphy led a mushroom walk with the Master Gardeners. While preparing for the mushroom walk, Madrona found an interesting slug in a mushroom. She identified it as a Blue-gray taildropper (*Prophysaon coeruleum*), which was confirmed by WDFW. "The Blue-gray taildropper is rare and perhaps declining in Washington, and its known populations are scattered and somewhat disjunct." https://wdfw.wa.gov/species-habitats/species/prophysaon-coeruleum#resources

Richardson Marsh: Staff completed annual monitoring and routine trail maintenance. During annual monitoring, staff noticed that a water monitoring pipe installed by Friends of the San Juans was damaged by cows in the field. A follow up trip is planned to reinstall the piezometer.

The Spit at Fisherman Bay Preserves: Seasonal trail closure sign was posted at the beach due to trail flooding during high tides (Photo 17).

Weeks Wetland at Fisherman Bay Preserves: Katherine continued to tackle blackberry removal along the trail and in the field. Staff observed that Douglas aster grew exceptionally well this year and collected seed for the Salish Seeds Project. Amanda completed annual monitoring.

Watmough: Staff reviewed the final draft of a Cooperative Use Agreement with the BLM for management at Watmough Bay.

PHOTOS






Photos 1-4. So many ladders, even more hands! Greenhouse construction underway in a magnificent effort from volunteers and staff.



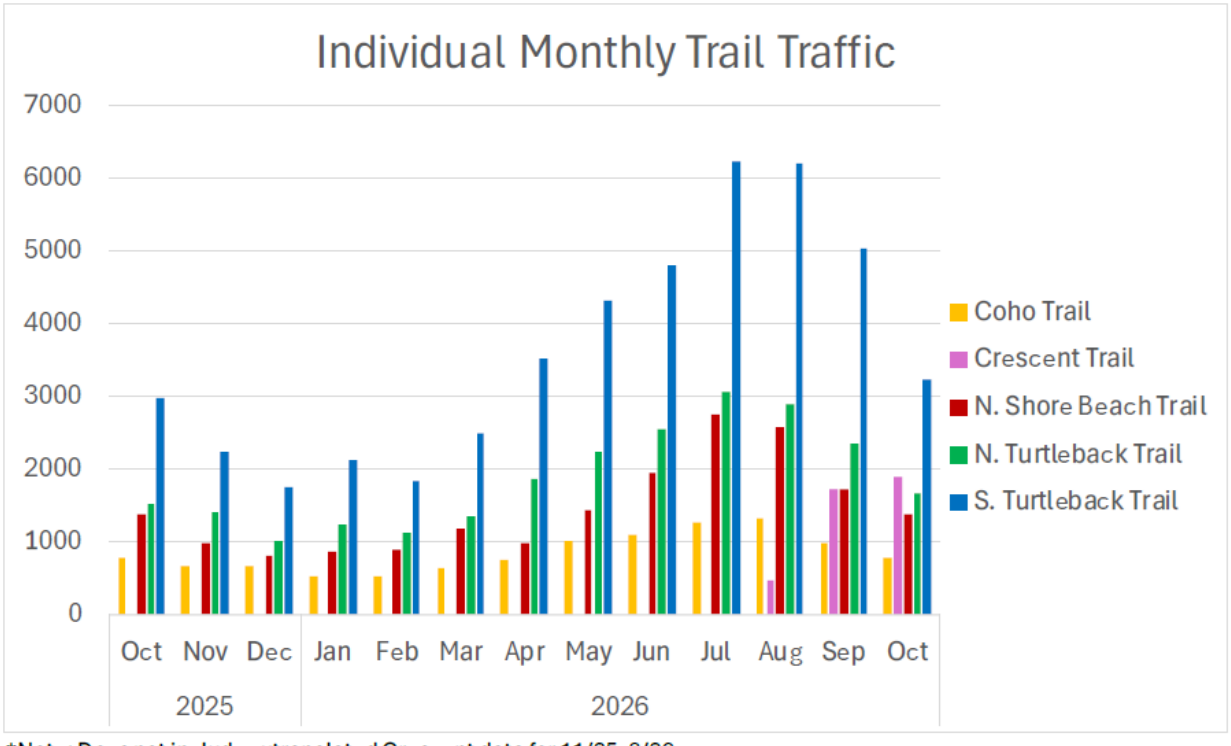

Photo 5. Mike & Ryan of Rain Shadow Consulting admiring a massive thatch ant colony at Mount Ben Preserve.
Photo 6. Deploying EPDM sheets to occlude the site for wet prairie preparation.




Photos 7-8. Auguring hundreds of holes at the Zylstra Emmerling Creek restoration site to help break up clay soils in anticipation of planting this winter.



Photo 9. Charlie and Doug rigged up to install the monitoring well at Zylstra. The project had unexpected setbacks and is on pause for the near term.



*Note: Does not include extrapolated Crescent data for 11/25–8/26

Photo 10. Excerpt from Orcas 12-month trail use summary.

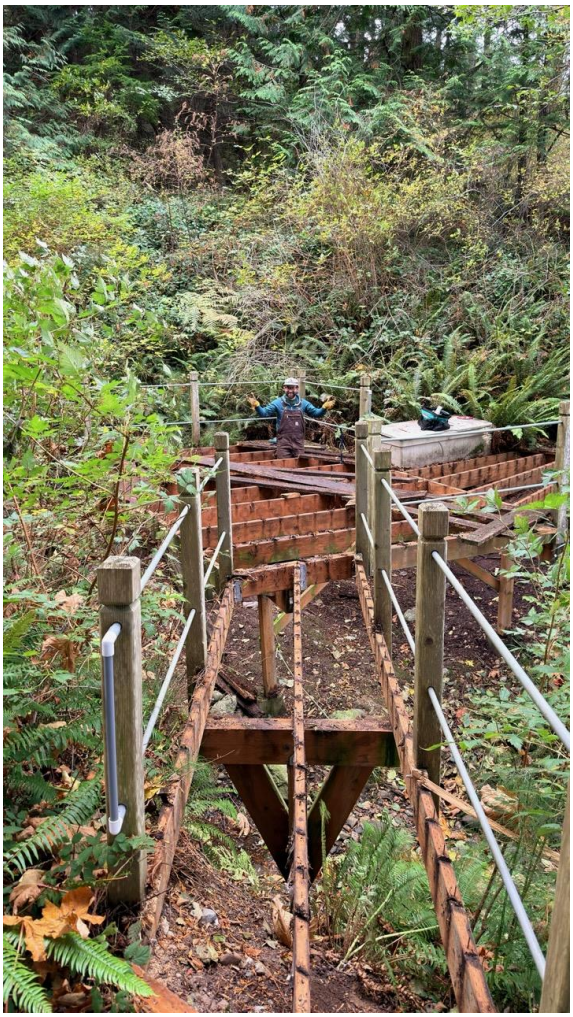



Photo 11. Staff removing Dolphin Bay deck and creek crossing.
Photo 12. Salvaged pressure treated lumber from removed deck and creek crossing.




Photo 13. Work under way on future Dolphin Bay trail.
Photo 14. Beaver handiwork debris removed from outlet pipe at Fowler's Pond.

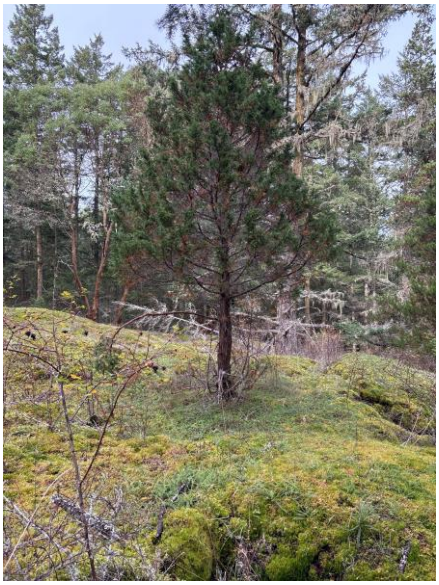



Photo 15. ICC works on woody debris installations on Turtleback.
Photo 16. A juniper tree, locally uncommon, growing on an herbaceous rocky bald on Lopez Hill.



Photo 17. Seasonal high tides at the Fisherman Bay Spit.