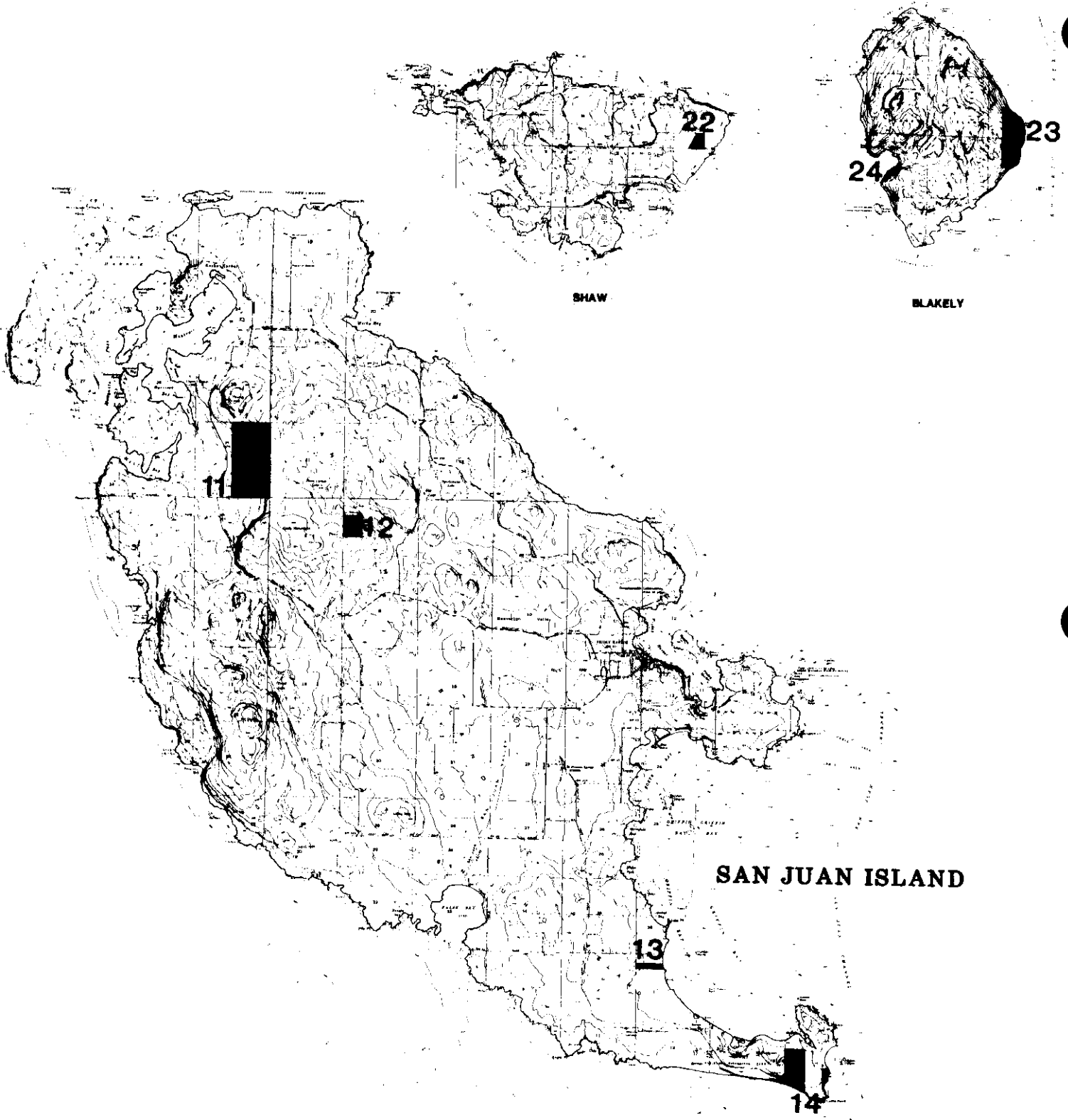

- SAN JUAN ISLAND -



SAN JUAN ISLAND

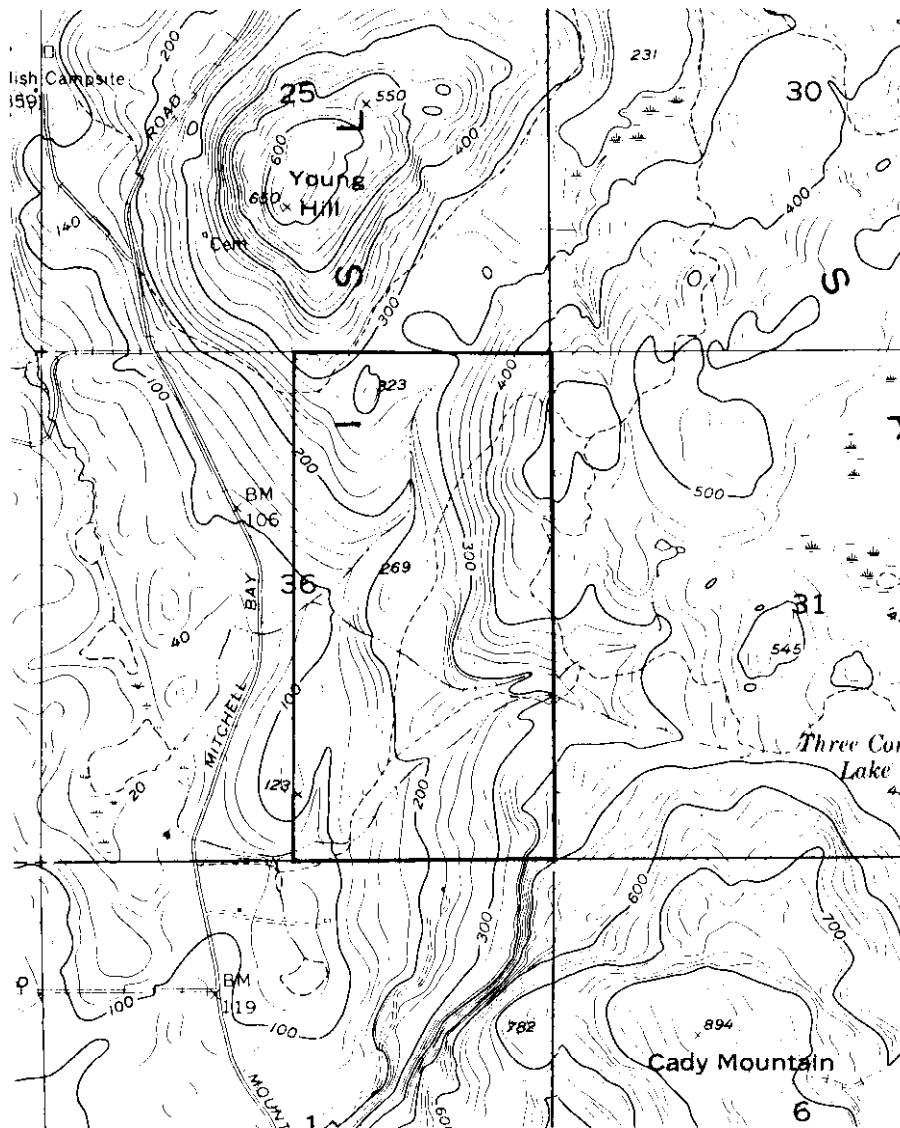
11. Mitchell Hill (Young Mountain)

The 320-acre parcel on the west side of San Juan Island forms the southeast flank of Young Mountain. It is the second largest piece of Trust Land in the County. On the dry, open ridges some trees are as old as 170 years, although the majority of the site has been cut over in the past. Aerial photos indicate a clearcut circa 1940 on a portion of the property. The forest cover is characterized by a mixture of Douglas fir, Western redcedar, alder and scrub brush ranging in age from 40 to 100 years. About half the area, particularly in the lower elevations, is characterized by productive Roche stony loam soil (S.I. 102). The slopes are moderate, from 0 to 30 percent, and the elevation rises from 100 to 500 feet. Roads on this land and surrounding property are the result of the intensive cordwood operations carried on by Roche Harbor over the years. Those familiar with the lime kilns indicate that few areas on the island were untouched.

While the property currently has no practical access, there is a 40-foot undeveloped County right of way (1909) at the south end connecting with Mitchell Bay Road. As surveyed, the right of way follows the bed of one of the streams that flow into Mitchell Bay. In 1982, DNR and the County were at the point of agreeing on a vacation of this impractical and environmentally destructive route in exchange for a 40-foot easement negotiated with the Blazing Tree Ranch (the property owner to the west). SJC Resolution 139 called for this vacation if DNR acquired an alternative access for public use. A 40-foot easement for DNR management purposes and public use was put in escrow by Blazing Tree Ranch. Because of the difficult relationship between the County and DNR, this easement agreement was never consummated.

The County resolution also stipulated that approval of the vacation was dependent on DNR preparing a Multiple Use Plan that included maintenance of historic areas, including specifically the "military road spur." This old military road from English Camp has, in recent years, attracted the interest of local history buffs and hikers as part of a potential trail system. County planners commented that this road easement, combined with other available logging roads and public roads "could be developed into an excellent recreational walking path, which is the second highest priority expressed by San Juan residents for park facilities."

11. MITCHELL HILL



Currently, the entire parcel is under lease to the Blazing Tree Ranch for sheep grazing. The lease originated in 1976 and was awarded at public auction for \$857.00 until March 1981. For the next five years, the lease is \$1,142.86, with adjustments for inflation, and expires in March of 1986.

In 1980, DNR proposed the "Mitchell Partial Cut" timber sale. Concern by the County Commissioners about impacts on water quality and quantity as a result of timber harvesting led to DNR contracting with a forest hydrologist, Dr. David Woolridge of the U.W. College of Forestry, to review the proposed action and its potential consequences. He reported an insignificant impact on both water quantity and quality could be expected from the proposed selective harvest, particularly if certain precautions were taken such as directional felling of trees away from watercourses, use of designated skidtrails to minimize erosion and water-barring of roads. As part of the watershed for Mitchell Bay, forest practices will have to be conducted with a high degree of care and attention.

There are no known instances of rare, endangered or threatened species of plants or animals on this property. However, Charlie Nash reported in the spring of 1984 there might be an eagle nest in the northeast corner. No archeological sites are registered, though the military road has historical significance.

The English Camp section of the San Juan Islands Historical Park defines the western half of the north boundary of the property and the Roche Harbor designated forest lands (DFL) form the remainder of the north and east boundary. The open space pasture land of the Blazing Tree Ranch form the western boundary. DNR land as well as the National Park Service land is designated Conservancy. Surrounding land to the north, south and west is R-10 and to the east is R-2.

Alternatives Considered

1) Addition to National Park - National Park officials had examined this possibility in the past and determined that the short boundary, the lack of any explicit benefits to the park and a lack of Congressional authority to expand the park beyond the defined boundaries is not a feasible alternative. One suggestion was to achieve access to the DNR land via the National Park. However, NPS would not grant use of an historic trail for a contemporary logging road.

2) Forest Management - This site already has an extensive road

system, productive soils and relatively easy slopes. In addition, the land is seriously under productive because of past neglect. It offers a fine opportunity for DNR foresters to demonstrate rehabilitation and reclamation of a neglected site. Also, the most productive areas are not visible from the Mitchell Bay Road, thus minimizing aesthetic concerns. Hiking and bridle trails, passive recreation, wilderness cabin sites on nonproductive land and possibly a walk-in or bicycle campground are all possible compatible activities on this property. The current grazing lease should be incorporated into a field test of the relationship of grazing and forestry in San Juan County. Every effort should be made to acquire access as soon as possible if forestry is the preferred alternative.

Committee member Einar Nielsen, who passed away in September 1984, was long a proponent of making the Military Road into an accessible walking trail for San Juan County residents. As one of the multiple uses of this property, a trail system could be developed which utilizes portions of the Military Road and other existing trails. Where feasible, additional trails could be built and cooperative agreement reached with adjacent ownerships to expand this trail system.

Recommended Alternative

Multiple Use Forest Management - DNR should complete negotiations for access, as well as developing a long-range Multiple Use Plan that includes recommendations for use. Public uses should be consistent with access. This site should be considered for expansion as a way to maintain the forest land base in the County.

In tribute to Einar Nielsen's community spirit and love of this landscape, the Committee recommends that the Military Road be incorporated into a trail system to be named the "Einar Nielsen Memorial Trail."

Proposed Action Schedule

Reorganize the current lease in 1985; Timber Sale in 1987.

Suggested Comprehensive Plan Designation

R/TA-10.

12. Cady Mountain

The 40-acre parcel on the east flank of Cady Mountain has some of the oldest trees on any DNR land in the County. The gnarled Douglas fir, scattered on rocky knobs and mixed with Western redcedar and alder in the ravines, is estimated to be approximately 150 years old. Unlike many other areas on San Juan Island harvested in the past for cordwood, this site has never been cut. Undisturbed natural areas such as this are now relatively rare. The ecologically fragile rocky slopes display moss, wildflowers and various grasses growing in the ravines. The lack of undergrowth creates a distinct park like setting. Small depressions form marshy areas that serve as wildlife habitat. Local residents report a large resident deer population.

In 1977, DNR proposed a clearcut timber sale. Internal discussion led to a revised marked tree harvest. However, upon examination by DNR geologists, further questions were raised about the financial viability of such a sale - whether the department would be trading dollars of timber income for the dollars necessary to build a logging road in difficult, rocky terrain. Under current (1984) DNR policies, it is unlikely that this site would be seen as a viable forest management site, particularly in light of the potential difficulty of regeneration on the thin Roche soils overlaying bedrock.

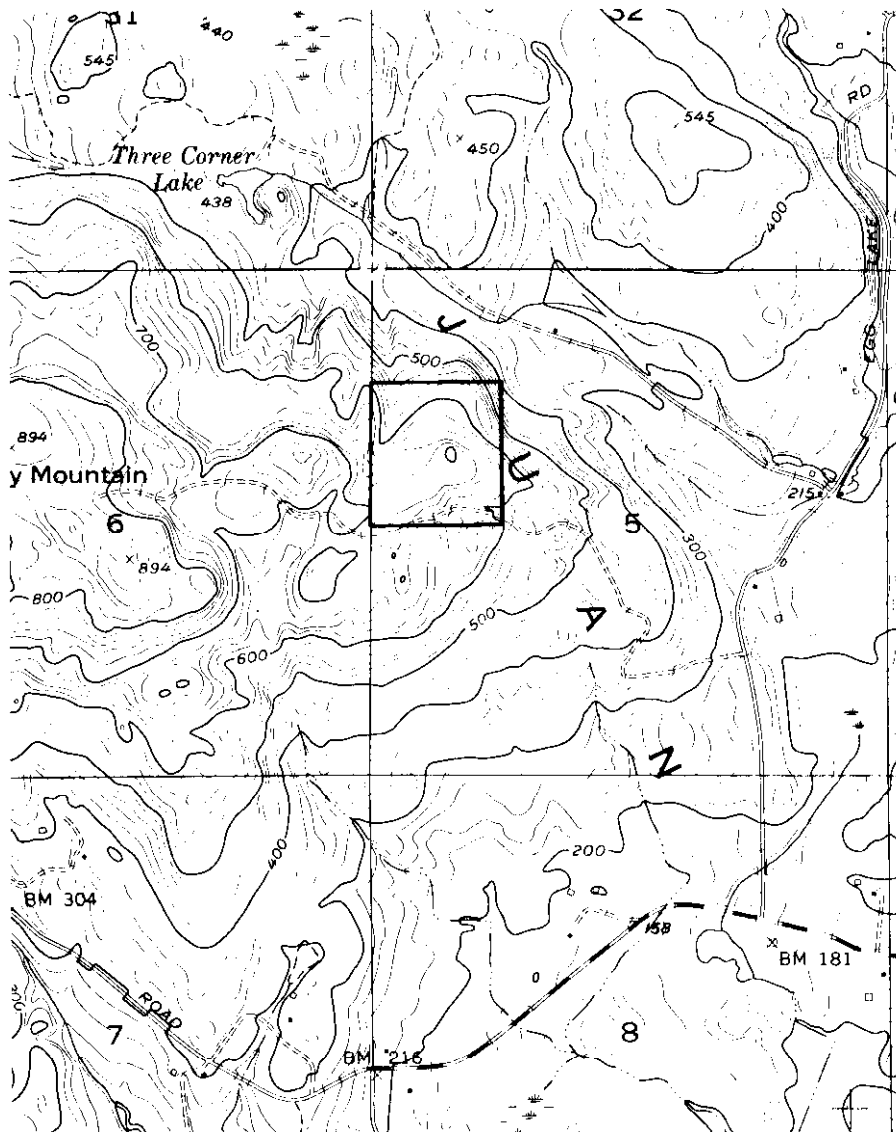
While there is an old road running in an east-west direction from Egg Lake Road to Beaverton Valley Road (opposite the Friday Harbor Watershed) that traverses the southern boundary of the property, there is currently no legal access for DNR management. Previous timber sale proposals were predicated on a temporary easement from an adjacent owner on Three Corner Lake Road. Land to the north and east is in Designated Forest Land (DFL); to the west, an undivided 40-acre parcel; and to the south, 10-acre parcels. Adjacent lands are designated R-2 and R-10 while the DNR property is designated C-10.

There are reportedly a few trails developed by dirt-bikers and horseback riders on the land. There is also reported to be recreational use by residents at Eagle Crest by way of a developed trail from Three Corner Lake Road.

Alternatives Considered

1) Trade or Sell - While Committee members recognized the fragile nature of this site, they also understood the marginal

12. CADY MOUNTAIN



possibilities for resource management. One suggested option was to trade the property to a private party to be used for one or two homesites, depending on site capability, with stipulations protecting the natural values by use of conservation easements (or a binding site plan). Alternatively, the property could be traded to a local or regional conservation organization with specific defined building sites and the bulk of property could be retained by that organization.

2) Forest Management - Because of the above-mentioned constraints, this was not seen as a viable sustained yield forest management site. The property is too small for forest management in addition to having very high per "nit access costs.

3) Moratorium to Allow Public (Non-DNR) Ownership - A number of options were suggested for this property to be preserved, particularly if it is not sufficiently unique to classify as a heritage site under the State criteria. Committee members considered that the property should be acquired as one of a number of "museum pieces" of San Juan County before human disturbance. For example, if the land is worthy of preservation, worry about access later. Irreversible decisions are permanent. If kept as a wildlife refuge/ecological reserve, it could also serve a valuable educational role. As noted in the "Moratorium" chapter of the Policies Section, County ownership could be achieved via a "San Juan Island Trust Land District," with voter passed bond issue or other funding mechanism. The current lack of access creates an ad hoc moratorium which should be extended to allow local individuals and agencies to explore alternatives, including gaining access to make effective use of the land.

Recommended Alternative

A 10-year Moratorium should be established in order to allow the community or a trust opportunity to pursue reservation of this property as an ecological preserve.

Proposed Action Schedule

Begin negotiations with the community for preserve acquisition by 1995.

Suggested Comprehensive Plan Designation

Conservancy (C-10).

13. GRIFFIN BAY

This 15-acre parcel was purchased with Referendum 28 (Boating Access) monies through the Interagency for Outdoor Recreation (IAC) in 1972. DNR has an upland easement for administrative use only. The only public access is via water. The land is nearly flat, with the seaward one-half covered with open pasture land and the western half with a mixed 50 to 60-year old conifer stand of lodgepole pine and Douglas fir. Young conifers planted along the north boundary have done poorly because of the seasonally high water table perched on glacial till. The site fronts on 340 feet of low bank waterfront and a gravelly beach. The County designated this parcel Conservancy in both the Comprehensive Plan and in the Shorelines Management Program.

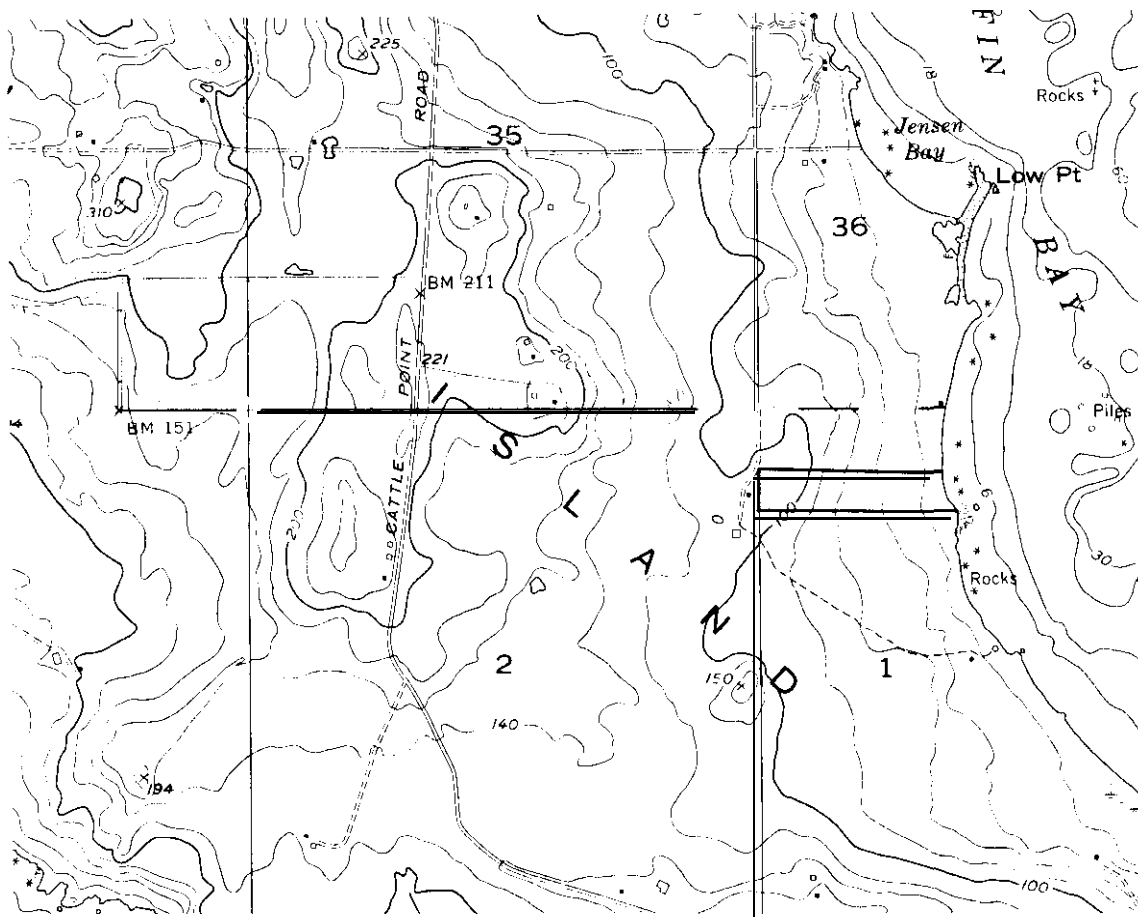
Development of this site for recreational purposes was first proposed by DNR in 1976. In May 1978, the County denied the permit under its authority in the Shorelines Management Act. DNR appealed the County denial to the Shorelines Hearing Board (SHB) which found in favor of the state. The County, in turn, appealed the SHB ruling to the State Supreme Court.

In April 1981, the court issued an order requiring the County to allow the proposed development with eleven (11) attached conditions. The County approved the Shorelines Substantial Development Permit with these 11 conditions in March 1982. These conditions limit the site to five campsites located in the trees about 800 feet from the shoreline. structures, including outhouses, wood bin and garbage cannot be visible from the water or from surrounding fields. An electric pump and storage tank, if necessary, are required for firefighting purposes. Signs must be less than 5 feet above grade, invisible from the water and no more than 3 feet square. DNR must provide a "reasonable level of supervision" to minimize problems of vandalism, litter, fires, trespass and noise for adjacent neighbors and property owners.

Last fall, DNR drilled a 300-foot well to meet the needs of recreational users. The well yielded 40 gallons of water per week and stores approximately 150 gallons in the casing. The well is capped, with water obtained from a hand pump. Two picnic tables and concrete fire pits with steel grates have been installed near the beach. A small group camp and two other camp sites have been installed in the woodline as stated in the permit.

Because this parcel was purchased and developed for recreational use, the Committee's options were very limited.

13. GRIFFIN BAY



The site provides a boating access camp and picnic area of limited size, on Griffin Bay. It also has scenic views of the north side of Mt. Finlayson, the lagoons of American Camp and Mt. Baker as well as Lopez, Orcas and Shaw Islands. Public use, at the intensity for which the site is presently developed, seems to be appropriate and desirable.

The Committee indicated that the court ordered provisions requiring an electric pump and storage tank to provide an auxiliary water source in case of fire should be eliminated as impractical, considering the limited water found on site. As part of the longer-term fire control on the site, consideration should be given to the potential for a grazing or haying lease in order to reduce the danger of wildfire in the built-up grass thatch.

Recommended Alternative

This boat-only access recreation site should be maintained by DNR as a Marine Access site.

Proposed Action Schedule

Maintain as a boating access recreation site.

Suggested Comprehensive Plan Designation

Rural (R-5).

14. Cattle Point

There are two parcels of DNR Trust Lands at Cattle Point on the southern end of San Juan Island. A 15-acre parcel (Cattle Point A) is located on the eastern edge of the Cape, facing Shark Reef on Lopez Island, with extraordinary vistas of the Cascade and Olympic ranges. An old Loran Station has been developed as a picnic shelter, with designated pathways leading to the beach and other picnic sites. The treeless, grassy expanse of the uplands and 1,365 feet of rocky waterfront provide access to almost six miles of public tidelands, extending around Cape San Juan to the north and to the western border of American Camp. DNR is currently replacing the former signs and trail system with a more sensitively designed format, including mowed grass trails leading to the bluffs west of the lighthouse.

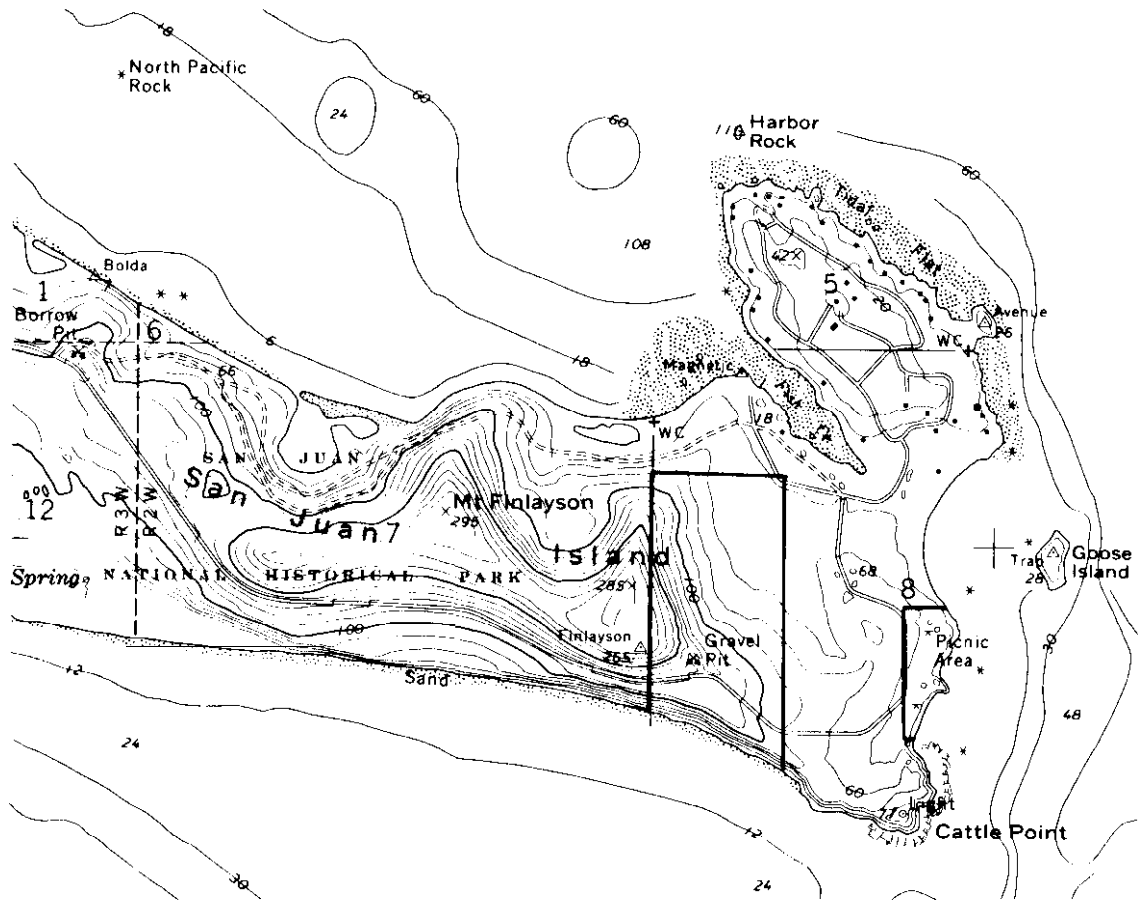
The Friday Harbor Marine Lab has used this beach area for many years as a research site for ecological studies. The recent day-use recreation developments mean the site has less value for research, since random specimen collection by the general public is incompatible with projects involving long-term monitoring or field experiments of undisturbed populations. Because of the intensified recreational use of the site, the Labs have begun to conduct research consistent with the recreational activities. Nonintensive recreational uses still allow the area to be used for class field trips and modest levels of scientific collecting in the intertidal environment.

The archaeological site identified as SJ-9 is an extensive shell midden while SJ-295 is a village site. Both are located approximately one-fourth mile north of the northern boundary of DNR land among recently built houses.

The state inventory system (TRAX) indicates there may be special vegetation in the sandy areas above the intertidal zone, including three rare or endangered species: Isoetes nuttallii, Microroseris bigelovii and Castilleja levisecta. Castilleja levisecta is a paintbrush normally found in the lowlands of the Puget Trough from southern Vancouver Island to the vicinity of Albany, Oregon. It is one of our rarest plants and is believed extirpated in Oregon.

The entire Cattle Point A parcel was leased in 1972 for a 50-year period by the Interagency Committee for Outdoor Recreation (IAC) for recreational purposes. A lump sum payment of \$123,726 was paid to the Common School Trusts. As a result of this lease, there are no income producing obligations on this site until the lease expires (November 30, 2022).

14. CATTLE POINT



The other parcel of land (Cattle Point B) consists of 85 acres, extending from 1,430 feet of waterfront on the Strait of Juan de Fuca to within one-tenth of a mile of Griffin Bay to the north. This complex site includes gravelly beach, steep bluffs, stabilized dunes and grass lands, mature conifer forest and a marshland.

The forest on the DNR land are contiguous with the forests on National Park lands on Mt. Finlayson. This is evidently the largest expanse of natural forest land on the southern part of San Juan Island. A predominantly Douglas fir forest, approximately 130 years old, with some hemlock and white fir, covers about one-half of this property. Trees near the ridge crest show a characteristic Krumholz effect (wind-shaping). The forest cover on the leeward side of the ridge is surprisingly large and luxuriant. Soils in this area are primarily Roche stony loam and San Juan gravelly loam. The forest provides habitat and cover for deer and other wildlife. There are eagle nesting trees located nearby on Mt. Finlayson, on the National Park land.

In 1977, DNR sold the only timber sale from Trust Lands that has occurred in San Juan County in recent memory. The sale consisted of a marked tree harvest of 34 acres (approximately 20 percent of the standing timber), yielding nearly one-quarter million board feet (250 MBF). The accepted bid price was \$16,300.

Geologists have noted that the stabilized sand dunes on the southern portion of the property are a fragile ecosystem and should be considered as a possible Natural Area Preserve. This land, south of the county road, has strong ecological and spatial relationship with National Park lands and the DNR Cattle Point site.

The marshland was indicated in the 1972 Nature Conservancy inventory of San Juan County as an outstanding example of a freshwater marsh, with a high priority for acquisition. A heron rookery is reported in the marsh area as well as some large spruce, evidently uncommon in this area.

The exposed bluffs facing the prevailing southeasterly winds and the equally good exposure for solar access suggest the site may have a high potential for solar and/or wind power.

Four years after this property was acquired from the federal government as Indemnity School Trust Land (1959), the DNR signed a perpetual easement with Cape San Juan Associates

for a water pipeline right of way from the DNR land to the Cape San Juan community. This right of way includes the pipeline route as well as the location of the well and storage tank for the Cape San Juan water system. Over the years, DNR has received a yearly lease fee for this right of way. In 1983, the lease was \$775/year. Because this well is the only source of water for the community, there is naturally intense concern about maintaining the viability of this critical resource. The Cape San Juan community has more equitable interest in this DNR land than any other community in San Juan County.

The community well is in a sand and gravel aquifer which extends to sea level. It is recharged solely by rainwater. In the past, there have been problems with saltwater intrusion and lack of available water. This was due to the fragile nature of the aquifer, as noted by the USGS, as well as the leaky distribution system that lost 30 to 40 percent of the system's water. As a result of these problems, the community applied for and received a grant from DSHS and the Farmer's Home Administration to upgrade the system. The cost per lot (154) was approximately \$2,000 each.

The fragile nature of this aquifer would preclude any septic tank or home building near water source because of potential problems of pollution. There probably shouldn't be any water drawn within 400 to 500 feet of the well. As long as the well isn't below sea level, there is no danger of saltwater intrusion. It is critical not to pump in excess of capacity. Sodium chloride (NaCl) is probably leaching from old sediments saturated when sea levels were higher.

In order for the community to protect its Long-term interests, it was suggested that outright purchase of the property would provide the most effective way to protect the community water supply. Community members who attended workshops and the Commissioners of the Water District have expressed a strong interest in pursuing this option (see letters in the Appendix).

In 1981, the DNR Lands Division indicated that the Cattle Point B parcel was "Urban-10" meaning the prospects were good that within 10 years development pressures would preclude other uses of the property. Information about the aquifer and the encumbrance of the community well were not taken into account at that time. This designation was advisory only and has not limited or constrained the Committee's discussions.

Alternatives Considered

1) Forest Management - While DNR had one very light (20 percent) selective harvest here in 1977, long-term forest management does not seem appropriate, given the relatively small amount of manageable area (approximately 30 to 35 acres), the proximity of intensive suburban development and the adjacent National Park. However, another selective logging show might be quite appropriate in the short-term. Clearcut management of this site is not appropriate.

2) Trade to National Park - The Park Service cannot accept more land than authorized in the Enabling Legislation unless it is a direct donation. The possibility of a trade with the Federal government for other land in exchange for land south of Cattle Point Road must be initiated by DNR. National Parks is also very wary of accepting or acquiring land with an encumbrance such as the Cape San Juan well.

3) Purchase of Land by Cape San Juan Water District - Under this option, the community would purchase that part of the property evaluated to be critical to maintain the aquifer and protect their wells (probably the entire treed area). The beach and shoreline would remain under DNR control. However, it is not in DNR's best interest to sell just part of the uplands. South and east of the treeline should be retained in public ownership. If the property shifts out of DNR ownership, covenants should be attached which protect the marsh for educational and research values.

State law allows DNR to reach a negotiated price, without public bid, when transferring property to another public agency having the power of condemnation, such as a Water District. Three alternative opportunities were identified:

- a) Purchase of both land and timber - A fee simple purchase at an agreed price.
- b) Purchase of the land without timber rights - The community owns land for aquifer protection and DNR would manage the timber.
- c) Purchase of the land in the future with DNR carrying on another selective harvest in the interim. Harvest of the merchantable timber would reduce the final sale

price to the community. It was suggested that a 30 percent selective harvest before sale or trade yield about 60 percent of the potential timber value.

For all options, retain land south of the treeline in public ownership with possible transfer to National Park Service. It is not in DNR's best interest to sell just part of the uplands. Once the boundaries of the area necessary to protect the community water supply are defined, negotiations should be continued with interested parties to lease or buy the property not desired for continued public ownership.

Recommended Alternative

Cattle Point (A) - Maintain as a public day-use only recreation area in conjunction with the Cattle Point Lighthouse lands (BLM).

Cattle Point (B) - Trade or Sell - Negotiations should begin to transfer the forested area as a watershed, with conservation provisions for the marsh area. Land south of the treeline should be retained in public ownership. DNR should carry on forest management while negotiating sale or trade. Trade or sale should be limited to the Cape San Juan Water District, the National Park Service or a private conservancy group.

Proposed Action Schedule

Cattle Point (A)- Complete recreational site development in 1985.

Cattle Point (B)- Small timber sale - 1987.
Negotiated sale to Cape San Juan Water District - 1990.

Suggested Comprehensive Plan Designation

Cattle Point (A)- Conservancy (C).

Cattle Point (B)- R/TA-10.