

Management Plan
for San Juan Islands
Trust Land

Washington State Department of Natural Resources
and
San Juan County

Adopted May 1986

Revised July 3, 2001

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Introduction

The San Juan Islands constitute a unique and irreplaceable resource for the people of the State of Washington and the residents of San Juan County. The conservation and wise use of the islands depend on both public and private land use and management decisions. From January 1984 to May 1986 the 12-member San Juan Islands Trust Land Advisory Committee worked to develop Recommended Management Guidelines for the most appropriate uses and management of nearly 2,500 acres of Department of Natural Resources-managed Trust land in the county.

These recommendations were presented to the San Juan County Board of Commissioners and the Department of Natural Resources in June 1985. After review and analysis by the Board of County Commissioners, the Commissioner of Public Lands, the San Juan County Planning Department, the Department of Natural Resources and a representative of the advisory committee, a series of consensus amendments were agreed upon. The recommendations were then referred by the Board of County Commissioners to the San Juan County Planning Commission for consideration as a subarea plan of the San Juan County Comprehensive Plan, with map changes for specific parcels where necessary.

In December 1985, hearings were held on each of the major islands. With minor amendments, agreeable to the Department of Natural Resources, the commission unanimously recommended adoption of the modified guidelines as a subarea plan. In January 1986, the San Juan County Board of Commissioners held a final hearing on the San Juan Islands Trust Land Sub-Area Plan. Simultaneously, the Department of Natural Resources recommended the adoption of this plan to the Board of Natural Resources as a block/drainage management plan of the 1984 *Forest Land Management Program* (FLMP). Adoption of this document as a policy plan by San Juan County and the Board of Natural Resources will assure the most appropriate uses and management for the Department of Natural Resources-managed Trust land in the county. This plan provides a workable resolution to past differences and a framework for future actions regarding the uses of Trust land in San Juan County.

The policies and site descriptions briefly presented here are more fully explained in the complete text of the recommended guidelines, which is hereby adopted by reference. Please refer to the *Recommended Management—Guidelines for San Juan Islands Trust Land*, May 1985, and *Modifications*, January 1986.

The Department of Natural Resources and its Role in San Juan County

Created in 1957, the Department of Natural Resources (DNR) manages various Trust lands throughout the State. The act creating the DNR also named a five-member Board of Natural Resources to set policies and oversee management of the various trusts. The Commissioner of Public Lands is the elected administrator of DNR.

DNR manages over 2 million acres of forest land and nearly one million acres of agricultural land for the benefit of specific institutions such as public schools, the University of Washington and Washington State University. In addition, the department manages 2 million acres of state land located below the mean high water line under a Public Trust doctrine for the benefit of the general public. DNR also administers recreational facilities that provide opportunities for citizens to enjoy public lands with only modest improvements, such as “primitive” campgrounds, marine parks, picnic areas and educational interpretive sites. In addition to fire control on state and private forest land. DNR administers the Forest Practices Act, manages the Natural Area Preserve System and performs many other proprietary and regulatory functions.

In San Juan County, DNR currently manages 26 upland properties totaling 2,450 acres. This land represents only about 0.1 percent of the State Trust Land base but 2.3 percent of all land within San Juan County. Trust lands in San Juan County are located on Six islands as shown on the location map on the cover of this report. Twenty-one of the properties are “Common School Trust Lands” with limitations on their disposition and use as described in the following section. Three of the properties were purchased for recreational use and do not have income-producing Trust requirements. One property is officially listed as second-class tidelands.

The Special Role of DNR Lands

When the State of Washington was created by the Enabling Act of 1889, a land-rich, money-poor federal government gave the state over 3 million acres of land to be held in trust for the support of public institutions. In each township Sections 16 and 36 (2 square miles) were granted for the “support of the common schools” (grades K-12). The state Constitution established the Common School Construction Fund (Article IX) to receive the fair market value of proceeds from the sale, lease or

management of School Trust Lands to finance the construction and renovation of school facilities in the state.

Over the years the U.S. Supreme Court and various state supreme courts have consistently ruled that the designated institution must be the primary beneficiary of any proceeds from these lands. For instance, if a state park, a Natural Area Preserve or a school playground is created from Trust land, the Trust must be reimbursed for the fair market value of the land.

For the purpose of providing increased continuity in the management of public lands and facilitating long-range planning by interested agencies, DNR may withdraw limited acreages from income obligation under the Multiple Use Act (79.68 RCW). However, a withdrawal does not modify DNR's obligations to manage the land under its jurisdiction in the best interests of the beneficiaries of Trust lands. DNR has an underlying legal obligation to diligently pursue long-term economic benefits for the trusts.

Recent unprecedented defaults on State timber contracts totaling over 250 million dollars combined with low projected prices in the future for timber have placed the Common School Construction Account in a precarious situation. One result of this shortfall has been a re-evaluation of school land management in an attempt to diversify and stabilize income flow to the trusts.

The San Juan Islands Trust Land Advisory Committee

As part of the re-evaluation of the "Trust portfolio," Commissioner of Public Lands Brian Boyle directed DNR to develop a long-range management plan for the Trust land in San Juan County. This effort was initiated in 1983 after the San Juan County Commissioners expressed growing concern with DNR proposals.

Previously, DNR and San Juan County seemed to be at an impasse regarding Trust land management. DNR had proposed or carried out timber sales or recreational developments without the benefit of a long-range plan. Statements by DNR officials about the possible sale, exchange or lease of Trust land had alarmed county officials. Several proposals for logging of sensitive sites and sale to private development interests were judged to be inappropriate by the county.

DNR opposed the "Conservancy" designation placed by the County Comprehensive, Plan on Trust lands. This designation required that DNR apply for a conditional use permit to harvest timber from Trust land. Under the Forest Practices Act, DNR is the designated regulatory agency

for overseeing the removal and replanting of trees on private and state land. Two sales approved by the Board of Natural Resources were deferred because application to the county for conditional use permits would have raised serious questions for DNR. Similarly, nonapplication for these permits would have raised serious questions for county officials. In addition, under other state laws, DNR abides by local land use regulation when state lands are treated "substantially the same" as adjacent private lands. The Conservancy designation on most Trust lands appeared to DNR officials to be a form of "spot zoning" with negative financial consequences for the Common School Trusts. The county felt justified in protecting sensitive sites from destructive logging and inappropriate development.

Relations between the county and DNR were characterized by suspicion and distrust. Both parties were frustrated but wished to avoid a court battle that would have been costly and uncertain. As a result of meetings between the County Commissioners and the Commissioner of Public Lands, both parties agreed, in a Memorandum of Understanding signed on January 21, 1984, to resolve their differences within a framework of cooperation and consultation for the planning and long-term use of DNR-managed Trust lands. A critical part of the planning process was the 12-member San Juan Islands' Trust Land Advisory Committee appointed by Commissioner Boyle, in consultation with the county commissioners.

The purpose of the committee was to provide a forum for discussion of issues and areas of concern regarding the wise and prudent multiple uses of DNR-managed lands. The goal of the planning process was to obtain advice and information from state and local agencies and groups, the general public and from the committee on how to integrate DNR Trust obligations for environmentally sound land management with educational and recreational opportunities and with the concerns of island and regional residents.

What the San Juan Islands Trust Land Advisory Committee did

The committee held its first public meeting late in January 1984 at which they adopted a charter, operating guidelines and a schedule for their work. During subsequent meetings, background information was provided by DNR and county staff about various aspects of land-use and management. Committee members visited nearly all of the Trust land parcels in a series of Saturday field trips.

In late March and early April 1984, the committee held a series of public fact-finding workshops to gather

information and ideas from island residents. Based on this information, the site visits and previous discussions, the committee held two all-day work sessions in April to explore the various alternatives and opportunities offered by each of these properties.

In October, draft recommendations were published in full and available to all citizens and groups for comment for approximately six weeks. In addition, 6,700 summaries of the draft recommendations with provision for public participation by use of the mail and at community meetings were mailed to all residents of the county and to all property owners adjacent to Trust land.

During the last week in November 1984, the committee conducted a series of five community hearings at various island locations to gather citizen Comments on the draft policy and site recommendations. These hearings were attended by approximately 100 citizens. In addition, almost 70 "mailback" response forms were received as were over 20 letters. A summary of the meeting comments, as well as the written responses and the letters received, can be found in the Appendix to the Recommended Management Guidelines.

Early in 1985, the committee held a series of working meetings to review the public comments to the draft recommendations. A final draft of the Recommended Management Guidelines was presented by the committee in June 1985, to the Commissioner of Public Lands and the San Juan County Board of Commissioners. The report also contained copies of all communications received in response to the committee's work, a summary of testimony from public hearings and the text of all mailback responses.

The committee's deliberations were guided by five primary factors contained in the committee charter: 1) The Trust nature of the state lands; 2) sound principles of resource management; 3) multiple use provisions compatible with basic Trust obligations; 4) protection of public resources (*e.g.*, water, wildlife); and 5) San Juan County plans and policies.

The Management Plan

This plan is divided into two sections: Policies and Management Status and Proposed Actions. The Policies section presents a framework for the Multiple Use and Administration of the Trust lands in the county. These policies define the important social and environmental values of the Trust land and propose ways for DNR to operate as a "good neighbor" in San Juan County while prudently generating incomes for the School Trust.

In the Management Status and Proposed Actions Section, each property and its environmental and community resources are briefly described. Designations and activities are proposed for parcels suitable for forest management, natural preserves or land that should not be managed by the state but should be kept in public ownership. The Trust responsibilities of the DNR and the potential forest productivity of certain lands provide an ample justification for a continuing presence by the DNR in land management activities in San Juan County.

Citizens of the county recognized that if the community waits 20 years to acquire some of this property, it will increase astronomically in value. The time is past when the public can expect to have these Trust lands without charge. At the present time, with a favorable atmosphere of community interest, DNR can be responsive to public initiatives. The uses of Trust land are limited only by imagination and energy if the underlying obligations of the lands are addressed.

This plan is long-range in nature. As such it should prevail over short-range or conflicting opportunities that may otherwise seem expedient.

Over the years since the first adoption of this plan various courts and administrative proceedings have ruled that lands such as the Trust lands must meet their other legal obligations, such as endangered species protection and the protection of clean water. The policies and review mechanism of this plan can assist in meeting these responsibilities.

This subarea plan was first adopted in 1986. In 2001 it was reviewed for consistency with the 1998 County Comprehensive Plan and UDC, as amended, and Chapters 36.70A and 90.58 RCW, and was revised in accordance with that review and in order to update the management status and direction for the Trust lands. The policy and site recommendations in this subarea plan may be extended and updated periodically as provided in the implementation section, *below*.

**POLICIES FOR TRUST LANDS
IN SAN JUAN COUNTY**

Multiple Uses of Trust Land

Forest Management

Of the 26 pieces of DNR land in San Juan County, four will be managed specifically for timber production as well as multiple use: on Lopez Island, Odlin South, Chadwick Hill, and Lopez Hill and on San Juan Island, Mitchell Hill. Current knowledge is rudimentary regarding the most prudent and successful strategies for island soils, climate end forest cover.

San Juan Islands Forestry

Recent studies of the forest soils of San Juan County have shown they are highly productive, if properly managed to capture the rapid growth during the first 50 years of stand development. The unique qualities of these soils and the current lack of knowledge about the best management practices for this region suggests that long-term research trials and demonstrations are needed. Of the four parcels indicated for forestry, three have been extensively logged in the past. The three parcels on Lopez Island were clearcut and/or burned between 1880 and 1915. Aerial photos indicate that Mitchell Hill was clearcut in the early 1940s.

The Local Economy and DNR-Managed Forests

An important component of the local San Juan Island economy is the forest industry. Active management of DNR lands will help keep the forest industry as part of the economic fabric in the county.

- In addition to Board-approved sales, DNR will use the option of selling timber in what are known as “area sales.” These sales are approximately 5 to 8 acres in size, and can be sold locally without the lengthy review process required of larger sales.
- Consideration will be given to sales proposals that include moving a portable mill onto the sale site.
- DNR should make firewood available to the public.

Experimentation

The harvesting units and schedules would be based on soil type, slope, forest cover, regeneration potential for seedlings location of stream corridors and wetlands, unique animal or plant habitats and concerns of neighboring property owners.

Past harvesting in the islands has, for the most part, taken the best, well-formed trees and left the defective and least

productive parent trees. This has led to a genetic degradation of the current forest. A deliberate, selective tree harvest would encourage and maintain examples of healthy gene pool resources.

DNR managers believe that with proper stocking levels, close attention to nutrient supplies and cultivation of the best trees suited to the particular site, a highly productive forest will result.

- DNR adopts a philosophy of small unit management with a high degree of attention paid to the site-specific characteristics of individual management units. A management plan should be developed for each block.
- If a clearcut harvesting unit is necessary for healthy forest reproduction, units will be approximately 15 acres. Logging in adjacent areas should not take place for five to seven years.
- Sales will be designed to minimize visual disruption of the landscape.
- DNR managers will work in consultation and cooperation with adjacent forest landowners.

Agriculture

- DNR, with the assistance of the citizen’s advisory committee and San Juan County, should explore the desirability of investing in agricultural land in San Juan County. Innovative agricultural techniques and new agricultural products should be considered. Agriculture will be considered an important complement to the forest management, recreation, wildlife and education objectives for multiple use lands.

Recreation

Recreation on Trust lands is one of the most important benefits that DNR lands can provide. Particularly on forest management sites, multiple uses, including recreation, should be encouraged to the maximum extent possible. This plan emphasizes day-use recreation when active logging is not going on. It provides a framework for compatible recreational uses which balance DNR’s legal requirements and the interests of the public.

- All recreational development should be modest in scope, carefully planned, environmentally sensitive and compatible with DNR long-term management and local concerns.

- To develop a sense of local responsibility and care for these lands, cooperative relationships with the county and user groups which don't infringe on management objectives will be encouraged as a way to minimize development and operations costs.
- If a parcel of Trust land is desired for an exclusive use, such as grazing, a lease will be required.
- DNR should develop day-use recreation sites rather than overnight camp sites.

Hiking

- Trails will be made available with a minimum of signing and located with natural travel patterns and safety in mind.
- Trails will be kept as far as possible from neighboring property lines.
- Where DNR land borders on large public or private holdings, cooperative trail use agreements will be developed to provide more opportunities for hiking trails and loops.

Horseback Riding

- Separate bridle trails should be available on Trust land if conflicts arise between equestrian and pedestrian traffic.
- Horse traffic will be prohibited where fragile biological resources could be damaged.

Wildlife and Plant Observation

- DNR will make information available about the natural succession of vegetation and the dynamic changes in animal population due to changing habitats.
- Interpretive signs or facilities will be kept low-key, unobtrusive and in harmony with the site.

Beachwalking

- DNR will make a coordinated effort with San Juan County to acquire access to the public shorelines.
- Where access is provided, notice will be posted that the shorelines of the county are designated a Biological Preserve.

Picnicking

- Day-use sites constructed on Trust lands will be minimal in size and intensity of development, reduce the need for maintenance, and minimize the danger of fire.

- To protect resources from over-use, recreationists should walk a certain distance to reach their destination.
- Users should pack out their own garbage.
- Open fires will be prohibited at day-use areas where there are no DNR-installed fire pits.

Camping

- If new overnight facilities are provided on DNR land, appropriate site development must protect the interests of adjacent neighbors.
- Camp sites should be available only by walking in, with no fires allowed and no water provided, to limit use.
- If camping is provided on DNR lands, a caretaker should be considered.
- Facilities on DNR lands will not duplicate opportunities available on county or state park lands.

Hunting

Hunting as a recreation activity on DNR lands created more controversy than any other single issue. Members of the public reported that shots from careless hunters nearly hit them while walking in what were thought to be preserves (*i.e.*, Shark Reef). Those who asserted there should be no hunting on DNR land believed the current level of deer population will be reduced through natural selection.

Other testimony stated that some island dwellers still require hunting of native deer to supplement their diet. Department of Fish & Wildlife biologists and observers of island wildlife have noted the stressed nature of the deer population. With increasing numbers of deer starving for lack of feed or, alternatively, becoming domesticated by relying on feed from home dwellers. From this perspective, hunting is a useful and controlled way of reducing the population to the carrying capacity of the land.

While DNR can regulate hunting on developed recreational sites, regulation and enforcement on other properties is the responsibility of the Department of Fish & Wildlife. At a minimum, DNR and the Department of Fish & Wildlife should institute the following measures:

- An active program of hunter education involving signing and other information should be available at the Anacortes Ferry Terminal.

- Hunting should be allowed, under Department of Fish & Wildlife regulations, on specific parcels of DNR land: Lopez Hill and Chadwick Hill on Lopez Island and Mitchell Hill on San Juan Island. Warning signs should be posted during hunting season.
- In conjunction with the policy for cooperative relationships with the county user groups, NO HUNTING signs should be posted at the boundaries of all other DNR properties.

Wildlife

The varied nature of DNR ownership in San Juan County makes it nearly impossible to propose consistent management guidelines for conservation of wildlife. Existing inventory information revealed that certain parcels have known eagle or osprey nesting sites.

As a threatened species, eagles are particularly important both as a national and local wildlife resource. Because of increased pressure on eagle habitat, the conservation of eagle nesting and roosting sites on public lands may be the only way in which stability can be achieved for the resident population.

- Preserves or moratorium sites will be fully inventoried by qualified wildlife biologists.
- Any parcels considered for sale or trade will be reviewed with habitat biologists and specific mitigating measures taken to minimize or eliminate negative impacts on wildlife.
- Multiple use plans for forestry units will recognize wildlife management as an integral part of the sustained yield policy.
- Wildlife management zones will be designated for the riparian areas adjacent to wetlands, stream corridors and for other critical habitat areas such as cliffs, shorelines and grasslands.
- Snags and trees with dead tops will be left as nesting sites and food sources for cavity-nesting birds and raptors.
- In forest management areas, harvest units will be designed using natural contours and varying the size and distribution of timber sales. "Edge effect" will be maximized where this is appropriate to the species of interest.

- Closing access by land and water to critical areas during January 1 to April 1 will be considered to reduce human disturbance of breeding eagle populations.
- All recreational activities will be designed to have a minimal impact on wildlife and habitats.

Education

The Trust lands in San Juan County provide a number of opportunities for school-age children and the general public. Those parcels designated for DNR or local preservation can be used as important "benchmark" areas where the native, undisturbed San Juan biota can be studied and experienced in a controlled interpretive setting. The forestry units will give DNR an opportunity to develop and demonstrate forest management practices appropriate to the conditions of the San Juan Islands. These activities can be incorporated into the school curriculum as well as serving as a demonstration to private landowners of new techniques and technologies for forest land conservation.

- All management activities will be designed to incorporate education and research as primary components in the use scheme for the San Juan islands Trust land.
- DNR foresters and natural interpretation specialists will work with the San Juan County School districts to develop curriculum materials relevant to Trust lands in San Juan County.
- Low-key informational and interpretive materials will be incorporated into the management plan for each forest unit. Designated interpretive trails will be developed as a focal point for day-use activities.
- Endowments, special funding and contributions from local and regional civic groups, conservationists and other interested parties should be solicited to provide other educational opportunities.

Environmental Protection

The DNR, like the County, must meet various legal obligations and regulatory requirements for the protection of the environment on and around the Trust lands.

- The requirements of applicable federal, state, and county laws, codes and regulations for the protection of the environment will be met.

Administration

Island residents have expressed numerous concerns about potential impacts of forest management and public use of Trust lands in San Juan County. Control of access to Trust land, trespass onto private property, vandalism, fire and impacts on water supply were identified as important issues to consider in planning for Trust land management. There is a great potential for DNR and the citizens of San Juan County to work together in the management of these lands.

Relationship of the Subarea Plan to the County Comprehensive Plan and Unified Development Code

This Trust Lands Management Plan is a subarea plan of the County Comprehensive Plan, as is provided in § B.2.6 of the Comp Plan and SJCC 18.30.190(D). It is adopted under the authority of SJCC 18.90.050, pursuant to the procedures specified in SJCC 18.90.020, and Chapters 36.70 and 36.70A RCW.

The County's Shoreline Master Program is comprised of both policies (§ B.3 of the Comp Plan) and regulations (Chapter 18.50 SJCC). The Unified Development Code specifies at 18.10.050(C) that where this subarea plan conflicts with any provision of the Shoreline Master Program, the most restrictive provision shall prevail.

This subarea plan is a policy plan (*see above*), and adopts no regulations. Section 18.10.050(G) SJCC, which governs conflicts between a *regulation* of a subarea plan and the UDC, does not apply.

Environmental Review and Protection

The DNR and the County must meet various legal obligations and regulatory requirements for the review and protection of the environment on and around the Trust lands.

- When operating on or developing these lands, the requirements of state codes and regulations, such as the Forest Practices Regulations (Title 222 WAC), water quality standards (Chapters 173–200 and –201A WAC), and the State Environmental Policy Act (Chapter 197–11 WAC), shall be met.
- The requirements of applicable federal codes and regulations, such as endangered species protection and the protection of clean water, shall also be met.
- The standards and requirements of applicable County codes and regulations shall also be met. Leasees must also obtain permits for their activities and uses—*see*

below.)

- The policies and review mechanism of this plan can assist the County and the DNR in meeting their respective responsibilities.

Control of Access

The following measures are suggested to allow access under reasonable conditions and to provide a measure of safety for the community.

- Forest management sites will have one vehicular access.
- All DNR forest management and preserve areas will be for day-use only.
- Property boundaries will be clearly marked.
- Access points for shorelines and areas of biological importance will be located away from parking areas.

Trespass

Another major concern expressed by property owners adjacent to DNR land was the fear of trespass, particularly of walkers and drivers onto private roads and paths.

- When a trail crosses private land, the boundaries of the private land will be clearly marked.
- At the entrance to each DNR holding, a clearly visible map should show trail routes as well as the proximity to private land.
- Roads and trails will be clearly defined and kept as far as possible from adjacent property lines.
- Recreational uses and forest management roads will be designed and placed away from adjacent private holdings.
- DNR and the community should work with the county sheriff to develop a system of notification and enforcement.

Vandalism

Vandalism to signs, DNR and logging contractors' equipment, recreational installations and neighboring property is one of the potential consequences of public use of public lands.

- All signs and installations should be attractive, well designed and kept to a minimum.
- All DNR sites will be closed to public motorized travel.

Fire Control

Fear of fire is most often mentioned by island residents when considering the prospect of public lands being made available for public use. While fire has been a shaping component of the native San Juan Islands ecology, it is not compatible with human settlement in the limited island landscape.

- Post NO FIRE signs on all forest management sites and on all recreation and preserve sites where there are no DNR installed fire pits.
- Stiff penalties should be adopted and posted for fires in nondesignated areas.
- Timber sale areas should be opened for firewood gathering.
- On grasslands such as Cattle Point and Griffin Bay, DNR will consider controlled burning, grazing or haying lease.
- On forested sites, grazing will also be considered as a way to reduce understory fuel loads.
- DNR fire wardens should work with local districts and neighbors of DNR lands to develop a community “Neighborhood Watch.” A system of coordination should be developed between DNR, county sheriffs and local fire districts.

Water Supply

Three aspects of public use have been identified as issues of concern: changes in water quantity due to forest management; draw down of aquifers from high use rates (especially during the summer); and groundwater pollution. The proposed management practices on DNR lands should have an insignificant effect on stream flow (surface runoff) or water quality of streamflow or groundwater. The undeveloped nature of DNR lands make them an important part of the complex water recharge system in the islands.

- All forest management plans will include provisions to maintain or improve the quantity and quality of water originating on DNR lands.
- Any pumps installed on DNR properties for public use will be hand pumps to conserve groundwater resources.
- Vault toilets will be pumped out at regular intervals.
- Prevention of groundwater contamination will be a priority

Lease, Trade or Sale

Three options were identified for DNR lands not indicated for other uses such as forest management or preserves: lease, trade or sale. The fundamental idea behind each of

these options is to maintain approximately the same number of acres in the public land base in San Juan County for multiple public uses. If any of these properties are to remain as parks or preserves, a conscious management decision must be made to accomplish this end.

DNR recreation sites are leased for 50 years from the Trusts by the Interagency Committee for Outdoor Recreation (IAC). A community could similarly lease Trust land for open space or recreation.

Although DNR must derive the Fair Market Value (FMV) from its lands, this income can be generated in a number of ways. Various options, besides timber harvesting, were suggested for DNR to meet its legal obligations.

Lease

Leasing provides the most flexible and dynamic opportunities for generating income since they can be revised at periodic intervals to reflect changing market conditions. All proposed leases on Trust Lands are subject to the allowable use provisions for the applicable land use district in Table 3.2 of the Unified Development Code (18.30.140 SJCC) and any required permits. Permit applications must be authorized in writing by the DNR.

GRAZING: Some research has been conducted by the Forest Service using sheep as a tool for brush control in young conifer plantations on the west side of the Cascades. Preliminary data indicates that if sheep are rotated adequately and if sufficient broadleaf vegetation is available, conifer reproduction will not be adversely affected.

- Research plots should be established to determine the long-term benefits and costs of grazing by sheep and other animals.
- Grazing leases should not preclude other compatible uses such as logging or recreation.

Trade

Trading Trust land for other land within San Juan County was perceived as the most appropriate way for the scattered and inaccessible DNR parcels to be rearranged into units that could be managed with a minimum of administrative costs. Any exchange of property is subject to a public hearing in the county where the exchange is to take place.

- Land exchanges will lead to better administrative patterns for DNR in managing Trust assets.
- The “trade” option should be pursued as vigorously as possible to allow DNR to rearrange its holdings in the county while maintaining approximately the same number of acres in the public land base.

Sale

Sale of Trust land into the open market requires public auction, with the land sold to the highest bidder. Outright sale of Trust land diminishes the land base. It is the long-standing policy of the Board of Natural Resources to maintain the state land base. A fund known as the “Land Bank” (a state fund distinguished from the San Juan County Land Bank) allows money from land sales to be used to purchase other income producing property.

- Based on the experiences gained over the last 10 years, the DNR has determined that it cannot reasonably manage any lands within San Juan County as required under its Trust management responsibilities. The DNR will endeavor to work with local and state agencies to transfer, sell or trade all of the Trust lands to those agencies.

Access

Many of the DNR parcels in San Juan County have no legal access. DNR has a basic need to have access to its properties for administrative purposes or public use for recreation, education or scientific research. Simply stated, public property should have some form of public access. On a site-by-site basis, the questions become: Access for whom? And for what purpose?

Neighbors often don't want access provided to DNR Trust lands because if provided, they will become available to more people. The logical outcome is that the land becomes the private park of adjacent owners at the expense of the School Trust and the general public.

The committee viewed DNR's past restraint in not using its right of eminent domain to acquire access was understandable because of its desire to maintain cordial relations with the public and due to the small size of these parcels. Continuation of this practice is inconsistent with the department's fiduciary responsibilities as trustee and not in the public interest.

- All public lands must have some form of legal access.
- San Juan County will support and assist DNR in obtaining access to these public lands.
- Public uses must be consistent with the constraints of the site and the type of access available.

Moratorium

Certain parcels were identified as having special biological values or natural undisturbed features that represent San Juan County before human disturbance. These parcels were termed “museum pieces.” If these properties do not conform to the statewide criteria of the Natural Heritage Program, they should be preserved, nonetheless, by local efforts. Local preservation gives the community closest to

the property an opportunity to determine use levels and activities appropriate to local concerns.

In 1986, Trust lands identified as having Preserve potential that should be kept in State or *federal* ownership were—Lopez; Shark Reef and Iceberg Point; Orcas: Point Doughty, Point Lawrence (waterfront and grasslands); San Juan; Cattle Point (grasslands and shoreline).

For those pieces identified as potential local preserves, a *Moratorium* was established to allow the local community to explore public and private funding sources to acquire the property.

The parcels at Cormorant Bay, Point Lawrence and Diamond Hill on Orcas, and Cady Mountain on San Juan, and the property on Blakely Island were recommended for moratorium status to allow acquisition as *local, public, or private* conservation areas.

An initial biological survey of the nine parcels of greatest concern (potential moratorium sites and preserves) was conducted during the summer and fall of 1984 by the Natural Heritage Program. Where appropriate, this information was incorporated in the Site Analysis section of this report. The full text can be found in the Recommended Management Guidelines.

A number of mechanisms were suggested whereby these properties could be preserved while meeting DNR's fiduciary responsibilities. The alternatives are purchase and protection by 1) The Nature Conservancy or; 2) the San Juan Preservation Trust; 3) county ownership *via* a “San Juan Island Trust Land District” or the San Juan County Land Bank or *via* a yet-to-be created Island Trust Fund; 4) ownership or lease by island or island subareas; 5) community funding efforts; 6) private donor; 7) state or federal preserve programs; and 8) lease or sale to adjacent landowners with “Forever Wild” easements and possible rights of public access.

- A ten-year moratorium on any management activities that would alter these properties was invoked while alternative funding sources were being explored or until a Conservancy use could be established to preserve these Trust lands for future generations.
- In 2001, the moratorium approach should be reinstated for parcels already identified in 1986 for a moratorium: Point Lawrence, Cady Mountain, Cormorant Bay, and Diamond Hill.

Parcels now planned for transfer that were not subject to moratorium in 1986 should be transferred only to public agencies for conservation purposes. Any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions. These parcels include: Shaw Island, Blakely East, and Thatcher.

However, this plan contemplates transfer of the Shark Reef Road parcel to either public or private ownership.

Criteria For Future Acquisition

The random pattern of Trust land holdings in the county has created what has been called “an administrative nightmare” by DNR foresters. Based on the experiences gained over the last 10 years, the DNR has determined that it cannot reasonably manage any lands within San Juan County as required under its Trust management responsibilities. Should it decide otherwise, and pursue new acquisitions or consolidation of its holdings, DNR should trade or sell certain small or low productivity properties for other lands in the county. The following criteria for “blocking up” or enlarging existing parcels provide the necessary framework for new acquisition.

- Any new acquisition should be adjacent to an existing forest management unit; or at least of sufficient size for management by DNR if acquired as an independent unit; or capable of producing revenue from other resource management.
- Any land acquired should have an average site index of at least 80 (*i.e.*, it will grow an 80-foot Douglas fir in 50 years in an unmanaged or “wild” stand).
- Any land acquired should have access or provide access to current DNR holdings.
- New land acquired by DNR should not be encumbered in any way which restricts efficient management unless it carries with it compensating income.
- Standards for acquisition of agricultural land should be drafted in consultation with a citizen’s committee, DNR and San Juan County.

Plan Adoption by San Juan County and the Department of Natural Resources

A formal framework, adopted by DNR, and San Juan County is necessary so that the implementation of this plan has long-term value and consistency. The DNR-managed Trust land in San Juan County constitutes a group of properties unified by state ownership and by Trust obligations and opportunities. Therefore, the following actions were taken in 1986:

- Adoption of this document by the San Juan County Board of Commissioners as a subarea plan in the San Juan County Comprehensive Plan to guide present and future management decisions for Trust land.
- Adoption of this document by the Board of Natural Resources as a block plan under the provisions of the 1983 *Forest Land Management Program* (FLMP).
- Certain properties deserve a more protective status than formerly designated on the 1979 Comprehensive Plan map. Some Trust lands designated Conservancy

remained so. Others were redesignated with the understanding DNR will submit for approval a site plan for those properties before taking any action to divest them.

- Those properties proposed for forest management were designated as Rural or Rural/Timber/Agricultural (R/T/A), compatible with surrounding privately-held resource management land.
- With the adoption of this document the requirement that DNR must apply for and receive a conditional use permit from the county to manage Trust land recommended for forestry is no longer necessary. These parcels are Odlin South, Lopez Hill, Chadwick Hill and Mitchell Hill.
- The San Juan County Board of Commissioners held hearings to amend the Comprehensive Plan map to reflect those changes.
- Since 1986, the County has adopted a new Comprehensive Plan under the Washington Growth Management Act and has made changes to the Official Maps that further modified designations of Trust lands for consistency with the Comprehensive Plan.

Oversight and Implementation

The County and DNR are concerned that the substance and intent of this plan not be forgotten in the future. The implementation of this plan will provide a framework within which DNR and the citizens of San Juan County can work together for mutual benefit. To provide continuity and monitor the implementation of this plan, the county and DNR agree to the following provisions:

- DNR and County staff will meet or communicate at least once a year to review the previous year’s activities, and proposed actions on Trust land.
- The subarea plan shall be comprehensively reviewed at least once every ten years. Substantive amendments to the adopted plan may be made after public review. All substantive changes must be adopted as amendments to the Trust land subarea plan of the San Juan County Comprehensive Plan and the San Juan Islands Block Plan of the *Forest Land Management Program* (FLMP).
- Amendments to this subarea plan shall be subject to the procedures established in the Unified Development Code at 18.90.050 SJCC.

San Juan Islands Trust Lands Management Status, 2001.

Site	Acres	Year Acquired	Classification	Water-front (ft)	Access to Public Tidelands ¹ (ft)	SMP ²	Designation	Comp Plan ³	Management Status	Allocation
Sites on Orcas Island										
1 Point Doughty	56.5	1962	School Trust	5,904	8,300	N	N		Natural Area Preserve	Natural Area Preserve
5 Point Lawrence	108	1963	School Trust	5,485	26,000	C & N	C-0 & N		Moratorium/Park	Moratorium/Park/Preserve
6 Obstruction Pass	83	1889	School Trust	3,460	9,940	C	C-0		Recreation	Recreation
9 Cormorant Bay	31.4	1889	School Trust	1,365	6,500	C	C-0		Moratorium	Moratorium/Natural Area
10 Diamond Hill	40.0	1958	School Trust	-0-	-0-	-	C-0		Moratorium	Moratorium/Watershed
Sites on San Juan Island										
11 Mitchell Hill	320.0	1889	School Trust	-0-	-0-	-	FOR-20		Multiple use	Multiple use
12 Cady Mountain	40.0	1958	School Trust	-0-	-0-	-	C-0		Moratorium	Moratorium/Natural Area
13 Griffin Bay	14.8	1972	Recreation	338	330	RFF	C-0		Recreation	Recreation
14A Cattle Pt. Rec. Site	14.0	1962	School Trust	2,795	26,400	C	C-0		NRCA ⁵	Recreation, Water supply
14B Cattle Pt./Mt. Finlayson	83.0	1959	School Trust	1,300	26,400	N	C-0		NRCA	Conservation, Recreation
Sites on Lopez Island										
15 Bella Tierra	20.0	1975	Recreation	700	16,000	C	C-0		Recreation	Recreation
16 Odlin South	106.0	1959/1961	School Trust	-0-	-0-	-	RFF-15		Multiple use	Multiple use/trade
17 Lopez Hill	400.0	1889	School Trust	-0-	-0-	-	FOR-20		Multiple use	Multiple use/trade
20 Shark Reef	38.0	1959	School Trust	1,330	1,400	N	C-0		Recreation	Natural Area
21 Shark Reef Road	39.0	1958	School Trust	-0-	-0-	-	RFF-10			Trade/Sell
Sites on Other Islands										
22 Shaw Island	30.1	1959	School Trust	-0-	-0-	-	C-0			Trade/Sell
23 Blakely East	225.0	1965	School Trust	6,210	28,000	N	C-0			Trade/Sell
24 Thatcher	7.0	1975	Tideland	1,535	11,000	C	C-0			Trade/Sell
25 Center	5.0	1975	Recreation	526	11,000	RFF	C-0		Recreation	Recreation
Former Holdings										
2 Buck Mountain	80.0	1933	School Trust	-0-	-0-	-	C-0		State Parks	State Parks
3 Raccoon Point	69.3	1889	School Trust	3,253	[Pt. Lawrence]	C	C-0		State Parks	State Parks
4 Mt. Pickett	160.0	1958	School Trust	-0-	-0-	-	C-0 & N		State Parks	State Parks
7 Buck Mt. West	260	1961	School Trust	-0-	-0-	-	C-0		State Parks	State Parks
8 Turtleback	80	1959	School Trust	-0-	-0-	-	FOR-20		sold	private
18 Chadwick Hill	120.0	1889	School Trust	-0-	-0-	-	FOR-20		Transferred to BLM ⁵ 1992	Multiple use
19 Iceberg Point	20.0	1962	School Trust	2,715	(reserved) ⁶	N	N		Transferred to BLM 1992	Natural Area

Notes:

1. Access to public tidelands only by water unless there is upland access.
2. SMP = San Juan County Shoreline Master Program.

Shoreline Environments:

RFF = Rural Farm-Forest N = Natural
C = Conservancy

The SMP applies to all shorelines 200 feet landward of the ordinary high water mark (OHWM), and to everything seaward of that line. The environment designation shown in the Table applies landward of the OHWM, and the aquatic environment applies seaward of the OHWM.

3. Comp Plan = San Juan County Comprehensive Plan.

Designations:

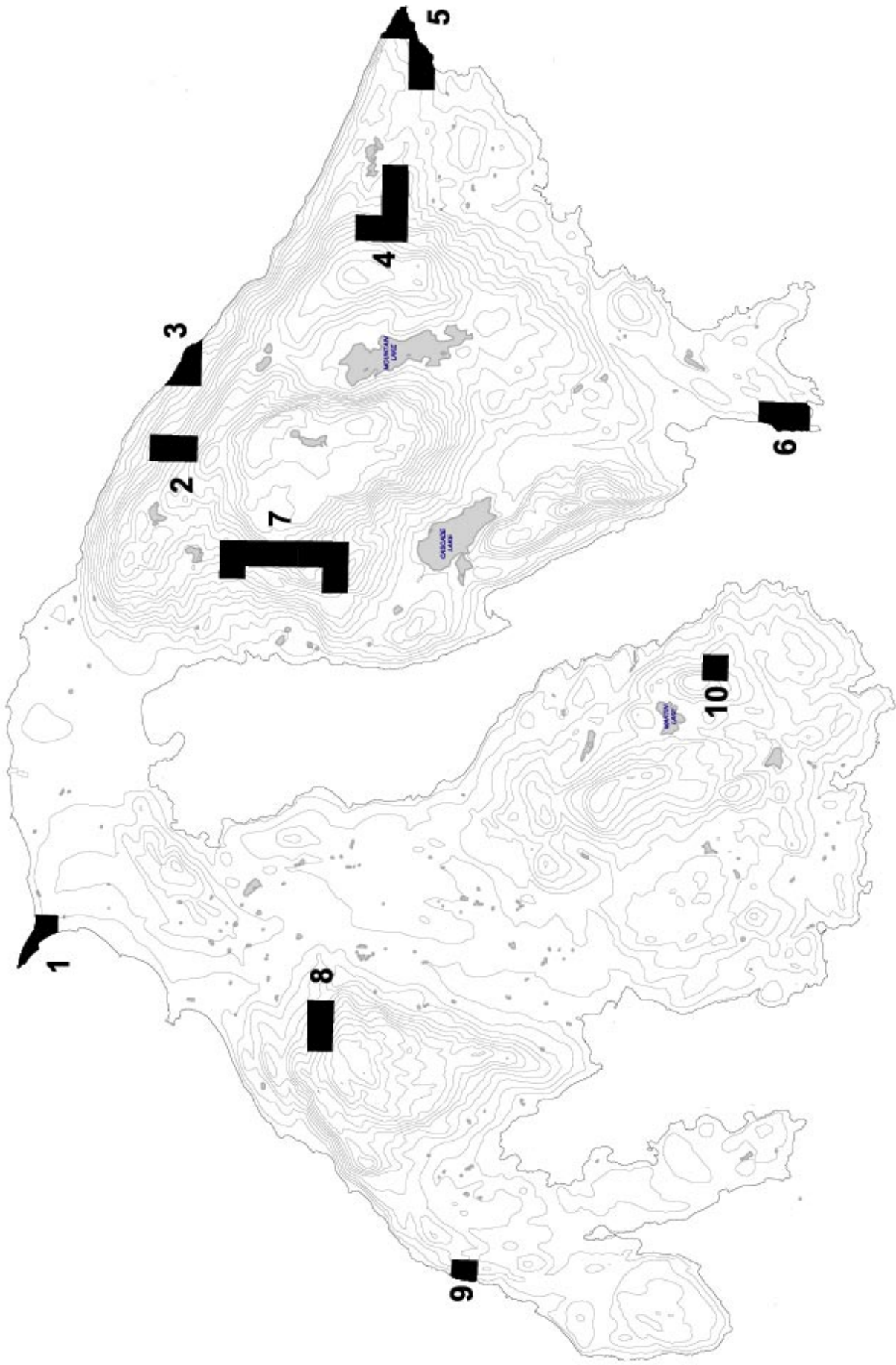
RFF = Rural Farm-Forest C = Conservancy
FOR = Forest Resource N = Natural

The numerals following the letter designations (e.g., "RFF-15") refer to the maximum allowable density of residential dwelling units for that designation. See the Official Maps of the Comprehensive Plan, and SJCC 18.30.020(D).

4. — = not applicable.
5. (reserved) = reserved for scientific purposes.
6. NRCA = Natural Resource Conservation Area
BLM = U.S. Dept. of the Interior, Bureau of Land Management

**MANAGEMENT STATUS AND PROPOSED ACTIONS
FOR TRUST LANDS IN SAN JUAN COUNTY**

Orcas Islands Trust Lands



■ Dist 2 Trust lands, current (2001) and former (1986)

~ 100-foot contours

Orcas Island

1. POINT DOUGHTY

A relatively undisturbed natural area, the Point is a series of grass-covered benches and knobs. The northern shore is defined by precipitous cliffs, and the southern shore is characterized by high bank bluffs with rock outcrops, and sand and gravel beaches. Two acres at the Point are leased by DNR as a recreational boating site. There are two eagle nests on this site. The Seattle YMCA's Camp Orkila has used Point Doughty since 1906. 57 acres.

1986 RECOMMENDED ALTERNATIVE: Retain as a Conservancy/Natural Area.

1986 Proposed Action Schedule: Begin negotiations in 1985 to transfer to the Natural Area Preserve System. Eliminate boating access recreation site.

Comprehensive Plan Designation: Natural (N).

2001 STATUS: DNR Natural Area Preserve.

2. BUCK MOUNTAIN

This parcel is a one-half mile finger of land protruding from the northern boundary of Moran State Park, land-locked, with no access. The site has severe environmental constraints. 80 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell to the State Parks and Recreation Commission.

1986 Proposed Action Schedule: Begin transfer to State Parks and Recreation Commission in 1986.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS: Transferred to State Parks and Recreation Commission in 1991.

3. RACCOON POINT

Some 3,300 feet of shoreline are presently inaccessible because of the steep terrain and lack of access. The beach is part of 5+ miles of public tideland which extend from Raccoon Point all the way to the south side of Point Lawrence. The site is very steep, ranging from 50- to 70-percent slope covered with hemlock and Douglas fir. 69 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell to the State Parks and Recreation Commission,

1986 Proposed Action Schedule: Begin transfer to State Parks and Recreation Commission in 1986.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS: Transferred to State Parks and Recreation Commission in 1991.

4. MT. PICKETT

The western portion of this site borders Moran State Park. The eastern 80 acres form a relatively flat plateau with an average slope of 10 percent possessing a unique old growth forest. 160 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell to the State Parks and Recreation Commission. All proposed actions should reflect the Heritage value of this undisturbed forest.

1986 Proposed Action Schedule: Begin transfer to state Parks and Recreation Commission in 1986.

Comprehensive Plan Designation: Upper 70 acres – Conservancy (C-0); Lower 90 acres – Natural (N).

2001 STATUS: Transferred to State Parks and Recreation Commission in 1991.

5. POINT LAWRENCE

A former Federal Lighthouse Reserve that has remained relatively isolated and undisturbed, this complex site has 6,000 feet of public tidelands, including three sand and gravel pocket beaches on the south shore. The point still contains patches of native undisturbed and ungrazed Idaho and red fescue. 108 acres.

1986 RECOMMENDED ALTERNATIVE: A ten-year moratorium to allow DNR, San Juan County and the immediate community to work together to place this property in park/preserve status. Discussions with the State Parks and Recreation Commission should recognize the long-term potential for blocking up various public ownerships and providing a shoreline pedestrian link with other state park lands.

1986 Proposed Action Schedule: Ten-year moratorium to pursue park acquisition.

Comprehensive Plan Designation: Point area, associated grasslands and 200-foot Shoreline Management Zone (SMZ) – Natural (N); Western portion – Conservancy (C-0).

2001 STATUS/RECOMMENDED ACTION: Extend moratorium until transfer. If no transfer to a public entity, conservation organization, or community organization, is initiated formally by July 31, 2007, San Juan County and DNR should jointly pursue an amendment to this plan to specify a different disposition for the site or to further extend the moratorium. Transfer only to public agencies for conservation purposes; any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions.

6. OBSTRUCTION PASS

The only Trust land on Orcas Island that currently has a legal upland access also provides access to over one mile of publicly-owned saltwater shoreline. There is an eagle nest at the southern end of the property, producing one fledgling in 1983. In 1970, 5.6 acres of the waterfront portion of the parcel were leased from the School Trusts, including a trail easement from the parking lot to the popular recreation site. 83 acres.

1986 RECOMMENDED ALTERNATIVE: Park Development.

1986 Proposed Action Schedule: Ten-year moratorium to pursue park acquisition.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS: Managed by DNR for recreational use.

7. BUCK MOUNTAIN WEST

This parcel on the western edge of Moran Park forms the steep visual backdrop for Eastsound. The southern half of the property is the watershed for Cold Creek, which drains into Cascade Lake. 260 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell to the State Parks and Recreation Commission.

1986 Proposed Action Schedule: Begin transfer to State Parks and Recreation Commission in 1986.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS: Transferred to State Parks and Recreation Commission in 1991.

8. TURTLEBACK

This landlocked parcel is surrounded by private forest management lands. Sustained yield forest management on the old talus slopes would be nearly impossible because of high road costs, difficulty in regeneration of a new forest, lack of soil cover and the danger of mechanical breakage from felling trees on such uneven, rocky terrain. 80 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell.

1986 Proposed Action Schedule: Exchange in 1985.

Comprehensive Plan Designation: Forest Resource-20.

2001 STATUS: Sold in 1990.

9. CORMORANT BAY

This is the oldest intact forest stand of any of the DNR properties in the county, at least 180 years old, thus classifying it as a true "old growth" forest. The 1,365 feet

of rocky low-to-medium bank shoreline provides little opportunity for boating access. There is no upland access to this parcel. 31 acres.

1986 RECOMMENDED ALTERNATIVE: Moratorium to allow the community or a land trust to pursue preserve status.

1986 Proposed Action Schedule: Begin negotiations for community/trust acquisition by 1995.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS/RECOMMENDED ACTION: Extend moratorium to pursue public acquisition. If no transfer to a public entity, conservation organization, or community organization, is initiated formally by July 31, 2007, San Juan County and DNR should jointly pursue an amendment to this plan to specify a different disposition for the site or to further extend the moratorium. Any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions.

10. DIAMOND HILL

Bisected north to south by a draw that contains water year round, the western half of the property is very steep with south and east facing slopes.

Much of the discussion about this parcel focused on its potential watershed value. 40 acres.

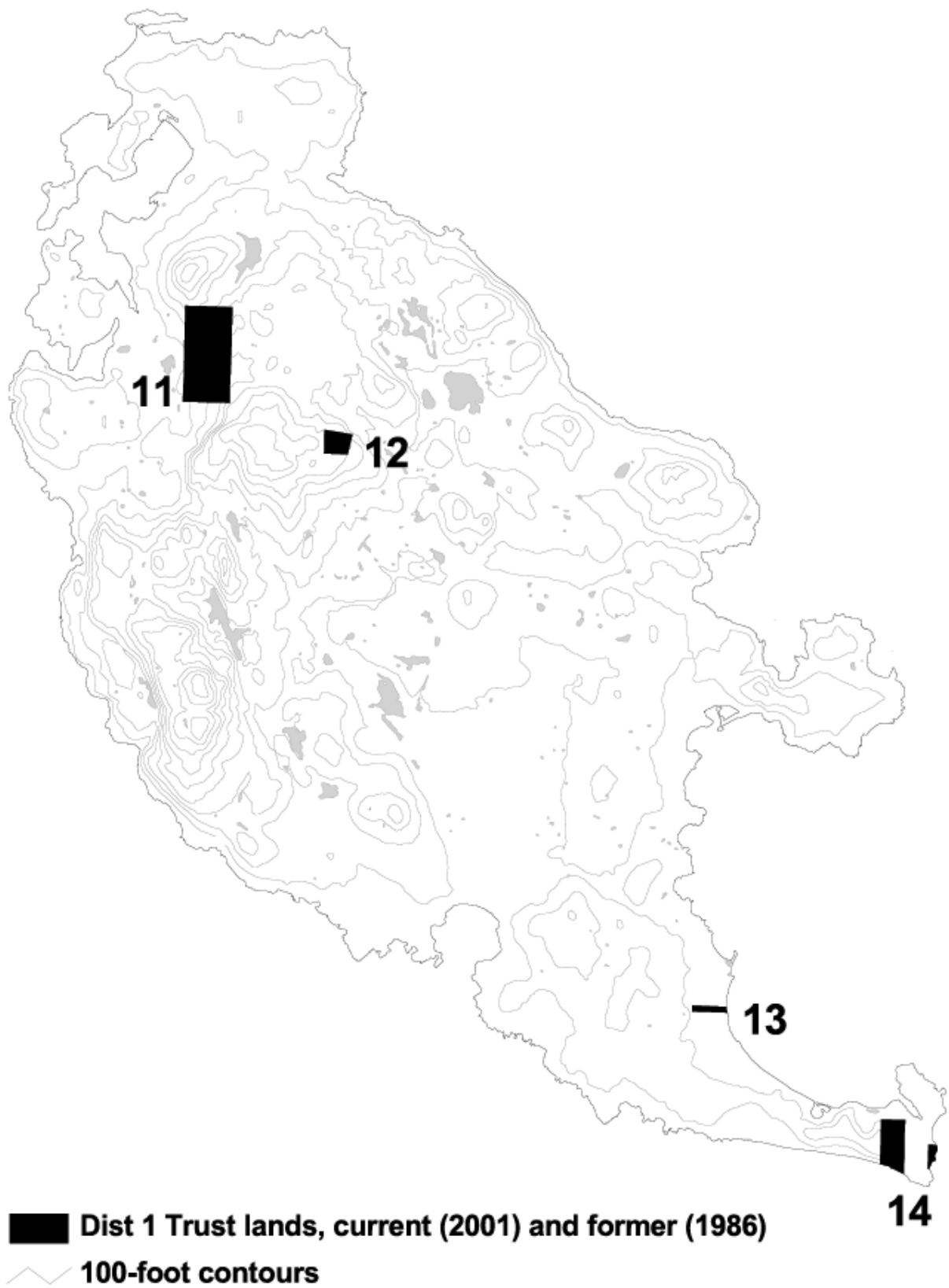
1986 RECOMMENDED ALTERNATIVE: Moratorium; defer trade or sale until 1990, pending initiation of a feasibility study of watershed potential and management options by the local community.

1986 Proposed Action Schedule: Begin watershed planning effort by the community in 1985, with acquisition by 1990.

Comprehensive Plan Designation: Conservancy (C-0). At the end of the five-year moratorium, the property should be reviewed and considered for RFF-10 designation, if the property has not become a community-controlled watershed.

2001 STATUS/RECOMMENDED ACTION: Extend moratorium to pursue public acquisition. If no transfer to a public entity, conservation organization, or community organization, is initiated formally by July 31, 2007, San Juan County and DNR should jointly pursue an amendment to this plan to specify a different disposition for the site or to further extend the moratorium. Any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions.

San Juan Island Trust Lands



San Juan, Shaw, and Blakely Islands

11. MITCHELL HILL

The second largest piece of Trust land in the county forms the southeast flank of Young Mountain. The old military road from English Camp traverses the northern end of the property. Currently, the entire parcel is under grazing lease to Blazing Tree Ranch. 320 acres.

1986 RECOMMENDED ALTERNATIVE: Multiple Use Forest Management. Public uses should be consistent with access.

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."

1986 Proposed Action Schedule: Reorganize the current lease in 1985; Timber Sale in 1987.

Comprehensive Plan Designation: Forest Resource-20.

2001 STATUS/RECOMMENDED ACTION: No longer under lease; pursue transfer to another public ownership, but classify as multiple use.

12. CADY MOUNTAIN

This parcel on the east flank of Cady Mountain has some of the oldest trees on any DNR land in the county. Undisturbed natural areas such as this are now relatively rare. Ecologically fragile rocky slopes display moss, wildflowers and various grasses growing in ravines. The lack of undergrowth creates a distinct park-like setting. 40 acres.

1986 RECOMMENDED ALTERNATIVE: A ten-year Moratorium to allow the community or a trust opportunity to pursue reservation of this property as an ecological preserve.

1986 Proposed Action Schedule: Begin negotiations with the community for preserve acquisition by 1995.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS/RECOMMENDED ACTION: Extend the moratorium to pursue transfer to another public ownership. If no transfer to a public entity, conservation organization, or community organization, is initiated formally by July 31, 2007, San Juan County and DNR should jointly pursue an amendment

to this plan to specify a different disposition for the site or to further extend the moratorium. Any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions.

13. GRIFFIN BAY

Purchased with Initiative 215 funds (Boating Access) through the Interagency Committee for Outdoor Recreation (IAC) in 1972. DNR has an upland easement for administrative use only. The only public access is *via* water. 15 acres.

1986 RECOMMENDED ALTERNATIVE: This boat-only access recreation site should be maintained by DNR as a Marine Access site.

1986 Proposed Action Schedule: Maintain as a boating access recreation site.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS: Managed by DNR as a recreation site.

14. CATTLE POINT

There are two parcels at Cattle Point. A 15-acre parcel (Cattle Point A) has been developed as a day-use area with designated pathways leading to the beach. The entire parcel was leased in 1972 for 50 years for recreational purposes.

Cattle Point extends 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 grasslands, mature conifer forest and a marshland. In 1977, DNR conducted the only timber sale from Trust lands that has occurred in San Juan County in recent memory, yielding nearly one-quarter million board feet (250 MBF). In 1962, DNR signed a perpetual easement with Cape San Juan Associates for a well and water pipeline right-of-way from DNR land to the Cape San Juan Community. The well is the only source of water for the community.

Cattle Point (A) – 15 acres; Cattle Point (B) – 65 acres.

1986 RECOMMENDED ALTERNATIVE:

Cattle Point (A)—Maintain as a public day-use 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. The southern portion of the property, including the grasslands and the shoreline, should be retained in public ownership. DNR should carry on forest management while negotiating sale or trade. Forest management conducted in accord with this plan may proceed without county conditional use permit.

1986 Proposed Action Schedule: Cattle Point (A)—Complete recreational site development in 1986. Cattle Point (B)—Small timber sale—1987; Negotiated sale to Cape San Juan Water District—1990.

Comprehensive Plan Designation:
Cattle Point (A) – Conservancy (C-0);
Cattle Point (B) – Conservancy (C-0).

2001 STATUS/RECOMMENDED ACTION: Managed by DNR as Natural Resource Conservation Area; forest management for timber harvest is not anticipated. Sale or transfer of tract A should only be for watershed or recreation/conservation purposes. Transfer tract B only to public agencies for conservation/recreation purposes.

22. SHAW ISLAND

This landlocked parcel is a relatively undisturbed forest with a heavy component of redcedar as well as Douglas fir and white fir. Directly north is a marsh where as many as 20 eagles gather at one time during the fall. DNR and Game Department inventories also show an osprey nest on or near the north border of site. Lack of access seriously constrains short and perhaps long-term management options. 30 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell for Conservancy/Preservation purposes.

1986 Proposed Action Schedule: Begin negotiations for access and exchange or sale in 1986.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS/RECOMMENDED ACTION: Transfer only to public agencies for conservation purposes. Any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions.

23 and 24. BLAKELY ISLAND

The two parcels of Trust land on Blakely Island are the eastern face of the island (East Blakely) and a small parcel at Thatcher Bay. The larger parcel was formerly a Federal Lighthouse Reserve. The smaller parcel was traded in 1975 for tidelands now part of Blakely Marina.

There are approximately 20 eagle nest sites on the island. The entire east coast of Blakely is prime raptor habitat for eagles, hawks and falcons. 225 acres (Blakely East) and 6.6 acres (Thatcher).

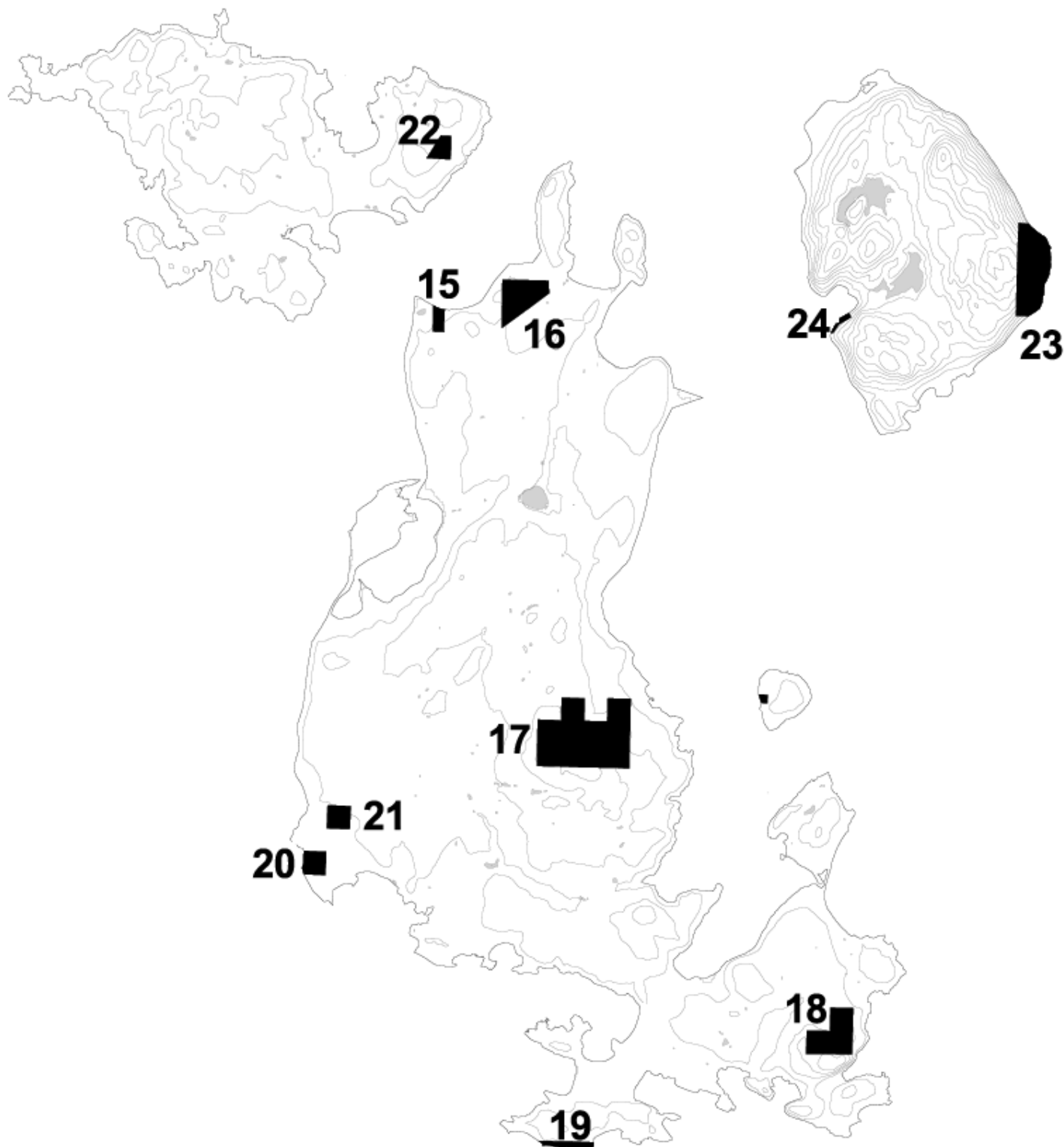
1986 RECOMMENDED ALTERNATIVE: Trade or sell the Blakely East property for Conservancy/Preservation purposes. The Thatcher parcel should be exchanged for tidelands of equal value elsewhere in the county at a location mutually agreeable to San Juan County and the Department of Natural Resources.

1986 Proposed Action Schedule: Exchanges in 1986.

Comprehensive Plan Designation: Conservancy (C-0).

2001 STATUS/RECOMMENDED ACTION: Transfer only to public agencies for conservation purposes. Any transfer to a private party for private use shall be subject to amendment of this plan to specify appropriate land use and resource conservation provisions.

Lopez, Shaw, Blakely, Center Islands Trust Lands



■ Dist 3 Trust lands, current (2001) and former (1986)

~ 100-foot contours

Lopez and Center Islands

15. BELLA TIERRA

“Bella Tierra” was acquired by DNR for recreation purposes in 1975 with Referendum 28 (Outdoor Recreation) bond funds. Unlike other DNR lands in the county, this parcel, as well as Center Island and Griffin Bay has no income-generating requirements. They are to be managed as a public trust for recreational purposes only. This property is one of the few DNR parcels in the county with both road and water access.

This property fronts Military Road and provides access to a public sandy beach extending for over two miles to beyond Odlin Park. Residents of the adjacent Flat Point subdivision are naturally concerned about the potential impacts of visitors on adjacent landowners. 20 acres.

1986 RECOMMENDED ALTERNATIVE: Keep in public (DNR) ownership and develop as a passive day-use recreation site with fire pits. A parking area should be provided on Military Road. Except for site maintenance and fire control, no motor vehicles should be allowed beyond the parking lot. Site planning should provide for separation of recreational users from adjacent private property, including but not limited to fencing and boundary markers to supplement natural vegetation buffers.

1986 Proposed Action Schedule: Develop site plan for recreational development and vacate Plat of Bella Tierra—1986; Recreational site development—1987.

Comprehensive Plan Designation: Conservancy (C-0).

2001 Status: Subdivision was vacated and site developed for recreation in 1990. Maintained for day-use recreation by DNR.

16. ODLIN SOUTH

The most accessible of DNR-managed lands in San Juan County, located next to Odlin County Park, has productive soils and is relatively flat. In 1980, DNR proposed a marked tree timber sale on 78 acres of this parcel called Airport Partial Cut. DNR land adjacent to Odlin Park provides an opportunity for the public to have easy access to both managed and unmanaged forests. 106 acres.

1986 RECOMMENDED ALTERNATIVE: Demonstration forest management by DNR with special attention to forestry education. DNR and the county should work toward developing a cooperative management plan for recreation and resource interpretation.

1986 Proposed Action Schedule: Development and approval of Multiple Use Management Plan—1986; Timber Sale 1987.

Comprehensive Plan Designation: RFF-15.

2001 STATUS/RECOMMENDED ACTION: Multiple use classification. Timber sale completed with no further sales planned. DNR is seeking to transfer/trade to another public ownership.

17. LOPEZ HILL

The highest point on Lopez Island (535 feet) is also the largest single DNR parcel in San Juan County. The soils are productive Roche and Bow loams. The timber is a remarkably homogeneous 70-year old fire-succession Douglas fir forest with some lodgepole pine. A 91-acre marked tree thinning has been approved by the Board of Natural Resources. The Lopez Island School District would like to incorporate Lopez Hill into the curriculum. 400 acres.

1986 RECOMMENDED ALTERNATIVE: Forest Management with a Multiple Use Management Plan. Public uses should be limited by minimal site development.

1986 Proposed Action Schedule: Approve Multiple Use Management Plan—1986; Timber Sale 190-acre marked tree harvest—1986.

Comprehensive Plan Designation: Forest Resource-20.

2001 STATUS/RECOMMENDED ACTION: Multiple use classification. DNR is seeking to transfer/trade to another public ownership.

18. CHADWICK HILL

The forest cover is predominantly second growth Douglas fir, although some portions of the stand are as old as 145 years while other sections are only 45 years old. The numerous fire snags, mixed age classes and species, proximity to saltwater, the cliff face at Watmough Bay and associated wetlands all provide excellent wildlife habitat and management opportunities. There is no legal access to this property. 120 acres.

1986 RECOMMENDED ALTERNATIVE: Limited access forest management with no facilities and minimum signing. In the context of the Multiple Use Management Plan for this parcel, management activities should be deferred on the southern one-third of this property (above the 300-foot contour). This would provide an opportunity for DNR, the San Juan Preservation Trust and other interested parties to further define ecological boundaries of the Watmough Bay/Point Colville area as defined in the BLM report.

1986 Proposed Action Schedule: Acquire access—1986; Timber Sale—1989

Comprehensive Plan Designation: Forest Resource—20.

2001 Status: Transferred to BLM in 1992.

19. ICEBERG POINT

This narrow strip of grassland and rock outcrop headlands is adjacent to the 70-acre Lighthouse Reserve managed by the U.S. Bureau of Land Management (BLM).

The Friday Harbor Marine Labs have signed a Memorandum of Understanding with BLM to use the site as a research and educational area. BLM has designated its land at Iceberg Point as an Area of Critical Environmental Concern (ACEC). This designation indicates a long-term commitment to manage the property as a Natural Area, primarily for research, education and passive recreational use with no facilities or structures. At present, neither the DNR nor the BLM site has public access. 20 acres.

1986 RECOMMENDED ALTERNATIVE: Preservation for public educational and scientific use. Iceberg Point is both a local (Lopez Island) and regional (Washington) landmark. A conservancy lease, purchase or exchange should be pursued to hold this property in public ownership with limited, controlled access. Any transfer of this site to federal control should include assurance or permanent protection. San Juan County should be an active party in designation of the site as an ACEC and in any management agreement or future amendment to those arrangements.

1986 Proposed Action Schedule: Begin negotiations for access and preservation—1986.

Comprehensive Plan Designation: Natural (N).

2001 Status: Transferred to BLM in 1992.

20. SHARK REEF

About 1,330 feet of steep rocky ledge waterfront and a series of grassy bluffs overlook the dramatically swift currents of San Juan Channel. The site has the potential to be seriously and adversely affected from overuse, especially the grass/rock and moss transition zone between the forest and the tidelands. There are two or three eagle nests on DNR land close to the northern boundary with the King's Point subdivision. 19 acres.

1986 RECOMMENDED ALTERNATIVE: San Juan County and the Department of Natural Resources should continue Co-operative efforts to provide suitable passive day-use public recreational facilities for the Shark Reef Recreation/Preserve site. The area should be carefully monitored to ensure damage to the site is within

acceptable limits.

1986 Proposed Action Schedule: Complete controlled access, passive recreational site development—1985.

Comprehensive Plan Designation: Conservancy (C-0).

2001 Status: Managed for passive recreation by County Parks for DNR.

21. SHARK REEF ROAD

Nearly perfectly flat, with one-fourth mile of road frontage, the most prominent feature on this parcel is the dominance of mature lodgepole pine, some as large as 24-inch DBH (diameter at breast height). Mixed among these large pine are residual old growth Douglas fir; all show evidence of fire scarring. 40 acres.

1986 RECOMMENDED ALTERNATIVE: Trade or sell.

1986 Proposed Action Schedule: Trade or sell—1990.

Comprehensive Plan Designation: Rural Farm-Forest (RFF)—10.

2001 STATUS/RECOMMENDED ACTION: No forestry or multiple use planned in the near future. DNR is seeking to transfer/trade to another public ownership or to private ownership.

25. CENTER ISLAND

This 4.2-acre parcel on the west side of Center Island was purchased by the forerunner of the DNR recreation program through the IAC in 1974. The property has no potable water, 526 feet of waterfront and provides access to public tidelands that surround the island. Generally, members of the Center Island Beach Club did not favor development of the property.

1986 RECOMMENDED ALTERNATIVE: Sell or trade and use funds or value obtained to acquire other boating access land in the San Juan Islands. Proposed sites for reinvestment should be reviewed and approved by the San Juan County Board of Commissioners. Sites evaluated should include but not be limited to a site at the south end of Lopez Island.

1986 Proposed Action Schedule: Sell in 1986. Identify other suitable replacement boating access sites.

Comprehensive Plan Designation: Conservancy (C-0).

2001 Status: Managed by DNR for recreation.