SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD

REGULAR MEETING
April 29, 2014
3:00 – 5:00 P.M. JACKSON BOARD ROOM
8TH FLOOR, COUNTY ADMINISTRATION BUILDING

MEETING MINUTES

Members Present: County Councilmember Dave Somers (Chairperson), County
Councilmember Terry Ryan, County Executive Representative Lisa
Dulude, Large City Representative Councilmember Randy Lord, Small
City Representative Mayor Carla Nichols, Community Representative
Ann Boyce and Community Representative Dan Bartelheimer

Members Excused/Absent: None

Staff: Dianne Bailey, Sharon Swan and David McConnell

Guests: Geoffrey Thomas (Legislative Analyst – Operations, Snohomish County Council),
Pam Pruitt (Legislative Analyst – District #4), Tom Teigen (Director, Snohomish
County Department of Parks and Recreation), Chris Mueller (Snohomish County
Department of Parks and Recreation), James Yap (Snohomish County Department of
Parks and Recreation), Stephen Clifton (Executive Director, Snohomish County
Executive Office), Adam Draper (Forterra), Will Cross (Friends of Heybrook Ridge),
Randy Whalen (Bear Creek Headwaters), Mickey Gundersen (Sno-King Watershed
Council) and the Pilchuck Audubon Society

1. CALL TO ORDER

Chairperson Somers called the meeting to order at 3:10 pm.

2. INTRODUCTION OF BOARD MEMBERS

Board members went around the table and introduced themselves. Lisa Dulude is the new
Executive representative, replacing Peter Camp.

3. PUBLIC COMMENT
   ○ Chairperson Somers invited meeting guests to provide public comment and asked that
     they provide their name and limit statements to 3 minutes. Two guests provided
     comment.
1. Randy Whalen – Mr. Whalen lives in south Snohomish County just north of Woodinville. He spoke in favor of preserving Hooven Bog. He is in favor of the purchase because the bog is unique in Snohomish County and possibly in Washington State as one of the largest bog/wetlands with sphagnum peat moss mats. The bog is approximately 20 acres and has unique habitat connectivity. It is currently being damaged by land modifications nearby that are raising the pH of the water and allowing invasive species to invade the bog.

2. Mickie Gundersen – Ms. Gundersen lives in Lynnwood and is a member of the Sno-King Watershed Council, Pilchuck Audubon and several other organizations that all work to preserve habitat. Ms. Gundersen also referenced letters of support from organizations that represented over 4,000 people. Ms. Gundersen spoke in support of the purchase of Hooven Bog and described the efforts to purchase and preserve the bog. She also described how the site represented a unique opportunity to develop an educational site for Snohomish County to be used for education programs for wetlands and environmental studies.

4. REVIEW AND APPROVAL OF MINUTES:

The Board reviewed minutes from the January 30th, 2014 regular meeting. Board Member Ann Boyce noted that on page 2, the 4th line down under the heading “Board Feedback” she asked that the word “it” be changed to the word “is”. The Board unanimously approved the minutes with this correction.

Motion for approval: Carla Nichols
Second Dan Bartelheimer
Vote: 7 - 0

5. PROJECTS UPDATE

Ms. Bailey provided the following updates on pre-bond projects:

The Port Susan Farms LLC Purchase & Sale agreement is moving forward and should be ready to be presented to the County Council soon.

The Harborview Park Addition project did not go forward and the $400,000 in allocated funding has been returned to fund balance.

The Stillaguamish River Tidal Estuary Access project is ongoing. The Interlocal Agreement (ILA) is set to expire January 2015 and Staff anticipates asking for an amendment to extend the ILA. Ms. Bailey asked if this is something that the Board should act on or if the Board would like staff to take this the County Council for approval. Discussion followed and Chair Somers indicated that it was probably a County Council action to amend the ILA. Ms. Swan commented that the reason for the delay in the City of Stanwood’s acquisition was that the City was in the process of updating its Shoreline Master Plan and the current owners of the property are waiting for the plan to be adopted because it may change the value of their property.
Adam Draper from Forterra gave a brief update on the Whitehorse Stilly project. He reported that the appraisal had been completed and came to $230,000, which was lower than the seller expected. The appraised value was lower than expected because the owners are still pursuing legal access to the property and the appraiser built in the expected costs of obtaining the legal access. Forterra anticipates updating the appraisal once the family acquires legal access to the property. The owners are making progress in acquiring an easement. The easement may be established so that it can connect to Squire Creek County Park. Mr. Draper does not anticipate that Forterra will need an extension to their agreement but will work with staff if the need arises.

Ms. Bailey commented that the Snohomish County Parks & Recreation Department supports this acquisition because it fits in with the Oso Recovery Plan and it is a great economic benefit to the community of Oso because it will allow for more camping and more reasons for people to visit that part of the County. Forterra would like to go forward with the purchase of the property in its entirety using Conservation Futures funds. The original proposed acquisition had matching funds that have since fallen off. Ms. Bailey asked Mr. Draper to update the Board on this.

Mr. Draper reported that Forterra anticipates that an amended appraisal will come in at between $260,000 and $280,000 and any portion of the cost that is above that range Forterra will cover with private donation funds from a private donor who is strongly supportive of trail projects. Forterra strongly supports trail projects and is committed to finishing this acquisition.

Discussion followed to clarify the project history and funding sources. Mr. Ryan, Ms. Boyce and Mr. Draper discussed the evolution of funding for this project. Mr. Draper indicated that after Forterra failed to obtain Salmon Recovery Funding Board funding from the Washington State Recreation Conservation Office, Forterra came back to the Board and asked for additional Conservation Futures funding which was denied. Following the denial of the request, Forterra was able to secure additional funding from a private donor to cover the gap. After discussion, the Board agreed by consensus to support the proposed funding as outlined by Mr. Draper.

Mr. Draper updated the Board on the Lower Wallace Falls Conservation Area acquisition. Mr. Draper reported that Forterra hired an appraiser and the appraisal is underway. Forterra is about to sign a Salmon Recovery Funding Board agreement with Washington State for $250,000 and at this time Forterra does not need an extension but will work with staff on an extension of the Purchase & Sale agreement if the need arises.

Ms. Bailey reported that the Whitehorse Trail Dashiell acquisition has closed and is complete.

Mr. Chris Muller, a Park Planner from the Snohomish County Parks and Recreation Department updated the Board on the Heybrook Ridge acquisition project. Mr. Mueller reported that 1 of the 3 proposed acquisitions has been acquired and the other two are still in negotiations. The remaining two property owners are now willing sellers with Ms. Chase changing from wanting to sell a lease agreement to being willing to sell her property. The Zambrano property has been acquired and the Chase and Wyland properties are in process. The asking prices for the remaining properties are above the assessed value but still within the budget of the original ask from the grant application. Mr. Mueller is asking the Board to recommend that the County purchase the two remaining properties at a negotiated value because they are critical to providing adequate access to the Heybrook Ridge property already owned by the County and if acquired will allow for master planning and development of the future park to be scheduled.

After discussion, a majority of the Board recommended that the County proceed with negotiations understanding that the limit for acquisition of the properties must be $299,000 or less (award amount). Board Member Randy Lord opposed the recommendation.
Ms. Bailey updated the Board on the Evans Land Acquisition and reported that the Town had closed on the purchase.

Ms. Bailey provided the following updates on the Bond projects:

Ms. Bailey updated the Board on the status of the Bond Based Conservation Futures projects and reviewed the Conservation Futures Administrative Status report, dated 4/17/2014, which was provided as an attachment to the meeting agenda. The Board discussed the status of these projects and Chair Somers commented on the Seabrook Heights project and said that the negotiations were progressing slowly. The property is high value and has steep slopes. There is an alternate property at the base of the slope that could be acquired in lieu of the proposed acquisition that may be more cost effective if the original acquisition fails. Discussion followed.

6. CONSERVATION FUTURES STATUS FUND BALANCE (OVERHEAD PRESENTATION)

Ms. Bailey and Mr. Geoffrey Thomas reported on the status of the Conservation Futures fund balance. The estimated fund balance is $25,946,884. The current funding commitments are $2,066,511 for the pre-bond projects. The bond funded projects obligation is $18,545,890. Other fund obligations include payment of debt service and program support.

Staff requested that the Board make a recommendation to take the funds remaining from completed acquisitions and return said funds to the Conservation Futures fund balance. The Board agreed by consensus and made this recommendation.

7. PROJECT MODIFICATIONS

A number of project modifications were requested and discussed as follows:

The Stillaguamish River Tidal Estuary Access project – the Board previously has approved the extension of the closing date for this acquisition earlier in the meeting.

Anderson (Hooven Bog) - The County has the opportunity to acquire the Hooven Bog property and the County Council supports the acquisition. Staff would like the Board to consider switching the funding previously approved for the acquisition of the Anderson Farm by Forterra to be used in acquiring Hooven Bog. Forterra has provided an email of support for this project and indicated that its project to acquire the Anderson Farm conservation easement will not be successful. Available funding for the Hooven Bog acquisition is a combination of bond and pre-bond funding for a total of $1,650,000. Staff indicated that the County hopes to close on the acquisition by the end of May.

Discussion followed. The Board reached consensus that the County would explore other funding sources first. If the alternative funding is successful then Hooven Bog will be acquired using other funds. If the efforts to secure other funds fail then the Board would support acquiring the Hooven Bog property using Conservation Futures funds.

O’Reilly Acres – Ms. Bailey asked the Board for the ability to move existing funding in order to facilitate acquisition of parcels within the existing project. There will be no change to the funding ask for this proposed acquisition. The board indicated support for this request.
Esperance – Ms. Bailey reported that the Conservation Futures application was based on an estimate of value that came in low because the property is actually 3.3 acres instead of 2.66. As a result this is a request for a funding increase. The school district has some flexibility and can take 90% of the appraised value of the property but would prefer to be paid the full appraised value of the property. Ms. Swan commented that the County is also seeking grant funding from the RCO to support acquisition of this property. If successful, the Conservation Futures funding will be returned to fund balance. Chair Somers asked the Board for their preference on how to proceed with the Esperance acquisition and the County’s request for additional funding. The consensus is to not recommend provision of the additional $300,000 funding.

Ms. Bailey reported to the Board that the Lake Stickney acquisition is progressing quickly. The County and the property owner met recently and the family are now willing sellers.

Heybrook Ridge was discussed earlier in the agenda, so Mr. Mueller did not repeat his presentation.

8. UPCOMING MEETINGS

Ms. Bailey asked the Board to consider an additional meeting in the fall, preferably in late October. The reason for this request is that by that time, more is anticipated be known about the status of the Conservation Futures projects and about funding possibly available through RCO grants. In addition, it is thought that this would be a good time to address the Board’s desire for a discussion on funding distribution policies. Finally, the bond funds must be spent by 2016 and the Board may need to decide whether or not to have a second grant round.

Discussion followed but decisions were held over to be continued at the next meeting. Tentative meeting day was set for August 28th, 2014.

The Board members agreed that they were willing to additionally schedule a meeting in late October. Ms. Bailey recommended to the Board that due to the amount of time needed for a grant round and the process of creating ILAs and acquisition that the Board consider going back to the previously evaluated and ranked projects and try to fund some of them before opening a new grant round because there were a number of qualified projects that scored well but were not funded.

9. COMMENTS FROM THE BOARD
None.

10. ADJOURNMENT
The meeting was adjourned at 5:19 p.m.
ATTACHMENTS
Attachment A – Conservation Futures Administrative Status Report 4/17/2014
Attachment B1 – Email from Michelle Connor, Forterra
Attachment B2 – Area Map of Hooven Bog and surrounding area
Attachment B3 – Vicinity Map of Hooven Bog
Attachment C1 – Vicinity Map of O’Reilly Acres
Attachment D1 – Heybrook Ridge County Park Project Summary
Attachment D2 - Draft Map of Proposed Trails
Attachment D3, D4 – Critical Areas Study Map
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<th>PROJECT</th>
<th>FUNDING</th>
<th>FUND MOTION</th>
<th>ILA/CONTRACT STATUS</th>
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<td>Forterra</td>
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<td>TITLE REPORT</td>
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<td>Eastside Rail</td>
<td>$5,000,000</td>
<td>13-353 9/11/13</td>
<td>Pending</td>
<td>Negotiated Offer</td>
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<td>Motion No. 13-488 12/02/13</td>
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<td>Flowing Lake</td>
<td>$1,829,950</td>
<td>13-353 9/11/13</td>
<td>Received</td>
<td>Appraisal complete offer accepted</td>
<td>ECAF/Motion to Exec/Council 1/22/14</td>
<td>Motion No. 14-040 2/12/14</td>
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<td>Esperance School</td>
<td>$ 823,950</td>
<td>13-353 9/11/13</td>
<td>Received</td>
<td>Appraisal complete, offer made by phone 4/3/14, District checking internal process, may need its own appraisal report</td>
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<td>Lake Stickney</td>
<td>$ 734,950</td>
<td>13-353 9/11/13</td>
<td>Received, owner not responsive</td>
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<td>O’Reilly Acres</td>
<td>$ 612,400</td>
<td>13-353 9/11/13</td>
<td>Received</td>
<td>Appraisal complete, offer accepted Shirlann LLC, negotiations Scott 3/14</td>
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<td>$ 190,000</td>
<td>13-353 9/11/13</td>
<td>Received</td>
<td>Negotiated Offer accepted</td>
<td>Seller signed, ECAF/Motion to Exec. 10/17/13</td>
<td>Motion No. 13-439 12/18/13</td>
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Dear Tom and Dianne,

We value and applaud Snohomish County's leadership on recent emergent conservation and trail access matters for both Hooven Bog and the Oso/Darrington community.

As a partner in the community, Forterra recognizes the urgency of these circumstances and supports necessary re-prioritizations of current Conservation Futures funds according to the collective judgment of the County Council, the Conservation Futures Committee and Snohomish County Staff based on your overall evaluation of these circumstances and available resources.

At such time as future resources become available, we encourage the County to consider investing in some of those resources in the farmland conservation opportunities that we have discussed with the County. Meanwhile, Forterra stands by to assist with seeking state or federal grant funds, or engaging transactional or stewardship activities that may be of value in advancing your efforts. We do need to figure out ways that cover our costs, but are willing to cobble together resources and be creative about how we do so.

Adam Draper from our office plans to attend the Conservation Futures meeting on April 29, to speak to both the White Horse Trail project and, to the extent it is helpful, to convey our willingness to defer our Anderson Farm grant application in lieu of emergent priorities.

Please let us know if any more specific communication related to our Anderson Farm CFT grant application would be of help.

Yours Truly,

Michelle

Michelle Connor
Forterra | Executive VP, Strategic Enterprises
901 Fifth Avenue, Suite 2200
Seattle, Washington 98164
C 206 484-1579 | W www.forterra.org

CREATING GREAT COMMUNITIES
and CONSERVING GREAT LANDS

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Heybrook Ridge Park
Conservation Futures Acquisition Summary

April 29, 2014

<table>
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<tr>
<th>PROPERTY SUMMARY</th>
<th>Appraised Value</th>
<th>Assessed Value (2014)</th>
<th>Status</th>
<th>Size (acres)</th>
<th>Appraised per Acre</th>
<th>Asking per Acre</th>
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<td>Chace</td>
<td>$34,000</td>
<td>$41,800</td>
<td>Originally identified for long term lease. Owner now willing to sell for $150,000</td>
<td>3.37</td>
<td>$10,089</td>
<td>$44,510</td>
<td>Encumbered by critical area and critical area buffers. Has established driveway apron and cleared area that could be used for access and possibly parking with buffer mitigation required.</td>
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<td>Wyland</td>
<td>$54,000</td>
<td>$50,500</td>
<td>Initial offer of $54,000 made. Seller supports the project, but not willing to sell at a loss - asking $110,000 or $115,000 to cover money he has invested in property.</td>
<td>4.49</td>
<td>$12,027</td>
<td>$25,612</td>
<td>Has 0.85 wooded acres outside critical area buffers that could be used for parking lot and/or mitigation area. No driveway apron - requires wetland crossing and mitigation to construct driveway entrance. Assessor's records show property purchased for $89k in 2007.</td>
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<td>Zambrano</td>
<td>$14,000</td>
<td>$6,000</td>
<td>Purchase complete for $14,000 on 2-28-14</td>
<td>1.00</td>
<td>$14,000</td>
<td>-</td>
<td>Steep slopes and encumbered by critical area buffers. No timber value. No road frontage or access easement.</td>
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BUDGET SUMMARY

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<td>Expenditures to date</td>
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<td>Current CFB Grant Balance</td>
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Heybrook Ridge County Park
Trails Management Plan

Management Guidelines and Notes:

5. All proposed trail alignments are approximate. Final alignment at all trails shall be determined in the field. As additional information becomes available, trail alignments may be adjusted to avoid environmentally sensitive areas, recreate power lines, private property, user conflicts and/or other unforeseen site conditions. Trail modifications and/or additions may also occur to change users or unique or interesting site features.

3. Trail crosses sections and/or outcrops may be modified and/or improved to prevent erosion, trail degradation and/or user conflicts. All trail improvements and modifications shall follow accepted trail management practices. If required, imported materials shall not present a threat to surface water, vegetation or any other natural system. To prevent the introduction of invasive species and pathogens, soil should only be imported using extreme caution. Comprehensive self-testing shall be completed prior to any and all projects. Any and all imported material shall be approved in writing by the Parks and Recreation Department prior to delivery.

3. Provide speed control elements and trail vegetation as needed to reduce user conflicts and improve sight distance at trail intersections.

4. Signage will be placed at all trailheads and at all trail intersections. Signage may include trail names, distance and directional arrows, use restrictions, difficulty ratings and/or other wayfinding information. All signage must be approved by Parks and Recreation prior to installation.

5. The need for a parking facility at the park trailhead will be evaluated after completion of initial trail construction. Parking facilities will be designed based on demand and will be limited to the presence of critical areas in proximity to the trailhead.

6. Dog owners must obey County brush and sweep laws. With conservation as the primary goal for this site, the County must ensure wildlife protection and habitat preservation. If problems arise associated with dogs, Parks and Recreation reserves the right to limit or restrict dog use.

7. Trails to and from private property are prohibited. Any existing trails leading to private property are to be maintained in a closed condition.

8. Initial wetland delineation has not been performed on this site. Wetland information shown is a composite from County GIS information and field observations. Additional unmarked wetlands exist.

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**Legend**

- Park Boundary
- Boundary Other Public Lands
- Partial Boundary (internal park parcel not shown)
- Shoreline/Watershed
- Wetland

**Map Scale:** 1:2,400

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**Revision:** 04-29-2014
**Date:** 04-29-2014
**Drawn By:** D2

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**Legend**

- Existing Trail
- Proposed Trail - Public/County
- Proposed Project - Foot-Only
- Potential Regional Non-motorized Trail
- Bike Path
- Unique sites/Features
- Site Inventory GPS Track

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**Contour Interval:** 20

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**Table:**

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<tr>
<td>A11</td>
<td>D2</td>
<td>D2</td>
</tr>
<tr>
<td>B11</td>
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<td>3.0</td>
</tr>
</tbody>
</table>

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**Coord:** NAD 83 - CWS 6.0-11.26