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STATE OF WASHINGTON

RECREATION AND CONSERVATION OFFICE

September 2008

Item #7b: **Washington Wildlife and Recreation Program**
Farmland Preservation Ranked List for Fiscal Year 2010

Prepared By: Scott T. Robinson, Conservation and Grant Services
Section Manager

Presented By: Scott T. Robinson, Conservation and Grant Services
Section Manager

**Approved by the
Director:**

Proposed Action: Decision

RCW or Policy Description of Account

“Farmland preservation means protection of any land defined as farm and agricultural land in RCW 84.34.020.”¹

Moneys appropriated for the farmlands preservation account may be distributed for acquisition of farmlands and/or the enhancement or restoration of ecological functions on farmland.²

Summary

The primary focus of the Farmland Preservation category in the Washington Wildlife and Recreation Program (WWRP) is to acquire development rights on farmland in Washington and to ensure the land remains available for agricultural practices.

1 Chapter 79A.15.010 (4), Acquisition of Habitat Conservation and Outdoor Recreation Lands
2 Chapter 79A.15.130 (2) Farmlands preservation account — Use of funds



Sixteen Farmland Preservation Account (FPA) project proposals requesting about \$7.0 million were evaluated on August 11–12, 2008. Upon completion of the presentations, evaluation team members agreed that the two projects submitted by the City of Spokane were not ready to be considered for funding at this time. Their reasons included the lack of clear goals or strategy, significance, long-term viability, data used to determine property values, and unclear landowner willingness.

The Recreation and Conservation Funding Board (Board) is being asked to review Table 1, which shows the ranked list of projects, and decide whether to forward the entire list or a partial list that excludes the City of Spokane projects to the Governor's Office.

Staff Recommendation

Recreation and Conservation Office staff recommends approval of Table 2, which is the ranked list of fourteen projects and excludes the two City of Spokane projects, for submission to the Governor for consideration.

Staff will work with the City of Spokane staff so that we more fully understand their goals and objectives for farmland preservation. With that knowledge, the RCO can better assist them in future proposals.

Resolution #2008-034 is provided for Board consideration.

Program Policies

The primary focus of the Farmland Preservation category in the Washington Wildlife and Recreation Program (WWRP) is to acquire development rights on farmland in Washington and ensure the land remains available for agricultural practices. A secondary goal is to enhance or restore ecological functions on farmland.

To be eligible for consideration in this category, a project must include acquisition of a real property interest. Other factors related to this program are:

Eligible Applicants	Cities and counties
Eligible Project Types	<ul style="list-style-type: none">• Projects must include acquisition of property interest• Restoration elements may be combined with acquisition elements
Funding Limits	<ul style="list-style-type: none">• There is no minimum or maximum request limit• The restoration total shall not exceed more than half of the total acquisition costs, including match towards acquisition.
Match Requirements	Applicants must provide a minimum match of 50%
Public Access	Not required

The Farmland Preservation Account will receive funding only if the Legislature appropriates more than \$40 million for WWRP. If there is a \$40-\$50 million appropriation, then 40 percent of the amount over \$40 million is provided to the Farmland Preservation Account. A funding level in excess of \$50 million provides an additional 10 percent for this category.³

Evaluation Summary

As of May 1, 2008, the RCO had received twenty Farmland Preservation Account (FPA) project proposals requesting more than \$14.0 million. As we progressed through the application review process, applicants who could not find match or were not otherwise ready withdrew their applications. In addition, the City of Spokane changed its large-scale \$4.3 million project to two smaller proposals at the recommendation of staff and the evaluation team during project review.

On August 11 and 12, 2008, the Farmland Preservation Advisory Committee used criteria adopted by the board to evaluate and rank sixteen Farmland Preservation category projects requesting about \$7.0 million. They conducted the evaluation in open public meetings.

Six of the eleven committee members were present to evaluate the projects. One ex officio member also was present but did not score the projects. These individuals are recognized for their expertise, experience, and knowledge related to agricultural production, agro-business, real estate, land management, and community interests related to farming. The members who conducted the evaluation were as follows:

Evaluator	Affiliation
Jacob Anderson	Farmland Preservation Task Force
David Brown (ex-officio)	U.S. Natural Resources Conservation Service
Fran Einertz	Farmer, Island County
Mary Embleton	Cascade Harvest Coalition
Scott Nelson	Farmer, Thurston County
Cindy Ray	Farmer, Grant County
Jeanne Williams	State Department of Natural Resources

City of Spokane Projects

The City of Spokane initially proposed a large-scale \$4.3 million project. During project review, it was apparent that many of the parcels within the proposal did not meet the definition of farmland per RCW 84.34.020. Therefore, the city reduced this project to two smaller proposals.

Upon completion of the presentations during the August evaluation, the evaluation team members agreed that the two projects submitted by the City of Spokane did not fully

³ Chapter 79A.15.030(1)(b) RCW

meet several criteria. The evaluation team recommended that the Board consider not funding the two Spokane projects at this time, based on the following concerns:

- The city did not state clear goals for their farmland program or a clear strategy for acquiring land within their agricultural zone.
- Although the proposals may serve local needs for community gardens or open space, the city did not demonstrate that they have broader significance.
- The advisory committee had concerns about the long-term agricultural viability of the proposed farms.
- The city used assessor data rather than market value in determining property values, which likely would result in the projects being underfunded.
- The city was unable to demonstrate that the landowners were willing to grant an agricultural conservation easement.

The team appreciated the city's efforts to preserve farmland within its urban growth area, but thought that the city needed to develop its farmland program and strategy before advancing future project applications.

The results of the evaluations, provided for Board consideration, are found in *Table 1 – WWRP, Farmland Preservation Ranked List of Projects, Fiscal Year 2010*. *Table 2 – WWRP, Farmland Preservation Ranked List of Projects (Proposed Amendment), Fiscal Year 2010* shows the ranked list of projects, excluding the City of Spokane proposals.

Attachments

Resolution # 2008-034

Table 1 – WWRP, Farmland Preservation Ranked List of Projects, FY 2010

Table 2 – WWRP, Farmland Preservation Ranked List of Projects (Proposed Amendment), FY 2010

- A. State Map for Farmland Preservation Category projects
- B. Farmland Preservation Evaluation Criteria Summary
- C. Farmland Preservation Project Evaluation Scoring Summary
- D. Farmland Preservation Project Summaries

RESOLUTION #2008-034

**Washington Wildlife and Recreation Program
Farmland Preservation Category - Fiscal Year 2010
Ranked List of Projects**

WHEREAS, for fiscal year 2010 of the 2009-2011 biennium, sixteen Farmland Preservation category projects are eligible for funding from the Farmland Preservation Account of the Washington Wildlife and Recreation Program, and

WHEREAS, these Farmland Preservation category projects were evaluated using criteria approved by the Recreation and Conservation Funding Board (Board), and

WHEREAS, these evaluations occurred in an open public meeting, thereby supporting the Board's strategy to ensure that its work is conducted with integrity and in a fair and open manner, and

WHEREAS, fourteen of the sixteen projects meet criteria that demonstrate preference for perpetual easements, thus supporting the Board's strategic goal to maximize the useful life of Board-funded projects; and

WHEREAS, fourteen of the projects meet program requirements so that providing funds to these projects would further the Board's strategic goal to "[f]und the best projects as determined by the evaluation process";

NOW, THEREFORE BE IT RESOLVED, that the Board hereby approves the ranked list of projects depicted in Table 2 – *WWRP, Farmland Preservation Ranked List of Projects*, FY 2010, and

BE IT FURTHER RESOLVED that the Board hereby recommends to the Governor the ranked list of Farmland Preservation category projects for further consideration.

Resolution moved by: _____

Resolution seconded by: _____

Adopted/Defeated/Deferred (underline one)

Date: _____

Table 1
Washington Wildlife and Recreation Program - Farmland Preservation
State Fiscal Year 2010

Rank	Score	Number	Project Name	Project Sponsor	WWRP Amount	Sponsor Amount	Total Amount	Cumulative Amount
1 of 16	111.833	08-1804A	Smith Farm	Skagit County of	\$319,455	\$319,455	\$638,910	\$319,455
2 of 16	110.833	08-1238A	Nelson Ranch Farmland	Okanogan County of	\$616,050	\$646,350	\$1,262,400	\$935,505
3 of 16	108.333	08-1860A	Ebey's Reserve Farmland - Engle II	Island County of	\$672,500	\$672,500	\$1,345,000	\$1,608,005
4 of 16	105.333	08-1638A	Whatcom PDR 2008	Whatcom County of	\$379,750	\$384,750	\$764,500	\$1,987,755
5 of 16	103.833	08-1362A	Black River Ranch	Thurston County Parks & Rec	\$1,096,580	\$1,198,500	\$2,295,080	\$3,084,335
6 of 16	102.833	08-1153A	Finnriver Farm	Jefferson County of	\$207,500	\$211,500	\$419,000	\$3,291,835
7 of 16	102.667	08-1373A	Lower Methow Farmland	Okanogan County of	\$395,908	\$395,908	\$791,816	\$3,687,743
8 of 16	102.500	08-1324A	Wade Road Farm	Kittitas County of	\$175,500	\$199,000	\$374,500	\$3,863,243
9 of 16	101.667	08-1323A	Triple Creek Ranch 2008	Kittitas County of	\$650,425	\$1,395,575	\$2,046,000	\$4,513,668
10 of 16	100.833	08-1111A	Peoples Ranch 2nd Acquisition	Snohomish County of	\$343,210	\$343,210	\$686,420	\$4,856,878
11 of 16	100.333	08-1288A	Finn Hall Farm	Clallam County of	\$868,075	\$1,032,075	\$1,900,150	\$5,724,953
12 of 16	99.167	08-1214C	Brown Dairy	Jefferson County of	\$395,290	\$395,290	\$790,580	\$6,120,243
13 of 16	95.000	08-1281A	Lopez Island Farmland	San Juan County Land Bank	\$300,000	\$348,000	\$648,000	\$6,420,243
14 of 16	88.667	08-1289A	West Farm	Pierce County of	\$273,000	\$273,000	\$546,000	\$6,693,243
15 of 16	77.500	08-2075A	Latah Creek Farmland Preservation #2	Spokane City of	\$74,800	\$74,800	\$149,600	\$6,768,043
15 of 16	77.500	08-1699A	Latah Creek Farmland Preservation #1	Spokane City of	\$241,900	\$241,900	\$483,800	\$7,009,943
					\$7,009,943	\$8,131,813	\$15,141,756	

Note: Funds available, to be determined

Prepared: 08/27/2008

Table 2
Washington Wildlife and Recreation Program - Farmland Preservation
State Fiscal Year 2010

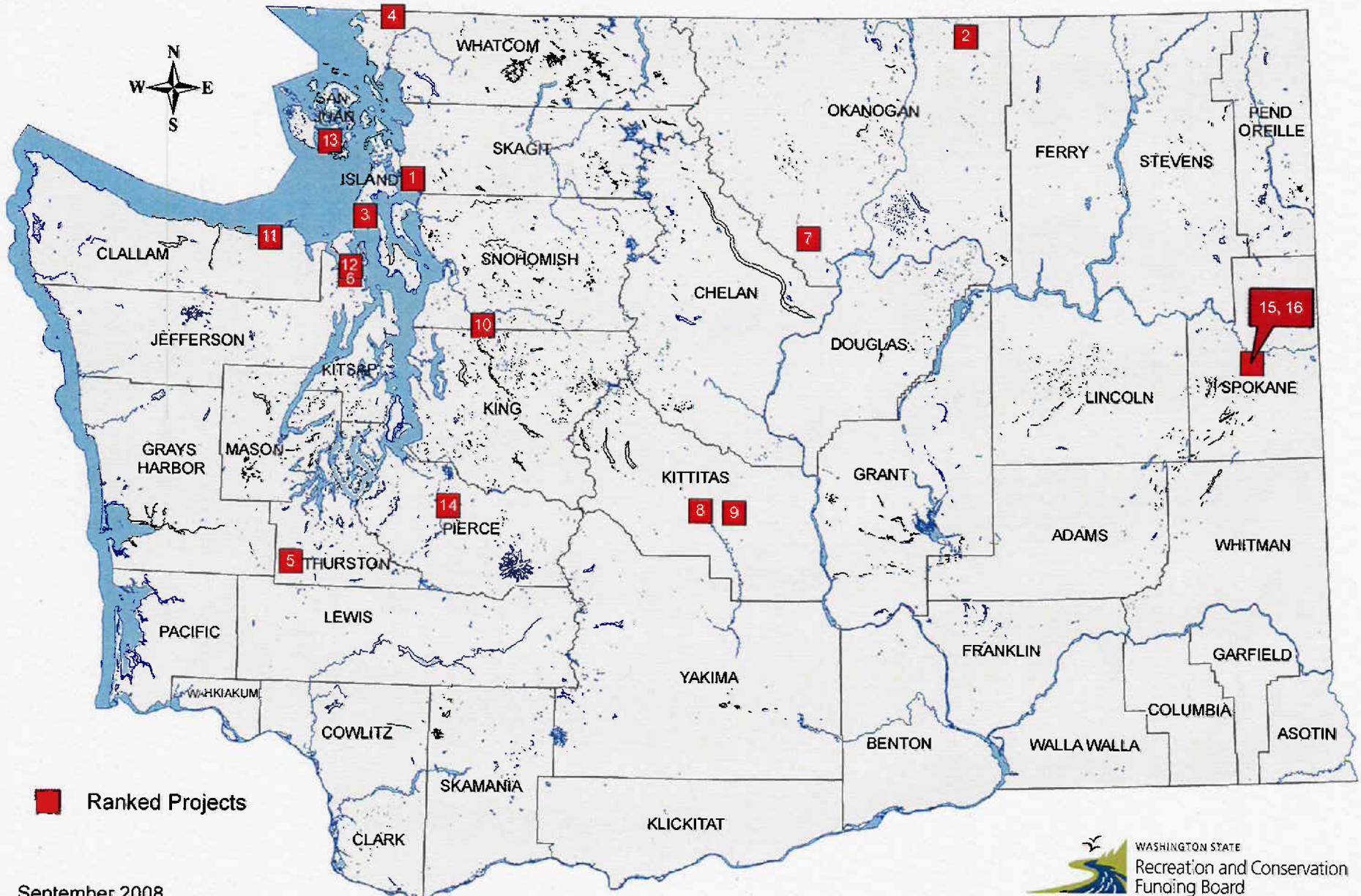
Rank	Score	Number	Project Name	Project Sponsor	WWRP Amount	Sponsor Amount	Total Amount	Cumulative Amount
1 of 14	111.833	08-1804A	Smith Farm	Skagit County of	\$319,455	\$319,455	638910	\$319,455
2 of 14	110.833	08-1238A	Nelson Ranch Farmland	Okanogan County of	\$616,050	\$646,350	1262400	\$935,505
3 of 14	108.333	08-1860A	Ebey's Reserve Farmland - Engle II	Island County of	\$672,500	\$672,500	1345000	\$1,608,005
4 of 14	105.333	08-1638A	Whatcom PDR 2008	Whatcom County of	\$379,750	\$384,750	764500	\$1,987,755
5 of 14	103.833	08-1362A	Black River Ranch	Thurston County Parks & Rec	\$1,096,580	\$1,198,500	2295080	\$3,084,335
6 of 14	102.833	08-1153A	Finnriver Farm	Jefferson County of	\$207,500	\$211,500	419000	\$3,291,835
7 of 14	102.667	08-1373A	Lower Methow Farmland	Okanogan County of	\$395,908	\$395,908	791816	\$3,687,743
8 of 14	102.500	08-1324A	Wade Road Farm	Kittitas County of	\$175,500	\$199,000	374500	\$3,863,243
9 of 14	101.667	08-1323A	Triple Creek Ranch 2008	Kittitas County of	\$650,425	\$1,395,575	2046000	\$4,513,668
10 of 14	100.833	08-1111A	Peoples Ranch 2nd Acquisition	Snohomish County of	\$343,210	\$343,210	686420	\$4,856,878
11 of 14	100.333	08-1288A	Finn Hall Farm	Clallam County of	\$868,075	\$1,032,075	1900150	\$5,724,953
12 of 14	99.167	08-1214C	Brown Dairy	Jefferson County of	\$395,290	\$395,290	790580	\$6,120,243
13 of 14	95.000	08-1281A	Lopez Island Farmland	San Juan County Land Bank	\$300,000	\$348,000	648000	\$6,420,243
14 of 14	88.667	08-1289A	West Farm	Pierce County of	\$273,000	\$273,000	546000	\$6,693,243
					\$6,693,243	\$7,815,113	\$14,508,356	

Note: Latah Creek #2 (08-2075A), Latah Creek #1 (08-1699A) were removed from this list.

Note: Funds available, to be determined

Prepared: 08/27/2008

Washington Wildlife and Recreation Program - Farmland Preservation (WWRP - FP) FY 2010 Ranked Projects



September 2008

Attachment B: Farmland Preservation Program, Evaluation Criteria Summary Table

Criteria	Points
<p>Agricultural Values</p> <p>Importance: Soil types; suitability for producing agricultural products; size; economic productivity; fit of the project to local priorities</p> <p>Viability: On-site production and support facilities; farm to market access; proximity to roads and utilities (croplands only); carrying capacity (rangelands only); water availability; drainage; presence of other features that could hinder or restrict use for agriculture; zoning; likelihood that the farm will remain in agriculture; immediacy of threat to conversion to non-agricultural uses; likelihood that the region will continue to support agriculture</p>	68
<p>Environmental Values (Acquisition only projects)</p> <p>Recommended as part of a plan or strategy; benefits to salmonids, migratory birds, other fish and wildlife habitat; integration with recovery efforts for endangered, threatened, or sensitive species; existing or proposed environmental management/stewardship plan</p>	22
OR	
<p>Environmental Values (Combination acquisition and restoration projects)</p> <p>Enhancement or restoration projects must further ecological functions: Consider the benefits to fish and wildlife species, especially endangered, threatened or sensitive species; benefits to habitat forming processes</p> <p>Consider the likelihood that the anticipated benefits will be realized: Project is based on accepted methods; project is likely to achieve the anticipated benefits</p> <p>Recommended as part of a plan or strategy</p>	22
<p>Community Values and Priorities</p> <p>Community support for the project; consistency with a local land use or a regional or statewide recreational or resource plan</p> <p>Other community values: Viewshed; aquifer recharge; occasional or periodic collector for storm water runoff; floods; agricultural sector job creation; educational and curriculum potential; historic value; buffer to public lands, demonstration</p>	12
<p>Other</p> <p>Term; cost benefit; local match; sponsor's ability to acquire, manage, monitor, and enforce conservation easements;</p>	31
<p>Total points available</p>	133

Evaluation Summary
Washington Wildlife and Recreation Program - Farmland Preservation
State Fiscal Year 2010

Question #	1	2	3	4	
Rank Name/Sponsor	Agricultural Values	Environmental Values	Community Values	Other	Total
1 Smith Farm/Skagit County	60.000	11.000	11.167	29.667	111.833
2 Nelson Ranch/Okanogan	55.667	15.167	11.000	29.000	110.833
3 Ebey's Reserve /Island Co	57.167	13.667	11.167	26.333	108.333
4 Whatcom PDR/Whatcom Co	54.167	12.167	9.833	29.167	105.333
5 Black River Ran/Thurston Co	51.333	15.167	9.833	27.500	103.833
6 Finnriver Farm/Jefferson Co	50.333	14.167	11.000	27.333	102.833
7 Lower Methow/Okanogan Co	53.167	12.833	9.500	27.167	102.667
8 Wade Road Farm/Kittitas Co	51.667	13.500	9.333	28.000	102.500
9 Triple Creek/Kittitas Co	50.667	13.167	9.833	28.000	101.667
10 Peoples Ranch/Snohomish Co	50.500	12.167	10.500	27.667	100.833
11 Finn Hall Farm/Clallam Co	51.667	12.000	10.167	26.500	100.333
12 Brown Dairy/Jefferson Co	48.333	14.167	10.333	26.333	99.167
13 Lopez Island/San Juan Co	46.667	9.500	10.333	28.500	95.000
14 West Farm/Pierce Co	40.833	10.833	9.000	28.000	88.667
15 Latah Creek 2/Spokane Co	38.000	7.500	8.167	23.833	77.500
15 Latah Creek 1/Spokane Co	38.667	7.500	7.833	23.500	77.500

**Washington Wildlife and Recreation Program,
Farmland Preservation Account**

Fiscal Year 2010

Project Synopses

Washington Wildlife and Recreation Program
FARMLAND PRESERVATION
State Fiscal Year 2010 Projects, In Ranked Order

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Skagit	\$319,455	\$319,455	\$638,910
08-1804A Smith Farm			

The scope of this project is to purchase development rights and place a permanent easement on 267 acres of prime Skagit County farmland. This project leverages local conservation futures funds to protect 8 priority parcels identified by the Skagit County Farmland Legacy Program. The Smith Farm properties on Fir Island have been in agricultural production for 100 years and are designated as agricultural land of long-term commercial significance and prime farmland by NRCS and Skagit County. The land supports a variety of high value crops, including potatoes and vegetable seed.

The long daylight hours, mild maritime climate, and fertile soils make the Skagit Valley one of the few places in the world where vegetable seed can be produced. Since the Skagit Valley produces 50% to 75% of the world's spinach and cabbage seed, the properties in this proposal have an importance far beyond the local level. The properties also support a variety of migratory bird species and the Wrangell Island Snow Geese, a species that is protected by international treaties.

Skagit County's population is expected to increase by 46% between 2000 and 2020. Pressure to convert and annex farmland is increasing dramatically. This project makes an important contribution to the community's goal of maintaining a critical mass of farmland in Skagit County and ensuring the long term viability of the local agricultural economy.

Rank (1 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Okanogan	\$616,050	\$646,350	\$1,262,400
08-1238A Nelson Ranch Farmland			

The scope of this project is the acquisition of a permanent agricultural easement to protect Nelson Ranch's 1,026 acres of working rangeland. This easement will be co-held by Okanogan County and the Okanogan Valley Land Council and will restrict future subdivision on this land, limit residential development, and keep valuable rangeland and soils for dryland production intact for future agricultural use. Five generations have worked this ranch for 108 years, it is one of the few remaining in the Okanogan Highlands and contributes significantly to the agricultural economy of Okanogan County. Ranching operations include grazing leases or permits on more than 30,000 acres of land including 5,400 acres of private land that contributes to open space and continued use of land for agriculture. The ranch has high biological and historical value. Muskrat Lake and several springs on the property create outstanding habitat for migratory birds and waterfowl. Approximately 60% of the soils are classified as soils of statewide importance. Nelson Ranch has scenic vistas visible from two county roads. Protection of Nelson Ranch will be the first example of preservation of large working lands in the Okanogan Highlands and will ensure family succession and continued cattle ranching operations.

Rank (2 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Island	\$672,500	\$672,500	\$1,345,000
08-1860A Ebey's Reserve Farmland - Engle II			

The proposal is to acquire a permanent agricultural conservation easement on 65 acres of prime, productive farmland within Ebey's Landing National Historical Reserve on Whidbey Island. The property has been actively farmed for well over a century. Due to prime soils, long growing season, and sufficient water supply, the property's economic productivity is excellent for wide variety of crops, including produce, seed crops, alfalfa, wheat, barley, and corn.

The property lies on the south boundary of the historic Town of Coupeville and provides historic agricultural context for both the Town and Ebey's Reserve. It is also surrounded by hundreds of acres of land protected by agricultural conservation easements, or easements in progress, held by a variety of public agencies and conservation organizations.

While agriculture receives a high level of support on Whidbey, the threat of conversion from agriculture to residential development is significant. The property is highly sought after for development due to its location adjacent to Coupeville with sweeping views of Admiralty Inlet, the Olympic Mountains, and protected Ebey's Reserve farmlands. Once protected from development, the property will remain in agriculture and help ensure the future viability of farmland within Ebey's Reserve.

Island County and Whidbey Camano Land Trust will co-hold the easement.

Rank (3 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Whatcom	\$379,750	\$384,750	\$764,500
08-1638A Whatcom PDR 2008			

The scope of this project is to preserve approximately 155 acres of farmland through a permanent conservation easement on the Tjoelker farm through the Whatcom County Purchase of Development Rights program. Roughly 9 development rights on agricultural soils will be extinguished, providing greater agricultural viability and sending a strong message that the county and state value long term agricultural use. Together with ongoing partnerships with countywide agricultural advisory committees, the Whatcom Land Trust, the Natural Resource Conservation Service, and the local Conservation District; this RCO grant will strengthen Whatcom County's PDR program, increasing the number of development rights extinguished and the acreage of agricultural land permanently protected. These proposed outcomes, if successful, will be critical pieces in meeting the county's comprehensive goal of maintaining 100,000 agricultural acres, thereby securing the viability of an agricultural resource economy.

Rank (4 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
Thurston County Parks & Rec 08-1362A Black River Ranch	\$1,096,580	\$1,198,500	\$2,295,080

Project Need

Thurston County is one of the most rapidly developing counties in Washington and is losing an average of more than 1,000 acres of farmland a year to other uses. With the population expected to increase by another 150,000 people over the next 15 years, there is a great urgency to protect working farms in the county before they are lost forever.

Project Goal

This project seeks to conserve 325 acres of the 725 acre Black River Ranch as permanently protected farmland. It is one of the largest farms in the county and contains a diverse complex of wetlands, floodplain, riparian and upland habitat, as well as extensive productive agricultural lands. 500 acre feet of water rights will be protected through this project. Finally, the property is uniquely situated between large protected areas; Glacial Heritage Preserve to the east and Mima Creek Preserve to the west. The protection of the Black River Ranch will combine farmland protection funding and conservation funding to conserve the agricultural and conservation values of the property. It is a unique opportunity that has the potential to not only preserve one of the largest farms in Thurston County, but can also serve as a demonstration site for how conservation and agriculture values can work cooperatively.

Partnerships

The project is an innovative partnership project between conservation land trusts, agricultural land trusts, local government, tribal government, private landowners, and state and federal agencies.

Rank (5 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Jefferson 08-1153A Finnriver Farm	\$207,500	\$211,500	\$419,000

Jefferson County and Jefferson Land Trust are seeking funds for the acquisition of a conservation easement on Finnriver Farm, located in the fertile, agriculturally zoned Center Valley. Finnriver Farm is a 33-acre certified organic farm, regionally known for its U-Pick blueberries, other mixed berries and vegetables. Farm owners have recently planted over 900 apple and pear trees and are in the process of establishing an artisan - scale winery and cider production facility. The farm is platted into four parcels, each of which can be developed under current regulations. Finnriver farm landowners are faced with financial hardship after their original partners in farm ownership decided to sell last year. Landowners have explored selling one of the platted parcels for residential development, however, this would divide the farm and jeopardize long term plans, since the barn, greenhouse, future site of the winery infrastructure and vegetable gardens are located on this parcel. Sale of a conservation easement on the farm would reduce the financial burden of making land payments while also attempting to expand operations, allow them to concentrate on long-term farm viability, and provide them the assurance that the land will be preserved as farmland for future generations. Conservation values include prime agricultural soils, over 1300' of Chimacum Creek, scenic vistas and habitat for salmon, beaver, trumpeter swans, bear, eagles, hawks and many other species. The easement will be co-held between the County and Land Trust.

Rank (6 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Okanogan	\$395,908	\$395,908	\$791,816

08-1373A Lower Methow Farmland

The scope of this project is to purchase a conservation easement on the 80-ac Stennes farm in the lower Methow Valley. The Stennes family originally purchased the land as a homestead over 100 years ago and has been farming the land for 4 generations. The Stennes' grow organic pears on orchards covering 45 acres of the site. In addition to farmland, the property contains important riparian, riverfront (0.5 mile section of the Methow River) and shrub-steppe and provides habitat for threatened and endangered species, including 3 salmonid species, bald eagles, and western gray squirrels.

Current zoning for the property is 1-acre minimum. The proposed conservation easement will permanently prohibit development of additional homesites and will protect valuable farmland soils, as well as riparian and shrub-steppe habitat. Without conservation easement protection, the economic realities of farming and high land values would likely force the Stennes family to sell part or all of their farm. Ensuing development would destroy the farmland, rural character, habitat, and scenic views.

The project is part of a farmland protection partnership with Okanogan Co. and the Methow Conservancy, a local land trust. These two organizations have partnered on two FPP-funded projects in previous years. The project is also supported by other community groups, including the Lower Methow Advisory Group.

Rank (7 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Kittitas	\$175,500	\$199,000	\$374,500

08-1324A Wade Road Farm Project

The scope of this project is to protect one of the only organic farms in Kittitas County and its river-front riparian lands from residential development. Wade Road Farm owners must sell. They have skillfully managed their farm for years and it is uncontaminated by chemical pesticides and fertilizers. The farm sits along the Yakima River and provides habitat for local wildlife and native plants. Crop varieties and seed stock developed at Wade Road Farm can support local organic agriculture and provide seeds to several mail order companies including Seeds of Change. Kittitas County and Cascade Land Conservancy (CLC) are seeking funding from the farmland program to purchase a conservation easement on 42 acres of organic farmland. We will also seek funding from the Salmon Recovery Funding Board (for 13 acres of riparian lands) and funds from the federal farmland protection program and/or the PCC Farmland Trust for the match on the farmland. Kittitas County and CLC will purchase a conservation easement on the riparian lands and would manage them per CLC conservation guidelines. A local organic farm operator will purchase the underlying fee on the entire property and continue organic seed and food production.

Rank (8 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Kittitas	\$650,425	\$1,395,575	\$2,046,000
08-1323A Triple Creek Ranch 2008			

The scope of this project is the acquisition of development rights on 200 acres of prime farmland. Triple Creek Ranch has been owned by the same family for 66 years. The 400 acre family hay and cattle farm is of critical importance to their livelihood and their way of life. The current owner's son has plans to continue farm operations upon inheritance from his elderly parents all of whom live on the property together. The landowners, and some of their neighbors, are resisting strong development pressures and partnering with Kittitas County, Cascade Land Conservancy, the Yakama Nation, and Washington Rivers Conservancy to conserve their working farmland, riparian areas and water rights. This project targets the acquisition of development rights on 200 acres of farmland as the first phase. Triple Creek Ranch also has rich riparian habitat in Upper Wilson Creek, a critical wildlife corridor for the valley, and large and senior water rights which have implications for salmon habitat in the future. The goal is for this to be a comprehensive conservation project with active and productive farmland the key centerpiece. It is imperative to keep this working ranch from subdivision and approaching this project from several creative avenues will be the key to conservation success.

Rank (9 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Snohomish	\$343,210	\$343,210	\$686,420
08-1111A Peoples Ranch 2nd Acquisition			

The Peoples Ranch 2nd Acquisition Project will allow Snohomish County to purchase the development rights on 74 acres of regionally significant farmland through its Purchase of Development Rights (PDR) program. The PDR program was designed to preserve farmland in the unique and highly productive Tualco Valley, a historically farmed area that is experiencing increased development pressure.

Peoples Ranch is the center of operations for the Hollandia Dairy Farm, which was established in 1990. The dairy milks 500 cows, grows and harvests 130 acres of green chop, and raises milk and heifer cattle. The dairy is actively involved in riparian restoration efforts along the Snoqualmie River. Peoples Ranch is located five miles south of Monroe and is adjacent to a parcel that will soon be protected under the PDR program. The soils on the farm are classified as Prime Farmland Soils by the United States Department of Agriculture Natural Resources Conservation Service (NRCS). In 2008, the Recreation and Conservation Funding Board awarded the County \$750,000 to purchase the development rights on 240 acres of the 314-acre farm.

The Hollandia Dairy Farm's extensive infrastructure, proximity to major markets, and commitment to best management practices make the farm a vital component of the local dairy industry. The county considers Peoples Ranch to be a high priority for protection under the PDR program, and will contribute \$343,210 through Conservation Futures and possibly a federal grant if the proposed project is approved.

Rank (10 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Clallam	\$868,075	\$1,032,075	\$1,900,150

08-1288A Finn Hall Farm

Finn Hall Farm, located in eastern Clallam County on the Olympic Peninsula has 50 acres of farmland with (USDA classified) "prime" soils. It has been farmed profitably by the same family for 8 decades and is currently used to raise beef cattle.

The property consists of 10 adjacent five acre plats zoned Agricultural Retention that have a commanding view of the Olympic Mountains, making them highly attractive to developers. Farmland in the County is being lost to development at an alarming rate due to its moderate climate, rural character, and spectacular views. The owners, who are very near retirement, will sell the farmland to a developer, unless their development rights are purchased, as they do not have adequate financial holdings for their retirement years. Thus, there is an immediate need to save the property.

The goal is to preserve the 50 acres in perpetuity with an agricultural conservation easement. Once an easement is placed on the property it will be leased to one of several nearby farmers who have expressed a desire to farm it. The conservation easement will also contribute to protection of an important wildlife corridor on the Olympic Peninsula and critical marine and anadromous species in the nearshore environment of the Juan de Fuca Strait.

The community supports preservation of farmland as evidenced by their considerable matching-fund contributions to save other farms in the area and the results of a 2008 Trust for Public Land survey of Clallam County voters.

Rank (11 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Jefferson	\$395,290	\$395,290	\$790,580

08-1214C Brown Dairy

Jefferson County and Jefferson Land Trust are applying for grant funds to purchase a conservation easement on the 50 acre Brown Dairy, located at the Chimacum crossroads. The Brown Dairy is a critically important signature farm in the fertile Center Valley, located adjacent to Glendale Farm. The Brown Dairy has been a working farm since the 1850's and has a long history of dairy production. The milking facility has been idle for four years after several losses in the family, and a portion of the farm has already been sold off. This area is agriculturally zoned, though proximity to the commercial Chimacum intersection is a potential future threat from commercial and residential creep. Local organizations have been negotiating with the landowners for long term preservation of this highly visible, cornerstone property. Jefferson Land Trust is negotiating an option agreement to purchase the property, and is working with the local Mt. Townsend Creamery for eventual purchase after an easement has reduced the market value of the property. The creamery produces regionally recognized cheeses and is interested in operating its own milking facility and milking herd. The Brown Dairy includes three platted parcels, the historic farmhouse, barns and milking facility, nearly 45 acres of prime pastureland and approximately 2000 ft of mainstem Chimacum Creek running through the property. Protection of this historically significant farm will add to the viability of Chimacum crossroads as a hub of our local agriculture community.

Rank (12 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
San Juan County Land Bank	\$300,000	\$348,000	\$648,000
08-1281A Lopez Island Farmland			

This grant will help purchase a conservation easement on 100 acres of prime farmland on Lopez Island. The Buffum farm is currently used for grazing several dozen head of livestock and has over a 50 year history of agricultural production. All the soils are USDA prime farmland are therefore well suited to a wide range of other feed and food crops in the future. A substantial 10% of the property is classified as farmland of statewide importance. Water rights are intact for the farm and provide sufficient water for appropriate agricultural uses. The owners are eager to protect the long-term viability of the farm against the enormous development pressures in the San Juan Islands. The San Juan County Council has identified farmland preservation as one of the most pressing issues in the islands. In addition to the long-term agricultural future of the farm, it is also located along a major Lopez Island road, and preservation of the agricultural viewshed is important to the rural character of the island.

The farm has been managed in an ecologically sensitive manner, without the use of harmful products of any kind, and would therefore be a good candidate for future designation in organic agriculture. Due to the mixture of cleared farmland, wetter areas and forest land on the property, the farm provides important habitat for migrating waterfowl and songbirds.

Rank (13 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
County of Pierce	\$273,000	\$273,000	\$546,000
08-1289A West Farm			

The 60-acre West Farm is located along the Carbon River between the city of Orting and the town of South Prairie in Pierce County. Pierce County will acquire a conservation easement on the farm and limit further development in perpetuity. The property has been in the family since the early 1800s and provides critical open space and agricultural land in an area that is facing increasing development pressures for residential use.

Emus, buffalo, and several types of cattle are raised on the West Farm and their meat is sold to the community. A home site, barn, and several outbuildings for agricultural purposes are located on site. The farm rests on prime farmland soils and has a variety of habitat types including pasturelands, wetlands, streams, and woodland areas. Located directly along the Carbon River, there is high conservation value for wildlife including salmon, elk, and bald eagles.

The historic farm site is also an important component to the view shed and experience of the regionally significant Foothills Trail which borders the front edge of the property. There are many farms in the surrounding area and continued agricultural use of the property is vital to preserving the character of the community and preventing conversion to residential development.

The preservation of the highly visible West Farm will add to the scenic views and important agricultural activities of the community.

Rank (14 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
City of Spokane	\$241,900	\$241,900	\$483,800
08-1699A Latah Creek Farmland Preservation #1			

The City of Spokane is investigating opportunities to preserve the agricultural lands designated in our Comprehensive Plan in the vinegar flats area of the Latah Creek neighborhood. This area is beginning to come under pressures to convert the agricultural lands to residential development. This area is unique in that it is the only land in the city that is specifically zoned for agriculture. The Residential Agriculture (RA) zone includes prime agriculture land historically used for farming. The RA zone has the same development rights as our Residential Single Family (RSF) zone of 10 residential units per acre. This was allowed until the City of Spokane could determine a way to either purchase the development rights or find a better tool to keep the property in agricultural uses. The goal is to preserve this land as a sustainable agricultural use.

This project represents Phase 1 and will acquire the development rights on a total of 10.76 acres, most of which is currently being farmed.

Rank (15 of 16)

	<u>Grant Request</u>	<u>Match</u>	<u>Total</u>
City of Spokane	\$74,800	\$74,800	\$149,600
08-2075A Latah Creek Farmland Preservation #2			

The City of Spokane is investigating opportunities to preserve the agricultural lands designated in our Comprehensive Plan in the vinegar flats area of the Latah Creek neighborhood. This area is beginning to come under pressures to convert the agricultural lands to residential development. This area is unique in that it is the only land in the city that is specifically zoned for agriculture. The Residential Agriculture (RA) zone includes prime agriculture land historically used for farming. The RA zone has the same development rights as our Residential Single Family (RSF) zone of 10 residential units per acre. This was allowed until the City of Spokane could determine a way to either purchase the development rights or find a better tool to keep the property in agricultural uses. The goal is to preserve this land as a sustainable agricultural use.

This project represents Phase 2 (Farm B), and will acquire the development rights on a total of 8.6 acres, most of which is currently being farmed. Phase 1 (Farm A) is covered by a separate, stand alone grant application.

Rank (15 of 16)