



**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners
Mark McCauley, County Administrator

FROM: Michael Dawson, Water Quality Manager
Tami Pokorny, Natural Resources Program Coordinator

DATE: **June 03, 2024**

SUBJECT: Briefing of Conservation Futures Fund Citizen Oversight
Committee funding recommendations for 2024

STATEMENT OF ISSUE:

Public Health and Conservation Futures Fund Citizen Oversight Committee (CFF Committee) Chair Joanne Pontrello request an opportunity to present the Committee's funding recommendations for 2024.

ANALYSIS/STRATEGIC GOALS:

Three project applications for Conservation Futures funding were received in 2024:

1. Deerfoot Forest
2. Humbleberry Farm
3. Tarboo Wildlife Preserve – West Slope Forest Addition

Conservation Futures funds available to projects in 2024 equal \$280,000. The combined total funding request for this year is greater than the amount available, at \$402,000. At its April 23rd meeting, the CFF Committee voted to recommend fully funding Tarboo Wildlife Preserve – West Slope Forest at \$150,000, and awarding the remaining \$130,000 to Humbleberry Farm. Deerfoot Forest was not recommended for funding.

The purpose of the CFF Program is to address the “general and increasing need to provide a system of public open spaces...for the health, welfare, benefit and safety of the residents of Jefferson County,” and to maintain “Jefferson County as a desirable place to live, visit and locate businesses.” Conservation futures tax levy collections, authorized under RCW 84.34.230 are an important means of retaining community character and accomplishing open space policies and objectives of the Jefferson County Comprehensive Plan. The goal of the program is to preserve and protect the county's open space resources from development, and from being “negatively and permanently affected.”

Public Health will separately request that the BoCC hold a public hearing on the applications and make funding determinations in the coming weeks. The applications and other materials will be included with that briefing packet as well and may be viewed online at <http://www.co.jefferson.wa.us/commissioners/Conservation/conservation.asp>.

FISCAL IMPACT:

Costs for the presentation are negligible.

RECOMMENDATION:

Public Health recommends that the BoCC review the three project applications brought to the CFF Committee, hear the Chair's presentation of the Committee's recommendations, and ask questions.

REVIEWED BY:

 5/28/24
Mark McCauley, County Administrator Date

Jefferson County BoCC Meeting

03 JUNE 2024

Document Packet – Conservation Futures Fund Citizen Oversight Committee (CFFCOC)

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Document 2: CFF Application – Deerfoot Forest

Document 3: CFF Application – Humbleberry Farm

Document 4: CFF Application – Tarboo Wildlife Preserve, West Slope Forest Addition

Document 5: Sponsor responses to CFFCOC questions, Jefferson Land Trust (Deerfoot, Humbleberry)

Document 6: Sponsor responses to CFFCOC questions, Northwest Watershed Institute (Tarboo)



Memo

615 Sheridan Street
Port Townsend, WA 98368
www.JeffersonCountyPublicHealth.org
May 15, 2024

TO: Jefferson County Board of Commissioners

FROM: Joanne Pontrello, Chair
Conservation Futures Fund Citizen Oversight Committee

DATE: June 3, 2024

SUBJECT: Conservation Futures Fund Citizen Oversight Committee – 2024 funding round recommendations

As the Chair of the Conservation Futures Fund Citizen Oversight Committee (CFF Committee), I am writing to provide you with our funding recommendations for the 2024 cycle. As authorized in RCW 84.34 and by the direction of the Jefferson County Board of County Commissioners, the CFF Committee receives and reviews applications from the community to fund projects that will conserve lands as open space for compatible economic uses, habitat for fish and wildlife, and enjoyment.

This past March, the CFF Committee received three applications for consideration in this cycle, that are presented with this memo. Also presented are the Sponsors' responses to some clarifying questions asked by the Committee.

Two projects are sponsored by Jefferson Land Trust (JLT), and one by Northwest Watershed Institute (NWI). All three are located in Jefferson County and outside of the City of Port Townsend.

- Deerfoot Forest – JLT requests \$88,000 in acquisition funding and \$12,000 in O & M funding for a total request of \$100,000 towards a conservation easement (JLT provides 53% matching funds).
- Humbleberry Farm – JLT requests \$140,000 in acquisition funding and \$12,000 in O & M funding for a total request of \$152,000 towards a conservation easement (JLT provides 82% matching funds).
- Tarboo Wildlife Preserve West Slope Forest Addition – NWI requests a total of \$150,000 in acquisition funding toward a fee simple purchase (NWI provides 82% matching funds).

This 2024 funding cycle, there are \$280,000 in CFF funds available to support these projects. The total amount requested is \$402,000.

CFF Committee members toured the project sites on March 12th and March 29th, and Sponsors made presentations about their projects and answered initial questions during our April 2nd CFF Committee meeting. Additional questions raised by the Committee were provided to, and answered by, Sponsors through staff over email. Each Committee member separately scored the projects on a set of 14 criteria in order to assess the merits of protecting each property for open space and the likelihood of project success. The project ranking, as determined by the scores, was reviewed, discussed, and confirmed at the April 23rd meeting.

The CFF Committee ranked the projects as follows:

1. Tarboo Wildlife Preserve West Slope Forest Addition – 253 average points (79 % of total available points)
2. Humbleberry Farm – 240 average points (75 % of total available points)
3. Deerfoot Forest – 196 average points (61 % of total available points)

After review of the scoring data, and further discussion and evaluation, the Committee arrived at the following funding recommendations:

- The Committee voted unanimously that Tarboo Wildlife Preserve West Slope Forest Addition is worthy of funding. By a second vote, we unanimously recommend full funding at the requested amount of \$150,000.
- The Committee voted seven (7) in favor and one (1) against that Humbleberry Farm is worthy of funding. By a second vote, we unanimously recommend partial funding with the remaining \$130,000 in available CFF funds with up to \$12,000 of this amount to be used for O & M.
- The Committee voted seven (7) in favor and one (1) against to deem Deerfoot Forest worthy of funding. No vote was held to recommend funding due to the lack of funds available.

I would like to express my gratitude to the Sponsors for submitting these projects, and to the other CFF Committee members for their time and dedication in evaluating these proposals.

If you have any questions, please do not hesitate to contact me at pontrello@gmail.com, or Tami Pokorny at tpokorny@co.jefferson.wa.us. I look forward to attending the public hearing when you consider these recommendations and will be happy to discuss them at that time as well.

Thank you for your consideration of the CFF Committee's recommendations for the 2024 funding cycle.

Sincerely,

Joanne Pontrello
Conservation Futures Fund Citizen Oversight Committee, Chair

Jefferson Land Trust
Conservation Futures Citizen Advisory Committee Question Responses
April 2024

Humbleberry Farm:

1. Please explain why the matching fund total from Question 1d is different than the amount noted in Question 1c. Or is the difference the O & M request?

The response for 1d. should be consistent with 1c. and the budget table in 1a. The matching funds from the Navy REPI program are estimated at \$345,000 and the matching funds from the State Farmland Program are estimated at \$340,000. These are estimated figures because final costs are not determined until project due diligence is underway and appraisals are finalized.

Deerfoot Forest:

1. What is the time period over which the puma and bear sightings were made and how many of each are documented? Were any records kept regarding sightings along Center Road on either side of the Deerfoot forest property?

Jefferson Land Trust has not been tracking or recording the sightings of large mammal species crossing between the two Deerfoot Forest parcels since we began conversations with the Hubbard family in the last 6 months. The landowners have shared with us that there have been multiple sightings over the 50 years of living on site, as well as sign including cougar kill site and a bee hive destroyed by a bear.

2. Deerfoot Forest does not appear to meet the classic definition of refugium (singular) “an area of relatively unaltered climate that is inhabited by plants and animals during a period of continental climatic change (such as a glaciation) and remains as a center of relict forms from which a new dispersion and speciation may take place after climatic readjustment”. How does the JLT define refugium?

We should have utilized the term “refugium function” rather than “refugia” which refers to De Groot, Rudolf S., Matthew A. Wilson, and Roelof MJ Boumans. *A typology for the classification, description and valuation of ecosystem functions, goods and services*. Ecological economics: 41, no. 3 (2002): 393-408.

“Refugium function- By providing living space to wild plants and animals, both for resident and transient (migratory species), natural ecosystems are essential to the maintenance of the biological and genetic diversity on earth. Natural ecosystems can thus be seen as a ‘storehouse’ of genetic information. In this ‘genetic library’ the information of environmental adaptations acquired over 3.5 billion years of evolution is stored in the genetic material of millions of species and sub-species. To maintain the viability of this genetic library (through evolutionary processes), maintenance of natural ecosystems as habitats for wild plants and animals is essential.”

3. Since there is “no apparent surface water flow (on the property)” where is the property’s hydrologic connection to Donovan and Tarboo Creeks? (“the property appears to have hydrological connections as a section of the headwaters of both Donovan Creek and Tarboo Creek”)

From the hillshade maps, provided in the application packet. These maps show, at fairly fine detail, the contours and depressions of properties and Deerfoot Forest appears to be at the headwaters of both of these creeks.

4. The proposal references the Land Resilience Study the proposal’s response to questions 5 and 11. It’s unclear where the Deerfoot Forest property overlaps with the Habitat & Biodiversity Conservation Opportunities areas identified in the Land Resilience Study (see maps in email to follow this one) although it does appear it is within a Working Forest Opportunity Area. Please identify where the overlap occurs and what percentage of the Deerfoot Forest property is within one of the Biodiversity Conservation Opportunity Areas.

We were unaware that we were able to add additional maps to the application than the Site Location Map and the Project Boundary Map. However, the climate resiliency data has been updated in 2023 since it’s original assessment in 2020q which is what the committee member has screenshots of. Here is the most up to date data from Deerfoot Forest, showing that portions of the property have Habitat & Biodiversity Terrestrial Conservation Opportunities (dark green).

ArcGIS Web Map



5. What is JLT's working definition of wildlife corridor?

Wildlife corridors are greenbelts of native vegetation, connected by permanently protected properties, with minimal human interruptions that can provide cover, transit and sources of food for multiple species of wildlife.

6. What data does the JLT propose to gather to demonstrate the Deerfoot Forest is a linkage?

Our conservation easement monitoring does not typically involve quantitative data collection. Monitoring will help ensure the baseline conditions of the conservation values are sustained and/or enhanced over time. As the habitat conservation values are stewarded by the landowner, evidence of wildlife use can be documented in our annual monitoring visits, and over time that information may provide valuable insight into how local populations of resident and migratory wildlife are using it in the decades to come.

Jefferson Land Trust has also been increasingly working with the Olympic Cougar Project which collars and tracks many cougars present on the Olympic Peninsula. We will be able to use their data as it is shared with us to know which of our protected properties are used by collared cougars.

7. Has the JLT utilized the mapping or evaluation tools for linkages/corridors identified by Washington Wildlife Habitat Connectivity Working Group (<https://waconnected.org/applying-the-science/>) to evaluate if Deerfoot Forest is a wildlife corridor and if so its importance?

The Washington Wildlife Habitat Connectivity Work Group connectivity data—amongst multiple other data sources from The Nature Conservancy, the Cascades to Coast Landscape Collaborative, and WA DNR and more—is incorporated into the analysis for Habitat & Biodiversity Terrestrial Conservation Opportunities, as shown in question #4 above.

Conservation Futures Fund Citizen Oversight Committee
Sponsor Question Responses -- NWI
April 2024

TARBOO WILDLIFE PRESERVE – WEST SLOPE FOREST ADDITION

1. *Would they accept funding if it included a condition requiring retention of up to 60% (or some similar reasonable percentage) of the existing timber on the 80 acres?*

YES. Retention of 60% of the trees is reasonable and consistent with NWI's management and plans for thinning dense young plantation forests that typically have more than 300 trees per acre. This is the same recommendation in the Forest Management Plan for plantation forests on the 120 acre South Fork Tarboo Creek property that NWI acquired last year (see attached FMP, page 21, for example). NWI's selective harvest on older forest, such as the 60 year old Tarboo Forest, are generally less than 20%. This 60% retention restriction could be written into the USFWS Conservation Covenant and/or County deed restriction.

2. *If funding is not available this year and the property were clear-cut, would the proponent still be interested in purchasing the property for purposes of planting a more diverse forest and owning the property long term?*

Once the property is completely clear-cut by Rayonier, it will no longer be competitive for USFWS National Coastal Grant funding (due to the loss of biodiversity, carbon storage, and potential to prevent environmental damage). NWI is depending on NCWC grant for the purchase, with JCCF and donor funds as the required match. NWI is negotiating to purchase from Rayonier by March 2025 at the latest. If NWI does not have funding lined up by then, we will lose the opportunity to purchase the property. The beauty of buying the property with 35 years of tree growth is that we are 35 years ahead in terms of forest restoration. In addition, the additional forest restoration using commercial thinning will pay for itself and provide additional review for stewardship of NWI properties over the long term. Generally, NWI has found that the commercial thin of 35 year old stands breaks even or nets a few thousand dollars per 20 acres, with older forest thinning providing more. However, once clear-cut, the cost to own, steward, and restore the forest will not be covered by thinning.

3. *What are the specific limitations imposed by the Fish and Wildlife conservation easement funding (documentation please)?*

The proposed project will be conserved by four layer of protection: A) federal Conservation Covenant (aka conservation easement), B) county deed restriction, C) ownership by a nonprofit conservation organization, and D) following a specific stewardship plan consistent with conservation goals and to FSC certification standards, as discuss below:

- A) The proposed property would be protected by a U.S. Fish and Wildlife Service Conservation Covenant recorded on the property at closing that is comparable to a Land Trust conservation easement but enforceable by both the US Fish and Wildlife Service and Washington Department of Ecology. The Covenant also requires express approval of USFWS and Ecology for any change in ownership. For your review, I have attached the Conservation Covenant from NWI's 2023 acquisition of 120 acres of Rayonier forestland on S. Fork Tarboo Creek, a very similar forest conservation project to the proposed project, and highlighted some relevant sections. Like a Land Trust easement, the Covenant has general restrictions as

Conservation Futures Fund Citizen Oversight Committee
Sponsor Question Responses -- NWI
April 2024

well as specific Prohibitions and Permitted Uses. Regarding timber harvest, the S. Fk Tarboo property covenant includes the following:

From Section 2. Specific Prohibitions -

- d. Timber harvest or other removal of vegetation, except for the purpose of restoring habitat or maintaining the Property and its boundaries.**

From Section 3. Permitted Uses and Activities -

- c. Low impact, sustainable forest practices to improve forest diversity and complexity so long as those forest practices have negligible negative impact on habitat, native fish and wildlife, water quality, open space, and environmental values. Any revenues derived from such forest practices will be applied to the restoration and stewardship of preserved conservation properties in the Tarboo Creek and Dabob Bay watersheds owned by Northwest Watershed Institute or other non-profit or government conservation organizations.**

In addition, the USFWS Conservation Covenant requires that stewardship of the property be consistent with the NCWC grant proposal. Below are some excerpts from S. Fork Tarboo Creek property grant proposal, which are very similar to the wording proposed for the West Slope property:

Plans will include protection of the wetlands and selective ecologically-based forestry of existing 35-year old plantation forest in the uplands to help restore older, biological diverse forest habitat.

Under the "benefits to rare habitats" section of the NCWC grant:

Mid and late successional forests are increasing rare in the lowlands of the Puget Sound region due to industrial forestry on short 30-year cut rotations, as well as increasing residential development. The project offers an excellent opportunity to permanently protect and allow natural regrowth and restoration of upland forest for continued growth of older forest habitat over time, including forests of headwater wetlands and streams that generally do not receive protection under state forestry regulations.

Under the "fighting climate change" section of the NCWC grant:

The forest will continue to store more carbon as it grows. Planned selective forestry (variable density thinning) for the SF site in the future will increase growth rates of this dense plantation forest and increase carbon storage. Thinning will also make the plantation forest more structurally and biologically diverse; making it more resilient to damage due to drought, wildlife and other impacts of climate change.

- B)** In addition the federal deed restrictions, Jefferson County also requires that the proposed property be protected by deed restrictions recorded at closing. These deed restrictions are reviewed and approved by the county and are intended to meet their requirements that the property be conserved as proposed in the grant. I have attached the deed from the "Lincoln Property" that was acquired by NWI as part of the Upper Tarboo Creek Wetlands project funded by Conservation Futures and US Fish and Wildlife. Although not a property where forestry is planned, it gives an idea of the deed restrictions required by the county.

Conservation Futures Fund Citizen Oversight Committee
Sponsor Question Responses -- NWI
April 2024

- C) The proposed owner of the property is a nonprofit conservation organization, rather than a private landowner, which gives additional assurance of long-term conservation and stewardship. NWI's primary purpose as stated in Article 1 of the bylaws is: *the assessment, protection and restoration of ecologically significant fish and wildlife habitats*. NWI has the expertise and capacity to conduct longterm stewardship as needed and oversight from the Board of Directors. Furthermore, operating outside of NWI's legal mission, or for profit, would be illegal.
- D) Finally, NWI will prepare a Forest Stewardship Plan, aka Forest Management Plan, for the proposed property. This has the same purpose as a Land Trust "Stewardship Plan"; describing the natural resources and habitats and laying out at the detailed management for each zone consistent with the more general goals and restrictions stated in the Conservation Covenant. Weed control, forest thinning, boundary survey, and other potential uses are included in the forest stewardship plan. Stewardship Plans are not binding and can be changed with new information and changing conditions over time. They are an excellent means of ensuring that day to day management of the property supports the overall conservation objectives. The Forest Management Plan will be likely be prepared by Northwest Natural Resources Group's lead forester in cooperation with NWI's Stewardship Director/Botanist and Executive Director/Aquatic Ecologist to comply with Forest Stewardship Council Certification standards, the strongest voluntary standards in the US. Attached is the Forest Management Plan for the S. Fork Tarboo Ck property as an example. This FMP includes, under "Desired Future Conditions" Section: *The long-term forest management goal for this property is to facilitate the development of old growth forest habitat characteristics that provide a wide variety of ecological benefits, including carbon sequestration while also managing to provide a sustained flow of high-quality timber products that will generate revenue to support ongoing ecological restoration and conservation efforts*. Detailed stewardship recommendations under each resource topic (wildlife, forestry, water quality..).

Deerfoot
Forest



2024 Jefferson County Conservation Futures Program Property Acquisition Project and/or Operations and Maintenance Project Application

Please complete the following application in its entirety. Be sure to answer "N/A" for questions that don't apply to the project. Incomplete applications will not be accepted for consideration.
Unless directed otherwise, use as much space as needed to answer each question.
Contact program staff at 379-4498 or tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title: Deerfoot Forest

2. Conservation Futures Acquisition Request: \$88,000

Conservation Futures O&M Request: \$12,000

3. Total Conservation Futures Request: \$100,000

4. Please indicate the type of interest contemplated in the acquisition process.

☐ Warranty Deed

☒ Easement

☐ Other (Please describe below.)

In whose name will the property title be held after acquisition?

Hubbard Center Road LLC (Penney Hubbard) will continue to hold title, with a conservation easement held by
Jefferson Land Trust and potentially a REPI easement held by the US Department of Defense.

5. Applicant Information

Name of Applicant or Organization: Jefferson Land Trust

Contact: Sarah Spaeth

Title: Director of Conservation & Strategic Partnerships

Address: 1033 Lawrence St. Port Townsend, WA 98368

Phone: (360) 379-9501, ext. 101 Fax: () - , ext.

Email: sspaeth@saveland.org

6. Sponsor Information: (if different than applicant) _____

Organization Name: _____

Contact: _____

Title: _____

Address: _____

Phone: () - , ext. Fax: () - , ext.

Email: _____

This application was approved by the sponsor's legally responsible body (*e.g., board, council, etc.*) on February 20, 2024

7. Project Location

Street Address or Description of Location: 11500 Center Rd. Quilcene, WA 98376

Driving Directions from Port Townsend: From Chimacum, take Center Road south for 11.5 miles and turn right into the private driveway.

Section: 5

Township: 27 N

Range: 1W

Assessor's Parcel Number(s): 701052002 and 701052011

Please differentiate current and proposed ownership of each APN and indicate if the parcel is to be acquired with CF funds or used as match.

All parcels listed above will remain in Hubbard Center Road LLC ownership and will be preserved with a conservation easement held by Jefferson Land Trust, likely along with a Navy Readiness and Environmental Protection Integration (REPI) restrictive easement.

Please list the assessed values for each property or APN, as applicable.

701052002 - \$441,737 current market value assessed (includes improvements), and the total current use taxable value of \$328,695 (Designated Forest Land tax classification)

701052011 - \$77,065 current market value assessed & taxable value

8. Existing Conditions

New Site: Yes ☒ No ☐

Number of Parcels: 2

Addition to Existing Site: Yes ☐ No ☒

Acres to Be Acquired: 36.9

Total Project Acreage (if different): _____ Current Zoning: RR:20 and RR:5

Existing Structures/Facilities: Two residences, two wells, a pump house, a small barn, woodshed, and a few additional outbuildings.

Any current covenants, easements or restrictions on land use: None

Current Use: Residential and designated forestland

Waterfront (*name of body of water*): None

Shoreline (*linear feet*): N/A

Owner Tidelands/Shorelands: N/A

9. Current Property Owner ☒ is ☐ is not a willing seller.

Project Description

10. In 1,000 words or less, provide a summary description of the project, the match, overarching goal, and three top objectives. For each objective, identify the metric(s) that will be measured to determine if the objective is being achieved and the timeframe for meeting the identified metric. Include information about the physical characteristics of the site that is proposed for acquisition with Conservation Futures Program funds including: vegetation, topography, surrounding land use, and relationship to parks, trails, and open space. Describe the use planned for the site, any development plans after acquisition (including passive development), characteristics of the site which demonstrate that it is well-suited to the proposed use, and plans for any structures currently on the site. If applicable, describe how the site project relates to a larger conservation program (please identify), and whether the project has a plan, schedule and funding dedicated to its completion. Please also list any important milestones for the project or critical dates, e.g. grant deadlines. List the dates and explain their importance. Please attach a spreadsheet of the budget.

Jefferson Land Trust is seeking Conservation Futures funding for the permanent protection of Hubbard Forest. This property is located in Quilcene, WA along Center Road and contains two parcels that total 36.9 acres. The landowner has lived on the property for over 50 years and has been a dedicated steward for this forested property. The Hubbard Forest property appears to be a section of the headwaters of both Donovan Creek and Tarboo Creek. Jefferson Land Trust and other partners such as the Northwest Watershed Institute, WA Department of Natural Resources, and Jefferson County have been working for over two decades on the protection efforts in both of these creek's watersheds, offering an important opportunity to continue with land protection efforts in these priority areas.

The Deerfoot Forest conservation easement will limit future development, require single ownership of the two parcels, restrict forest management to only permit ecological enhancement activities, all with the goal of protecting the wildlife corridor provided by this diverse second growth forest. As large, rotational clearcuts have occurred on adjacent neighboring parcels, Penney Hubbard and her husband have ensured that the management of the Deerfoot Forest has allowed natural regeneration of the forest ecosystem to occur. Their management vision includes the maintenance, preservation, and enhancement of the diverse second growth forest as a "forest garden" for native plant species, wildlife, and human recreation and enjoyment.

Deerfoot Forest has been naturally regenerating since its last logging operation around 1920. There are various forest zones including mature Douglas fir mixed with cedar, western hemlock, Sitka spruce, alder and maple patches, and forested wetlands. While some areas of the forest could benefit from more conifer tree presence, there is a substantial amount of downed wood and standing snags throughout the property which provide important habitat for various wildlife and sequester water and carbon on site. The property has varied topography ranging from mostly flat forestland on the south side of Center Road to south-facing sloped forestland on the parcel north of Center Road. The topography and soils of Deerfoot Forest hosts seasonal and perennial forested wetlands and while there is no apparent surface water flow, the property appears to have hydrological connections as a section of the headwaters of both Donovan Creek and Tarboo Creek. On the property, in addition to the two residences located in the larger northern parcel, infrastructure includes two wells, a pump house, a small barn, and other small outbuildings. Current zoning of the parcels appears to allow for one additional development right on the southern parcel that would be extinguished with the conservation easement.

Deerfoot Forest's surrounding neighbor landowners include private timber companies, residential development, and Department of Natural Resources Forest Board. These surrounding land uses have resulted in the Deerfoot Forest serving as an intact wildlife corridor across the busy Center Road. The landowners and other community members have regularly sighted black bears and cougars crossing Center Road between the two Hubbard parcels, presumably because of the habitat interruption and fragmentation occurring on the surrounding properties. The Deerfoot Forest has remained a wildlife and native plant refugia over the years as nearby disturbances have continued to occur.

Jefferson Land Trust intends to protect this forested property with a conservation easement before the end of 2025 or early 2026, and CFF funds will provide essential funding toward this goal. In addition to CFF funds, funding from the Navy Readiness and Environmental Protection Integration (REPI) program for the REPI easement will also likely provide a substantial amount of the funding for this project as well as a bargain sale of the conservation easement from the landowners, providing matching funds from the CFF program. The federal grant dollars and landowner match contributed to this project will reduce the amount of funding needed from the CFF program.

To date, Jefferson Land Trust protects over 1,360 acres in the Tarboo Creek and Donovan Creek watersheds. These properties include forestland, riparian, and farmland properties, working with several partners including the Northwest Watershed Institute, Department of Natural Resources.

Top objectives:

1. Protect the property with a conservation easement and Navy REPI restrictive easement which will reduce the development rights, protect the forest and wetland habitat, and protect the headwaters of Tarboo Creek and Donovan Creek – 2026
2. After protection of the property the landowners, Jefferson Land Trust staff, and other natural resources partners will collaborate to plan and implement the best forest management practices to ensure that the property continues on its path to old-growth forest characteristics and contributes to climate resiliency.
3. Landowners, Land Trust and other partners will continue to assess the use of the property as a wildlife corridor and determine if there are additional enhancements that can contribute to that use.

The overarching goal of this project is to protect the ecological values of Hubbard Forest so that the property will always remain in a maturing forested condition, protecting the water quality of the lower watersheds.

11. Estimate costs below, including the estimated or appraised value of the property(ies) or property right(s) to be acquired, even if Conservation Futures funds will only cover a portion of the total project cost. In the case of projects involving multiple acquisitions, please break out appraisals and estimated acquisition costs by parcel. Estimated or Appraised Value of Property(ies) to be Acquired:

Total Estimated Acquisition-related Cost (*see Conservation Futures Manual for eligible costs*): \$202,000

Total Operation and Maintenance Cost: \$12,000

Total Project Cost: \$214,000

Basis for Estimates (include information about how the property value(s) was determined, anticipated acquisition-related costs, general description of operation and maintenance work to be performed, task list with itemized budget, and anticipated schedule for completion of work):

Quilcene Headwaters to Bay Preserve Phase II Project related costs	Timeline	Est. Total Cost	CFF Request	Match
Easement acquisition	2026	\$170,000	\$65,000	\$105,000
Land acquisition related costs, i.e. appraisal, survey, Baseline document, closing costs	2026	\$24,000	\$15,000	\$9,000
Project management, admin and legal fees	ongoing	\$8,000	\$8,000	\$0
O&M	ongoing	\$12,000	\$12,000	\$0
Total		\$214,000	\$100,000 (46.7%)	\$114,000 (53.3%)

The estimate for the value of the easement acquisition is based on the current Jefferson County fair market value assessment of the property, combined with our knowledge of the appraised value of other conservation easements on local properties recently. Similarly, Jefferson Land Trust completes multiple acquisition projects a year which helps us provide experienced estimates for project management and other administrative costs that will be needed for this project.

O & M only go to question #15:

Scored Questions

1. To what degree does the project leverage contributions for acquisition from groups, agencies or individuals?

1 a. Sponsor or other organizations X will ___ will not contribute to acquisition of proposed site and/or operation and maintenance activities.

1 b. If applicable, please describe below how contributions from groups or agencies will reduce the need to use Conservation Futures program funds.

1 c. Matching Fund Estimate	Acquisition	O&M	%
Conservation Futures Funds Requested	<u>\$88,000</u>	<u>\$12,000</u>	46.7%
Matching Funds/Resources*	<u>\$114,000</u>	<u>\$0</u>	53.3%
Total Project Acquisition Cost	<u>\$202,000</u>	<u>\$12,000</u>	100%

** If a prior acquisition is being proposed as match, please describe and provide documentation of value, location, date of acquisition and other information that would directly link the match to the property being considered for acquisition.*

1 d. Source of matching funds/resources	Amount of contribution	Contribution approved?	If not, when?	Contribution available now?	If not, when?
<u>Navy REPI (or bargain sale)</u>	\$114,000	<u>Yes</u> No	_____	<u>Yes</u> No	_____
_____	\$ _____	Yes No	_____	Yes No	_____

NOTE: Matching funds are strongly recommended and a higher rating will be assigned to those projects that guarantee additional resources for acquisition. Donation of property or a property right will be considered as a matching resource. Donation of resources for on-going maintenance or stewardship ("in-kind" contributions) are not eligible as a match.

2. To what degree does the project sponsor commit to provide long-term stewardship for the proposed project?

2 a. Sponsoring agency ☒ is _____ is not prepared to provide long-term stewardship (easement monitoring, maintenance, up-keep, etc.) for the proposed project.

Protection and stewardship actions for this property are designed to protect the ecological forest and wetland values of this property and the watershed that it impacts. Jefferson Land Trust has developed a rigorous program for stewardship and monitoring of conservation easement terms over the 35 years since we were formed, including at least annual on-the-ground monitoring of the property by professional staff and trained volunteers, data collection and management, help with stewardship planning, as well as legal defense of the conservation easements should it become necessary. As of 2024, Jefferson Land Trust has a legal defense fund of over \$832,000 and continues to build this fund with each new easement acquisition, recognizing the legal obligation and responsibility of protecting conservation values in perpetuity. In addition, Jefferson Land Trust carries legal defense insurance for conservation easements through a program called Terrafirma, developed through the national Land Trust Alliance (the national umbrella organization for land trusts). This program covers up to \$500,000 in legal enforcement costs per conservation easement that Jefferson Land Trust holds and stewards.

2 b. Describe any existing programs or future plans for stewardship of the property, including the nature and extent of the commitment of resources to carry out the stewardship plan.

In addition to our regular easement monitoring program described above, we plan to work with the landowners on the implementation of their recently updated Forest Management Plan. The landowners have been working with WA Department of Natural Resources and Jefferson County Conservation District staff to develop this forest management plan, and the Land Trust's accompanying Stewardship Plan will be a complimentary document that helps the landowners understand their rights under the conservation easement, and work hand in hand with Forest Management Plan. The Stewardship Plan is developed with the Land Trust and the landowners as an accompanying document to the conservation easement that helps all parties to understand the permitted and prohibited uses under the easement, and the management goals for the property.

3. To what degree has the project sponsor demonstrated effective long-term stewardship of a similar project?

3 a. Describe the sponsoring agency's previous or on-going stewardship experience.

Over the 35 years since it was formed, Jefferson Land Trust has managed many acquisition projects with several project partner organizations, including Jefferson County, The Trust for Public Land, Northwest Watershed Institute, North Olympic Salmon Coalition (NOSC), JCCD, HCSEG, the Navy and others, and we have been responsible for conducting or coordinating restoration activities in partnership with many of those same agencies and organizations. The Land Trust also holds title to over 1,027 acres of preserves and we have helped with the preservation and stewardship of another 12,844 acres in Jefferson County. We currently hold 68 conservation easements on 4,526 acres, including the Tarboo Wildlife Preserve (396 acres), Carl's Forest (156 acres), Arlandia (28 acres), and other facilitated protection projects with the Northwest Watershed Institute.

Jefferson Land Trust stewardship and monitoring protocols were developed with the guidance of the national Land Trust Alliance, and adherence to those protocols is one of the requirements for our formal land trust accreditation.

3 b. Has the project sponsor and/or applicant been involved in other projects previously approved for Conservation Futures funding?

☐ No, neither the sponsor nor applicant has been involved in a project previously approved for Conservation Futures funds.

☒ Yes, the sponsor and/or applicant for this project has been involved in a project previously approved for Conservation Futures funds. Please provide details:

Jefferson Land Trust has worked with many willing landowners and has sponsored 40 CFF applications over the years since Jefferson County approved collection of the conservation futures property tax and developed the program in 2003. These projects are found in almost all areas of East Jefferson County and range from fee simple acquisition of nature preserves that are held by Jefferson Land Trust, or by other entities such as the City of Port Townsend, Jefferson County or the Jamestown S'Klallam Tribe, to permanent conservation easements held by Jefferson Land Trust on privately owned properties.

4. To what degree is the acquisition feasible?

4 a. Property ☒ can ☐ cannot feasibly be acquired in a timely fashion with available resources.

4 b. Necessary commitments and agreements ☐ are ☒ are not in place.

4 c. All parties ☐ are ☒ are not in agreement on the cost of acquisition.

If "not" to any of the above, please explain below.

The landowners of Deerfoot Forest are deeply committed to the permanent protection of their property. Jefferson Land Trust has not begun drafting the conservation easement or hired the appraisal report yet, but once we have secured funding from Conservation Futures, we are certain that the acquisition of this easement will be feasible. Jefferson Land Trust expects to close on this conservation easement in late 2025 or early 2026 due to our multiple other project commitments to we are currently working on.

5. To what degree is the project a part of an adopted open space, conservation, or resource preservation program or plan that was open to public review and comment, or identified in a community conservation effort that provided opportunities for public input?

The proposed acquisition ☐ is specifically identified in an adopted open space, conservation, or resource preservation program or plan, or community conservation effort, that is publicly available. *Please describe*

below, including this project's importance to the plan. Please also reference the website of the plan if available or include the plan with this application.

☒ complements an adopted open space or conservation plan, but is not specifically identified. Please describe below, and describe how the proposed acquisition is consistent with the plan.

☐ is a stand-alone project.

The Deerfoot Forest property is nearby the Washington DNR's designated Dabob Bay Natural Area. The Dabob Bay Natural Area was created to protect one of Washington's highest functioning coastal spit and tidal wetland systems. Deerfoot Forest and other properties within the Tarboo watershed have the opportunity to provide additional protection to these areas by protecting the water quality of tributaries feeding into Dabob Bay.

Jefferson Land Trust's community-vetted 100-Year Conservation Plan articulates the importance of preserving habitat with the community vision – "*Habitat is biologically diverse, interconnected, and supports viable population so keystone species.*" (pg. 13, Jefferson Land Trust Conservation Plan, 2010). It also identifies "wildlife corridors" and "natural ecosystems" as priorities for habitat areas to be protected, which Deerfoot Forest can be characterized as.

A portion of the Deerfoot Forest property is specifically identified as a Highly Resilient Terrestrial Biodiversity Area through Jefferson Land Trust's Climate Resiliency Spatial Conservation Planning. More information about the [Land Resilience Study](#) can be found in the hyperlink and in Question #11.

6. To what degree does the project conserve opportunities which are otherwise lost or threatened?

6 a. The proposed acquisition site ☒ does ☐ does not provide a conservation or preservation opportunity which would otherwise be lost or threatened.

6 b. If applicable, please carefully describe the nature and immediacy of the opportunity or threat, and any unique qualities about the site.

The landowners of Deerfoot Forest have considered working with Jefferson Land Trust to protect their forestland for over a decade now. Up until this year the Hubbards have wanted to reserve their ability to sell off their second parcel in case they have unexpected medical costs arise. However, now that there is the opportunity to secure Conservation Futures funds for the protection of this property, we can now work with the landowners to consolidate the property, extinguish the remaining development right, and ensure that it cannot be subdivided or clearcut should the landowners need to sell the property in the future, or after their lifetimes.

7. Are the conservation values of the project commensurate with or greater than the amount of CF funds requested, and will both the timeframes for meeting project objectives and associated metrics demonstrate achievement of the conservation objectives?

7 a. Summarize the project's conservation values and how the CF funds requested support these values.

The conservation values of the property that will be protected by the conservation easement include mature, diverse forest habitat, forested wetlands, scenic qualities, and educational and scientific opportunities. The protection of this mature forest habitat will benefit the biological diversity, carbon sequestration, and groundwater recharge of the forest, as well as extend the wildlife corridor in the Tarboo and Donovan Creek watersheds that many partners have been working to protect for two decades.

7b. Summarize how the project's conservation values are related to the project's specific objectives.

The objectives described in the Project Description ensure that Jefferson Land Trust is performing the appropriate steps to ensure permanent protection of the conservation values described in 7a.

8. To what degree does the project preserve habitat for flora and fauna other than habitat for anadromous fish species?

8 a. ___ provides habitat for State of Washington Priority Habitat specific to the project and/or State or Federal (NOAA and USFWS) Candidate, Endangered, Threatened or Sensitive species (provide list and references).

8 b ☒ provides habitat for a variety of native flora or fauna species.

8 c. ☒ contributes to an existing or future wildlife corridor or migration route.

If affirmative in any of the above, please describe and list the Priority Habitat(s) and Threatened, Endangered, or Sensitive species below, and cite or provide documentation of species' use.¹

The Deerfoot Forest property is nearby other conserved land including the conservation easements Tarboo Wildlife Preserve (396 acres), Carl's Forest (156 acres), Arlandia (28 acres), and other facilitated protection projects with the Northwest Watershed Institute. Directly to the south of Deerfoot Forest is Department of Natural Resources property in their Forest Board category for timber production, but we understand that the presence of marbled murrelets on or near their properties means that DNR may be working to incorporate these properties into their Dabob Bay Natural Area Preserve. Dabob Bay is home to Hood Canal summer chum, Puget Sound chinook, coho, surf smelt, Pacific sand lance, Pacific Herring, Pacific geoduck, hardshell clams, commercial oyster production as well as several WDFW Priority Habitats. Protection of water quality throughout the watershed reduces the number of negative impacts that the streams and bay have to respond to such as sedimentation, erosion, pollution, and flooding.

8 d. Does the current owner participate in conservation programs that enhance wildlife habitat? If so, please provide details.

Yes, the owners of Deerfoot Forest have been engaged in stewarding the property for 50 years with the goal of advancing of the naturally-regenerating diverse forest. Most recently the owners have been working with the DNR's Olympic Region Forest Resilience Team to develop an updated Forest Management Plan for the property.

To date, management of the property has mostly included occasional planting of native conifer trees and shrubs when necessary to fill in gaps, allowing trees to become large and old and eventually become standing snags and large woody debris on the forest floor, and limiting human impact on the forested wetlands.

9. To what degree does the project protect habitat for anadromous fish species?

9 a. Describe to what degree the project protects habitat for anadromous fish species (for example: marine shorelines, stream or river corridors including meander zones, and riparian buffers). Please provide documentation and maps that demonstrate the location, quality and extent of the existing buffer and adjoining habitat.

As described in question #8, this property appears to be some of the headwaters of both Donovan Creek and Tarboo Creek, both of which are anadromous streams for multiple salmonid species. The protection of habitat

¹ See, for example, http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx
<http://www.wdfw.wa.gov/conservation/phs/list/>
<http://www1.dnr.wa.gov/nhp/refdesk/plants.html>
http://www1.dnr.wa.gov/nhp/refdesk/pubs/wa_ecological_systems.pdf

upstream in a watershed provides benefit to the water quality and conditions of the salmon-bearing streams further down the watershed.

10. To what degree does the project preserve farmland for agricultural use OR forestland for silvicultural use?

10 a. Describe the extent and nature of current and planned agricultural or silviculture use of the proposed acquisition, including any anticipated changes to that use once the property, or property right, is acquired with Conservation Futures funds.

The forestland's primary management goal is not for silvicultural production, but instead for preserving and enhancing the ecological diversity and resiliency of this habitat.

10 b. Describe the current owner's record of implementing management practices that preserves and/or enhances soil, water quality, watershed function and wildlife habitat.

Encouraging structural diversity in the forest, as the Hubbards have been doing for decades retains and builds soil, promotes groundwater recharge, and protects downstream water quality by reducing unnatural erosion.

10 c. Describe how the acquisition or proposed easement will likely preserve and/or enhance soil, water quality, watershed function and wildlife habitat.

With the proposed terms of the conservation easement, Deerfoot Forest will be able to be managed in a similar function as described in 11b, in perpetuity. The easement terms will restrict clear cutting, timber harvest and conversion of the forest which will protect the water quality, soil health, watershed function and wildlife habitat as described throughout this application.

10 d. Does this project preserve a mix of quality farmland and forestland?

Preservation of farmland is not one of the proposed conservation values for this forested property; the preservation of structurally diverse, second growth forest is the primary goal of this conservation easement.

11. Climate change:

11 a. To what degree does this project increase resiliency to and/or mitigate climate change, and is the project's scale significant in regards to increasing climate resiliency?

Jefferson Land Trust and the North Olympic Land Trust have been involved in a Land Resilience Study of the North Olympic Peninsula since 2020. This study included working with a GIS consultant to utilize over 90 data sets and draw from 18 public and private sources to develop a set of climate resilience metrics that is helping to structure conservation initiatives in both partner organizations and shape future collaboration. The metrics are analyzed through the four pillars of our work including working farmland, working forestland, habitat and biodiversity, and community opportunity areas.

Through this analysis, portions of Deerfoot Forest is identified as a Terrestrial Biodiversity Conservation Opportunity Area through this spatial resiliency study. Terrestrial Biodiversity Conservation Opportunity Areas are defined as the lands on the Olympic Peninsula that are most likely to retain their ecological integrity and features that support migrating biodiversity both present and predicted, where there are corridors between these features that will support future migration and are the habitat lands that have high carbon sequestration values.

12. What area does the project serve?

12 a. Describe how the proposed acquisition benefits primarily a ___local area ☒ broad county area including the area served, the nature of the benefit, the jurisdictions involved, and the populations served.

Deerfoot Forest is a piece of property that is part of a much broader county area that has been prioritized for protection by many local and regional land conservation and management partners. Both the Donovan and Tarboo Creek watersheds have been prioritized for preservation and restoration for over two decades, as described in #8. Deerfoot Forest is at the top of these watersheds, which benefits all of the downstream work that has been happening over many years.

12 b. Is the project located in an area that is under-represented by CF funded Projects? *Areas that Conservation Futures has not been able to support to date include, Toandos Peninsula, Dosewallips Valley, Bolton Peninsula, and the West End.*

No.

13. To what degree will the acquisition provide educational opportunities, interpretive opportunities, and/or serve as a general community resource that does not reduce the conservation value(s) of the project?

13 a. Describe the educational or interpretive opportunities that exist for providing public access, educational or interpretive displays (signage, kiosks, etc.) on the proposed site, including any plans to provide those improvements and any plans for public accessibility that will not reduce the conservation value(s) of the project.²

The Hubbards are very passionate about being able to share educational and visitor opportunities on their property. Their future goals for the forest stated in their Forest Management Plan include designing additional walking trails and visitor infrastructure such as benches and gazebo to encourage the opportunity for people to visit an exemplary native forest and wildlife habitat for future generations.

14. To what degree does the project preserve historic or culturally significant resources³?

14 a. The proposed acquisition ___ includes historic or culturally significant resources⁴ and

___ is registered with the National Register of Historic Places, or an equivalent program.

___ is recognized locally as having historic or cultural resources.

___ is adjacent to and provides a buffer for a historic or cultural site.

☒ none of the above.

If affirmative in any of the above, please describe below, and cite or provide documentation of the historical cultural resources.

All O & M Projects

15. Applications for Operation and Maintenance funding only to be scored on a scale of 1-100 based on information provided. Consider the CF Manual and the topics below, for example:

² The words “education” and “interpretation” are interpreted broadly by the CF Committee.

³ Cultural resources means archeological and historic sites and artifacts, and traditional religious ceremonial and social uses and activities of affected Indian Tribes and mandatory protections of resources under chapters 27.44 and 27.53 RCW.

15 a. Please describe in detail, the reason O & M funds are needed, proposed O & M activities, and how they protect resources cited in the original acquisition project. Attach additional information such as up-to-date stewardship plan, maps, field reports, work plan, budget, timeline, etc., to support the application, if appropriate. O & M projects must address a compelling, immediate need. Specifically include whether the project has an up-to-date stewardship plan. If there is such a plan, is it being implemented and is the proposed O & M work specifically included in the plan? Also, describe any unforeseen or urgent threats to the resource conservation values of the site and whether the proposed O & M activities will mitigate those threats and/or prevent potential future threats.

Annual monitoring is a standard practice to ensure conservation easements are honored, and O&M support for the first few years of stewardship helps ensure the integrity of CFF investments. Ongoing monitoring after the O&M funds have been fully expended is covered by other sources of funds raised by the Land Trust. O&M funds will be dedicated to annual monitoring, forest habitat improvements consultation and planning, Stewardship Plan drafting and implementation, and consultation including connecting landowner with agency partners.

We have not developed a specific stewardship plan for this property yet, but if we are awarded funds and if negotiations are successful with the landowner, we will provide the Stewardship Plan for the CE once completed.

Verification

16. Sponsor commitments:

16 a. Sponsors of projects that are approved for funding by the Board of County Commissioners are required to submit a brief progress report by October 30 every year for three years after the award is approved, or three years after the acquisition funds are disbursed to the applicant, whichever is later. The progress report must address any changes in the project focus or purpose, progress in obtaining matching funding, and stewardship and maintenance. Sponsors receiving O & M funds will also submit an annual report for each year that O&M funds are expended. The Committee will use the information to develop a project "report card" that will be submitted annually to the Board of County Commissioners.

16 b. If this project is approved for funding, I understand the sponsor is required to submit progress reports for three years and for any year in which O & M funds are expended. SS Initials 3/22/24 Date

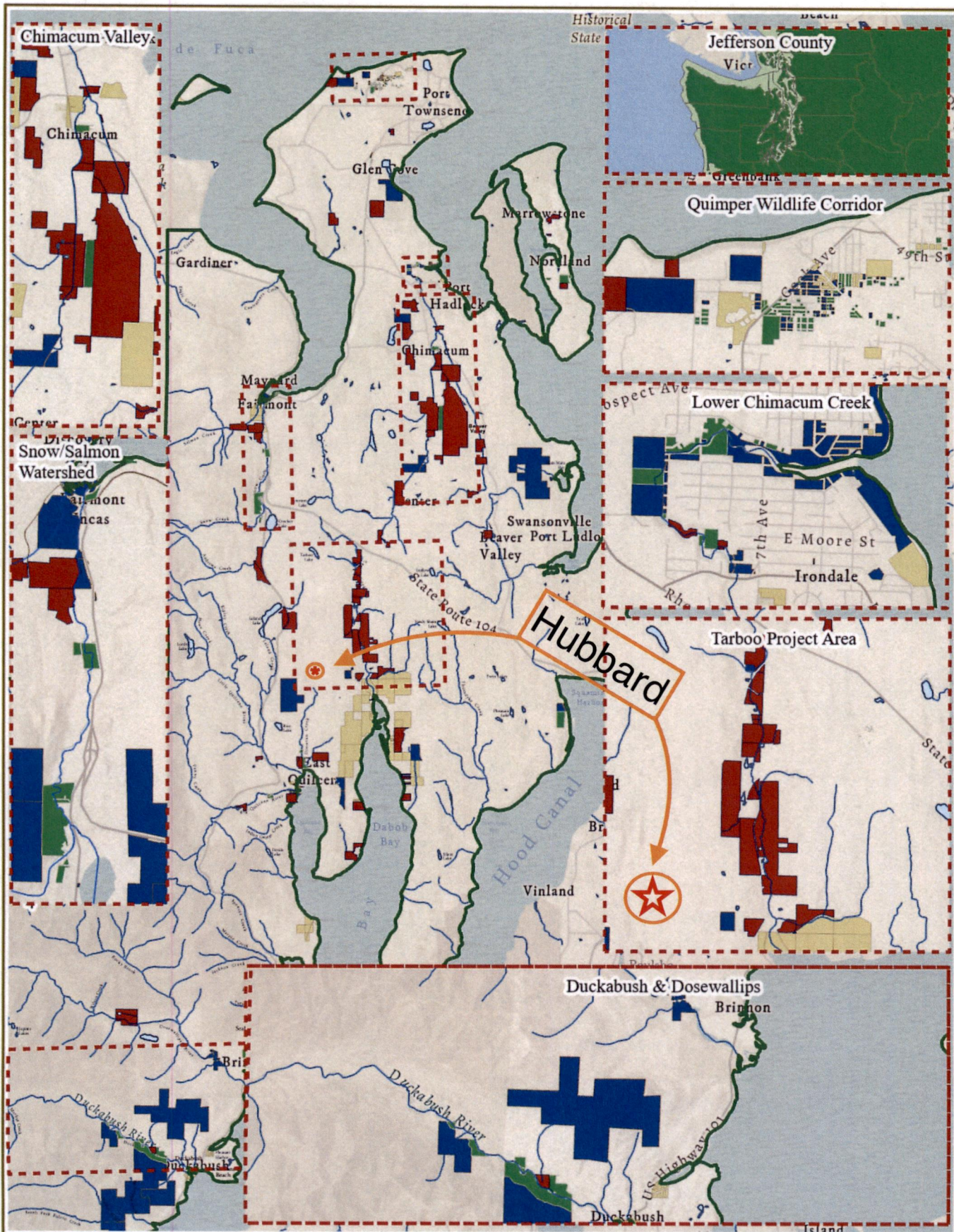
16 c. If, three years after the date funding is approved by the Board of County Commissioners, the project sponsor has not obtained the required matching funds, the Committee may request the Board of County Commissioners to nullify their approval of funds, and may require the project to re-apply.

If this project is approved for funding, I understand that we may be required to re-submit the application if the project sponsor does not obtain the necessary matching funding within three years.

SS Initials 3/22/24 Date

16 d. The applicant has reviewed all project requirements and all information in the application is accurate to the best of their knowledge. SS Initials 3/22/24 Date

16 e. The sponsor commits to providing long-term stewardship to achieve the conservation and protection goals of the project as proposed in this application or as may be modified with recommendation of the CF Committee and approval of the BoCC. SS Initials 3/22/24 Date



Jefferson Land Trust
Land Protection Accomplishments
1989 - April 2023

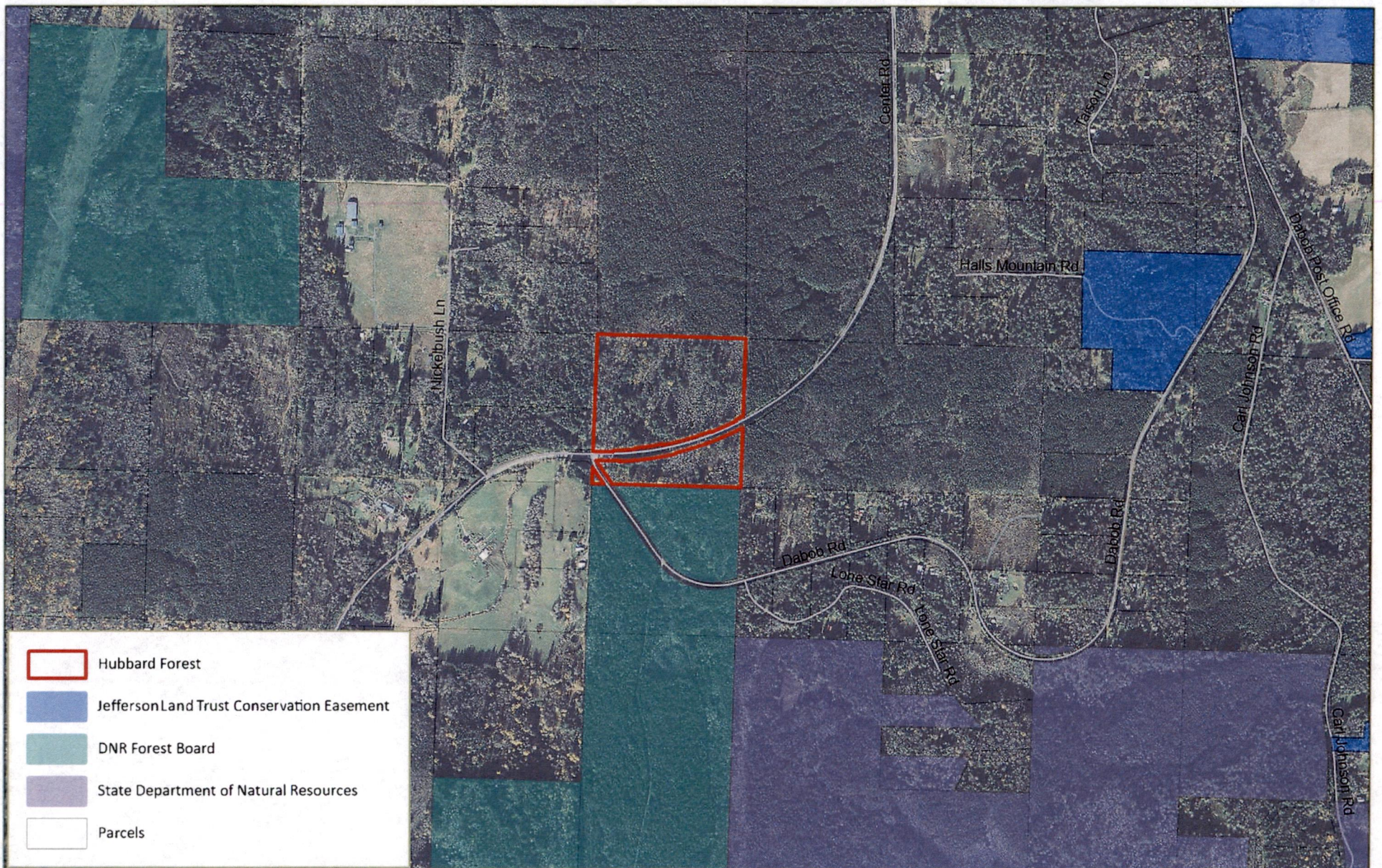
■ Land Trust Preserve ■ Facilitated Protection
■ Conservation Easements ■ Other Conservation Lands

For informational purposes only.
Map created in April 2023

All data represented are from
varying sources and approximate.

0 1 2 4 Miles

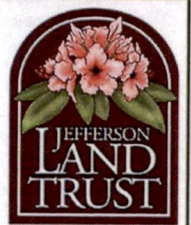


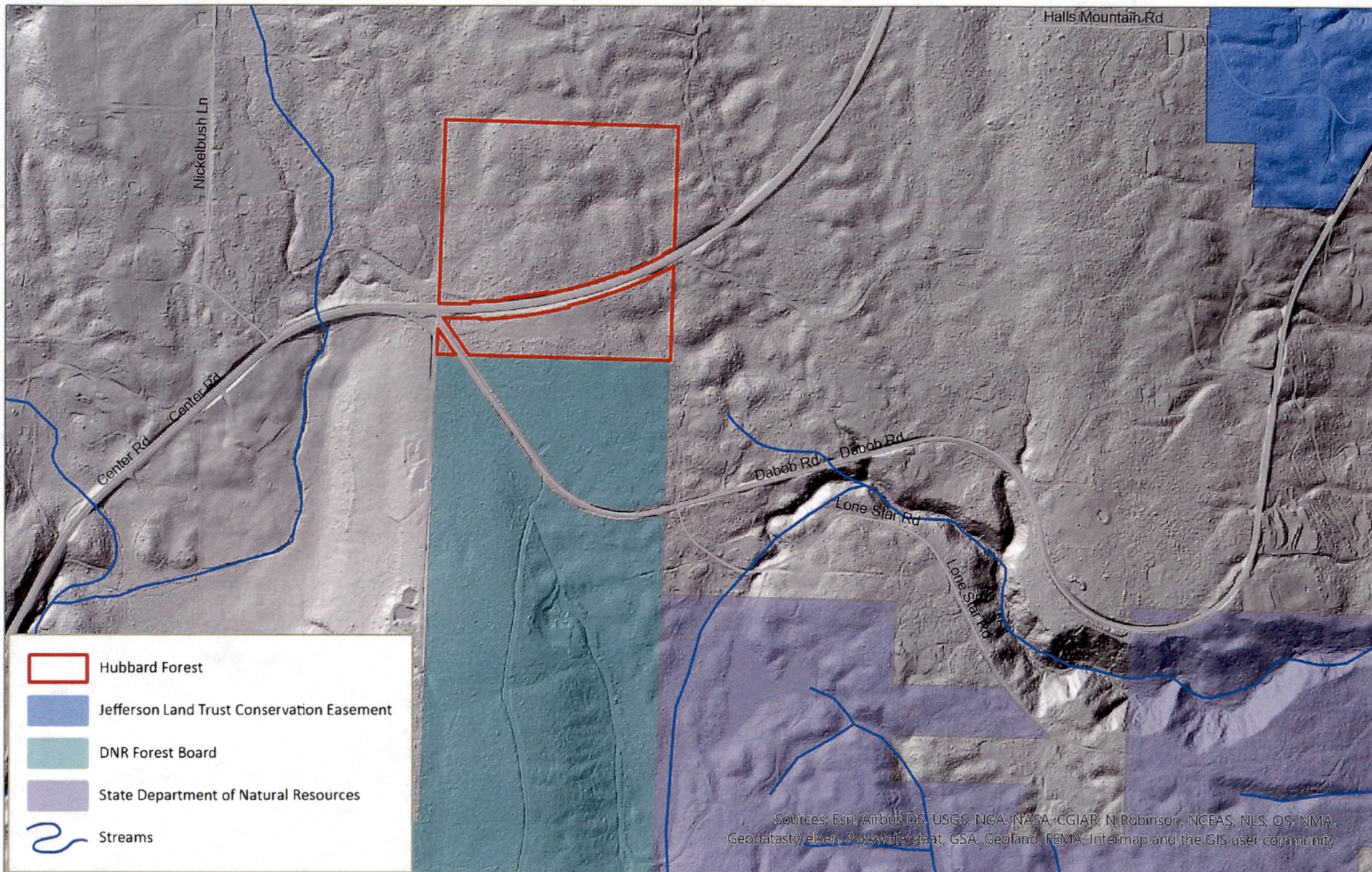


Deerfoot Forest Hubbard Project Area Parcel Map

0 500 1,000 2,000
Feet

2019 Aerial Image (NAIP)
For informational purposes only. All
data represented are from varying
sources and approximate.
Map created in March 2024





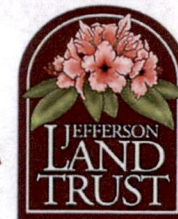
Deerfoot Forest Hubbard Hillshade and Streams

0 412.5 825 1,650 Feet

2019 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in March 2024



Deerfoot Forest
Application Photos



Forested sedge wetland.



Southern parcel facing southwest. Bigleaf maple-dominant forest with mid-size regenerating conifers.



Onsite driveway with Douglas fir and bigleaf maple.



Large maple on site; moss and lichen demonstrate strong moisture presence. Conservation Futures Citizen Advisory Committee site visit.



Representative conditions of mixed alder, salmonberry, sword fern forest. Northern neighbor boundary line (commercial forestry) can be seen in background.



Representative conditions of alder, maple, and Douglas fir stands with mixed diverse understory.

Landowner Acknowledgement Form¹

Project Applicant Information

Applicant Name: Jefferson Land Trust

Project Number/Name:

Contact: ☐ Mr. ☒ Ms. First Name: Sarah Last Name: Spaeth
Title: Director of Conservation
Mailing Address: 1033 Lawrence St. Port Townsend, WA 98368
E-Mail Address: sspaeth@saveland.org

Property Information

Address or Location: **11500 Center Road. Quilcene, WA 98376**

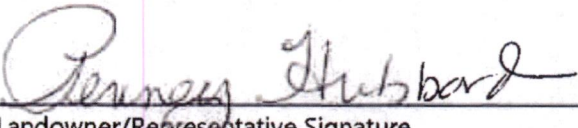
County/Parcel Number: 701052002 and 701052011

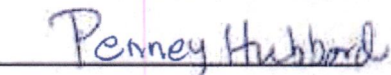
Landowner Information

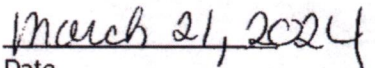
Landowner Name: Hubbard Center Road LLC

Representative: ☐ Mr. ☒ Ms. First Name: Penney Last Name: Hubbard
Title:
Mailing Address: PO Box 602 Quilcene, WA 98376
E-Mail Address: auntpenney@gmail.com

1. Penney Hubbard, Hubbard Center Road LLC, is the legal owner of property described in the grant application being submitted to Jefferson County Conservation Futures by the project applicant.
2. I am aware that the project being proposed in the grant application is on my property.
3. If a grant is successfully awarded, I will be contacted and asked to engage in negotiations.
4. My signature does not represent authorization of project implementation.
5. If I am affiliated with the project applicant, I will recuse myself from decisions made by the project applicant to work on or purchase my property.
6. There are/are not (circle one) tenants on the property. Tenants displaced as a result of this project may be eligible for relocation assistance.


Landowner/Representative Signature


Penney Hubbard


Date

Humbleberry
Farm



2024 Jefferson County Conservation Futures Program Property Acquisition Project and/or Operations and Maintenance Project Application

Please complete the following application in its entirety. Be sure to answer "N/A" for questions that don't apply to the project. Incomplete applications will not be accepted for consideration.
Unless directed otherwise, use as much space as needed to answer each question.
Contact program staff at 379-4498 or tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title Humbleberry Farm

2. Conservation Futures Acquisition Request: \$140,000

Conservation Futures O&M Request: \$12,000

3. Total Conservation Futures Request: \$152,000

4. Please indicate the type of interest contemplated in the acquisition process.

☐ Warranty Deed

☒ Easement

☐ Other (Please describe below.)

In whose name will the property title be held after acquisition?

Debora Dearie will continue to hold title, with a conservation easement held by Jefferson Land Trust and a REPI easement held by the US Department of Defense.

5. Applicant Information

Name of Applicant or Organization: Jefferson Land Trust

Contact: Sarah Spaeth

Title: Director of Conservation & Strategic Partnerships

Address: 1033 Lawrence St. Port Townsend, WA 98368

Phone: (360) 379-9501, ext. 101 Fax: () - , ext.

Email: sspaeth@saveland.org

6. Sponsor Information: (if different than applicant) _____

Organization Name: _____

Contact: _____

Title: _____

Address: _____

Phone: () - , ext. Fax: () - , ext.

Email: _____

This application was approved by the sponsor's legally responsible body (e.g., board, council, etc.) on February 20, 2024

7. Project Location

Street Address or Description of Location: 190 McInnis Rd. Quilcene, WA 98376

Driving Directions from Port Townsend: From Chimacum, take Center Road south for 13.8 miles and turn left onto McInnis Rd.

Section: 18

Township: 27 N

Range: 1W

Assessor's Parcel Number(s): 701 182 003, 702 131 003, and 702 131 020

Please differentiate current and proposed ownership of each APN and indicate if the parcel is to be acquired with CF funds or used as match.

All parcels listed above will remain in Debora Dearie's ownership and will be preserved with a conservation easement held by Jefferson Land Trust, along with a Navy Readiness and Environmental Protection Integration (REPI) restrictive easement.

Please list the assessed values for each property or APN, as applicable.

701 182 003 - \$753,203 current market value assessed (includes improvements), and the total current use taxable value of \$658,251

702 131 003 - \$192,465 current market value, with total current use taxable value of \$6,345

702 131 020 - \$39,375 current market value, with total current use taxable value of \$1,125

8. Existing Conditions

New Site: Yes ☒ No ☐

Number of Parcels: 3

Addition to Existing Site: Yes ☐ No ☒

Acres to Be Acquired: 50.9

Total Project Acreage (if different): _____ Current Zoning: AP1:20

Existing Structures/Facilities: One residence, large barn, carriage barn/shop, multiple wells and three pump houses, car port, sheds, livestock shelter, and agricultural ponds.

Any current covenants, easements or restrictions on land use: None

Current Use: Residential and agricultural uses

Waterfront (name of body of water): Donovan Creek

Shoreline (linear feet): Approximately 688ft of Donovan Creek

Owner Tidelands/Shorelands: No tidelands or shoreline

9. Current Property Owner ☒ is ☐ is not a willing seller.

Project Description

10. In 1,000 words or less, provide a summary description of the project, the match, overarching goal, and three top objectives. For each objective, identify the metric(s) that will be measured to determine if the objective is being achieved and the timeframe for meeting the identified metric. Include information about the physical characteristics of the site that is proposed for acquisition with Conservation Futures Program funds including: vegetation, topography, surrounding land use, and relationship to parks, trails, and open space. Describe the use planned for the site, any development plans after acquisition (including passive development), characteristics of the site which demonstrate that it is well-suited to the proposed use, and plans for any structures currently on the site. If applicable, describe how the site project relates to a larger conservation program (please identify), and whether the project has a plan, schedule and funding dedicated to its completion. Please also list any important milestones for the project or critical dates, e.g. grant deadlines. List the dates and explain their importance. Please attach a spreadsheet of the budget.

Jefferson Land Trust is seeking Conservation Futures funding for the permanent protection of Humbleberry Farm located in Quilcene, WA near the head of the Quilcene Bay. The goal of the project is to protect productive and historic farmland as well as a stretch of salmon-bearing Donovan Creek with a conservation easement. The conservation easement will allow the landowners to continue their residential and agricultural uses and will ensure that the property is available for agricultural production into the future, and protect the riparian buffer of Donovan Creek. The conservation easement will be held and enforced by Jefferson Land Trust in perpetuity. The protection of this property will fill in a gap in the protection of a continuous corridor throughout the upper Quilcene Bay watershed, as the Humbleberry Farm is surrounded by Land Trust nature preserves, Land Trust conservation easements, Jefferson County-owned land, and property owned by the Hood Canal Salmon Enhancement Group. This protected connection enables species movement both from day to day and over time as the climate changes, thereby increasing resilience and supporting biodiversity.

For this project we have the opportunity to work with the current landowners to preserve their 50.9-acre farm comprised of prime agricultural soils. The property has three tax parcels that are zoned Agricultural Production 1 development right per 20 acres and is designated as Open Space Agriculture by the Jefferson County assessor, and after the conservation easement in place the parcels will be required to stay under one ownership to reduce fragmentation. Humbleberry Farm has been in agricultural use for over one hundred years, historically as a dairy and most recently for hay and beef production until the farm came under new ownership in late 2021. Since the change in ownership the farm has been undergoing significant and impressive improvements to the land management, soil quality, and business operations. The new owners are committed to regenerative agriculture practices including rotational grazing of livestock; deep bedding systems for wintering animals in the barn; increasing bioavailability in the pastures through liming, manure spreading and adding biochar; gradually increasing the stocking capacity of the property over time; and managing water runoff.

Top objectives:

1. Protect the property with a conservation easement and Navy REPI restrictive easement which will reduce the development rights, protect the agricultural soils, and protect the riparian area of Donovan Creek – late 2025/early 2026

2. Once protected with the easements, the landowners will be able to invest in agricultural management improvement projects and expand their business which provides local food products directly to the east Jefferson County community – 2026 and beyond
3. After protection of the property, the landowners and restoration partners will be eligible to apply for and implement restoration on the 680 ft. stretch of Donovan Creek on site – 2026 and beyond

Humbleberry Farm has varied topography ranging from east-facing slopes and flat pastureland on the east side of McInnis Road surrounding Donovan Creek, as well as east-, north-, and west-facing slopes on the west side of McInnis Road. The topography and soils provide opportunities for diverse pastureland, orchard development, and perennial crops. On the property in addition to the one residence located in the eastern parcel, agricultural infrastructure includes a large barn, a smaller carriage barn/shop, car port, three well houses, sheds, livestock shelters, and ponds, all of which support the agricultural viability and production potential of this farm. The pastures are currently set up with 5 large, fenced paddocks allowing for livestock rotation, and the landowner currently practices ever smaller rotations within the paddocks using electric fencing.

In 2023, Jefferson Land Trust was successful in securing funding from the Recreation and Conservation Office's (RCO) Washington Wildlife and Recreation Program's (WWRP) State Farmland Preservation Program grant for protecting both Humbleberry Farm and the adjacent Schmidt Farm with a conservation easement. This farmland grant program conducts a thorough review of farmland viability including soils, infrastructure, water rights, and threat. The Humbleberry Farm and Schmidt Farm joint grant application ranked highly amongst several statewide projects. Jefferson Land Trust intends to protect this farm with a conservation easement before the end of 2025, and CFF funds will provide essential funding toward this goal. In addition to CFF and state funds, funding from the Navy Readiness and Environmental Protection Integration (REPI) program for the REPI easement will also provide a substantial amount of the funding for this project, matching the funds from the CFF program. These state and federal grant dollars contributing to this project have reduced the overall amount of funding needed from the CFF program, and the remaining necessary funding is expressed in our CFF request.

Jefferson Land Trust, Hood Canal Salmon Enhancement Group, and Jefferson County have all focused efforts on permanent protection of properties surrounding Quilcene Bay for two decades. To date, Jefferson Land Trust protects over 140 acres of riparian, wetland, farmland, and estuarine habitat at the head of Quilcene Bay through two conservation easements and fee ownership of two nature preserves. Extensive restoration efforts have been undertaken over the past decade on Donovan Creek by Jefferson County Conservation District (JCCD), Jefferson County, Jefferson Land Trust, and the Hood Canal Salmon Enhancement Group (HCSEG). Subsequent to the 2007 replacement of a 5-ft. culvert (identified as a fish barrier) under East Quilcene Road, only 2,000 ft south of the subject site, with a 70-ft. concrete bridge by Hood Canal Salmon Enhancement Group and Jefferson County Public Works, Jefferson Land Trust worked with project partners on a major restoration project to restore lower Donovan Creek to its historic channel. Included in this restoration work, immediately upstream and downstream of Humbleberry Farm, the Land Trust replanted the riparian buffer and wetlands with thousands of native plants in 2016 and have been managing the restoration site since. Additionally, Jefferson Land Trust is close to purchasing a conservation easement on Schmidt Farm directly to the east which hosts Jakeway Creek, a tributary of Donovan Creek.

The overarching goal of this project is to protect the agricultural soils of Humbleberry Farm so that they will always be available for commercial production, in perpetuity. Additionally, the protection of this property and creation of a delineated riparian zone surrounding Donovan Creek will allow project partners like Hood Canal

Salmon Enhancement Group to secure funding for and implement a restoration project along this stretch of the creek that would otherwise not be available for unprotected property.

11. Estimate costs below, including the estimated or appraised value of the propert(ies) or property right(s) to be acquired, even if Conservation Futures funds will only cover a portion of the total project cost. In the case of projects involving multiple acquisitions, please break out appraisals and estimated acquisition costs by parcel.

Estimated or Appraised Value of Propert(ies) to be Acquired:

Total Estimated Acquisition-related Cost (*see Conservation Futures Manual for eligible costs*): \$825,000

Total Operation and Maintenance Cost: \$12,000

Total Project Cost: \$837,000

Basis for Estimates (include information about how the property value(s) was determined, anticipated acquisition-related costs, general description of operation and maintenance work to be performed, task list with itemized budget, and anticipated schedule for completion of work):

Quilcene Headwaters to Bay Preserve Phase II Project related costs	Timeline	Est. Total Cost	CFF Request	Match
Easement acquisition	2025	\$790,000	\$140,000	\$650,000
Land acquisition related costs, i.e. appraisal, survey, Baseline document, closing costs	2025	\$27,000	\$0	\$27,000
Project management admin and legal fees	ongoing	\$8,000	\$0	\$8,000
O&M (stewardship plan and monitoring)	ongoing	\$12,000	\$12,000	\$0
Total		\$837,000	\$152,000 (18.2%)	\$685,000 (81.8%)

The estimate for the value of the easement acquisition is based on the current Jefferson County fair market value assessment of the property, combined with our knowledge of the appraised value of other conservation easements on local farmland recently. Similarly, Jefferson Land Trust completes multiple acquisition projects a year which helps us provide experienced estimates for project management and other administrative costs that will be needed for this project.

O & M only go to question #15:

Scored Questions

1. To what degree does the project leverage contributions for acquisition from groups, agencies or individuals?

1 a. Sponsor or other organizations ☒ will ___ will not contribute to acquisition of proposed site and/or operation and maintenance activities.

1 b. If applicable, please describe below how contributions from groups or agencies will reduce the need to use Conservation Futures program funds.

1 c. Matching Fund Estimate	Acquisition	O&M	%
Conservation Futures Funds Requested	<u>\$140,000</u>	<u>\$12,000</u>	18.2%
Matching Funds/Resources*	<u>\$685,000</u>	<u>\$0</u>	81.8%
Total Project Acquisition Cost	<u>\$825,000</u>	<u>\$12,000</u>	100%

** If a prior acquisition is being proposed as match, please describe and provide documentation of value, location, date of acquisition and other information that would directly link the match to the property being considered for acquisition.*

1 d. Source of matching funds/resources	Amount of contribution	Contribution approved?		If not, when?	Contribution available now?		If not, when?
<u>Navy REPI</u>	<u>\$351,000</u>	<u>Yes</u>	<u>No</u>	_____	<u>Yes</u>	<u>No</u>	_____
<u>State Farmland Preservation</u>	<u>\$340,000</u>	<u>Yes</u>	<u>No</u>	_____	<u>Yes</u>	<u>No</u>	_____
_____	\$ _____	<u>Yes</u>	<u>No</u>	_____	<u>Yes</u>	<u>No</u>	_____
_____	\$ _____	<u>Yes</u>	<u>No</u>	_____	<u>Yes</u>	<u>No</u>	_____

NOTE: Matching funds are strongly recommended and a higher rating will be assigned to those projects that guarantee additional resources for acquisition. Donation of property or a property right will be considered as a matching resource. Donation of resources for on-going maintenance or stewardship ("in-kind" contributions) are not eligible as a match.

2. To what degree does the project sponsor commit to provide long-term stewardship for the proposed project?

2 a. Sponsoring agency ☒ is ___ is not prepared to provide long-term stewardship (easement monitoring, maintenance, up-keep, etc.) for the proposed project.

Protection and stewardship actions for this property are designed to protect the agricultural viability of the farm and region. Jefferson Land Trust has developed a rigorous program for stewardship and monitoring of conservation easement terms over the 35 years since we were formed, including at least annual on-the-ground monitoring of the property by professional staff and trained volunteers, data collection and management, help with stewardship planning, as well as legal defense of the conservation easements should it become necessary. As of 2024, Jefferson Land Trust has a legal defense fund of over \$832,000 and continues to build this fund with each new easement acquisition, recognizing the legal obligation and responsibility of protecting conservation values in perpetuity. In addition, Jefferson Land Trust carries legal defense insurance for conservation easements through a program called Terrafirma, developed through the national Land Trust

Alliance (the national umbrella organization for land trusts). This program covers up to \$500,000 in legal enforcement costs per conservation easement that Jefferson Land Trust holds and stewards.

2 b. Describe any existing programs or future plans for stewardship of the property, including the nature and extent of the commitment of resources to carry out the stewardship plan.

In addition to our regular easement monitoring program described above, we plan to help the landowners partner with the Jefferson Co. Conservation District (JCCD) and the Hood Canal Salmon Enhancement Group (HCSEG). These entities have worked with landowners in the Quilcene Bay watershed both to implement best management practices on agricultural land and to enhance riparian habitats. These partners provided technical expertise, support, and on the ground oversight of restoration activities. We expect that JCCD and HCSEG will be able to work with the Humbleberry Farm managers to incorporate additional agricultural BMPs and also hopefully to restore the section of Donovan Creek on the property.

3. To what degree has the project sponsor demonstrated effective long-term stewardship of a similar project?

3 a. Describe the sponsoring agency's previous or on-going stewardship experience.

Over the 35 years since it was formed, Jefferson Land Trust has managed many acquisition projects with several project partner organizations, including Jefferson County, The Trust for Public Land, Northwest Watershed Institute, North Olympic Salmon Coalition (NOSC), JCCD, HCSEG, the Navy and others, and we have been responsible for conducting or coordinating restoration activities in partnership with many of those same agencies and organizations. We hold 68 conservation easements on 4,526 acres and have helped with the preservation and stewardship of another 12,844 acres in Jefferson County. The Land Trust also holds title to over 1,027 acres of preserves, including the nearby Lower Donovan Creek Preserve and Donovan Wetlands Preserve (adjacent to the south and north of Humbleberry Farm) as well as the Big Quilcene and Duckabush Rivers south of this project site which directly affect Quilcene Bay and the Hood Canal.

Jefferson Land Trust stewardship and monitoring protocols were developed with the guidance of the national Land Trust Alliance, and adherence to those protocols is one of the requirements for our formal land trust accreditation.

3 b. Has the project sponsor and/or applicant been involved in other projects previously approved for Conservation Futures funding?

☐ No, neither the sponsor nor applicant has been involved in a project previously approved for Conservation Futures funds.

☒ Yes, the sponsor and/or applicant for this project has been involved in a project previously approved for Conservation Futures funds. Please provide details:

Jefferson Land Trust has worked with many willing landowners and has sponsored 40 CFF applications over the years since Jefferson County approved collection of the conservation futures property tax and developed the program in 2003. These projects are found in almost all areas of East Jefferson County and range from fee simple acquisition of nature preserves that are held by Jefferson Land Trust, or by other entities such as the City of Port Townsend, Jefferson County or the Jamestown S'Klallam Tribe, to permanent conservation easements held by Jefferson Land Trust on privately owned properties.

4. To what degree is the acquisition feasible?

4 a. Property ☒ can ☐ cannot feasibly be acquired in a timely fashion with available resources.

4 b. Necessary commitments and agreements ☐ are ☒ are not in place.

4 c. All parties ___ are **X** are not in agreement on the cost of acquisition.

If “not” to any of the above, please explain below.

We have begun drafting the conservation easement and REPI restrictive easement documents in partnership with the landowners. The landowners are in strong support of the preservation effort and are in general agreement with the Land Trust on the draft provisions of the easements. We will work out the details, followed by the appraisal process which will determine the cost of the acquisition. The Land Trust will offer the Humbleberry Farm landowners the fair market value purchase price of the higher-valued conservation easement.

The Humbleberry Farm and neighboring Schmidt Farm ranked fourth out of 18 applications statewide for the State Farmland Preservation Program funding in 2022 and we were awarded funding in 2023, which means that additional funding is already in place to make this conservation easement acquisition feasible.

5. To what degree is the project a part of an adopted open space, conservation, or resource preservation program or plan that was open to public review and comment, or identified in a community conservation effort that provided opportunities for public input?

The proposed acquisition ___ is specifically identified in an adopted open space, conservation, or resource preservation program or plan, or community conservation effort, that is publicly available. *Please describe below, including this project’s importance to the plan. Please also reference the website of the plan if available or include the plan with this application.*

X complements an adopted open space or conservation plan, but is not specifically identified. *Please describe below, and describe how the proposed acquisition is consistent with the plan.*

___ is a stand-alone project.

Collaboration is at the heart of our approach to conservation. We engage with partners in the “Chumsortium” Consortium to bring back vibrant salmon runs on Hood Canal, and in the Jefferson LandWorks Collaborative to support big-picture thinking around the ongoing economic viability of local farms and working forests. We partner with regional government, local and national agencies, Tribes, peer organizations, and individual citizens to safeguard the places we love and that are crucial to the health of our community, now and into the future.

The Jefferson Co. Comprehensive Plan says that “It is Jefferson County’s intent to protect and foster opportunities for the successful practice of agriculture. Land with prime agricultural soils clearly must be preserved”. The Open Space Agriculture tax classification and Commercial Agricultural zoning of the property also reflects the County’s goals and support for this land.

The American Farmland Trust’s 2012 report Losing Ground: Farmland Protection in the Puget Sound Region includes a Jefferson County Scorecard which identifies the need for additional farmland protection and acknowledges the important role of the Conservation Futures Fund in that effort.

A 2009 State Office of Farmland Protection Report notes “The legislature finds that the retention of agricultural land is desirable, not only to produce food, livestock, and other agricultural products, but also to maintain our state economy and preferable environmental conditions.” and this report also documents decreasing farmland acreage and land prices rising with development pressure.

The Olympic Peninsula Resource Conservation & Development proposed Adaptation Strategies in their “Climate Change Preparedness Plan for the North Olympic Peninsula” (2015). In this plan, they suggest to “acquire and preserve existing vegetated, unprotected areas adjacent to river systems” and to “designate and prioritize funding for additional land designated for agriculture”.

Jefferson Land Trust's community-vetted 100-Year Conservation Plan (2010) articulates the importance of preserving agricultural lands with the community vision – "*A thriving, sustainable agricultural industry is prominent in the local economy, culture, and landscape and is supported by a greater demand for local food.*" It also identifies "prime farmland soils and/or proven productivity" and "proximity to population centers" as priorities for agricultural lands to be protected, which Humbleberry Farm can be characterized as having.

The Land Trust's Conservation Plan also states the importance of healthy rivers and streams that enter into Hood Canal – "Many salmonid species spend a large part of their early life stages in the estuaries, and water quality conditions in Hood Canal are essential to their continued survival" (pg.14 and pg.17). It also states that we should "integrate aquatic corridor and watershed scale conservation tactics". A section of Donovan Creek runs through Humbleberry Farm and directly into Quilcene Bay, meaning that a permanent designation of a riparian corridor on either side of Donovan Creek will have a positive effect on the water quality of Quilcene Bay in Hood Canal.

One of the most significant and unique features of this project is the opportunity to protect a waterbody that directly feeds into Quilcene Bay, where clean water is critical for ecosystem health. Because of substantial intact tidal marsh habitat, Quilcene Bay has been recognized as a priority ecosystem for protection and restoration by many groups. It is a priority nearshore conservation area according to The Nature Conservancy's *Willamette Valley-Puget Trough-Georgia Basin Ecoregional Assessment* (Floborg et al. 2004) because of its importance for conservation targets such as surf smelt (an important forage fish) and Olympia oysters. Priority Conservation Areas are defined as areas of biodiversity concentration that contain target species, communities and ecosystems and are considered the highest priorities for conservation. It is also a priority zone for the recovery of threatened Hood Canal summer chum salmon (*Summer Chum Recovery Plan* 2007) and Puget Sound bull trout (USFWS *Draft Recovery Plan for the Coastal-Puget Sound Distinct Population Segment of Bull Trout* 2004). Furthermore, Quilcene Bay and its estuarine and palustrine wetlands nearby provide many habitat and foraging values that are recognized by national and regional plans aimed at conserving shorebirds, waterfowl, and water birds.

Finally, the Humbleberry Farm property is specifically identified as a Highly Resilient Working Farm Area through Jefferson Land Trust's Climate Resiliency Spatial Conservation Planning. More information about the [Land Resilience Study](#) can be found in the hyperlink or see #11 below.

6. To what degree does the project conserve opportunities which are otherwise lost or threatened?

- 6 a. The proposed acquisition site X does ___ does not provide a conservation or preservation opportunity which would otherwise be lost or threatened.
- 6 b. If applicable, please carefully describe the nature and immediacy of the opportunity or threat, and any unique qualities about the site.

Jefferson Land Trust, JCCD, and HCSEG had attempted to partner together to preserve and restore Humbleberry Farm in the past when the farm was under different ownership. Due to resistance from those landowners, these efforts were unsuccessful in the early 2000s. Now that Humbleberry Farm is under new ownership, these multiple conservation entities are thrilled that we have a renewed opportunity to preserve this historic farm, one of the larger farms in the Quilcene area from fragmentation, and also to implement some habitat enhancements on Donovan Creek.

7. Are the conservation values of the project commensurate with or greater than the amount of CF funds requested, and will both the timeframes for meeting project objectives and associated metrics demonstrate achievement of the conservation objectives?

7 a. Summarize the project's conservation values and how the CF funds requested support these values.

The conservation values of Humbleberry Farm include filling in a missing puzzle piece of protection in the upper Quilcene Bay landscape. This property's primary conservation value is agricultural productivity but also includes riparian salmonid habitat of Donovan Creek. Conservation Futures Funds will contribute significant funds to the purchase of a conservation easement that will protect this important agricultural property from subdivision, allowing for continued commercial agricultural production and potential future riparian planting and enhancement activities on Donovan Creek.

7b. Summarize how the project's conservation values are related to the project's specific objectives.

The project's conservation values described in 7a relate to the project's objectives described in the Project Description because the objectives will allow the conservation values to be protected and thrive in perpetuity. Protection through a conservation easement and restrictive easement will ensure that the conservation values are always upheld. The objective to restore Donovan Creek in the future will allow the riparian habitat conservation value to thrive more than it is able to in its current conditions.

8. To what degree does the project preserve habitat for flora and fauna other than habitat for anadromous fish species?

8 a. ☒ provides habitat for State of Washington Priority Habitat specific to the project and/or State or Federal (NOAA and USFWS) Candidate, Endangered, Threatened or Sensitive species (provide list and references).

8 b ☒ provides habitat for a variety of native flora or fauna species.

8 c. ☒ contributes to an existing or future wildlife corridor or migration route.

If affirmative in any of the above, please describe and list the Priority Habitat(s) and Threatened, Endangered, or Sensitive species below, and cite or provide documentation of species' use.¹

WDFW Priority Habitat Species Report lists trumpeter swans (waterfowl concentration area), Freshwater Emergent Wetlands, Freshwater Forested/Shrub Wetland. Water quality from the property is important to the health of Quilcene Bay and the conservation values of this tidal estuarine habitat as indicated in #5 above.

8 d. Does the current owner participate in conservation programs that enhance wildlife habitat? If so, please provide details.

The current landowners have been working with the Jefferson County Conservation District to implement best management practices (BMPs). Projects thus far include catching rainwater from the barn roof to reduce runoff (high in nitrogen) on the sloped fields which lead into Donovan Creek, and also allows the farmers to conduct drip-line irrigation for some of their perennial crops. Any extra water not stored is drained into agricultural ditches to reduce nitrogen loading from running across the fields. The farmers are already working with the JCCD to implement additional rain catchment on their infrastructure, getting them up to 10,000 gallons or more of water storage.

Other current conservation and wildlife habitat enhancement activities include facilitating hedgerow "patches" throughout their pastures to allow habitat and refuge for birds and other wildlife, protecting their

¹ See, for example, http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx
<http://www.wdfw.wa.gov/conservation/phs/list/>
<http://www1.dnr.wa.gov/nhp/refdesk/plants.html>
http://www1.dnr.wa.gov/nhp/refdesk/pubs/wa_ecological_systems.pdf

5.7-acre forested patch for wildlife habitat, as well as conducting regenerative agricultural practices that enhance soil health and allow for biodiversity and carbon sequestration.

9. To what degree does the project protect habitat for anadromous fish species?

9 a. Describe to what degree the project protects habitat for anadromous fish species (for example: marine shorelines, stream or river corridors including meander zones, and riparian buffers). Please provide documentation and maps that demonstrate the location, quality and extent of the existing buffer and adjoining habitat.

According to DNR SalmonScape, the approximately 690 feet of Donovan Creek hosts several salmonid species (coho occurrence & breeding area, coastal cutthroat, fall chum occurrence & migration, winter steelhead occurrence & migration). The current conditions of this stretch of Donovan Creek have significant opportunity for improvement since it is completely unshaded and is experiencing incision (narrow erosion lowering the streambed below the floodplain) due to the previous owner's refusal to work with habitat organizations to improve the conditions of this stretch. However, the Humbleberry Farm landowners are interested in improving this stretch of Donovan Creek by working with the Hood Canal Salmon Enhancement Group or JCCD, and Jefferson Land Trust will ensure that the permanent easement terms allow for habitat enhancement.

10. To what degree does the project preserve farmland for agricultural use OR forestland for silvicultural use?

10 a. Describe the extent and nature of current and planned agricultural or silviculture use of the proposed acquisition, including any anticipated changes to that use once the property, or property right, is acquired with Conservation Futures funds.

The Humbleberry Farm property has been in agricultural condition for over 100 years. Under the previous ownership, the property had mostly just been hayed for the last several decades. However, since 2021 when the new landowners acquired the property, the land has been undergoing a series of projects and improvements that have been bringing the farm back to life and bringing it back into commercial agricultural production. In the last two and a half years, the landowners have brought on cattle, dairy cows, sheep, chickens, planted a commercial strawberry patch, and planted the first phase of a commercial fruit orchard. The farmers are dedicated to regenerative agriculture and to improving the health of the pasture soils, the animals, and the plants that they are cultivating.

The soils on the property are all characterized as Farmland of Statewide Importance, Prime Farmland if Drained, or Prime Farmland by the Natural Resources Conservation Services. The soils on site include Cathcart gravelly silt loam, Alderwood gravelly sandy loam, Quilcene silt loam, Lummi silt loam, Casey silt loam, and Belfast silt loam. The property is currently set up with 5 permanent fenced paddocks and the farmers utilize electric netting to do rotational grazing on even smaller sections of pasture. The property has three wells and an associated water right claim and certificate of water right.

The planned agricultural activities after the purchase of the conservation easement are consistent with what the owners have been accomplishing for the last 2.5 years. They plan to continue raising lamb, expanding their strawberry operation, maintaining and expanding the fruit orchard, increasing the bioavailability of the western pastures for grazing, and responding to local food production gaps for other products to offer.

10 b. Describe the current owner's record of implementing management practices that preserves and/or enhances soil, water quality, watershed function and wildlife habitat.

During the two and a half years that the owners have been on this property, they have demonstrated a strong commitment and desire to implement management practices that enhance the soil through regenerative practices and improve water quality by working the JCCD. Please see #8d above for more details.

10 c. Describe how the acquisition or proposed easement will likely preserve and/or enhance soil, water quality, watershed function and wildlife habitat.

The acquisition of the conservation easement and REPI easement on the entire farm will provide protection against subdivision of the property and limit the number of residences allowed on the property. Additionally, the conservation easement will include impervious surface limitations which serves to preserve the prime soils and agricultural viability. The continuation of BMPs on the farm and the landowner's intention to enhance the riparian buffer of Donovan Creek will preserve soil, water and habitat quality. Continued agricultural use will also reduce the likelihood of increased impermeable surfaces that often accompany development—surfaces that lead to increased runoff and reduced groundwater recharge abilities.

10 d. Does this project preserve a mix of quality farmland and forestland?

There is an approximately 5.7-acre forest patch in the northwest section of the property along Center Road, however it is not anticipated that this forested area will be subject to much forest management and will instead be managed as an ecological and habitat refuge for native wildlife.

11. Climate change:

11 a. To what degree does this project increase resiliency to and/or mitigate climate change, and is the project's scale significant in regards to increasing climate resiliency?

Jefferson Land Trust and the North Olympic Land Trust have been involved in a Land Resilience Study of the North Olympic Peninsula since 2020. This study included working with a GIS consultant to utilize over 90 data sets and draw from 18 public and private sources to develop a set of climate resilience metrics that is helping to structure conservation initiatives in both partner organizations and shape future collaboration. The metrics are analyzed through the four pillars of our work including working farmland, working forestland, habitat and biodiversity, and community opportunity areas.

Through this analysis, the Humbleberry Farm is identified as a Working Farmland Conservation Opportunity Area through this spatial resiliency study. Working Farmland Conservation Opportunity Areas are defined as the lands on the Olympic Peninsula that are most likely to retain robust productivity for food and fiber, continue to have water availability, and are close to populated areas where farmers can market their products.

12. What area does the project serve?

12 a. Describe how the proposed acquisition benefits primarily a local area ☒ broad county area including the area served, the nature of the benefit, the jurisdictions involved, and the populations served.

Permanent conservation of Humbleberry Farm's agricultural values provide broad benefit to Jefferson County by ensuring that a large local farm will be able to thrive and continue to expand their contributions to the local food markets. As described previously in this application, the Humbleberry Farm landowners have already been working to fill market niches that other farms are not able to fill, such as lamb and strawberries, and they plan to continue to expand their production on local product gaps. The conservation easement funding will be able to serve as further seed money to improve the farm facilities and allow for more production.

Improving soil management on farms through good practices such as previously described in this application benefits people widely because it results in sequestering more carbon and helps the soil hold more water

which in turn makes the soil more resilient to stressors. These practices protect and build organic matter content in the soils, increasing resilience against potential threats to continued agricultural productivity, such as erosion, flooding, pest pressure, and drought. As climate change progresses, these threats will continue to become more frequent and/or severe. All of this results in future generations being able to continue to farm this property, adding to Jefferson County's local agricultural resilience.

Quilcene Bay is recognized nationally as a critical estuary for commercial shellfish production, and good water quality from the watersheds above is paramount for this industry. Salmonid populations also benefit from limits on development of farmland and are critical species of concern in the Hood Canal and Puget Sound regions. Additionally, The REPI (Readiness and Environmental Protection Integration) program is a national land-conservation funding source available through the Department of Defense. The Hood Canal region is of great strategic importance to the Department of Defense. As such, the Navy works with conservation partners to identify areas with common interest for preservation of working forests, farmland, and high-value wildlife habitat. The Humbleberry Farm project represents an opportunity for the Navy and the Land Trust to work with willing landowners to conserve land, thus protecting and buffering military installations and operating areas from development.

12 b. Is the project located in an area that is under-represented by CF funded Projects? *Areas that Conservation Futures has not been able to support to date include, Toandos Peninsula, Dosewallips Valley, Bolton Peninsula, and the West End.*

No.

13. To what degree will the acquisition provide educational opportunities, interpretive opportunities, and/or serve as a general community resource that does not reduce the conservation value(s) of the project?

13 a. Describe the educational or interpretive opportunities that exist for providing public access, educational or interpretive displays (signage, kiosks, etc.) on the proposed site, including any plans to provide those improvements and any plans for public accessibility that will not reduce the conservation value(s) of the project.²

While Humbleberry Farm does not have plans to provide general public access to the property, the management of the farm provides opportunities to educate the public on a comprehensive approach to sustainable agricultural land management practices and eventually the continuation of restoration of Donnovan Creek.

14. To what degree does the project preserve historic or culturally significant resources³?

14 a. The proposed acquisition ___ includes historic or culturally significant resources⁴ and

___ is registered with the National Register of Historic Places, or an equivalent program.

___ is recognized locally as having historic or cultural resources.

___ is adjacent to and provides a buffer for a historic or cultural site.

☒ none of the above.

² The words "education" and "interpretation" are interpreted broadly by the CF Committee.

³ Cultural resources means archeological and historic sites and artifacts, and traditional religious ceremonial and social uses and activities of affected Indian Tribes and mandatory protections of resources under chapters 27.44 and 27.53 RCW.

If affirmative in any of the above, please describe below, and cite or provide documentation of the historical cultural resources.

All O & M Projects

15. Applications for Operation and Maintenance funding only to be scored on a scale of 1-100 based on information provided. Consider the CF Manual and the topics below, for example:

15 a. Please describe in detail, the reason O & M funds are needed, proposed O & M activities, and how they protect resources cited in the original acquisition project. Attach additional information such as up-to-date stewardship plan, maps, field reports, work plan, budget, timeline, etc., to support the application, if appropriate. O & M projects must address a compelling, immediate need. Specifically include whether the project has an up-to-date stewardship plan. If there is such a plan, is it being implemented and is the proposed O & M work specifically included in the plan? Also, describe any unforeseen or urgent threats to the resource conservation values of the site and whether the proposed O & M activities will mitigate those threats and/or prevent potential future threats.

Annual monitoring is a standard practice to ensure conservation easements are honored, and O&M support for the first few years of stewardship helps ensure the integrity of CFF investments. Ongoing monitoring after the O&M funds have been fully expended is covered by other sources of funds raised by the Land Trust. O&M funds will be dedicated to annual monitoring, riparian habitat improvements consultation and planning, Stewardship Plan drafting and implementation, and consultation including connecting landowner with agency partners.

We have not developed a specific stewardship plan for this property yet, but if we are awarded funds and if negotiations are successful with the landowner, we will provide the Stewardship Plan for the CE once completed.

Infestation of invasive plants is a primary concern for pastureland such as this, and the Stewardship Plan will specifically address this threat. Stream improvements for salmon recovery are also a concern that will be addressed in the Stewardship Plan and associated O & M work.

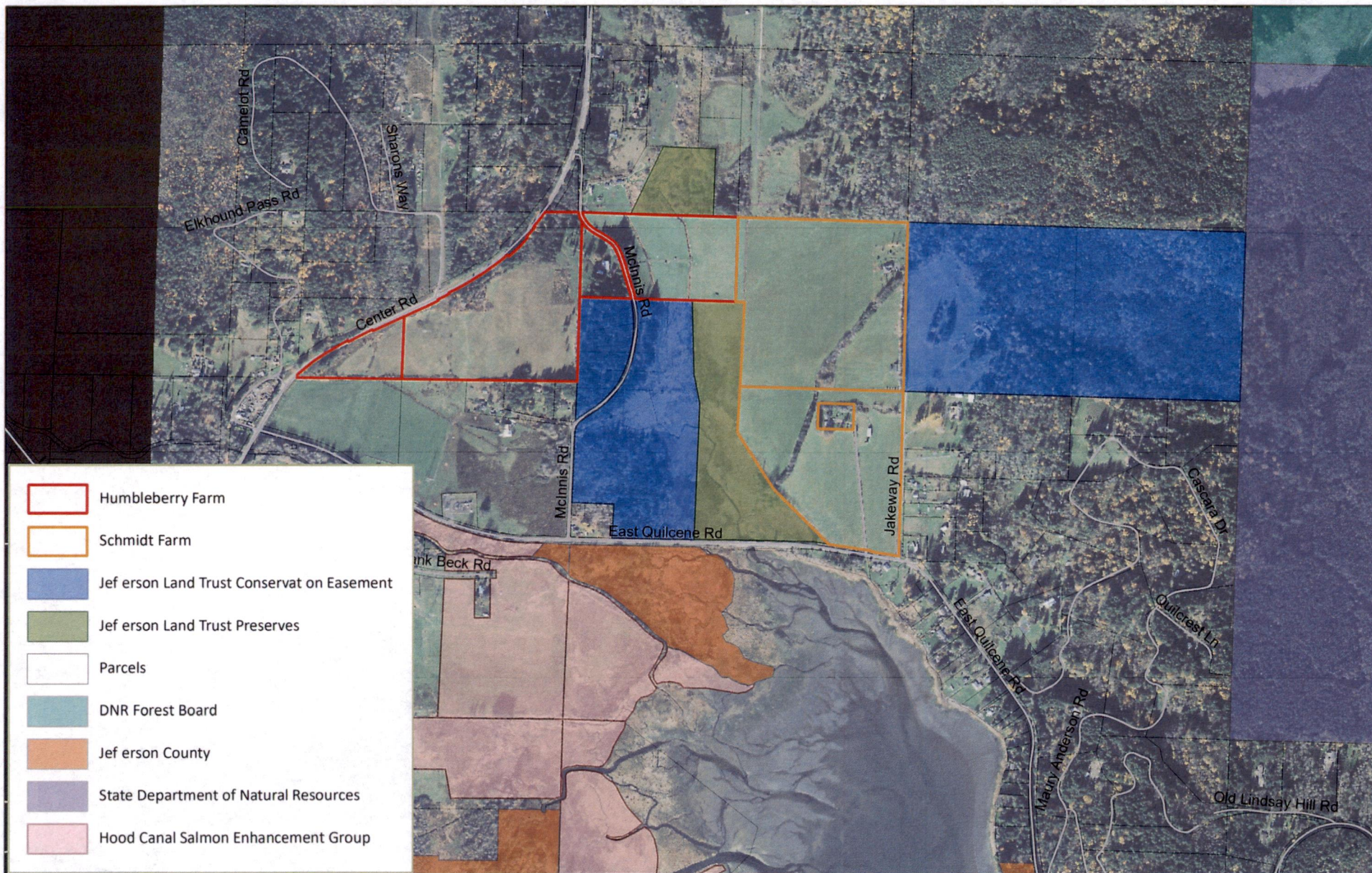
Verification

16. Sponsor commitments:

16 a. Sponsors of projects that are approved for funding by the Board of County Commissioners are required to submit a brief progress report by October 30 every year for three years after the award is approved, or three years after the acquisition funds are disbursed to the applicant, whichever is later. The progress report must address any changes in the project focus or purpose, progress in obtaining matching funding, and stewardship and maintenance. Sponsors receiving O & M funds will also submit an annual report for each year that O&M funds are expended. The Committee will use the information to develop a project "report card" that will be submitted annually to the Board of County Commissioners.

16 b. If this project is approved for funding, I understand the sponsor is required to submit progress reports for three years and for any year in which O & M funds are expended. SS Initials 3/22/24 Date

16 c. If, three years after the date funding is approved by the Board of County Commissioners, the project sponsor has not obtained the required matching funds, the Committee may request the Board of County Commissioners to nullify their approval of funds, and may require the project to re-apply.



Humbleberry Farm Project Area

2019 Aerial Image (NAIP)
For informational purposes only. All
data represented are from varying
sources and approximate.
Map created in March 2024



If this project is approved for funding, I understand that we may be required to re-submit the application if the project sponsor does not obtain the necessary matching funding within three years.

SS Initials 3/22/24 Date

16 d. The applicant has reviewed all project requirements and all information in the application is accurate to the best of their knowledge. SS Initials 3/22/24 Date

16 e. The sponsor commits to providing long-term stewardship to achieve the conservation and protection goals of the project as proposed in this application or as may be modified with recommendation of the CF Committee and approval of the BoCC. SS Initials 3/22/24 Date



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Jefferson County, WA

0 210 420
ft

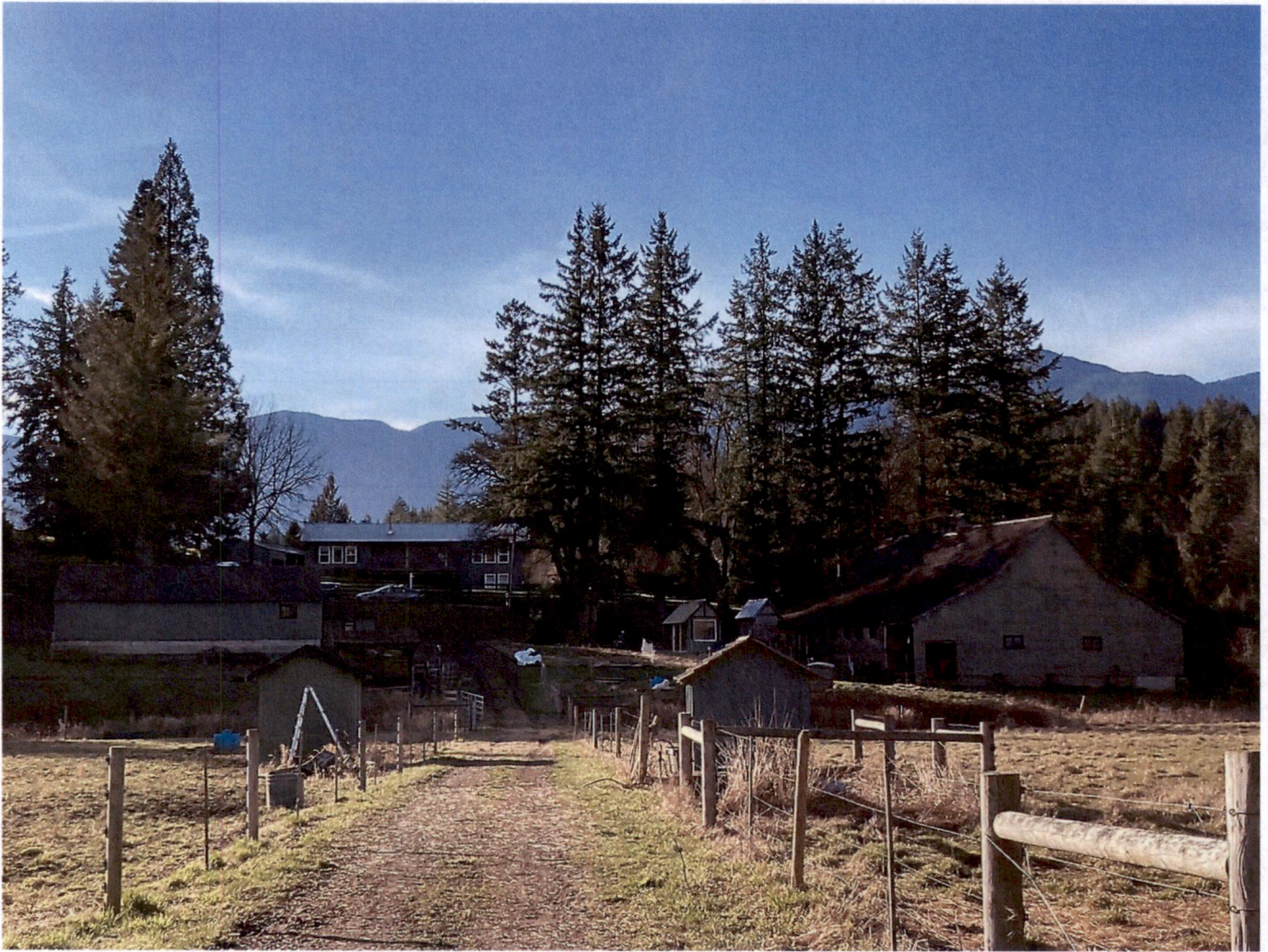
Scale: 1:4,514

Date: 1/30/2024

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Humbleberry Farm Application Photos



Lower pastures, facing west. Infrastructure seen includes: well pump house, carriage barn/shop, residence, and barn.



Western pastures facing foothills of the Olympics.



Fruit orchard development.



Dairy cow and water catchment cisterns installed with Jefferson County Conservation District.



Eastern grazing pastures with strawberry fields in the foreground and Schmidt Farm and Mahan (conservation easements) in background.



Current conditions of Donovan Creek (facing south toward Lower Donovan Creek Natures Preserve). The conservation easement will allow for the landowners and restoration experts to enhance the riparian conditions of this salmon-bearing creek.

Landowner Acknowledgement Form¹

Project Applicant Information

Applicant Name: **Jefferson Land Trust**

Project Number/Name: **22-1408C Humbleberry Farm**

Contact: ☐ Mr. ☐ Ms. First Name: **Sarah**

Last Name: **Spaeth**

Title: **Director, Conservation and Strategic Partnerships**

Mailing Address: **1033 Lawrence Street, Port Townsend, WA 98368**

E-Mail Address: **sspaeth@saveland.org**

Property Information

Address or Location: **190 McInnis Rd, Quilcene WA 98376, Jefferson County**

County/Parcel Number: **701182003, 702131003, 702131020**

Landowner Information

Landowner Name:

Representative: ☐ Mr. ☒ Ms. First Name: **Debora**

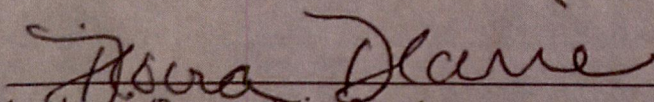
Last Name: **Dearie**

Title:

Mailing Address: **190 McInnis Road, Quilcene, WA 98376**

E-Mail Address: **debdearie@gmail.com, supafligh@gmail.com**

1. **Debora Dearie** is the legal owner of property described in the grant application being submitted to the Recreation and Conservation Office by the project applicant.
2. I am aware that the project being proposed in the grant application is on my property.
3. If a grant is successfully awarded, I will be contacted and asked to engage in negotiations.
4. My signature does not represent authorization of project implementation.
5. If I am affiliated with the project applicant, I will recuse myself from decisions made by the project applicant to work on or purchase my property.
6. There are are not (circle one) tenants on the property. Tenants displaced as a result of this project may be eligible for relocation assistance.


Landowner/Representative Signature

4-11-2022
Date

¹ "Manual 3: Acquisition Projects," Appendix H



2024 Jefferson County Conservation Futures Program Property Acquisition Project and/or Operations and Maintenance Project Application

Tarboo
wildlife
Preserve -
West Slope
Forest
addition

Please complete the following application in its entirety. Be sure to answer "N/A" for questions that don't apply to the project. Incomplete applications will not be accepted for consideration.
Unless directed otherwise, use as much space as needed to answer each question.
Contact program staff at 379-4498 or tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title: **Tarboo Wildlife Preserve – West Slope Forest Addition**

2. Conservation Futures Acquisition Request: **\$150,000**

Conservation Futures O&M Request: **\$0**

3. Total Conservation Futures Request: **\$150,000**

4. Please indicate the type of interest contemplated in the acquisition process.

X Warranty Deed ___ Easement ___ Other (Please describe below.)

In whose name will the property title be held after acquisition? **Northwest Watershed Institute**

5. Applicant Information

Name of Applicant or Organization: **Northwest Watershed Institute**

Contact: **Peter Bahls**

Title: **Executive Director/Conservation Biologist**

Address: **3407 Eddy Street, Port Townsend, WA 98368**

Phone: **(360) 821-9566, ext. _____** Fax: _____ ext. _____

Email: **peter@nwwatershed.org**

6. Sponsor Information: (if different than applicant) **Same**

Organization Name:

Contact:

Title:

Address:

Phone: . Fax: (____) ____ - _____, ext. ____

This application was approved by the sponsor's legally responsible body (e.g., board, council, etc.) on
March 20, 2024

7. Project Location

Street Address or Description of Location: **East side of Tarboo valley due east of 2151 Dabob Rd, Quilcene, Wa.**

Driving Directions from Port Townsend: **South on Center Road, under Hwy 104, then .5 miles, left on Dabob Road to 2151 Dabob Rd, Quilcene, Wa.**

Section: **28** Township: **28 N** Range: **1 W**

Assessor's Parcel Number(s): **801-282-005 and 801-283-001**

Please differentiate current and proposed ownership of each APN and indicate if the parcel is to be acquired with CF funds or used as match. **The parcel is to be acquired with CF funds**

Please list the assessed values for each property or APN, as applicable.

801-282-005 = \$229,400

801-283-001 = \$229,500

Total County assessed value (not including timber value) = \$458,900

8. Existing Conditions

New Site: **Yes** No _____

Number of Parcels: **2**

Addition to Existing Site: **Yes** No _____

Acres to Be Acquired: **80.8**

Total Project Acreage (if different): _____

Current Zoning: **1 per 80**

Existing Structures/Facilities: **No**

Any current covenants, easements or restrictions on land use: **No**

Current Use: **Forestry**

Waterfront (*name of body of water*): **Three Tarboo Creek tributaries**

Shoreline (*linear feet*): **½ mile of Tarboo Creek tributaries**

Owner Tidelands/Shorelands: **NA**

9. Current Property Owner **X** is ___ is not a willing seller.

Project Description

10. In 1,000 words or less, provide a summary description of the project, the match, overarching goal, and three top objectives. For each objective, identify the metric(s) that will be measured to determine if the objective is being achieved and the timeframe for meeting the identified metric. Include information about the physical characteristics of the site that is proposed for acquisition with Conservation Futures Program funds including: vegetation, topography, surrounding land use, and relationship to parks, trails, and open space. Describe the use planned for the site, any development plans after acquisition (including passive development), characteristics of the site which demonstrate that it is well-suited to the proposed use, and plans for any structures currently on the site. If applicable, describe how the site project relates to a larger conservation program (please identify), and

whether the project has a plan, schedule and funding dedicated to its completion. Please also list any important milestones for the project or critical dates, e.g. grant deadlines. List the dates and explain their importance. Please attach a spreadsheet of the budget.

Background, goals, and objectives

Since 2002, Northwest Watershed Institute (NWI), Jefferson Land Trust, and over 40 partnering organizations have been working on a landscape scale project to protect and restore the Tarboo-Dabob Bay watershed, with over 4,000 acres conserved to date. The three main objectives of the conservation effort are to: 1) protect and restore the stream and wetland corridor, from the headwaters of Tarboo Creek to Dabob Bay, 2) conserve uplands for sustainable forestry, 3) preserve lands within the Dabob Bay Natural Area.

For this project, NWI proposes to acquire and permanently protect the 80-acre West Slope Forest Property (the Property), a key forest addition to NWI's adjacent Tarboo Wildlife Preserve. The Property includes streams, wetlands, riparian habitats, a variety of forest types, and support a high diversity of native species and is important for landscape scale connectivity for large mammals.

Proposed uses

The Property will be owned and managed by NWI. County and USFWS conservation deed restrictions will permanently preserve the Property as part of the Tarboo Wildlife Preserve. Selective timber harvest of the existing tree plantation will be permitted to restore complex older forest structure and habitat. A walking trail system for supervised public school and other tours is planned.

Critical dates and urgency

To avoid a Rayonier clear-cut of the Property, NWI is negotiating with Rayonier to purchase the Property by March 2025.

Budget

	JCCF Request	Match to JCCF	Total Cost	Timeline
Acquisition				
Rayonier Property - fee simple	150,000	650,000	800,000	Mar-25
Acquisition Related Costs:		15,000	15,000	Sep-24 to Mar-2025
Project management and administration		10,000	10,000	Sep-24 to Mar-2025
Total Project Costs	150,000	675,000	825,000	
Percent match to JCCF		82%		

11. Estimate costs below, including the estimated or appraised value of the property(ies) or property right(s) to be acquired, even if Conservation Futures funds will only cover a portion of the total project cost. In the case of projects involving multiple acquisitions, please break out appraisals and estimated acquisition costs by parcel.

Estimated or Appraised Value of Propert(ies) to be Acquired: **\$800,000**

Total Estimated Acquisition-related Cost (see *Conservation Futures Manual for eligible costs*): **\$25,000**

Total Operation and Maintenance Cost: **\$0**

Total Project Cost: **\$825,000**

Basis for Estimates (include information about how the property value(s) was determined, anticipated acquisition-related costs, general description of operation and maintenance work to be performed, task list with itemized budget, and anticipated schedule for completion of work):

Estimate of fair market value is based on a preliminary estimate from a professional appraisal of timber and land by Chad Johnson, SH&H Appraisal, and Marty Strickland, Sound Forestry, due for completion in April, 2024.

O & M only go to question #15:

Scored Questions

1. To what degree does the project leverage contributions for acquisition from groups, agencies or individuals?

1 a. Sponsor or other organizations **X** will ___ will not contribute to acquisition of proposed site and/or operation and maintenance activities.

1 b. If applicable, please describe below how contributions from groups or agencies will reduce the need to use Conservation Futures program funds.

1 c. Matching Fund Estimate	Acquisition	O&M	%
Conservation Futures Funds Requested	\$150,000	\$0	18%
Matching Funds/Resources*	\$675,000	\$0	82%
Total Project Acquisition Cost	\$825,000	\$0	100%

** If a prior acquisition is being proposed as match, please describe and provide documentation of value, location, date of acquisition and other information that would directly link the match to the property being considered for acquisition.*

1 d. Source of matching funds/resources	Amount of contribution	Contribution approved?		If not, when?	Contribution available now?		If not, when?
NCWC Grant	\$600,000	Yes	No	2025	Yes	No	2025
NWI Donations	\$75,000	Yes	No	2025	Yes	No	2025

NOTE: Matching funds are strongly recommended and a higher rating will be assigned to those projects that guarantee additional resources for acquisition. Donation of property or a property right will be considered as a matching resource. Donation of resources for on-going maintenance or stewardship ("in-kind" contributions) are not eligible as a match.

2. To what degree does the project sponsor commit to provide long-term stewardship for the proposed project?

2 a. Sponsoring agency **X** is ___ is not prepared to provide long-term stewardship (easement monitoring, maintenance, up-keep, etc.) for the proposed project.

2 b. Describe any existing programs or future plans for stewardship of the property, including the nature and extent of the commitment of resources to carry out the stewardship plan.

Northwest Watershed Institute plans to steward the parcel long term as part of NWI's Tarboo Wildlife Preserve (TWP). A Stewardship Plan, including Forest Management Plan, will be prepared for the Property.

Long-term stewardship of the West Slope Forest parcel can be efficiently incorporated into NWI's existing operations because NWI's main base of operations is the 400-acre Tarboo Wildlife Preserve in the heart of the Tarboo valley, adjoining the proposed project. NWI already employs an experienced professional staff, including an Executive Director/Conservation Biologist, Stewardship Director/Botanist, Education and Outreach Director/Volunteer coordinator, and Field Crew that conduct annual restoration projects, monitoring, and stewardship at TWP and other conservation properties in the Tarboo watershed. NWI currently stewards nearly 800 acres in the Tarboo-Dabob Bay watershed, of which about 400 acres are managed for sustainable, ecologically based forestry and under Forest Stewardship Council standards.

3. To what degree has the project sponsor demonstrated effective long-term stewardship of a similar project?

3 a. Describe the sponsoring agency's previous or on-going stewardship experience.

Northwest Watershed Institute is a nonprofit conservation organization that provides scientific, technical and on-the-ground support for watershed restoration and has been conducting habitat stewardship and restoration projects in the Tarboo watershed for over 20 years. NWI has extensive experience stewarding and managing the Tarboo Wildlife Preserve and private and state conservation properties using professional staff, experienced field crew, contractors, and volunteers. NWI forestlands are certified by the Forest Stewardship Council and NWI has completed several successful ecologically-based selective timber harvests in the Tarboo forest to date.

3 b. Has the project sponsor and/or applicant been involved in other projects previously approved for Conservation Futures funding?

___ No, neither the sponsor nor applicant has been involved in a project previously approved for Conservation Futures funds.

X Yes, the sponsor and/or applicant for this project has been involved in a project previously approved for Conservation Futures funds. Please provide details:

Yes. NWI has been involved in eleven previous successful Conservation Futures funded projects in the Tarboo watershed including nine conservation easement projects proposed jointly by NWI and JLT and two fee simple projects. NWI returned funding to JCCF for the 120-acre Discovery Creek project in 2021 because additional federal funding was obtained for NWI to acquire that property.

4. To what degree is the acquisition feasible?

4 a. Property X can ___ cannot feasibly be acquired in a timely fashion with available resources.

4 b. Necessary commitments and agreements ___ are X are not in place.

4 c. All parties ___ are X are not in agreement on the cost of acquisition.

If "not" to any of the above, please explain below.

Rayonier has expressed their interest in selling the West Slope Forest Property (letter attached) and NWI is optimistic that a purchase agreement can be finalized and the Property purchased by March of 2025. NWI has a successful track record in purchase of similar property from Rayonier: over the past 4 years NWI has purchased 3 parcels totaling 216 acres.

5. To what degree is the project a part of an adopted open space, conservation, or resource preservation program or plan that was open to public review and comment, or identified in a community conservation effort that provided opportunities for public input?

The proposed acquisition X is specifically identified in an adopted open space, conservation, or resource preservation program or plan, or community conservation effort, that is publicly available. *Please describe below, including this project's importance to the plan. Please also reference the website of the plan if available or include the plan with this application.*

___ complements an adopted open space or conservation plan, but is not specifically identified. *Please describe below, and describe how the proposed acquisition is consistent with the plan.*

___ is a stand-alone project.

Jefferson Land Trust's Jefferson County Conservation Plan (2010) identifies the Property as within a priority forest conservation area. https://www.saveland.org/wp-content/uploads/2016/06/2010_JLT_ConservationPlan_LoRes.pdf

The Property is within the priority habitat stream corridor area of the Tarboo Creek/Dabob Bay Implementation Strategy, a Sub-Plan of JLT's Jefferson County Conservation Plan (2010).

**The Property is a top priority in Northwest Watershed Institute's Tarboo Watershed Conservation Strategy to protect and restore the stream and wildlife corridor of Tarboo Creek (Objective 1) and also fits within the Forestland protection objective (objective 3)
<http://www.nwwatershed.org/tarboo-watershed-conservation-strategy.html>**

The proposed properties are within a priority terrestrial conservation area identified and mapped in the Willamette Valley- Puget Trough- Georgia Basin Ecoregional Assessment (2004 Floberg et al). This priority area includes much of the Tarboo and Thorndyke watersheds. The Ecoregional plan, developed by Washington Department of Fish and Wildlife and The Nature Conservancy, is one of the primary conservation plans for Puget Sound and has received extensive public and scientific review.

6. To what degree does the project conserve opportunities which are otherwise lost or threatened?

- 6 a. The proposed acquisition site X does ___ does not provide a conservation or preservation opportunity which would otherwise be lost or threatened.
- 6 b. If applicable, please carefully describe the nature and immediacy of the opportunity or threat, and any unique qualities about the site.

The proposed acquisition will provide a significant conservation opportunity that will be otherwise by lost in the next year. If NWI cannot purchase the Property by March 2025, Rayonier will proceed with industrial management plans including clear-cutting the property, then aerial spraying with herbicides, prior to replanting with a monoculture of Douglas fir.

Over the longer term, the conservation purchase will prevent development of the property into at least two large residential lots, one on each 40-acre parcel, with scenic views of the Olympics. Although the Property is part of a much larger forestland tract owned by Rayonier, the company is a Real Estate Investment Trust (REIT) that aims to maximizing its return over time by selling forestlands for development in East Jefferson County.

CF funding in 2024 is urgently needed to leverage other potential funding from private donors and other grant sources so the Property can be purchased in early 2025.

7. Are the conservation values of the project commensurate with or greater than the amount of CF funds requested, and will both the timeframes for meeting project objectives and associated metrics demonstrate achievement of the conservation objectives?

- 7 a. Summarize the project's conservation values and how the CF funds requested support these values.

The project's conservation values are extremely high relative to CF funds requested because: 1) the CF funds are a small fraction (18%) of the overall project funding, 2) a large acreage of 80 acres will be protected at a CF futures cost of only \$1,875/acre.

The project will preserve a critical large parcel adjoining the Tarboo Wildlife Preserve, helping to protect the stream, wetland and forest conservation corridor that extends from the headwaters of Tarboo Creek to Tarboo-Dabob Bay. The project will conserve 80 acres of streams, wetlands, and forest that provide wildlife habitat, tribal cultural resources, outdoor education opportunities, and help protect anadromous fish in downstream Tarboo Creek, as well as water quality and shellfish resources in Tarboo-Dabob Bay.

- 7b. Summarize how the project's conservation values are related to the project's specific objectives.

The project's conservation values of wildlife habitat and connecting corridor, aquatic habitat support, cultural resources, outdoor education, forest carbon storage and protecting biodiversity are well served by the project objectives which are to purchase the property for permanent conservation and restoration of older forest habitat, while allowing sustainable timber harvest.

8. To what degree does the project preserve habitat for flora and fauna other than habitat for anadromous fish species?

8 a. **X** provides habitat for State of Washington Priority Habitat specific to the project and/or State or Federal (NOAA and USFWS) Candidate, Endangered, Threatened or Sensitive species (provide list and references).

8 b. **X** provides habitat for a variety of native flora or fauna species.

8 c. **X** contributes to an existing or future wildlife corridor or migration route.

If affirmative in any of the above, please describe and list the Priority Habitat(s) and Threatened, Endangered, or Sensitive species below, and cite or provide documentation of species' use.¹

Priority and Listed Species on-site

Tarboo Creek tributaries

Western toad

Pileated woodpecker

Priority Riparian Habitat

State Candidate and Federal Species of Concern

State Candidate

Listed Species benefited downstream in adjacent Tarboo Wildlife Preserve:

Puget Sound steelhead

State Candidate and Federal Threatened

Hood Canal coho salmon

Federal Species of Concern

Western Brook lamprey

Federal Species of Concern

Listed Species benefited downstream in Tarboo-Dabob Bay (documented rearing habitat)

Hood Canal summer chum salmon

State Candidate and Federal Threatened

Puget Sound Chinook salmon

State Candidate and Federal Threatened

Provides habitat for a variety of native flora and fauna

The project will protect and restore riparian, wetland and forest habitats that support a high diversity of at-risk fish, bird, amphibian, and mammal species that occur in Pacific Northwest forests, including western toad, amphibians, bats, bear, cougar, blacktail deer, and neo-tropical migratory birds. The 80 acres is primarily 35-year old plantation forest, but includes a variety of forest types including mature maple groves, alder wetlands, and riparian areas along three tributaries to Tarboo Creek. Ecologically based thinning of plantation forest is proposed that will promote older forest habitat growth over time for potential use by at-risk species such as fisher and marbled murrelet.

Wildlife corridor

The property is a critical part of long-term effort to protect a significant wildlife corridor from the headwaters of Tarboo Creek to Dabob Bay. Cougar have been using the Property as recently as early

¹ See, for example, http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx
<http://www.wdfw.wa.gov/conservation/phs/list/>
<http://www1.dnr.wa.gov/nhp/refdesk/plants.html>
http://www1.dnr.wa.gov/nhp/refdesk/pubs/wa_ecological_systems.pdf

March 2024, migrating down the valley from the Freeman Conservation Easement property across the Tarboo Wildlife Preserve (see maps and photos). Black bear and deer move throughout the preserve and into the Property. Western toads seasonally migrate from the valley bottom wetlands to forested wetland and streams on the hillsides of the Property. A bull and cow elk were seen for the first time in 2023 at the Tarboo Wildlife Preserve, suggesting the possibility of an elk herd re-establishing in the Tarboo valley after 100 years absence. The proposed project will significantly benefit landscape scale wildlife conservation.

8 d. Does the current owner participate in conservation programs that enhance wildlife habitat? If so, please provide details.

Yes – the proposed owner of the Property is Northwest Watershed Institute, a non-profit conservation organization with professional expertise and over 20 years of experience in protecting and restoring wildlife habitat in the Tarboo Creek-Dabob Bay watershed. NWI staff, field crew, and contractors have conducted more than 100 stream, wetland, and forest restoration projects on NWI, state, private lands. NWI stewards nearly 800 acres, of which approximately 400 acres are forestlands, some of which are managed for ecologically based forestry under FSC certification.

9. To what degree does the project protect habitat for anadromous fish species?

9 a. Describe to what degree the project protects habitat for anadromous fish species (for example: marine shorelines, stream or river corridors including meander zones, and riparian buffers). Please provide documentation and maps that demonstrate the location, quality and extent of the existing buffer and adjoining habitat.

The West Slope Forest Property is important for protecting adjacent downstream habitat for anadromous fish species of Tarboo Creek. The Property contains three tributaries that drain into the adjacent Tarboo Wildlife Preserve in the Tarboo valley. Protection and restoration of the stream ravines and forests on the steep slopes of the Property will help maintain summer stream flow, reduce siltation, and prevent herbicide contamination of downstream habitat for native coho salmon, coastal cutthroat trout, fall chum salmon, and steelhead that occur in Tarboo Creek and Tarboo-Dabob Bay.

Listed Species benefited in adjacent downstream Tarboo Wildlife Preserve:

Puget Sound steelhead	State Candidate and Federal Threatened
Hood Canal coho salmon	Federal Species of Concern
Western Brook lamprey	Federal Species of Concern

Listed Species benefited downstream in Tarboo-Dabob Bay (documented rearing habitat)

Hood Canal summer chum salmon	State Candidate and Federal Threatened
Puget Sound Chinook salmon	State Candidate and Federal Threatened

10. To what degree does the project preserve farmland for agricultural use OR forestland for silvicultural use?

10 a. Describe the extent and nature of current and planned agricultural or silviculture use of the proposed acquisition, including any anticipated changes to that use once the property, or property right, is acquired with Conservation Futures funds.

The forest will be managed for ecologically based sustainable forestry and to restore diverse older forest habitats. NWI will prepare a Forest Management Plan that meets FSC standards and that will involve thinning the 35-year-old plantation forest to restore older forest structure, function and habitats and provide sustainable timber products.

10 b. Describe the current owner's record of implementing management practices that preserves and/or enhances soil, water quality, watershed function and wildlife habitat.

Northwest Watershed Institute has been conducting forest related watershed restoration for over 20 years including road removal, tree planting, stream culvert replacement, invasive species removal, and selective timber harvest. Most of NWI's forestlands are Forest Stewardship Council certified, which are the strongest certification standards for ecologically based forest management. The proposed management will involve use of silvicultural practices to restore older forest habitat, as well as invasive species removal.

10 c. Describe how the acquisition or proposed easement will likely preserve and/or enhance soil, water quality, watershed function and wildlife habitat.

Acquisition of the West Slope Forest Property will allow protection of the existing forest that would otherwise be clear-cut and aerial sprayed with herbicide. NWI plans to help enhance watershed function, wildlife habitat, and water quality by ecologically based thinning of the dense plantation forest, as well as removal of invasive species such as English holly. These forest management practices will help boost tree growth and help develop older, more biological diverse forest habitats and healthy soils.

10 d. Does this project preserve a mix of quality farmland and forestland?

This specific project involves forestland and habitat protection and does not include agriculture. However, if the definition of agriculture is broadened to include native food foraging, the Property has excellent potential for gathering of black truffles and other edible mushrooms and deer hunting. In addition, although this property does not include agricultural lands, within the context of the large conservation effort for the Tarboo-Dabob Bay watershed, NWI, JLT, and partners are preserving a mix of agricultural lands, forestlands, wetlands, and wildlife habitats.

11. Climate change:

11 a. To what degree does this project increase resiliency to and/or mitigate climate change, and is the project's scale significant in regards to increasing climate resiliency?

Forests of the Pacific Northwest are among the best in the world for sequestering and storing carbon. The project proposal to protect and restore older forest habitat on 80-acres will store significant amounts of carbon. A 60-year old forest stores roughly the equivalent of 7 years of carbon emissions by the average American - per acre. The project is of significant benefit in terms of carbon storage over time. In addition, the planned thinning of the plantation forest to help it

become more biologically diverse in terms of species and structure will increase its resilience to forest fires, helping to mitigate climate change impacts.

12. What area does the project serve?

12 a. Describe how the proposed acquisition benefits primarily a ☐ local area ☒ broad county area including the area served, the nature of the benefit, the jurisdictions involved, and the populations served.

The proposed project benefits a broad county area because it is a key part of a conservation project that extends from the headwaters of Tarboo Creek to the state's Dabob Bay Natural Area to protect and restore habitats and wildlife connectivity on a landscape scale. In particular, the project will protect a critical "gap" in the Tarboo Wildlife Preserve that will directly benefit the wildlife corridor along the Tarboo valley, salmon habitat, biodiversity and safeguard water quality in downstream Dabob Bay, which has been recognized as a state and national priority for conservation due to its diverse estuarine habitats and valuable shellfish production.

12 b. Is the project located in an area that is under-represented by CF funded Projects? *Areas that Conservation Futures has not been able to support to date include, Toandos Peninsula, Sewali's Valley, Bolton Peninsula, and the West End.*

N/A

13. To what degree will the acquisition provide educational opportunities, interpretive opportunities, and/or serve as a general community resource that does not reduce the conservation value(s) of the project?

13 a. Describe the educational or interpretive opportunities that exist for providing public access, educational or interpretive displays (signage, kiosks, etc.) on the proposed site, including any plans to provide those improvements and any plans for public accessibility that will not reduce the conservation value(s) of the project.²

The Property is a key addition to the Tarboo Wildlife Preserve, NWI's base of operation for volunteer activities, restoration, and education in the community. As such, the property itself will serve as an important site for educating the public on forest protection and sustainable use. The site is easily accessible from the Preserve and NWI plans to develop a foot trail system to host workshops, tours and other public events to expand understanding and adoption of forest restoration methods.

As described in the letter from the Port Gamble S'Klallam Tribe, the Property will also serve an important educational purpose as a place for the Tribes to pass on traditions of sustainable gathering of forest plants used for cultural purposes and ceremonies.

The Properties is also available for public access by prior permission, including deer hunting, berry picking, and mushroom picking, three important recreational uses in rural areas

14. To what degree does the project preserve historic or culturally significant resources³?

14 a. The proposed acquisition ☐ includes historic or culturally significant resources⁴ and ☐ is registered with the National Register of Historic Places, or an equivalent program.

² The words "education" and "interpretation" are interpreted broadly by the CF Committee.

³ Cultural resources means archeological and historic sites and artifacts, and traditional religious ceremonial and social uses and activities of affected Indian Tribes and mandatory protections of resources under chapters 27.44 and 27.53 RCW.

X is recognized locally as having historic or cultural resources.

___ is adjacent to and provides a buffer for a historic or cultural site.

___ none of the above.

If affirmative in any of the above, please describe below, and cite or provide documentation of the historical cultural resources.

Please see letter from Laura Price, Cultural Resources Director for the Port Gamble S’Klallam Tribe, that attests to the importance of this Property for preserving and restoring cultural resources.

The Port Gamble S’Klallam Tribe, Jamestown S’Klallam Tribe, Lower Elwha S’Klallam Tribe, and Skokomish Tribe are signatories to the Point No Point Treaty and retain the right to hunt and gather within their Usual and Accustomed Area, including the Tarboo watershed. These Tribes continue to rely upon a diversity of intact native plant communities in the region, as they have for thousands of years, as places where they gather traditional food, medicine, and materials for use in all aspects of their cultural life, including social and religious. The project site’s forests will provide resources for tribal uses, such as cedar bark for basket weaving. If funded, the project will permanently conserve the forest while allowing sustainable harvest and gathering to maintain tribal cultural traditions.

All O & M Projects

15. Applications for Operation and Maintenance funding only to be scored on a scale of 1-100 based on information provided. Consider the CF Manual and the topics below, for example:

15 a. Please describe in detail, the reason O & M funds are needed, proposed O & M activities, and how they protect resources cited in the original acquisition project. Attach additional information such as up-to-date stewardship plan, maps, field reports, work plan, budget, timeline, etc., to support the application, if appropriate. O & M projects must address a compelling, immediate need. Specifically include whether the project has an up-to-date stewardship plan. If there is such a plan, is it being implemented and is the proposed O & M work specifically included in the plan? Also, describe any unforeseen or urgent threats to the resource conservation values of the site and whether the proposed O & M activities will mitigate those threats and/or prevent potential future threats.

N/A

Verification

16. Sponsor commitments:

16 a. Sponsors of projects that are approved for funding by the Board of County Commissioners are required to submit a brief progress report by October 30 every year for three years after the award is approved, or three years after the acquisition funds are disbursed to the applicant, whichever is later. The progress report must address any changes in the project focus or purpose, progress in obtaining matching funding, and stewardship and maintenance. Sponsors receiving O & M funds will also submit an annual report for each year that O&M funds are expended. The Committee will use the information to develop a project "report card" that will be submitted annually to the Board of County Commissioners.

16 b. If this project is approved for funding, I understand the sponsor is required to submit progress reports for three years and for any year in which O & M funds are expended. PS Initials 3/22/24 Date

16 c. If, three years after the date funding is approved by the Board of County Commissioners, the project sponsor has not obtained the required matching funds, the Committee may request the Board of County Commissioners to nullify their approval of funds, and may require the project to re-apply.

If this project is approved for funding, I understand that we may be required to re-submit the application if the project sponsor does not obtain the necessary matching funding within three years.

PS Initials 3/22/24 Date

16 d. The applicant has reviewed all project requirements and all information in the application is accurate to the best of their knowledge. PS Initials 3/22/24 Date

16 e. The sponsor commits to providing long-term stewardship to achieve the conservation and protection goals of the project as proposed in this application or as may be modified with recommendation of the CF Committee and approval of the BoCC. PS Initials 3/22/24 Date

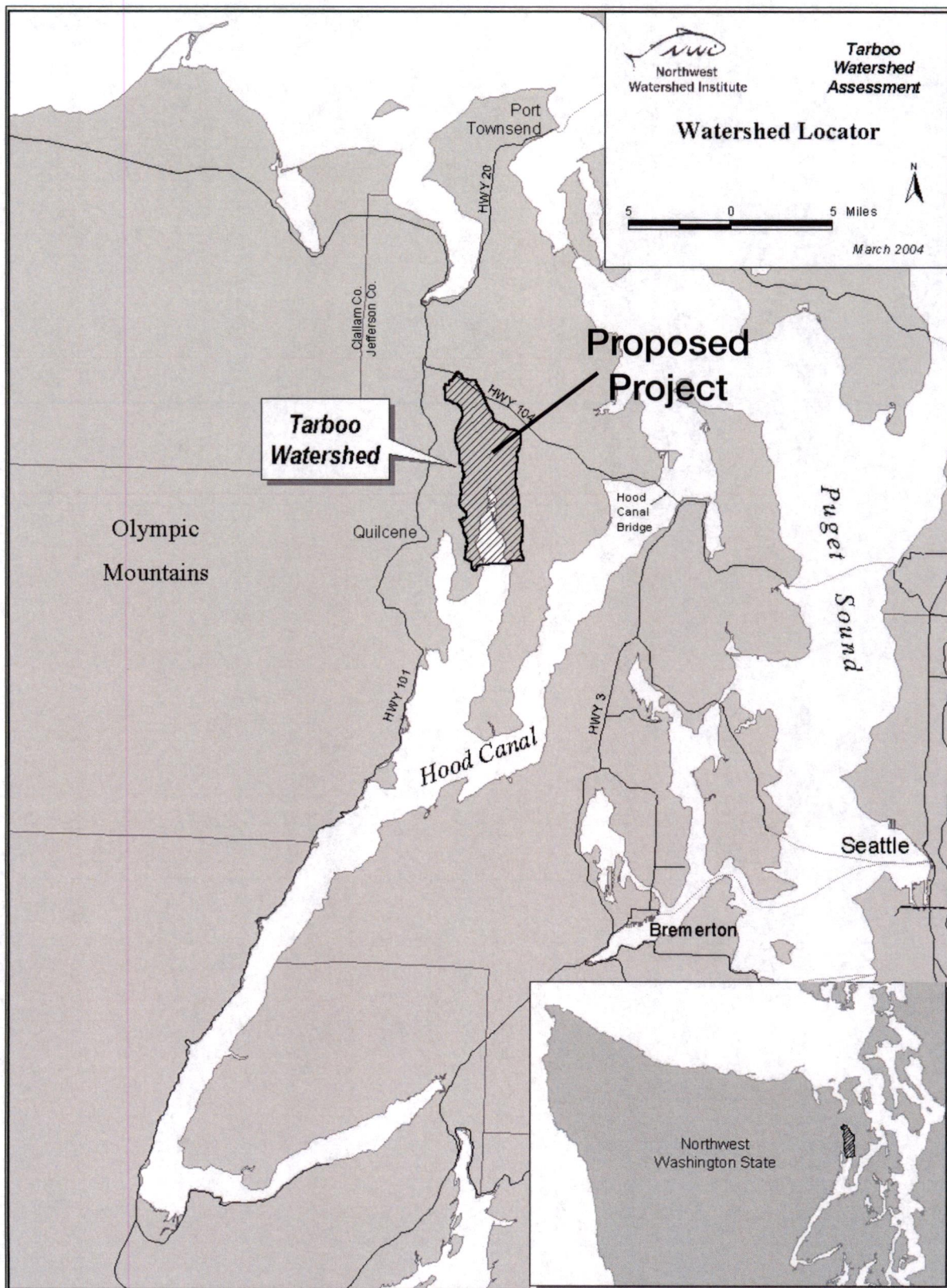


Figure 1. Project location within the Tarboo watershed, Jefferson County, Wa.

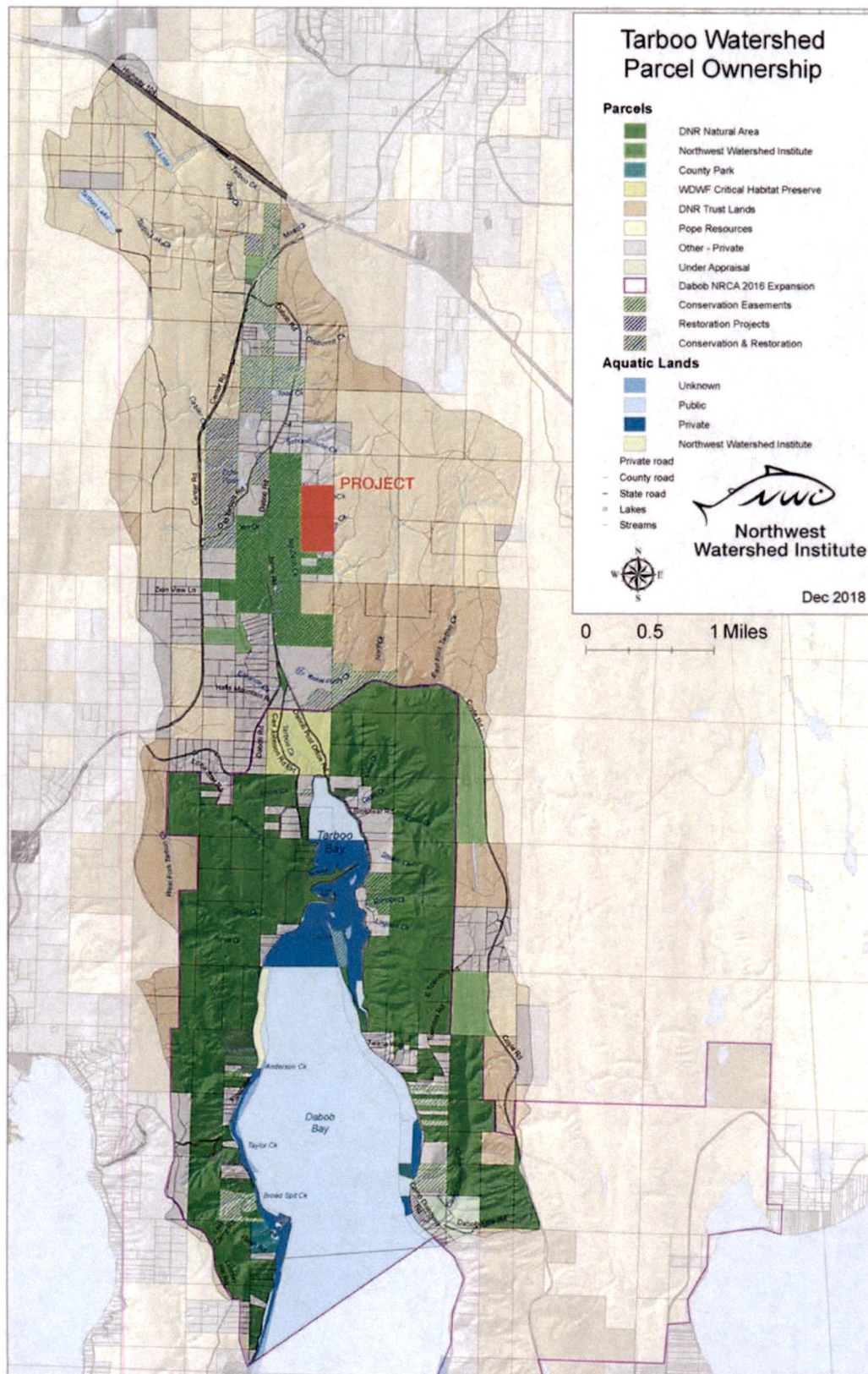


Figure 2. Project in relation to the Tarboo-Dabob Bay watershed and protected lands (green).

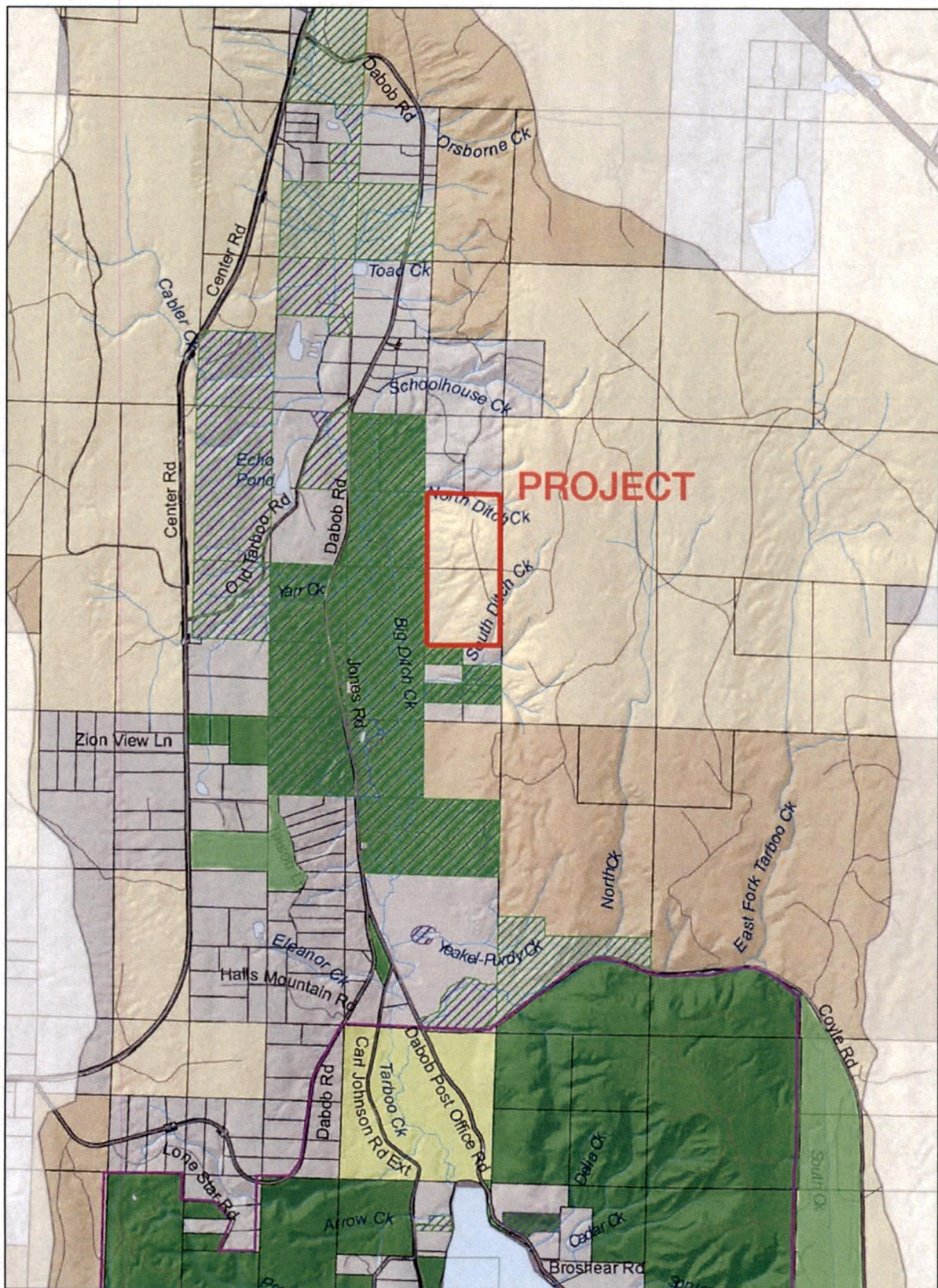


Figure 3. The proposed acquisition of the West Slope Forest Property (the Property) is adjacent to the Tarboo Wildlife Preserve in the Tarboo valley.

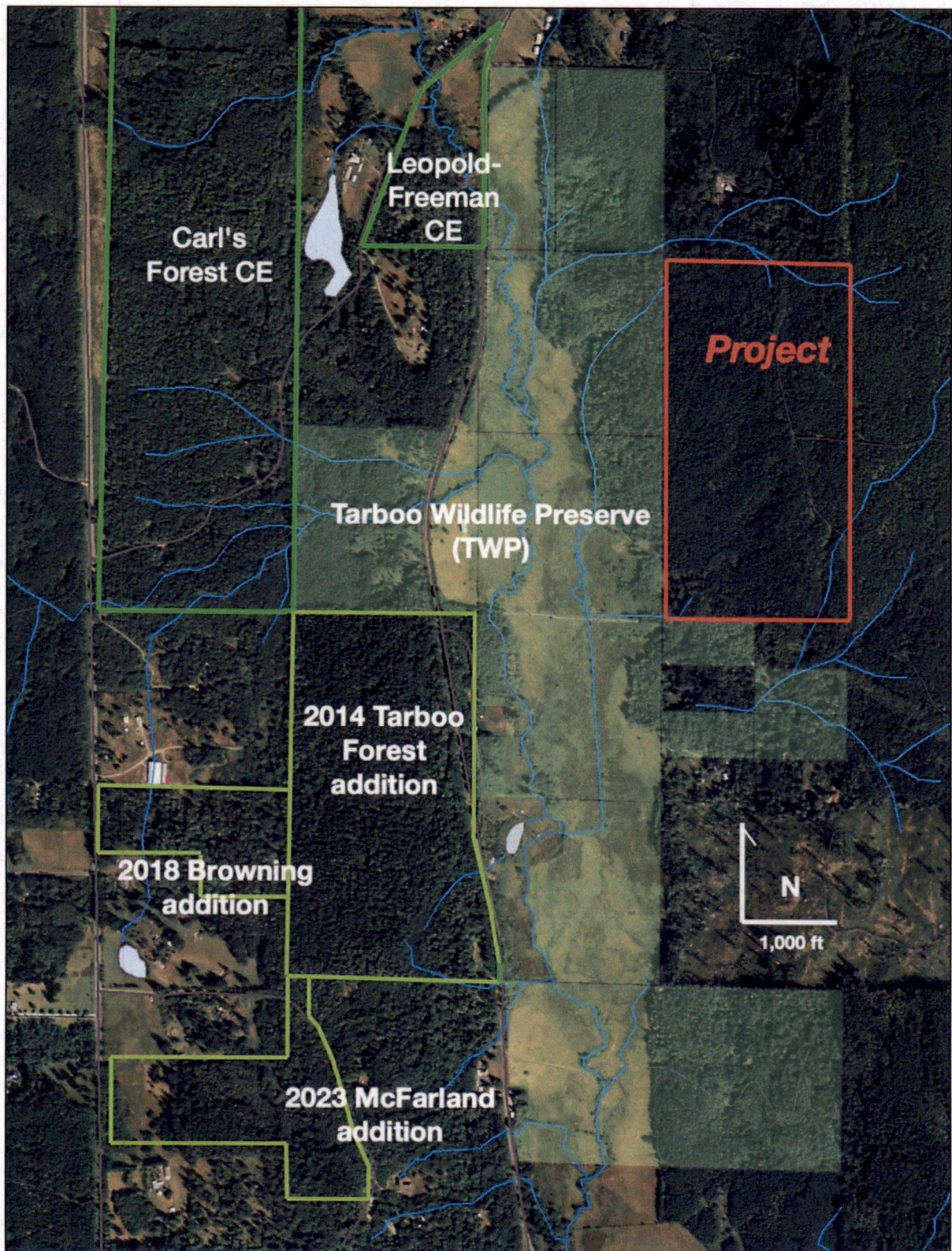


Figure 4. The Property in relation to the TWP, including recent additions and adjacent conservation easements.

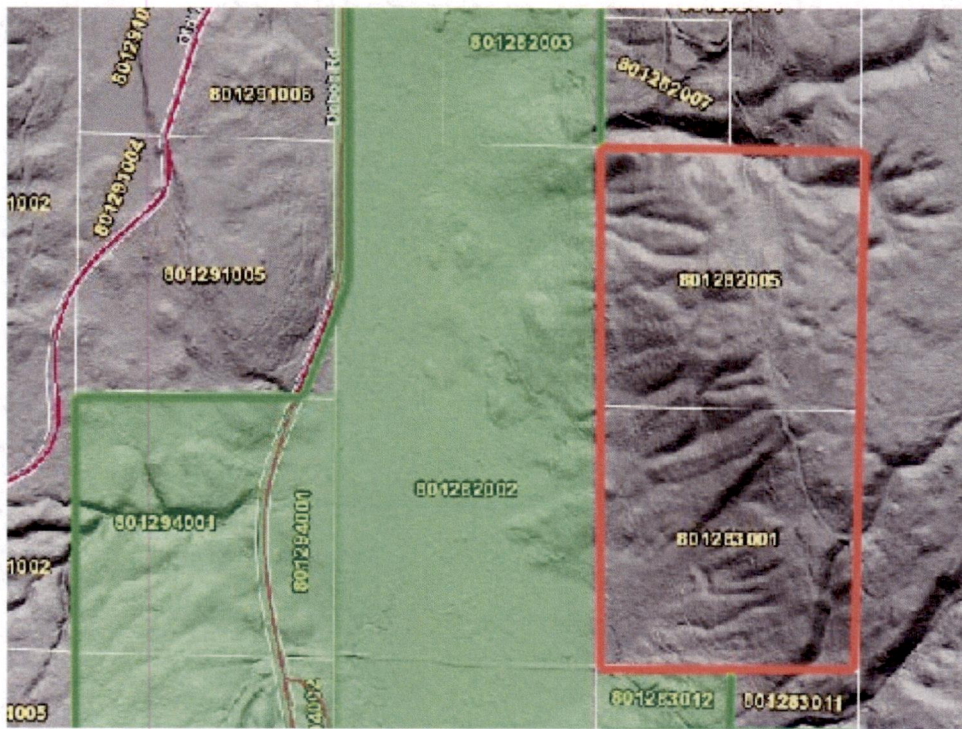


Figure 5. Lydar showing hillslopes and stream ravines on the Property.



Figure 6. Critical areas on the Property, including streams, wetlands (blue), and steep slopes(yellows).



Figure 7. Aerial view north of Property adjacent to the Tarboo Wildlife Preserve.



Figure 8. Aerial view south of property in relation to TWP and Tarboo Bay.



Figure 9. Aerial view east of Property with recent cardboard/live stake plantings in foreground.



Figure 10. View of Property from NWI's field station/base for the Tarboo Wildlife Preserve.



Figure 11. NWI staff and volunteers set out to plant wetlands with Property in background.



Figure 12. Volunteers learning how to do live stake and cardboard plantings with Property in background.



Figure 13. NWI's forester inspects 35 year-old Douglas fir plantation.



Figure 14. Plantation portions of the Property needs thinning to help restore biological diversity and older forest habitats.



Figure 15. The Property also contains a diversity of forest types including older maple.



Figure 16. Alder stand with Osso berry on the Property.



Figure 17. The Property includes some areas of older forest including western red cedar.



Figure 18. Snags and down logs on the Property provide habitat for wildlife including pileated woodpeckers and other birds, bats, amphibians, and small mammals.



Figure 19. Biologists with USFWS view wetlands on the Property.



Figure 20. Wetland with emerging skunk cabbage on the Property. Western toads were found in this area.

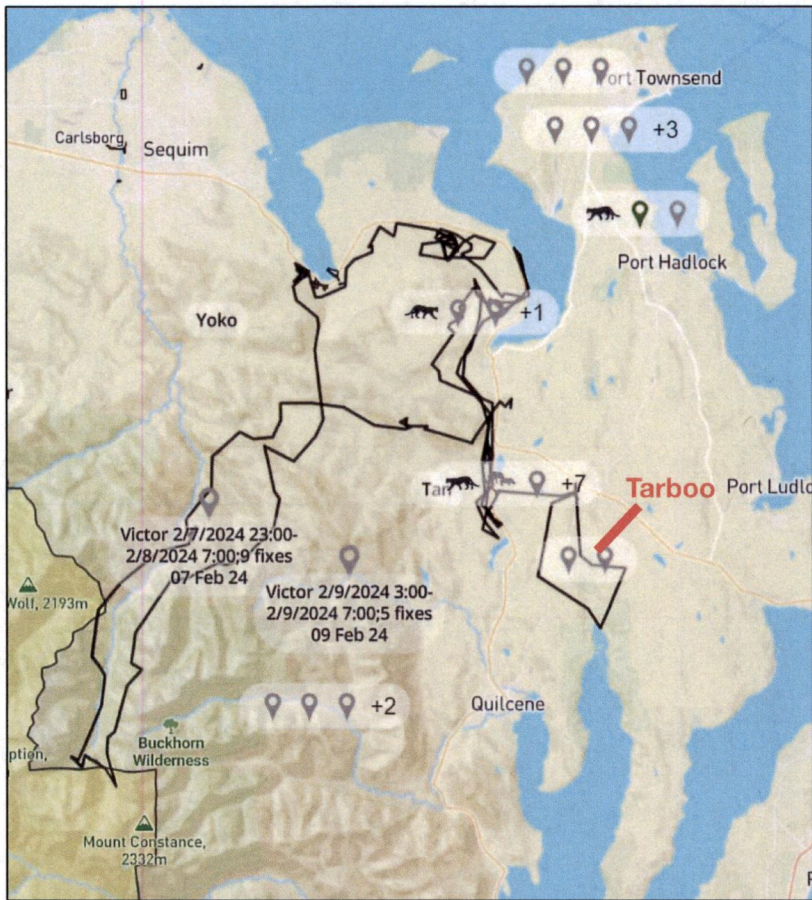


Figure 21. Travel route of a young collared cougar named Sewect, visiting Tarboo watershed in March 2024 (from Panthera Project).



Figure 22. Sewect spent extended time in the area including the Property (from Panthera Project).



Figure 23. Family of 4 cougar from game camera at nearby Dabob Bay (one young at log).



Figure 24. Bull elk recorded on game camera at Tarboo Wildlife Preserve in October 2023. The Project will improve landscape scale conservation and connectivity for wildlife.



Rayonier Forest Resources, L.P.
19950 7th Avenue NE, Suite
Poulsbo, Washington 98370

March 13, 2024

VIA EMAIL

peter@nwwatershed.org

Peter Bahls, Executive Director
Northwest Watershed Institute
3407 Eddy Street
Port Townsend, WA 98368
360-821-9566
www.nwwatershed.org

Dear Mr. Bahls,

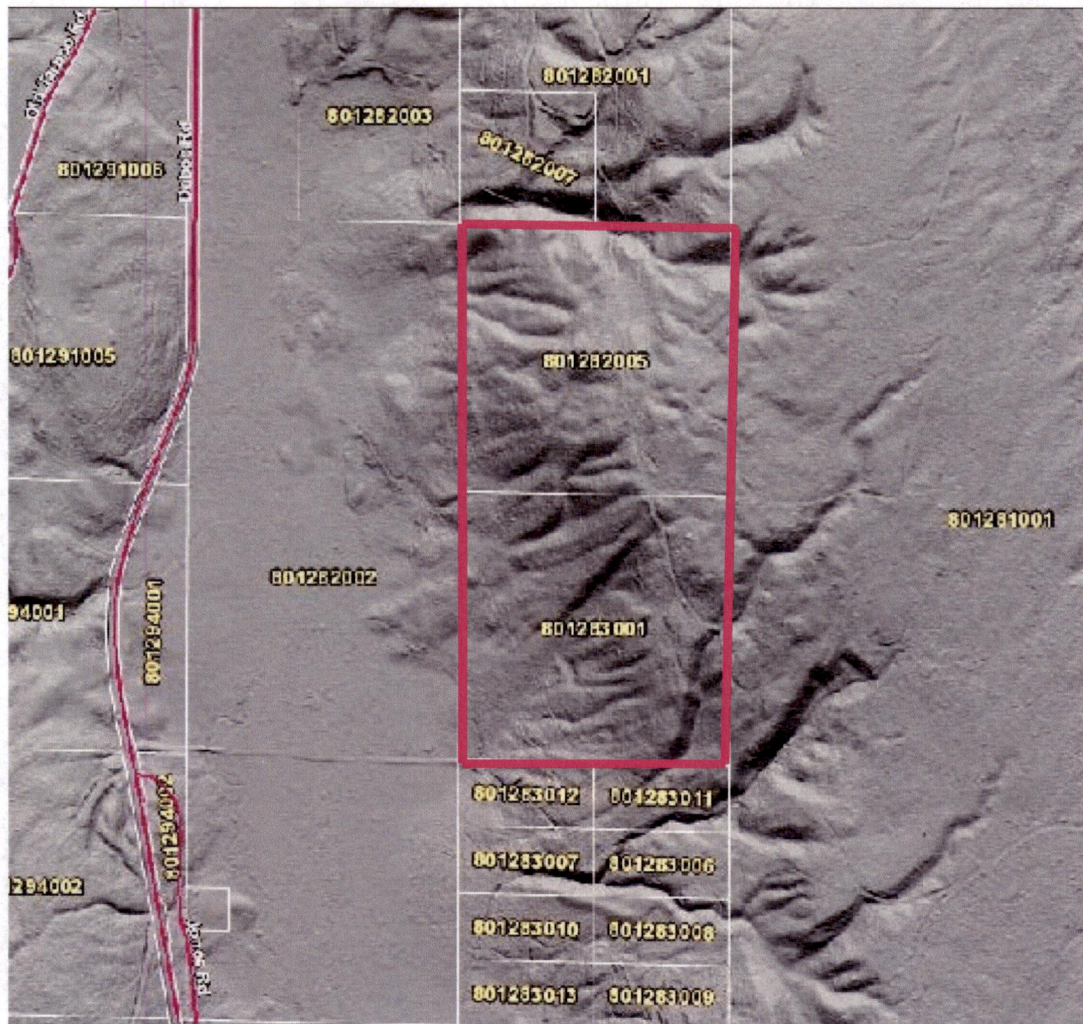
Rayonier Forest Resources, L.P. ("Rayonier") understands that Northwest Watershed Institute ("NWI") is seeking funding to purchase fee simple interest in Jefferson County, WA tax parcels 801282005 and 801283001.

Rayonier is a willing seller of fee simple interest in the above parcel to NWI, pending agreement on terms and value. These above parcels are also shown on the attached map. This is a non-binding letter and neither Rayonier nor NWI shall incur any liability or legal obligation to the other as a result of this letter. The legal rights and obligations of each party shall then be only those which are set forth in a signed purchase and sale agreement.

Sincerely,

A handwritten signature in black ink that reads "Chad McClung". The signature is written in a cursive, flowing style.

Chad McClung
Senior Manager, Real Estate Operations
Mobile: 936-671-0210
chad.mcclung@rayonier.com



PARCEL MAP



March 21, 2024

Peter Bahls, Executive Director
Northwest Watershed Institute
3407 Eddy Street
Port Townsend, WA 98368

Dear Mr. Bahls:

I understand that Northwest Watershed Institute is applying for Jefferson County Conservation Futures (JCCF) grant funding to acquire and protect the **West Slope Forest**, 80 acres of forestland, as part of NWI's Tarboo Wildlife Preserve. If successful, the grant funding will protect the forest under county deed restrictions and allow older forest habitats to develop, while permitting some limited harvest of trees and other forest products. We strongly support this project and want to convey the importance of the forest as a cultural resource to the Tribes.

The JCCF grant application states that cultural resources include "...traditional, religious, ceremonial, and social uses and activities of affected Indian Tribes...". I want to make it clear that the West Slope Forest is a cultural resource under this definition and the proposed plan for protection and restoration would help grow its importance.

Four tribes - Port Gamble S'Klallam Tribe, Jamestown S'Klallam Tribe, Lower Elwha S'Klallam Tribe, and Skokomish Tribe - are signatories to the Point No Point Treaty and retain the right to hunt and gather within their Usual and Accustomed Area, including the Tarboo watershed. These Tribes continue to rely upon the forests of the region, as they have for thousands of years, as places where they gather traditional food, medicine, and materials for use in all aspects of their cultural life, including social and religious.

Currently, the Tribe is enjoying a renaissance of weavers and artists using traditional methods and materials; especially materials from the cedar tree. For example, tribal members harvest the inner bark of large cedar trees for weaving baskets and clothing used for ceremonial purposes. They also harvest wood from cedar, big leaf maple, and alder trees to make large box drums, masks, and other traditional objects that the Tribes have used for thousands of years for religious and social ceremonies. However, with the conversion of vast areas to private industrial tree farms and development projects, it is increasing difficult for us to access forests suitable for traditional cultural uses.

The proposed project will protect an important cultural resource for the Tribes: a young forest where, with good stewardship, the benefits to the Tribes will continue to grow as the forest develops into an older, biologically diverse forest with a large variety of indigenous plants and trees of cultural importance. The Tarboo forest is significant not just for the materials it can offer over time, but the opportunity for the Tribe to harvest locally; the process of harvesting itself is infused with traditional, social and religious meaning that we want to pass on to the coming generations.

Sincerely,

Laura Price
Cultural Resources Director
360 509-7723

Northwest Watershed Institute

BOARD OF DIRECTORS 2023-24

Board Members and Officers	Affiliation and Term on the Board of Directors
Peter Bahls President, Vice-President, Treasurer 3407 Eddy Street Port Townsend, WA 98368	Peter Bahls is currently full time Executive Director and Conservation Biologist for Northwest Watershed Institute. Term – 2023-2025
Jean Ball Board Member 10221 Center Road, Quilcene, WA 98368	Jean Ball is a farmer and naturalist in Quilcene, Washington. Term – 2022-2024
Scott Calhoun Board Member 5710 59th Ave NE Seattle, WA 98105	Scott Calhoun studied biology and geology in college and graduate school where he specialized in shorelines and watersheds. He owns forestland in the Tarboo watershed. Term – 2022-2024
Janis Henry Secretary 14445 SE 55 th Street Bellevue, WA 98006	Janis Henry is a retired biotech patent attorney and chemist with over 30 years of experience. She is a life-long nature enthusiast and embraces adventure travel. Term – 2023-2025
Gene Jones Board Member 5860 NE Totten Road Poulsbo, WA 98370	Gene Jones is a member of the Port Gamble S’Klallam Tribe and spiritual leader for four Tribes in the Olympic Peninsula region. Term – 2023-2025
Liz Hoenig Kanieski 1005 Lawrence Street Port Townsend, WA 98368	Liz Hoenig Kanieski has over 25 years of experience as a field biologist, environmental educator, and environmental planner. Much of her work has focused on watershed protection, citizen engagement and water resources. Term – 2023-2025
Keith Lazelle Board Member PO Box 192 Quilcene, WA 98376	Keith Lazelle is an award-winning nature photographer who lives on Dabob Bay. His work has been used by many environmental organizations including Audubon, Hoh River Trust, The Nature Conservancy, and NWI. Term – 2022-2024

Northwest Watershed Institute

STAFF ROSTER 2024

Peter Bahls, Executive Director

Wesley Meyers, Stewardship Director

Megan Brookens, Education and Outreach Director

Robin Enge, Administrative Assistant

Eva Ellis, Field Crew

Jacob Baily, Field Crew

Zack Hawkes, Field Crew

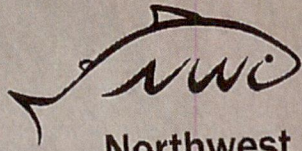
Hanna Petersen, Field Crew

Mark Tomkiewicz, Field Crew

Trevor Williams, Field Crew

Ashley Ross, Field Crew

Hillary Kleeb, Field Crew



**Northwest
Watershed Institute**

3407 Eddy Street | Port Townsend, Washington 98368
voice 360.385.6786 fax 360.385.2839
email peter@nwwatershed.org | www.nwwatershed.org

Memo

To: Tarboo Creek Conservation Project File

From: Peter Bahls, Executive Director

CC:

Date: March 20, 2024

Re: Executive Committee Resolution to Submit Jefferson County Conservation Futures 2024 Application for the *West Slope Forest Addition to Tarboo Wildlife Preserve*.

At its Annual Board Meeting of May 19, 2023, the Board of Directors of Northwest Watershed Institute unanimously approved the following resolution –

An executive committee comprised of Peter Bahls and Janis Henry shall serve as an executive committee to have the power to make on-going decisions between Board meetings per the existing by-laws.

On May 20, 2024 the executive committee approved the following resolution –

DECIDED – Northwest Watershed Institute shall sponsor and submit a grant application for Jefferson County Conservation Futures 2024 Program to propose acquisition and conservation of the 81-acre West Slope Forest property as part of the Tarboo Wildlife Preserve.

Peter Bahls
President

Janis Henry
Secretary

2:04 PM

03/20/24

Accrual Basis

Northwest Watershed Institute

Profit & Loss

July 2022 through June 2023

	Jul '22 - Jun 23
Ordinary Income/Expense	
Income	
Grant Revenue	
4010 · Federal Funds	201,651.39
4020 · Foundation	8,448.60
4030 · State Funds	129,161.87
Total Grant Revenue	339,261.86
Contributed Income	
4040 · Restricted	72,211.00
4050 · Unrestricted	52,425.62
Total Contributed Income	124,636.62
Rental/Lease Income	
4165 · Olson tideland lease	4,000.00
4175 · Rental Income Reinertsen Rental	18,000.00
4182 · Rental Income - Yarr Caretaker	4,500.00
Total Rental/Lease Income	26,500.00
Consulting/Miscellaneous	
4210 · Consulting Fees	5,360.73
4220 · Miscellaneous Income	118.00
Total Consulting/Miscellaneous	5,478.73
Total Income	495,877.21
Gross Profit	495,877.21
Expense	
Health benefits	
6096 · Health insurance	36,855.21
6094 · HSA Contribution	9,750.00
Total Health benefits	46,605.21
6055 · Gifts	300.00
6041 · Paypal Fees	281.83
6010 · Advertising	50.00
6030 · Automobile Expense	6,451.71
6040 · Bank Service Charges	117.50
Insurance	
6091 · Auto	1,341.50
6093 · Liability Insurance	6,114.05
Total Insurance	7,455.55
Land Acquisition	
6150 · Land	-38,399.87
6160 · Land-earnest money	2,500.00
Land Acquisition - Other	35,426.54
Total Land Acquisition	-473.33
6210 · Miscellaneous	0.00
Payroll Expenses	
Gross wages	
6237 · Education Director	15,168.00
6231 · Director	73,333.44
6232 · Stewardship Director	29,568.00
6233 · Project Assistant	4,459.00
6234 · Field Crew	63,983.63
Total Gross wages	186,512.07

2:04 PM

03/20/24

Accrual Basis

Northwest Watershed Institute

Profit & Loss

July 2022 through June 2023

	Jul '22 - Jun 23
Payroll Taxes	
6246 · Paid Family and Medical Leave	34.79
6240 · Medicare	3,029.34
6241 · Social Security	12,952.85
6243 · Workers Comp	8,790.51
6245 · WA State Unemployment	2,293.88
Total Payroll Taxes	27,101.37
Payroll Expenses - Other	22,441.50
Total Payroll Expenses	236,054.94
6250 · Postage and Delivery	748.96
6260 · Printing and Reproduction	947.19
Professional Fees	
6271 · Accounting	2,000.00
Total Professional Fees	2,000.00
Program Expense	
6282 · Fees	10,624.81
6283 · Project subcontractors	69,373.10
6286 · Overrun	141.76
Total Program Expense	80,139.67
6290 · Rent	12,000.00
Repairs and Maintenance	
6310 · Building Repairs	504.26
6320 · Computer Repairs	196.38
Total Repairs and Maintenance	700.64
Supplies	
6420 · Field Supplies	33,906.16
6440 · Office Supplies	1,805.35
Total Supplies	35,711.51
Taxes	
6510 · Property Taxes	3,426.04
Total Taxes	3,426.04
Telephone/Communications	
6650 · Mobile phone	1,736.54
6610 · Internet Server	767.34
Total Telephone/Communications	2,503.88
Travel & Ent	
6720 · Meals	471.94
Total Travel & Ent	471.94
Total Expense	435,493.24
Net Ordinary Income	60,383.97
Other Income/Expense	
Other Income	
7010 · Interest Income	1,774.26
Total Other Income	1,774.26
Net Other Income	1,774.26
Net Income	62,158.23

2:06 PM

03/20/24

Accrual Basis

Northwest Watershed Institute

Balance Sheet

As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1020 · Checking - Kitsap	145,566.83
Total Checking/Savings	145,566.83
Accounts Receivable	
1200 · Accounts Receivable	19,295.97
Total Accounts Receivable	19,295.97
Other Current Assets	
1350 · employee retention credit recei	47,328.06
1250 · Prepaid Insurance	1,943.95
1300 · Employee advance	163.88
1499 · Undeposited Funds	50,777.08
Total Other Current Assets	100,212.97
Total Current Assets	265,075.77
Fixed Assets	
1513 · Vehicle - 2001 Ford xtra Cab	8,000.00
1554 · Trailers	4,000.00
1512 · Vehicle - Ford pickup	4,150.00
1530 · Kubota Tractor	16,709.10
1590 · Accumulated Depreciation	-26,992.08
Property	
1555 · Capital Improvements	3,035.20
1551 · Land	1,097,135.67
1552 · Earnest money	45,000.00
Total Property	1,145,170.87
Total Fixed Assets	1,151,037.89
TOTAL ASSETS	1,416,113.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	7,576.28
Total Accounts Payable	7,576.28
Other Current Liabilities	
2100 · Payroll Liabilities	
2105 · Fica, Medicare, FWH Payable	4,356.86
2109 · WA - Paid Fam Med Leave Emp.	398.31
2120 · Workers Comp Payable	3,915.65
2130 · SUTA & EAF Payable	800.52
Total 2100 · Payroll Liabilities	9,471.34
2250 · Rental Security Deposit	3,000.00
Total Other Current Liabilities	12,471.34
Total Current Liabilities	20,047.62
Total Liabilities	20,047.62

Northwest Watershed Institute
Balance Sheet
As of June 30, 2023

	Jun 30, 23
Equity	
1110 - Retained Earnings	1,333,907.81
Net Income	62,158.23
Total Equity	1,396,066.04
TOTAL LIABILITIES & EQUITY	1,416,113.66

2:06 PM

03/20/24

Northwest Watershed Institute
A/R Aging Summary
As of June 30, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
ADMIN-001	0.00	0.00	0.00	0.00	0.00	0.00
DOEY-008	13,515.07	0.00	0.00	0.00	0.00	13,515.07
YESL-003	5,780.90	0.00	0.00	0.00	0.00	5,780.90
TOTAL	<u>19,295.97</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>19,295.97</u>

2:03 PM
03/20/24
Accrual Basis

Northwest Watershed Institute

Profit & Loss Budget Overview

July 2023 through June 2024

	Jul '23 - Jun 24
Ordinary Income/Expense	
Income	
Grant Revenue	
4010 · Federal Funds	2,000,000.00
4020 · Foundation	10,000.00
4030 · State Funds	40,000.00
Total Grant Revenue	2,050,000.00
Contributed Income	
4040 · Restricted	150,000.00
4050 · Unrestricted	120,000.00
Total Contributed Income	270,000.00
Rental/Lease Income	
4165 · Olson tideland lease	4,000.00
4175 · Rental Income Reinertsen Rental	18,000.00
4182 · Rental Income - Yarr Caretaker	4,500.00
Total Rental/Lease Income	26,500.00
Consulting/Miscellaneous	
4210 · Consulting Fees	2,000.00
4220 · Miscellaneous Income	0.00
Total Consulting/Miscellaneous	2,000.00
Total Income	2,348,500.00
Gross Profit	2,348,500.00
Expense	
Health benefits	
6096 · Health insurance	37,000.00
6094 · HSA Contribution	9,750.00
Total Health benefits	46,750.00
6055 · Gifts	300.00
6041 · Paypal Fees	400.00
6010 · Advertising	50.00
6030 · Automobile Expense	7,000.00
6040 · Bank Service Charges	200.00
Insurance	
6091 · Auto	2,000.00
6093 · Liability Insurance	7,000.00
Total Insurance	9,000.00
Land Acquisition	
6150 · Land	1,680,000.00
6160 · Land-earnest money	0.00
Land Acquisition - Other	0.00
Total Land Acquisition	1,680,000.00
6210 · Miscellaneous	0.00
Payroll Expenses	
Gross wages	
6237 · Education Director	30,000.00
6231 · Director	80,000.00
6232 · Stewardship Director	40,000.00
6233 · Project Assistant	10,000.00
6234 · Field Crew	120,000.00
Total Gross wages	280,000.00

2:03 PM

03/20/24

Accrual Basis

Northwest Watershed Institute

Profit & Loss Budget Overview

July 2023 through June 2024

	Jul '23 - Jun 24
Payroll Taxes	
6246 · Paid Family and Medical Leave	0.00
6240 · Medicare	4,000.00
6241 · Social Security	20,000.00
6243 · Workers Comp	15,000.00
6245 · WA State Unemployment	4,000.00
Total Payroll Taxes	43,000.00
Payroll Expenses - Other	0.00
Total Payroll Expenses	323,000.00
6250 · Postage and Delivery	1,000.00
6260 · Printing and Reproduction	1,500.00
Professional Fees	
6271 · Accounting	3,500.00
Total Professional Fees	3,500.00
Program Expense	
6282 · Fees	5,000.00
6283 · Project subcontractors	140,000.00
6286 · Overrun	150.00
Total Program Expense	145,150.00
6290 · Rent	12,000.00
Repairs and Maintenance	
6350 · Septic Repair	10,000.00
6310 · Building Repairs	15,000.00
6320 · Computer Repairs	1,000.00
6330 · Equipment Repairs	3,000.00
Total Repairs and Maintenance	29,000.00
Supplies	
6420 · Field Supplies	75,000.00
6440 · Office Supplies	3,000.00
Total Supplies	78,000.00
Taxes	
6510 · Property Taxes	4,000.00
Total Taxes	4,000.00
Telephone/Communications	
6650 · Mobile phone	2,000.00
6610 · Internet Server	1,000.00
Total Telephone/Communications	3,000.00
Travel & Ent	
6720 · Meals	500.00
Total Travel & Ent	500.00
Utilities	
6810 · Gas and Electric	600.00
Total Utilities	600.00
Total Expense	2,344,950.00
Net Ordinary Income	3,550.00

Northwest Watershed Institute
Profit & Loss Budget Overview
July 2023 through June 2024

	Jul '23 - Jun 24
Other Income/Expense	
Other Income	
7010 - Interest Income	7,000.00
Total Other Income	7,000.00
Net Other Income	7,000.00
Net Income	10,550.00

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: ~~NOV~~ 24 2006

NORTHWEST WATERSHED INSTITUTE
3407 EDDY STREET
PORT TOWNSEND, WA 98368-0000

Employer Identification Number:
93-1325820
DLN:
17053259778026
Contact Person:
CLINTON L FORTNER ID# 31163
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated JANUARY 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

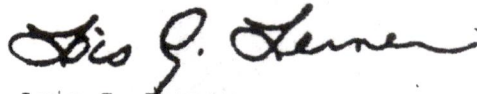
Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)