2016 Jefferson County Conservation Futures Program
Property Acquisition 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 385-4498 or tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title: Tarboo Creek, Farm, and Forest
2a. Conservation Futures Acquisition Request: $97,100
   b. Conservation Futures O&M Request: 0
3. Total Conservation Futures Request: $97,100
4. Please indicate the type of interest contemplated in the acquisition process.
   __ Warranty Deed   X Easement   __ Other (Please describe below.)
   In whose name will the property title be held after acquisition?
   Jefferson Land Trust will hold title to the conservation easement.

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) 385-6786   Fax: (360) 385-2839
   Email: peter@nwwatershed.org

6. Sponsor Information: (if different than applicant)
   Organization Name: Jefferson Land Trust
   Contact: Sarah Spaeth
   Title: Director of Conservation and Strategic Partnerships
   Address: 1033 Lawrence St., Port Townsend, WA 98368
   Phone: (360) 379-9501, ext. 101   Fax: 360-379-9897
   Email: sspaeth@saveland.org
This application was approved by the sponsor’s legally responsible body (e.g., board, council, etc.) on February 16, 2016.

7. Site Location
Street Address or Description of Location: Radka Farm, 999 Old Tarboo Road, Quilcene, WA.

Driving Directions from Port Townsend: Turn right at the Chimacum 4-way stop onto Center Road, proceed south under Hwy 104, left onto Dabob Road and proceed 2 miles, right on Old Tarboo Road and then immediate right onto gravel road heading north, stay on main road to red barn.

Section: 20  Township: 28 N  Range: 1W

Assessor’s Parcel Number(s): 801204004 and 801204008

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. Both parcels to be protected under one conservation easement.

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

3 acre parcel (801204008) - $19,500, reduced under Open Space-Ag $675
30 acre parcel (801204004) - $479,263, reduced under Open Space-Ag $256,524

8. EXISTING CONDITIONS

New Site:  X Yes  No  ______________  Number of Parcels: 2

Addition to Existing Site:  Yes  No  X  ______________  Acres to Be Acquired: 33

Total Project Acreage (if different):  Current Zoning: 1 per 20

Existing Structures/Facilities: None

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

Current Use: Farm and residence

Waterfront (name of body of water): Tarboo Creek

Shoreline (linear feet): 1,700 feet along mainstem Tarboo Creek

Owner Tidelands/Shorelands: NA

9. Current Property Owner X is __is not a willing seller.

Project Description

10. In 1000 words or less, provide a summary description of the project, the match, overarching goal, and three top objectives. 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 relates to the larger project, 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.

Since 2002, Northwest Watershed Institute and over 40 partnering organizations have been working to protect and restore the Tarboo watershed, from the headwaters of Tarboo Creek to Tarboo-Dabob Bay, with over 3,500 acres conserved to date. The proposed project will permanently protect a key property along the mainstem of Tarboo Creek, with a conservation easement to be held by the Jefferson Land Trust.

The conservation easement will permanently protect farmland, forests, and fish and wildlife habitat on the 33 acre property owned by David and Linda Radka and located in the middle of the Tarboo valley and comprised of two adjoining 3 and 30 acre parcels (the “Property”).

The conservation easement will include four conservation zones as generally shown on the attached map. The easement as a whole and each zone will have specific protections as summarized below. In general, the conservation easement will prevent subdivision, residential development on the undeveloped parcel, and clearcutting of the existing high quality mature forest, as well as expand permanently protected stream buffers and enhance wildlife habitat.

Overall easement

The 33-acre Property will be kept whole. Subdivision or sale of a portion of the Property will be prohibited.

A total of one house and one additional dwelling unit (ADU) will be allowed on the Property. Development of a second house site on the 3-acre undeveloped parcel or elsewhere on the Property will be prohibited.

The number and size of other outbuildings and structures (barns) will be limited in the conservation easement to the existing barns and a few potential additional small outbuildings.

The conservation easement will not provide a right of public access. However, to give people a better understanding and appreciation of Tarboo Creek and conservation efforts here, the landowners will allow, at their sole discretion, access for supervised tours, field science surveys and research by Northwest Watershed Institute, Jefferson Land Trust, and others.

1. Residential zone
The residential zone includes a one acre area around the existing house, yard and large barn. In general, the easement does not limit any uses within this area. An ADU and other structures may be built within this area.

2. Farmland zone
In the farmland zone, which includes the pastures, orchard and hay fields, as well as the smaller barn on the 3 acre parcel, agricultural uses will be allowed, such as growing crops or livestock,
amending soils, maintaining irrigation, and drainage systems, fencing, and other farmland improvements. The easement will allow maintenance of existing roads and a bridge crossing of a tributary to Tarboo Creek in this zone. In addition, the easement will allow the potential ADU to be sited in this zone west of the creek (if the landowners decide not to locate it in the residential zone), and will limit the number and size of additional agricultural buildings or structures.

3. Forest zone
In the forest zone, clear-cutting will be prohibited. Selective thinning will be permitted with the goal of maintaining older forest that provides sustainable income, maintains habitat and scenic values, and restores some old growth forest habitat features over time (including protection of a minimum number of the largest conifers per acre). The general goals of the forest management will be written into the easement and the detailed plans will be worked out in an accompanying forest management plan. No structures or permanent roads will be permitted in this zone.

4. Stream habitat zone
A wildlife habitat area will be preserved along the mainstem of Tarboo Creek ranging from 50 to 150 feet on each side of the creek depending on the location (as generally shown on the map). The stream buffer will be substantially wider than currently occurs. No structures, logging, livestock, or other potential impacts in this area will be permitted.

To protect and enhance the stream habitat, Northwest Watershed Institute’s will raise matching O&M funds to fence the new stream buffers, remove invasive species and plant riparian areas.
<table>
<thead>
<tr>
<th>Item</th>
<th>JCCF Request</th>
<th>Match</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Estimated Value of Conservation Easement</td>
<td>60,000</td>
<td>60,000</td>
<td>120,000</td>
</tr>
<tr>
<td><strong>Acquisition Related Costs:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appraisal</td>
<td>7,500</td>
<td>0</td>
<td>7,500</td>
</tr>
<tr>
<td>Staff Time (Limited to 5% of Total Proj. Cost)</td>
<td>10,000</td>
<td>0</td>
<td>10,000</td>
</tr>
<tr>
<td>Legal Fees - prepare CE</td>
<td>7,000</td>
<td>0</td>
<td>7,000</td>
</tr>
<tr>
<td>Excise Tax</td>
<td>1050</td>
<td>0</td>
<td>1,050</td>
</tr>
<tr>
<td>Recording Fees</td>
<td>250</td>
<td>0</td>
<td>250</td>
</tr>
<tr>
<td>Settlement Fees</td>
<td>800</td>
<td>0</td>
<td>800</td>
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<tr>
<td>Title Insurance</td>
<td>500</td>
<td>0</td>
<td>500</td>
</tr>
<tr>
<td>Baseline report</td>
<td>0</td>
<td>2,500</td>
<td>2,500</td>
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<tr>
<td>Survey - property boundaries</td>
<td>10,000</td>
<td>0</td>
<td>10,000</td>
</tr>
<tr>
<td><strong>Total of Acquisition Related Costs</strong></td>
<td>27,100</td>
<td>2,500</td>
<td>39,600</td>
</tr>
<tr>
<td><strong>O&amp;M Costs - invasive plant control, planting, fencing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stewardship plan</td>
<td>0</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Cultural resource assessment report and permitting</td>
<td>0</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Fencing new stream buffers 2500 ft x $7/ft</td>
<td>0</td>
<td>17,500</td>
<td>17,500</td>
</tr>
<tr>
<td>Invasive removal and control 5 years x 4 ac x $1000/ac</td>
<td>0</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Planting native riparian trees and shrubs 4ac x $4000/ac</td>
<td>0</td>
<td>16,000</td>
<td>16,000</td>
</tr>
<tr>
<td>Supplemental planting in year 3 4 ac x $1000/ac</td>
<td>0</td>
<td>4,000</td>
<td>4,000</td>
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<tr>
<td><strong>Total of O&amp;M Related Costs</strong></td>
<td>0</td>
<td>64,500</td>
<td>64,500</td>
</tr>
<tr>
<td><strong>Total Project Costs</strong></td>
<td>97,100</td>
<td>127,000</td>
<td>224,100</td>
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<tr>
<td><strong>Percent of total</strong></td>
<td>43%</td>
<td>57%</td>
<td>100%</td>
</tr>
</tbody>
</table>

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.

a. Estimated or Appraised Value of Propert(ies) to be Acquired: **$120,000**

b. Total Estimated Acquisition-related Cost (see Conservation Futures Manual for eligible costs): **$39,600**

c. Total Operation and Maintenance Cost: **$64,500**

d. Total Project Cost: **$224,100**

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):
Conservation easement (CE) value was estimated by NWI and JLT based on numerous previous appraisals of conservation easements in the Tarboo valley.

O & M costs were estimated based on NWI’s 15 years experience in completing similar invasive removal and planting projects along Tarboo Creek. The fencing estimate was provided by Kiwi Fencing. See budget above.

**Schedule**

August 2016 – JLT and NWI start work with landowners to prepare conservation easement, appraisal, and survey. NWI seeks funding for O&M work.

May 2017 – JLT purchases conservation easement from David and Linda Radka.

July 2017 – NWI removes invasive plants and Kiwi fencing installs riparian fencing.

Jan 2018 – NWI plants fenced riparian areas.

Jan 2020 – NWI conducts supplemental planting as needed.

Jan 2018-21 – NWI conducts four additional years of invasive species control.

**Scored Questions**

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

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

c. Matching Fund Estimate

<table>
<thead>
<tr>
<th>Conservation Futures Funds Requested</th>
<th>Acquisition</th>
<th>O&amp;M</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>$97,100</td>
<td>$0</td>
<td></td>
<td>43%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Matching Funds/Resources*</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$62,500</td>
<td>$64,500</td>
<td></td>
<td>57%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Project Acquisition Cost</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$159,600</td>
<td>$64,500</td>
<td></td>
<td>100%</td>
</tr>
</tbody>
</table>

* 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.

d. Source of matching funds/resources

<table>
<thead>
<tr>
<th>Radka CE value</th>
<th>Amount of contribution</th>
<th>If not, approved?</th>
<th>If not, available now?</th>
</tr>
</thead>
<tbody>
<tr>
<td>$60,000</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NWI</th>
<th>Amount of contribution</th>
<th>If not, approved?</th>
<th>If not, available now?</th>
<th>If not, available when?</th>
</tr>
</thead>
<tbody>
<tr>
<td>$67,000</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

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.

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

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.

Jefferson Land Trust will conduct annual monitoring of the property along with the many other properties in Tarboo watershed that are protected by conservation easements.

A detailed stewardship plan for the farm, forest and stream habitat zones will be completed with the conservation easement.

Northwest Watershed Institute will raise funds from private donations and grants to conduct the proposed O&M activities as a match to Conservation Futures funding. The O&M work includes protecting the expanded stream habitat zone of the conservation easement by fencing, control of invasive species such as blackberry and reed canarygrass, and replanting stream buffers with native trees and shrubs. NWI also plans to replace two undersized bridge crossings of the creeks, but these are not included in as O&M match funding.

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

Jefferson Land Trust, formed in 1989 and accredited in 2009, will hold the conservation easement on the Radka property. The Land Trust has been stewarding conservation easements since 1991 and currently holds and monitors 54 conservation easements in Jefferson County, in addition to conducting monitoring and stewardship activities on the 512 acres it owns. Stewardship activities are carried out by professional staff with the assistance of volunteer Preserve Stewards. The Hoh River Trust and Washington State Parks contract with Jefferson Land Trust to monitor and steward nearly 7400 acres of land under their control. In addition, Jefferson Land Trust stewards land owned by Jefferson County, the City of Port Townsend and Department of Natural Resources. Jefferson Land Trust stewardship and monitoring protocols were developed with the guidance of the Land Trust Alliance and adherence to those protocols is one of the requirements for our national accreditation.

Northwest Watershed Institute has over 15 years of experience conducting habitat stewardship and restoration projects in the Tarboo watershed. In 2016, NWI completed a very similar stream restoration project on the adjoining conservation easement protected property to the north, owned by Mark and Tami Pokorny. In addition, consulting forester Mike Cronin, has extensive experience in forestry and will be helpful assisting in developing the forest stewardship plan.

b. Has the sponsor and/or applicant of this project 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. Six conservation easement projects proposed by NWI and JLT were previously approved for Conservation Futures funding as part of the landscape scale conservation project in the Tarboo watershed and all have been successfully completed.

4 a. Property X can ___cannot feasibly be acquired in a timely fashion with available resources.

b. Necessary commitments and agreements X are ___are not in place.

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

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

5. The proposed acquisition X is specifically identified in an adopted open space, conservation, or resource preservation program or plan, or community conservation effort. Please describe below, including the site’s importance to the plan. Please 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 proposed project is identified as a conservation priority in the following plans –

Jefferson Land Trust’s Jefferson County Conservation Plan (2010) identifies the property as a priority within three areas – habitat, agriculture, and forestry.


The Tarboo/Dabob Bay Implementation Strategy, a Sub-Plan of JLT’s Jefferson County Conservation Plan identifies the priority as a priority within the stream corridor priority conservation area along the mainstem of Tarboo Creek.

The property is a priority in Northwest Watershed Institute’s Tarboo Watershed Conservation Strategy to protect and restore a stream and wetland corridor from the headwaters of Tarboo Creek to Dabob Bay (objective 1) and conserving forestland in the watershed (objective 3). (http://www.nwwatershed.org/conservation-strategy.html).

The proposed properties are within a priority terrestrial conservation area identified and mapped in the Willamette Valley- Puget Trough- -Georgia Basin Ecological Assessment (2004 Flöberg et al). This priority area includes much of the Tarboo and Thorndyke watersheds. The Ecological 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. Conservation Opportunity or Threat:
a. The proposed acquisition site X does ___does not provide a conservation or preservation opportunity which would otherwise be lost or threatened.
b. If applicable, please carefully describe the nature and immediacy of the opportunity or threat, and any unique qualities about the site.

The property owners are nearing retirement and have a limited opportunity to arrange for long-term conservation of the property. If not protected by conservation easement, the property could be split and sold as two separate parcels, with the smaller parcel developed as a second residential site and the mature timber could be clearcut.

7. The proposed acquisition:
X provides habitat for State of Washington Priority Habitat and/or State or Federal Threatened, Endangered or Sensitive species.
X provides habitat for a variety of native flora or fauna species.
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.

<table>
<thead>
<tr>
<th>Priority and Listed Species on-site</th>
<th>Priority Riparian Habitat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mainstem Tarboo Creek and tribs</td>
<td>State Candidate and Federal Species of Concern</td>
</tr>
<tr>
<td>Western toad</td>
<td>State Candidate</td>
</tr>
<tr>
<td>Pileated woodpecker</td>
<td>State Candidate</td>
</tr>
<tr>
<td>Puget Sound steelhead</td>
<td>State Candidate and Federal Threatened</td>
</tr>
<tr>
<td>Hood Canal coho salmon</td>
<td>Federal Species of Concern</td>
</tr>
</tbody>
</table>

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 location of the project along Tarboo Creek, proximity to the Tarboo Wildlife Preserve, and diversity of habitats to be protected (fields, forest, streams, pond and wetlands) provides for very high variety of fish, wildlife, bird, amphibian and plant species.

Wildlife corridor
The proposed project is a key addition to a landscape-scale wildlife corridor along Tarboo Creek, from the headwaters to Tarboo-Dabob Bay. The property also provides a wildlife corridor from the stream to surrounding uplands. Cougar, bobcat, deer, black bear, and other large mammals use these areas, as well as diversity of amphibians, reptiles, and birds.

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1 See, for example, [http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx](http://www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx)
[http://www1.dnr.wa.gov/nhp/refdesk/plants.html](http://www1.dnr.wa.gov/nhp/refdesk/plants.html)
Note – Species and habitats were documented on the property by NWI in salmon spawning and wildlife surveys and visits conducted since 2002. Juvenile rearing salmon species in Tarboo-Dabob Bay documented by NWI and Port Townsend Marine Science Center in 2004 assessment [http://www.nwwatershed.org/pubs/tarbooFishSurvey.pdf](http://www.nwwatershed.org/pubs/tarbooFishSurvey.pdf)

8 a. Describe the extent and nature of current and planned agricultural 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 agricultural zone of the conservation easement includes the existing pastures, orchard and hay fields, as well as the smaller barn on the 3 acre parcel. Agricultural uses will be permitted such as growing crops or livestock, amending soils, maintaining irrigation, and drainage systems, fencing, and other farmland improvements. However, the easement will limit other uses in this zone, with the exception of a potential Additional Dwelling Unit (ADU). Additional agricultural structures will be limited in size and number in the easement to prevent impacts to prime agricultural soils.

b. Describe any participation by the current property owner in any other agricultural land conservation programs that enhance wildlife habitat including the program and nature of the involvement.

The landowner is applying for NRCS EQIP funding to help NWI fund the riparian fencing.

c. Is the owner implementing an approved farm plan, or equivalent system of management practices, that is sufficient to meet federal and state standards for soils and water quality on the farm?

No, but the agricultural use is low impact and a farm plan will be developed as part of the stewardship plan required as part of the conservation easement to be placed on the property.

9. a. Describe how the proposed acquisition benefits primarily a __local area X 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 much larger conservation effort that spans from the headwaters of Tarboo Creek to the state’s Dabob Bay Natural Area. In particular, Dabob Bay has been recognized as a state and national priority for conservation and the proposed project will help protect Tarboo Creek - the main freshwater stream entering the Tarboo-Dabob Bay estuary and critical for its water quality.

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 Marrowstone Island, Toandos Peninsula, Dosewallips Valley, Bolton Peninsula, and the West End. No

10. 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.2

____

2 The words “education” and “interpretation” are interpreted broadly by the CF Committee.
Because the property includes a strong mix of forestry, farm and stream habitat, it provides an excellent opportunity to educate the public on a variety of sustainable land management practices and the larger Tarboo watershed conservation project. The owners are willing to allow access for supervised tours, field science surveys, and research. Northwest Watershed Institute’s “base of operations” for education and public involvement is the nearby 400 acre Tarboo Wildlife Preserve, so the proposed project will be a valuable addition to overall public outreach programs.

11. The proposed acquisition X includes historic or culturally significant resources\(^3\) and __ is registered with the National Register of Historic Places, or an equivalent program. __ is recognized locally as having historic or cultural resources. X is adjacent to and provides a buffer for a historic or cultural site. If affirmative in any of the above, please describe below, and cite or provide documentation of the historical or cultural resources.

Four Native American tribes have treaty reserved fishing, hunting and gathering rights in the Tarboo watershed (Point No Point Treaty of 1855). Many of the indigenous plants and animals are considered by the tribes to be important cultural resources, critical to the survival of tribal religious and social traditions. The proposed project conserves native plants and wildlife that are considered cultural resources by the tribes, including three species of salmon, deer, plants used for food, medicinal and religious purposes.

12a. Describe the extent and nature of current and planned silvicultural use of the proposed acquisition. Please cite or provide documentation of existing or planned silvicultural activities including forest management plan(s).

In the forest zone, clear-cutting will be prohibited. Selective thinning will be permitted with the goal of maintaining older forest that provides sustainable income, maintains habitat and scenic values, and restores some old growth forest habitat features over time (including protection of a minimum number of the largest conifers per acre). The general goals of the forest management will be written into the easement and the detailed plans will be worked out in an accompanying forest management plan. No structures or permanent roads will be permitted in this zone.

b. Describe any participation by current property owner in silviculture conservation programs, including the program and nature of the involvement.

The property owners are enrolling in the NRCS EQIP program, which may provide funding for developing a detailed forest management plan.

c. Describe the owners’ plans for utilizing “clear cutting”\(^4\), if applicable.

The owners do not plan to use clear cutting, as discussed above.

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\(^3\) 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.

\(^4\) “Clearcut” means a harvest method in which the entire stand of trees is removed in one timber harvesting operation. Except as provided in WAC 222-30-110, an area remains clearcut until: It meets the minimum stocking requirements under WAC 222-34-010(2) or 222-34-020(2); and
Verification

13. Sponsors of applications 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.

If this application 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_March 7, 2016 Date

14. If, three years after the date funding is approved by the Board of County Commissioners, the applicants have 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 application 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 March 7, 2016 Date

Attachments

Maps and photos of the proposed project (also emailed in PDF format)
Willing landowner letters from David and Linda Radka
Linda and David Radka
999 Old Tarboo Road
Quilcene, WA 98376

March 1, 2016

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

Dear Peter:

I am writing to express support for the 2016 Tarboo Creek Conservation Easement grant proposal by Northwest Watershed Institute and Jefferson Land Trust to the Jefferson County Conservation Futures program.

We are interested in selling a conservation easement to Jefferson Land Trust for $60,000. We understand this may represent a partial donation (bargain sale) if the appraisal comes in higher than our requested amount. Of the $60,000 sale price, we plan to donate $30,000 back to Jefferson Land Trust upon closing to pay the one-time stewardship fee.

The conservation easement will permanently protect farmland, forests, and fish and wildlife habitat on our 33 acre property located along the mainstem of Tarboo Creek and comprised of two adjoining 3 and 30 acre parcels (the “Property”).

The conservation easement will include four conservation zones as generally shown on the attached map. The easement as a whole and each zone will have specific protections as summarized below.

Overall easement

The 33-acre Property will be kept whole. Subdivision or sale of a portion of the Property will be prohibited.

A total of one house and one additional dwelling unit (ADU) will be allowed on the Property. Development of a second house site on the 3-acre undeveloped parcel or elsewhere on the Property will be prohibited.

The number and size of other outbuildings and structures (barns) will be limited in the conservation easement to the existing barns and a few potential additional small outbuildings.

The conservation easement will not provide a right of public access. However, to give people a better understanding and appreciation of Tarboo Creek and conservation efforts here, we will allow, at our sole discretion, access for supervised tours, field science surveys and research.

1. Residential zone
The residential zone includes a one acre area around the existing house, yard and large barn. In general, the easement does not limit any uses within this area. An ADU and other structures may be built within this area.

2. Farmland zone

In the farmland zone, which includes the pastures, orchard and hay fields, as well as the smaller barn on the 3 acre parcel, agricultural uses will be allowed, such as growing crops or livestock, amending soils, maintaining irrigation, and drainage systems, fencing, and other farmland improvements. The easement will allow maintenance of existing roads and a bridge crossing of a tributary to Tarboo Creek in this zone. In addition, the easement will allow the potential ADU to be sited in this zone west of the creek (if we decide not to locate it in the residential zone), and will limit the number and size of additional agricultural buildings or structures.

3. Forest zone

In the forest zone, clear-cutting will be prohibited. Selective thinning will be permitted with the goal of maintaining older forest that provides sustainable income, maintains habitat and scenic values, and restores some old growth forest habitat features over time (including protection of a minimum number of the largest conifers per acre). The general goals of the forest management will be written into the easement and the detailed plans will be worked out in an accompanying forest management plan. No structures or permanent roads will be permitted in this zone.

4. Stream habitat zone

A wildlife habitat area will be preserved along the mainstem of Tarboo Creek ranging from 50 to 150 feet on each side of the creek depending on the location (as generally shown on the map). No structures, logging, livestock, or other potential impacts in this area will be permitted, with the exception of maintenance of the existing mowed trail beside the pond and along the west side of the Creek and maintenance and replacement of the existing driveway bridge crossing.

To protect and enhance the stream habitat area, we support Northwest Watershed Institute’s effort to obtain restoration funding to replace two existing bridges, fence new stream habitat where needed, and plant riparian areas.

If funding is granted for this project, we look forward to working out the details of the conservation easement with Jefferson Land Trust and Northwest Watershed Institute.

Sincerely,

Linda Radka

David Radka

Map of proposed Radka conservation easement and conservation zones.
Map of proposed Radka conservation easement and conservation zones.
Figure 1. Site location map of proposed Tarboo Creek, Farm, and Forest Project.
Figure 2. Tarboo-Dabob Bay watershed map showing project site and other protected lands along Tarboo Creek and within the Dabob Bay Natural Area.
Figure 3. Project site in relation to adjacent and nearby conservation easement protected properties along the Tarboo Creek wildlife corridor.
Figure 4. Proposed conservation easement on Linda and David Radka’s property in the Tarboo valley, showing the two tax parcels and conservation zones.
Figure 5. View south of the project site and other conservation properties within the Tarboo valley and the Dabob Bay Natural Area.
Figure 6. Linda Radka with barn and log house in background.

Figure 7. Upper pasture and forest to be protected in farmland forest zone.
Figure 8. View north of hayfields on east side of Tarboo Creek.

Figure 9. Fruit orchard and pasture west of house and barn.
Figure 10. Spruce trees in the stream habitat zone on west side of Tarboo Creek.

Figure 11. Mature Douglas fir forest to be conserved for forestry and forest habitat.
Figure 12. Stream habitat zone on the southeast portion of property.

Figure 13. Pond used by juvenile coho for rearing.
Figure 14. Existing narrow buffer along Tarboo Creek to be expanded and restored.

Figure 15. Native riparian trees planted in 2016 on expanded stream buffer on adjacent Pokorny Conservation Easement to the north.