2020 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 379-4498 or tpokorn@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title: Hannan Farm
2. Conservation Futures Acquisition Request: $50,000
   Conservation Futures O&M Request: 0
3. Total Conservation Futures Request: $50,000
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?

Laurie J Hannan Living Trust with a conservation easement held by Jefferson Land Trust and a REPI easement held by US Department of Defense.

5. Applicant Information

   Name of Applicant or Organization: Jefferson Land Trust
   Contact: Sarah Spaeth
   Title: Director, Conservation and Strategic Partnerships
   Address: 1033 Lawrence Street, Port Townsend
   Phone: (360) 379-9501 ext. 101
   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 March 17, 2020
7. Site Location  
Street Address or Description of Location: **4655 W. Valley Road, Chimacum, WA 98325**

**Driving Directions from Port Townsend:** Drive south on SR19 to Chimacum. Take Center Road south to Egg & I Road. Head west on Egg & I to West Valley Road. Property starts on SE corner of intersection with Egg & I Driveway to main house from W. Valley.

Section: 3  
Township: 28N  
Range: 1W

Assessor's Parcel Number(s): **801 032 002**

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.

A conservation easement is proposed, so property ownership will remain unchanged with the Laurie J Hannan Living Trust.

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

The current Assessed Market Value is $600,657, and the agricultural current-use Assessed Taxable Value is $387,705.

8. Existing Conditions

New Site: Yes X No ___  Number of Parcels: 1

Addition to Existing Site: Yes No X  Acres to Be Acquired: 115.8

Total Project Acreage (if different): ______________ Current Zoning: Ag Production 1:20

Existing Structures/Facilities:

2 houses, each with an attached garage; historic barn with an attached milking parlor; a machine shed; and a concrete loafing area. 3500-gallon septic installed in 2009. Domestic well. Fenced garden, fenced and cross-fenced pastures.

Any current covenants, easements or restrictions on land use:

Easement for County road; 30'- wide strip “condemned for drainage canal” in the property’s legal description, presumably for the Chimacum Drainage District; County covenants requiring treatment of the drinking water and monitoring of the septic system.

Current Use: **Agricultural and residential**

Waterfront (name of body of water): **Chimacum Creek**

Shoreline (linear feet): 2000 feet of Chimacum Creek and 3000 feet of tributaries

Owner Tidelands/Shorelands: ____________________________

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

**Project Description**

2020 CF Program Application FINAL  
http://www.co.jefferson.wa.us/560/Conservation-Futures-Program
10. In 1,000 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.

Hannan Project Description
Jefferson Land Trust is applying for $50,000 to contribute to the purchase a conservation easement from willing landowners of one of the largest family farms left in the Chimacum Valley. We seek to keep this agricultural land as a single property available for farming in perpetuity. Jefferson Land Trust is also applying this year for a State Farmland Preservation grant and working with the Navy's REPI program to secure match funding. The property is located ~4 miles south of downtown Chimacum in the fertile bottomland of Center Valley. It is visible from West Valley Rd. and Egg & I Rd., and is surrounded by adjacent farmlands, forests, wetlands and open space. The Farm's structures are on a knoll in the NW corner of the property that rises about 100' above the Creek.

The Hannan Farm consists of valley bottom pastureland. It includes approximately 2,000 feet of the east fork of Chimacum Creek bisecting the property, about 3,000 feet of seasonal streams, and a man-made pond in the SE corner which extends onto a neighboring property. While not natural or undisturbed, WDFW has identified this portion of the Creek as spawning habitat for winter steelhead and coho salmon, with cutthroat present as well; as having Freshwater Emergent and Freshwater Forested/Shrub Priority Habitats; and as being within ¼ mile of wood duck breeding areas (possibly on the pond in the SE corner). The county critical areas maps show much of the property as wetland; however the pasture rarely floods. A couple of areas are identified as Susceptible Aquifer Recharge Areas, and ~24 acres are classified as FEMA Flood Zone A. These Flood Zones are on the north side of Chimacum Creek and well below all the structures and, unlike other parts of Chimacum Creek in the valley, here flooding only occurs when there is extreme precipitation. There is a domestic well to the east of the houses, and a 1973 surface water right for an “unnamed stream” of 0.01cfs, non-consumptive, continuously each year for “wildlife refuge, fish propagation and recreation.”

All the soils on the property are identified as Farmland of Statewide Importance or Prime Farmland (some if drained) by the NRCS. Almost all of the property is flat, open pastureland, and it is fenced and cross-fenced to keep livestock out of the Creek. Recent CREP fencing and plantings (15,000 trees) of 35-foot buffers on each side on Chimacum Creek, and 15-foot buffers on other streams have occurred. Only a few small areas of trees are present on the property – the southern boundary and in the central north. There are two gravity-fed livestock watering troughs, with an additional dam and lined-pond planned using Jefferson Conservation District (JCCD) help; previous JCCD BMP projects include manure storage areas and gutters on the barn. There are some mature trees and a sizable fenced garden near the houses. The Hannan Farm is currently raising beef cattle and a few horses. The Farm stopped dairying in 1972; while the owners used to do direct marketing, they found it difficult to compete with other established local producers, so they now sell feeder cows and a few heifers. The owners/farmers would like to make further improvements including reseeding the pasture for better hay production and replacing aging perimeter fencing.
Two houses are on the property: a main house (2009) and a rental (1930), and an historical barn in good shape, built in 1900 and listed on the Washington Heritage Barn Register. The barn has an attached milking parlor and concrete loafing area for livestock, and there is a nearby machine shed. The Hannan Ranch property is zoned AP 1:20, with the two residences on site using 2 of the presumed 5 development rights (115 acres at 1:20). It is presumed that 2 ADUs could be added if the owners want to, without exercising any additional development rights.

The landowners are interested in preserving the farm through a conservation easement to Jefferson Land Trust and a REPI easement that will eliminate the remaining unused development rights (presumably 3), and preserve the 115 acres for continued agricultural uses and habitat associated with Chimacum Creek.

Overarching Goal:
To preserve the 115-acre Hannan Farm, one of the largest farms in the valley, with easements that reduce the development potential from five to two residences; that protect prime agricultural soils and preserve the historical working farm, as well as Chimacum Creek riparian salmon and steelhead spawning habitat, and that maintain the scenic open space values of the property.

Objectives:
1) Secure Jefferson County Conservation Futures funding, State Farmland Preservation funding (application due May 1, 2020), and Navy REPI support for purchase of a conservation easement
2) Draft the conservation easement and REPI easement with landowner input
3) Obtain appraisals to determine value of CE and REPI easements funding as a match for CFF program. Purchase easements in 2021 or early 2022.

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: $500,000

Total Estimated Acquisition-related Cost (see Conservation Futures Manual for eligible costs): $60,000

Total Operation and Maintenance Cost: 0

Total Project Cost: $560,000

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):

The value of the conservation easement and REPI easement are estimated to be worth $500,000 based on recent appraisal work completed on nearby farmland. An official appraisal process will take place once funding for the project has been secured. Both the conservation easement and REPI easement will be valued separately, though as in previous projects, the landowner is only paid the value of the more restrictive easement.

<table>
<thead>
<tr>
<th>Hannan Farm Easement related costs</th>
<th>Timeline</th>
<th>Est. Cost</th>
<th>CFF Request</th>
<th>Match</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easement acquisition</td>
<td>Spring 2022</td>
<td>$500,000</td>
<td>$30,000</td>
<td>$470,000</td>
</tr>
<tr>
<td>Land acquisition related costs, i.e. appraisal, survey, Baseline document, Stewardship Plans, closing costs</td>
<td>Late 2021 through 2022 or 2023</td>
<td>$40,000</td>
<td>$20,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------------------------------</td>
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<td>--------</td>
</tr>
<tr>
<td>Project management, admin and legal fees</td>
<td>2019 - 2023</td>
<td>$20,000</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$560,000</td>
<td>$50,000</td>
<td>$510,000</td>
</tr>
</tbody>
</table>

Scoring Questions

1 a. Sponsor or other organization(s) **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.

Jefferson Land Trust is applying to the 2020 State Farmland Preservation Program for approximately 50% of the project cost, and has also requested match funding through the Navy’s Readiness and Environmental Protection Integration program.

1 c. Matching Fund Estimate

<table>
<thead>
<tr>
<th></th>
<th>Acquisition</th>
<th>O&amp;M</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Futures Funds Requested</td>
<td>$50,000</td>
<td></td>
<td>9%</td>
</tr>
<tr>
<td>Matching Funds/Resources*</td>
<td>$510,000</td>
<td></td>
<td>91%</td>
</tr>
<tr>
<td>Total Project Acquisition Cost</td>
<td>$560,000</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.

1 d. Source of matching funds/resources

<table>
<thead>
<tr>
<th></th>
<th>Amount of contribution</th>
<th>Contribution approved?</th>
<th>If not, when?</th>
<th>Contribution available now?</th>
<th>If not, when?</th>
</tr>
</thead>
<tbody>
<tr>
<td>WWRP Farmland Preservation</td>
<td>$260,000</td>
<td>Yes No</td>
<td>June 2021</td>
<td>Yes No</td>
<td>Fall 2021</td>
</tr>
<tr>
<td>Navy REPI Program</td>
<td>$250,000</td>
<td>Yes No</td>
<td></td>
<td>Yes No</td>
<td></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.

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

Jefferson Land Trust will conduct stewardship and monitoring of the conservation easement terms, including at least annual monitoring of the property by professional staff and trained volunteers, extensive data collection and management, help with stewardship, enhancement and restoration goals, and legal defense of the conservation easement should it become necessary. Jefferson Land Trust has a legal defense fund of over $700,000, and continues to build this fund with each new easement acquisition, recognizing the legal obligation and responsibility of protecting the 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.

Protection actions for this property will be designed to both protect the agricultural soils and farmland values, while balancing the water quality and impacts on Chimacum Creek and needs for declining salmonid populations in line with regional salmon recovery priorities. The Conservation District is currently working with landowners in the region to restore salmon riparian and wetland habitat, providing technical expertise, support, and on-the-ground oversight of activities. On this property, the JCCD has implemented fencing and other projects for efficiently raising cattle (i.e. gravity-fed watering troughs), along with tree planting and other water quality protections for the creek.

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

Over the 30 years since it was formed, Jefferson Land Trust has managed many acquisition projects and has been responsible for conducting or coordinating restoration activities with several project partner organizations, including Jefferson County, North Olympic Salmon Coalition, Jefferson County Conservation District, Hood Canal Salmon Enhancement Group and others. We hold 62 conservation easements on 4,051 acres and have helped with the preservation and stewardship of another 12,302 acres in Jefferson County. The Land Trust also holds title to over 697 acres of preserves, including the 135-acre Bulis Forest Preserve, portions of the Quimper Wildlife Corridor, and salmon habitat on Chimacum, Salmon, Snow and Donovan Creeks, the Big Quilcene and Duckabush Rivers. 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 7,400 acres of land under their control. In addition, Jefferson Land Trust stewards land owned by Jefferson County, the City of Port Townsend and the 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. Collaboration is at the heart of our approach to conservation. We engage with partners in the “Chumsortium” 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.

3 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.
Yes, the sponsor and/or applicant for this project has been involved in a project previously approved for Conservation Futures funds. Please provide details:

As the only local land preservation organization, Jefferson Land Trust has sponsored many applications on behalf of private landowners interested in preserving their property through sale of a conservation easement, or as an applicant and sponsor for fee interest purchase of properties from willing sellers.

These projects include:
Sunfield Farm, 2003; Quimper Wildlife Corridor, 2004; East Tarboo Creek Conservation Project, 2005; Tamanawas Rock Phase 1, 2006; the Winona Buffer Project, 2006; Glendale Farm, 2007; Finnriver Farm, 2008; Quimper Wildlife Corridor, 2009; Brown Dairy, 2009; Salmon Creek Ruck 2010; Quimper Wildlife Corridor 2010; Tamanawas Rock 2010; Chimacum Creek Carleson 2011; Winona Basin - Bloedel 2011; L. Brown 2012; Boulton Farm 2012; Quimper Wildlife Corridor and Short Family Farm 2013; Quimper Wildlife Corridor and Snow Creek Irvin and Jenks, 2014; Midori Farm, 2015; WQC 2016 Addition, Tarboo Creek, Farm and Forest 2016; Serendipity Farm, Snow Creek Taylor and Tarboo Iglitzin 2017; Chimacum Forest, Marrowstone Mize, Ruby Ranch and Snow Creek Mid-Reach Forest 2018; Quilcene Headwaters to Bay and Tarboo Forest Addition 2019.

4 a. Property _X_ can _cannot_ feasibly be acquired in a timely fashion with available resources.

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

All parties are in agreement, however WWRP State Farmland Preservation grant is not awarded until Fall 2021.

4 c. All parties _are X_ are not in agreement on the cost of acquisition.

Once funding is secured, we will be able to initiate the valuation process. Appraisals are necessary to determine the fair market value of the conservation easement and the REPI Easement. Once the appraisals and appraisal reviews are complete, we will be able to make the landowners an offer based on the higher valued conservation easement.

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.
__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.

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" and a soil productivity classification of 12 Animal Month Units puts the soils here in the highest-ranking class.

Jefferson Land Trust's Conservation Plan, based on community input, identifies "prime farmland soils and/or proven productivity" and "proximity to population centers" as priorities for agricultural protection, and calls out Center Valley as a specific agricultural priority area. It also identifies streams and wildlife corridors as priorities for habitat protection.

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 also 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”.

This farm lies within the area mapped as "Above/Far Above Average Resilience" in The Nature Conservancy’s 2015 Resilient Pacific NW Landscapes report.

The proposed project supports identified goals in all of these plans.

6. Conservation Opportunity or Threat:

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

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

As noted in #5 above, farmland is being converted as our area continues to experience population growth and consequently economic pressure on farmers to subdivide and sell. Here we have landowners who are willing to preserve 115 acres of productive family farmland surrounded by other farms, and an important segment of Chimacum Creek, (salmon spawning habitat in Center Valley), by reducing the development and subdivision potential and resulting impacts from five residential rights down to two, through the sale of a conservation easement to Jefferson Land Trust and a REPT easement to the Navy. We began discussions with the landowners in 2019, and they are eager to move forward with the preservation effort, and to continue to improve their farming and restoration practices. The mother-daughter team inherited the farm from Bob Bundy, former husband and father, respectively, and have been working to keep the farm viable. Purchase of the easement will provide funding for the landowners to increase their agricultural productivity, encourage restoration and enhancement efforts on Chimacum Creek, contribute to the long-term affordability of farmland by removing development rights, and preserve one of the few remaining large farms that have enough acreage to provide diverse farming options.

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

The conservation values to be protected are working agricultural land, surface water quality and groundwater recharge, and riparian habitat for threatened salmon and other species. With CFF funds, protection through a conservation easement will keep the property in single ownership, prohibit subdivision on this large farm property, and allow the family to continue farming on this land.

8. The proposed acquisition:

8a. _X provides habitat for State of Washington Priority Habitat and/or State or Federal Threatened, Endangered or Sensitive species.

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

8c. _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

WDFW has identified this reach of Chimacum Creek as having spawning habitat for winter steelhead and coho, with cutthroat present as well. This will add another segment to the protected Chimacum Creek riparian corridor connecting the marine waters of Port Townsend Bay to forested uplands, thereby enabling species movement with changing climate and seasons. This property includes Priority Freshwater Emergent and Freshwater Forested/Shrub Habitats, as depicted in a WDFW Priority Habitat and Species report on this location.

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

There has been recent CREP fencing and planting (15K trees) of 35 feet on each side that buffers Chimacum Creek, and 15-foot buffers placed on other streams and drainages; and a man-made pond was built in the SE corner of the property which extends onto the neighboring property. These improvements, in addition to livestock watering troughs and fencing, enhance habitat by keeping livestock out of the Creek and shading the riparian area.

9. Describe to what degree the project protects habitat for anadromous fish species (for example: marine shorelines, stream/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 above, protecting this large farm and Chimacum Creek through an easement will eliminate the possibility of development into five parcels, thus keeping the 115 acres whole, and eliminating 3 development rights, thereby reducing the challenges of working with multiple landowners to retain intact habitat. In addition, the landowners have shown an interest in habitat protection and enhancement through their past projects along the creek including water quality protection efforts. The project will retain spawning habitat for winter steelhead and coho (identified on WDFW SalmonScape) and cutthroat trout (WDFW Priority Habitat and Species report) by allowing the CREP plantings to grow and shade the Creek, thereby helping stabilize water temperatures.

10 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 Hannan Farm property has been farmed since early settlers came to Jefferson County and converted wetland and stream habitat to farmland; the existing barn was built in 1900 and is listed on the Washington Heritage Barn Register. Until 2016, it was owned by Bob Bundy, and for many years was one of several local dairies in operation.Currently the Hannans run 35-40 beef cattle, mostly registered Black Angus. They used to do direct marketing but found it difficult to compete with other established local producers, so now they sell feeders and a few heifers. The landowners’ wishes for the property are to preserve a working farm raising hay and beef cattle and receive some support to enable improvements that include reseeding the pasture for better hay production and replacing some fencing. They would like to

continue to work with JCCD on water quality and pasture improvements, and possibly additional enhancement activities in the riparian 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 on the farm.

As described above, there has been recent CREP fencing and planting and a man-made pond was built in the SE corner of the property that extends onto the neighboring property. Water quality projects include two gravity-fed livestock watering troughs with an additional dam and lined-pond planned (all with JCCD help), and previous JCCD best management practices (BMP) support was provided for gutters on the barn and manure storage space.

The current owner’s record of implementing best management practices that preserve and/or enhance soil, water quality, watershed function and wildlife habitat has been shown by the successful completion of numerous projects with JCCD, as described above. In fact, recently the owners completed a major “cleanup” around the farm and removed over 55 tons of scrap that had accumulated in the past. The farm is “unusually tidy” after this cleanup. From past projects with the JCCD and on their own, it is clear that, if provided with funding and help, the owners wish to continue to restore and enhance their farm and the riparian habitat along the creek and wetlands.

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 any subdivision of the property and limit the number of residences to the current two along with ADUs allowed under county code within the designated building envelope. Additionally, the conservation easement will include impervious surface limitations designed to preserve the prime soils and soils of statewide significance. The continuation of BMPs on the farm and continued protection and enhancement of the buffers on Chimacum Creek and on other streams and drainages will preserve soil, water and habitat quality. All of this will enhance the watershed function and habitat in the unfarmed areas. Continued responsible farming will help control runoff that could erode soils and add sediment to the Creek and be detrimental to habitat. Continued agricultural use will also reduce the likelihood of increased impermeable surfaces that often accompany development, and those surfaces would increase runoff and reduce groundwater recharge.

11 a. 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) or forest ecosystem restoration.

Silviculture is not a proposed use of this agricultural land.

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

NA

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

NA

12 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.
Project is part of larger effort spearheaded by local agencies and organizations to protect important agricultural lands and to help landowners operate successful and viable businesses that will contribute to the local economy and secure food systems. Much of this effort has focused on prime agricultural lands and businesses in the Center and Beaver Valleys. The Jefferson LandWorks Collaborative is a model of land conservation and rural economic development, with the threefold goal: 1) to ensure that there is affordable prime agricultural land in large enough tracts that the farmer can be profitable, 2), to ensure that farmers have access to the business training, capital and know-how to be profitable, and 3) to ensure that there are both the consumer demand and robust markets to accommodate the farmers’ needs.

Protection of the Hanann Farm provides benefits as a member of the local farming community, which is becoming a prime area for local food-to-market/food-to-table agriculture, serving several stores, restaurants and farmers markets in Jefferson County. Local farms are critical to food security and to the local economy, and their food benefits residents of all ages. Jefferson County is fortunate in having farmers whose average age is below that of the national average, which bodes well for our future, and this could be tied to efforts like this to keep farmland relatively affordable.

In addition, salmonid populations also benefit from preservation of Chimacum Creek and adjacent pasturelands and are critical species of concern in the Hood Canal and Puget Sound regions. 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 Hannan 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 Marrowstone Island, Toandos Peninsula, Dosewallips Valley, Bolton Peninsula, and the West End.

No.

13. 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

Public access to this private farm is not planned, however, the farmers may choose to participate in the annual farm tour, and may be willing to allow access for supervised tours, educational programs, science surveys and research.

14. The proposed acquisition X includes historic or culturally significant resources³ and

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

X is recognized locally has having historic or cultural resources.

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.

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

2020 CF Program Application FINAL
http://www.co.jefferson.wa.us/560/Conservation-Futures-Program
Barn built in 1900 is on the Washington Heritage Barn Register.

Verification

15. 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. ______ Initials 3/25/20 Date

16. 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. ______ Initials 3/25/20 Date
Barn listed on Washington Heritage Barn Register

Labeled pasture photo, facing south
Barnyard and pasture facing southwest

On top of knoll, facing east to Hungtingford property
Machine shed

Milking parlor building and pasture facing south
Landowner
Acknowledgement Form

Project Applicant Information
Applicant Name: Jefferson Land Trust
Project Number/Name: Hannan Farm
Contact: ☐ Mr. ☒ Ms. First Name: Sarah Last Name: Spaeth
Title: Director of Conservation and Strategic Partnerships
Mailing Address: 1033 Lawrence St. Port Townsend, WA 98368
E-Mail Address: sspaeth@saveland.org

Property Information
Address or Location: 4655 West Valley Road, Chimacum, WA 98325
County/Parcel Number: 801032002

Landowner Information
Landowner Name: Laurie J Hannan Living Trust
Representative: ☐ Mr. ☐ Ms. First Name: Last Name:
Title:
Mailing Address: 4655 West Valley Road, Chimacum, WA 98325
E-Mail Address: Ljhannan3324@me.com

1. (landowner name) 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

Date: 3/4/2020

1 “Manual 3: Acquisition Projects,” Appendix H