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 tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. **Project Title:** Quilcene Headwaters to Bay Preservation

2. **Conservation Futures Acquisition Request:** $74,649 (in addition to the $118,323 awarded in 2019)

   **Conservation Futures O&M Request:** $0 (already awarded in 2019 CFF round)

3. **Total Conservation Futures Request:** $74,649

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?**

   Paul and Sarah Mahan, with a conservation easement held by Jefferson Land Trust, and a REPI easement held by the US Department of Defense.

5. **Applicant Information**

   **Organization Name:** Jefferson Land Trust

   **Contact:** Sarah Spaeth

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

   **Address:** 1033 Lawrence Street

   **Phone:** (360) 379-1135, ext. 101

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

   **Email:** sspaeth@saveland.org

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

   **Name of Applicant or Organization:**

   **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 19, 2019 for first request, March 17, 2020 for second request

7. Site Location
Street Address or Description of Location: 240 Jakeway Rd. Quilcene 98376

Driving Directions from Port Townsend: Take Center Road south to East Quilcene Road. Head east to Jakeway Road (just past head of Quilcene Bay). Turn left onto Jakeway Road and follow to 240 Jakeway on the right.

Section: 18
Township: 27 N
Range: 1W
Assessor's Parcel Number(s): 701 181 001, 701 181 004

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 listed above are to be preserved with a conservation easement held by Jefferson Land Trust, along with a Navy REPI easement.

Please list the assessed values for each property or APN, as applicable.
701 181 001 - $187,099 current taxable value (includes improvements), market value assessed at $248,352
701 181 004 - $4,697 current taxable value, with market value assessed at $163,213

8. Existing Conditions
New Site: Yes X No Number of Parcels: 2
Addition to Existing Site: Yes X No Acres to Be Acquired: 79.95
Total Project Acreage (if different): ~135-acres (adjacent protected land on Donovan Creek+ Mahan)
Current Zoning: AL 1:20
Existing Structures/Facilities: One residence, a garage/barn and other small outbuildings

Any current covenants, easements or restrictions on land use: None
Current Use: Residential, forestry and agricultural uses

Waterfront (name of body of water): Jakeway Creek
Shoreline (linear feet): Approximate length - 3700 ft of Jakeway Creek and tributaries
Owner Tidelands/Shorelands: None

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. 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.

With this proposal, Jefferson Land Trust requests additional funding in the amount of $74,649 from the Jefferson County Conservation Futures Program in 2020 for the Quilcene Headwaters to Bay project, previously awarded CFF funding in 2019 in the amount of $118,351. The goal of this headwaters-to-bay project is to permanently protect wildlife habitat, farmland, and forests along Jakeway Creek, a drainage that flows into Quilcene Bay. The bay supports seven species of salmonids including federally-threatened Hood Canal summer chum salmon, Puget Sound Chinook salmon, steelhead trout and coastal Puget Sound bull trout, as well as Strait of Georgia coho salmon (federal species of concern), pink salmon, and cutthroat trout. The Bay also provides spawning habitat for herring, smelt, and Pacific sand lance, which are important food sources for many other species. The salt marshes and Quilcene Bay also support eelgrass and dune grass beds that provide cover and habitat. It is also home to native shellfish crabs, beavers, river otter, harbor seals and numerous shore and water birds including at least nine federal or state listed species. The rich natural resources of this estuary also support recreational shellfish harvest and one of the largest commercial shellfish industries in the nation, as well as agricultural lands, and a coastal community that continues to rely on the health of this system for its economic, recreational, and cultural vitality.

We are currently working on Phase I of the project with the Mahan family, who are interested in permanently restricting development of their nearly 80-acres of upland forest, pastureland and Jakeway Creek, a tributary to Quilcene Bay. Approximately 14-acres of the Mahan property is pasture, garden, and fruit trees in the area of the single residence, with the remaining 66 acres in second growth forest, rising up to the east from about 50' to 500' elevation and crossed by perennial Jakeway Creek and other drainages. The large western red cedars were harvested in the early 1970's and subsequently the bulk of remaining forest was harvested in 1992 and replanted with Doug fir. A fair amount of alder and big leaf maple of mixed age classes exist in the lower elevation area and a small pocket of old, mature cedar and fir is located in the NE corner of the property.

The project will result in preservation of large forested riparian buffers along the Jakeway Creek headwaters, a forest preserve totaling 25.9 acres managed to achieve old growth characteristics; a working forest of 19.6 acres; enhancement of water quality in Jakeway Creek and prime soils for agricultural uses in an agricultural zone. A Navy REPI easement and a conservation easement held by Jefferson Land Trust will extinguish all but one of the four development rights existing under county code. According to WDFW, Jakeway Creek hosts coho, cutthroat, waterfowl concentrations, trumpeter swans (plus fall chum, steelhead, in Donovan Cr.), and includes priority freshwater emergent and freshwater forested/shrub habitat and a spotted owl management buffer.
This project builds upon extensive restoration efforts undertaken over the past decade on Jakeway and Donovan Creeks by Jefferson County Conservation District, Jefferson Land Trust and the Hood Canal Salmon Enhancement Group. Jefferson Land Trust preserves over 56 acres of riparian, wetland and estuarine habitat at the head of Quilcene Bay through a conservation easement and fee ownership of several preserves. We worked with project partners on a major restoration project to restore Donovan Creek to its historic channel, and have replanted the riparian buffer and wetlands with thousands of native plants. Other adjacent lands are owned by Pope Resources, DNR and private landowners. Landowners adjacent to the Mahans may be interested in Phase II of the Quilcene Headwaters to Bay project through sale of a conservation easement on their property. Protection of the Jakeway Creek tributary represents an important expansion of these investments and is being developed in close partnership with the Conservation District.

See table below for budget spreadsheet.

**Overarching Goal:**
Preserve the 80-acre Mahan property with easements that reduce development potential from four residential rights to one; protect the prime agricultural soils, Jakeway Creek riparian habitat and scenic open space values of the property; protect 19.6 acres of the upland forest as a working forest and another 25.9 acres as a forest preserve with restrictions on forestry activities. Success of this project will help the Mahans pay off existing loans on the property and secure an option to acquire adjacent pastureland. This may lead to a second phase of preservation efforts in the project area.

**Objectives**
1) Secure Jefferson County Conservation Futures funding for purchase of the conservation easement – June 2019 – **CFF funds awarded in the amount of $118,351**
2) **Secure additional $74,649 Jefferson County Conservation Futures funding for purchase of the conservation easement – June 2020 based on anticipated funding shortfall.**
3) Finalize conservation easement and REPI easement with landowner input.
4) Obtain appraisal to determine value of CE and REPI easement funding as match for CFF program. Purchase the two easements in fall 2020.

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.**

**Projected costs have been amended for this 2020 application:**
Estimated or Appraised Value of Propert(ies) to be Acquired: $450,000.

**Total Estimated Acquisition-related Cost (see Conservation Futures Manual for eligible costs): $65,000**

**Total Operation and Maintenance Cost:** $10,000

**Total Project Cost:** $525,000

**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 easement value for the Mahan property is now estimated to be up to $450,000 due to additional forest harvest restrictions and other recent appraisals for other projects. This is an increase from the 2019 application for the same project, hence the request for additional funding. An appraisal will be initiated in the next month to determine the value of the conservation easement and the REPI easement, and is expected to be complete in June 2020. Operation and maintenance costs include annual monitoring of the easements for a period of 10 years. The landowner will be selling the conservation easement at full fair market value.

<table>
<thead>
<tr>
<th>Quilcene Headwaters to Bay Preserve Project 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>Fall/Winter 2020</td>
<td>$450,000</td>
<td>$123,000</td>
<td>$327,000</td>
</tr>
<tr>
<td>Land acquisition related costs, i.e. appraisal, survey, Baseline document, Stewardship Plans, closing costs</td>
<td>Late 2019 and 2020</td>
<td>$50,000</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Project management, admin and legal fees</td>
<td>ongoing</td>
<td>$15,000</td>
<td>$15,000</td>
<td></td>
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<tr>
<td>O&amp;M</td>
<td>ongoing</td>
<td>$10,000</td>
<td>$5,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$525,000</td>
<td>Total: $193,000</td>
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<td></td>
<td></td>
<td></td>
<td>2019 Awarded: $118,351</td>
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<td></td>
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<td></td>
<td>2020 Request: $74,649</td>
<td></td>
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</tbody>
</table>

Scoring Questions

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

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

1c. 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>$188,000</td>
<td>$5,000</td>
<td>37%</td>
</tr>
<tr>
<td>Matching Funds/Resources*</td>
<td>$327,000</td>
<td>$5,000</td>
<td>63%</td>
</tr>
<tr>
<td>Total Project Acquisition Cost</td>
<td>$515,000</td>
<td>$10,000</td>
<td>100%</td>
</tr>
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</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.

<table>
<thead>
<tr>
<th>1 d. Source of matching funds/resources</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>US Department of Defense</td>
<td>$275,000</td>
<td>Yes</td>
<td>late 2020</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Cash</td>
<td>$57,000</td>
<td>No</td>
<td></td>
<td>Yes</td>
<td>No</td>
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<tr>
<td></td>
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<td></td>
<td>Yes</td>
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<td>$----------------------</td>
<td></td>
<td></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.

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 easements 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 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 are designed to balance forestland management and the agricultural vitality of the region with the habitat needs for declining salmonid populations and estuary functions in Quilcene Bay in line with regional salmon recovery priorities. The Conservation District is currently working with landowners in the Quilcene Bay watershed to restore salmon riparian and wetland habitat, providing technical expertise, support, and on the ground oversight of restoration activities. In addition to restricting future development and industrial forest management to a small portion of the forested acreage, this project provides a potential future partnership opportunity for the Conservation District to conduct restoration and enhancement activities on Jakeway Creek, which would reduce sediment buildup and improve salmon habitat.

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, NOSC, JCCD, HSCEG and others. We hold 62 conservation
easements on 4051 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 Bullis 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 7400 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?

X 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:

As the only local land preservation organization utilizing permanent conservation tools, 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; Finnriverr 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; QWC 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. Tarboo Forest Addition, Quilcene Headwaters to Bay 2019.

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.
We have drafted the conservation easement and REPI Restrictive easement documents with landowner input on specific provisions. The appraisal process is due to begin in spring of 2020 and a survey of conservation zones will be initiated soon. The Land Trust will offer the Mahans the fair market value for the higher valued easement. Closing will hopefully take place in fall of 2020 depending on timing of County funding.

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.

One of the most significant and unique features of this project is opportunity to protect a watershed that directly feeds into Quilcene Bay. 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 (Floberg 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 the 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.

Jefferson Land Trust’s community-vetted Conservation Plan articulates 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, Jefferson Land Trust Conservation Plan, 2010). It also states that we should “integrate aquatic corridor and watershed scale conservation tactics”.

6. Conservation Opportunity or Threat:
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 Mahan family is very interested in working with project partners to preserve and steward their 80 acres for the habitat and working land conservation values on site. They are also keenly interested in acquiring the neighboring property to the west and south from willing sellers. With sale of the easements on their parcel, they hope to be in a position to secure the adjacent ~67 acres for agricultural production and further salmon habitat and water quality protection. This would likely include a Phase II request to the Conservation Futures program that would complete a preserved corridor from the Bay to the forested uplands.
7. Summarize the project's conservation values and how the CF funds requested support these values.

Conservation values of this Quilcene Headwaters to Bay project include the potential for a corridor connecting shoreline, lowlands, and forested uplands in the Jakeway Creek watershed. As mentioned earlier, both Jakeway Creek and Donovan Creek enter into the head of Quilcene Bay estuary. Healthy creek and buffer habitat will protect water quality and benefit salmonid species as well as other wildlife that live in the estuary or utilize the creeks as corridors to upland habitat. Significant forest management restrictions on 25.9 acres of upland forest on the 80-acre Mahan property will preserve water quality and provide for wildlife habitat for multiple species. Commercial timber harvest on an additional 19.6 acres of upland forest will provide the economic benefits of working forestland while requiring a longer timeframe between harvests. Conservation Futures Funds will contribute to the purchase of a conservation easement that will allow one residential right, allow for continued agricultural and forestry uses and allow for potential future restoration and enhancement activities on Jakeway Creek.

Protection, restoration, and sustainable management of the Phase I Mahan properties will build on preservation of a wildlife corridor between the marine waters of Quilcene Bay and forested uplands, and reduce sedimentation of salmon and shellfish habitat, and herring spawning grounds. Social and economic benefits include retaining prime agricultural land for local food production, sustainably managed forests that increase resiliency with climate change, and preserving the viewshed of Quilcene and nearby US Highway 101, a Pacific Coast Scenic Byway.

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

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

According to WDFW Priority Habitat and Species Report, Jakeway Creek hosts coho and cutthroat trout, and the project area includes priority freshwater emergent and freshwater forested/shrub habitat and spotted owl management buffer. 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 are not currently involved with specific programs that enhance wildlife habitat, but are very committed to land preservation and future enhancement activities. It is that deep interest that has led to Jefferson Land Trust involvement in the property. The landowner is very open to management suggestions that the Land Trust and other organizations and/or private consultants may provide as we get to know the property better.

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
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.

Much of the Jakeway Creek tributaries are located in the upper forested areas of the property. The proposed riparian habitat zone and forest preserve zone will protect the water quality provided by the tributaries in the upper watershed that are important for the health of salmonid populations. The lower section of Jakeway Creek that is onsite was re-routed in approximately 1954 to the north and is mostly a straight ditch. The Mahans are open to improving the salmon habitat in the lower section with fencing and buffer planting with the guidance of the JCCD. Reconnecting Jakeway with its historic channel on their property has been discussed with landowners and the Conservation District but has been determined to be difficult if not impossible due to potential impact to neighboring structures and property.

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 Mahans are currently raising livestock and hay, have horses and a garden. If they are successful in securing the neighboring property, they will increase the number of livestock and agricultural uses of the total property within the pastured areas.

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.

Currently livestock are fenced out of the riparian buffer of Jakeway Creek.

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

Soil, water quality, watershed function and wildlife habitat will all benefit from preservation of agricultural soils in the low-lying pastureland through development restrictions and Best Management Practices; creek and riparian preservation and enhancement through additional fencing and buffer plantings and other activities. Controlling runoff in these ways will not only reduce erosion of agricultural and forest soils and siltation of Quilcene Bay and its shellfish habitat, but also contribute to replenishment of groundwater and aid resiliency in the face of a changing climate.

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.

After much discussion and negotiation on the future forest management options, the landowner and Land Trust have mutually agreed that the proposed conservation easement design will include two different forest zones on the property; one zone of 19.6 acres will continue as a working commercial forest with forest management guided by DNR current Forest Practices and 50-year rotation cycles. In the second forest Zone – indicated as the 25.9 acre Mowers Forest Preserve on the CE zone map, the overall goal is to preserve and enhance the ecological functions through management aimed to advance
old growth characteristics. No timber revenue is allowed from management activities in the Mowers Forest Preserve.

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.

Since their purchase of the property, the landowners conducted partial pre-commercial thinning of the replanted industrial forest to improve the species diversity of the stand and allow for better growth of the trees. The Mahans installed boulders in drainage ditches located in the upland forest under the guidance of Department of Natural Resources, with the goal of improving water quality by slowing down water flow and subsequent erosion. They have also conducted invasive species removal, specifically by removing significant amounts of non-native blackberry.

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

Soil, water quality and wildlife habitat in the upland forest zone will be preserved primarily through permanent requirements in the conservation easement guaranteeing wide riparian buffers and the designation of the Mowers Forest Preserve on 25.9 acres (see 11a). With this multi-phased project, we have a unique opportunity to preserve the Forests, Farm and Fish from the headwaters all the way down to Quilcene Bay.

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.

Preservation of the Mahan property through purchase of the conservation easement and the REPI easement benefits our community on many levels. As mentioned above, Quilcene Bay is recognized nationally (perhaps even internationally!) 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 preservation (and potential restoration) of Jakeway Creek, pasturelands and upland forests of the Mahan property, 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 Mahan 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.

Yes - the project is located at the top of the Bolton Peninsula.
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

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 in the Quilcene Bay watershed. The owners may be willing to allow access for educational programs, supervised tours, field science surveys, and research. In particular, the landowner is skilled in forest management and sustainable small scale timber mill operation, and may be interested in demonstrations.

14. The proposed acquisition ___ includes historic or culturally significant resources³ and ___ is registered with the National Register of Historic Places, or an equivalent program. ___ 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.

N/A

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. ___ SS ___ Initials 3/23/12 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. ___ SS ___ Initials 3/27/12 Date

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
MAHAN QUILCENE HEADWATERS TO BAY PROJECT
CONSERVATION FUTURES FUNDS ILLUSTRATIONS – 2020

Jakeway Creek
Residential area looking SW to Quilcene Bay

Bridge over Jakeway Creek
Pasture at edge of forest, facing head of Quilcene Bay

Barn and hayshed
Mahan forest. Vegetation includes sword fern, western red cedar, big leaf maple
Mahan Property Location
Mahan Conservation Easement
Stewardship Zones - DRAFT

0 125 250 500 Feet

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

Landowner Information

Name of Landowner: Paul and Sarah Mahan
Landowner Contact Information:
First Name: Paul  Last Name: Mahan
Contact Mailing Address: P.O. Box 73, Quilcene, WA, 98376
Contact E-Mail Address: paulandgus@gmail.com
Property Address or Location: 240 Jakeway Road, Quilcene, WA

1. We are the legal owners of property described in this grant application.

2. We are aware that the project is being proposed on our property.

2. If the grant is successfully awarded, we will be contacted and asked to engage in negotiations.

3. Our signatures do not represent authorization of project implementation.

[Signatures]
Landowner Signature

[Date]
1-29-19

Landowner Signature

[Date]
1-29-19

Project Sponsor Information

Project Name: Mahan Jakeway Creek
Project Applicant Contact Information: Jefferson Land Trust

Name: Sarah Spaeth, Director, Conservation and Strategic Partnerships
Mailing Address: 1033 Lawrence Street, Port Townsend, WA 98368
E-Mail Address: sspaeth@saveland.org