Coffelt Farm Preserve

DRAFT Stewardship and Management Plan

Public Comment Period: May 18- June 18, 2020

Thank you for your input on the draft Stewardship and Management Plan (SMP). After the thirty-day comment period closes, Land Bank staff and commissioners will review comments and edit the draft plan. The purpose of the SMP is to provide overarching goals and management objectives for the Preserve’s natural resources for the next decade.

Please note that an opportunity to comment on specific farming activities will come in the form of a public survey in July. This survey will be administered by the Conservation Agricultural Resources Committee (CART) advisory committee to the Land Bank.

**How to Submit Comments**

Email: Send to Tanja Williamson:
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**Questions?**

Email Tanja or call the Land Bank Office : 360-378-4402
Coffelt Farm Preserve, Orcas Island
Draft Management Plan

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A. Introduction

Coffelt Farm has been synonymous with agriculture on Orcas Island for decades. The Land Bank acquired the property, which was deemed at risk of further subdivision, in order to conserve its agricultural legacy, open space character and diverse wildlife habitat. Its relatively expansive farmland, wetlands and mature forests were deemed a valuable community resource.

The protection of undeveloped natural areas, which can include ecologically vibrant working lands, is a tenet of the Land Bank's mandate; and establishing connections between natural areas is one approach to mitigating the loss of species from stressors associated with landscape and regional disturbances such as climate change. Coffelt Farm Preserve effectively provides linkages between Turtleback Mountain, Fowler's Pond and Judd Cove Preserves, as well as to other areas that have been protected, in partnership with the San Juan Preservation Trust, by conservation easements. Despite these efforts, future development within Crow Valley suggests that Coffelt Farm Preserve will play an increasingly important role as a corridor for native flora and fauna. Similar connectivity principles apply to the conservation of agricultural lands; protecting large parcels of contiguous agricultural land allows for a continuity of operations.

The San Juan County Comprehensive Plan identifies the Preserve as Agricultural Resource Land. The land use goal for this designation is: “To ensure the conservation of agricultural resource lands of long-term commercial significance for existing and future generations, and protect these lands from interference by adjacent uses which may affect the continued use of these lands for production of food and agricultural products.”

The primary purpose of this plan is to establish natural resource protection and ecological enhancement objectives that complement and support farming operations and limited public access. Specifically, the Land Bank’s stewardship goals for Coffelt Farm Preserve are:

- To protect agricultural resources and support a viable agricultural operation that demonstrates conservation-based practices;
- To protect and enhance fresh water resources and other ecological values and services; and
- To provide the local community with access to food and farmland, environmental and agricultural education, and scenic rural character.

This plan reviews the Preserve’s various resources which range from pastures to a perennial stream and presents the Land Bank’s objectives for conservation (Section C) and agriculture (Section D). In sum, proposed stewardship actions are focused on protecting...
water resources, enhancing forested areas and managing invasive weeds. Agricultural
objectives are centered on improving farm infrastructure, revitalizing soil health and
fertility in the pastures and developing a long-term agricultural business model; the latter
would be applicable to either a for-profit business or non-profit operation. This plan also
describes current and potential future public access (Section E); provides a ten-year cost
estimate (Section F); and summarizes the Land Bank’s ongoing public process (Section G).

Coffelt Farm Preserve is unique among Land Bank preserves in that it possesses significant
infrastructure. It presents the opportunity to advance agricultural practices within the
County as well as the challenge of doing so while also protecting and enhancing important
natural resources. Experience elsewhere has shown that positive outcomes are most likely
when improvements are planned carefully, communicated clearly and implemented in
phases by priority. Management planning is an iterative process and the activities outlined
are subject to final approval and available funding.

B. Preserve Overview

Coffelt Farm Preserve is located roughly 6.5 miles north of the Orcas Island ferry terminal
and is bounded by Crow Valley Road and Orcas Road (Fig. 1). Encompassing 186 acres, the
Preserve is located within the Eastsound watershed in a glacial deposit landscape known as
Crow Valley. It features pastures, gardens, orchards, forests, wetlands and a perennial
stream. Importantly, Crow Valley, including the area around Coffelt Farm Preserve, also has
some of the highest rates of aquifer recharge on Orcas Island.¹

The USDA Natural Resource Conservation Service mapped numerous soil types within the
Preserve. These are listed in order of extent. Coupeville loam (32%), Semiahmoo muck
(26%) and Coveland loam (16%) are somewhat poorly drained, seasonally wet soils that
are considered prime for agriculture, if drained. The Cady-Rock Outcrop complex soil type
(13%) is not considered prime farmland soil. The Coveland-Mitchellbay complex (6%) and
the Roche-Killebrew complex (4%) soils are considered prime farmland in all cases. Prior
to being claimed and converted for agriculture, this landscape was home to Coast Salish peoples
for thousands of years. However, there is no documented evidence of their presence in the area
now designated as Coffelt Farm Preserve. Agricultural use of the Preserve dates roughly to the
1870’s. The original mapped homestead claims were filed by Thomas Dixon (1879) and John
Sweeney (1889). Information from that era shows several buildings and an orchard surrounded
by extensive forests and wetlands².

¹ SJC Water Resource Management Plan, 2004
² 1890 T-sheet drawings
Acquisition History
Theodore (Vern) Coffelt took ownership of the farm in 1950 and was later joined by Sidney. In 1995, they elected to work with the Land Bank to establish a Conservation Easement (CE) to limit future development and to ensure that farming would continue. The original CE purchased from the Coffelts reduced subdivision potential from nine parcels to five, and was the first step in preserving the farm as a single property in agricultural production. In 2008, as the Coffelts neared retirement and contemplated selling the farm, the Land Bank Commission decided to purchase the property to keep it unified and to keep its agricultural operations available for the community. Later that year, under the terms of a four-year real estate contract, the Coffelts sold 186 acres\(^3\) to the Land Bank at a cost of $1,175,000.

Conservation Easement
When the Land Bank established the Coffelt Farm Preserve, it simultaneously conveyed a conservation easement to the San Juan Preservation Trust (SJPT) to replace the very similar CE it had formerly held. The purpose of the Trust’s easement is to protect the agricultural, ecological, scenic, and open-space conservation values in perpetuity. It achieves this through limiting the number, type, and location of structures on the property, restricting the types of activities allowed on the property, restricting the modification of wetlands and forest, and ensuring that management of the property conserves the quality of the soil for agricultural uses.\(^4\) The CE limits non-agricultural uses to *de minimis* recreation and commercial usage. *De minimis* usage is that which is too trivial or minor to merit consideration and would include things like passive, non-motorized recreation, such as walking and horseback riding, or non-industrial, non-extractive home-businesses taking place entirely within the structures area. The easement area is shown in Figure 2.

Life Estate
In the original purchase agreement, the Land Bank granted Vern and Sidney Coffelt a Life Estate Interest for one acre centered on their residence. This agreement enabled Vern and

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\(^3\) Coffelt Farm Preserve includes three parcels: 272722001000, 272721001000, 272712001000

\(^4\) Grant Deed of Conservation Easement #2012-0516016
Sidney to remain on the property for their lifetimes. The boundaries of the acre were defined in general terms in the purchase agreement. More recently, the Land Bank and Sidney Coffelt drafted a written agreement that describes the buildings and areas available for her use. The rights conveyed in the Life Estate are consistent with, and complementary to, the purposes, terms and conditions of the CE.

![Figure 2. Conservation Easement and Life Estate area](image)

**Infrastructure**

As a developed farm with a long history, Coffelt Farm Preserve has substantial infrastructure including roads, buildings, buried utilities and fencing (Figure 3). Most of this infrastructure is located within the ‘Structures Area’ delineated by the CE and was in place prior to the Land Bank’s ownership. Consequently, many of the systems are old and in need of maintenance or replacement. Proposed farm infrastructure improvements are described in greater detail in Section D and outlined in terms of priority and cost in Table 6.

**Buildings and Structures**

Buildings on the Preserve include: a two-bedroom farm manager residence, a farm worker tiny house, a farm stand, the Land Bank office and tool shed, the Coffelt residence, a dairy
barn, a sheep barn and two pump houses. Other existing structures include a picnic shelter, a compost facility and several agricultural sheds. One publicly accessible portable toilet is located in the parking area.

Figure 3. Coffelt Farm Preserve Major Infrastructure

Septic Systems
There are two septic systems on the property. Both were installed prior to the Land Bank’s ownership. The first known septic permit was filed by the Coffelts in 1980 to serve the main farmhouse and barn. A grinder tank pumps effluent from the barn to a septic tank located just east of the farmhouse. A gravity line then runs to a drainfield approximately 120 feet east of the tank (permit #11175 and #7568).
In 2007, the Coffelts filed a second permit for 1071-B Crow Valley Rd. (permit #2007233) for a septic system to serve the farm manager house. The final permit documentation (2/13/12) indicates a three-bedroom capacity system with only one tank installed. The tank is located northeast of the house and the drainfield is located to the northwest on the north side of the entrance road.

**Water Rights and Systems**

There are three separate water systems on the property. These include a spring-fed domestic system, a deep well system and a pond irrigation system. The spring-fed and the pond systems were in place prior to Land Bank ownership. All legal water rights associated with the property are protected by the CE.

The spring is located in the forested southeast corner of the Preserve and its associated water right includes a certificate\(^5\) for domestic supply and stock watering. A pipeline transports the spring water to a pump house and then across the property to the Coffelt residence, the farm stand, the Land Bank office and to several hydrants throughout the developed portion of the farm.

Surface water from the one-acre pond is piped to a storage tank, located near the northern property boundary, and then to the fenced market garden. These irrigation lines were installed and in use prior to Land Bank ownership. In 2019, the Land Bank submitted an application in order to establish a legal right to pump irrigation water from the pond.

In 2015, the Land Bank developed the deep well water system to supply water to the dairy barn. The well reaches a depth of 405 feet, has a 288 gallon per day capacity, and is designated as a Class B water system\(^6\). As the landowner, the Land Bank is responsible for annual water testing and reporting. Additional dairy permit water testing and reporting requirements are the responsibility of the farm lessee. In 2019, the Land Bank hired a contractor to add a new water line from the deep well system to the mobile slaughter site near Crow Valley Road to enable hand and equipment washing. Any further use of this water system -- for residential or other purposes including as a public potable water source -- would require the approval of San Juan Health and Community Services and operation by a third-party contractor. A sanitary setback limits construction and other activities within 100 feet of the deep well.

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\(^5\) S1-*20744CWRIS 1968 certificate for 0.02 CFS/2 AFY  
\(^6\) ID #AD3359
**Electrical Systems**
An OPALCO electrical line enters from Crow Valley Road and runs underground to meters located across from the farm stand and at the dairy barn. An underground line also runs eastward from the Coffelt residence to a small, isolated forested area referred to as the “grazing island” because it is used as a rotational grazing hub. The utility line powers electrical fencing in and around the grazing island. Power utilities were installed prior to Land Bank ownership and portions of the electrical system require upgrades for safety and code compliance.

**Fencing**
The Preserve’s perimeter fence extends for approximately 13,000 feet. It combines materials such as cedar and metal posts as well as barbed and woven wire. An estimated 8,000 feet of the perimeter fence is in poor condition and will eventually require either replacement or repair. Interior fencing extends for approximately 15,000 feet and ranges in age, material, condition and use. Older fencing again combines materials and is used primarily to delineate pastures. The most recent fencing installed by the Land Bank surrounds the Preserve’s main riparian area and is comprised of metal posts and woven wire. Additional fencing may be added to heavy use areas and to pastures to facilitate rotational grazing or enable other agricultural activities. Responsibility for fencing project costs will be determined on a case by case basis and take into consideration whether the fencing is permanent or temporary.

**Roads and Parking Areas**
The Preserve’s main gravel road extends from the entrance on Crow Valley Road eastward to the Coffelt residence and then to the dairy and sheep barns. Spur roads lead to the farm manager’s house, the farm stand and the Land Bank office, and the grazing island. A small, lightly graveled road also leads from the grazing island across the (culverted) stream to access the easternmost pastures. The publicly accessible parking area is located between the farm stand and the Land Bank office and can accommodate 11 vehicles. Smaller (non-public) parking areas are located at the farm manager’s house and the Coffelt residence. The CE prohibits the construction of new roads, trails, and paths for vehicular use outside of the structures areas.

**Field Drainage**
The Preserve’s hydrology has been modified over the years in order to create more pasture. Activities have included establishing drainage ditches, straightening and dredging channels, and constructing a weir to regulate stream flow and water levels in the wetlands. A wooden bridge once provided vehicle access to the weir. However, it became unstable and a culvert crossing was subsequently installed further upstream. Since then, water has
been retained, periodically, by blocking the inlet of the culvert with plywood to promote pasture growth.

For management purposes, the modern day resources that exist on Coffelt Farm Preserve have been divided into major areas or units on the basis of land cover and primary use or benefit. These are summarized in Table 1.

<table>
<thead>
<tr>
<th>Area</th>
<th>Primary Uses</th>
<th>Area</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed (Structures Area)</td>
<td>Agricultural buildings, housing, and offices</td>
<td>5</td>
<td>2.7</td>
</tr>
<tr>
<td>Pastures</td>
<td>Grazing and haying</td>
<td>85</td>
<td>45.7</td>
</tr>
<tr>
<td>Herbaceous Wetland</td>
<td>Grazing, haying and conservation</td>
<td>50</td>
<td>26.9</td>
</tr>
<tr>
<td>Pond and Buffer</td>
<td>Irrigation</td>
<td>1.5</td>
<td>0.8</td>
</tr>
<tr>
<td>Upland Forest</td>
<td>Grazing and mobile slaughter</td>
<td>7.5</td>
<td>4.0</td>
</tr>
<tr>
<td></td>
<td>Conservation</td>
<td>17</td>
<td>9.1</td>
</tr>
<tr>
<td>Forested Wetland</td>
<td>Conservation</td>
<td>17</td>
<td>9.1</td>
</tr>
<tr>
<td>Riparian Forest and Stream</td>
<td>Conservation</td>
<td>3</td>
<td>1.6</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>186</td>
<td>100</td>
</tr>
</tbody>
</table>

C. Ecological Overview and Conservation Objectives

As noted previously, this plan seeks to establish natural resource protection and ecological enhancement objectives that complement and support farming operations and limited public access. The Land Bank neither endeavors to re-create a pre-settlement landscape nor to limit agricultural activities at Coffelt Farm Preserve. Rather, the proposed management actions detailed in this section all center on protecting water resources, maintaining and increasing biodiversity, supporting pollinators, and increasing carbon storage potential within and surrounding a productive agricultural landscape. Subject to revision based on site conditions and new information, this plan identifies and dedicates 80 percent of the Preserve to active agricultural production as defined through future lease agreements. The remaining 19 percent of the property will be managed by Land Bank staff as a forested natural area with limited agricultural utility.

Freshwater environments such as streams and wetlands are among the most imperiled habitats in the region, and particularly so across the archipelago. This is because much of their historic extent has been altered for, if not lost to, agriculture and settlement. Existing wetlands take many forms. There are bogs, emergent marshes, wet prairies, shrub wetlands, forested wetlands and more. Many wetland areas are a combination of the
various types. All wetlands provide ecosystem services. They filter sediment and bacteria from surface water; recharge groundwater by slowing flow and allowing infiltration; and recently, they have gained recognition for their carbon-storage capabilities.

Coffelt Farm Preserve’s stream and wetland complex was modified for agriculture more than a century ago. However, water still inundates large portions of the property during fall, winter and spring. This assures that the Preserve will continue to provide freshwater habitats and deliver a variety of water quality and quantity benefits. The wetlands on Coffelt Farm Preserve are identified on both the National Wetlands Inventory and the County's "Possible Non-Tidal Wetlands" maps. The unnamed stream is documented by the Wild Fish Conservancy and in Washington Administrative Code 222-16-030. Again, this area of Crow Valley also has some of the highest rates of aquifer recharge on Orcas Island.

In addition to the open wetlands, there are three distinct forest types on the Preserve: a mixed upland forest, a forested wetland and a remnant riparian forest. These mature stands provide structure in the form of snags and coarse woody debris, which is beneficial to wildlife. They also support a host of mid-canopy trees, understory shrubs, ground-layer forbs, grasses and fungi. The Preserve’s native forests combine with the wetlands, pastures, small orchards, gardens and hedgerows to provide a wealth of habitats for resident and migrating birds, mammals, amphibians and reptiles.

Although American beaver are currently rare in San Juan County, they are present on Orcas Island and Waldron Island. Beaver populations are also increasing throughout the Pacific Northwest, which suggests that they could return to suitable habitat within the Preserve in the future. Beaver dams can affect infrastructure and land uses, but they can also provide wide-ranging ecosystem benefits including improving surface water storage, groundwater recharge and wildlife habitat.

In an effort to link broad objectives to site-specific goals, Coffelt Farm Preserve was first mapped to delineate habitat areas with notable and distinct ecological values. These are displayed in the Coffelt Farm Preserve Habitat Map, Figure 4. Staff assigned ratings (e.g., Poor, Fair, Good) to represent the current condition of each habitat area. These ratings reflect multiple ecological criteria with an emphasis on aspects of biology, ecology or ecological processes that, if missing or altered, could lead to future declines or losses to either species or habitats. Future ecological enhancement and stewardship activities were

7 SJC Water Resource Management Plan, 2004
8 Law et al., 2017
9 These values are also referred to as Key Ecological Attributes (KEAs) and this methodology for determining conservation action was developed by The Nature Conservancy in 2007.
Figure 4. Coffelt Farm Preserve Habitat Areas
then identified after determining a reasonable, desired future condition for each area. A similar process is used by other conservation organizations to help prioritize stewardship goals, actions, and monitoring. The ecological attributes and ratings in use by the Land Bank represent an iterative, adaptive process informed by research, field observations and peer review. A summary of the current and the desired future conditions is provided in Table 3.

Table 3. Generalized current and desired future condition

<table>
<thead>
<tr>
<th>Habitat Area</th>
<th>CURRENT CONDITION</th>
<th>DESIRED FUTURE CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Herbaceous wetland</td>
<td>FAIR – Wetland hydrology altered through artificial drainage, evidence of soil compaction and overgrazing, high invasive species cover in some areas.</td>
<td>GOOD – Appropriately timed grazing and haying. Increased cover of reproducing native species, desirable forage species, and reduced cover of priority invasive species.</td>
</tr>
<tr>
<td>Upland Forest</td>
<td>GOOD – Well established canopy and sub-canopy but with signs of heavy understory browsing and grazing. Soil disturbance in some areas. Low to moderate invasive species cover in some areas.</td>
<td>VERY GOOD – Diverse shrub and forb understory community free from farm animal browsing, grazing and soil disturbance. Priority invasive species removed.</td>
</tr>
<tr>
<td>Forested Westland</td>
<td>GOOD – Diverse, mixed age conifer-dominated forest with diverse understory and few invasive species.</td>
<td>VERY GOOD – Diverse, mixed age conifer-dominated forest with diverse understory and priority invasive species removed.</td>
</tr>
<tr>
<td>Riparian Forest &amp; Stream</td>
<td>POOR – Largely un-buffered and choked with reed canary grass. Small, alder-dominated riparian forest has high invasive species cover.</td>
<td>GOOD – Stream shaded by multi-layer riparian forest, buffered, and with low invasive species cover. Providing functional drainage to agricultural land.</td>
</tr>
<tr>
<td>Pastures</td>
<td>FAIR – High non-native grass and forb cover with scattered common native species, some invasive species and marginal soil fertility.</td>
<td>GOOD – Improved soil health as evidenced by appropriate fertility, absence of signs of soil compaction and overgrazing, and adequate native and non-invasive plant cover, including desirable forage species. Diverse fence line hedgerows where appropriate.</td>
</tr>
</tbody>
</table>
The Land Bank recognizes that even with careful management, the Preserve’s conservation values face threats from climate change, new invasive species, changing land uses on surrounding properties and further fragmentation of Crow Valley. It is anticipated that stewardship priorities will be refined in response to site conditions and available funding. However, in an effort to establish a prioritized guide for future management, general stewardship actions for each conservation objective, their estimated costs, and their sequence in time over the next ten years, have been outlined at the end of this section in Table 4.

**Herbaceous Wetland**
The 50-acre fenced wetland, also referred to as the marsh, is characterized by native bristly sedge, dagger-leaf and soft rushes, Pacific silverweed and water foxtail and a variety of non-native grasses. A stream bisects the wetland. Secondary ditches divide and drain the upper pastures and the former wetlands that are located between the Coffelt residence and the grazing island. The current condition within the wetland reflects these hydrologic alterations as well as species introductions and long-term agricultural use. In particular, invasive reed canary grass (*Phalaris arundinacea*) dominates large areas, excluding other native plants and reducing the quality of wildlife habitat.

In light of the Land Bank’s commitment to preservation of the Preserve’s agricultural values, seasonally-appropriate grazing and haying of wetland areas is expected to continue indefinitely. The stream and wetland protections that are proposed and described in this plan are not intended to hinder agricultural activities. Therefore, as staff plan and implement future stewardship actions in this area, they will do so with the dual objectives of enhancing conservation values and supporting continued seasonal agricultural use. For example, while extensive restoration of wetland hydrology (i.e., increasing inundation extent and duration) would yield many desirable environmental outcomes (e.g., increased waterfowl and amphibian habitat and increased groundwater recharge potential), it could also result in negative impacts to agricultural operations such as loss of pasture. Examples of compatible stewardship activities include reducing the density of priority weeds; observing the Washington Primary Nesting Season (April 1- July 1) to minimize impacts of farming to ground nesting birds; and working collaboratively with the leasing farmer to enable periodic seed production by native species and to ensure that grazing and haying practices prevent soil compaction and erosion. Over the long term, staff will monitor conditions in the wetland and evaluate other opportunities for enhancement in the context of agricultural objectives.

**Summary of proposed activities:**
- Protection of existing wetland hydrology
- Management of priority weeds
Protection of ground-nesting birds, soils and native wetland vegetation through “best practices” in farm operations

Systematic NRCS resource evaluations

**Upland Forest and Forested Wetland**

The current condition of the canopy, understory and ground-layer within these forested areas reflects past land use activities as well as fire suppression, deer overpopulation and species introductions. The conifer-dominated upland forest occupies roughly 25 acres of the northern and western perimeters of the property. This forest has a mixed canopy of Douglas fir, grand fir, Western hemlock, big leaf maple and red alder. Understory species include oceanspray, red elderberry, snowberry, Nootka rose, Oregon grape, stinging nettle and lady fern. While conditions are generally good, there are canopy gaps due to previous logging and many areas show the effects of extensive understory browsing by deer. Smaller areas exhibit soil compaction and loss of native vegetation resulting from recent use by farm animals. Modest amounts of invasive English holly, Himalayan blackberry, sweetbriar rose and English hawthorn are present throughout.

The southeastern corner of the Preserve supports over 17 acres of mature forested wetland. Canopy species include Western red cedar, Douglas-fir, grand fir, red alder and Sitka spruce. The understory consists of salmonberry, Pacific crabapple, snowberry, sword fern, skunk cabbage and other species. Small amounts of invasive English holly and English hawthorn are also present.

The overall health, resilience and habitat value of these forests can be improved through the promotion of variable density, multi-layer canopy structure, the development of standing dead trees and down logs and the reestablishment of the high understory diversity that is typical of late seral forests in the Salish Sea region. Forest management guidelines in the conservation easement also call on the Land Bank to “enhance, restore and maintain through time the Puget Sound lowland, coastal Douglas-fir (western red cedar & western hemlock), mature native forest...” (Exhibit E). Broadly, forest stewardship by staff will: emphasize control of priority invasive species along forest edges and in gaps, enhance the understory through limited planting, and promote structural diversity through snag creation and preservation of downed wood. Wood that is not utilized for habitat enhancement will be made available for agricultural uses.

Summary of proposed activities:

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10 Resource evaluations will follow the USDA NRCS evaluation rating system Technical Note 14 for Biological Diversity and Conservation Practice Activity CPA-52
o Management of priority weeds
o Out-planting of native flora to improve structure and increase diversity
o Restriction of forest grazing to key areas (e.g., grazing island and mobile slaughter area) to allow forest recovery
o Snag creation, and cutting or thinning as needed to enhance overall forest health and diversity, with allowances made for forest product utilization.
o Future installation of Heavy Use Area protections such as surface armoring and seasonal water control features as needed.

**Riparian Forest and Stream**

A small stand of alder currently covers less than one acre in the riparian zone near the northern property boundary. Protected by fencing on one side, this forested buffer is approximately 50 feet wide and includes small amounts of Douglas spiraea and swamp rose as well as Himalayan blackberry and reed canary grass. In open areas the latter hinders the establishment of native trees and shrubs by suppressing germination and by harboring meadow voles, which girdle young seedlings.

The Preserve’s main stream channel was likely excavated in the late 1800’s. It carries perennial flow from spring sources in the southeast corner of the Preserve northward to Fowler’s Pond Preserve and East Sound. A smaller, partially ditched stream conveys seasonal flow from Turtleback Mountain eastward across the wetland to the main channel. Historically, both channels were dredged periodically to promote drainage. The expansion of reed canary grass, which is known to reduce flow velocity and to promote sediment deposition in low gradient stream channels\(^{11}\) likely hastened sedimentation particularly in the main channel.

The narrow riparian forest will be extended southward in an effort to suppress reed canary grass in the channel by increasing shade. A riparian forest buffer will help to reduce the loss of channel conveyance capacity over time by maintaining sediment transport processes, thereby increasing flow and improving drainage. Although anadromous fish cannot access the stream due to a waterfall near the mouth, extending riparian cover will also help to maintain cool water temperatures and improve habitat for other aquatic species.

The Land Bank will continue to review best management practices for maintaining mutual ecological and agricultural benefits, as the conservation easement allows for the management of “Drainage Channels” according to historic use pattern (Permitted and Reserved Uses, 5.7 Water Resources).

\(^{11}\) Antieau, 2002
Summary of proposed activities:
  o Establishment of riparian plantings to suppress reed canary grass and protect water quality, while supporting drainage necessary for agricultural use.

Pastures
As undeveloped working lands, the 86 acres of pasture that are dedicated to grazing and haying still benefit a variety of species and play a vital conservation role both within the Preserve and across the Crow Valley landscape. They also hold the potential for diversified agricultural uses including annual crops and orchards. Introduced grasses provide the dominant cover, while native forbs, sedges and rushes occur in patches throughout. Along the fence lines, mixed hedgerows consist of native shrubs such as Nootka rose, salmonberry, snowberry, thimbleberry and spiraea as well as non-native hawthorn and roses. Because grazing and haying will remain the primary uses, stewardship activities will be focused mainly on soil protection and improvement and weed management. To that end, the Land Bank will collaborate with SJI Conservation District, WSU extension, and the leasing farmer to promote best management practices to improve soil health and forage quality and to control priority weeds. Along some field edges and fence lines, staff will establish native Garry oaks and enhance native hedgerows to improve bird and pollinator habitat and to provide future shade for livestock.

Summary of proposed activities:
  o Protection and enhancement of soil health with nutrient management
  o Enhancement of hedgerows
  o Minimize soil disturbance
  o Maximize ground cover, living roots and diversity of beneficial species

In general, the Land Bank’s weed management efforts will be focused in areas of greatest priority and vulnerability, and where actions have the greatest chance of success. Methods follow Integrated Pest Management\(^\text{12}\) approaches, with the preferred methods being manual and mechanical control and with cut stem and spot herbicide treatment used on a case by case basis for species that are difficult to control. To reduce impacts of herbivory on native flora, and to enhance the health of the deer population, the Land Bank will work collaboratively with agencies, organizations, and the public to implement managed, non-commercial deer hunting within the Preserve. This is described further in Section E as it is tied to public access.

\(^{12}\) For further details see the Land Bank’s Guidance for Integrated Pest Management
Table 4. Coffelt Farm Preserve conservation areas, prioritized management actions and associated costs

<table>
<thead>
<tr>
<th>Habitat Areas</th>
<th>KEY ECOLOGICAL ATTRIBUTES</th>
<th>STRESSORS</th>
<th>MANAGEMENT ACTIONS</th>
<th>PRIORITY</th>
<th>SEQUENCING5</th>
<th>EST. COST</th>
<th>MONITORING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Herbaceous Wetland</td>
<td>Native wetland plant cover</td>
<td>Land conversion, agriculture, species introductions</td>
<td>Manage grazing duration to reduce soil impacts and promote native plant diversity. Prioritize control of reed canary grass and other species to promote optimal forage over time. Plant native forbs.</td>
<td>High</td>
<td>Near-term</td>
<td>$1,000 - 2,000</td>
<td>Periodic site walks, photo points</td>
</tr>
<tr>
<td>Riparian Forest &amp; Stream</td>
<td>Riparian forest width; Vegetative structure: tree and shrub layers; Native tree and shrub richness</td>
<td>Land conversion, agriculture, species introductions</td>
<td>Exclude farm animals. Control priority invasive species. Reestablish native riparian buffer. Manage drainage.</td>
<td>High</td>
<td>Near-term</td>
<td>$15,000</td>
<td>Periodic site walks, photo points</td>
</tr>
<tr>
<td>Upland Forest</td>
<td>Habitat patch size; Standing and downed dead trees; Vegetative structure: native shrub layer</td>
<td>Previous logging, fire suppression, grazing and deer browse, species introductions</td>
<td>Control priority invasive species. Plant and protect native understory seedlings in gaps. Create snags. Restrict grazing access.</td>
<td>Medium</td>
<td>Near-term</td>
<td>$5,000-$10,000</td>
<td>Periodic site walks, photo points</td>
</tr>
<tr>
<td>Forested Wetland</td>
<td>Standing and downed dead trees; Forest structure; Hydrology</td>
<td>Previous logging, deer browse, drainage ditches</td>
<td>Control priority invasive species. Plant and protect native tree seedlings. Create snags.</td>
<td>Medium</td>
<td>Medium-term</td>
<td>$5,000-$10,000</td>
<td>Periodic site walks, photo points</td>
</tr>
<tr>
<td>Pastures</td>
<td>Native herbaceous plant cover; Native tree and shrub richness in hedgerows</td>
<td>Overgrazing, species introductions</td>
<td>Control priority weeds, increase plant diversity and enhance hedgerows. Soil fertility is addressed in Section D.</td>
<td>Medium</td>
<td>Medium-term</td>
<td>$1,000-$2,000</td>
<td>Periodic site walks, photo points</td>
</tr>
<tr>
<td>Herbaceous Wetland</td>
<td>Hydrology</td>
<td>Land conversion, drainage ditches</td>
<td>Over the long term, staff will monitor conditions in the wetlands in the context of agricultural objectives using tools such as NRCS -CPA-52 and Conservation Practices Physical Effects (CPPE)</td>
<td>Low</td>
<td>Long-term</td>
<td>TBD</td>
<td>Track seasonal hydrology, photo points</td>
</tr>
</tbody>
</table>

5 Near term = 1-2 years, medium term = 3-10 years, long term =11+ years
D. Agricultural Overview and Objectives

As stated in the introduction, the Land Bank’s overarching agricultural objectives for Coffelt Farm Preserve are to protect agricultural resources and to support a viable agricultural operation while also preserving scenic rural character, protecting ecological values and services and providing limited public access.

In alignment with its mission to preserve in perpetuity areas in the county that have agriculture values, the Land Bank will work to support a viable agricultural enterprise. Therefore, this plan intentionally leaves farming activities undefined and instead delineates farm-use areas, shared-use areas and conservation areas within the Preserve. As will be further clarified in any future lease agreement, the role of the Land Bank within the farmed areas will be to ensure that agricultural operations employ best management practices in order to protect the values described in the conservation easement. Defined farm-use, shared-use and conservation areas will be re-evaluated over time to allow for shifts in agriculture and conservation priorities.

To date, recommendations from agency partners, comments from the public and observations by staff have outlined several specific actions necessary to improve agricultural conditions on the Preserve. These include: building soil health and fertility, repairing and upgrading farm infrastructure and protecting water resources from runoff. Table 6 outlines these specific farm improvements and their estimated costs.

Coffelt Farm Stewards
The Coffelt Farm Stewards (CFS), a non-profit organization, formed in 2012 to operate the farm and farmstand and to provide public access and educational activities. CFS managed the farm until 2019 through a no-cost management agreement. As a diverse community-serving operation, CFS produced fruits and vegetables, raw milk, eggs, lamb, pork, beef, poultry and wool products. These were sold at the farm stand, the farmers market, and in County co-ops. CFS also led farm tours, trainings for beginner farmers and other events for local schools and the public. During their tenure, the Land Bank sought to support CFS initiatives and invested considerable staff time and capital in overall management and specific projects such as the farm stand and the water system for the raw milk dairy. Although farm sales, community donations, limited grant funding and volunteer support maintained basic operations, the CFS board announced in February 2019 that their model was not sustainable without a substantial investment in farm infrastructure from the Land Bank.
Conservation Ag Resource Team (CART)
Following the dissolution of CFS, the Land Bank requested the formation of a committee comprised of representatives from the San Juan Islands Conservation District (SJICD), the Agricultural Resources Committee (ARC), Washington State University Extension (WSU) and the local farming community. In June of 2019, the Conservation Ag Resource Team (CART) was formed for the purpose of:
  o reviewing past farm operations and distill lessons learned;
  o assessing agricultural potential (within resource parameters set by the Stewardship Management Plan and Conservation Easement), including possible types of operations;
  o providing recommendations for long-term viability of the farm;
  o assessing farm infrastructure and provide recommendations for improvement;
  o considering alternative models for the management of public farm properties that meet both the Land Bank’s and the community’s goals; and
  o providing input on future lease(s).

The CART committee is expected to release a public survey in July 2020 to solicit input on agricultural uses and practices on Coffelt Farm Preserve, and to present final recommendations to the Land Bank Commission in late 2020.

Future Farming Practices
One anticipated outcome of the 2019/2020 planning process is a long-term farm lease(s). In developing the lease terms the Land Bank will review CART recommendations and seek the expert opinions and recommendations of agricultural staff at SJICD and WSU Extension. Under the terms of a future agricultural lease(s), the farm lessee(s) will play a central role in day to day farming decisions. In addition, from a programmatic standpoint, the Voluntary Stewardship Program (VSP), a collaborative and incentive-based approach to protecting Critical Areas while promoting agricultural viability, will help guide future farm operations at the Preserve. This will be accomplished with appropriate Individual Stewardship Plans / Farm Management Plan updates on a four- or five-year cycle. Nutrient management practices will also be monitored through soil testing and additional USDA/NRCS resource evaluation tools.

Shared-Use Areas
While most of the Preserve’s agricultural land is well-defined and dedicated exclusively to agriculture, several areas retain significant ecological value and will be managed for dual purposes. These include the herbaceous wetland (marsh), the grazing island and the mobile slaughter site. The wetland was described in detail in Section C. While the grazing island is used predominantly to facilitate rotational grazing, it supports a unique mixed, mesic forest that warrants limited ongoing stewardship by Land Bank staff. The mobile
slaughter site is a valuable community resource situated in an easily accessible upland location. This area also provides a fenced winter area for farm animals. Because it supports a mixed open canopy of mature trees that is contiguous with the protected forested area to the south, Land Bank staff will work collaboratively with the farmer to retain a healthy forest canopy that protects soils and provides bird habitat. In addition, the Land Bank anticipates Heavy Use Area improvements in the future.

**Infrastructure Improvements**
The Land Bank initiated several small infrastructure improvements in 2019. The projects already underway include: submittal of an irrigation water right application, improvements to the potable water systems, electrical system repairs, riparian fencing and minor building improvements. There are several other projects still in the planning stage. The first is to improve the farm animal heavy-use areas, as they currently lack all-weather surfaces. The second is to implement the recommended soil inputs described in a San Juan Islands Conservation District (SJICD) “farm plan” report entitled *Short-Term Soil Management Strategy for Coffelt Farm Pasture Improvement*. The third project will be to repair boundary fence lines. Additional improvements may be identified and paid for through cost share by a future farm lessee(s) and the Land Bank. Projects identified and prioritized during a 2019 review are summarized in Table 6 along with estimated costs.

Achieving these objectives is important to the long-term viability of farming operations. The Land Bank has assigned staff to work with contractors and the lessee(s) to implement them as resources allow. These and other farm infrastructure and management issues are described more fully in other documents, which will be made available upon request.

**Noxious Weed Management**
Although weed managers have determined that herbicide is necessary to control of some invasive plants, the Land Bank gives preference to manual and mechanical control methods and only uses herbicide after determining that other methods are ineffective. In the event that state listed noxious weeds are found growing within farmed areas, the Land Bank will work with the lessee and the SJC Noxious Weed Program Coordinator to identify control methods that don’t jeopardize human or environmental health and safety or organic certification, in the event that a future lessee were to pursue it.

Summary of proposed activities:
- Implementation of planned infrastructure improvements
- Development of a long-term farm lease(s) in collaboration with agricultural agencies
- Collaboration with lessee(s) to control livestock access to wetland areas by fencing, and by seasonal exclusions related to soil saturation and vegetation growth
- Collaboration with lessee(s) in stewardship of grazed upland forest areas to maintain existing forest canopy
- Review and update of ISP/FMP as practices change over time
- Annual review of farm practices in collaboration with farm lessee(s)
13 A potential task not included above is the repair or removal of the unusable wood bridge located near the northern boundary. Initial planning items will include an evaluation of the bridge structure and a review of potential permit requirements.

14 Near term = 1-2 years, medium term = 3-10 years, long term =11+ years

### Table 6. Coffelt Farm Preserve prioritized agricultural improvements and associated costs

<table>
<thead>
<tr>
<th>TASK</th>
<th>JUSTIFICATION</th>
<th>MANAGEMENT ACTIONS</th>
<th>PRIORITY</th>
<th>SEQUENCING</th>
<th>EST. COST</th>
<th>MONITORING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Priority Weeds</td>
<td>Collaborate in preventing the spread of priority weeds within farm areas and into surrounding natural areas</td>
<td>Manual and spot treatments to control priority weeds using an IPM approach</td>
<td>High</td>
<td>Near term (ongoing)</td>
<td>$1,000</td>
<td>Periodic site walks</td>
</tr>
<tr>
<td>Water System Upgrades</td>
<td>Leaks and potential for pipe freezing and contamination</td>
<td>Identify and replace leaking valves and replace or extend lines where necessary</td>
<td>High</td>
<td>Near-term (ongoing)</td>
<td>$10,000</td>
<td>Periodic water testing</td>
</tr>
<tr>
<td>Interior Fencing</td>
<td>Protect wetlands and other sensitive areas from grazing (seasonal versus year-round)</td>
<td>Plan and install interior/temporary fencing as necessary to protect sensitive areas and facilitate low-impact rotational grazing</td>
<td>High</td>
<td>Near-term (ongoing)</td>
<td>$10,000</td>
<td>Periodic site walks</td>
</tr>
<tr>
<td>Fuel Tank Removal</td>
<td>Gasoline and diesel tanks supported by old framing and without spill containment</td>
<td>Remove or replace with compliant tanks as necessary</td>
<td>High</td>
<td>Near-term (ongoing)</td>
<td>$0-$10,000</td>
<td>Confirm removal</td>
</tr>
<tr>
<td>Establish Pond Irrigation Right</td>
<td>Irrigation water from pond is important for operation of market garden</td>
<td>Secure a legal irrigation water right, if possible</td>
<td>High</td>
<td>Near-term (ongoing)</td>
<td>$50</td>
<td>Install meter</td>
</tr>
<tr>
<td>Heavy Use Areas</td>
<td>Soil compaction, loss of manure and water quality impacts due to runoff; care of animal health and wellbeing</td>
<td>Implement cost-share projects identified by SJI Conservation District using 50% match funding</td>
<td>High</td>
<td>Near-term (2020)</td>
<td>$25,000</td>
<td>Monitor for runoff during rains</td>
</tr>
<tr>
<td>Electrical</td>
<td>Complex wiring system added over many years requires code-compliant repairs and upgrades</td>
<td>Identify and replace substandard wiring and fixtures</td>
<td>High</td>
<td>Near-term (2020)</td>
<td>$10,000-$20,000</td>
<td>State inspection</td>
</tr>
<tr>
<td>Soil Fertility Enhancement</td>
<td>Soil fertility testing showed low fertility in many pasture areas</td>
<td>Spread soil amendments – either imported lime or fertilizer or on-site manure currently, financial responsibility TBD</td>
<td>Medium</td>
<td>Near-term (2020-?)</td>
<td>$10,000-$20,000</td>
<td>Periodic soil testing</td>
</tr>
<tr>
<td>Water Supply Improvements</td>
<td>Deep well has low capacity; as a surface water source, spring system is vulnerable to contamination</td>
<td>Evaluate alternative potable water sources and, if possible, identify a single source with capacity for all domestic and farm needs</td>
<td>Medium</td>
<td>Medium-term (2022-2023)</td>
<td>$50,000-$100,000</td>
<td>Periodic water testing</td>
</tr>
<tr>
<td>Exterior Fencing</td>
<td>Identify fence maintenance or replacement needs and determine responsibility for this work</td>
<td></td>
<td>Low</td>
<td>Medium-term (2022-2023)</td>
<td>$20,000-$40,000</td>
<td>Annual boundary walk</td>
</tr>
</tbody>
</table>
E. Public Access Overview and Objectives

The motivating factor for the Land Bank to acquire the Coffelt's farm was to protect its values, both agricultural and ecological, from sale and conversion to residential development. Fee purchase kept the property as an agricultural and visual resource in the community and also presented additional opportunities for public access.

Current Level of Use
To date, a variety of public education programs and events have been held on the Preserve, organized by former and current lessees. Due to farm activities, fencing and a lack of trails, public access has been limited to the parking area, the farm stand and the Land Bank office. The parking area can accommodate up to 11 vehicles and is open daily during daylight hours. Access to fenced farm lease areas is by verbal permission of the lessee.

Outreach, Education and Research
Interpretive programs may be organized by Land Bank staff or in collaboration with outside groups or experts. Where appropriate, the Land Bank may collaborate with local organizations, schools, universities and scientists to increase or disseminate knowledge of the Preserve’s agricultural and ecological resources. Activities related to education and research will be subject to review, conducted on a permission-only basis, and limited in size or duration. Lessees will continue to have the opportunity, and be encouraged, to partner with agricultural agencies and organizations to host educational opportunities, workshops and tours related to the farm operations.

Future Access Interests
The Land Bank’s ongoing planning process, following the dissolution of CFS, also revealed public interest in increasing access to the Preserve. Providing access to the beauty and diversity of the San Juan Islands is another important part of the Land Bank’s mission. The potential for a trail, as well as for managed hunting, is addressed below.

Trail
The Land Bank has explored potential trail routes linking Coffelt Farm Preserve to Turtleback Mountain, Fowler’s Pond and Judd Cove Preserves. Any future trails must protect the Preserve’s agricultural and ecological values by avoiding conflicting uses. For example, a poorly routed trail could negatively impact pastures, disrupt grazing and impede other farm operations. A trail routed through the Preserve’s extensive wetlands
could reduce habitat value and impair water quality. Moreover, trail impacts to wetland and streams could result in complex and costly permitting and mitigation requirements.

Despite these and other constraints, staff has identified a conceptual 1.2-mile trail along several of the Preserve’s boundaries (Figure 5, trail in yellow). This design would minimize agricultural and ecological impacts but still provide sweeping pastoral views, access to the Coffelt farm stand, and connections to the Turtleback Mountain Preserve north trailhead and to adjacent county-owned land to the south. This potential link to Orcas Road could be provided via a conceptual 0.4-mile trail (shown in orange) that, if approved, would be planned, permitted and implemented by other county departments. As envisioned, the trail would be separated from pastures by new field fencing, which would also serve to contain grazing animals.

As currently proposed, the Land Bank’s conceptual trail alignment does not connect to Fowler’s Pond Preserve or Orcas Road due to the additional complexity and cost of crossing the stream and wetlands. In the event of strong public support for such a connection in the future, the Land Bank or others could pursue additional land acquisitions or trail easements to increase feasibility. Prior to establishing any trail within the Preserve, the Land Bank will complete a feasibility assessment, which will include thorough review of potential agricultural, ecological and cultural resource impacts. The Land Bank will present the results of this review to the public prior to selecting the final alignment. Ultimately, implementation of such a project would depend on permits and available funds.

Hunting
The unnaturally high population densities of Black-tailed deer on Orcas, San Juan and other islands is an example of a native species out of balance due to development and the absence of natural predators. Excessive herbivory disrupts forest succession as well as flowering and seed production which, in turn, limits food resources for insects and birds. Researchers and wildlife biologists have recommended control of deer populations both for conservation purposes and for the health of the animals themselves.15 Currently, the Land Bank allows hunting on the Lopez Hill and Mount Grant Preserves, and the San Juan Preservation Trust (SJPT) allows deer hunting on one of its Shaw Island properties. The Land Bank currently allows limited, legal deer hunting by the Coffelt Farm interim lessee.

Providing the public with deer hunting opportunities on portions of Coffelt Farm Preserve would continue a local recreational and cultural tradition, while simultaneously providing ecological benefits. However, the Land Bank will seek public input on this matter as part of

15 Arcese, 2012. Milner, 2018
Figure 5. Conceptual trail alignment
the review of this plan. In the event that such a program is initiated, it would likely be based on the approach currently in use at Mount Grant Preserve. That is, it would be developed in close collaboration with the Washington Department of Fish and Wildlife (WDFW), the SJPT, researchers and local hunters to ensure that hunting is both safe for the public and the farm lessee(s) and ecologically sound.

Hunting rules currently in effect at Mount Grant include:
- Limited hunting dates and maximum party size
- Mapped “Hunting Zones”
- Access on a first come, first serve basis. Parking space limited to a single vehicle
- All hunters must register on the day of their hunt
- No construction of blinds, tree stands, or other infrastructure
- Hunting is managed through WDFW Hunting Access Program [https://wdfw.wa.gov/hunting/locations](https://wdfw.wa.gov/hunting/locations)
- As required by San Juan County Code, all hunters must carry written permission

In addition to requesting permission to hunt deer within the Preserve, the Coffelt Farm interim lessee sought permission to hunt non-migratory (resident) Canada geese (*Branta canadensis*). Populations of resident Canada geese have increased dramatically over the past 25 years due to the lack of predators, prohibitions on hunting, and a dependable year-round supply of food and water. Canada geese are particularly attracted to mowed fields and lawns around homes, golf courses, parks, and similar areas next to open water. The Land Bank recognizes that many species of birds use the Preserve’s wetlands and has identified wetland habitat protection and enhancement as key conservation objectives. However, there is wide recognition that Canada geese cause crop damage and this appears to be the case at Coffelt Farm Preserve. To limit such damage and to protect other desirable species, the Land Bank proposes to limit bird hunting by the interim and long-term lessee(s) to legal hunting of non-migratory Canada geese found within the pastures and the developed farm area. Such hunting shall be in accordance with WDFW regulations. Bird hunting will not be open to the public nor will it be allowed within the fenced herbaceous wetland.

**Wheelchair Accessible Parking**

The Land Bank received an inquiry about the potential to add wheelchair accessible parking near the farm stand. Although parking is limited, the Land Bank will assess the feasibility of adding a van-accessible space and associated signage.
F. Cost Projection

This cost projection is intended as a financial planning tool and is not a commitment of resources. It includes separate cost estimates for general operations and for one-time capital expenditures. Some of these costs would be shared with a future lessee(s). Costs are adjusted for an average inflation rate of 2.5 percent. All figures are approximate. Actual expenditures will be reviewed and revised during the Land Bank’s budgeting process.

Table 7. 10-year cost projection (for planning purposes, only)

<table>
<thead>
<tr>
<th>Year</th>
<th>General Operations(^{16})</th>
<th>Capital Projects(^{17})</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$15,000 Riparian buffer establishment; general stewardship, maintenance and monitoring; water system management</td>
<td>$55,000 Land Bank portion of heavy use area cost-share projects; electrical and water system upgrades; building improvements</td>
<td>$70,000</td>
</tr>
<tr>
<td>2021</td>
<td>$15,000 Soil health enhancement; general stewardship, maintenance and monitoring; water system management</td>
<td>$40,000 Trail feasibility assessment, including cultural resources survey and wetland reconnaissance; building and fencing improvements</td>
<td>$55,000</td>
</tr>
<tr>
<td>2022</td>
<td>$10,000</td>
<td>$50,000 Water supply feasibility assessment; trail permitting and construction; trail separation fencing and signage</td>
<td>$60,000</td>
</tr>
<tr>
<td>2023</td>
<td>$10,200</td>
<td>$50,000 Water supply improvements</td>
<td>$60,200</td>
</tr>
<tr>
<td>2024</td>
<td>$10,404</td>
<td>$0</td>
<td>$10,404</td>
</tr>
<tr>
<td>2025</td>
<td>$10,612</td>
<td>$0</td>
<td>$10,612</td>
</tr>
<tr>
<td>2026</td>
<td>$10,824</td>
<td>$0</td>
<td>$10,824</td>
</tr>
<tr>
<td>2027</td>
<td>$11,041</td>
<td>$0</td>
<td>$11,041</td>
</tr>
<tr>
<td>2028</td>
<td>$11,262</td>
<td>$0</td>
<td>$11,262</td>
</tr>
<tr>
<td>2029</td>
<td>$11,487</td>
<td>$0</td>
<td>$11,487</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Total</strong> $310,830</td>
</tr>
</tbody>
</table>

\(^{16}\) Recurring, non-capital improvement operating expenses such as monitoring and maintenance

\(^{17}\) One-time capital expenses
G. Planning Process Overview

To ensure that this document reflects the perspectives of both the broad public and key stakeholders regarding the use and management of Coffelt Farm Preserve, the Land Bank provided information and sought input in a variety of ways. These are summarized as follows:

<table>
<thead>
<tr>
<th>Action</th>
<th>Completed (Planned)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Press release regarding dissolution of Coffelt Farm Stewards</td>
<td>March 2019</td>
</tr>
<tr>
<td>Press release regarding Coffelt Farm Preserve planning process</td>
<td>May 2019</td>
</tr>
<tr>
<td>Advertisement of Request for Proposals for interim farm lease</td>
<td>May 2019</td>
</tr>
<tr>
<td>Public update and LB Commission approval of interim management goals</td>
<td>June 2019</td>
</tr>
<tr>
<td>Formation of Conservation Ag Resource Team (CART)–Coffelt Committee</td>
<td>June 2019</td>
</tr>
<tr>
<td>Initiation of interim lease with Lum Farms</td>
<td>August 2019</td>
</tr>
<tr>
<td>First meeting of CART–Coffelt Committee</td>
<td>Sept 2019</td>
</tr>
<tr>
<td>LB Commission review of Draft Stewardship and Management Plan</td>
<td>Jan 2020</td>
</tr>
<tr>
<td>CART–Coffelt Committee review of Draft Stewardship and Management Plan</td>
<td>April 2020</td>
</tr>
<tr>
<td>Public review of Draft Stewardship and Management Plan</td>
<td>(May 2020)</td>
</tr>
<tr>
<td>LB Commission adoption of Final Stewardship and Management Plan</td>
<td>(September 2020)</td>
</tr>
<tr>
<td>Presentation of CART–Coffelt Committee recommendations to LB Commission</td>
<td>(October 2020)</td>
</tr>
<tr>
<td>Advertisement of Request for Proposals for long term lease</td>
<td>(November 2020)</td>
</tr>
<tr>
<td>End of interim farm lease</td>
<td>(December 2020)</td>
</tr>
<tr>
<td>Selection of long-term lessees(s)</td>
<td>(December 2020)</td>
</tr>
</tbody>
</table>
H. References

Additional information about the Coffelt Farm Preserve will be made available upon request. Supporting digital documents are hyperlinked when possible.


http://www.san juandem.net/About/PDFs/2012%20SJC%20CWPP.pdf


