



San Juan County Land Bank Agriculture: Overview, Objectives, and Policy 2021

Purpose

This document is intended as an overview of the San Juan County Land Bank's role in agricultural land conservation, and to further define goals, objectives, and policy. It shall be utilized to guide acquisition, management, and stewardship decision making and efforts.

Outline

- Introduction
- Summary of Key Agricultural Conservation Goals
- Agricultural Compatibility with other Core Values
- Farmland Conservation Approaches
- Management and Stewardship of Farmed Preserves
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Introduction

At its inception, the Land Bank recognized the importance of agriculture in San Juan County and included the protection of agricultural lands as a core value within its broad organizational mandate: ***To preserve in perpetuity areas in San Juan County that have environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value, and to protect existing and future sources of potable water.***

As a San Juan County entity, the Land Bank aligns with San Juan County codes, policy, and goals. This includes the following vision statement found in the San Juan County Comprehensive Plan: *“Agriculture - The San Juan Islands have a rich agricultural heritage that remains culturally and economically significant. We invest resources to ensure that agricultural lands are preserved and to maintain and enhance agricultural viability. We encourage regenerative practices and recognize the integral role that agriculture plays in the stewardship of our soils and water resources. Agricultural activities are essential to the health and well-being of our community, contributing to the social, economic and environmental fabric of our islands.”*

The Land Bank program is a direct response to protect community conservation values threatened by population growth and development. Since 1960’s there has been a significant reduction in farmland acreage from approximately 45,000 acres to currently 18,000 acres today, primarily lost to conversion or development (2017 USDA Ag Census). Both new and established farmers face challenges in affording and accessing the land and equipment needed to succeed economically. With the goal of contributing to long-term agricultural viability and protection of open space in San Juan County, the Land Bank aims to protect prime farmland and other significant agricultural areas.

The preferred mechanism for long term protection of agricultural resources is conservation easements on private land. Acquisition is considered in cases of exceptional properties that cannot be conserved through easement or have other significant conservation values and resources. The Land Bank’s primary role in both cases is to protect and steward the land and resources while also facilitating conservation-oriented and regenerative farming practices.

Land Bank staff do not engage directly in the business of agricultural production, farmland preserves are maintained and improved through active agricultural use by way of leasing to local farmers and ranchers or related organizations. The Land Bank’s continued collaboration with agricultural agencies, stakeholders, landowners and the farming community is essential to maintaining viable agriculture in San Juan County.

Summary of Key Agricultural Conservation Goals

- Protect Agricultural Resource Lands as defined by the SJC Comprehensive Plan
- Protect natural resources and support their stewardship through active agricultural management
- Implement agricultural climate mitigation strategies
- Maintain open space and rural character
- Preserve agricultural water resources where appropriate and support sustainable use
- Support pathways for affordable, equitable and long-term access to farmland
- Provide compatible public access when appropriate

- Collaborate with the farming community and stakeholders to strengthen agricultural viability in SJC
- Support opportunities for agricultural research and community education where appropriate

Agricultural Compatibility with other Core Values

Environmental - Agriculture alters the local environment to support the desired crops and products. Management practices will determine what impact farming has on the surrounding ecology. The Land Bank aims to work with farmers who implement best management practices that maintain and improve agricultural resources on prime farmland while protecting and enhancing ecological resources.

Historical - The history of people managing the arable lands of San Juan County extends to thousands of years of Coast Salish stewardship, through the early subsistence farms of homesteaders, and to commercial operations that continue today. Visual and physical pieces of this legacy exists in cleared open space, infrastructure (buildings/structures, fences), agricultural artifacts (stone piles, ponds, ditching, equipment) and living relics (orchards, gardens, soils).

Scientific - Opportunities for agricultural and natural resource research abound on protected farmland. The Land Bank frequently partners with other agencies for research projects such as Ag field trials and soil and water quality sampling.

Cultural - The lands and waters of San Juan County, including current agricultural lands, have been home to indigenous people since time immemorial. The Land Bank strives to provide land access opportunities to tribal stakeholders and welcomes lease and/or alternative land use proposals by indigenous people such as those that incorporate the use, protection, and/or enhancement of cultural resources.

Scenic - Views over pastoral landscapes are valued by residents and visitors. Active agricultural management can help maintain these cherished island scenes.

Low-impact recreation - There are often opportunities to incorporate public trails on Land Bank agricultural properties that do not adversely affect agricultural uses.

Potable water - Protection of potable water resources is a priority - for agricultural use, for the people, for wildlife, and for island ecosystems. Ensuring that agricultural use and practices are not detrimental to current and future water resources is paramount.

Farmland Conservation Approaches

The Land Bank has made concerted efforts to protect agricultural land in the County by limiting development on private lands through the purchase of conservation easements, and by the purchase of properties that are then leased to local farmers. As of September 2021, the Land Bank holds conservation easements on over **1,300 acres** across 20 privately owned farms. In addition, the Land Bank owns 10 Preserves with a combined **500+/- acres** of prime farmland that is being actively leased and farmed. In combination, this represents approximately **11.5%** of the 15,700 acres of active agricultural land in San Juan County (SJC Resource Lands Analysis 2017).

Conservation Easements - Conservation Easements are the Land Bank's primary tool for farmland protection. Easements allow for the reduction of development potential and the protection of core values while keeping ownership and management in the private sector. Agricultural easements are intended to reduce a property's value and, therefore, to make it more accessible to incoming farmers. However, in areas with high real estate values even agricultural properties with easements remain out of reach of some farmers. This makes the need to explore and employ strategies for strengthening conservation easements to prioritize continued agricultural use even more pressing.

When crafting new farmland conservation easements, the Land Bank strives to protect core values while avoiding unnecessary restrictions that will negatively impact agricultural viability. Although protecting values such as riparian habitats, water quality and agricultural views, may conflict with some agricultural uses and practices, the Land Bank strives to work with farmland owners to create easements that allow for flexibility and adaptability in agricultural management through time while also protecting stated Conservation Values.

Fee Title Acquisitions - The Land Bank considers acquiring farmland in special instances. Examples include properties that are the focus of strong public interest, properties with connectivity to other conserved lands or properties with diverse values. Properties may also be acquired outright and then resold with a conservation easement in place to protect key values.

Currently, most Land Bank-owned properties with agricultural uses have only basic infrastructure such as livestock fencing and small-scale water systems. Due to these limitations, dryland farming activities such as livestock grazing, haying, and occasionally grain production have been the primary uses. Coffelt Farm Preserve on Orcas Island, with its extensive agricultural and residential infrastructure, is the one exception.

Acquiring farm properties with significant infrastructure has proven challenging for the Land Bank, as managing and maintaining such infrastructure is costly and represents a departure from the primary mission of protecting and stewarding lands. Prior to considering fee title farmland acquisitions the Land Bank will evaluate potential long-term maintenance costs as well as the long-term viability of active agricultural use.

Assessment and Documentation of Baseline Conditions - When acquiring agricultural land, the Land Bank endeavors to focus on land that provides the greatest benefit to the community and

the local economy while also protecting natural resources and contributing to ecosystem services. Following acquisition of a property that includes agricultural land, the Land Bank evaluates both agricultural and conservation values and works toward establishing goals for their protection. This process documents the following:

- Soil Types and Quality
- Water availability and quality
- Condition of surrounding natural areas
- Critical Areas (SJC CAO Chapter 18.35) and buffer boundaries
- Resource protection opportunities
- View sheds
- Community benefits
- History of use
- Connectivity to other farms or conserved lands
- Infrastructure inventory and condition

Easements and Fee Title Acquisition Objectives:

- ◆ Protect Agricultural Resource Lands (ARL zoning) from non-agricultural development and uses. The Land Bank will also endeavor to engage the County Agricultural Resources Committee to gain additional insight into important areas for agricultural conservation.
- ◆ Craft farmland conservation easements and agricultural leases to prioritize the protection of agricultural values, viable operations, and natural resources with sufficient flexibility to allow for the dynamic nature of agriculture and to promote long-term agricultural viability.
- ◆ Prior to fee title farmland acquisitions the Land Bank will evaluate long-term cost of maintenance and management, and the continued potential for active agricultural use.
- ◆ Encourage property owners with farmland conservation easements to lease to farmers when not in active use.
- ◆ Continue to develop and strengthen partnerships and collaborations that expand farmland conservation, connect farmers to farmland, and strengthen agricultural viability.

Additional Information

Appendix A: Current Land Bank farmland conservation easement holdings

Appendix B: Current Land Bank farmland fee-owned acquisitions

Appendix C: Land Bank Farmland Background information

Appendix E: SJC Land Bank Agricultural Property Interests Map

Management and Stewardship of Farmed Preserves

The Land Bank acknowledges the many potential challenges and opportunities that working farmlands create and strives to foster agricultural uses and practices that benefit the island communities, while protecting agricultural and natural resources and the diversity of species that depend on the farmland and connected habitats.

When any property is acquired by the Land Bank, a Stewardship Management Plan (SMP) is developed. A combination of assessments and community input of the property identify core values and goals for the Preserve. The SMP is a guiding resource for assessing resource conservation values and appropriate and compatible farming operations on a farmed preserve. SMP's will be reviewed and updated approximately every 10 years.

The Land Bank may acquire lands that have been previously farmed and may elect not to continue or restore agricultural use in specific areas. These areas may consist of marginal farmland and/or have ecological importance that are deemed to have higher value without agricultural use. To the contrary, agricultural activities will sometimes be employed as a management tool on lands not deemed to be agricultural, such as grazing or browsing for vegetation and weed control. The Land Bank acknowledges the controversial nature of such land-use decisions and therefore strives to engage with partners in assessing individual properties or portions of properties during planning phases.

It is a priority for the Land Bank to steward the prime agricultural soils on farmed Land Bank Preserves. On leased farmland the Land Bank and leasing farmer will collaborate on soil management with emphasis on conservation-based and regenerative practices. Lessees will generally be responsible for soil amendment to support their operation with potential incentives for additional contributions to soil health. The Land Bank may reinvest rental income into soils and may also invest in soils to assist in bringing neglected soils back to health for long-term benefits or for research trials.

The Land Bank is focused on establishing leases and relationships with compatible farmers to promote the maintenance and improvement of basic infrastructure (e.g., fencing, water systems, site access), to secure additional resources (e.g., SJICD and NRCS sponsored cost share projects or grants), to control noxious weeds, and to protect or improve natural resources. Such activities facilitate and support continued agricultural use and resource protection.

Stewardship and Management Objectives:

- ◆ Develop Stewardship Management Plans (SMPs) that emphasize the agricultural and natural resource priorities to guide agricultural activities.
- ◆ Where appropriate, support active agricultural management to maintain and improve open space landscapes.

- ◆ Support and encourage Land Bank farmer-lessees in adopting and implementing farm plans that model best agricultural practices to build and sustain healthy soil, sequester carbon and conserve water along with other conservation practices to help alleviate the impacts of climate change while reducing inputs and maintaining farm productivity.
- ◆ Prioritize water quality protection.
- ◆ Document baseline ecological conditions on all Land Bank farmland and, at a minimum, implement the agricultural best management practices needed to ensure protection of Critical Areas and other natural resources.
- ◆ Explore innovative approaches and technologies for agricultural land management towards soil health and climate change mitigation.
- ◆ Maintain flexibility and adaptability in management.
- ◆ Control priority noxious and invasive weeds.

Farmland and Climate Change

The Land Bank is committed to advancing climate resiliency on its protected lands. As the climate continues to change, we all must be prepared to adapt to unpredictable weather, drought, flooding, and increases in invasive species and disease. Working farmlands are ripe with opportunities and challenges towards climate effects. Globally, agriculture is a leading producer of greenhouse gas emissions, however agricultural systems, management practices, and technologies continue to develop and emerge with ongoing research into the reduction greenhouse gas emissions and carbon sequestration. Local agriculture also helps to reduce carbon emissions associated with food transportation and provides food security due to disruptions in global food supply and distribution.

The Land Bank aims to collaborate with partners and farm lessees to identify and support the implementation of regionally appropriate climate change mitigation strategies. To date, efforts have included riparian buffer plantings, improved grazing and haying practices, improved manure management, and no-till pasture seeding. Management practices and efforts to consider in the future include agroforestry systems, building soil organic matter, carbon sequestering soil amendments (biochar, basalt), agrovoltaics (solar panels combined with Ag systems), reducing use of combustion engines, contributing to large-scale compost production.

Climate Change Resiliency Objectives:

- ◆ Encourage, support, and implement practices on working farmland to reduce greenhouse gas emissions and sequester carbon
- ◆ Maintain flexibility to employ and model developing practices and strategies

Agricultural Water Resources

Water resources in San Juan County are limited to groundwater, stream withdrawals and other surface water collected and stored in lakes, ponds, and tanks. All are entirely dependent on annual rainfall. With very little rainfall and frequent drought conditions during the primary growing season, irrigation water is an essential limiting resource for agricultural operations. In addition to critical ecological needs, there is growing competition for water resources among residential, commercial, and agricultural users.

To expand and diversify agricultural opportunities to include more irrigated crops on Land Bank preserves, it will be critical to engage stakeholders, carefully assess water availability and potential, and develop or expand water systems only where resources allow and can be sustainably and efficiently managed at appropriate scales. It is important to continue to monitor and reassess agricultural water usage, and to adapt to the resource changes.

Water Resource Protection and Conservation Objectives:

- ◆ Protect existing agricultural water resources and water rights for farmed areas where appropriate.
- ◆ Develop and secure additional agricultural water rights for farmland preserves where appropriate.
- ◆ Encourage and support water conservation through efficient and sustainable use of water resources.
- ◆ Protect natural stream flow.
- ◆ Continue to monitor and reassess agricultural water usage

Agricultural Infrastructure

Viable agricultural operations require some level of infrastructure. This can range from simple perimeter fencing at the low end to water systems, shelter, nutrient management, storage, processing, marketing, utilities, and housing in more intensive operations.

Among the Land Bank preserves with agricultural uses, only Coffelt Farm Preserve includes the infrastructure to support a year-round diversified farming operation. All others are utilized as satellite farmland for operations with primary farmstead infrastructure elsewhere.

The Land Bank's ability to develop more infrastructure on its farmland preserves is limited by the mandate, organizational capacity, and in some cases land use restrictions. Infrastructure investments generally target basic necessities for continuing active agricultural use and

resource protections recommended and supported by SJI Conservation District (e.g., fencing, water systems, heavy-use area protections).

To participate in the development or acquisition of complex farm properties and operations the Land Bank would require one or more partners. Such partnerships would enable the Land Bank to focus on protection of the lands and resource stewardship, while partnering entities could focus on infrastructure, equipment, housing opportunities, and agriculture program development.

Existing Farm Infrastructure – When a property is acquired with existing farm infrastructure, the Land Bank will determine the required level of investment for maintenance, repair, and/or replacement based on assessment of the following criteria:

- Condition
- Importance to farm operations
- Supports agricultural viability
- Supports natural resource protection
- Historic quality/ character
- Community benefit
- Cost to repair or replace

Residential Structures – Access to affordable housing is currently a major issue in San Juan County. According to the Washington Center for Real Estate Research Housing Affordability Index, housing in San Juan County is the least affordable in Washington. Housing for new farmers has been identified as a primary limiting factor to agricultural viability in SJC. Although the Land Bank mandate does not support the development of housing, there may be opportunities for partnerships and collaborations to develop farmer housing on farmed Land Bank preserves if not inconsistent with Stewardship Management Plan objectives, SJC land use rules, third party conservation easements, or other legal restrictions.

Agricultural Infrastructure Objectives:

- ◆ Invest in critical infrastructure on agricultural lands to facilitate agricultural best management practices and support agricultural viability
- ◆ Priority Land Bank infrastructure investments will focus on conservation of agricultural and natural resources for current and future generations (agricultural water sources, water quality, soil health, habitat protection, carbon sequestration).
- ◆ Maintain existing housings on an acquired farm property with Land Bank funds. If assessed and deemed structurally sound and habitable, priority use will be as farmer housing or other farm use. Rent will be based on fair market value with the possible adjustment to the rate based on the lessee’s contribution to maintenance.

- ◆ Where appropriate, seek partnerships to develop agricultural infrastructure improvements to support agricultural viability and resource protection.
- ◆ Where appropriate, consider developing dedicated farmer housing with partner organizations.

Agricultural Leasing

In the case of fee-owned agricultural lands, the Land Bank strives to keep prime farmland in active agricultural use by leasing to farmers. Short-term Lease Agreements (<2 yrs.) are used in various circumstances, e.g., during an assessment period for establishing long-term management objectives, for trial periods, and/or when agriculture is not the primary goal for a property. Long-term Lease Agreements are used on preserves with dedicated agricultural areas. The stability of a long-term lease provides security to the lessee, which often promotes heightened stewardship of the land and resources and the ability to invest in necessary equipment and infrastructure to support operations.

Any Lease Agreement over two years requires an open public process as outlined in the SJC Code (Appendix F). The Land Bank publishes a Request for Proposals (RFP) to solicit lease proposals. An RFP will clearly outline the lease opportunity including history of use, lease boundaries, natural resource information (soil, water, plants), available infrastructure, restricted uses and environmental resource goals, community benefit goals, and include an overview of lease selection and scoring criteria. Site visits are required by all applicants.

Leasing processes will be an open and transparent and without prejudice, and appropriate time will be provided for proposal development. Complex or long-term leases will include a third-party advisory committee made up of representatives from agricultural agencies to assist with ranking of applicants by point system. In cases where a new lessee will replace a previous lessee, sufficient notice and time will be provided for transitions.

Agricultural Leasing Objectives:

- ◆ Lease conserved farmland for food production
- ◆ Prioritize long-term versus short-term farm leases when appropriate
- ◆ Prioritize farm operations with strong community and/or environmental benefits
- ◆ Mitigate unfair advantage in the local agricultural economy and community by establishing a fair market rental rate. Adjustments of such rates will be considered based on other contributions of lessee to the agriculture conservation goals of the Land Bank, or of the lessee's contribution to maintenance.
- ◆ Requests for Lease Proposals should identify agriculture and natural resource parameters and goals, while leaving room for well informed, diverse and creative farming proposals that fit within those parameters.

- ◆ Provide ample time for proposal development, especially for complex properties. Consider a two-phase Request for Proposal approach with an initial Letter of Interest followed by an invitation for full proposals
- ◆ Provide fair and equitable farmland lease opportunities
- ◆ For complex and/or long-term leases - assemble an advisory committee from qualified agricultural agencies and organizations to rank lease and recommend proposals to Land Bank Commission
- ◆ Assure that farmland is managed responsibly and protected by having clear and enforceable metrics in the lease agreement (e.g., soil nutrient content and water quality).
- ◆ Provide sufficient time for farm lease transitions

Additional Information –

Appendix D: Current Land Bank farmland lease status.

Appendix F: San Juan County Leasing Code

Appendix G: Sample Lease Proposal ranking criteria template

Monitoring

Monitoring is critical to stewardship of all Land Bank Preserves and Conservation Easements to ensure that core values are being maintained and to track management and stewardship goals. When monitoring leased farmland, the focus is on resource protection and infrastructure. The Land Bank completes soil and water quality testing (where applicable) and compiles photo points and other monitoring data to document conditions over the long term.

Conservation easement monitoring is conducted annually and is an opportunity to check in with landowners and document any changes, issues, violations, and discuss future plans for the property.

Monitoring Objectives:

- ◆ Conduct annual monitoring of all Land Bank Preserves and Conservation Easements
- ◆ Conduct routine monitoring as needed based on the intensity of operations. Monitoring focuses on resource protection, i.e., overgrazing, soil compaction, weed populations, exposed soil/erosion, water quality and quantity, infrastructure, and hazards.
- ◆ Conduct routine soil tests approximately every three years.
- ◆ When necessary and/or the opportunity arises, partner with outside entities to monitor agricultural impacts on natural resources such as soil health and water quality.

- ◆ Maintain strong communication with farm lessees to allow either party to address questions, issues and concerns in a timely manner to prevent or correct poor management and acknowledge accomplishments.

Community and Communication

Collaboration is key to maintaining and supporting a robust and vibrant local food system. The Land Bank strives to engage with the farming community and diverse stakeholders towards this goal. Working farms on public lands can have broad community benefits including local food production, jobs, education and training, research, and long-term farmland protection

Justice – Equity - Diversity – Inclusion (JEDI) - Understanding how justice, diversity, equity, and inclusion intersect with our work and with San Juan County farm and food systems is critical. To help eliminate inequity, Land Bank staff will continue working to better understand the ways in which our work interfaces with these foundational issues.

Community and Communication Objectives:

- ◆ Increase education around diversity, equity, inclusion and the structural barriers that exist in the farm and food system and then apply our learning to adjust our planning, operations, and public messaging to help eliminate inequity.
- ◆ Create new farming opportunities for traditionally underserved communities via innovative leasing or other approaches.
- ◆ Create opportunities to engage and listen to members of the farming community and other stakeholders.
- ◆ Participate in Agricultural Resource Committee meetings and community discussions.
- ◆ Collaborate with other organizations to connect farmers to farmland.
- ◆ Support expanding community benefits on Land Bank farmland (e.g., educational opportunities, research, food resiliency).
- ◆ Strengthen and diversify organizational partnerships and collaborations.
- ◆ Advertise farm lease opportunities broadly and provide language translation.

Conclusion

Conserving agricultural land presents great challenges and opportunities. The Land Bank recognizes that for farmland to remain in production in perpetuity, the quality of its agricultural and natural resources must be protected or restored and then be maintained indefinitely.

Healthy agricultural lands can provide benefits both for people and for the many species that depend on the remnant native habitats or natural areas both within and adjacent or connected to them. Ecologically managed farms have the potential to provide local food sources, support rural economies, protect waterways and wetlands, mitigate the effects of climate change, and connect us to the natural world. When we think about farmland conservation as more than just local food and jobs, we open opportunities for creativity and collaboration.

Within a community, exposure to agriculture can be life-enriching and can promote learning about food systems, ecology, eating well, the satisfaction of working outside, land preservation, and much more. Publicly owned farms provide a platform for learning, with children participating through school curricula and adults through agricultural workshops. Local farms contribute directly to local economies and support a variety of small businesses. Actions that avoid conversion of farmland to developed uses benefit us all. Active farming on these lands maintains the cherished agricultural and pastoral view sheds and rural character.

The Land Bank plays a vital role in supporting agriculture in San Juan County through efforts to reduce development of agricultural resource lands, by providing land access opportunities to farmers, and through engagement and collaboration with the agricultural community. The Land Bank strives to support an economically, environmentally, and socially vibrant and viable local food system.

References -

SJC Open Space Conservation Plan – 1990

SJC Growing Our Future – 2011

SJC Working Towards Climate Resilience – 2017

Conservation Agriculture Resource Team, Coffelt Farm Report – 2021

SJC Natural Resource Lands Analysis – 2018

Agriculture Resource Committee docs (see website)

SJC Agricultural Viability study - 2021

SJC Land Bank Policy Manual

SJC Parks Trails and Natural Areas Plan – 2017

USDA Ag Sensus 2017

Appendix A – Land Bank Farmland Conservation Easements

Property	Acres	Acquisition Date	Purchase Price	Stated Purpose for Acquisition	General restrictions	Ag use status
Cole (Buffum) Farm	193	1997	533,963.00	Ag, scenic,	development	livestock and grain
Harris/Prassenda Farm	50	2001	79,609.00	Ag, scenic, habitat,	development	livestock
Kjargaard (Buffum) Farm	95	2012	620,251.07	Ag, scenic	development	livestock and grain
Lee (Zautke) Farm	36	2000	74,609.00	Ag, scenic	development	livestock and grain
Ritchie Farm	130	2020	600,000.00	Ag, scenic, habitat,	development	livestock
Stonecrest Farm	36	2006	958.00	Ag, scenic	development	livestock
Plum Tree Farm (Johnson)	47	1996	66,142.00	Ag, scenic	development	livestock
Coffelt Farm (Eng)	10	1995	235,121.00	Ag, scenic,	development	livestock
Cayou Valley (Conner) Farm	109	1995	40,544.00	Ag, scenic, habitat,	development	orchard, vegetable, nursery
Stonebridge Farm (McCormick)	34	2006	?	Ag, scenic, habitat,	development	chestnut orchard, vegetable
Warm Valley Farm	78	1993	153,419.00	Ag, scenic, forest	development	livestock, vegetable, forest
Schaefer (Mitchell) Farm	34	1996	253,247.00	Ag, scenic	development	livestock
Heritage Farm (Sesby)	39	2003 and 2009	221,335.27	Ag, scenic	development	livestock, vegetable
Howard Farm	27	2009	241,849.22	Ag, scenic	development	livestock
Mulno Cove Farm	78	1999	187,572.00	Ag, scenic, forest	development	medicinal herbs
Oak Knoll Farm (Greene)	30	2004	737.00	Ag, scenic, habitat,	development	livestock, orchard
Portland Faire Homeowners	21	2004	?	Ag, scenic	development	hay
Sundstrom Farm (SJPT)	120	2008	90.00	Ag, scenic	development	livestock
Twigg-Smith (David),(Roberts)	155	1997	394,801.00	Ag, scenic, habitat,	development	livestock, hay
Total	1322					0

Appendix B – Land Bank Farmland Fee-Owned Acquisitions

Island	Property	Total Acres	Prime Ag Acres	Acquisition Date	Purchase Price
San Juan	Beaverton Marsh (North)	135	45	2001	?
San Juan	Beaverton Marsh (South)	-315	-	2020	?
San Juan	False Bay Creek	40	30	2008	129,644.52
San Juan	Frazer Homestead	70	50	2006	2,016,960.99
San Juan	King Sisters	60	40	2005	531,394.00
San Juan	Anderson	42	20	2003	464,800.00
San Juan	Alderman	10	10	1995	95,221.00
San Juan	Zylstra	284	100	2015	
Orcas	Coffelt	190	150	1995	1,321,698.50
Orcas	Fowler's Pond	51	10	1994 and 2006	
Lopez	Richardson Marsh	24	16	2020	
Lopez	Weeks	24	7	1993	
Total		1060	478		

Appendix C: Land Bank Farmland Background

NRCS Soil Type Categories:

Prime farmland – PF

Prime farmland when drained – PFD

Prime farmland if irrigated – PFI

Farmland of statewide importance – FSI

Not prime farmland - NPF

Island	Beaverton North	Ag Use at purchase	Current Ag Use	Historic Ag use	Zoning	Soil Types	Water Resources
SJI	Beaverton North	Cattle grazing	Sheep grazing	Grazing, hay, grain, homestead	Ag Resource	Coveland-Mitchell bay complex (PF) ~30acres, Coveland loam (PFD) ~15 acres, Semiahmoo muck (marsh)	two deep wells (not hooked up), potential for agreement with pond water use from neighboring landowner.
SJI	False Bay Creek	Cattle grazing	Cattle grazing	Cattle grazing, grain, peas?	Ag Resource	Coveland loam (PFD) ~30 acres, Shalcar muck (PFD) ~7 acres	Stock pond, seasonal streams
SJI	Frazer Homestead	Cattle grazing	Cattle grazing, grain	Cattle grazing, grain, homestead	Rural Farm Forest/ Ag Resource	Mitchellbay gravelly sandy loam (PF) ~38 acres, Pilepoint loam (PFI) ~20 acres,	Stock pond, seasonal streams
SJI	King Sisters	Pastured horses	Cattle, sheep, market garden	Livestock, hay, orchards, homestead	Ag Resource	,Roche-Killebrew-Rock Outcrop complex Not Prime Farmland (NPF) ~20 acres, Roche-Killebrew complex (PF) ~20 acres,	2 gpm Deep well (hooked up)
SJI	Zylstra	Cattle grazing, hay	Hay	Livestock, hay, grain, vegetables,	Ag Resource	Coveland-Mitchellbay complex	lake water right TBD

				orchards, homestead		(PF)~100 acres, Coupeville loam (PFD) ~14 acres, Mitchellbay gravelly sandy loam (PFD) ~18 acres	
Orcas	Fowler's Pond	?	Sheep grazing	Livestock	Ag Resource	Bazal- Mitchellbay complex (PFD)~12, Sucia- Sholander complex (FSI) ~6 acres,	Stock pond, seasonal streams
Orcas	Coffelt Farm	Diverse livestock, dairy, grain, hay, garden, orchard	Diverse livestock, dairy, hay, garden, orchard	Diverse livestock, orchards, homestead	Ag Resource	Roche- Killebrew complex (PF) ~7 acres, Coveland loam (PFD) ~27 acres, Coupeville loam (PFD) ~50 acres, Coveland- Mitchellbay complex (PF) ~10 acres, Semiahmoo muck (PFD) ~50 acres	Spring, deep well (250 gpd), pond, seasonal stream
Lopez	Weeks	Hay	Hay	Livestock, hay, ?	Lopez Village Institutional ?	Mitchellbay gravelly sandy loam (PF) ~10 acres	None
Lopez	Richardson Marsh	Cattle grazing	cattle grazing	livestock, hay, grain?	Ag Resource	Dugualla muck (NPF) ~18 acres	?

Appendix D: Land Bank Farmland Lease Status

Lessee	Agreement Type	Use	Acreage	\$ Rent	Lease duration
Shephard Family	Short-term lease	Seasonal grazing	45	\$1200/yr	2021-2022
John Wilson	Short-term lease	Seasonal grazing	30	\$900/yr	2008-2022
Thor Black	Long-term lease	Seasonal grazing	60	\$800/yr	2017-2027
Rob Waldron	Long-term lease	Grazing and Market Garden	45	\$3600/yr	2009-2029
Adam Greene	Short-term lease	Hay harvest	75	\$43/acre (harvested)	2021-2022
Lum Family	Short-term lease	Seasonal grazing	10	\$500/yr	2021-2022
Lum Family	Short-term lease	Diverse livestock, dairy, market garden	150	\$1500/month	2019-2022
Arnott family	Letter of Agreement	Hay harvest	7	None	Ongoing
Buffum Bros	TBD	Seasonal grazing	20	TBD	TBD

Appendix E: SJC Land Bank Agricultural Property Interests Map



Appendix F – SJC Lease Code

San Juan County Code: 2.104.120 Lease or rental of real property.

A. If it appears that it is in the best interest of the County, the County council may lease or rent any real property and its appurtenances. Every lease or rental of land bank property shall be made only for uses not inconsistent with or detrimental to the purpose/rationale which justified the acquisition and only upon the recommendation of the land bank commissioners.

B. The rental of real property or real property interests for less than two years may be done by direct negotiation without publishing a notice of intent to rent or holding a public hearing, provided the rental rate reflects the fair rental value of the property.

C. The lease of real property may be done by direct negotiations. No lease shall be executed until after publishing a notice of intent to lease and holding a public hearing regarding the proposed lease. Notice shall be published at least 10 days before the public hearing.

D. Fair Market Value. Prior to renting or leasing real property, the County or land bank real estate officer shall conduct, or have conducted, a market review or rental study to determine the fair rental or leasehold value of the property. The County council shall consider the results of the study in setting the terms of the rental.

E. Proceeds. All proceeds from lease and rentals of real or personal property shall be deposited in the applicable County fund as designated by County ordinance or state law. Proceeds from the lease or rental of land bank real property shall be credited to the land bank's conservation area fund or stewardship fund. (Ord. 27-2007 § 9; Ord. 3-2002 § 12)

Appendix G: Sample Farm Lease Proposal Ranking Criteria Template (May be adapted to best suit specific lease opportunity)

Farm Lease RFP Scoresheet Template (DRAFT)	Points
(required) = Must meet criteria	0- NO, 1-YES 2-EXCEPTIONAL
Background	
Underserved group or individual (or organization that supports)	
Beginning farmer <10 yrs (or Organization that supports)	
Coast Salish affiliation	
San Juan County resident	
Farming Experience	
3-5 years (required)	
5+ years	
Related education/trainings	
Experience related to proposal	
San Juan County farming experience	
Business and/or Organizational Experience	
3-5 years	
5+ years	
Past experience related to this proposal	
Financially stable	
Business/Financial Plan	
Able to pay and/or provide services to cover Lease Fee (required)	
Able to cover utility costs (required)	
Economically viable	
Clear and organized	
Startup capital	
Well researched	
Farm Plan	
Agricultural operation (required)	
Compatible with Land Bank Stewardship Management Plan (required)	
Compatible with any land use restrictions eg. Conservation Easement (required)	
Compatible with soils (required)	
Compatible with water resource (required)	
Compatible with carrying capacity of land (required)	
Compatible with climate (required)	

Compatible with infrastructure	
Environmental ethic and values	
Ecological/regenerative farming practices	
Protects water quality	
Climate mitigation strategies	
Certification goals (eg. organic, salmon-safe, other)	
Well researched	
Community Benefits	
Agricultural production	
Local sales	
Food equity	
Agricultural education	
Agricultural training	
Farmer to farmer collaborations	
Agricultural research	
Provides employment opportunities	
Maintains agricultural resources	
Youth engagement	
Community engagement	
Land Bank Benefits	
Able to provide stewardship services in lieu of rent	
Basic construction experience	
Fence building experience	
Water system experience	
Noxious weed control experience	
Conservation-oriented	
Communication	
Strong communication skills	
Collaborative	
Positive attitude	
Reliable	
	Total