San Juan County Conservation Land Bank Agriculture: Overview, Objectives, and Policy 2022



PURPOSE

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

OUTLINE

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INTRODUCTION

At its inception, the Land Bank recognized the importance of agriculture the 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.** To date, the Land Bank has protected these conservation values on over 2,800 acres by way of conservation easements and over 5,000 acres through fee title acquisition.

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 <u>San Juan County Comprehensive Plan</u>: "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's activities are a direct response to the desire of San Juan County (SJC) voters to protect conservation values threatened by population growth and development. Since 1960's there has been a significant reduction in farmland acreage in the County 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 protects 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 (Appendix G - Regenerative Farming Definition).

Land Bank staff do not engage directly in the business of agricultural production. Farm land on preserves is 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
- Model agricultural best management practices
- Implement science-based strategy for monitoring agricultural management
- Implement agricultural climate resiliency and 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
- Collaborate with farming community and stakeholders to strengthen agricultural viability in SJC
- Support opportunities for agricultural research and community education

AGRICULTURAL COMPATIBILITY WITH OTHER CORE VALUES

Environmental - Agriculture alters the local environment to support desired crops and products. Management practices influence the impacts farming has on the ecology of surrounding lands. The Land Bank works with farmers to 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 exist 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 agricultural 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 maintains 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. Viewpoints, farm stands,

and occasional farm tours in collaboration with farmers also provide opportunities for public access.

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 protects agricultural land in the County through the purchase of conservation easements (CEs) on private land and, occasionally, by purchasing properties (preserves) that are then leased to local farmers. To date, the Land Bank has secured conservation easements on over 1,300 acres (~50 percent of total Land Bank CE acreage) across 20 privately owned farms. In addition, the Land Bank owns 10 farmed preserves with a combined 727 acres (~15 percent of total Land Bank preserve acreage) zoned as Agricultural Resource Land (ARL) with approximately 500 acres under agricultural lease to private parties. Land Bank farmland ownership represents approximately five percent of the 13,900 acres of ARL 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 for most 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 works 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.

Most Land Bank-owned farmland properties are larger parcels that have been historically used primarily for dryland farming activities such as livestock grazing, haying, and occasionally grain/legume production. At the time of acquisition, infrastructure on many of these properties has consisted of livestock fencing in disrepair and basic stock watering facilities. The Land Bank

has improved such infrastructure in many cases, but overall uses and level of infrastructure has changed little from prior ownership.

Coffelt Farm Preserve on Orcas Island, with its extensive agricultural and residential infrastructure, is currently the Land Bank's most complex farm property. 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 additional 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 providing 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

Easement and Fee Title Acquisition Objectives:

- Protect Agricultural Resource Lands (ARL zoning) for continued agricultural use and minimize non-agricultural development and uses. The Land Bank will also endeavor to engage the County Agricultural Resources Committee (ARC) to prioritize areas for agricultural conservation.
- Craft farmland conservation easements 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.
- For both easement and acquisition of ARL designated farmland, agricultural use will be prioritized to ensure long-term viability, flexibility and function of continued agricultural activity. Additional encumbrances and restrictions to farm infrastructure and type of agriculture will be minimized. The view shed and open space resource will be accessory values.

- 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.
- Prior to conveying conservation easements and/or accepting grant funding from other entities that will impose agricultural restrictions on Land Bank owned ARL, the Land Bank will engage the Agriculture Resource Committee and public for input.
- 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 Appendix G: Map of Land Bank Conserved Farmland Conservation Easements and Preserves

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 island communities, while protecting agricultural and natural resources and the diversity of species that depend on the farmland and inter-connected habitats.

The Land Bank creates a Stewardship Management Plan (SMP) for each preserve. Through a combination of site assessments and community input the Land Bank identifies core values and goals. These cores values and goals are described thoroughly in the SMP, which intended to be reviewed and updated every 10 years.

The Land Bank may acquire lands that have been farmed previously and may elect to discontinue agricultural use in specific areas. Such areas may consist of marginal farmland and/or have high ecological or other importance that are deemed to have higher value without agricultural use. In some cases, agricultural activities may be used as a management tool on lands not deemed to be agricultural, such as grazing or browsing for vegetation and weed control. In recognition of the controversial nature of such land-use decisions, the Land Bank will 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 amendments 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 longterm 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 invasive weeds, and to protect or improve natural resources. Such activities facilitate and support continued agricultural use and resource protection.

Stewardship and Management Objectives:

- On ARL designated lands, develop Stewardship Management Plans (SMPs) that emphasize both agricultural and natural resource priorities.
- Document baseline conditions on all Land Bank farmland and, at a minimum, implement the Voluntary Stewardship Program agricultural best management practices needed to ensure protection of Critical Areas and other natural resources.
- Where existing agricultural uses conflict with protection of water resources or Washington State Priority Habitats and Species (PHS), the Land Bank will rely on the best available science and/or county, state or federal regulations to ensure their protection.
- Prioritize water quality protection.
- Prioritize active agricultural management to maintain and improve ARL open space landscapes.
- Collaborate with Land Bank farmer-lessees in adopting and implementing farm plans and science-based soil nutrient management strategies that model best agricultural management practices to build and sustain healthy soil, sequester carbon and conserve water.
- Participate and model recommended practices of the Voluntary Stewardship Program and utilize Cost Share funds to support farm lessees in meeting their stewardship and production goals.
- Maintain flexibility and adaptability in management.

• Control priority 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 related to addressing the effects of climate change. 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 can increase food security during disruptions in global food supply and distribution.

The Land Bank will continue to collaborate with partners and farm lessees to identify and support the implementation of regionally appropriate climate change mitigation and resiliency 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 (e.g., biochar, basalt), agri-voltaics (i.e., solar panels combined with agricultural systems), reducing use of combustion engines, and contributing to large-scale local 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
- Collaborate with partners and farm lessees to identify and support the implementation of regionally appropriate climate change mitigation and resiliency strategies.
- Reducing external supply-chain dependency while simultaneously increasing food security to reduce carbon footprint and decrease impacts from disruption of global production and distribution.

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 provide 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. Necessary actions will include monitoring and periodically reassessing agricultural water usage to adapt to 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 farmed areas 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 structures, 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 farmed lands is limited by the mandate, organizational capacity and, in some cases, land use restrictions. Infrastructure investments are generally focused on maintaining active agricultural use and implementing resource protections recommended and supported by the San Juan Islands Conservation District (e.g., fencing, water systems, and 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 natural resources protection and 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:

- o Condition
- Importance to farm operations
- Supports agricultural viability
- Supports natural resource protection
- Historic quality/ character
- o 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. Utilize Cost Share funds when possible.
- The Land Bank's infrastructure investments will focus first on maintaining agricultural viability and protecting natural resources.
- Maintain existing housings on an acquired farm property, if assessed and deemed structurally sound and habitable, with Land Bank funds and with priority 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 qualified maintenance.
- 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 years) are used in various circumstances, such as 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, aiming to promote 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 E). The Land Bank publishes a Request for Proposals (RFP) to solicit lease proposals. The 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, and include and 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. 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.
- Prioritize farm operations with strong community and/or environmental benefits and seek opportunities to incentivize actions with these 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 *eligible maintenance and/or community benefits. (*Minor works exempt from the County Contract bidding process.)

- 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.
- 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).
- Farm lease proposals will be reviewed and ranked by a committee including Land Bank staff and Commissioners, who may opt to consult with qualified agricultural professionals. The Land Bank Commission will then recommend a lessee to the County Council and/or Manager. If approved, the process will culminate in a signed lease.
- Provide ample time for proposal development, especially for complex properties.
- Provide sufficient time for farm lease transitions.
- If a farm lessee defaults in their lease duties and responsibilities, and the breach continues for more than 30 days after Lessee receives written notice of the default, the Land Bank may pursue legal remedy or terminate the lease.

Additional Information –

Appendix D: Current Land Bank farmland lease status Appendix E: San Juan County Leasing Code

MONITORING

Monitoring of all preserves and conservation easements is critical to ensuring that core values are being maintained and stewardship goals achieved. 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 communicate with landowners and document any changes, issues, violations, and discuss 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 protections, such as preventing overgrazing, soil compaction and exposed soil/erosion, controlling weed populations, maintaining buffers, and tracking water use. It can also include review of infrastructure and potential hazards.

- Conduct routine soil tests approximately every three years. Develop a testing protocol for replicating testing method, area, and timing.
- Involve farm lessees in monitoring and data collection efforts and communicate observations and data to inform management.
- When necessary and/or the opportunity arises, partner with third parties 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 and distribution, jobs, education and training, research, and long-term farmland and environmental protection.

In addition, the Land Bank is committed to understanding how justice, diversity, equity, and inclusion intersect with our work and with San Juan County farm and food systems. 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.
- Support local food production and distribution.
- Create opportunities to engage and listen to members of the farming community and other stakeholders.
- Share agriculture information with public including current agricultural uses, lease opportunities, research and monitoring data.

- 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, and food system 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.

SUPPORTING DOCUMENTS AND RESOURCES

- 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)
- 7. SJC Agricultural Viability study 2021
- SJC Land Bank Policy Manual
- SJC Parks Trails and Natural Areas Plan 2017
- USDA Ag Census 2017
- Regenerative Farming Definition: <u>https://regenerationinternational.org/wp-content/uploads/2017/02/Regen-Ag-Definition-2.23.17-1.pdf</u>
- Land Tenure and Conservation in Farming: https://delta-institute.org/wpcontent/uploads/2020/04/Land-Tenure-and-Conservation-in-Agriculture-2019.pdf

Property	Acres	Acquisition	Purchase	Stated Purpose	General	Ag use status
		Date	Price	for Acquisition	restrictions	
Cole (Buffum)	193	1997	\$534,000	Ag, scenic,	development	livestock and
Farm		2024	470.000			grain
Harris/	50	2001	\$79,600	Ag, scenic,	development	livestock
Prassenda Farm	05	2012	¢620.200	habitat,		live stands and
Kjargaard	95	2012	\$620,300	Ag, scenic	development	livestock and
(Buffum) Farm	26	2000	¢74.000	A manufa		grain Busista alu angl
Lee (Zautke)	30	2000	\$74,600	Ag, scenic	development	Ilvestock and
Farm Ditable Course	120	2020	¢600.000		de vele ere eret	grain
Ritchie Farm	130	2020	\$600,000.	Ag, scenic,	development	IIVESTOCK
Stonocrost Form	26	2006	\$1,000		dovolonmont	livesteck
	50	2000	\$1,000	Ag, scenic	development	livestock
Plum Tree Farm	47	1996	\$66,100	Ag, scenic	development	livestock
(Johnson)	10	4005	¢225.400			
Coffeit Farm	10	1995	\$235,100	Ag, scenic,	development	livestock
(Eng)	100	1005	¢40,500		da vala nen ont	a wala a wal
(Connor) Form	109	1995	\$40,500	Ag, scenic,	development	orchard,
(Conner) Farm				Habitat,	, , , , , , , , , , , , , , , , , , ,	vegetable,
Stonebridge	2/	2006	\$42 500	Δα scenic	development	chestnut
Farm	54	2000	Ş42,500	habitat	development	orchard
(McCormick)				nabitat,		vegetable
Warm Valley	78	1993	\$153,400	Ag scenic forest	development	livestock
Farm	/0	1999	\$133,400	hg, seeme, forest	uevelopment	vegetable
						forest
Schaefer	34	1996	\$253.200	Ag. scenic	development	livestock
(Mitchell) Farm				0,		
Heritage Farm	39	2003 and	\$221,300	Ag, scenic	development	livestock,
(Sesby)		2009				vegetable
Howard Farm	27	2009	\$241,800	Ag, scenic	development	livestock
Mulno Cove	78	1999	\$187,600	Ag, scenic, forest	development	medicinal
Farm						herbs
Oak Knoll Farm	30	2004	\$700	Ag, scenic,	development	livestock,
(Greene)				habitat,		orchard
Portland Fair	21	2001	\$202,000	Ag, scenic	development	hay
Homeowners						
Sundstrom Farm	120	2008	\$1,575,000	Ag, scenic	development	livestock
(SJPT)						
Twigg-Smith	155	1997	\$394,800	Ag, scenic,	development	livestock, hay
(David),(Roberts)	ļ			habitat,		
Total	1,322		\$5,523,500			0

Appendix A – Land Bank Farmland Conservation Easements (2022)

Island	Property	Total	Prime Ag	Acquisition	Purchase Price
		Acres	Acres	Date	
San Juan	Beaverton Marsh (North)	135	45	2001	\$850,000
San Juan	Beaverton Marsh (South)	315	0	2020	\$1,100,000
San Juan	False Bay Creek	40	30	2008	\$129,600
San Juan	Frazer Homestead	70	50	2006	\$2,017,000
San Juan	King Sisters	60	40	2005	\$531,400
San Juan	Anderson	42	20	2003	\$464,800
San Juan	Alderman	10	10	1995	\$95,200
San Juan	Zylstra	284	100	2015	\$1,362,000
Orcas	Coffelt	190	150	1995	\$1,321,700
Orcas	Fowler's Pond	51	10	1994 and 2006	\$465,000
Lopez	Richardson Marsh	24	16	2020	\$75,000.
Lopez	Weeks	24	7	1993	\$45,000
Total		1,060	478		\$8,456,700

Appendix B – Land Bank Farmland Fee-Owned Acquisitions (2022)

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

San Juan Preservation Trust-SJPT

Island	Beaverton North	Ag Use at	Current Ag Use	Historic Ag use	Zoning	Conservation Easement	Soil Types	Water Resources
		purchase	_					
San Juan	Beaverton North	Cattle grazing	Sheep grazing	Grazing, hay, grain, homestead	Ag Resource	None	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.
San Juan	False Bay Creek	Cattle grazing	Cattle grazing	Cattle grazing, grain, peas?	Ag Resource	SJPT Restrictions: Development	Coveland loam (PFD) ~30 acres, Shalcar muck (PFD) ~7 acres	Stock pond, seasonal streams
San Juan	Frazer Homestead	Cattle grazing	Cattle grazing, grain	Cattle grazing, grain, homestead	Rural Farm Forest (11.5 ac)/ Ag Resource (58.5 ac)	None	Mitchell bay gravelly sandy loam (PF) ~38 acres, Pilepoint loam (PFI) ~20 acres,	Stock pond, seasonal streams
San Juan	King Sisters	Pastured horses	Cattle, sheep, market garden	Livestock, hay, orchards, homestead	Ag Resource	None	,Roche- Killebrew- Rock Outcrop complex Not Prime Farmland (NPF) ~20 acres, Roche- Killebrew complex (PF) ~20 acres,	2 gpm Deep well (hooked up)

San Juan	Zylstra	Cattle grazing, hay	Нау	Livestock, hay, grain, vegetables, orchards, homestead	Ag Resource	SJPT Restrictions: Development Lake/stream buffers	Coveland- Mitchellbay complex (PF)~100 acres, Coupeville loam (PFD) ~14 acres, Mitchellbay gravelly sandy loam (PFD) ~18 acres	lake water right TBD
Orcas	Fowler's Pond	?	Sheep grazing	Livestock	Ag Resource	None	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	SJPT Restrictions: Development	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	Нау	Нау	Livestock, hay	Lopez Village Institutional?	None	Mitchell bay gravelly sandy loam (PF) ~10 acres	None
Lopez	Richardson Marsh	Cattle grazing	cattle grazing	Livestock, hay, grain?	Ag Resource	SJPT Restrictions: Development Wetland buffers	Dugualla muck (NPF) ~18 acres	?

Lessee	Agreement	Use	Acreage	Ś Rent	Lease duration
	Туре			•	
Shephard	Short-term	Seasonal grazing	45	\$1,200/yr	2021-2022
Family	lease				
John Wilson	Short-term	Seasonal grazing	30	\$900/yr	2008-2022
	lease				
Thor Black	Long-term	Seasonal grazing	60	\$800/yr	2017-2027
	lease				
Rob	Long-term	Grazing and Market Garden	45	\$3,600/yr	2009-2029
Waldron	lease				
Adam	Short-term	Hay harvest	75	\$43/acre	2021-2022
Greene	lease			(harvested)	
Lum Family	Short-term	Seasonal grazing	10	\$500/yr	2021-2022
	lease				
Lum Family	Short-term	Diverse livestock, dairy,	150	\$1,500/month	2019-2022
	lease	market garden			
Arnott	Letter of	Hay harvest	7	None	Ongoing
family	Agreement				
Buffum Bros	TBD	Seasonal grazing	20	TBD	TBD

Appendix D: Land Bank Farmland Lease Status



Appendix E – 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 F: Regenerative Farming Definition

What is Regenerative Agriculture?

February 16, 2017

"Regenerative Agriculture" describes farming and grazing practices that, among other benefits, reverse climate change by rebuilding soil organic matter and restoring degraded soil biodiversity – resulting in both carbon drawdown and improving the water cycle.

Specifically, **Regenerative Agriculture is** a holistic land management practice that leverages the power of photosynthesis in plants to close the carbon cycle, and build soil health, crop resilience and nutrient density. Regenerative agriculture improves soil health, primarily through the practices that increase soil organic matter. This not only aids in increasing soil biota diversity and health, but increases biodiversity both above and below the soil surface, while increasing both water holding capacity and sequestering carbon at greater depths, thus drawing down climate-damaging levels of atmospheric CO2, and improving soil structure to reverse civilization-threatening human-caused soil loss. Research continues to reveal the damaging effects to soil from tillage, applications of agricultural chemicals and salt based fertilizers, and carbon mining. Regenerative Agriculture reverses this paradigm to build for the future.

Regenerative Agricultural Practices are: Practices that (i) contribute to generating/building soils and soil fertility and health; (ii) increase water percolation, water retention, and clean and safe water runoff; (iii) increase biodiversity and ecosystem health and resiliency; and (iv) invert the carbon emissions of our current agriculture to one of remarkably significant carbon sequestration thereby cleansing the atmosphere of legacy levels of CO2.

Practices include:

1. No-till/minimum tillage. Tillage breaks up (pulverizes) soil aggregation and fungal communities while adding excess O2 to the soil for increased respiration and CO2 emission. It can be one of the most degrading agricultural practices, greatly increasing soil erosion and carbon loss. A secondary effect is soil capping and slaking that can plug soil spaces for percolation creating much more water runoff and soil loss. Conversely, no-till/minimum tillage, in conjunction with other regenerative practices, enhances soil aggregation, water infiltration and retention, and carbon sequestration. However, some soils benefit from interim ripping to break apart hardpans, which can increase root zones and yields and have the capacity to increase soil health and carbon sequestration. Certain low level chiseling may have similar positive effects.

2. Soil fertility is increased in regenerative systems biologically through application of cover crops, crop rotations, compost, and animal manures, which restore the plant/soil microbiome to promote liberation, transfer, and cycling of essential soil nutrients. Artificial and synthetic fertilizers have created imbalances in the structure and function of microbial communities in soils, bypassing the natural biological acquisition of nutrients for the plants, creating a dependent agroecosystem and weaker, less resilient plants. Research has observed that application of synthetic and artificial fertilizers contribute to climate change through (i) the energy costs of production and transportation of the fertilizers, (ii) chemical breakdown and migration into water resources and the atmosphere; (iii) the distortion of soil microbial communities including the diminution of soil methanothrops, and (iv) the accelerated decomposition of soil organic matter.

3. Building biological ecosystem diversity begins with inoculation of soils with composts or compost extracts to restore soil microbial community population, structure and functionality restoring soil system energy (Compounds as exudates) through full-time planting of multiple crop intercrop plantings, multispecies cover crops, and borders planted for bee habitat and other beneficial insects. This can include the highly successful push-pull systems. It is critical to change synthetic nutrient dependent monocultures, low-biodiversity and soil degrading practices.

4. Well-managed grazing practices stimulate improved plant growth, increased soil carbon deposits, and overall pasture and grazing land productivity while greatly increasing soil fertility, insect and plant biodiversity, and soil carbon sequestration. These practices not only improve ecological health, but also the health of the animal and human consumer through improved micro-nutrients availability and better dietary omega balances. Feed lots and confined animal feeding systems contribute dramatically to (i) unhealthy monoculture production systems, (ii) low nutrient density forage (iii) increased water pollution, (iv) antibiotic usage and resistance, and (v) CO2 and methane emissions, all of which together yield broken and ecosystem-degrading food-production systems.

Co-Authors:

Regenerative Agriculture Initiative, California State University, Chico http://www.csuchico.edu/sustainablefuture/aginitiative/ The Carbon Underground https://thecarbonunderground.org/

This definition will continue to evolve as research and practice inform what builds the health of soils, sequesters carbon, and grows more topsoil for future generations.



Appendix G: Map of Land Bank Conserved Farmland Conservation Easements and Preserves

STEWARDSHIP & OUTREACH REPORT

MARCH 2022

OVERVIEW

This month is marked by arrivals and departures. Rufous hummingbirds have returned to the islands. Satin flowers are again in bloom (Photo 1). Woodpeckers are drumming during the day and chorus frogs are getting louder every night. All these signals of spring are easy causes for celebration, and we carry their positive verve forward as we also say adieu to Kayla Seaforth, our Orcas Island field assistant.

Kayla recently accepted a position with the Skagit Land Trust, and it's easy to be excited for her though also hard to have her leave. Over the past four years, Kayla has applied her intelligence, creativity, and tireless energy to the benefit of Land Bank preserves county-wide (Photo 2). In every interaction with partners, preserve users and volunteers, she conveyed clarity and grace. We know she'll thrive. She'll be closer to her favorite mountain climbs and her mushroom hunting grounds. She'll be extending her ecological restoration skills to preserves with heron rookeries, beaver, coyotes, and salmon. And fortunately for us, she'll still be close by.

Kayla's been a wonderful colleague and we hope she'll stay in touch.

The Land Bank was once again a sponsor of the SJC Agriculture Summit. Several staff attended the event, and Charlie presented on a panel that focused on land access models. Peter accepted an invitation to speak to an Orcas men's club about Land Bank stewardship, and he enjoyed a lively discussion with the group. Otherwise, staff have kept busy with behind-the-scenes planning, and all that critical groundwork that assures everything from sound preserve management to fun and educational volunteer events.

OUTREACH

STAFF: TANJA WILLIAMSON

Prior to departing for a trip, Tanja was a whirl of productivity. She hosted a booth at the SJI Volunteer Fair and had success in meeting several new recruits (Photo 3). She met with staff to discuss social media and also posted a <u>field note</u>. She met with the program coordinator for the SJI library to discuss potential events and facilitated the monthly meeting of the Communications subcommittee. The latter led to her scheduling (and posting news about) this spring's <u>Community Conversations</u>. Can Commissioners make their respective evening Zoom event? The schedule is as follows: San Juan Island on April 6, Lopez Island on April 20, and Orcas Island on April 27th.

Tanja also drafted and edited content, formatted, and published this year's first quarterly newsletter. It featured: a director's note, a noxious weed quiz (which she developed with the County's Noxious Weed Board), a column on stewardship, and an introduction to our newest commissioner. More postings are scheduled to be released while she's away. Now, how's that for planning?!

SALISH SEEDS PROJECT

STAFF: ELIZA HABEGGER, MARGO THORP

We are fortunate to welcome back Margo Thorp as our part-time, seasonal Nursery Assistant. She will begin the last week of March. There's been an increased interest in volunteering, and nursery staff will be starting up a program, "Third Thursdays," that will host volunteers in the morning. We'll also be taking on three interns through the Island Conservation Corps (ICC). They will work at the nursery several days throughout the season and receive training in how to operate a conservation-focused plant nursery.

On March 19, over 400 four-inch pots of nursery-grown native wildflowers will be picked up on Orcas, Shaw, Lopez, and San Juan, as part of the Master Gardener's spring native plant sale. The Land Bank can sell plants to the general public with prices set to reimburse the cost of production.

DISTRICT 1

STAFF: DOUG MCCUTCHEN, CHARLIE BEHNKE, JACOB WAGNER, SHAUNA BARROWS

Beaverton Marsh: Karen Vedder continues to assist in the development of an MOU with <u>Island</u> <u>Rec</u>. Doug recently attended their board meeting and answered questions. They are excited about the project and opportunity to partner, and they've requested that the new linking trail at Linde Park be paved to minimize maintenance and match existing infrastructure. On-the-ground and behind-the-computer planning efforts also continue. Spring Street Int'l School also visited the Preserve. They observed wildlife and evaluated restoration sites which former classes had helped install (Photo 4).

Cady Mountain: Eliza and Doug toured Garry oak restoration sites to evaluate past work and to establish priorities for the next year.

Driggs Park: Volunteers came to prune the roses! Recognize our own Master Gardner in the photo? (Photo 5).

Frazer Homestead: Annual monitoring is complete for both Frazer and Anderson. Everything looked great. In collaboration with the SJPT, preparation of the plots designed for the Island Marble Butterfly recovery began. Tilled areas will be planted with mustard and native prairie species (Photo 6).

Limekiln: Construction of a new kiosk commenced, with the aid of a hearty volunteer crew (Photo 7). The kiosk is located at the main gate, across from the lake.

Zylstra Lake: Doug met with October Farm neighbors to generally check-in with regards to public access, restoration, water management, road maintenance, and other shared interests. The neighbors expressed interest in collaborative management to improve water quality entering the reservoir. Doug installed fence posts to help dissuade visitors from entering the fields in the vicinity of the bald eagle nest. Access into the field may have contributed to interactions between visitors and the breeding eagles last year.

DISTRICT 2

Staff: Peter Guillozet, Kayla Seaforth

Coffelt Farm: Staff released the long-term lease RFP to the public. It was posted locally and regionally. Peter sent a Request for Quotes to five electrical contractors on the MRSC Small Works Roster. He hopes to complete the necessary electrical system improvements in 2022. Smokestack Services LLC recently serviced multiple chimneys on the property and identified several needed repairs to come. Routine maintenance revealed that the spring well water pump system requires repairs, and that work is also being scheduled. Staff and the ICC crew completed another round of riparian planting (Photo 8). Peter recently sought permission from the Washington Department of Fish and Wildlife to collect willow from Killebrew Lake, and with permit in hand, Kayla collected hundreds of pole cuttings that will be added to the Preserve's riparian area.

Coho: Staff joined forces with the ICC crew to plant roughly 800 trees and shrubs along the creek (Photo 9). Most of the plants were Sitka spruce and hemlock, which will enrich the conifer component of the riparian canopy and provide large wood for the channel 100+ years from now. (How's that for planning?!) Peter also met with the Salmon Recovery TAG to answer question about his pre-proposal for lower Cascade Creek habitat enhancement.

Turtleback Mountain: Work on the forest management demo project continues. Staff and the ICC planted over 800 trees and shrubs in the Landscape Scale Restoration grant area. All of the new plants are fruit-bearing species such as serviceberry, thimbleberry and bitter cherry. Such species are lacking on the mountain likely as a result of decades of excessive deer browse. Importantly, they support both pollinators and birds. Commissioners and staff met to review a potential trail in the 2020 addition area, aligned on their ideas, and soon the SMP will be all ready for release to the public (Photo 10).

DISTRICT 3

Staff: Amanda Wedow

General: The announcement for a Lopez seasonal field assistant is out!

FB Spit: Amanda has hosted several events at the Spit including, two beach cleanups and a bird walk. She also dug 15 gallons of Italian arum bulbs from the 'eradication zone.' These are areas of the Preserve where arum is currently sparse. A lot of progress has been made over the last few years, and Amanda will be meeting with a group that plans to initiate an Italian arum treatment study.

Hummel Lake: A tree fell across the trail to the dock, and Joe Ingman with County Parks assisted with cleanup.

Spencer Spit: Eliza completed a Habitat Assessment for the Preserve. She documented signs of wildlife and vegetated species, from the feeder bluffs to the upland forest. The bluffs rise 100 feet from the shoreline and have considerable slumping, and the condition of the upland forest varies based on past activities. (Photos 12 -13).

Watmough: Amanda has been hosting numerous people at the addition (Photo 14). Both the septic system and the well have now been inspected, and both the well and the pump house will need some work. Erin met with the Salmon Recovery TAG to answer questions about her preproposal for funds to (partially) reimburse for acquisition expenses.

Photos



Photo 1: A simple pleasure of spring's arrival. Local naturalist Susan Vernon took this photo of the first satin flower in bloom at Westside Preserve. Thank you for sharing, Susan!



Photo 2. Kayla never shied away from hard work. Here, she bucks up a tree in order to repair the fence that protects her beloved restoration plantings.



Photo 3. Tanja hosts a booth at the volunteer fair, and meets several new community members.



Photo 4. Spring Street students revisited Beaverton Marsh and monitored restoration plantings that were installed by students 10 years earlier.



Photo 5. Shannon and Judy came to prune the roses at Driggs Park. Thank you!



Photo 6. Charlie prepares Island Marble butterfly plots at Frazer Preserve for spring plantings.



Photo 7. Volunteers begin to install a sign kiosk at Lime Kiln.



Photo 8. Kayla and the ICC plant willows (that she harvested) in the wetlands at Coffelt.



Photo 9. The ICC also planted along the steep banks of Coho Preserve.



Photo 10. Staff and Commissioners walk and talk on a portion of the Turtleback addition.



Photo 11. Stewardship staff toured Richardson Marsh. Aaron Rock joined to learn the lay of the land... and Peter got very excited about the idea of restoring a salt marsh...



Photo 12. The forest on the western parcel at Spencer Spit is mature and in good condition. Note the pileated woodpecker holes in the trunk to the right. The eastern parcel is more degraded due to past logging.



Photo 13. Eliza's sleuthing discovered a hole in the feeder bluff. It could potentially be from a kingfisher or a norther rough-winged swallow...?



Photo 14. Stewardship staff gathered at the Watmough addition to review the site and discuss stabilization.

1021.00.318 - Revenues														
Acct_Year		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
	2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$112,529	\$105,975	\$88,901	\$147,914	\$1,205,218
	2012	\$80,547 \$72,106	\$75,740	\$05,834 \$04,042	\$74,531	\$135,200	\$193,882	\$140,010	\$190,444	\$248,152	\$183,890	\$170,092	\$300,337 ¢120,270	\$1,937,333
	2015	\$72,100	\$09,029 \$07,402	\$94,945	\$109,020	\$140,974	\$104,200	\$249,512	\$202,551	\$152,510	\$155,256	\$125,000	\$106,279	\$1,005,979
	2014	\$184 186	\$121 920	\$232.019	\$151 641	\$184.037	\$201 867	\$322 491	\$242 119	\$230,334	\$234,095	\$239,044	\$287.602	\$2,210,825
	2015	\$147,780	\$199,709	\$197.208	\$178,799	\$251,916	\$2201,807	\$250.453	\$362.646	\$326.094	\$266.216	\$258.039	\$319.005	\$2,978.044
	2017	\$170.789	\$167.494	\$169.775	\$268.280	\$393.220	\$379.832	\$241.755	\$460.110	\$380.894	\$362.103	\$255.636	\$274.865	\$3.524.752
	2018	\$252,155	\$166,287	\$287,448	\$265,414	\$360,538	\$487,738	\$335,172	\$326,847	\$309,460	\$410,876	\$277,932	\$307,045	\$3,786,910
	2019	\$136,263	\$156,907	\$182,195	\$282,295	\$474,060	\$303,744	\$318,828	\$427,381	\$303,198	\$421,696	\$304,131	\$473,533	\$3,784,232
	2020	\$251,391	\$169,933	\$288,018	\$158,176	\$260,943	\$389,402	\$653,337	\$584,765	\$755,057	\$898,677	\$563,691	\$653,695	\$5,627,084
	2021	\$415,281	\$303,073	\$391,898	\$672,670	\$552,318	\$882,523	\$655,661	\$588,043	\$485,643	\$594,848	\$694,893	\$488,162	\$6,725,012
	2022	\$360,392	\$316,292											\$676,684
Budget 2022		\$3,960,000												
	2010	6.47%	2.68%	7.59%	9.65%	6.80%	10.89%	7.19%	7.46%	11.41%	7.64%	9.83%	12.39%	
	2011	9.10%	7.77%	9.01%	8.35%	6.02%	7.83%	6.05%	8.08%	9.34%	8.79%	7.38%	12.27%	
	2012	4.47%	3.91%	3.40%	3.85%	6.98%	10.01%	7.26%	10.14%	12.81%	9.49%	8.78%	18.91%	
	2013	4.33%	5.39%	5.71%	6.55%	8.83%	6.27%	14.98%	12.16%	7.96%	9.33%	10.17%	8.31%	
	2014	5.25%	4.39%	7.34%	10.65%	9.84%	9.56%	8.73%	8.93%	9.31%	11.49%	5.64%	8.88%	
	2015	6.9/%	4.61%	8.78%	5.74%	0.9/%	7.64%	12.21%	9.16%	9.06%	8.89%	9.08%	10.89%	
	2010	4.90%	0.71%	0.02%	0.00%	8.40% 11 16%	10.79%	8.41% 6.86%	12.18%	10.95%	8.94% 10.27%	8.00% 7.25%	10.71%	
	2012	4.0J% 6.66%	4.75% 4 39%	4.02%	7.01%	9 57%	17 88%	0.00% 8 85%	x 63%	10.01% & 17%	10.27%	7.25%	7.80% & 11%	
	2010	3 60%	4.55%	4 81%	7.01%	12 53%	8.03%	8 43%	11 29%	8.01%	11 14%	8 04%	12 51%	
	2020	4.47%	3.02%	5.12%	2.81%	4.64%	6.92%	11.61%	10.39%	13.42%	15.97%	10.02%	11.62%	
	2021	6.18%	4.51%	5.83%	10.00%	8.21%	13.12%	9.75%	8.74%	7.22%	8.85%	10.33%	7.26%	
	2022	9.10%	7.99%											
Cumulative		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	2010	\$88,143 ¢100,720	\$124,682	\$228,188	\$359,778	\$452,443	\$600,967	\$698,939	\$800,669	\$956,238	\$1,060,429	\$1,194,476	\$1,363,380	
	2011	\$109,729	\$205,505	\$228 127	\$302,659	\$405,224 \$137 Q1Q	\$579,570	\$772,470	\$749,900	\$002,429	\$906,404 \$1,400,904	\$1,057,504	\$1,205,216	
	2012	\$72.106	\$161,734	\$256.678	\$365.698	\$512.672	\$616.957	\$866.269	\$1.068.620	\$1,201,136	\$1,356,394	\$1,575,700	\$1,663,979	
	2014	\$116.307	\$213.711	\$376.470	\$612.546	\$830.592	\$1.042.530	\$1.236.020	\$1.433.945	\$1.640.278	\$1.894.973	\$2.020.017	\$2.216.829	
	2015	\$184,186	\$306,105	\$538,125	\$689,766	\$873,803	\$1,075,669	\$1,398,164	\$1,640,283	\$1,879,664	\$2,114,549	\$2,354,406	\$2,642,008	
	2016	\$147,780	\$347,489	\$544,696	\$723,496	\$975,412	\$1,195,589	\$1,446,043	\$1,808,689	\$2,134,784	\$2,401,000	\$2,659,039	\$2,978,044	
	2017	\$170,789	\$338,283	\$508,057	\$776,338	\$1,169,558	\$1,549,390	\$1,791,144	\$2,251,254	\$2,632,147	\$2,994,251	\$3,249,887	\$3,524,752	
	2018	\$252,155	\$418,441	\$705,890	\$971,304	\$1,331,842	\$1,819,580	\$2,154,751	\$2,481,598	\$2,791,057	\$3,201,933	\$3,479,865	\$3,786,910	
	2019	\$136,263	\$293,170	\$475,365	\$757,660	\$1,231,720	\$1,535,464	\$1,854,293	\$2,281,674	\$2,584,872	\$3,006,568	\$3,310,699	\$3,784,232	
	2020	\$251,391	\$421,324	\$709,342	\$867,518	\$1,128,461	\$1,517,863	\$2,171,200	\$2,755,964	\$3,511,021	\$4,409,698	\$4,973,389	\$5,627,084	
	2021	\$415,281	\$718,353	\$1,110,251	\$1,782,921	\$2,335,239	\$3,217,761	\$3,873,422	\$4,461,465	\$4,947,109	\$5,541,957	\$6,236,850	\$6,725,012	
0 !	2022	\$360,392	\$676,684											
Cumulative %	2010	C 179/	0.15%	16 749/	26.20%	22 109/	44.09%	E1 270/	EQ 720/	70 1 49/	77 700/	97 619/	100.00%	
	2010	9 10%	9.15%	25 88%	20.59%	40.26%	44.08%	51.27%	56.75% 62.22%	70.14%	20 35%	87.01%	100.00%	
	2012	4 47%	8 38%	11 78%	15 62%	22 60%	32 61%	39.87%	50.01%	62 82%	72 31%	81.09%	100.00%	
	2013	4.33%	9.72%	15.43%	21.98%	30.81%	37.08%	52.06%	64.22%	72.18%	81.52%	91.69%	100.00%	
	2014	5.25%	9.64%	16.98%	27.63%	37.47%	47.03%	55.76%	64.68%	73.99%	85.48%	91.12%	100.00%	
	2015	6.97%	11.59%	20.37%	26.11%	33.07%	40.71%	52.92%	62.08%	71.15%	80.04%	89.11%	100.00%	
	2016	4.96%	11.67%	18.29%	24.29%	32.75%	40.15%	48.56%	60.73%	71.68%	80.62%	89.29%	100.00%	
	2017	4.85%	9.60%	14.41%	22.03%	33.18%	43.96%	50.82%	63.87%	74.68%	84.95%	92.20%	100.00%	
	2018	6.66%	11.05%	18.64%	25.65%	35.17%	48.05%	56.90%	65.53%	73.70%	84.55%	91.89%	100.00%	
	2019	3.60%	7.75%	12.56%	20.02%	32.55%	40.58%	49.00%	60.29%	68.31%	79.45%	87.49%	100.00%	
	2020	4.47%	7.49%	12.61%	15.42%	20.05%	26.97%	38.58%	48.98%	62.40%	78.37%	88.38%	100.00%	
	2021	6.18%	10.68%	16.51%	26.51%	34.72%	47.85%	57.60%	66.34%	/3.56%	82.41%	92.74%	100.00%	
Avg % Recycl	2022	9.10% 5.61%	10.30%	16 68%	73.87%	32.15%	41 43%	50.62%	60 64%	70 51%	80.65%	89.20%	100.00%	
HVS 70 Netvu		5.01%	10.30%	10.08%	25.02%		41.45%			- 70.51%			100.00%	
Projections														
Min		\$3,958,399	\$4,010,287											
Max		\$10,008,654	\$9,037,596											
Average		\$6,426,202	\$6,571,134											
Budget Amt		\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	
YE Budget Pro	j(%)	162.28%	165.94%											







<u>Conservation Land Bank seeks farmer to move to Coffelt</u> <u>Farm Preserve on Orcas Island</u>

Posted February 28, 2022 at 1:07 pm by Jeff Arnim sanjuanupdate.com



The San Juan County Conservation Land Bank is looking for an experienced farmer or farm organization — possibly from San Juan Island — to move their existing operation to Orcas Island.

The Land Bank <u>has issued a request for proposals</u> for a five-year farm lease on its 150-acre Coffelt Farm Preserve, with a five-year renewal option. The property includes pasture land, a house, and existing farm infrastructure. According to the RFP:

Since the Land Bank acquired Coffelt Farm Preserve [in 2008], farm operations were managed first by a non-profit, Coffelt Farm Stewards, and currently by Lum Farms LLC under an interim lease through 2022. These operations have maintained the farm as a diversified, though primarily livestock-based operation. In addition to advancing its stewardship goals, the Land Bank seeks to maintain the farm as a model for small-scale, community-oriented agriculture and as a welcoming place for visitors and all members of the community.

Proposals are due by Wednesday, June 1.

Request for Proposals issued for Coffelt Farm Preserve

February 24th, 2022|orcasonian.com



||| FROM TANJA WILLIAMSON for SAN JUAN COUNTY LAND BANK |||

We invite proposals from skilled farmers and/or farm organizations who wish to move their farm operation and/or agricultural program to Coffelt Farm Preserve on Orcas Island. The long-term farm lease includes 150 acres of pasture, a house, and extensive farm infrastructure.

Proposals must be received by 4pm on June 1, 2022. <u>CLICK HERE</u> to download Request for Proposals (RFP) and attachments. For questions call Charlie Behnke at 360-830-7340 or email <u>charlieb@sjclandbank.org</u> for further information.

EN ESPANOL

Se solicitan propuestas de agricultores expertos y/o organizaciones agrícolas que deseen trasladar su operación agrícola y/o programa agrícola a Coffelt Farm en Orcas Island. El contrato de arrendamiento agrícola a largo plazo incluye 150 acres de pastos, una casa y infraestructura agrícola amplia.

Las propuestas deben recibirse antes de las 4:00 pm del 1 de junio de 2022. <u>Haga</u> <u>clic aquí</u> para descargar la Solicitud de Propuestas (RFP) y los archivos adjuntos. Para preguntas o para obtener una copia de la solicitud en español, comuníquese con Charlie Behnke al 360-830-7340, <u>charlieb@sjclandbank.org</u>.

COUNTY NOXIOUS WEED BOARD RESPONDS TO ARTICLE ABOUT ITALIAN ARUM SPREADING FROM WA TO B.C.

• Written by San Juan County Noxious Weed Control Program sanjuanislander.com



In its February 8 article, <u>Noxious Italian Arum Spreads From San Juan Islands to Greater Victoria</u>, <u>B.C</u>., the author cited an article in Victoria's Times Colonist, written by Darron Kloster on February 4. Kloster wrote that The Horticulture Centre of the Pacific had recently warned people on Facebook about a noxious weed species, Italian arum, "that's jumped the border from Washington State and is quickly spreading through Greater Victoria." The February 8 article in The San Juan Islander took it one step further, insinuating that Italian arum was invading Victoria from San Juan County.

While it is true that Washington State is grappling with Italian arum, its purported "invasion" from the U.S. into Canada is unproven. Yes, birds are suspected of carrying its mature, orange berries to new locations, but limited observation in the San Juan Islands suggest that Italian arum has not spread from island to island.

To date, its appearance has not been documented in the 'outer islands' in San Juan County, which are often uninhabited by people yet frequented by bird species. Other species, such as English holly or English ivy, do appear in these remote areas, suggesting avian seed dispersal (a few other weed species are spread by boaters, such as lawnweed, Soliva sessilis).

A more likely explanation of Victoria's Italian arum situation is the horticulture industry itself, which reportedly continues to sell it in B.C. at local nurseries. Washington State's Department of Agriculture prohibited arum's sale, trade, and commercial distribution as of 02/08/2021, over a year ago, and it has been on the State Noxious Weed List since 2015.

And as the San Juan Islander article noted, it is a listed noxious weed (WAC 16-750). It is possible that arum is invading B.C. from the U.S. by commercial means, but chances are, it has been in Greater Victoria for longer than people realize—hiding in plain sight in people's yards.

On Lopez Island, galvanized by Jim Falconer and his 'Aruminators', residents are working very hard to control Italian arum, particularly at the Land Bank's Fisherman Bay Spit Preserve (thank you, Amanda Wedow). By several years of careful monitoring, and developing suitable effective control methods during this time, and by the direct legal actions of the Washington State Noxious Weed Control Board and San Juan County Noxious Weed Control Board, Washington State desires to completely eradicate this toxic, noxious weed.

Italian arum's newfound infamy in Victoria may help both countries to develop an esprit des corps in seeking out its eventual demise. That would be a welcome form of weed diplomacy.