



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Gerard Farm

Applicant Jurisdiction(s): King County Department of Natural Resources and Parks

Open Space System: Near the Snoqualmie Agricultural Production District
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 20.00 acres
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$100,000
(Dollar amount of CFT grant requested)

Type of Acquisition(s): Fee Title Conservation Easement Other: Development rights

CONTACT INFORMATION

Contact Name: Ted Sullivan Phone: 206-477-4834

Title: Farmland Preservation Program Manager Email: ted.sullivan@kingcounty.gov

Address: 201 South Jackson St., Suite 600, Seattle WA 98104

Date: March 18, 2015

PROJECT SUMMARY:

This project will preserve farmland adjacent to the Snoqualmie APD and will assist in the transition of a property from retiring farmer to a beginning farmer. Based on affordability of farmland in King County, there is a strong need to use conservation easements as tools to enable new farmers to access affordable farmland. Access to affordable farmland is a priority of the Kitchen Cabinet and Local Food Initiative.

This project will use CFT funds alongside PCC Farmland Trust donor-raised (capital reserve) dollars to acquire an agricultural easement on 20 acres of productive farmland. The current landowner is in poor health and needs to sell the land within the year. PCC Farmland Trust is assisting the landowner in finding a future buyer while simultaneously partnering with the County to acquire a conservation easement.

This project seeks to use conservation easement funding to help bridge the land succession gap between retiring farmers and new farmers and would further the County's goal to protect active farmland that contribute to the local food supply.

I. OPEN SPACE RESOURCES

A. Wildlife habitat or rare plant reserve

E. Historic/cultural resources

- B. Salmon habitat and aquatic resources
- C. Scenic resources
- D. Community separator

- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs

Wildlife habitat or rare plant reserve: The wooded area of the property provides a buffer to the steep slopes below as well as the neighboring residential properties. The habitat benefit of this farm is primarily for birds, including the pileated woodpecker, and small wildlife migration corridors.

Passive Recreation opportunity/unmet needs: The farm is located in an area mapped by the Natural Resources Conservation Service (NRCS) as farmland of statewide importance (tokul gravelly medial loam). A successful farmland easement that limits non-tillable acreage would prevent the loss of this valuable soil. Additionally, and as a minor contribution to open space resources, the partner organization, PCC Farmland Trust, engages the public through quarterly on-farm educational events and farm tours to educate the local community about the importance of preserving farmland on the urban fringe.

2. ADDITIONAL FACTORS

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

Educational/interpretive opportunity: The partner organization, PCC Farmland Trust, engages the public through quarterly on-farm educational events and farm tours to educate the local community about the importance of preserving farmland on the urban fringe.

Threat of loss of farmland resources: In 1959, there were approximately 100,000 acres of prime farmland in King County; however, by the late 1970's approximately half of these acres had been permanently converted to other uses. The inception of the Farmland Preservation Program (FPP) in 1979 and the implementation of a variety of County policies and initiatives since then have helped to greatly reduce the loss of farmland. However, by current estimates, the original 100,000 acres of prime farmland that existed in 1959 are now reduced to approximately 41,000 acres. Most of these prime farmlands are within the designated Agricultural Production Districts (APDs), but many, such as this farm, are outside of this resource protection designation. Purchasing the development rights allows the County to place covenants on the property which limit it to agriculture and open space uses. It also removes the property's speculative value, thereby helping to ensure that the property will remain affordable and thus available for agriculture or open space uses.

Ownership complexity/willing seller(s)/ownership interest proposed: The current landowner is in poor health and needs to sell the land within the year. PCC Farmland Trust is assisting the landowner in finding a future buyer while simultaneously partnering with the County to acquire a conservation easement, which would help lower the cost of acquisition.

Partnerships: This project was brought to the attention of the County's Farmland Preservation Program staff by PCC Farmland Trust. Similar to the Jubilee Farm easement project, the County and PCC will cooperate on the development of a farmland easement and removal of a development right to protect the farm perpetually. PCC Farmland Trust will contribute a portion the CFT match; they are actively searching for additional match dollars.

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?

Although the development rights are formally removed from a property, the remaining property interests are privately owned. FPP staff regularly monitors the properties to ensure that the owners are aware of the restrictive covenants that are on their property and are complying with them. Monitoring activities include site visits and meeting with the property owner as well as routinely driving by properties and checking aerial photographs of preserved properties. Site visits and meetings with property owners are generally done once every one to three years unless a situation warrants more frequent visits. If a covenant violation is noted, staff informs the owner of the violation and work with them to resolve it. If such means of resolving a violation are unsuccessful, the County has the option of resolving it through litigation.

Funding for staff to monitor FPP properties and perform other program management activities is included as an expense item in the County's annual budget.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$100,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$0

^aAllowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

^bKing County projects only, if applicable.

Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

This cost estimate is based on the estimated purchase price of a farmland easement and one development right for land outside of the floodplain located in the Rural Area zoning (RA10). A formal appraisal will determined the "before" value of the property and the "after" value based on the easement language and the removal of the development right. The value of the easement and development right is the difference between the "before" and "after" values and provided the basis for the estimate shown below.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$200,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$3,000
Relocation	\$0
Hazardous waste reports	
Directly related staff, administration and legal costs	\$5,000
Total Project Costs (CFT and other funds)	\$218,000

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
PCC Farmland Trust	Current	\$50,000
Total CFT Funds Previously Received <i>This Project</i>	\$0	\$0

Total Matching Funds and Past CFT Funds Currently Identified	\$0	\$0
Unidentified Remaining Match Need	By end of 2015 or early 2016	\$50,000

Unidentified remaining match need: What funds are anticipated and what is the time frame?

Please briefly discuss how the unidentified remaining match need above will be met.

PCC Farmland Trust is pursuing other funding sources, such as NRCS, to match their contribution. It is anticipated that additional funding should be available before the end of 2016.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
none			
<i>TOTAL</i>	<i>Not applicable</i>		

6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

8 ½ x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

Site Map that shows the following:

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

Location Map that shows the following:

- Other permanently protected open spaces (private, non profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*



2016 CFT Application - Location of Gerard Farm

2013 Aerial



Legend

-  Gerard farm
-  Incorporated Areas
-  Agricultural Production District
-  FPP property
-  Water courses
-  Publicly owned land or easement

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

 **King County**
 Department of
 Natural Resources and Parks
 Water and Land Resources Division
 199 001

 NORTH

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