



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Farmland Easements in the Sammamish River APD

Applicant Jurisdiction(s): King County

Open Space System: Sammamish River 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: 21.36 acres (2 parcels)

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

CFT Application Amount: \$210,500

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Date: March 7, 2016

PROJECT SUMMARY:

(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)

The purpose of the project is to preserve significant and prime farmland that contributes to the production of food and other agricultural products in King County for the region's community. Parcel 152605-9102 (6.46 acres) is owned by A Farm In The Sammamish Valley, LLC, which also owns the adjacent sixty acres. The sixty acres is protected by a Deed and Agreement managed by the Farmland Preservation Program; acquiring a Deed and Agreement on this parcel would complete the preservation of the farm's entire acreage. Tonnemaker Farms is actively farming a portion of this parcel and is also actively engaged in bringing more acreage of this parcel into production. Tonnemaker intends on investing more into the farm, as well as selling fruits and vegetables from the farm stand, which contributes to the County's Food Initiative. The farmers on the Zante property, parcel 102605-9030 (14.90 acres) are primarily growing flowers and ornamentals, which are sold to the public both on site and in other market locations. Purchasing a deed and agreement on each of these farms will remove these properties from the threat of development and preserve the soils for agricultural uses.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the **proposed acquisition parcel(s)**, please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- | | |
|---|--|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> C. Scenic resources | <input type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife habitat or rare plant reserve: Preserving this property through a farmland deed and agreement will ensure it remains as open space in perpetuity, which will protect valuable habitat and foraging for small mammals and birds, primarily hawks and other birds of prey. Included in the deed and agreement will be "potential restoration areas" if applicable. However, the primary focus of the proposal is to permanently protect farmland and encourage agricultural productivity.

Scenic resources: Scenically, these farm properties provide outstanding open space scenic opportunities associated with the Sammamish River Agricultural Production District. The agrarian activity and aesthetic contribution from the open space and agricultural use can be seen from various road arterials surrounding the APD and the adjacent Sammamish Valley Trail. The cities adjacent to the APD, Woodinville on the north and Redmond on the south, benefit from these scenic values, which includes contribution as economic drivers such as agritourism.

2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please mark all criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- 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

Threat of loss of open space 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.

The properties are located in an area of the county that is under high demand for development from wineries, specifically tasting rooms, which include wineries, but also breweries and distilleries. Placing these properties under a Farmland Preservation Program Deed and Agreement, which preserves the use of the soils will ensure no less than 95% of the property remains available for farming or open space.

Ownership complexity/willing seller(s)/ownership interest proposed: The A Farm In The Sammamish Valley, LLC contacted FPP staff with a desire to sell an easement and preserve the last remaining parcel of their farm. The Zante property has a long history of willingness to engage with the County, but ultimately not sell an easement. A local "angle investor" is working toward acquisition of the Zante farm; this investor is interested in selling an easement to help with the cost and long term commitment of the property to farming and open space.

Is the property identified in an adopted park, open space, comprehensive, or community plan?: Yes, both properties are prime farmland located in a resource significant area, designated in the County's Comprehensive Plan as an Agricultural Production District.

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: \$210,500
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).

The King County Department of Assessments has appraised the A Farm In The Sammamish Valley, LLC, land value at \$551,000 and the Zante land value at \$765,000. The estimated cost (\$225,000 for A Farm, includes Deed and Agreement, as well as purchase of development right, and \$150,000 for Zante, which is only for the Deed and Agreement) is based on extrapolating costs for other farmland easement purchases that occurred in 2015. A formal appraisal will determined the "before" value of the property and the "after" value based on the Deed and Agreement 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	\$375,000
Title and appraisal work	\$20,000
Closing, fees, taxes	\$6,000
Relocation	NA
Hazardous waste reports	NA
Directly related staff, administration and legal costs	\$20,000
Total Project Costs (CFT and other funds)	\$421,000

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)
79' Bond	Existing	\$210,500
Total CFT Funds Previously Received This Project	NA	
Total Matching Funds and Past CFT Funds Currently Identified	NA	
Unidentified Remaining Match Need	\$0.00	

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.

None needed or anticipated

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)
NA			
TOTAL			

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).*



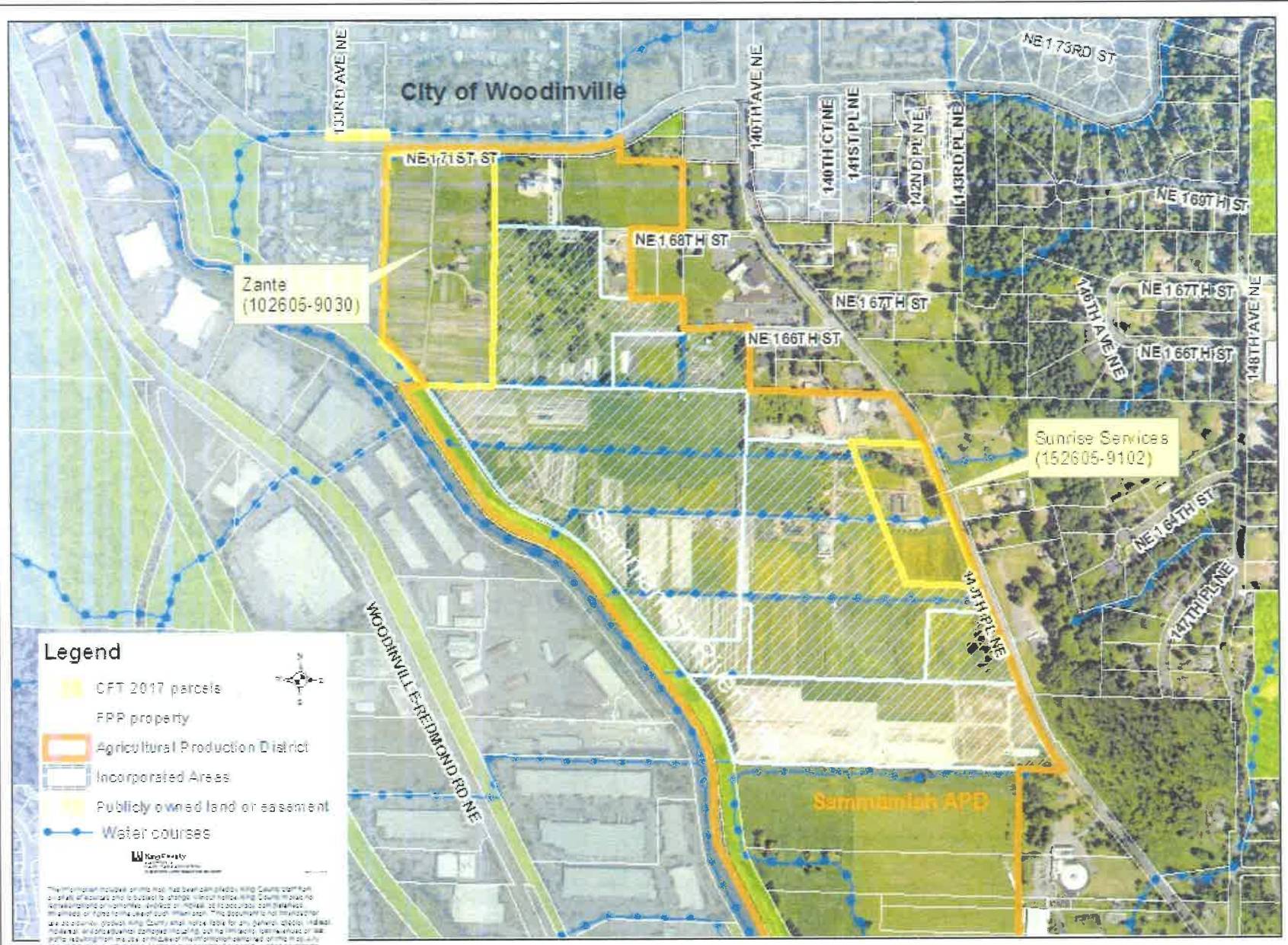
Legend

- CFT 2017 parcels
- FPP property
- Agricultural Production District
- Incorporated Area
- Publicly owned land or easement

MapInfo

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CFT 2017 - Sammamish APD parcels



Legend

- CFT 2017 parcels
- PPP property
- Agricultural Production District
- Incorporated Areas
- Publicly owned land or easement
- Water courses



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CFT 2017 - Sunrise Services farmland



Legend

- CFT 2017 parcels
- FPP property
- Agricultural Production District
- Incorporated Areas
- Publicly owned land or easement
- Water courses

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CFT 2017 - Zante farmland