

**Farmland Preservation Projects
Grants Awarded**
Washington Wildlife and Recreation Program
2019 Supplemental Grant Round

Rank	Score	Project Number and Type ¹	Project Name	Grant Applicant	Grant Request	Applicant Match	Grant Awarded
1	51.14	19-1530A	Kristoferson Farm-Working Farmland	Whidbey Camano Land Trust	\$579,000	\$709,000	\$579,000
2	49.57	19-1539A	Trout Lake Valley Phase 4 Agricultural Easement	Columbia Land Trust	\$277,000	\$277,000	\$277,000
3	47.14	19-1445A	Olson Farm, Lewis County	PCC Farmland Trust	\$151,000	\$185,800	\$151,000
4	46.57	19-1527A	Stevenson Farm	Conservation Commission	\$730,718		\$730,718
5	46.14	19-1350A	Bob's Corn and Pumpkin Farm	PCC Farmland Trust	\$552,625	\$552,625	\$552,625
6	46.00	19-1360A	Woodward (Highway 20) Conservation Easement	Methow Conservancy	\$290,150	\$393,350	\$290,150
7	44.57	19-1507A	Sand Land Conservation	Okanogan Land Trust	\$549,443	\$549,443	\$549,443
8	44.29	19-1526A	Tillman Farm	Forterra	\$1,280,700	\$1,280,700	\$1,280,700
9	43.86	19-1462A	Breiler Ranch, Douglas County	Chelan-Douglas Land Trust	\$229,500	\$450,000	Alternate
9	43.86	19-1431A	Fort Conservation Easement	Methow Conservancy	\$153,392	\$153,392	Alternate
11	43.43	19-1542A	Bishop Agricultural Conservation Easement	Whatcom County of	\$155,000	\$172,000	Alternate
12	43.29	19-1457A	Mensonides Farm, Pierce County	PCC Farmland Trust	\$526,500	\$527,350	Alternate
13	38.29	19-1534A	Upper Naneum Creek Farm	Forterra	\$253,250	\$253,250	Alternate
14	35.29	19-1537A	Rethlefsen Agricultural Conservation Easement	Whatcom County	\$150,000	\$177,500	Alternate
					\$5,878,278	\$5,681,410	\$4,410,636

¹Project Type: A=Acquisition

Farmland Preservation Projects

Preliminary Ranking

Washington Wildlife and Recreation Program
2019 Supplemental Grant Round

Rank	Score	Project Number and Type ¹	Project Name	Grant Applicant	Grant Request	Applicant Match	Total
1	51.14	19-1530A	Kristoferson Farm-Working Farmland	Whidbey Camano Land Trust	\$579,000	\$709,000	\$1,288,000
2	49.57	19-1539A	Trout Lake Valley Phase 4 Agricultural Easement	Columbia Land Trust	\$277,000	\$277,000	\$554,000
3	47.14	19-1445A	Olson Farm, Lewis County	PCC Farmland Trust	\$151,000	\$185,800	\$336,800
4	46.57	19-1527A	Stevenson Farm	Conservation Commission	\$730,718		\$730,718
5	46.14	19-1350A	Bob's Corn and Pumpkin Farm	PCC Farmland Trust	\$552,625	\$552,625	\$1,105,250
6	46.00	19-1360A	Woodward (Highway 20) Conservation Easement	Methow Conservancy	\$290,150	\$393,350	\$683,500
7	44.57	19-1507A	Sand Land Conservation	Okanogan Land Trust	\$549,443	\$549,443	\$1,098,886
8	44.29	19-1526A	Tillman Farm	Forterra	\$1,280,700	\$1,280,700	\$2,561,400
9	43.86	19-1462A	Breiler Ranch, Douglas County	Chelan-Douglas Land Trust	\$229,500	\$450,000	\$679,500
9	43.86	19-1431A	Fort Conservation Easement	Methow Conservancy	\$153,392	\$153,392	\$306,784
11	43.43	19-1542A	Bishop Agricultural Conservation Easement	Whatcom County of	\$155,000	\$172,000	\$327,000
12	43.29	19-1457A	Mensonides Farm, Pierce County	PCC Farmland Trust	\$526,500	\$527,350	\$1,053,850
13	38.29	19-1534A	Upper Naneum Creek Farm	Forterra	\$253,250	\$253,250	\$506,500
14	35.29	19-1537A	Rethlefsen Agricultural Conservation Easement	Whatcom County	\$150,000	\$177,500	\$327,500
					\$5,878,278	\$5,681,410	\$11,559,688

¹Project Type: A=Acquisition

Farmland Preservation Projects
Preliminary Evaluation Scores
Washington Wildlife and Recreation Program
2019 Supplemental Grant Round

Rank	Question Project Name	1	2	3	4	5	6		7		8	9	Total
		Viability of the Site	Threat to the Land	Access to Markets	On-Site Infrastructure	Building Envelope	Farmland Stewardship		Benefits to the Community		Match	Easement Duration	
							Farmland Stewardship	Farmland Stewardship Bonus	Benefits	Letters of Support Bonus			
1	Kristoferson Farm-Working Farmland	13.86	9.29	3.86	3.57	3.71	5.86	1.86	5.43	1.71	2.00	0.00	51.14
2	Trout Lake Valley Phase 4 Agricultural Easement	14.71	9.57	3.86	4.00	3.71	5.00	1.43	5.43	1.86	0.00	0.00	49.57
3	Olson Farm, Lewis County	14.00	8.71	3.57	3.43	3.43	4.43	1.29	4.57	1.71	2.00	0.00	47.14
4	Stevenson Farm	14.14	8.71	3.71	2.86	3.57	5.57	1.71	4.57	1.71	0.00	0.00	46.57
5	Bob's Corn and Pumpkin Farm	14.71	8.57	3.57	3.86	3.57	4.14	0.86	5.29	1.57	0.00	0.00	46.14
6	Woodward (Highway 20) Conservation Easement	13.86	8.71	3.86	2.71	3.29	4.00	1.14	4.71	1.71	2.00	0.00	46.00
7	Sand Land Conservation	13.86	7.00	3.43	3.71	3.71	5.29	1.43	4.14	2.00	0.00	0.00	44.57
8	Tillman Farm	14.14	9.43	3.29	3.71	2.86	3.86	1.29	4.00	1.71	0.00	0.00	44.29
9	Breiler Ranch, Douglas County	13.29	6.29	3.57	3.00	3.71	5.00	1.29	3.86	1.86	2.00	0.00	43.86
9	Fort Conservation Easement	14.29	8.71	3.43	3.57	3.14	3.86	0.86	4.29	1.71	0.00	0.00	43.86
11	Bishop Agricultural Conservation Easement	13.71	8.86	3.43	3.71	3.14	4.29	1.43	4.57	0.29	0.00	0.00	43.43
12	Mensonides Farm, Pierce County	13.00	9.57	3.14	3.14	3.57	4.00	1.29	3.86	1.71	0.00	0.00	43.29
13	Upper Naneum Creek Farm	11.71	6.71	3.43	3.14	3.57	4.29	1.43	3.29	0.71	0.00	0.00	38.29
14	Rethlefsen Agricultural Conservation Easement	11.14	7.29	3.57	3.57	3.43	2.86	0.43	2.86	0.14	0.00	0.00	35.29

Evaluators score Questions 1-7; RCO staff scores Questions 8-9.

Whidbey Camano Land Trust Preserving an Iconic Camano Island Farm

Grant Requested: \$579,000

The Whidbey Camano Land Trust will use this grant to buy a conservation easement¹ on about 80 acres of the 231-acre Kristoferson Farm, on Camano Island. The farm is a local icon, providing a scenic backdrop along nearly a mile of Northeast Camano Drive, the main road to and from the island. Purchased by Alfred Kristoferson in 1912, the farm is now in the fourth generation of family ownership. Recently, the Kristoferson family diversified the farm, adding lavender, apples, and pumpkins to the organic hay historically grown there. Farming without chemical fertilizers, herbicides, or pesticides is a family tradition, and Kristoferson Farm is certified organic by the Washington State Department of Agriculture. The family's dedication to preserving the farm and wildlife habitat is central to its mission. Major environmental initiatives such as improving salmon passage, restoring the banks along Kristoferson Creek, and the family's embrace of sustainable farming serve as model practices. In 2014, Kristoferson Farm was named "Washington State Wildlife Farm of the Year" by the Washington Association of Conservation Districts. The fourth generation of Kristofersons are committed to the farm and eager to protect it for many generations to come. The Whidbey Camano Land Trust will contribute \$709,000 in conservation futures,² a federal grant, and a donation of property interest. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1530)

Columbia Land Trust Conserving a Trout Lake Valley Farm

Grant Requested: \$277,000

The Columbia Land Trust will use this grant to buy a conservation easement³ to protect permanently 101 acres of prime farmland in the scenic Trout Lake Valley. Trout Lake is 1,800 feet above sea level at the base of Washington's second tallest peak, Mount Adams. The easement would protect high-quality, volcanic, agriculture soils on land that has been platted for development, and enable the organic dairy farm there to expand its operations by buying additional at-risk farmland. The easement would ensure the source of milk for a nearby cheese creamery, securing at least eight full-time jobs and additional part-time jobs. The Columbia Land Trust will contribute \$277,000 in a federal grant and donations of cash. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1539)

¹A conservation easement is a voluntary legal agreement that restricts development of the land and keeps it for a specific purpose, such as for the production of crops or for ranches.

²Conservation futures are a portion of property taxes used by local governments to buy land or development rights to protect natural areas, forests, wetlands, and farms.

³A conservation easement is a voluntary legal agreement that restricts development of the land and keeps it for a specific purpose, such as for the production of crops or for ranches.

Farmland Preservation Category Project Summaries (In Rank Order)



PCC Farmland Trust Conserving the Olson Farm

Grant Requested: \$151,000

The PCC Farmland Trust will use this grant to buy a conservation easement⁴ to protect permanently 121 acres of Lewis County's best prime farmland. Located outside Napavine, the Olson Farm is owned by the third generation of the Olson family. The farm has been certified organic since 2000 and its cattle herd is 100 percent pasture-raised. With excellent soils, on-site supporting infrastructure, and ideal access to the markets of Olympia and Tacoma, preservation of this farm provides a unique opportunity to conserve a farm that is almost double the size of the average Lewis County farm. In light of surrounding commercial and residential development, the Olson family is seeking to conserve its farm to continue its commitment to Lewis County's deep agricultural heritage and ensure that the land is available for the next generation of family farmers. The PCC Farmland Trust will contribute \$185,800 in federal and private grants. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1445)

State Conservation Commission Conserving Stevenson Farm near Yakima

Grant Requested: \$730,718

The State Conservation Commission will use this grant to buy a conservation easement⁵ to protect nearly 92 acres of irrigated, agricultural land in Yakima County. The land is next to 281 acres already preserved with an easement. This property also is on a busy road linking Yakima with the agricultural communities of Cowiche and Tieton. The surrounding area includes a mix of farms and new home construction. Conservation of this property will ensure the agricultural characteristics are not diminished and will build an agricultural buffer between rural residential and intensive agriculture. The area being considered also contains 2,220 feet of Cowiche Creek, a high priority to salmon recovery. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1527)

PCC Farmland Trust Conserving Bob's Corn and Pumpkin Farm

Grant Requested: \$552,625

The PCC Farmland Trust will use this grant to buy a conservation easement⁶ on Bob's Corn and Pumpkin Farm, conserving 209 acres permanently. Bob's Corn and Pumpkin Farm is a fifth generation farm in the Snohomish River Valley, located just a few miles west of Monroe and south of the city of Snohomish. The farm has been owned and operated by the Ricci family since 1888. It was a dairy for generations until 2001 when the family sold its herd and switched to row

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Farmland Preservation Category

Project Summaries (In Rank Order)



crops, hay production, and agricultural tourism. The Riccis are raising their five children on the farm and plan to continue farming there for generations to come. The land borders the Snohomish River, which is priority habitat for Chinook salmon, a species listed as threatened with extinction under the federal Endangered Species Act, and coho salmon, a federal species of concern, as well as other species of trout and salmon. The easement will ensure the property will stay as working farmland and allow for restoration of the fish habitat. The PCC Farmland Trust will contribute \$552,625 in a federal grant and donations of cash. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1350)

Methow Conservancy Conserving Farmland near Mazama

Grant Requested: \$290,150

The Methow Conservancy will use this grant to buy a conservation easement⁷ to conserve 88.3 acres of irrigated, agricultural land with high-quality soils near Mazama in the Methow Valley. The Methow Valley is renowned for its scenic beauty and intact wildlife populations. The land proposed for protection has been owned by the same family for almost 70 years and is part of the family's larger cattle operation. The easement will extinguish 16 development rights on the land, and in doing so, will protect permanently an important piece of agricultural land and its associated water right, as well as protect signature scenic views from the adjacent Highway 20, a State Scenic Byway. The Methow Conservancy will contribute \$393,350 in a federal grant and donations of cash and land. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1360)

Okanogan Land Trust Protecting a Farm and Cattle Ranch near Tonasket

Grant Requested: \$549,443

The Okanogan Land Trust will use this grant to buy a permanent conservation easement⁸ on 842 acres of productive farmland and rangeland that supports a cattle ranch northeast of Tonasket. The project also will protect prime and unique soils and grasslands of special environmental significance. The land abuts state, federal, and tribal lands. The grant will allow the Olmas family to permanently protect and solidify its successful and growing ranching operation, and help prepare to transition the farm to the next generation. Because the land is near Tonasket, it is a prime target for a large housing development and likely would be subdivided. The Okanogan Land Trust will contribute \$549,443 in donations of cash and property interest. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1507)

⁷A conservation easement is a voluntary legal agreement that restricts development of the land and keeps it for a specific purpose, such as for the production of crops or for ranches.

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Farmland Preservation Category Project Summaries (In Rank Order)



Forterra Conserving the Tillman Dairy Farm

Grant Requested: \$1,280,700

Forterra will use this grant to buy a conservation easement⁹ to restrict development of the 329-acre Tillman Farm, in Arlington Heights, an unincorporated community in north-central Snohomish County. The historic property is a Snohomish County Centennial Farm, and has been used to grow corn, peas, strawberries, and other crops during the past 100 years. Most recently, the farm has been operated as a dairy and to grow hay and silage for area livestock farmers. The farm has about 85 percent prime farmland soils or soils of statewide significance. According to the most recent agriculture census, about 7,000 acres of agricultural lands in Snohomish County were converted to other uses during the 5 years between censuses, making large tracts with relatively small residential lots all the more uncommon, as well as threatened by conversion. Several entities have approached the landowner to develop the site, which offers about 66 rural home lots. Forterra will contribute \$1.2 million in conservation futures,¹⁰ and a federal grant. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1526)

Chelan-Douglas Land Trust Conserving Wheat Fields at Breiler Ranch

Grant Requested: \$229,500

The Chelan-Douglas Land Trust will use this grant to buy a conservation easement¹¹ on about 2,450 acres of wheat farmland in Douglas County. This fourth generation dry land wheat farming and grazing operation produces wheat and other non-irrigated grain crops and supports 40 to 60 cow and calf pairs. The land has stunning views and is near areas in high demand for development. In addition to its agricultural benefits, permanent protection of the land will meet Douglas County's Habitat Conservation Plan for greater sage grouse, which live on the land and are listed as threatened with extinction by the state. The land adjoins another almost 7,000-acre wheat and cattle ranch being conserved by the land trust. The Douglas County commissioners, Natural Resource Conservation Service, and Sage Grouse Initiative all strongly support this project. The Chelan-Douglas Land Trust will contribute \$450,000 in a federal grant. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1462)

⁹A conservation easement is a voluntary legal agreement that restricts development of the land and keeps it for a specific purpose, such as for the production of crops or for ranches.

¹⁰Conservation futures are a portion of property taxes used by local governments to buy land or development rights to protect natural areas, forests, wetlands, and farms

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Farmland Preservation Category

Project Summaries (In Rank Order)



Methow Conservancy **Conserving Farmland near Twisp**

Grant Requested: \$153,392

The Methow Conservancy will use this grant to buy a conservation easement¹² on 66.5 acres of irrigated agricultural land near Twisp in the Methow Valley. The land contains high-quality soils and is next to other important agricultural lands. The easement will extinguish two development rights, protect the water rights associated with the land, and retain one development right. This project builds on the conservancy's agricultural land preservation efforts, which to date have resulted in the permanent protection of about 1,700 acres. The Methow Conservancy will contribute \$153,392 in donations of cash and land. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1431)

Whatcom County **Conserving a Native Plant Nursery**

Grant Requested: \$155,000

Whatcom County will use this grant to buy a conservation easement¹³ on 47.24 acres of prime agricultural soils along a tributary of Anderson Creek, just east of Bellingham. The land, known as the Bishop property, supports Fourth Corner Nursery, which uses wildcrafted seed sources and plant materials to grow a diversity of native plants for use around the region. The land has all prime soils. Protection of this property also supports Whatcom County's goal of protecting 100,000 acres of land available for agriculture. Whatcom County will contribute \$172,000 in conservation futures.¹⁴ Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1542)

PCC Farmland Trust **Conserving the Mensonides Cattle Ranch**

Grant Requested: \$526,500

The PCC Farmland Trust will use this grant to buy a conservation easement¹⁵ to protect permanently the 240-acre Mensonides Farm near Roy in southwestern Pierce County. At nearly nine times the average farm size, the farm is one of the largest, contiguous blocks of farmland left in the county. The farm operated as a dairy for decades and transitioned to cattle in 2007. The farm supports about 125 cow-calf pairs as well as hay and haylage production. The farm has 90 percent prime farmland soils or soils of statewide importance. The area is experiencing an upswing in development. A developer completed preliminary site work and determined the farm could be developed into 48 homes. The PCC Farmland Trust will use this grant to extinguish

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¹⁴Conservation futures are a portion of property taxes used by local governments to buy land or development rights to protect natural areas, forests, wetlands, and farms

¹⁵A conservation easement is a voluntary legal agreement that restricts development of the land and keeps it for a specific purpose, such as for the production of crops or for ranches.

Farmland Preservation Category

Project Summaries (In Rank Order)



development rights, keeping the land as farmland. The PCC Farmland Trust will contribute \$527,350 in a federal grant and donations of cash. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1457)

Forterra

Grant Requested: \$253,250

Conserving Forever an Upper Naneum Creek Farm

Forterra will use this grant to buy a conservation easement¹⁶ for the 150-acre Upper Naneum Creek Farm, northeast of Ellensburg in Kittitas County. The easement will preserve the land for agriculture in perpetuity. With excellent soils, more than adequate water rights, large size, and southern exposure, the site is ideally suited for long-term agricultural use. Upper Naneum Creek Farm is leased by a local rancher for alfalfa-grass mix hay as well as for pasture. Because of the sites substantial water rights, it can accommodate nearly any type of agriculture being done in the area. Forterra will contribute \$253,250 in a federal grant and donation of property interest. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1534)

Whatcom County

Grant Requested: \$150,000

Preserving a Sheep Farm

Whatcom County will use this grant to buy a conservation easement¹⁷ on 48.86 acres of prime agricultural soils in the Squaticum Valley, just east of Bellingham. The land, known as the Rethlefsen property, supports a local farm, Lydia's Flock, which raises Icelandic and Shetland sheep for the production of wool products and lamb meat. Lydia's Flock also provides shepherding education and outreach. The land is all prime soils and contains the headwaters of a tributary that feeds Anderson Creek. Whatcom County will contribute \$177,500 in conservation futures.¹⁸ Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (19-1537)

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¹⁸Conservation futures are a portion of property taxes used by local governments to buy land or development rights to protect natural areas, forests, wetlands, and farms