SHORT'S FAMILY FARM

CONSERVATION EASEMENT BASELINE CONDITIONS REPORT

(PHOTO: FEBRUARY 3, 2016)

BASELINE CONDITIONS REPORT
BY
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DATE OF BASELINE CONDITIONS REPORT: JUNE 10, 2016

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Introduction

Purpose of Baseline Conditions Report

This report has been prepared in order to document the current features, conditions, and natural resources, and public benefit of the approximately 253 acres of property consisting of Jefferson County Assessor's Parcels 901 224,001, 901 224 005, 901 233 002, 901 223 008, 901 223 010, 901 262 002, and 901 262 003 (the "Property", also referred to as Short's Family Farm, and further described in Exhibit A of the Conservation Easement, and in Appendix I of this report) in relation to the values, rights and uses specified in the Grant Deed of Conservation Easement. This baseline conditions report, referred to in the Conservation Easement as the "Baseline Documentation", documents the conditions of the Property as of June 10, 2016, and is intended to serve as an objective basis for monitoring compliance with the terms of the Conservation Easement.

Although this Baseline Conditions Report supports the Conservation Easement, it is not intended to supersede the Conservation Easement. For a complete listing of the rights and prohibitions of the Conservation Easement, refer to the original document.

Methodology

Information included in this report is based on research of available aerial photos, maps, historical reports, landowner interviews, public documents, and two site visits to the Property. In addition to site visits associated with the initial conservation effort for this property, one site visit by Jefferson Land Trust (JLT) Stewardship Director Erik Kingfisher was conducted on the morning of February 3, 2016. JLT Stewardship Director Erik Kingfisher walked the Property and observed property conditions, took photographs, documented photograph locations using GPS and written descriptions, and documented photograph subjects. A second site visit was conducted on June 10, 2016 to verify conditions recorded during the first site visit remain accurate.

Photographs were taken using a NIKON N60 Digital Camera. GPS coordinates were recorded with a Garmin GPS Map 60 CSX GPS unit using UTM Zone 10N NAD 83, with an accuracy of 3-10 meters. Maps were produced by JLT using ArcView 10.3 GIS software. Basemap data includes 2013 color aerial imagery from the USDA NAIP data, and October, 2015 Jefferson County assessor's parcel lines. Parcel boundary data is approximate.

JLT Stewardship Director Erik Kingfisher conducted the February 3, 2016 and June 10, 2016 site visits. Erik Kingfisher performed background research, wrote this baseline conditions report, and prepared all JLT maps.

Project Background

The Short's Family Farm, then called "Valley View Farm" by the family trust owners, was a conventional dairy operation for several decades prior to converting to a grass-fed beef operation. The property supports unique trumpeter swan and waterfowl habitat, fish habitat, agricultural values and scenic values. Farm management practices of maintaining low-growing

grasses in the seasonally flooded fields around Chimacum Creek creates prime Trumpeter Swan and other waterfowl overwintering habitat.

In 2003, Jefferson Land Trust began working with farmers Roger and Sandy Short and the Trumpeter Swan Society to establish a conservation easement to protect the trumpeter swan winter habitat on approximately 80 acres of the property. In 2004 grant funding was secured from the National Park Foundation and the Trumpeter Swan Society. Negotiations spanned more the 2 years, but were concluded in summer 2005 without establishing a conservation easement on the property.

In 2010 Roger and Sandy Short chose to revisit the issue of a conservation easement with Jefferson Land Trust. The property managers had gone through significant perspective changes and had a new goal to consolidate the farm into single ownership (vs the family trust) and to ensure that it remain available for agricultural use in the future. The purchase of a conservation easement by JLT would allow Roger and Sandy Short to buy out the other siblings' interest in the property, and would restrict subdivision and non-agricultural uses. Between the 2004 trumpeter swan negotiations and the 2010-2011 conversations, Roger and Sandy had also transformed the farm operation from conventional dairy into natural grass-fed beef.

In 2013 JLT pursued and was granted project funding from the Federal Farm and Ranch Protection program (grant # 73-05469-12-004) and from the Washington State Recreation and Conservation Funding Board Farmland Preserve Program (grant # 12-128C). Additional funding was provided by the Jefferson County Conservation Futures Fund.

History of Property

Prior to Euro-American settlement in the 1850's the area is thought to have included wetland forest conditions, with ponding and migrating stream channels through stands of black cottonwood, Sitka spruce, and western red cedar. These conditions suggest that it is very unlikely archeological sites exist on the property. By the turn of the century, the uplands were logged and the land surrounding the creek was fast being converted to farming use. The creek and its associated wetlands were drained, ditched and channelized to promote farmland drainage.

Late 20th century land uses of the Property primarily included dairy farming and grazing. The land has been providing pasture for grass-fed beef in recent years.

Purpose of Conservation Easement

As stated in section 3.1 of the Conservation Easement: "The Purpose of this Easement is to protect the Conservation Values of the Protected Property forever and prevent any use of the Protected Property that will impair or interfere with its Conservation Values by limiting nonagricultural uses of the Protected Property."

Conservation Significance of Protected Property

The acquisition of this conservation easement is consistent with the goals and objectives of the Jefferson Land Trust strategic Conservation Plan, first published in June, 2010. Particularly, this acquisition is consistent with the agriculture vision identified therein, and the following conservation actions from the plan: conserve agricultural lands within and near population centers, and main transportation corridors; increase opportunities for incentive –based farmland conservation and improve support for farmers.

As stated in the recitals of the Conservation Easement the conservation values include protection of agricultural productivity; prime, unique and important agricultural soils of regional and State-wide importance; the suitability for producing grass-fed beef; the size of the commercially productive portion of the Property; existing and potential economic productivity; and the viability of the site for continued agricultural production, including farm-to-market access, proximity to roads, utilities, and water availability.

The Conservation Easement also protects habitat values: The Habitat Values include: the riparian corridors associated with Chimacum Creek and with Naylor Creek, both of which contain, and will support the enhancement of, features that afford safe passage and suitable habitat for coho salmon, steelhead, cutthroat trout, and other species of fish; wetland habitat; migratory bird habitat and forage areas, and other fish and wildlife habitat.

The Property consists primarily of farmland (as defined in RCW 79A.15.010(4)) the soils of which have been classified as "prime farmland if drained" or "farmland of statewide importance" by the Natural Resources Conservation Service, U.S. Department of Agriculture because this land has a soil quality, growing season, moisture supply, and mild maritime climate needed for sustained agricultural production.

Public Benefit

The property is not available for public access, but the benefits from its protection will be widely received by current and future generations. Benefits include the protection of the natural resources and conditions that support clean water and clean air.

The Property abuts and is visible from Center Road, a Jefferson County road. The general public can easily view the Property in several locations while driving by, and at a pull-out and parking area provided for hunters – all of which provides scenic values to the people of Washington that use this public road.

Property Description

The protected property is primarily flat open agricultural land separated into fields by livestock fencing, with some forested slopes. The Property runs N-S approximately 1 mile, and E-W up to approximately 0.5 miles. Chimacum creek runs south to north through the middle of the Property and Naylor Creek flows into Chimacum Creek from the southwest, converging with Chimacum Creek near the center of the Property. Center Road, a county road, runs along the

east side of the Property, providing easy access. Additional access is provided via West Valley Road, a county road.

Driving directions to the site from Port Townsend

The street address for the main house is 1790 Center Rd, Chimacum, WA 98325. From Port Townsend, travel south on Hwy 20. Continue on Airport Cutoff Road (Hwy 19) to Center Rd. Turn right and continue for 1.6 miles to Short's Family Farm on the right. Turn into the farm where parking is available in the building envelope.

Surrounding Properties

Center Valley is prime agricultural land and is surrounded on the west and east by forested slopes, which are managed for rural residential and commercial timber purposes.

The Property is in close proximity to hundreds of acres of permanently protected agricultural and working forest lands. Directly adjacent to the south end of the Property is the 32.6-acre "Finnriver farm" conservation easement, and the 40-acre "Meacham" forestland conservation easement is located just across West Valley Road from the Short's Family Farm. Further north approximately 0.8 miles is the 179-acre "Glendale Farm" conservation easement, the 23-acre "Red Dog Farm" and 50-acre "Brown Farm" conservation easement, and the 15-acre "Chimacum Commons" preserve owned by the land trust.

Directly east across Center Road is a 65 acre forest property that the land trust is actively fundraising to help protect as part of a larger Community Forest campaign. The forested plateau and slopes above this 65 acres, is the 854 acre "Chimacum Ridge" working forest property – that is the centerpiece of this Community Forest campaign.

The Property is located 1.6 miles south of Chimacum, 12 miles from Port Townsend and 16 miles from Hood Canal Bridge and has easy access to all markets in East Jefferson County.

Legal Condition

The Property has several exceptions to title on it, which are included as Exhibit D of the conservation easement, and have been reviewed and/or adjusted by counsel for compatibility with the conservation easement terms. Part of the arrangements made for the permanent protection of the property included consolodating ownership of the farm into a single ownership, from a mix of family ownership. This occurred at closing of the conservation easement. Also, a subordination agreement was arranged with a Bank of America.

Legal Description

See Exhibit A of the Conservation Easement and Appendix I of this report for a complete legal description of the Property. The accuracy of the legal description was verified by a licensed surveyor.

Zoning and Parcel Information

Zoned AP-20 – Commercial Agriculture: Parcels 901 224,001, 901 224 005, 901 233 002, 901 223 008, 901 223 010, 901 262 002

Zoned AL-20 – Local Agriculture: Parcel 901 262 003

The appraisal report estimates that the Conservation Easement reduces the development potential by up to 19 additional potential home-sites.

Infrastructure

Existing structures with roofs result in an impervious surface calculation of approximately 84,000 square feet. Additional impervious surfaces, including maintained packed-gravel driving surfaces, and other concrete infrastructure result in an impervious surface calculation of 121,000 square feet. With a total property area of approximately 11,040,000 square feet, the resulting percentage of the property made up of impervious surfaces is currently 1.85%.

Residences, Outbuildings

Most of the farm infrastructure is located within Building Envelope 1, with other agricultural structures located in Building Envelope 3, and elsewhere on the farm. A well with water rights services the agricultural needs as well as the domestic water supply for four existing homes, including two outside of the conservation easement property.

The property's historic use as a farm has resulted in 25 structures on the property, including 16 barns, storage sheds, feeding structures, and equipment facilities. Other structures include one pump house, four concrete walled composting bays or silos for silage storage, three single-family residential structures, and one accessory dwelling unit.

The following is a list of the structures as labeled in the Infrastructure maps of Appendix II. The property's historic use as a farm has resulted in 25 structures on the property, including 16 structures labeled as 'Ag Structures', which include barns, storage sheds, feeding structures, a shop, structures associated with the composting operations, sales, and equipment facilities.

Baseline name	Current use/farm ID	Baseline name	Current use/farm ID
Single-family residential structure 1	Short Family Residence	Ag Structure 10	West hill sheds
Single-family residential structure 2	Farm manager residence	Ag Structure 11	South hill rest shed
Single-family residential structure 3	Single-wide	Ag Structure 12	South hill calf shed
Accessory dwelling unit 1	Farm manager residence	Ag Structure 13	South hill hay shed
Ag Structure 1	North calf shed	Ag Structure 14	Old roof on south hill
Ag Structure 2	Lumber shed	Ag Structure 15	Center valley

			shed
Ag Structure 3	Shop	Ag Structure 16	Small feeding shed
Ag Structure 4	Milk parlor	Pump House	Well pump
Ag Structure 5	Old barn	Composting Bay 1	Old silo
Ag Structure 6	Overhead mew	Composting Bay 2	South silo not complete
Ag Structure 7	Commodity shed	Composting Bay 3	Silo Rose built
Ag Structure 8	1958 rest shed	Composting Bay 4	West silo
Ag Structure 9	Dry cow shed		

Roads, Trails

Approximately 5,330 ft. of unpaved single-lane dirt farm roads traverse the Property. Two are main agricultural access roads that run E-W (2,815 ft.) and N-S (1,800 ft.) respectively. Additionally, two side roads branch off the main roads to serve the existing infrastructure in Building Envelope 1 and the agricultural area just west of Building Envelope 2.

Utilities

Utilities on site include overhead electric power transmission lines along the main farm road. The water is provided by wells, and septic systems services the house.

Electricity is provided by overhead transmission line. Perching posts were installed to provide protection from the lines for bald eagles that frequent the property, particularly around calving season. Reflective/glowing bird protection flappers are also installed on the overhead powerlines servicing the well to reduce swan collisions with the uninsulated lines (particularly at night).

The Short's Family Farm has a large capacity well with a documented water right from 1956. Water use is permitted up to 550 gallons/minute, or 600 acre-feet per year. This well has previously supplied 200 acres of agricultural use as well as the domestic supply.

Ecological Features

The main ecological features of the Property consist of Chimacum and Naylor creeks, which support coho salmon habitat. In addition, during the winter months, migratory trumpeter swan and other waterfowl find habitat in the low-lying grassy fields adjacent to Chimacum creek, and the flooded pastures and ponds.

Topography and Soils

70% percent of the agricultural acres on the Property consist of soils that qualify under NRCS as farmland of statewide significance or prime farmland if drained. The prime farmland if drained also consists of the largest portion of the farmland and the lowest-lying ground around

Chimacum and Naylor creeks. These soils include two variants of Semiahmoo muck (the large lowest portion of Property around Chimacum and Naylor creeks) and a variant of Snohomish silty clay loam. The farmland of statewide significance consists of Cassolary sandy loam, Kitsap gravelly loam, Kitsap silt loam, Sinclair gravelly sandy loam, and two variants of Alderwood gravelly sandy loam. These soils are associated with the main portion of the property that includes Chimacum and Naylor creeks and the majority of the grazing activity. Soils that include Everett gravelly sandy loam, Swanton gravelly sandy loam, and Swanton gravelly loam are not recognized as prime soils for agricultural productivity. These soils are primarily associated with the sloped western edge of the property and include all of Building Envelope 3, along with the old manure lagoon.

As previously described, the Property is relatively flat valley bottom with some forested slopes on the southeast and southwest boundaries. The lowest point of the property sits around 115 feet above seas level. The east and western boundaries slope slightly upwards to a point of approximately 175 feet above sea level.

Natural contours have been manipulated in the past to channelize Chimacum and Naylor creeks, and to re-shape and create some of the irrigation ponds.

An approximately two-acre area immediately east of Building Envelope 3 is used as a sand quarry, to supplement compost. The commercial extraction of resources such as this is prohibited by the conservation easement, and therefore the current condition and extent of this quarry should only change as it relates to its use on the property.

Vegetation Types and Species

The majority of the property is regularly used for grazing of cattle. The vegetation consists of a mix of pasture grasses.

A population of mannagrass (Glyceria sp.) is present on the north pastures.

Around Chimacum and Naylor creeks, the class B noxious weed reed canarygrass is also abundant, and cattails are common. Elodea and milfoil threaten to cause summer and fall flooding of pastures if not controlled.

Douglas fir are the dominant vegetation on the forested slopes.

Wildlife

The property also hosts one of the best winter waterfowl habitats in the county. The agricultural ponds host year-round waterfowl and other migratory birds. In the winter, the regularly flooded lowest fields, as well as the abundant winter grass forage, attracts thousands of migratory waterfowl, including a growing population of trumpeter swans (local Audubon members have counted upwards of 60 in the vicinity this winter).

Over 0.75 miles of Chimacum Creek and nearly 0.5 miles of its tributary Naylor Creek runs through the Short's Family Farm. Chimacum Creek is recognized in numerous local and regional

plans as providing important migration, spawning and rearing habitat for coho salmon, steelhead and cutthroat trout.

During the slightly windy and rainy day of February 3, 2016, the following bird species were observed: American widgeon, northern pintail, Canada goose, trumpeter swan, sharp-shinned hawk, song sparrow, marsh wren, dark-eyed junco, bald eagle, and great blue heron.

The surrounding lands are not extensively developed, and wildlife sightings are common among residents – including large mammals such as black-tailed deer, bobcat, cougar, black bear, beaver, coyote, and even Roosevelt elk.

A report from the WA Dept. of Fish and Wildlife's 'Priority Habitat and Species' database is included as Appendix V.

Acknowledgements

Declaration of Accuracy

This Baseline Conditions Report consisting of twelve pages of text (including Cover Page, Table of Contents, and Acknowledgements), Appendix I – Legal Description (2 pages), Appendix II – Maps (8 pages, 7 maps), Appendix III – Photographs (14 pages, 48 photographs), Appendix IV – Water Rights (4 pages), Appendix V – State Priority Habitats and Species report (5 pages), and Appendix VI - Conservation Easement, has been prepared in order to document the current conditions of the Short's Family Farm in relation to the conservation easement to be held by the Jefferson Land Trust, a Washington State 501(c)(3) non-profit organization.

I declare that, in preparation of this baseline conditions report, I acted under and fulfilled my duty to gather and record the information contained herein accurately and in the regular course of business of the Jefferson Land Trust. Further, I declare that the information contained herein accurately reflects my personal knowledge gained by my field observations on February 3, 2016 and June 10, 2016. I declare that the information contained herein was recorded at or near the time that the information was obtained and accurately describes the conditions of the physical features and uses of the conservation property.

In compliance with applicable law, I declare that the foregoing, including appendices and references cited, is true and correct and that this declaration was executed on JUNE 10, 2016.

Erik Kingfisher

Stewardship Director
Jefferson Land Trust

Qualifications of Report Author(s)

Erik Kingfisher has over 10 years of experience working in private land conservation and developing baseline conditions reports. Since 2005, he has participated in professional trainings related to developing baseline conditions reports through the Land Trust Alliance and other professional conservation partner organizations. His baseline conditions reports have been reviewed and approved by county, state, and federal government partner agencies, corporate and non-profit partners, and the Land Trust Accreditation Commission.

Declaration of Reliance and Certification of Record

Grantee

Acting as the Executive Director of the Jefferson Land Trust, I declare that the Jefferson Land Trust adopts, has relied upon, and will rely upon the information contained within this report to describe the condition of the Conservation Property. Further, I certify that the preparation of this document complies with our general procedures for creating and maintaining business records, and specifically with our procedures for the creation of baseline conditions reports. This document was prepared in the regular course of our business for the purpose of managing our conservation easement portfolio.

In compliance with applicable law, I declare that the foregoing is true and correct and that this declaration was executed on June 28, 2016.

Richard Tucker

Executive Director
Jefferson Land Trust

Declaration of Acceptance

Grantor

I, Roger and Sandy Short, am the current owner of the SHORT'S FAMILY FARM, described herein, subject to the Conservation Easement to be conveyed to the Jefferson Land Trust. I have read and independently reviewed this Baseline Conditions Report. I declare that this Baseline Conditions Report, along with its appendices and References Cited, accurately describes the status of the physical features and uses of the Property.

In compliance with applicable law, I declare that the foregoing is true and correct and that this declaration was executed on June 30, 2016.

ROGER SHORT

Owner
SHORT'S FAMILY FARM

Sandy Short

Owner
SHORT'S FAMILY FARM

Location of the Original Document

The original signed document is stored in a fireproof cabinet located in Jefferson Land Trust's permanent offsite storage with the original conservation easement document. This original document was placed in this location on _____, 2016 by _____.

An original signed document was also provided to the Grantor at the time of signing.

Appendix I – Legal Description

An easement in favor of Jefferson Land Trust, a Washington nonprofit corporation created by instrument recorded _____ under Recording No. _____ over and across the following described property:

That portion of the Southwest quarter of Section 23, Township 29 North, Range 1 West, W.M., described as follows:

Commencing at the West quarter corner of said Section 23, being a 5/8" rebar set in concrete;
thence, South 01° 42' 00" West along the westerly section of said Section 23, a distance of 1314.93 feet to the Point of Beginning of this description;
Thence, continuing South 01° 42' 00" West, a distance of 1314.93 to the southwest section corner of said Section 23;
thence, South 88° 34' 31" East along the southerly section line of said Section 23, a distance of 993.15 to the easterly margin of the Chimacum Creek irrigation and drainage ditch;
Thence, North 02° 15' 24" East along said ditch, a distance of 375.49 feet;
Thence, North 02° 07' 38" East along said ditch, a distance of 341.14 feet;
Thence, North 01° 50' 46" East along said ditch, a distance of 94.12 feet;
Thence, South 88° 19' 56" East departing from said ditch, a distance of 861.80 feet to the westerly margin of Center road;
Thence, North 05° 45' 57" East along said westerly margin, a distance of 154.22 feet;
Thence, North 05° 22' 25" East along said westerly margin, a distance of 278.58 feet;
Thence, North 05° 26' 25" East along said westerly margin, a distance of 249.27 feet;
Thence, North 88° 12' 48" West departing from said westerly margin, a distance of 168.00 feet;
Thence, North 05° 26' 25" East, a distance of 259.65 feet;
Thence, North 88° 19' 56" West, a distance of 747.42 feet;
Thence, South 01° 30' 19" West, a distance of 378.99 feet;
Thence, South 03° 16' 13" West, a distance of 61.04 feet;
thence, North 88° 19' 56" West, a distance of 1007.54 feet to the west line of said Section 23 and the Point of Beginning of this description.

Together with that portion of the West one half of Section 23, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:
beginning at the West quarter corner of said Section 23, being a 5/8" rebar set in concrete;
Thence, South 88° 05' 47" East, a distance of 1011.47 feet;
Thence, South 01° 58' 10" West, a distance of 790.55 feet;
Thence, South 03° 04' 08" West, a distance of 153.55 feet;
Thence, South 01° 46' 02" West, a distance of 284.58 feet;
Thence, South 01° 11' 22" West, a distance of 82.14 feet;
Thence, North 88° 19' 56" West, a distance of 1003.04 feet to the West line of said Section 23;
Thence, North 01° 42' 00" East along said West line, a distance of 1314.93 feet to the Point of Beginning for this description

Together with that portion of the Southeast quarter of Section 22, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:
Beginning at the Southeast corner of said Section 22;
Thence, North 01° 42' 00" East along the east line of said Section 22, a distance of 1939.27 feet;
thence, departing from said east line, North 86° 01' 18" West, a distance of 1358.09 feet to the east margin of the right-of-way of West Valley Road and the start of a curve to the right, the radial of which bears North 83° 56' 38" West a distance of 1175.75 feet;
Thence, along said curve an arc length of 549.71 through an angle of change of 26° 47' 17";
Thence, departing from said road margin, South 85° 54' 57" East, a distance of 426.12 feet;
Thence, South 01° 45' 28" West, a distance of 1411.00 feet to the south line of said Section 22;
Thence, South 85° 54' 57" West along said south line, a distance of 1099.70 feet to the Point of Beginning.

Together with that portion of the West half of the Northwest quarter of Section 26, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, lying west of the centerline of Chimacum Creek.

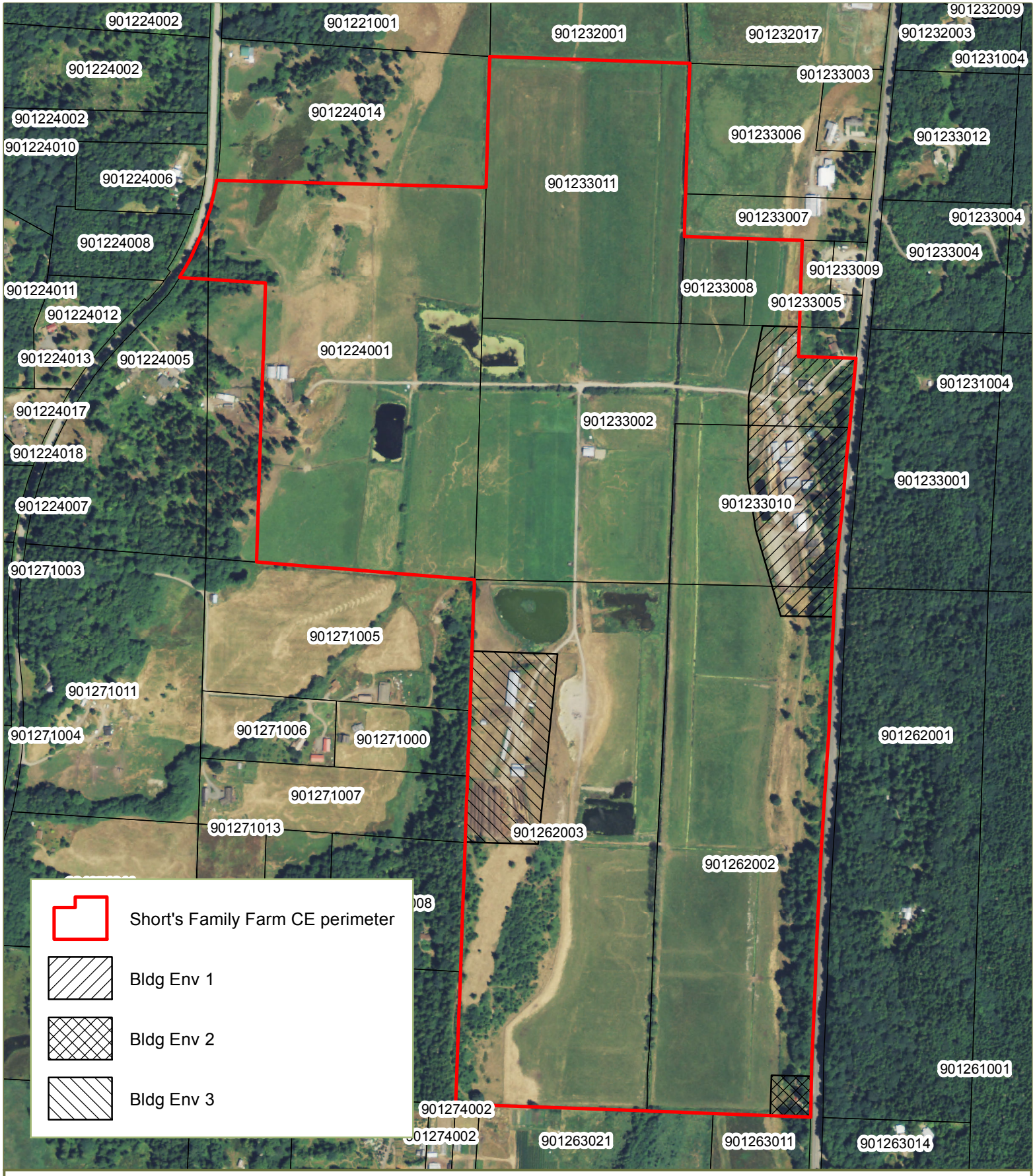
Together with that portion of the West half of the Northwest quarter of Section 26, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, lying easterly of the centerline of Chimacum Creek and westerly of County Road No. 18 (Center Road).

Together with that portion of the South half of the Southwest quarter of Section 23, Township 29 North, Range 1 West, said portion being bounded on the west by the centerline of Chimacum Creek, bounded on the east by the westerly margin of County Road Number 18, bounded on the south by the south line of said Southwest quarter of said Section 23, and bounded on the north by the south line of the north 500 feet of said South half of the Southwest quarter of said Section 23.

Situate in the County of Jefferson, State of Washington.

Maps

1. Boundaries
2. Infrastructure BE1
3. Infrastructure BE2 and BE3
4. Infrastructure Valley West
5. Soils and Topography
6. Hydrology
7. Zoning



Short's Family Farm Boundaries

Parcels shown here do not refelct recent boundary line adjustements affecting parcels 901224005, and 901224001; and parcels 901233008, 901233005, and 901233002

0 250 500 1,000 Feet

2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in January, 2016

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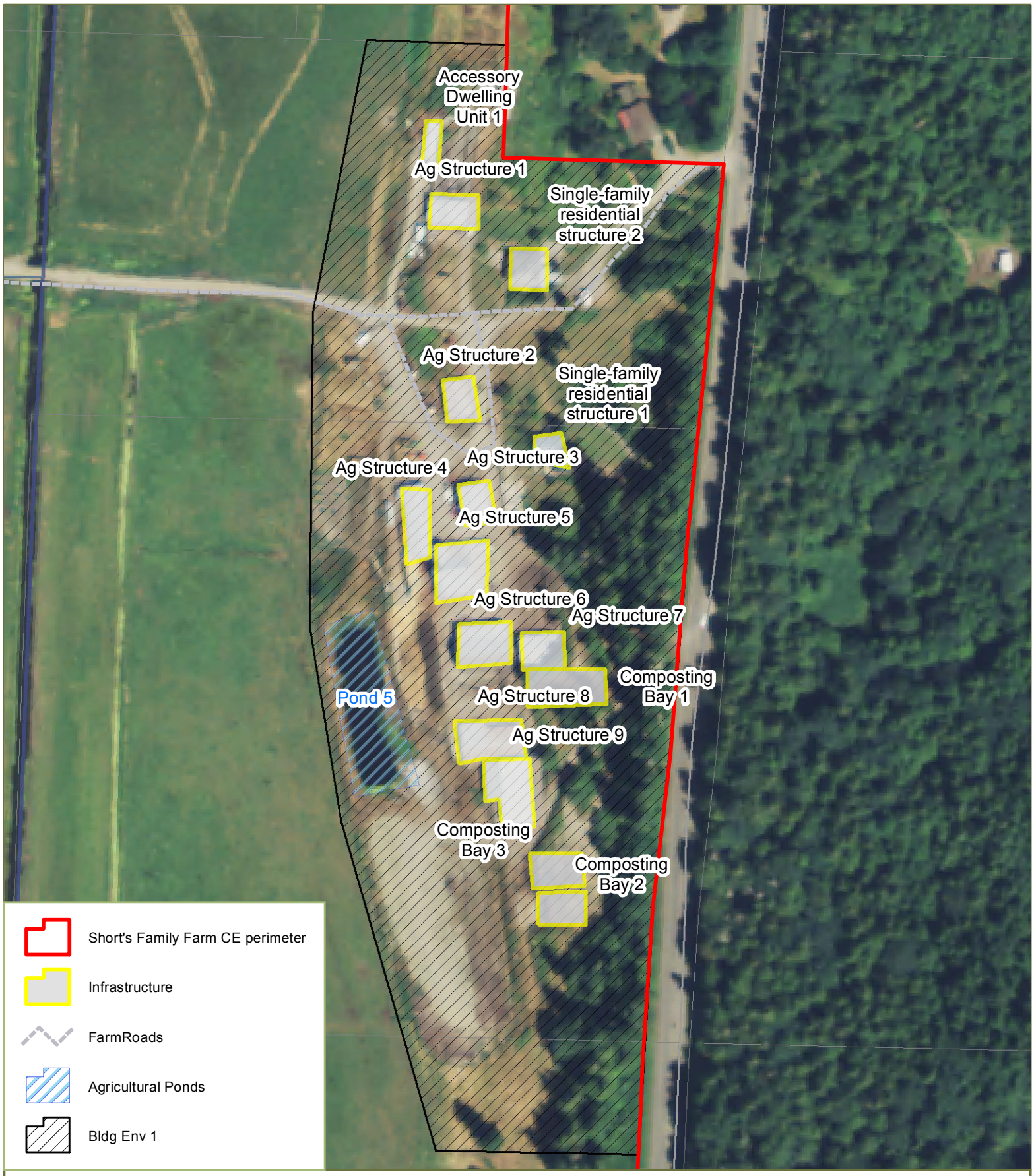
Jefferson Land Trust



Short's Family Farm Infrastructure - BE 1

0 100 200 400 Feet

2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in February, 2016

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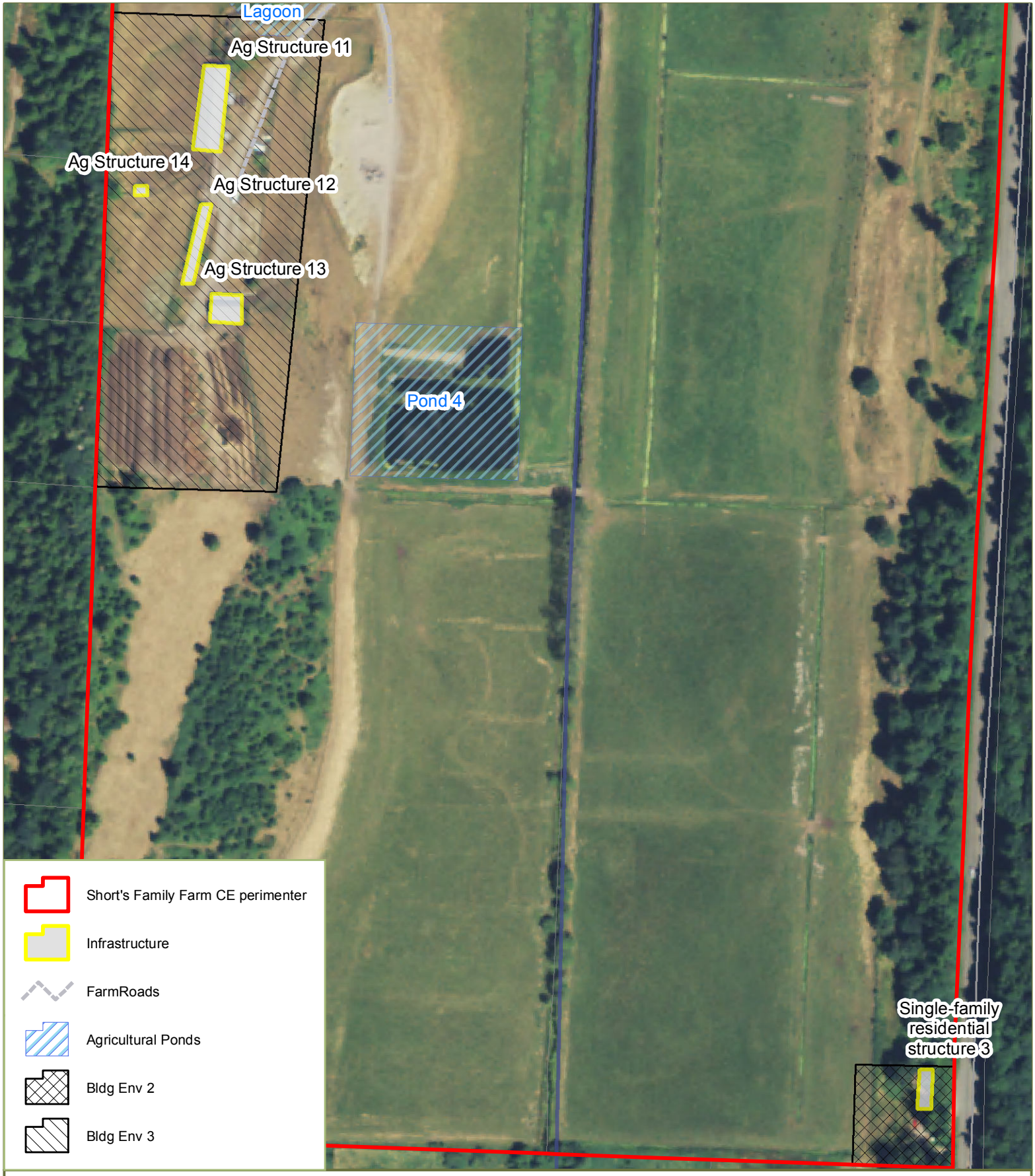
Jefferson Land Trust



Short's Family Farm Infrastructure - BE 2 and BE 3

0 100 200 400 Feet

2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in February, 2016

N

Jefferson Land Trust

Short Family Farm Infrastructure - Valley West

0 100 200 400 Feet

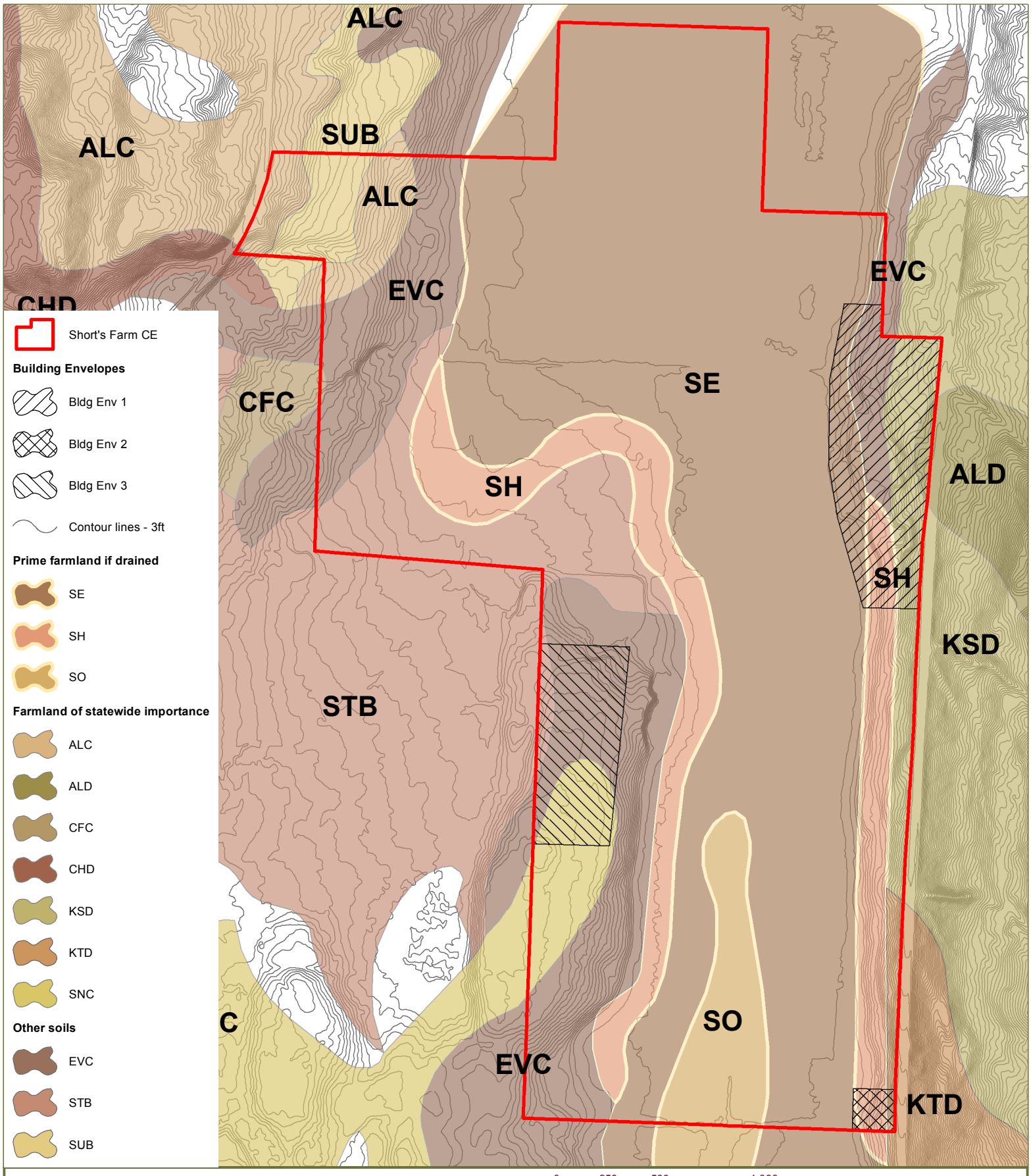
2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in February, 2016

N

Jefferson Land Trust



Short's Family Farm
Soils and Topography

0 250 500 1,000 Feet

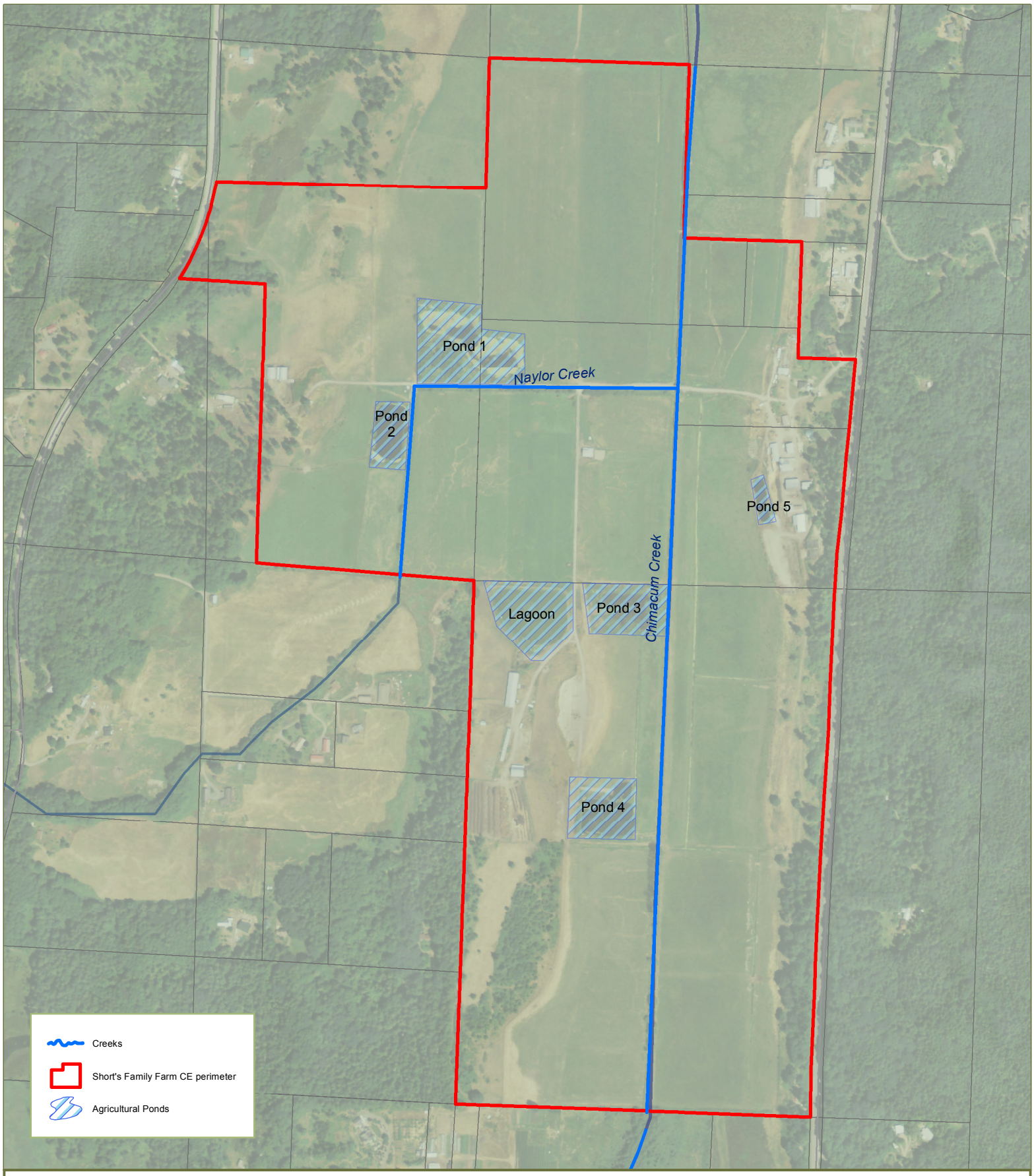
2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in January, 2016

N

Jefferson Land Trust



Short's Family Farm Hydrology

0 250 500 1,000 Feet

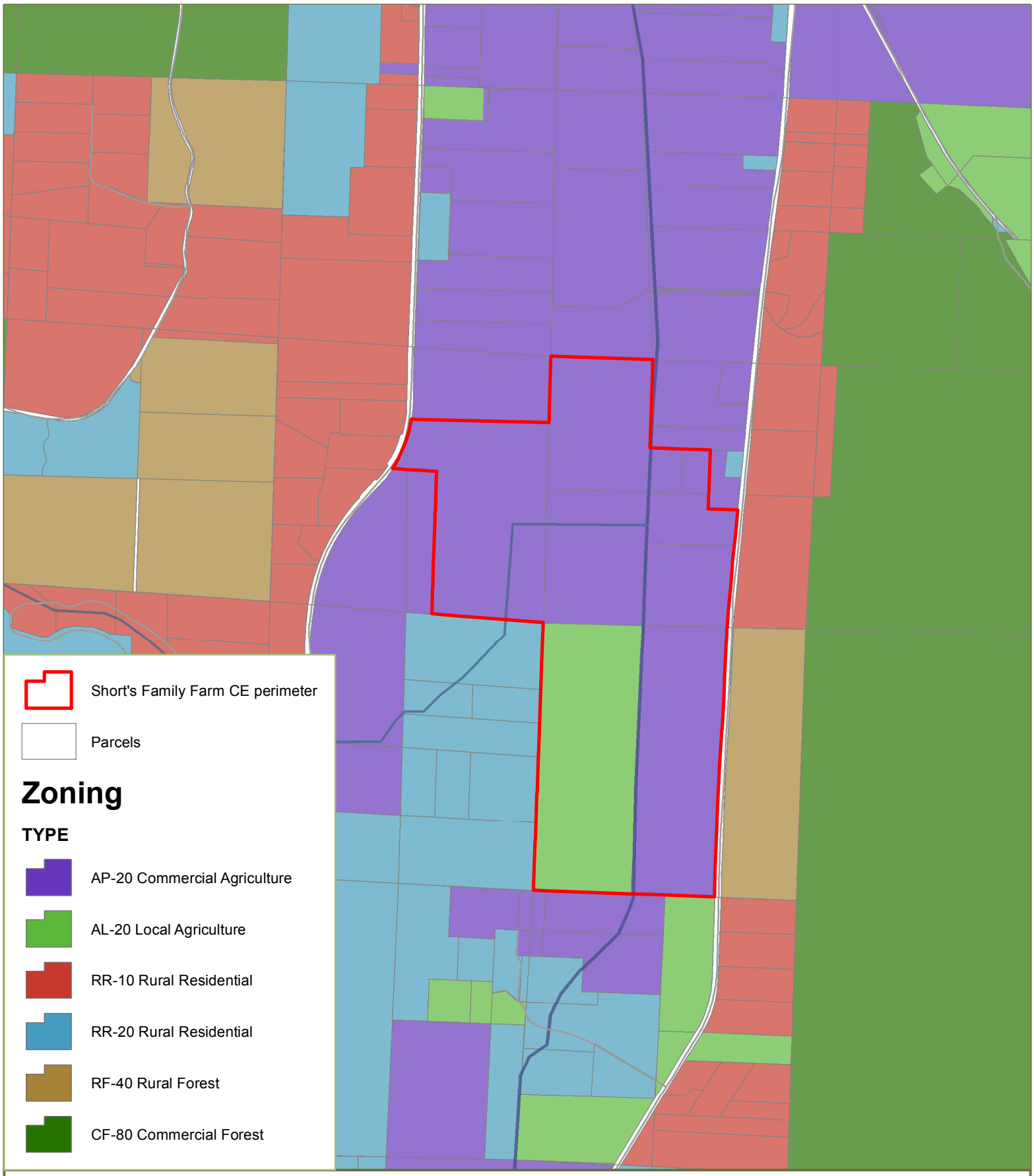
2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in January, 2016

N

Jefferson Land Trust



Short's Family Farm
Zoning and Surrounding Lands

0 625 1,250 2,500 Feet

2013 Aerial Image (NAIP)

For informational purposes only. All data represented are from varying sources and approximate.

Map created in January, 2016

N

Jefferson Land Trust

Appendix III – Photographs

1. Photo Location Map
2. Photo Navigation Form
3. Photo Description Form
4. Photographs 1-48

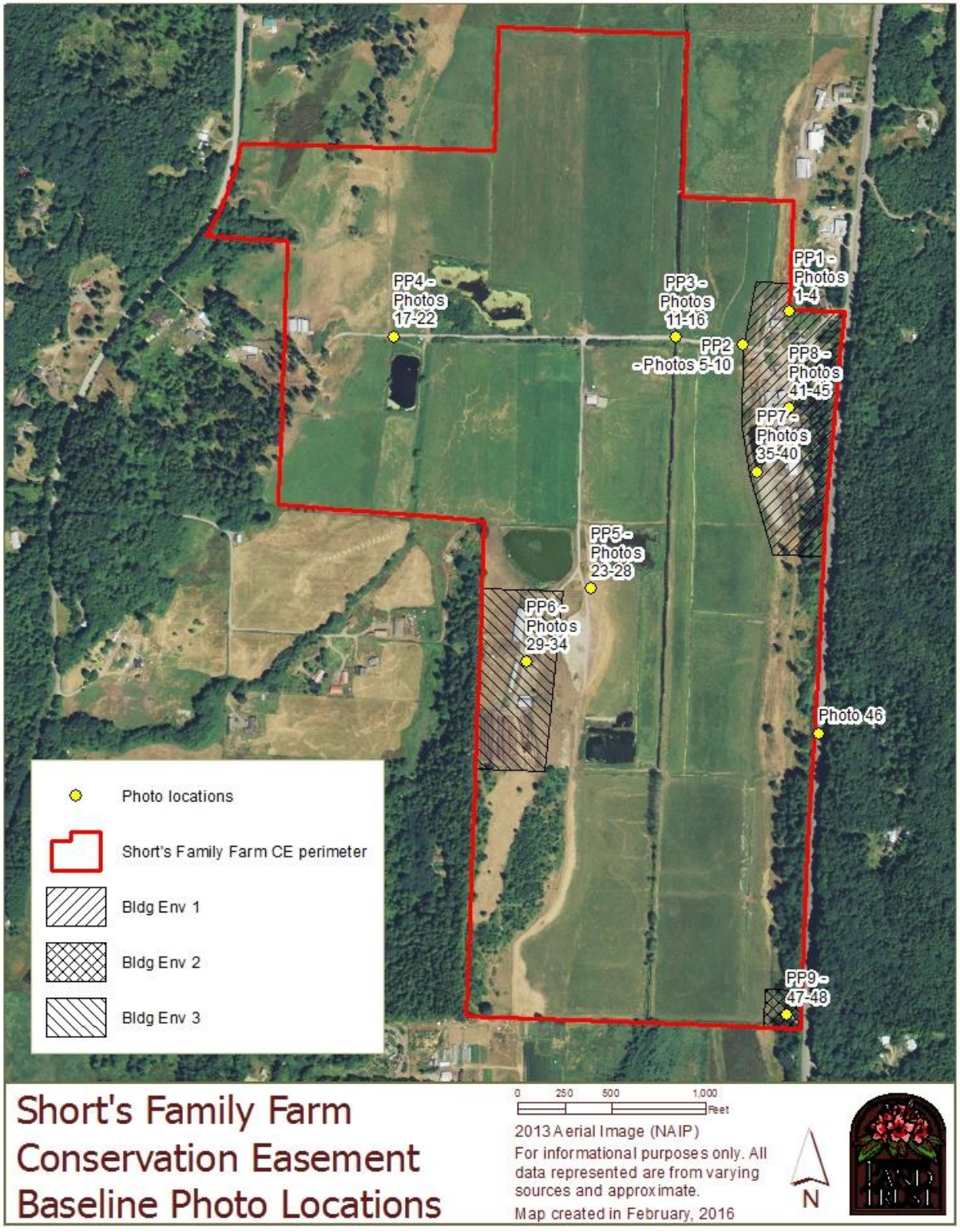

PP1 - Photos 1-4
PP2 - Photos 5-10
PP3 - Photos 11-16
PP4 - Photos 17-22
PP5 - Photos 23-28
PP6 - Photos 29-34
PP7 - Photos 35-40
PP8 - Photos 41-45
PP9 - 47-48
Photo 46
Photo locations
Short's Family Farm CE perimeter
Bldg Env 1
Bldg Env 2
Bldg Env 3
Short's Family Farm
Conservation Easement
Baseline Photo Locations
0 250 500 1,000
Feet
2013 Aerial Image (NAIP)
For informational purposes only. All data represented are from varying sources and approximate.
Map created in February, 2016
N

PHOTO LOCATION ONSITE NAVIGATION FORM

Project Name: Erik Kingfisher

Report: Baseline Conditions Report **Date: February 3, 2016** **Evaluation crew: Erik Kingfisher,**

Compass Type: True North **GPS Unit Number: GPSmap 60CSx** **Datum: NAD 84**

Point OR Feature?		**Directions to Point or Feature**					**Description of Point or Feature**		Photo(s) taken **at** a point or **of** a feature? Frame #
		From	*Go*						
Point name (PT###)	Project Feature #	Reference Point	**Distance** to point or feature	Units: **ft** or **mi**	**Direction** to point or feature	Narrative Directions	Description of point or feature (include Lat/Long if no waypoint)	WP	
1		Parking (north of Green Shed)	240	ft	NNE	From parking area just north of the Green Shed in Building Envelope 1, walk north along existing vehicle access driveway approx. 220ft, then east 20ft to the inside corner of property boundary.	Standing approx 5 feet west of inside property corner, which is marked with survey stake and treated wood post	709	7774-7777
2		Parking (north of Green Shed)	200	ft	WNW	From parking area just north of the Green Shed in Building Envelope 1, walk west down main farm road to where it intersect western building envelope boundary.	Standing in middle of main farm road, at intersect with building envelope boundary (survey stake located at post on south side of road).	710	7778-7783
3		PP2	350	ft	W	Walk west on main farm road from PP2	Standing in middle of bridge crossing Chimacum Creek	711	7784-7789
4		PP3	1500	ft	W	Walk west on main farm road from PP3	Stadning in middle of main farm road approx. 150 west of main well pumphouse	714	7797-7802
5		Central Barn	1000	ft	S	From Central Barn, walk along farm road south, past feeding shed and out into downslope pasture approx. 30 ft from road	Standing in pasture with view into sand excavation site	715	7805-7810
6		BE 3 NE Corner	425	ft	SSW	From NE corner of building envelope (survey stake at fence post), walk south up access road to point between north feeding barn and south long shed	Standing on access road with view past main structures to west boundary	716	7811-7816
7		Parking (north of Green Shed)	800	ft	S	Navigate through infrastructure of BE 1 to top of fill plateau south of pond	Standing on edge of fill plateau, berm just south of pond	717	7824-7828;7830
8		Parking (north of Green Shed)	275	ft	S	Walk south on main access road between shop and house to middle of road just south of shop	Standing in middle of access road at intersection just south of shop	718	7831-7835
	Roadside vista	Top of main access driveway to BE 1	2250	ft	S	Drive south on Center Rd just under a half mile south of main access driveway to BE 1, and carefully pull over to the side of the road (approx 250 ft past hunting access pull out)	Standing on west shoulder of Center Rd.	719	7841
9		Top of access driveway to BE 2	125	ft	W	Drive down to bottom of driway	Standing at edge of development area plateau	720	7844-7845

PHOTO DESCRIPTION FORM

Project Name: Short Family Farm

Report: Baseline Conditions Report Date: February 3, 2016 Photographer: Erik Kingfisher

Camera ID: Nikon D60 Lens (mm):18mm DIGITAL - prefix: DSC_

Compass: True North

Frame #	Photo taken at a Photo-point?	Project feature?	Location:	Facing: *	P or L	Report Photo Number and Scene Description:
7774	1		See onsite navigation form	N	L	Photo 1 – North portion of Building Envelope 1, and northern valley pastures
7775	1		See onsite navigation form	W	L	Photo 2 – Accessory dwelling unit 1 in Building Envelope 1, with old concrete foundation from past farm infrastructure in foreground
7776	1		See onsite navigation form	SW	L	Photo 3 – Ag Structure 1 in Building Envelope 1 just south of old concrete foundation from past farm infrastructure
7777	1		See onsite navigation form	SSE	L	Photo 4 – Single-family residential structure 2 in Building Envelope 1
7778	2		See onsite navigation form	N	L	Photo 5 – Open valley pasture with even grass coverage
7779	2		See onsite navigation form	NW	L	Photo 6 – Open valley pasture winter conditions
7780	2		See onsite navigation form	WSW	L	Photo 7 – Main farm access road, adjacent drainage ditch, and open valley pasture winter conditions
7781	2		See onsite navigation form	S	L	Photo 8 – Open valley pasture winter conditions with even grass coverage, and fenced drainage ditch
7782	2		See onsite navigation form	SE	L	Photo 9 – Building Envelope 1 infrastructure
7783	2		See onsite navigation form	E	L	Photo 10 – Main farm access road in Building Envelope 1, Single-family residential structure 2 on hill
7784	3		See onsite navigation form	N	L	Photo 11 – Chimacum Creek, typical winter conditions clear of vegetation and flooding into adjacent pastures
7785	3		See onsite navigation form	NW	L	Photo 12 – Open valley pasture winter conditions with even grass cover, fenced drainage ditch, and main farm access road bridge crossing creek
7786	3		See onsite navigation form	SW	L	Photo 13 – Main farm access road conditions, Naylor Creek confluence with Chimacum Creek

7787	3		See onsite navigation form	S	L	Photo 14 – Chimacum Creek typical winter conditions clear of vegetation and flooding into adjacent pastures
7788	3		See onsite navigation form	SE	L	Photo 15 – Winter flooding in lower pasture adjacent to Chimacum Creek, providing waterfowl habitat
7789	3		See onsite navigation form	E	L	Photo 16 – Main farm access road conditions, and adjacent pasture winter conditions
7797	4		See onsite navigation form	N	L	Photo 17 – Western pastures winter conditions
7798	4		See onsite navigation form	NW	L	Photo 18 – Upper western pastures winter conditions, and Ag Structure 10
7799	4		See onsite navigation form	SW	L	Photo 19 – Ag Structure 10 and Composting Bay 4, and western pastures winter conditions with even grass cover
7800	4		See onsite navigation form	S	L	Photo 20 – Western pastures winter conditions with even grass cover, and Pond 2 area
7801	4		See onsite navigation form	SE	L	Photo 21 – Well Pump House at power pole, and Pond 2 area
7802	4		See onsite navigation form	ENE	L	Photo 22 – Western valley pasture winter conditions with even grass cover, and Pond 1 area
7805	5		See onsite navigation form	N	L	Photo 23 – Ag Structure 16, valley pasture conditions, and Pond 3 area
7806	5		See onsite navigation form	NW	L	Photo 24 – Farm access road, Lagoon berm
7807	5		See onsite navigation form	WSW	L	Photo 25 – Upslope pasture east of Building Envelope 3
7808	5		See onsite navigation form	S	L	Photo 26 – Sand quarry, Pond 4, and valley pasture winter conditions
7809	5		See onsite navigation form	SE	L	Photo 27 – Valley pasture winter conditions
7810	5		See onsite navigation form	NE	L	Photo 28 – Valley pasture winter conditions, with flooding from Chimacum Creek, and Pond 3 area
7811	6		See onsite navigation form	N	L	Photo 29 – Building Envelope 3 access road conditions, Ag Structure 11, and farm equipment
7812	6		See onsite navigation form	NW	L	Photo 30 – Building Envelope 3, feeding infrastructure, and Ag Structure 14
7813	6		See onsite navigation form	SW	L	Photo 31 – Building Envelope 3 Ag Structure 12
7814	6		See onsite navigation form	S	L	Photo 32 – Building Envelope 3 access road, Ag Structure 13
7815	6		See onsite navigation form	ESE	L	Photo 33 – Building Envelope 3 farm equipment

7816	6		See onsite navigation form	NE	L	Photo 34 – Building Envelope 3 farm equipment
7824	7		See onsite navigation form	N	L	Photo 35 – Building Envelope 1 pond, Ag Structure 6, 7, and 5, and Pond 5
7825	7		See onsite navigation form	NW	L	Photo 36 – Valley pasture winter conditions
7826	7		See onsite navigation form	W	L	Photo 37 – Valley pasture winter conditions, with even grass cover, and flooding from Chimacum Creek
7827	7		See onsite navigation form	S	L	Photo 38 – Valley pasture winter conditions, with even grass cover, some trailing, and flooding from Chimacum Creek
7828	7		See onsite navigation form	SE	L	Photo 39 – South undeveloped fill area of Building Envelope 1, Composting Bay 2, 3
7830	7		See onsite navigation form	NE	L	Photo 40 – Compost bay 3, and Ag Structure 9, 8, and 7
7831	8		See onsite navigation form	N	L	Photo 41 – Single-family-residential-structure 1 and Building Envelope 1 main access road
7832	8		See onsite navigation form	NW	L	Photo 42 – Ag Structure 3 and Building Envelope 1 main access road
7833	8		See onsite navigation form	W	L	Photo 43 – Ag Structure 3 (right), Ag structure 4 (center), and Ag Structure 5 (left)
7834	8		See onsite navigation form	SSW	L	Photo 44 – Ag Structure 5 (right), Ag Structure 6
7835	8		See onsite navigation form	SE	L	Photo 45 – Ag Structure 7, and access roads
7841		View point from Center Rd.	See onsite navigation form		L	Photo 46 – A scenic vista from public road
7844	9		See onsite navigation form	NNW	L	Photo 47 – Single-family residential structure 3 in Building Envelope 2, and several hundred migratory waterfowl feeding in wet south valley pasture winter conditions
7845	9		See onsite navigation form	WNW	L	Photo 48 – Building Envelope 2 conditions in foreground, several hundred migratory waterfowl feeding in wet south valley pasture winter conditions
enter # given by camera	enter PP###, if applicable	enter #, if applicable	Describe where the photographer was standing if photo is not taken from a photopoint OR provide additional relocation information.	N/W/S/E, AZ°, UPS, DNS, LB, RB, etc.	portrait or landscape	"Looking at" - describe feature or subject, position of subject (cntr, top, btm, side), notable landmarks, points of special interest, etc. as applicable.

Photo 1 – North portion of Building Envelope 1, and northern valley pastures

Photo 2 – *Accessory dwelling unit 1* in Building Envelope 1, with old concrete foundation from past farm infrastructure in foreground

Photo 3 – *Ag Structure 1* in Building Envelope 1 just south of old concrete foundation from past farm infrastructure

Photo 4 – *Single-family residential structure 2* in Building Envelope 1

Photo 5 – Open valley pasture with even grass coverage

Photo 6 – Open valley pasture winter conditions

Photo 7 – Main farm access road, adjacent drainage ditch, and open valley pasture winter conditions

Photo 8 – Open valley pasture winter conditions with even grass coverage, and fenced drainage ditch

Photo 9 – Building Envelope 1 infrastructure

Photo 10 – Main farm access road in Building Envelope 1, *Single-family residential structure 2* on hill

Photo 11 – Chimacum Creek, typical winter conditions clear of vegetation and flooding into adjacent pastures

Photo 12 – Open valley pasture winter conditions with even grass cover, fenced drainage ditch, and main farm access road bridge crossing creek

Photo 13 – Main farm access road conditions, Naylor Creek confluence with Chimacum Creek

Photo 14 – Chimacum Creek typical winter conditions clear of vegetation and flooding into adjacent pastures

Photo 15 – Winter flooding in lower pasture adjacent to Chimacum Creek, providing waterfowl habitat

Photo 16 – Main farm access road conditions, and adjacent pasture winter conditions

Photo 17 – Western pastures winter conditions

Photo 18 – Upper western pastures winter conditions, and *Ag Structure 10*

Photo 19 – *Ag Structure 10* and *Composting Bay 4*, and western pastures winter conditions with even grass cover

Photo 20 – Western pastures winter conditions with even grass cover, and *Pond 2* area

Photo 21 – Well *Pump House* at power pole, and *Pond 2* area

Photo 22 – Western valley pasture winter conditions with even grass cover, and *Pond 1* area

Photo 23 – *Ag Structure 16,* valley pasture conditions, and *Pond 3* area

Photo 24 – Farm access road, *Lagoon* berm

Photo 25 – Upslope pasture east of Building Envelope 3

Photo 26 – Sand quarry, *Pond 4*, and valley pasture winter conditions

Photo 27 – Valley pasture winter conditions

Photo 28 – Valley pasture winter conditions, with flooding from Chimacum Creek, and *Pond 3* area

Photo 29 – Building Envelope 3 access road conditions, *Ag Structure 11*, and farm equipment

Photo 30 – Building Envelope 3, feeding infrastructure, and *Ag Structure 14*

Photo 31 – Building Envelope 3 *Ag Structure 12*

Photo 32 – Building Envelope 3 access road, *Ag Structure 13*

Photo 33 – Building Envelope 3 farm equipment

Photo 34 – Building Envelope 3 farm equipment

Photo 35 – Building Envelope 1 pond, *Ag Structure 6, 7, and 5,* and *Pond 5*

Photo 36 – Valley pasture winter conditions

Photo 37 – Valley pasture winter conditions, with even grass cover, and flooding from Chimacum Creek

Photo 38 – Valley pasture winter conditions, with even grass cover, some trailing, and flooding from Chimacum Creek

Photo 39 – South undeveloped fill area of Building Envelope 1, *Composting Bay 2, 3*

Photo 40 – *Compost bay 3,* and *Ag Structure 9, 8, and 7*

Photo 41 – *Single-family-residential-structure 1* and Building Envelope 1 main access road

Photo 42 – *Ag Structure 3* and Building Envelope 1 main access road

Photo 43 – *Ag Structure 3* (right)*, Ag structure 4* (center)*, and Ag Structure 5* (left)

Photo 44 – *Ag Structure 5* (right), *Ag Structure 6*

Photo 45 – *Ag Structure 7,* and access roads

Photo 46 – A scenic vista from public road

Photo 47 – *Single-family residential structure 3* in Building Envelope 2, and several hundred migratory waterfowl feeding in wet south valley pasture winter conditions

Photo 48 – Building Envelope 2 conditions in foreground, several hundred migratory waterfowl feeding in wet south valley pasture winter conditions

Water Rights

1. Permit to Appropriate Public Waters, 1983
2. Certificate of Ground Water Right, 1956

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PERMIT

TO APPROPRIATE PUBLIC WATERS OF THE STATE OF WASHINGTON

☐ Surface Water (Issued in accordance with the provisions of Chapter 117, Laws of Washington for 1917, and amendments thereto, and the rules and regulations of the Department of Ecology.)

☒ Ground Water (Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the Department of Ecology.)

PRIORITY DATE	APPLICATION NUMBER	PERMIT NUMBER	CERTIFICATE NUMBER
May 19, 1983	G 2-26345	G 2-26345 P	

NAME
Roger Dean Short

ADDRESS (STREET)	(CITY)	(STATE)	(ZIP CODE)
1720 Center Road	Chimacum	Washington	98325

The applicant is, pursuant to the Report of Examination which has been accepted by the applicant, hereby granted a permit to appropriate the following described public waters of the State of Washington, subject to existing rights and to the limitations and provisions set out herein.

PUBLIC WATER TO BE APPROPRIATED

SOURCE
Well (shallow dug with Raney type collector)

TRIBUTARY OF (IF SURFACE WATERS)

MAXIMUM CUBIC FEET PER SECOND	MAXIMUM GALLONS PER MINUTE	MAXIMUM ACRE-FEET PER YEAR
	200	68

QUANTITY, TYPE OF USE, PERIOD OF USE
68 acre-feet per year irrigation of 40 acres May 1 to October 1

LOCATION OF DIVERSION/WITHDRAWAL

APPROXIMATE LOCATION OF DIVERSION—WITHDRAWAL
1360 feet North and 950 feet East of West Quarter Corner of Section 24.

LOCATED WITHIN (SMALLEST LEGAL SUBDIVISION)	SECTION	TOWNSHIP N.	RANGE, E. OR W. W.M.	W.R.I.A.	COUNTY
SW¼SW¼	24	29	1 W	17	Jefferson

RECORDED PLATTED PROPERTY

LOT	BLOCK	OF (GIVE NAME OF PLAT OR ADDITION)

LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED

That portion of the SW¼SW¼ of Section 13, T. 29 N., R. 1 W.M., described as follows: Beginning at a point which is South 89°13'54" East 420.60 feet (measured along the South line of said Section 13) and North 16°38'44" West 205.31 feet from the Southwest corner of said Section 13; thence North 16°30'44" West 309.37 feet; thence South 76°29'24" West to the West line of said Section 13; thence South, along said West line, to said Southwest corner; thence South 89°13'54" East, along said South line, to the Westerly boundary of County Road; thence Northerly along said Westerly boundary, to a point from which the point of beginning bears South 76°43'17" West; thence South 76°46'17" West 720.07 feet, more or less, to the point of beginning; ALSO, the NW¼NW¼ and the SE¼NW¼NW¼ of Section 24, T. 29 N., R. 1 W.M.

DESCRIPTION OF PROPOSED WORKS

Raney type infiltration gallary to portable sprinkler system.

DEVELOPMENT SCHEDULE

BEGIN PROJECT BY THIS DATE:	COMPLETE PROJECT BY THIS DATE:	WATER PUT TO FULL USE BY THIS DATE:
Started	In Use	July 1, 1988

PROVISIONS

Permittee is advised that notice of proof of appropriation of water (under which final certificates of water right issue) should not be filed until the permanent diversion facilities have been installed together with a mainline system capable of delivering the recommended quantity of water to an existing or proposed distribution system within the area to be served.

This authorization to use public waters of the state is classified as a Family Farm Permit in accordance with Chapter 90.66 RCW (Initiative Measure No. 59). This means the land being irrigated under this authorization shall comply with the following definition: Family Farm a geographic area including not more than 2,000 acres of irrigated agricultural lands, whether contiguous or noncontiguous, the controlling interest in which is held by a person having a controlling interest in not more than 2,000 acres of irrigated agricultural lands in the State of Washington which are irrigated under water rights acquired after December 8, 1977. Furthermore, the land being irrigated under this authorization must continue to conform to the definition of a family farm.

Water users should understand that quantities recommended and the number of acres to be irrigated may be reduced at the time of issuance of a final water right commensurate with the capacity of the installed system and the number of acres actually irrigated.

The Water Resources Act of 1971 specifies certain criteria regarding utilization and management of the waters of the State in the best public interest. Issuance of this permit was based on sufficient waters available, at least during portions of the year. However, it is pointed out to the permittee that his use of the water may be subject to regulation at certain times, based on the necessity to maintain water quantities sufficient for preservation of the natural environment.

This permit shall be subject to cancellation should the permittee fail to comply with the above development schedule and/or fail to give notice to the Department of Ecology on forms provided by that Department documenting such compliance.

Given under my hand and the seal of this office at Olympia, *Washington, this* 14th *day of* August, *19* 87.

Andrea Beatty Riniker, Director
Department of Ecology

[illegible]

G. P. No. 1531—5-60—331. 62000.

CERTIFICATE RECORD No. 8 PAGE No. 3643-A

STATE OF WASHINGTON, COUNTY OF Jefferson

Certificate of Ground Water Right

Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the State Supervisor of Water Resources thereunder.

THIS IS TO CERTIFY That NORRIS W. and LAURA L. SHORT

of Chimacum, Washington, has made proof to the satisfaction of the State Supervisor of Water Resources of Washington, of a right to the use of the ground waters of 8 two (2) wells

located within SE¼SE¼, sec.22 and SE¼SW¼

Sec. 23, Twp. 29 N., R. 1 W.W.M.,

for the purpose of irrigation and domestic supply

under and subject to provisions contained in Ground Water Permit No. 4183 issued by the State Supervisor of Water Resources and that said right to the use of said ground waters has been perfected in accordance with the laws of Washington, and is hereby confirmed by the State Supervisor of Water Resources of Washington and entered of record in Volume 8 at page 3643-A; that the right hereby confirmed dates from April 27, 1956; that the quantity of ground water under the right hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 550 gallons per minute, 400 acre-foot per year for the irrigation of 200 acres and for domestic supply.

Special provisions required by the Supervisor of Water Resources:

A description of the lands to which such ground water right is appurtenant:

S½NE¼SW¼ (west of road); SW¼SW¼; SE¼SW¼, sec.23,
NE¼SE¼ and SE¼SE¼, sec.22; NW¼NW¼, sec.26,
all in T.29 N., R.1 W.W.M.

The right to the use of the ground water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929.

WITNESS the seal and signature of the State Supervisor of Water Resources affixed this 7th day of February, 19 61.

State Supervisor of Water Resources.

sh

Appendix V – State Priority Habitat and Species report

WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 02/05/2016 7.48

Query ID: P160205194850

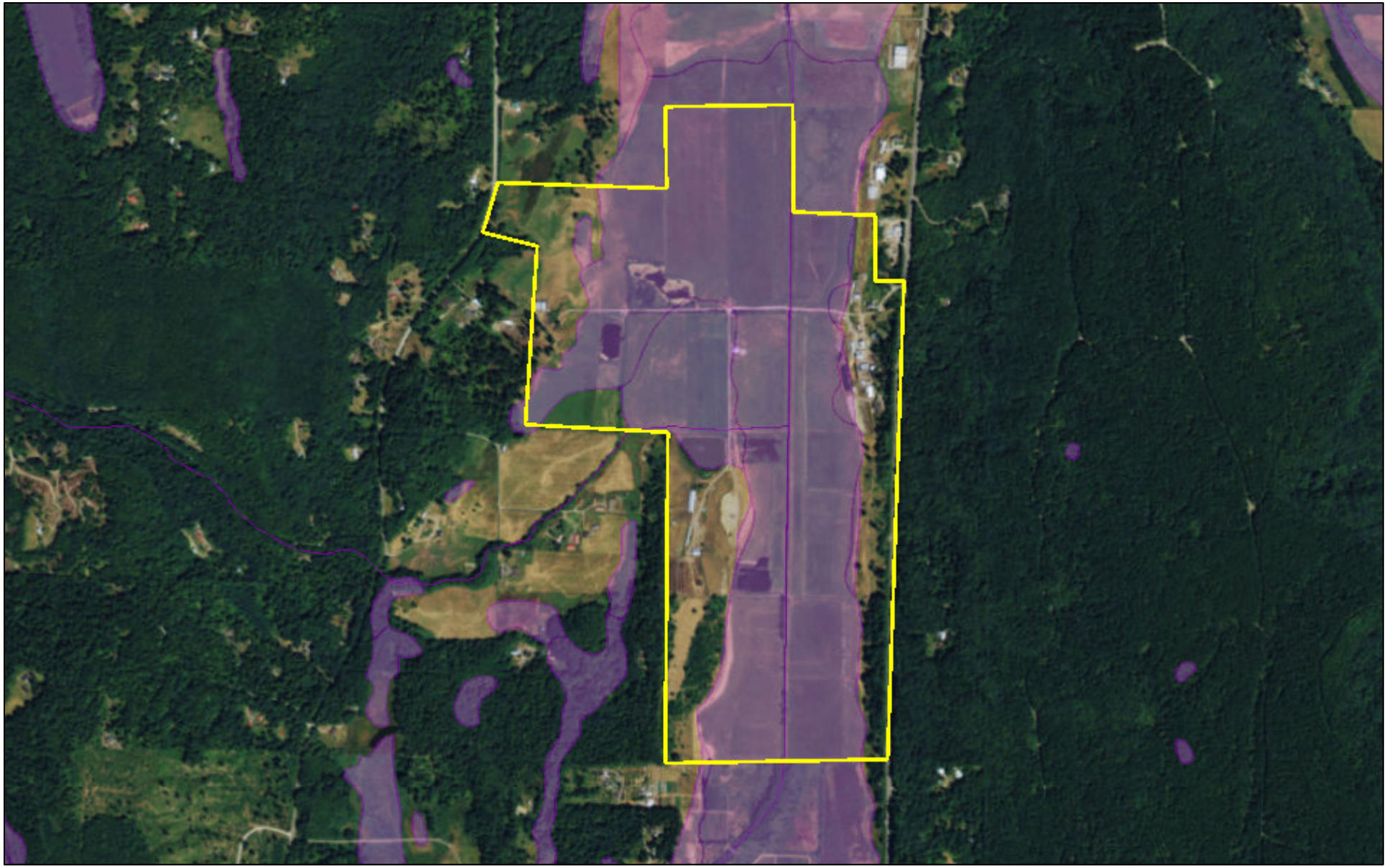
Common Name / Scientific Name / Notes	Site Name / Source Dataset / Source Record / Source Date	Priority Area / Occurrence Type / More Information (URL) / Mgmt Recommendations	Accuracy	Federal Status / State Status / PHS Listing Status	Sensitive Data / Resolution	Source Entity / Geometry Type
Coho Oncorhynchus kisutch	Chimacum Creek SWIFD 53413	Breeding Area Breeding area http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	 Lines
Coho Oncorhynchus kisutch	SWIFD 54021	Breeding Area Breeding area http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	 Lines
Coho Oncorhynchus kisutch	Chimacum Creek SASI 3270	Occurrence Occurrence http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Candidate N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Coho Oncorhynchus kisutch	SASI 3270	Occurrence Occurrence http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Candidate N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Cutthroat Oncorhynchus clarki	Chimacum Creek SASI 7040	Occurrence Occurrence http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Not Warranted N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Cutthroat Oncorhynchus clarki	SASI 7040	Occurrence Occurrence http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	Not Warranted N/A PHS Listed	N AS MAPPED	WDFW Fish Program Lines
Fall Chum Oncorhynchus keta	Chimacum Creek SWIFD 53409	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	 Lines

Common Name / Scientific Name / Notes	Site Name / Source Dataset / Source Record / Source Date	Priority Area / Occurrence Type / More Information (URL) / Mgmt Recommendations	Accuracy	Federal Status / State Status / PHS Listing Status	Sensitive Data / Resolution	Source Entity / Geometry Type
Freshwater Emergent	N/A NWIWetlands	Aquatic Habitat Aquatic habitat http://www.ecy.wa.	NA	N/A N/A PHS Listed	N AS MAPPED	US Fish and Wildlife Service Polygons
Freshwater Forested/Shrub	N/A NWIWetlands	Aquatic Habitat Aquatic habitat http://www.ecy.wa.	NA	N/A N/A PHS Listed	N AS MAPPED	US Fish and Wildlife Service Polygons
Pink Salmon Odd Year Oncorhynchus gorbuscha	Chimacum Creek SWIFD 53415	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Pink Salmon Odd Year Oncorhynchus gorbuscha	SWIFD 54023	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Resident Coastal Cutthroat Oncorhynchus clarki	Chimacum Creek SWIFD 53407	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Resident Coastal Cutthroat Oncorhynchus clarki	SWIFD 54019	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Summer Chum Oncorhynchus keta	Chimacum Creek SWIFD 53411	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	Lines
Trumpeter swan Cygnus buccinator	CHIMACUM CREEK PHSREGION 903563	Regular Concentration Regular concentration http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons

Common Name / Scientific Name / Notes	Site Name / Source Dataset / Source Record / Source Date	Priority Area / Occurrence Type / More Information (URL) / Mgmt Recommendations	Accuracy	Federal Status / State Status / PHS Listing Status	Sensitive Data / Resolution	Source Entity / Geometry Type
Waterfowl Concentrations	CHIMACUM VALLEY PHSREGION 912850	Regular Concentration Regular concentration http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
Winter Steelhead Oncorhynchus mykiss	Chimacum Creek SWIFD 53416	Breeding Area Breeding area http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	 Lines
Winter Steelhead Oncorhynchus mykiss	SWIFD 54024	Occurrence/Migration Occurrence/migration http://wdfw.wa.gov/wlm/diversty/soc/soc.htm http://wdfw.wa.gov/publications/pub.php?	NA	N/A N/A PHS LISTED	N AS MAPPED	 Lines

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to vraition caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

WDFW Test Map



February 5, 2016

PHS Report Clip Area
PT
LN
AS MAPPED
SECTION
QTR-TWP
TOWNSHIP

1:19,842

0 0.15 0.3 0.6 mi

0 0.275 0.55 1.1 km

WDFW

JEFFERSON LAND TRUST

Appendix VI – Copy of Original Recorded Conservation Easement

Complete copy of signed and recorded conservation easement to be added after recording. A complete copy of the signed and recorded Boulton Farm conservation easement was added to this Baseline Conditions Report as Appendix VI on:

Date: _____

By (Name): _____