

# Acquisition of Land & Conservation Easements

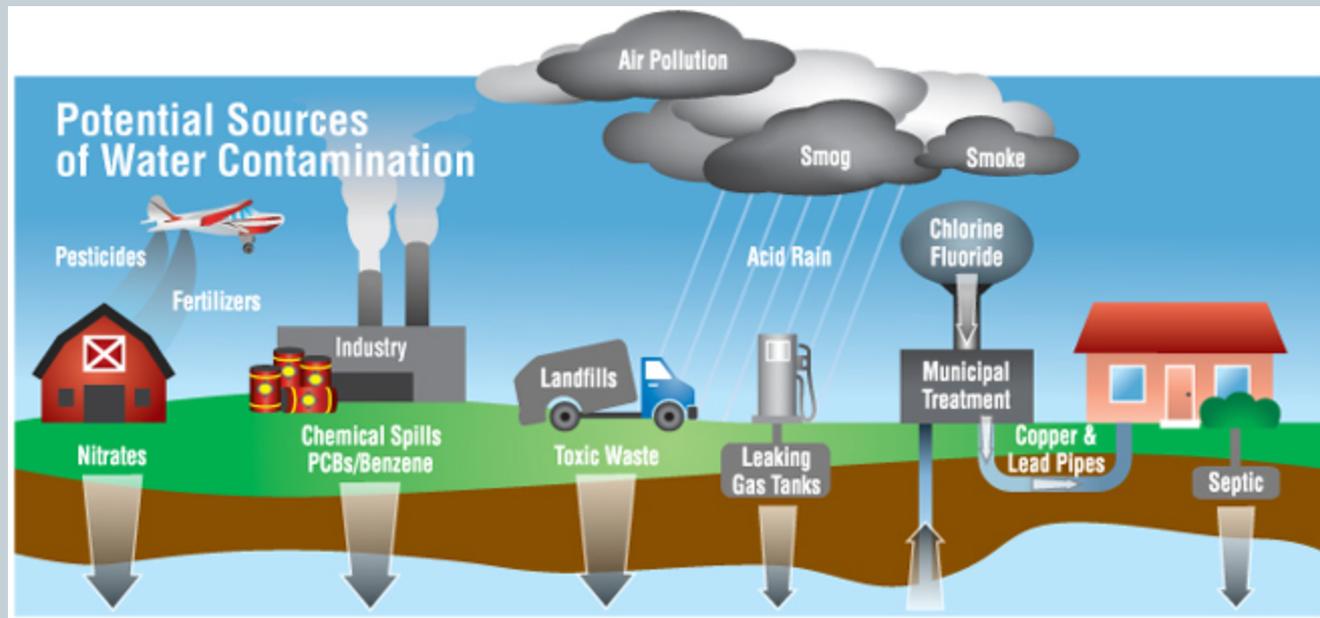
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**NADIA GARDNER, COLUMBIA LAND TRUST**

# Drinking water source watersheds

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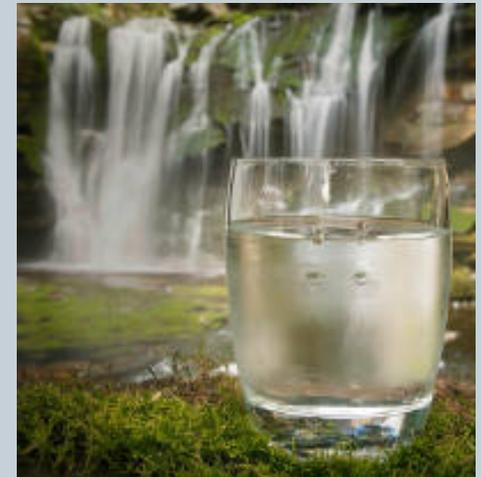


- What's missing?
  - Household chemicals, pharmaceuticals, stormwater, timber harvest sediment, pet waste, car/truck pollution, & more!

# Why acquire land or rights?

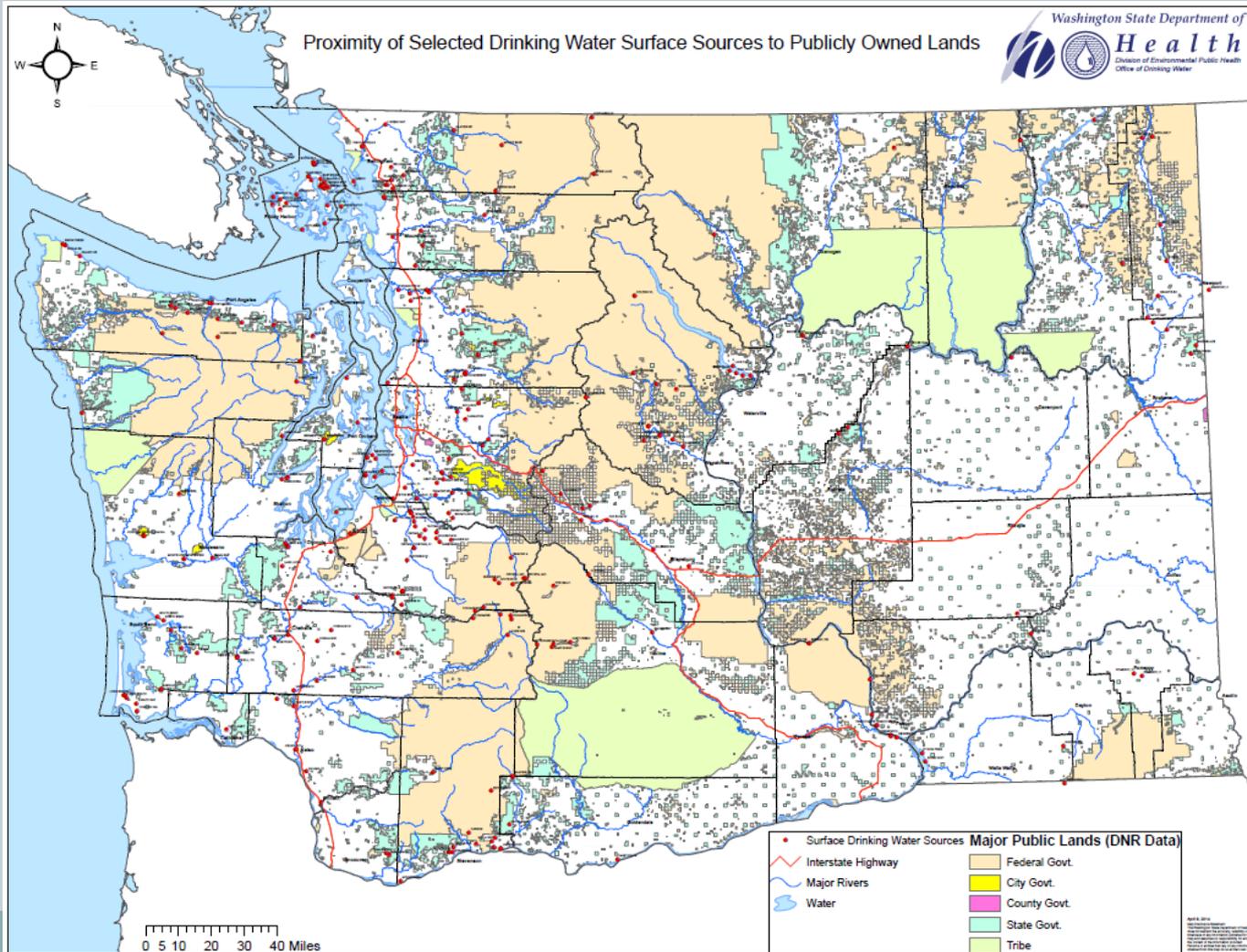
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- **Risk prevention – Water Quality & Quantity**
  - 60% pollution is from non-point sources
  - Contaminant load spikes due to storms and flooding
  - Untreated chemical pollutants
  - New pathogens
  - Loss in forest, wetlands, etc + More development =
    - ↓ Water quality = ↑ Treatment = ↑ \$\$\$
    - ↓ Water quantity
- **Cost Savings**
  - More protected watershed =  
Less treatment = Less \$\$\$



# The Good News

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# What should we protect?

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- **Plan & Execute:**

1. Understand your watershed
2. Use maps and models to prioritize protection
  - Consider price & funding sources
3. Build strong partnerships & work watershed-wide
4. Create a comprehensive source protection plan
5. Create a creative, comprehensive funding strategy & action plan with a schedule

- **Highest priorities:**

- Groundwater: Wellheads, aquifer recharge zone
- Surface water: Springs, streams, wetlands & BIG riparian areas

# Land Protection Tools

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- Fee simple land acquisition
- Conservation easements
  - Agricultural
  - Forestry
  - Recreational
  - Wildlife Habitat
- Deed restrictions
- Conservation leases
- MOA, voluntary land agreements



# Acquisition Steps

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- Complete comprehensive source protection plan
- Determine ownerships
- Select conservation tools
- Research prices & funding sources
- Strategically & proactively approach landowners
- If yes – raise the money... or borrow it (with a plan)
- Option and/or Purchase & Sale Agreement
- Appraisal & Due diligence
- Close & Celebrate!

# But how do we pay for acquisitions?

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- **Prioritize by science and economics**
- **Develop a plan, develop willing sellers, get a loan, & buy the land/rights.**
- **Local & private funding = Match**
  - General fund appropriation, Legislatively approved tax/fee increase, or Spending measure
  - Usage/Stormwater/Impact Fees, Assessments, Taxes, Bonds
  - Earned income funding
  - Landowner donations
  - Community donations/volunteer time
  - Foundations

# But how do we pay for it?

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- **State funding**
  - WA Dept of Health: Source Water Protection Grant Program & Drinking Water State Revolving Fund (construction only)
  - WA Dept of Ecology: Integrated Water Quality Financial Assistance Program
  - WA Recreation & Conservation Office
    - ✦ DOI Land and Water Conservation Fund
    - ✦ NOAA Salmon Recovery
    - ✦ WWRP:
      - Critical habitat
      - Farmland preservation
      - Local parks
      - Natural areas
      - Riparian protection
      - State parks
      - Trails
      - Urban wildlife habitat
      - Water access

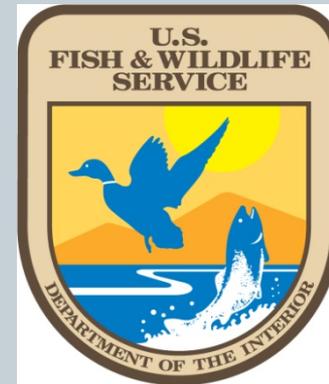


# But how do we pay for it?

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- **Federal funding**

- Clean Water & Drinking Water State Revolving Funds
- Land & Water Conservation Fund
- USFS Forest Legacy Program
- USFWS Cooperative Endangered Species Conservation Fund
- USFWS Coastal Wetlands Grant Program
- USFWS North American Wetland Conservation Act (NAWCA)



# Who can help us?

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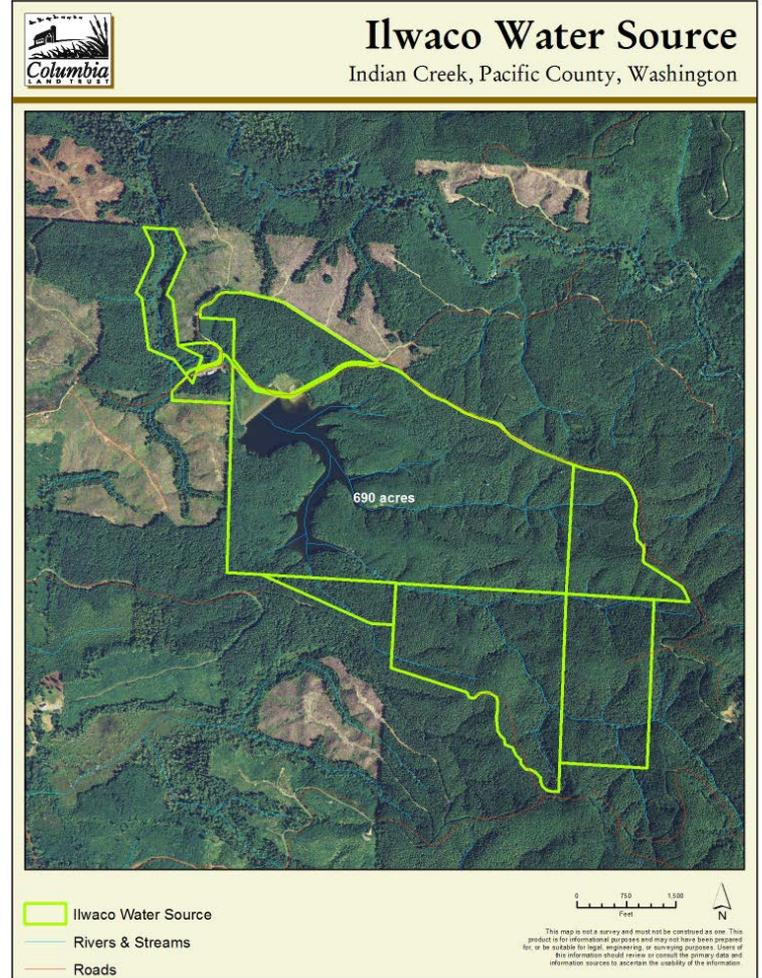
**Department of Commerce**  
*Innovation is in our nature.*



PCC Farmland Trust • Center for Natural Lands Management  
The Trust for Public Land • The Nature Conservancy of Washington  
Vital Ground • The Conservation Fund

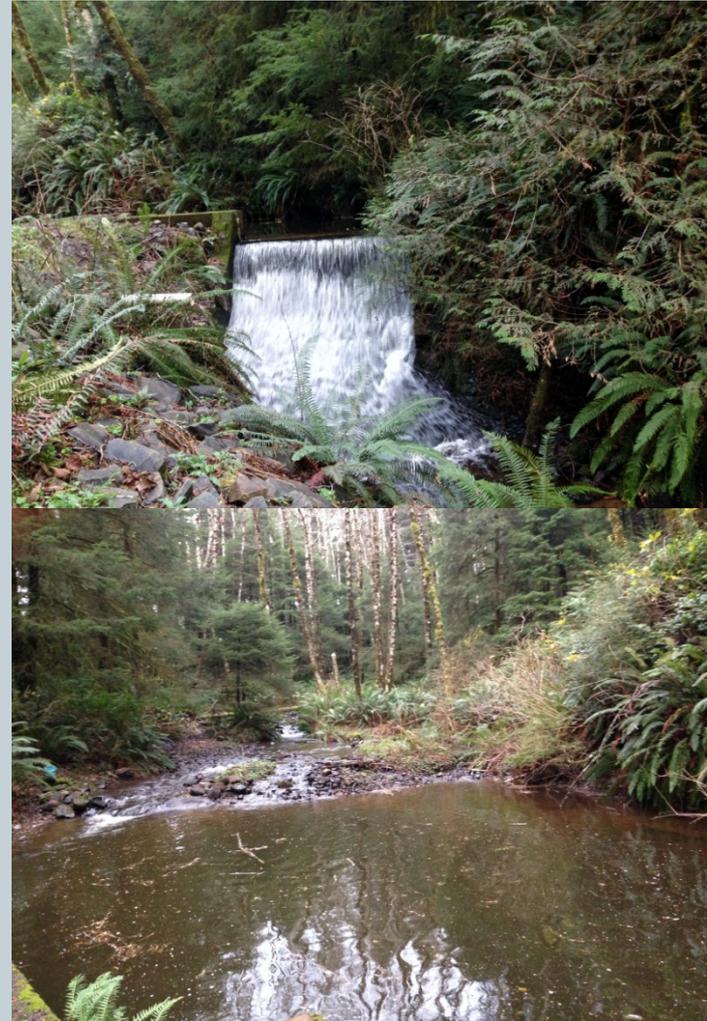
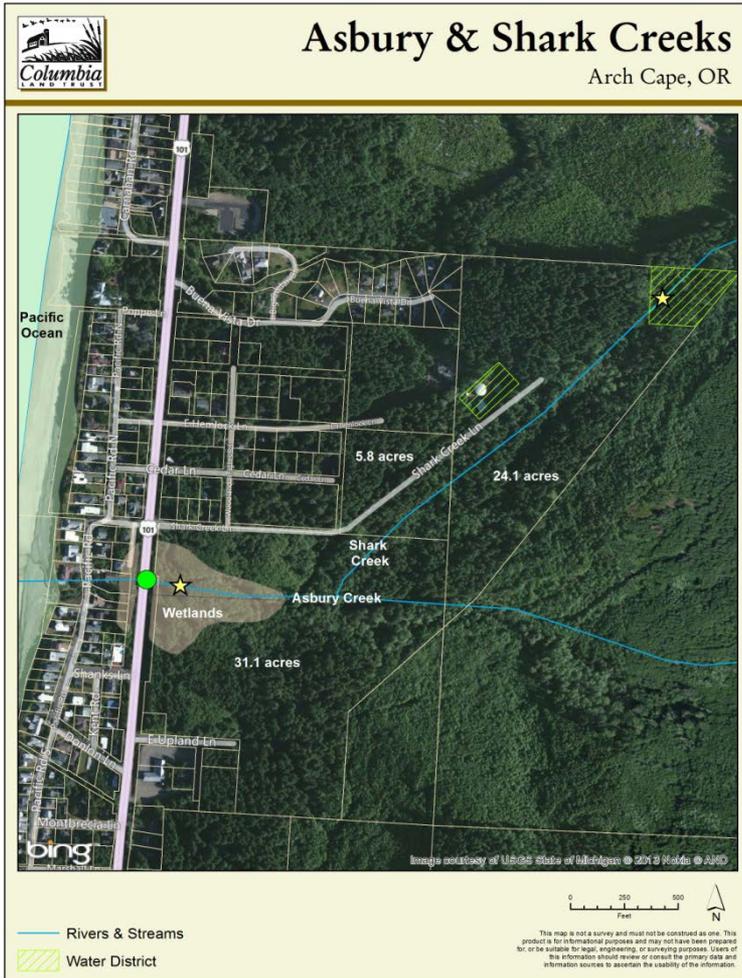
# Case Studies

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# Case Studies

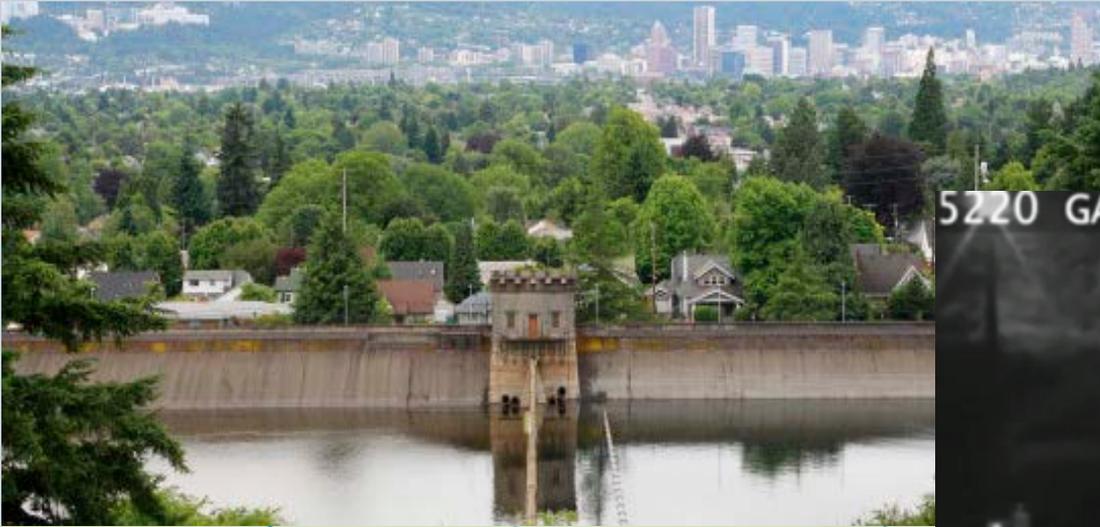
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# Discussion & Conclusion

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**Land protection = a key tool in a large toolbox**



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