

CONSERVATION EASEMENT STEWARDSHIP PLAN

FORD RANCHES PROPERTY

Plan Purpose: To describe activities to monitor, protect, maintain, and provide for restoration of natural conditions of the riparian habitat conservation zone.

Plan Location: Touchet River, Walla Walla County, WA. Detailed site description is described in Annex A.

A. Funding Easement Stewardship

A dedicated stewardship fund endowment has been created for stewardship of the easement. This interest bearing account increases over time as IEAC adds additional funds from private sources. IEAC's policy is that the interest from this account is used for stewardship and enforcement of the easement. This fund is maintained separately from IEAC operating funds. The fund principal can be used only in extreme circumstances to enforce the easement.

B. Baseline Documentation report

A baseline documentation report has been completed and is on file with IEAC and is included in the signed and recorded conservation easement.

C. Monitoring

Photo points, which were established by the baseline inventory effort, will be visited and photos obtained annually to determine compliance and monitor maintenance. Results will be provided to the grantor on request.

D. Maintenance and Management

Responsibility for maintenance and management of the project remains with the landowner. A site management plan has been developed that provides for adequate maintenance to meet the purpose of the conservation easement. This plan is incorporated into the stewardship plan by reference. This site management plan is intended to be a working document that will change over time as the site matures or natural conditions change. If adequate maintenance is not being done, standard enforcement procedures shall be followed.

E. Landowner Contact

IEAC has established an extremely positive working relationship with the landowner and maintains regular contact with the landowner. In the event that the land supporting the easement is sold or otherwise changes possession, IEAC's policy is to build the same positive relationship with the new landowner and maintain the same regular contact.

In addition, the new landowner(s) will be informed by letter of land-use activities that are controlled by the easement. Landowners will be contacted if any activities which negatively affect the riparian habitat conservation zone are observed. Such contact may include a discussion of easement management practices and their compatibility with easement term conditions. If applicable, surrounding land management practices, zoning decisions, or other factors that could influence the easement will be brought to the landowner's attention.

F. Easement Enforcement

Activities that are in non-compliance with easement conditions will be addressed as per the following steps to effect compliance:

1. Oral contact by IEAC to the landowner with an explanation of non-compliance observations and compliance expectations.
2. If action 1 does not produce the expected compliance, IEAC will provide a written description of non-compliance and expectations to the landowner and compliance expectations.
3. If action 2 does not produce the expected compliance, an IEAC attorney will provide a written description of non-compliance and compliance expectations.
4. If action 3 does not produce the expected compliance, IEAC may pursue legal action in the appropriate court to obtain compliance.

G. Reserved and Permitted Rights and Approvals

IEAC will respond to landowner notices in a timely and consistent manner. Such notices are maintained in the project file at IEAC.

H. Contingency plan/Backup/Effect of dissolution of IEAC on the Conservation Easement

The conservation easement in effect with the subject landowner is recorded with the Walla Walla County's Assessor's Office. This easement is permanently recorded on the deed and is enforceable by IEAC. The easement is also co-held and is enforceable by the state of Washington.

In the event of the dissolution of IEAC the easement will remain fully enforceable by the state of Washington. An existing assignment of rights, on file with the state of Washington and with IEAC, authorizes the state of Washington to enforce the easement.

Additional provisions are provided in the conservation easement agreement.

Ford Ranches Conservaiton Easement Site Manangement Plan

Management activities on conservation easement property will be carried out for the purpose of improving habitat, or, at a minimum, for preventing degradation of habitat for wildlife. The proper practices to use, how often to treat an area, and the details of the management practice will be determined on a case-by-case basis by organization staff, in consultation with the grantor.

It is expected that management needs will change over time as habitat patterns in the general area change over time. Thus this is a working document intended to ensure continuing improvement or at a minimum no degradation of habitat in the conservation easement.

General

Noxious weeds shall be controlled within the conservation easement property. The conservation easement shall not remove the grantor's continuing responsibility to control noxious weeds.

Fences

Fences, if applicable, shall be maintained to ensure livestock cannot enter the conservation easement. Additionally, regular control of grasses and weeds immediately beneath the fence is encouraged to prevent potential growth of noxious weeds and reduce the risk of fire damage.

Grassland management

If the area is enrolled in CREP, those maintenance practices and standards shall be used (NRCS specification 391).

Grass stands shall be maintained in accordance with NRCS standard 645. Maintenance activities may include ATV spraying, spot spraying, mechanical control, and hand weeding

Annual mowing and mowing of entire stands is not allowed without technical justification from the organization.

Grantor shall replant native grasses as necessary to NRCS conservation cover specifications (specification 327) should a burn or failed area develop.

Riparian zone management

If area is enrolled in CREP, those maintenance practices and standards shall be used (NRCS specification 391). Maintenance activities may include ATV spraying, spot spraying, mechanical control, and hand weeding.

Areas not enrolled in CREP shall be kept in native trees, shrubs, and grasses to ensure a predominantly natural condition.

Forest management

If applicable, a forest stewardship plan may be developed to ensure long term health of a mature forest. Such a plan shall describe methods and frequency of maintenance activities such as non-commercial thinning and other practices to ensure long term forest health.

Additional considerations for the 18.5 acre farmable associated upland identified in Annex A

While it is expected that weed control shall occur as part of normal farming operations, extra caution shall be taken to prevent chemical drift or disturbance to the riparian area.