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**Whatcom County**  
**Conservation Easement**  
**Program**



# CEPOC Updates



- **Landowner Survey**
  - Improve program to better meet the needs of commercial farmers
- **Three vacancies as of February 2026**
  - Farmer or forester
  - Farm Supporting Business
  - Realtor
- **Exploration of new funding opportunities**
  - Goal to produce a memo for Executive by January 2026



# Active CEP Projects



Closing	Property	Type	Acres Protected	DRs Extinguished	Total Cost	WA RCO	Forest Service + DNR	NRCS	Conservation Futures
2026	Jacoby	Agricultural	100	2	\$300,000	\$115,000			\$185,000
2026	Taylor	Ecological	14	1	\$100,000			\$50,000	\$50,000
2026	Sanfi Acres Canyon Creek	Working Forestland	610	30	\$1,830,000	\$500,000		\$915,000	\$415,000
2026	Sanfi Acres Maple Falls	Working Forestland	280	14	\$840,000	\$420,000	\$420,000		\$0
2026	Koblitz Red Mountain	Working Forestland	240	12	\$768,000		\$576,000		\$192,000
<b>TOTAL</b>			<b>1,244</b>	<b>59</b>	<b>\$3,838,000</b>	<b>\$1,035,000</b>	<b>\$996,000</b>	<b>\$965,000</b>	<b>\$842,000</b>

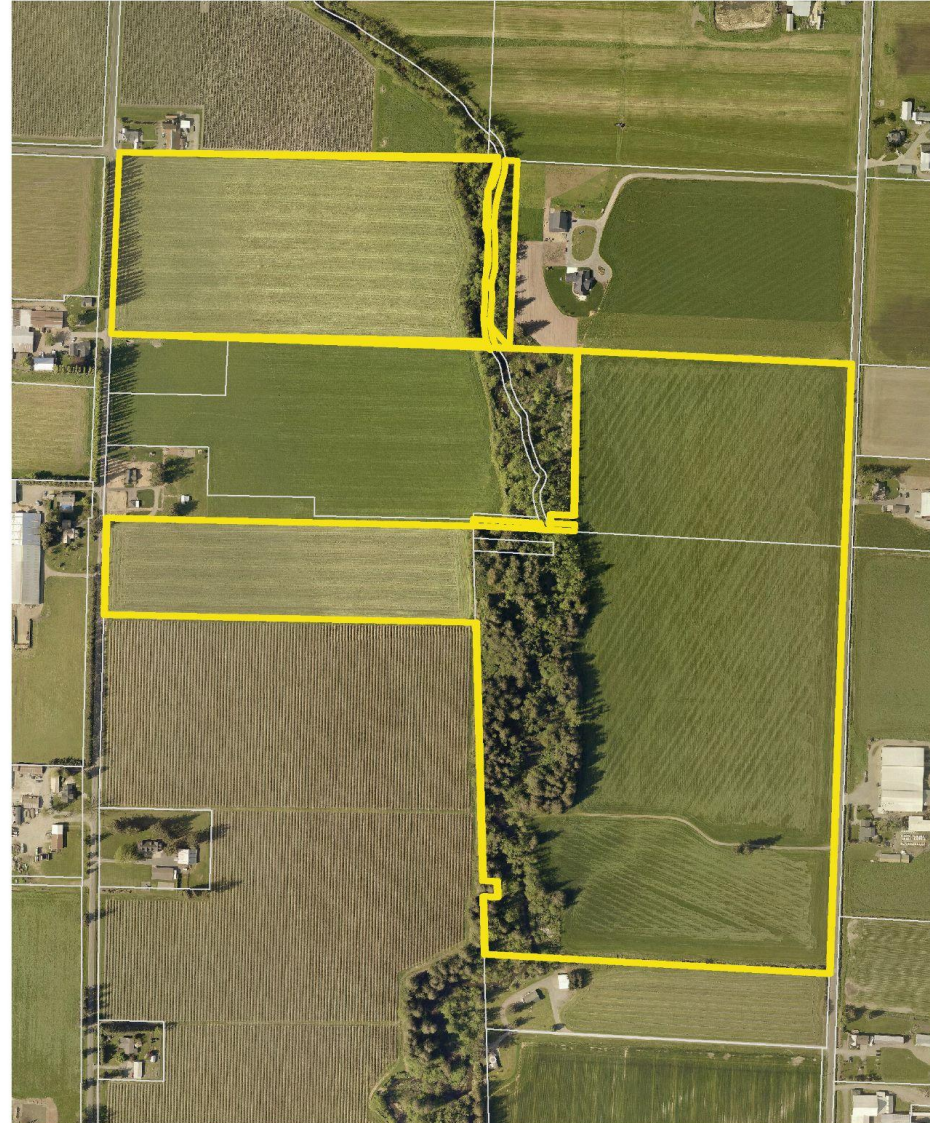
**78% covered by non-local funds!**



# Steensma Ag-Riparian Easement



- **CEP Score:** 78.1 (highest score ever)
- **Acreage:** 89.1
- **Development Rights:** 5
- **Easement Type:** Ag + riparian
- **Zoning:** AG
- **Location:** Northwest of Lynden
- **Soils:** Prime
- **Application Date:** 2025
- **Estimated Easement Cost:** \$1,500,000
  - RCO: ~\$525,000
  - Ecology: ~\$450,000
  - CFF: ~\$525,000



## Steensma Agriculture

**Total Score: 78.1 (out of 110)**

### General Site Evaluation Score (20%): 16.2

Total parcel size: 89.1 acres | Score: 100  
Proximity to existing conserved land: 0.7 miles | Score: 25  
Legal lots of record: 5 | Score: 80  
Medium to high priority areas: 2 | Score: 100  
Removal of all remaining development rights: Yes | Score: 100

### Development Pressure Score (20%): 4.6

Remaining development rights: 1 | Score: 20  
Threat of conversion: 54 parcels in 1/4 mi | Score: 50  
Proximity to major road/intersection: 4,015 feet | Score: 0

### Soil Evaluation Score (35%): 96.27

Soil score: 96.27

### Agriculture Score (15%): 12.4

Actively farmed: 85% | Score: 100  
In RSA or AG non-conforming lot: Yes | Score: 100  
Legal water: Claim | Score: 50

### Special Considerations Score (10%): 6.2

Historical/cultural/heritage significance: No | Score: 0  
Ecosystem restoration beyond minimum: Yes | Score: 100  
Contains conservation values: Yes | Score: 100  
Watershed water flow recommendation:  
Protection Conservation/Restoration | Score: 50

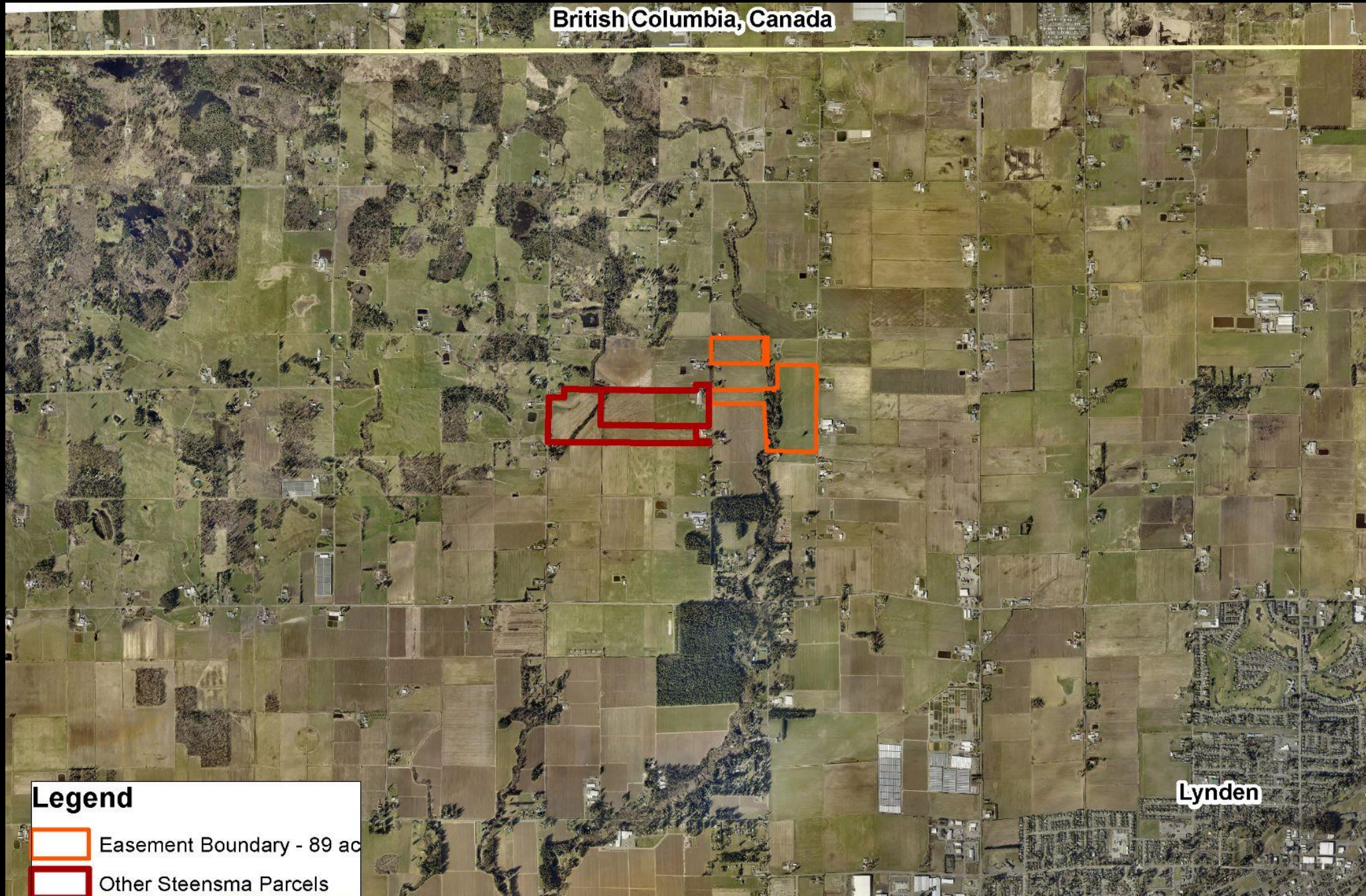
### Matching Funds Score (10%): 5

Matching funds secured or bargain sale: 50 | Score: 50





British Columbia, Canada



Lynden





### Legend

-  Easement Boundary - 89 ac
-  Other Steensma Parcels





## Steensma Property Estimated Easement Parcel Map

-  Other Steensma Parcels
-  Easement Boundary - 89 ac
-  Agricultural Easement - 76 ac
-  Riparian Easement - 13 ac

# AB2025-871



- **Approval to Purchase 1 Easement Per CEP Oversight Committee Recommendation**
  - Steensma working agricultural easement
  
- **Total Conservation Futures ask: \$525,000**
  - (After all grant reimbursement)



# Questions?

[www.whatcomcounty.us/cep](http://www.whatcomcounty.us/cep)