PINEDALE ANTICLINE PROJECT OFFICE (PAPO)

1625 West Pine
PO Box 768
Pinedale, Wyoming 82941
Attention: Project Coordinator 307-367-5386

APPLICATION FOR FUNDING

(use additional sheets if necessary)

1. GENERAL PROJECT INFORMATION

Project Name:

Wilcox Ranch Conservation Easement

General Location (distance and direction from nearest city/town, attach map at a scale not less than ½" = 1 mile):

The project lies approximately 3.5 miles north of the Boulder post office in Sublette County, Wyoming.

As shown on the attached maps, the project lies within:

- 2 miles of 3 other WLT projects, which, when complete, will conserve 1,438 acres;
- 10 miles of 4,549 acres currently under conservation easement with the WLT; and
- 15 miles of the Sommers/Grindstone, MJ Ranch, and other conserved properties.

Legal Location of Project (attach map at a scale not less than 1" = 2,000').

Township: T 33 N
Range: R 108 W
Section(s): 22, 27
County: Sublette

Surface Ownership (check all that apply): Federal _____ State _____ Private X

**If project includes a mosaic of land ownerships (e.g., mix of federal, state and/or fee lands), provide a breakdown for each specific owner by acres and percent of total project area.

Contact Information for Affected Parties or Agencies:

LB Wilcox Ranch, LLC
% Con, Dean, Don and Doug Wilcox
1525 South 1000 West
Clearfield, UT 84015
801-682-3290

2. APPLICANT INFORMATION

Name/Organization: Lara Ryan, Executive Director / Wyoming Land Trust

Mailing Address: 131 South Jackson Avenue, P.O. Box 1580

City: Pinedale *State:* WY *Zip Code* : 82941

Daytime Phone # (307) 367-7007 *Fax #* (307) 367-7207

Email Address: Lara@wyominglandtrust.org

Point of Contact (if different from above)

3. PROJECT DESCRIPTION

General Project Type (check all that apply):

Land Use/Livestock X _____ Land Use/Recreation _____

Cultural _____ Wildlife X _____

Air _____ Other _____

Describe Project Proposal (e.g., mechanical treatment, water improvement, etc.)

Purchase of a conservation easement on ±357 acres owned by LB Wilcox Ranch, LLC in Sublette County, Wyoming.

WLT's purchase is subject to agreement on purchase price based on a qualified appraisal and satisfactory completion of necessary due diligence.

This project complements 3 others on adjacent properties along Boulder Creek. When fully funded, these projects will perpetually conserve 1,795 contiguous acres along the Boulder Creek drainage, including 11 of the 16 linear miles of Boulder Creek.

Total Project Acres (if applicable)

±357 acres

Acres Indirectly Affected (if applicable, explain)

The project indirectly affects significant acreage by permanently conserving important habitat for mule deer, sage-grouse, and other species impacted by development in the PAPA based on information collected by WGFD.

4. OBJECTIVES OF PROJECT, AND BENEFITS TO PAPO OFF-SITE MITIGATION STRATEGIC GOALS.

By conserving the Wilcox Ranch in perpetuity, this project seeks to mitigate the wildlife impacts associated with the PAPA by helping PAPO accomplish its Strategic Goal to, "Actively pursue projects to benefit wildlife on a landscape scale within the Upper Green River Basin with focus on those populations impacted by development on the Pinedale Anticline Project Area (PAPA)."

The property:

- Provides SSF and CRUWIN habitat for mule deer;
- Lies in a sage-grouse core area;
- Lies within ±3 miles of 4 documented sage-grouse leks;
- Provides SSF and WIN habitat for pronghorn;
- Provides habitat for a variety of Wyoming's SGCN;
- Provides CRUWYL habitat for moose;
- Functions as part of a working ranch;
- Includes approximately 1 mile of Boulder Creek;
- Contains 11 acres of wetlands; and
- Lies in WGFD's Wind River Front crucial terrestrial priority area.

Permanent conservation of the property will accomplish the PAPO's wildlife goals by meeting the associated objective of, "Maintaining, conserving, restoring and/or enhancing habitat and habitat function both on-site and off-site for impacted species."

This project will also conserve habitat that benefits multiple uses of natural resources by, among other things, improving the quality and quantity of wildlife populations on nearby public lands, demonstrating the compatibility of agriculture and wildlife habitat, and maintaining the area's rich agricultural history and heritage. Additionally, restricting development of this property will positively impact the air and water quality by minimizing pollution associated with human disturbance.

5. DIRECT/INDIRECT EFFECTS ON OTHER RESOURCES. (if applicable)

This project's habitats and conservation purposes face threats from residential and commercial development. These threats stem from a variety of supply-and-demand factors described in Wyoming's State Wildlife Action Plan (2010). The SWAP identifies "rural subdivision" as one of the five leading wildlife conservation challenges in the state.

In reviewing the factors that drive the rural subdivision threat, several things related to this project deserve mention. First, according to the last Census of Agriculture, the average age of the principle operator in Sublette County is 56. Second, according to U.S. Census Bureau figures released in March 2011, Sublette County experienced 73 percent population growth between 2000 and 2010.

This project will eliminate or mediate the threat of residential or commercial development because the

landowner will perpetually extinguish most of their property's development rights through the conservation easement. This will reduce habitat fragmentation, maintain connectivity, and forever compliment the agricultural and wildlife values associated with the public land in PAPO's service area long after mineral development has concluded.

6. POTENTIAL FOR FUTURE EXPANSION OF PROJECT. Explain

The project offers significant potential to expand the number of permanently-conserved acres in the area.

7. LIST ALL PROJECT PARTNERS/COOPERATORS, THEIR ROLES AND/OR CONTRIBUTIONS

- Landowner (financial contribution through qualified bargain sale)
- NRCS FRPP (financial contribution)
- WWNRT (financial contribution)
- WLCI (finanacial contribution)
- WLT and other partners (financial contribution)

8. PROJECT MONITORING AND REPORTING (Describe how monitoring and reporting will be done, and how it relates to the objectives)

Upon PAPO approval, WLT will begin due diligence (including completion of a resource or "baseline" inventory, surface mineral report, Phase I environmental assessment, title search and resolution of any outstanding title issues, and other necessary items). These items will provide a solid foundation from which WLT will monitor the property annually in accordance with its established stewardship practices. WLT based these practices on the Land Trust Alliance's *Standards and Practices*, which WLT (formerly the Green River Valley Land Trust) adopted in 2001.

Annual property monitoring by WLT will ensure the landowner – whether Wilcox or successors – honors the terms of the easement in perpetuity.

9. RESEARCH POTENTIAL

The project offers an opportunity for education, demonstration or scientific research for several reasons.

First, it is easily replicated in other landscapes or habitats in Wyoming through land conservation efforts by WLT and others.

Second, it includes a documented monitoring plan. In addition to the landowners' day-to-day stewardship, WLT will monitor the conserved property annually in accordance with its established stewardship practices. WLT based these practices on the Land Trust Alliance's *Standards and Practices*, which WLT (formerly the Green River Valley Land Trust) adopted in 2001. *Standards and Practices* serves as ethical and technical guidelines for the responsible operation of a land trust. Implementing *Standards and Practices* helps land

trusts like WLT uphold the public trust and build strong and effective land conservation programs. **In 2008, the independent Land Trust Accreditation Commission named WLT as one of the first accredited land trusts in the country and the first in Wyoming**.

By documenting the property's current condition, maintaining detailed monitoring records of its condition each year, and providing a "laboratory" untainted by residential and commercial development, the project offers exceptional potential for future research in a wide variety of fields.

10. PERMITS AND AUTHORIZATIONS REQUIRED PRIOR TO PROJECT IMPLEMENTATION (including but not necessarily limited to the following):

PERMIT OR AUTHORIZATION	REQUIRED		SUBMITTED		APPROVED	
	Yes	No	Yes	No	Yes	No
Cultural Resource Inventory		X				
COE Section 404 Permit		X				
Cooperative Agreement(s)		X				
NEPA Analysis		X				
Pesticide Application Permit		X				
Private Landowner Agreement(s)		X				
Sensitive Species Clearance		X				
Surface/Ground Water Permits		X				
T/E Species Clearance		X				
Other (explain)						

11. TOTAL PROJECT COST (Attach detailed budget)

Project Planning and Design	$ 60,000
Project Implementation	$ 285,600 (est.)
Project Operation and Maintenance	$ 10,000
Total Required	$ 355,600

12. MATCHING FUNDS ANTICIPATED IN CASH (list source and amount)

Type	Source	Status	Amount
Planning and design	WLT donors	Pending	$30,000
	JIO	Pending	$15,000
	PAPO	Pending	$15,000
Implementation (cons. ease.)	Landowner	Pending	$57,120

	NRCS FRPP	Committed	$142,800
	WWNRT	Committed	$42,840
	WLCI	Pending	$75,000
	JIO	Pending	$42,840
	PAPO	Pending	$42,840
Operation and maintenance	WLT donors	Pending	$5,000
	JIO	Pending	$2,500
	PAPO	Pending	$2,500
		TOTAL	**$473,440**

NOTE: The "total matching funds anticipated in cash" exceed the "total project cost" because WLT has requests pending for more than the estimated cost of the conservation easement. WLT does this to hedge against the possibility that certain funders may award less than the amount requested by WLT. If WLT receives the full amount requested from each "pending" funder, it will work with those funders to reduce their awards appropriately based on actual project costs.

13. ANTICIPATED "IN KIND" MATCHING FUNDS (list source, valuation, and valuation method)

N/A

14. PERCENTAGE OF FUNDING ON HAND OR COMMITTED

Subject to agreement with the landowner on bargain sale, WLT has 85% of the funding for the project in hand or committed.

15. TOTAL PAPO FUNDING REQUESTED: $60,340

16. EXPECTED/ANTICIPATED LIFE OF PROJECT (LOP)

Perpetual **X** > 50 Years_____ 25-50 Years_____ < 25 Years_____

Explain Basis for Projected LOP: A perpetual conservation easement complying with Wyoming's Uniform Conservation Easement Act and Internal Revenue Code provisions and accompanying Regulations (if/as applicable).

17. PROJECT TIMELINE AND ESTIMATED COMPLETION DATE. Explain

WLT will begin due diligence and fundraising for the balance of the project costs with PAPO support. WLT estimates completing the project within 12 months of PAPO's decision. WLT does not anticipate any problems with completing the project within that timeframe.

18. ATTACHMENTS AND SUPPORTING DOCUMENTATION

Project Design _____

Letters of Support _____

Management Plan _____ Long Term _____ Short Term _____ [1]

Monitoring Plan _____ Long Term _____ Short Term _____ [1]

Relevant Past Experience_____ Other _____ Explain:

[1] Long term is defined as greater than (>) 5 years; short term is less than (<) 5 years.

19. ADDITIONAL INFORMATION FOR PAPO CONSIDERATION

This project will help PAPO achieve its primary wildlife goal by maintaining and conserving habitat and habitat function for species impacted by development in the PAPA.

WLT thanks PAPO for considering its application and will gladly answer any questions or provide additional information on request.

20. ACKNOWLEDGEMENT: this project and requested funding is subject to approval by the PAPO Pinedale Anticline Mitigation Management Board.

JBR for
Signed

Lara Byron
Printed Name

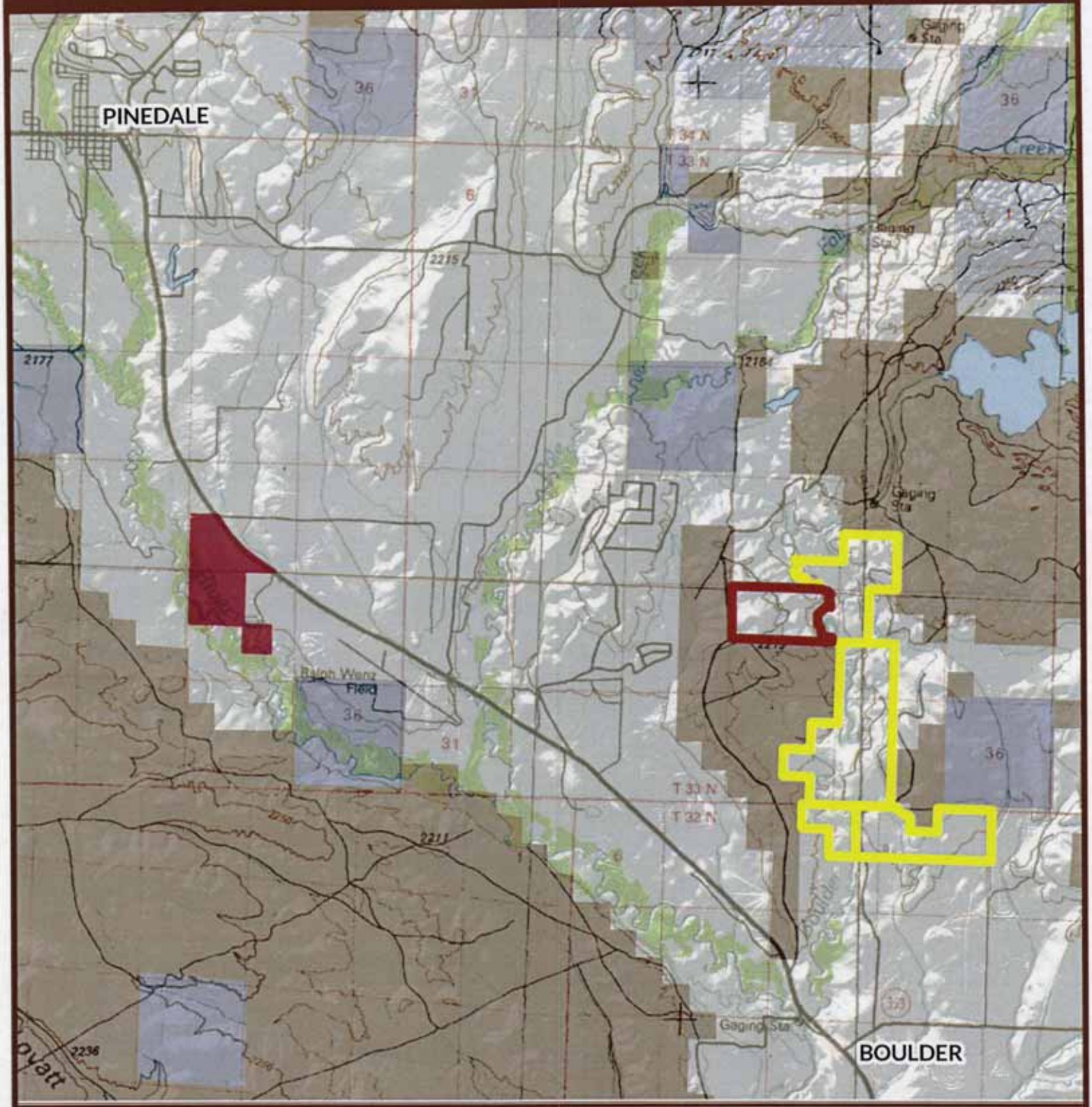
Exec. Director
Title

10/31/11
Date

Sublette County, Wyoming

WILCOX RANCH GENERAL LOCATION

WYOMING LAND TRUST



Wilcox Ranch

Other WLT Current Project

WLT Conserved Property

0 0.5 1 Miles

N

Sources: Sublette County, USGS, WLT

Created for Information Only on 3/14/2011

The Wyoming Land Trust works with private landowners to conserve Wyoming's natural and agricultural resources.

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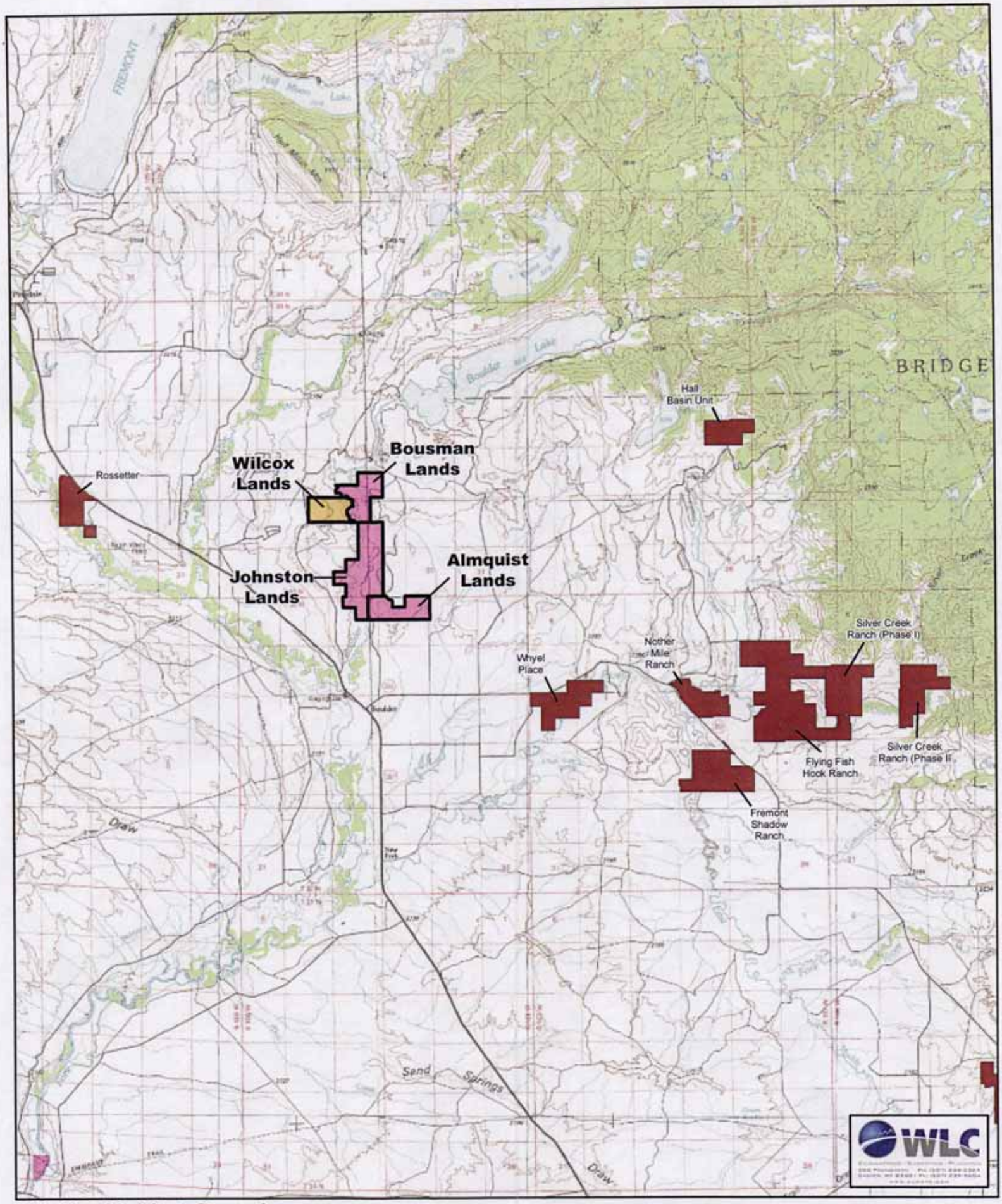

Wildlife Habitat Overview
Wilcox Lands
Sublette County, Wyoming

0 3 Miles

For Information Only

- Proposed Easement Boundary
- Wilcox Lands
- Adjoining Proposed Easement Lands
- Existing Conservation Easements

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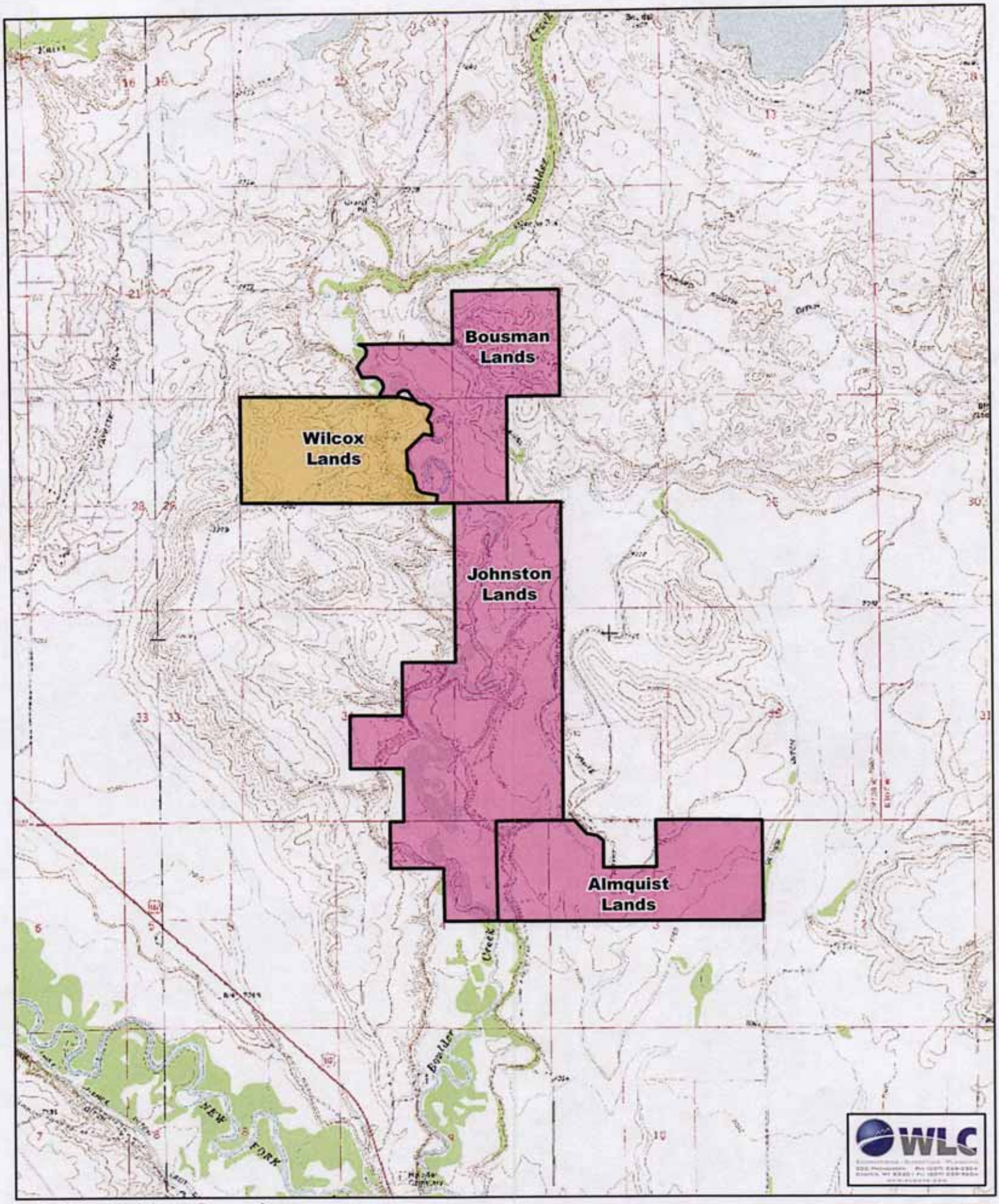

Wildlife Habitat Overview
Wilcox Lands
Sublette County, Wyoming

0 1 Miles

For Information Only

Legend

- Proposed Easement Boundary
- Wilcox Lands
- Adjoining Proposed Easement

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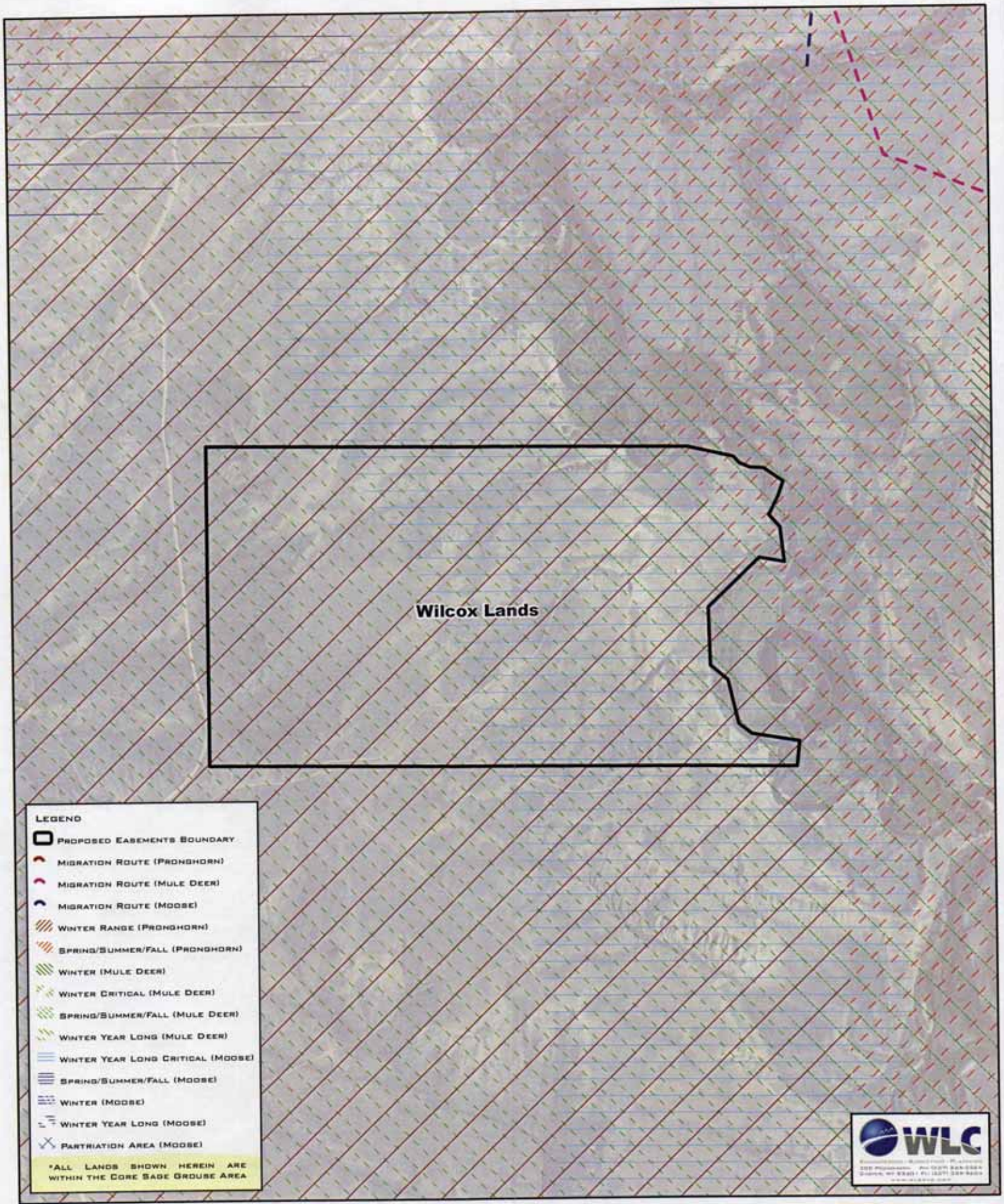

Wildlife Habitat Overview
Wilcox Lands
Sublette County, Wyoming

0 0.25 Miles

For Information Only

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