

# 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:*

**Bousman Ranch Conservation Easement**

*General Location* (distance and direction from nearest city/town, attach map at a scale not less than 1/2" = 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 1,445 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, 23, 26, 27

County: Sublette

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

\*\*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:*

Bousman Livestock, Inc.  
% Brad and Sandy Bousman  
P.O. Box 68  
Boulder, WY 82923  
307-537-5214

**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 <input checked="" type="checkbox"/>	Land Use/Recreation _____
Cultural _____	Wildlife <input checked="" type="checkbox"/>
Air _____	Other _____

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

Purchase of a conservation easement on ±350 acres owned by Bousman Livestock, Inc. 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)

±350 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 Bousman 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 migration routes and 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 a working ranch;
- Includes approximately 1 mile of Boulder Creek;
- Contains 31 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 (financial 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 Bousman 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	\$ <u>60,000</u>
Project Implementation	\$ <u>280,000 (est.)</u>
Project Operation and Maintenance	\$ <u>10,000</u>
Total Required	\$ <u>350,000</u>

**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	\$56,000
	NRCS FRPP	Committed	\$140,000
	WWNRT	Committed	\$42,000
	WLCI	Pending	\$75,000
	JIO	Pending	\$42,000
	PAPO	Pending	\$42,000
Operation and maintenance	WLT donors	Pending	\$5,000
	JIO	Pending	\$2,500
	PAPO	Pending	\$2,500
<b>TOTAL</b>			<b>\$467,000</b>

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: \$59,500**

**16. EXPECTED/ANTICIPATED LIFE OF PROJECT (LOP)**

Perpetual  > 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 \_\_\_\_\_<sup>1</sup>  
Monitoring Plan \_\_\_\_\_ Long Term \_\_\_\_\_ Short Term \_\_\_\_\_<sup>1</sup>  
Relevant Past Experience \_\_\_\_\_ Other \_\_\_\_\_ Explain:

<sup>1</sup> 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.**

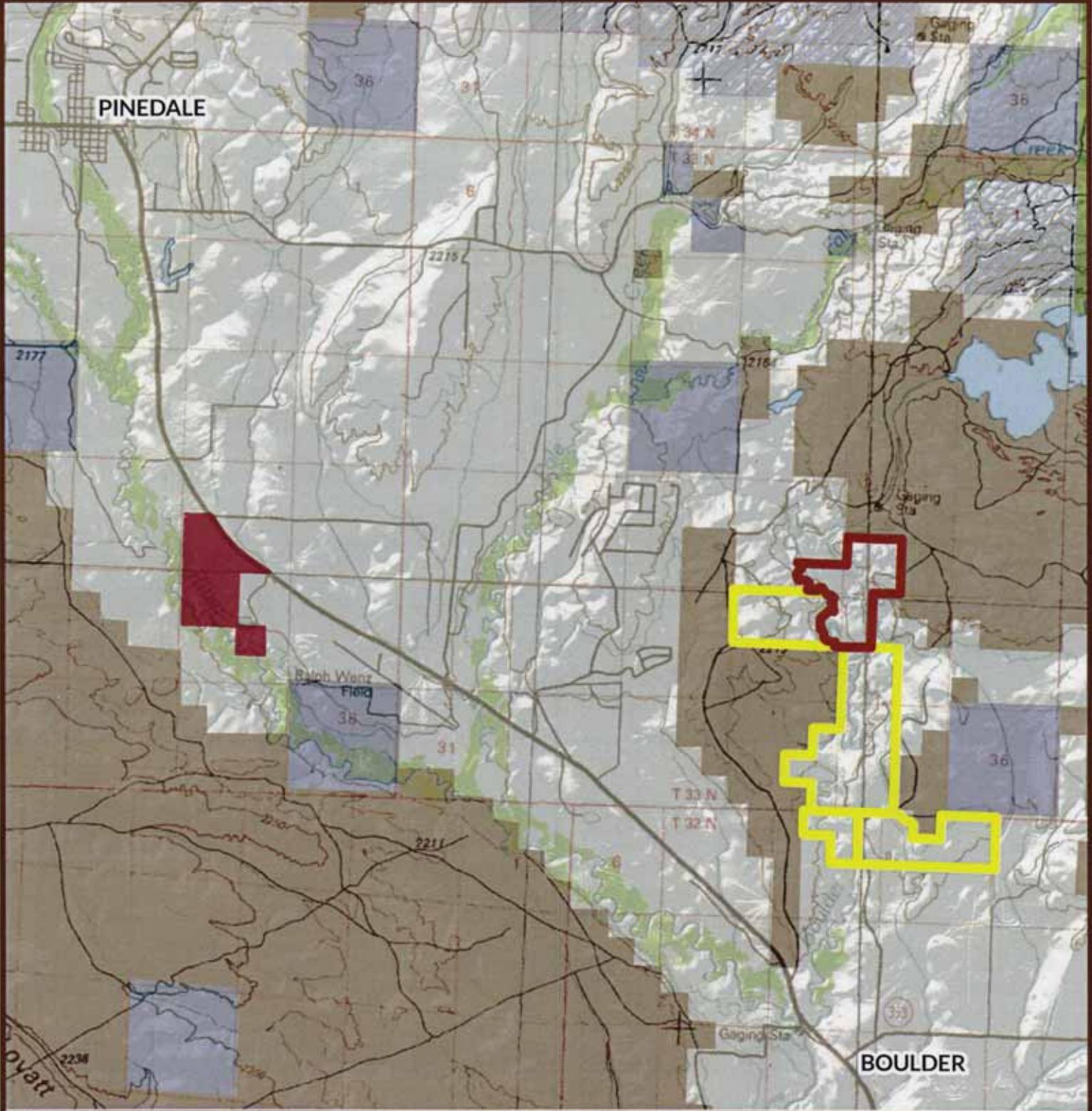
  
\_\_\_\_\_  
Signed

*John Ryan*  
\_\_\_\_\_  
Printed Name

*Exec. Director*  
\_\_\_\_\_  
Title

*10/31/11*  
\_\_\_\_\_  
Date

# BOUSMAN RANCH GENERAL LOCATION



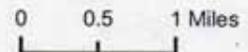
Bousman Ranch

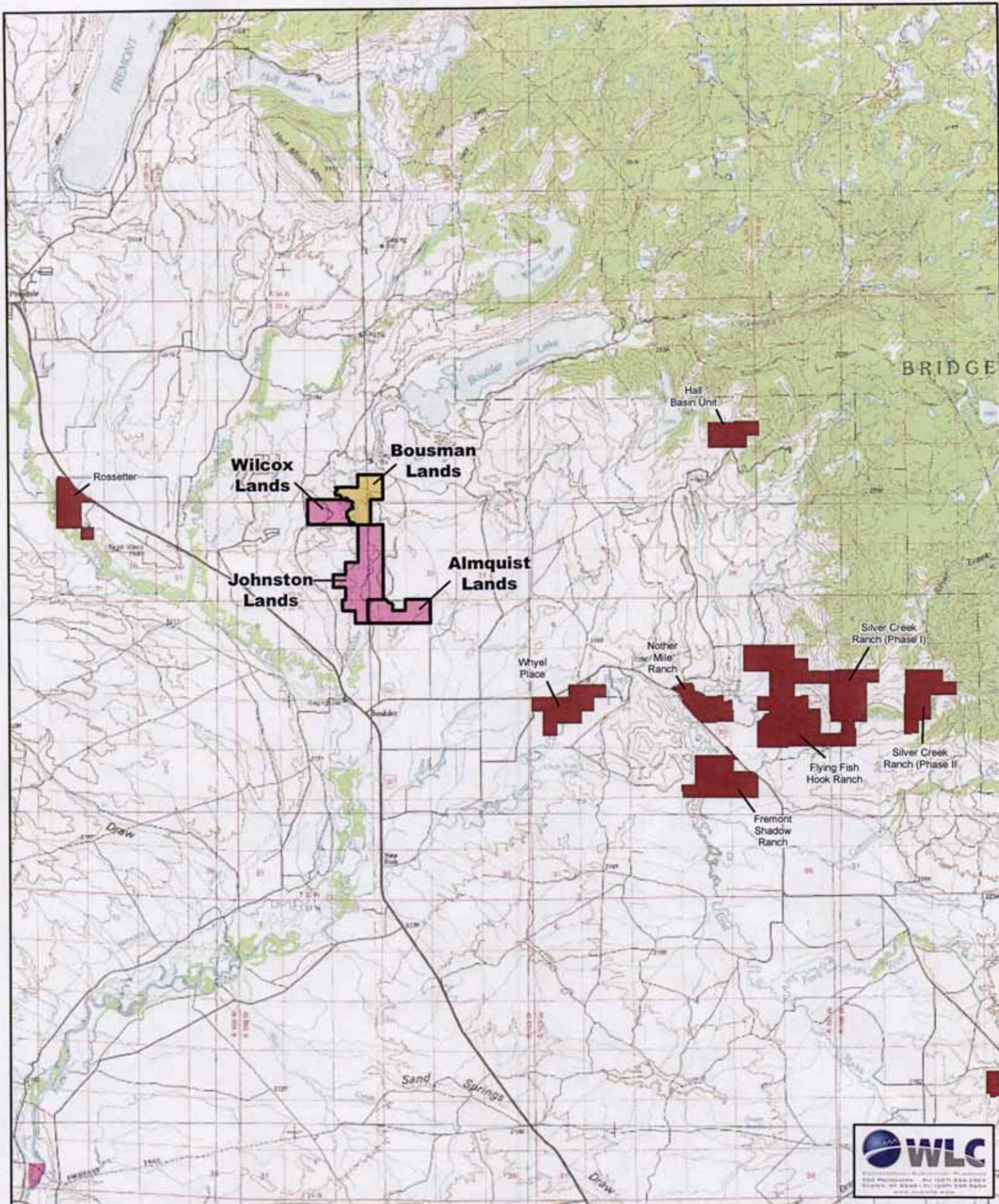


Other WLT Current Project



WLT Conserved Property





# Wildlife Habitat Overview Bousman Lands Sublette County, Wyoming

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Revised: WLC, Sublette Co. GIS, PMA 2009  
Date: 2011.9.25 By: Steve C.  
File: 2011.9.25.Wildlife\_Habitat\_Overview  
WLC\_AC\_AerialWildlife\_Habitat\_2011.mxd

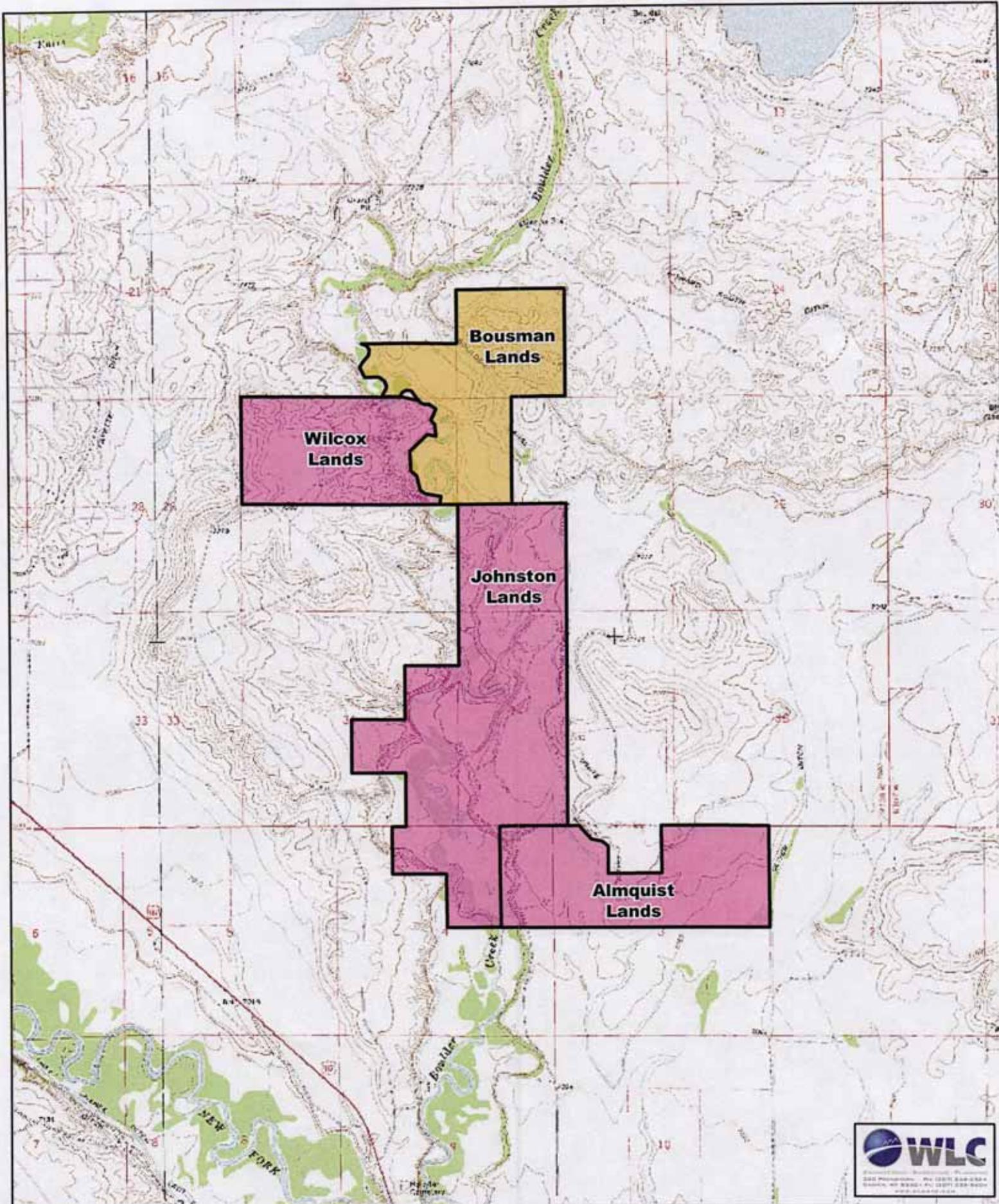


*For Information Only*

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



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**Wildlife Habitat Overview**  
**Bousman Lands**  
**Sublette County, Wyoming**



**Legend**

- Proposed Easement Boundary
- Bousman Lands
- Adjoining Proposed Easement

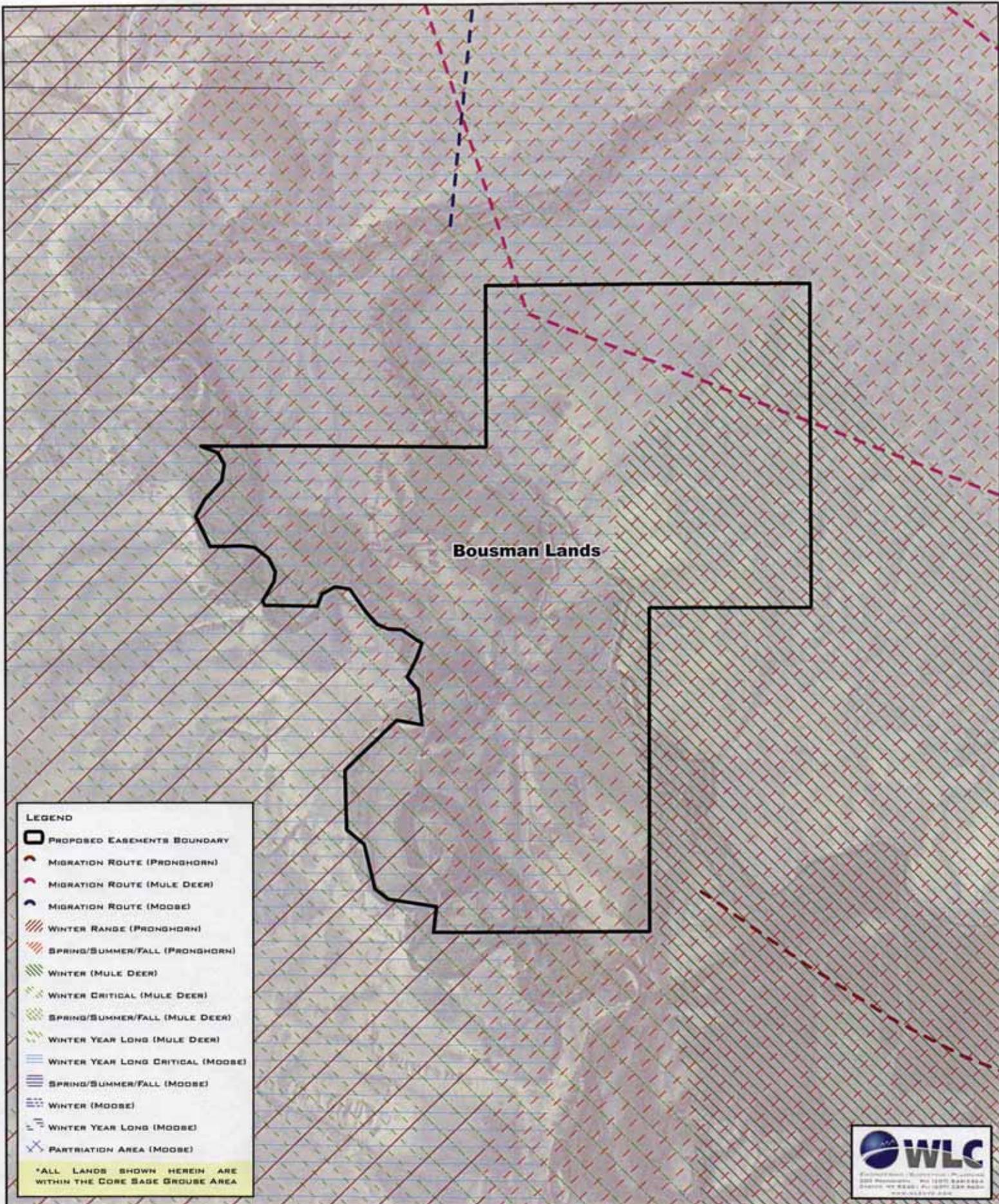


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Revised: WLC Sublette Co. GIS FMA (2008)  
 Date: 2011.9.29, by: Steve C  
 Map: 8.26.7.2011-Maples - 14213.mxd  
 Map: 8.26.7.2011-Maples - 14213.mxd



Bousman Lands



**Wildlife Habitat Overview**  
**Bousman Lands**  
 Sublette County, Wyoming



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