

# Lessard-Sams Outdoor Heritage Council

## Laws of Minnesota 2017 Accomplishment Plan



**Date:** October 17, 2016

**Program or Project Title:** Carnelian Creek Conservation Corridor

**Funds Recommended:** \$ 2,458,000

**Manager's Name:** Wayne Ostlie  
**Title:** Director of Land Protection  
**Organization:** Minnesota Land Trust  
**Address:** 2356 University Avenue W  
**Address 2:** Suite 240  
**City:** St. Paul, MN 55114  
**Office Number:** 651-917-6292  
**Mobile Number:** 651-894-3870  
**Email:** wostlie@mnland.org

**Legislative Citation:** ML 2017, Ch. X, Art. X, Sec. X

**Appropriation Language:**

**County Locations:** Washington

**Regions in which work will take place:**

- Metro / Urban

**Activity types:**

- Protect in Easement

**Priority resources addressed by activity:**

- Forest
- Habitat
- Wetlands

### Abstract:

Washington County's Carnelian Creek Conservation Corridor contains one of the largest unprotected wildlife habitat complexes within the metropolitan area and has been identified as one of the County's top conservation priorities. The Minnesota Land Trust and Washington County will protect 369 acres of the Corridor's most threatened, high quality forest and aquatic habitat in this first phase of the project. This project represents a unique opportunity to conserve intact habitat of this magnitude within the LSOHC's Metropolitan Urbanizing Area, and includes nearly 5 miles of shoreline and supports 70 species in greatest conservation need.

### Design and scope of work:

The Carnelian Creek Conservation Corridor has long been a conservation target of Washington County, DNR, Minnesota Land Trust and other conservation organizations due to its rich forest habitat and its abundant clear lakes which are currently completely undeveloped—a rare feature in the Twin Cities Metropolitan area. The Minnesota Land Trust and Washington County have formed a partnership to complete this first phase of the Carnelian Creek Conservation Corridor Project by securing a perpetual conservation easement on 369 acres which forms the critical core of the larger 2,700 acre Corridor. We intend to complete the full 735-acre project as initially proposed through additional leverage from program partners and existing OHF grants to the Land Trust (Metro Big Rivers 5, 6 and 7), with outcomes split proportionately among this (369 acres) and these other associated grants (366 acres).

This first phase of the Carnelian Creek Conservation Corridor Project, known as the “Terrapin Lakes Site”, will cover 369 acres of high quality habitat and more than 5 miles of shoreline that Warner Nature Center will own at the time of the easement. This project will ensure that the core wildlife habitat area of the Corridor will be protected forever from development, fragmentation and poor land management. This project represents a unique window in time due to having a motivated landowner in Warner Nature Center and to Washington County's commitment to dedicate funds from its Land and Water Legacy Fund. There is nothing that currently legally protects the property from development. The terms of the conservation easement will ensure the property's protection for generations to come.

This first phase of the project at the Terrapin Lakes Site is specifically noted as having:

- Oak and maple-basswood forest habitat identified as having high-quality biodiversity by the DNR due to its undisturbed canopy and significant age;
- High biodiversity for species in greatest conservation need such as Blanding's Turtle, the Common Snapping Turtle and Eastern Fox Snake, the Red-shouldered Hawk, Bald Eagle, Rose-Breasted Grosbeak, and American Woodcock;
- Nearly 5 miles of shoreline and riparian habitat on North and South Terrapin, Mays and Clear Lakes;
- High quality water discharge and recharge areas which help maintain aquatic habitat and water quality; and
- High quality undeveloped shallow (Upper Terrapin) and deep (Mays and Lower Terrapin) lakes.

This project represents an urgent and important protection opportunity due to the landowner's current interest in conservation and to the commitment of Washington County to participate in funding the project through its Land and Water Legacy Program. We anticipate >50% of the easement's acquisition costs to be funded by non-state sources, making this a very high leverage project for the Outdoor Heritage Fund. And while the project will not specifically require public access, more than 15,000 children and adults experience the site's unique and abundant wildlife habitat each year through Warner Nature Center's programs.

### **How does the request address MN habitats that have: historical value to fish and wildlife, wildlife species of greatest conservation need, MN County Biological Survey data, and/or rare, threatened and endangered species inventories:**

The extensive upland forests, grasslands, shallow lakes, bogs, and deep lakes of the Terrapin Lakes site form one of the most biologically important systems in the Twin Cities Metro area, providing habitat for some 77 Species of Greatest Conservation Need (see uploaded attachment for the complete list). The protection of these habitats has been identified in numerous plans as a conservation priority for Minnesota, including the Minnesota Biological Survey, the State Conservation and Preservation Plan, Minnesota DNR Strategic Conservation Agenda, and the Washington County Land and Water Legacy Program Priorities. The central goal of this proposal is to protect the Terrapin Lakes site through a permanent conservation easement, leaving a lasting legacy for Minnesota's residents.

### **Describe the science based planning and evaluation model used:**

The Terrapin Lakes site is a critically important site of biodiversity significance located within a mapped Metro Conservation Corridor and Washington County's Carnelian Creek Conservation Corridor. The Carnelian Creek Corridor is an important natural land conservation wildlife corridor. The corridor connects the Terrapin Lakes site with other large natural areas in the county including Big Marine Park Reserve and the County's High Priority Tanglewood Corridor that extends to the St. Croix River, a National Scenic Riverway is managed by the National Park Service and an Important Bird Area identified by Audubon. The Terrapin Lakes area is host to wetlands, forests, and grasslands resulting in more functional habitat for a wide variety of species of greatest conservation need.

### **Which sections of the Minnesota Statewide Conservation and Preservation Plan are applicable to this program:**

- H2 Protect critical shoreland of streams and lakes
- LU8 Protect large blocks of forest land

### **Which other plans are addressed in this program:**

- Tomorrow's Habitat for the Wild and Rare
- Land and Water Legacy Program Conservation Priorities: Top 10 Conservation Priorities for Washington County (2012)

### **Which LSOHC section priorities are addressed in this program:**

#### **Metro / Urban:**

- Protect habitat corridors, with emphasis on the Minnesota, Mississippi, and St. Croix rivers (bluff to floodplain)

## Relationship to other funds:

- Washington County Land and Water Legacy Fund

## Describe the relationship of the funds:

The Washington County Land and Water Legacy Program is the result of a 2006 voter-approved referendum authorizing the County to issue up to \$20 million in bonds to acquire and conserve land for the purposes of improving water quality of rivers, lakes and streams, protecting drinking water sources, purchasing parklands, preserving woodlands, and protecting land along water bodies from development. As part of the development of this program, Washington County undertook a prioritization effort and in 2011 identified its Top Ten High Priority Conservation Areas. The parcels in this proposal are located within one of these High Priority Areas referred to as the Land and Water Legacy Program's Carnelian Creek Corridor High Priority Area. Through the program, the County has issued \$10 million in bonds to date and acquired or protected more than 400 acres. The County intends to issue new bonds for the purposes of this project.

## How does this program include leverage in funds or other effort to supplement any OHF appropriation:

This proposal will provide significant leverage to the OHF appropriation thanks to Washington County's willingness to participate in the funding of this conservation easement through its Land and Water Legacy Program, and landowner's willingness to donate a significant portion of the easement value. Nearly 50% of the costs of this project will be secured through non-state funds and landowner donation. This commitment by Washington County demonstrates both the urgency and high level of priority for this particular project. It also represents a rare opportunity for the OHF to invest in a single project of this scale in the metro area with a willing county partner. In addition, Minnesota Land Trust members will contribute to helping defray costs of the project not covered by the OHF.

## Describe the source and amount of non-OHF money spent for this work in the past:

Not Listed

## How will you sustain and/or maintain this work after the Outdoor Heritage Funds are expended:

The land protected through this conservation easement will be sustained through the best standards and practices for conservation easement stewardship jointly held by Washington County and the Minnesota Land Trust. The Minnesota Land Trust is a nationally-accredited and insured land trust with a very successful stewardship program that includes annual property monitoring, effective records management, addressing inquiries and interpretations, tracking changes in ownership, investigating potential violations and defending the easement in case of a true violation. Funding for these easement stewardship activities is included in the project budget.

## Explain the things you will do in the future to maintain project outcomes:

Year	Source of Funds	Step 1	Step 2	Step 3
2021 (and in perpetuity)	MLT Stewardship and Enforcement Fund	Annual monitoring of parcel in perpetuity	Enforcement if necessary	

## Activity Details:

If funded, this program will meet all applicable criteria set forth in MS 97A.056 - **Yes**

Will there be planting of corn or any crop on OHF land purchased or restored in this program - **No**

Will the eased land be open for public use - **No**

Is the land you plan to acquire free of any other permanent protection - **Yes**

Who will manage the easement?

Minnesota Land Trust

Who will be the easement holder?

Minnesota Land Trust and Washington County

Are there currently trails or roads on any of the acquisitions on the parcel list - **Yes**

Describe the types of trails or roads and the allowable uses:

The property includes various driveways, field roads and a network of hiking trails. These established trails and roads will be permitted in the terms of the easement and can be maintained if their use does not significantly impact the conservation values of the property. Creation of new roads/trails or expansion of existing ones will not be permitted.

Will the trails or roads remain and uses continue to be allowed after OHF acquisition - **Yes**

How will maintenance and monitoring be accomplished:

Existing trails and roads will be identified in the project baseline report and will be monitored annually as part of the Land Trust's stewardship and enforcement protocols. Maintenance of permitted roads/trails will be the responsibility of the landowner.

Will new trails or roads be developed or improved as a result of the OHF acquisition - **No**

### Accomplishment Timeline:

Activity	Approximate Date Completed
Conservation easement procured	June 30, 2020

Date of Final Report Submission: 11/1/2020

### Federal Funding:

Do you anticipate federal funds as a match for this program - **No**

### Outcomes:

#### Programs in metropolitan urbanizing region:

- A network of natural land and riparian habitats will connect corridors for wildlife and species in greatest conservation need *The focal project area is captured within the Carnelian Creek Conservation Corridor and intersects with the Tanglewood Conservation Corridor, both of which are priority conservation targets for Washington County. Conservation plans for both corridors have been developed and are being used to target conservation action. The outcomes of this action to protect this core area will be measured and evaluated relative to the encompassing goals of those corridor plans.*

# Budget Spreadsheet

*Budget reallocations up to 10% do not require an amendment to the Accomplishment Plan*

**How will this program accommodate the reduced appropriation recommendation from the original proposed requested amount**

The program was funded at 46% of its requested amount. We intend to complete the project as designed through additional leverage from program partners, and existing OHF grants to the Land Trust (Metro Big Rivers 5, 6 and 7), with outcomes split proportionately among the grants.

**Total Amount of Request: \$ 2458000**

**Budget and Cash Leverage**

BudgetName	LSOHC Request	Anticipated Leverage	Leverage Source	Total
Personnel	\$40,000	\$0		\$40,000
Contracts	\$10,000	\$0		\$10,000
Fee Acquisition w/ PILT	\$0	\$0		\$0
Fee Acquisition w/o PILT	\$0	\$0		\$0
Easement Acquisition	\$2,359,800	\$2,359,800	Washington County; Landowner	\$4,719,600
Easement Stewardship	\$30,000	\$0		\$30,000
Travel	\$2,500	\$0		\$2,500
Professional Services	\$9,500	\$0		\$9,500
Direct Support Services	\$6,200	\$6,200	MLT	\$12,400
DNR Land Acquisition Costs	\$0	\$0		\$0
Capital Equipment	\$0	\$0		\$0
Other Equipment/Tools	\$0	\$0		\$0
Supplies/Materials	\$0	\$0		\$0
DNR IDP	\$0	\$0		\$0
Total	\$2,458,000	\$2,366,000		\$4,824,000

**Personnel**

Position	FTE	Over # of years	LSOHC Request	Anticipated Leverage	Leverage Source	Total
Protection and Legal Staff	0.15	3.00	\$40,000	\$0		\$40,000
Total	0.15	3.00	\$40,000	\$0		\$40,000

Amount of Request: \$2,458,000

Amount of Leverage: \$2,366,000

Leverage as a percent of the Request: 96.26%

DSS + Personnel: \$46,200

As a % of the total request: 1.88%

**How did you determine which portions of the Direct Support Services of your shared support services is direct to this program:**

Like all conservation entities, the Minnesota Land Trust has direct support expenses which are essential to complete a conservation project, which include such costs as administrative support staff, office space, printing and office supplies. This proposal accounts for these critical expenses which are consistent with the Land Trust's current application for a federal indirect expense rate. However, we included only 50% of these direct support costs in this proposal, with the other 50% coming as leverage and paid for through the Land Trust's fundraising.

**Does the amount in the contract line include R/E work?**

No.

**Describe and explain leverage source and confirmation of funds:**

Washington County and the landowner are committing to the procurement of leverage to enable the project to move forward.

## Output Tables

**Table 1a. Acres by Resource Type**

Type	Wetlands	Prairies	Forest	Habitats	Total
Restore	0	0	0	0	0
Protect in Fee with State PILT Liability	0	0	0	0	0
Protect in Fee W/O State PILT Liability	0	0	0	0	0
Protect in Easement	0	0	369	0	369
Enhance	0	0	0	0	0
Total	0	0	369	0	369

**Table 2. Total Funding by Resource Type**

Type	Wetlands	Prairies	Forest	Habitats	Total
Restore	\$0	\$0	\$0	\$0	\$0
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$0
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0	\$0
Protect in Easement	\$0	\$0	\$2,458,000	\$0	\$2,458,000
Enhance	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$2,458,000	\$0	\$2,458,000

**Table 3. Acres within each Ecological Section**

Type	Metro Urban	ForestPrairie	SE Forest	Prairie	N Forest	Total
Restore	0	0	0	0	0	0
Protect in Fee with State PILT Liability	0	0	0	0	0	0
Protect in Fee W/O State PILT Liability	0	0	0	0	0	0
Protect in Easement	369	0	0	0	0	369
Enhance	0	0	0	0	0	0
Total	369	0	0	0	0	369

**Table 4. Total Funding within each Ecological Section**

Type	Metro Urban	ForestPrairie	SE Forest	Prairie	N Forest	Total
Restore	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Easement	\$2,458,000	\$0	\$0	\$0	\$0	\$2,458,000
Enhance	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,458,000	\$0	\$0	\$0	\$0	\$2,458,000

**Table 5. Average Cost per Acre by Resource Type**

Type	Wetlands	Prairies	Forest	Habitats
Restore	\$0	\$0	\$0	\$0
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0
Protect in Easement	\$0	\$0	\$6661	\$0
Enhance	\$0	\$0	\$0	\$0

**Table 6. Average Cost per Acre by Ecological Section**

Type	Metro/Urban	Forest/Prairie	SE Forest	Prairie	Northern Forest
Restore	\$0	\$0	\$0	\$0	\$0
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$0
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0	\$0
Protect in Easement	\$6661	\$0	\$0	\$0	\$0
Enhance	\$0	\$0	\$0	\$0	\$0

**Target Lake/Stream/River Feet or Miles**

4.6 miles

# Parcel List

For restoration and enhancement programs ONLY: Managers may add, delete, and substitute projects on this parcel list based upon need, readiness, cost, opportunity, and/or urgency so long as the substitute parcel/project forwards the constitutional objectives of this program in the Project Scope table of this accomplishment plan. The final accomplishment plan report will include the final parcel list.

## Section 1 - Restore / Enhance Parcel List

No parcels with an activity type restore or enhance.

## Section 2 - Protect Parcel List

Washington

Name	TRDS	Acres	Est Cost	Existing Protection?	Hunting?	Fishing?
Terrapin Lake	03120215	735	\$5,145,000	No	No	No

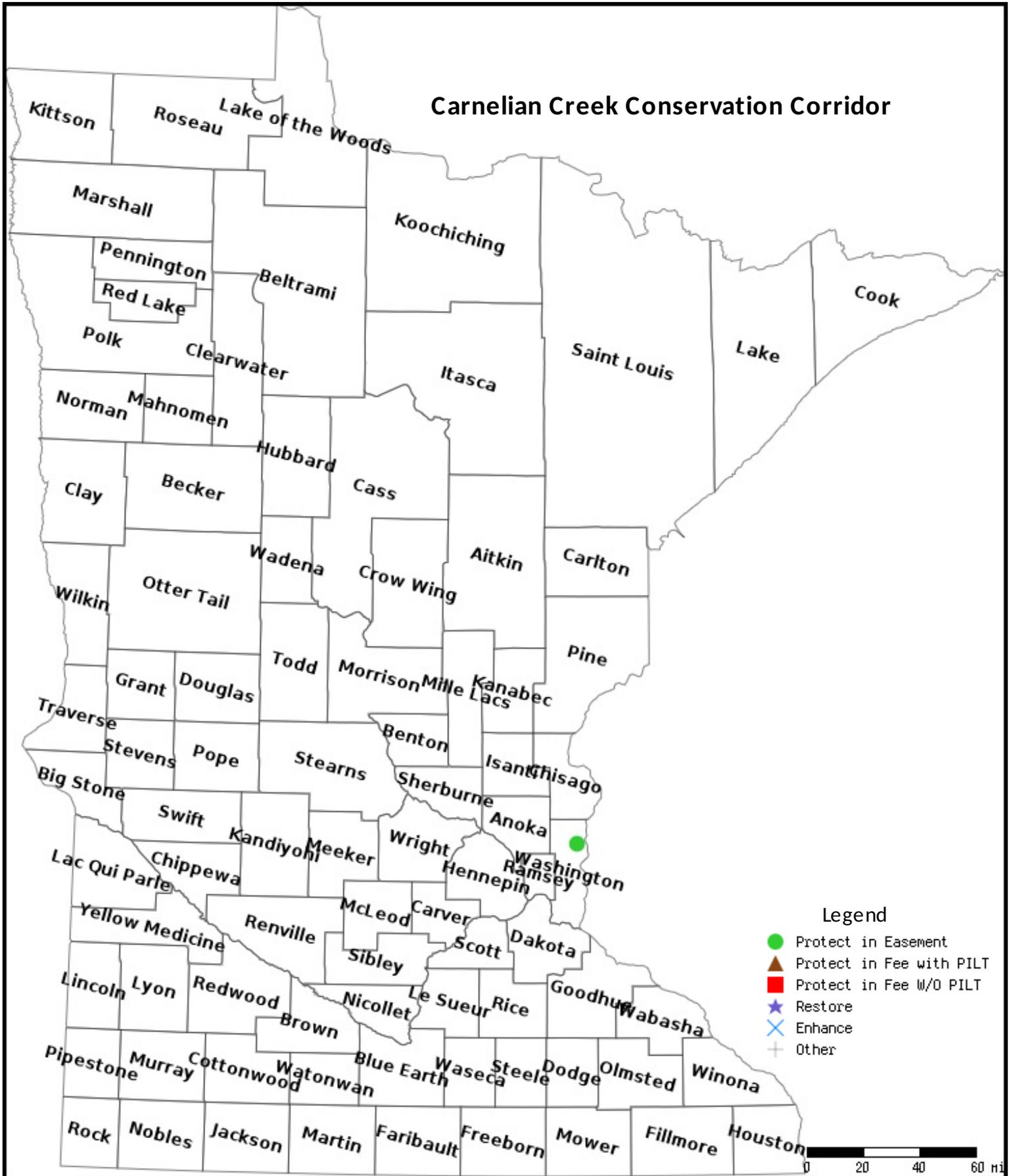
## Section 2a - Protect Parcel with Bldgs

No parcels with an activity type protect and has buildings.

## Section 3 - Other Parcel Activity

No parcels with an other activity type.

# Parcel Map



Data Generated From Parcel List



# Lessard-Sams Outdoor Heritage Council Comparison Report

**Program Title:** 2017 - Carnelian Creek Conservation Corridor

**Organization:** Minnesota Land Trust

**Manager:** Wayne Ostlie

## Budget

Requested Amount: \$5,265,200

Appropriated Amount: \$2,458,000

Percentage: 46.68%

Budget Item	Total Requested		Total Appropriated		Percentage of Request	
	LSOHC Request	Anticipated Leverage	Appropriated Amount	Anticipated Leverage	Percentage of Request	Percentage of Leverage
Personnel	\$40,000	\$0	\$40,000	\$0	100.00%	-
Contracts	\$10,000	\$0	\$10,000	\$0	100.00%	-
Fee Acquisition w/ PILT	\$0	\$0	\$0	\$0	-	-
Fee Acquisition w/o PILT	\$0	\$0	\$0	\$0	-	-
Easement Acquisition	\$5,145,000	\$5,145,000	\$2,359,800	\$2,359,800	45.87%	45.87%
Easement Stewardship	\$30,000	\$0	\$30,000	\$0	100.00%	-
Travel	\$2,500	\$0	\$2,500	\$0	100.00%	-
Professional Services	\$29,500	\$0	\$9,500	\$0	32.20%	-
Direct Support Services	\$8,200	\$8,200	\$6,200	\$6,200	75.61%	75.61%
DNR Land Acquisition Costs	\$0	\$0	\$0	\$0	-	-
Capital Equipment	\$0	\$0	\$0	\$0	-	-
Other Equipment/Tools	\$0	\$0	\$0	\$0	-	-
Supplies/Materials	\$0	\$0	\$0	\$0	-	-
DNR IDP	\$0	\$0	\$0	\$0	-	-
<b>Total</b>	<b>\$5,265,200</b>	<b>\$5,153,200</b>	<b>\$2,458,000</b>	<b>\$2,366,000</b>	<b>46.68%</b>	<b>45.91%</b>

### How will this program accommodate the reduced appropriation recommendation from the original proposed requested amount?

The program was funded at 46% of its requested amount. We intend to complete the project as designed through additional leverage from program partners, and existing OHF grants to the Land Trust (Metro Big Rivers 5, 6 and 7), with outcomes split proportionately among the grants.

# Output

**Table 1a. Acres by Resource Type**

Type	Total Proposed	Total in AP	Percentage of Proposed
Restore	0	0	-
Protect in Fee with State PILT Liability	0	0	-
Protect in Fee W/O State PILT Liability	0	0	-
Protect in Easement	735	369	50.20%
Enhance	0	0	-

**Table 2. Total Funding by Resource Type**

Type	Total Proposed	Total in AP	Percentage of Proposed
Restore	0	0	-
Protect in Fee with State PILT Liability	0	0	-
Protect in Fee W/O State PILT Liability	0	0	-
Protect in Easement	5,265,200	2,458,000	46.68%
Enhance	0	0	-

**Table 3. Acres within each Ecological Section**

Type	Total Proposed	Total in AP	Percentage of Proposed
Restore	0	0	-
Protect in Fee with State PILT Liability	0	0	-
Protect in Fee W/O State PILT Liability	0	0	-
Protect in Easement	735	369	50.20%
Enhance	0	0	-

**Table 4. Total Funding within each Ecological Section**

Type	Total Proposed	Total in AP	Percentage of Proposed
Restore	0	0	-
Protect in Fee with State PILT Liability	0	0	-
Protect in Fee W/O State PILT Liability	0	0	-
Protect in Easement	5,265,200	2,458,000	46.68%
Enhance	0	0	-