

Camas Commons

A Regenerative Farming Land Trust



WHERE CONSERVATION MEETS AGRICULTURE TO CREATE A LASTING LEGACY



The Opportunity

Our Mission

To preserve and protect farmland and natural resources through stewardship of productive agricultural lands, open spaces, rural heritage, and natural ecosystems.

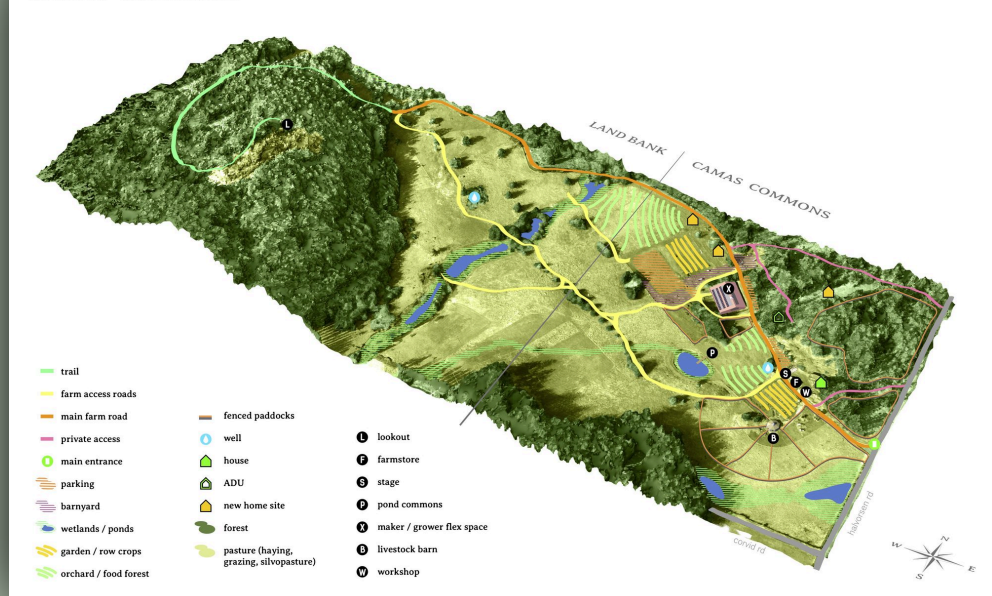
We strive to strengthen our community by keeping land and housing opportunities accessible and affordable for farmers and producers, while fostering meaningful community partnerships and endeavors. Through education, research, and hands-on engagement, we support regenerative farming, ecological stewardship, traditional skills, and deeper connections to nature. We provide a living space for scientific research and innovation that advances understanding of soil health and creating resilient ecosystems.

The Land Bank plans to purchase Talking Horse Ranch, an historic 120-acre farm on San Juan Island, WA and have issued a Request For Proposals to seek a buyer for the purchase of the first 40 acres with infrastructure.

Camas Commons Includes:

- **40 Acres of Land:** Almost a half being pasture, a third being forest with more access possible through leasing neighboring Land Bank agricultural land.
- **Current Housing:** 1 house & 1 mother-in-law unit.
- **Future Housing:** 3 Home-sites, Opportunity for producers to build & own homes.
- **Shared Resources for Leaseholders & Residents:** 13,000sf barn, a 70 GPM well, road access, miles of fencing, miles of plumbing, large fenced market garden & nursery.
- **Farm store:** for collaborative sales of farm goods & provisions. The only farm store on island with future non-motorized trail to it from town.
- **Stage:** for educational talks, wedding ceremonies, performances & community events.
- **Pond Commons** - Orchard/food forest site, includes space for shared activities & events.
- **Borders over 550 acres of preserved land:** with trails & a soon-to-be 1.5 mile trail directly to town.

CAMAS COMMONS



Land Trust Model Ensures the Land is Conserved in Perpetuity

...WHY THIS MATTERS...

The 2025 San Juan County Community Food Assessment found many issues that our islands are facing. Camas Commons aims to address them by:

- Creating affordable land access & housing opportunities for farmers & producers.
- Utilizing shared resources for farmers and producers.
- Using regenerative farming practices, which improves soil, sinks carbon, conserves & recharges ground water and creates more abundant growth while reducing the need for imported amendments & workload in the long term.
- Using a non-profit structure with varied points of interest to allow greater access to a wide array of grants, tax-deductible donations, learning exchange programs and other cost-reducing resources.



...THE BENEFITS...

When operating at full tilt, Camas Commons will:

- Produce thousands of pounds of farm products from vegetables to meat to dairy to honey, and other products, including specialty goods that can only be found at our farm.
~ We have already developed a special whey caramel sauce called The Golden Goat that is unique to our farm.
- Create educational opportunities: mentorships, workshops, classes, learning-exchanges, skill-shares and experiential learning for all ages.
- Ensure housing & land access remains affordable & accessible in perpetuity.
- Provide economic development through a variety of agricultural businesses, cottage enterprises & events.
- Develop community events, festivities & gatherings around seasonal provisions from the farm.
- Increase Agri-tourism through farm related recreational activities.
~ We are the only farm on the islands that offers private goat hikes that have become a destination experience for visitors.
- Ensure continued community access to the farm & trails (including our demonstration gardens & food forest paths).
- Utilize the full potential of the land while also restoring natural systems that support soil health and therefore abundant growth.
- Create a model for others to follow.
- Provide evidence based research & data for Regenerative Farming.
- Contribute to the greater health & well-being of the islands through healthy food & land connection.
- Reinvigorate the island's legacy by centering land stewardship at the heart of farming.



...Become Part of the Legacy...

for now, for tomorrow, for generations yet to come



Current farm stewards on the land, Ally Rugge and Guisepi Spadafora, are creating Camas Commons in order to preserve & revive the 40 acres into a thriving regional hub for regenerative farming, where affordable land access, residential opportunities, education, and community can come together. We have been caretaking the farm for 4 years focusing on necessary clean-up & land rehabilitation projects, due to under management & overgrazing. **We intend our Land Trust to be the chosen buyer in order to keep the entire farm in conservation and are the only proposal offering this, which also aligns with Land Bank's mandate.**

The deadline for proposals is September 30th, 2026. \$1.6 million is the asking price

We need **ANGEL DONORS** to make transformative gifts to reach our fundraising goal of \$1.5 million in time to ensure that another working farm isn't lost and improve the quality of life of future islanders. The first round of land stewards are already on the land and the vision is coming to life. If you want to see farmland and our island culture preserved, while simultaneously investing in the island's future, consider becoming an Angel Supporter in our groundbreaking work with Camas Commons.

...Donations & Pledges...

All gifts are TAX-DEDUCTIBLE through our collaborating non-profit **On Sacred Ground Land Trust**. An established non-profit on San Juan Island for 15 years whose mission is rooted in land stewardship and sponsoring conservation based projects throughout the islands & abroad.

100% of all funds provide purchasing power for the non-profit to acquire the 40 acres to preserve it as a Regenerative Farming Land Trust — Camas Commons.

Pledged funds are relied upon to be available at the time of purchase at the end of December 2026.

For proposal strength we need as many pledges as possible for the proposal deadline on September 30th to convey that we have raised enough money to be a serious purchaser.

Donations provide purchasing power & contribute to start-up costs leading up to proposal deadline. It is important to raise as much funding as possible **by September 30th** to be considered as a serious purchaser.

What if our proposal isn't chosen?

Donations will stay in the public realm & go towards a similar project & start up costs leading up to the submission deadline.
Pledges will not be collected.

What happens if the Land Trust fails?

A dissolution clause in the founding documents prevents the land from being sold to developers or split up for profit, while ensuring the protective mission is continues in the hands of a back-up nonprofit or government entity.

What Farmers will be accepted?

There will be a rigorous application process where farmers & producers must show a strong commitment to Regenerative Farming values & practices to be considered.

Angel Donors

Please join us for a farm tour! | camascommons.org

Contact us to set-up your appointment — info@camascommons.org

We've begun the trail, blaze it with us...

~Ally and Guisepi



How are we Qualified?

Stewardship is something that comes naturally for Ally & Guiseppi, and being in service to the community they surround themselves with has been at the core of their relationship. They have been living on-site as caretakers & stewards for the past 4 years. Ally has both lived & worked in some capacity on Talking Horse Ranch at different times over a 15 year period. Together, they bring 40 years of combined experience in nonprofit and service-based endeavors.



Ally Rugge - Relevant Experience

- Organic Market Gardening/Farm Support - Talking Horse Ranch (2010-2013)
- Organic Farm service/support on farms around the country & abroad
- Manager - natural food store renovation, WV
- Volunteer Coordinator & Organization at The Ecology Center, CA
- Fruit Tree Tour with Common Vision, CA
- Land Steward at Talking Horse Ranch - 2022 - present
- Animal Midwifery Practitioner // Dairy Farmer - 2022 - present

Guiseppi Spadafora - Relevant Experience

- 20 years of Infrastructure and sustainable systems design and build (solar, greywater, rainwater catchment, reclaimed materials, natural building)
- Infrastructure and Maintenance projects on farms around the country
- Lead Builder - natural food store renovation, WV
- Facilities at The Ecology Center, CA
- Fruit Tree Tour with Common Vision, CA
- Organic Farming - 4 years in CA
- Free Tea Bus - 10 years, Nationwide
- Alchemy Art Center board member - 2019 - present
- Land Steward at Talking Horse Ranch - 2022 - present



Advisory Committee

We are building a powerhouse team involving different land-based fields to ensure the land is approached in a holistic manner that involves knowledge, wisdom and experience beyond ours to nurture the farm's transition into Regenerative Farming. The national non-profit, Farmers Land Trust, is guiding us in the formation of our own Land Trust for Camas Commons.

Roger Ellison - SJI Grange President, Permaculturist at Thorbbush Farm, Advisor to Overmarsh Commons

Lisa Lawrence - previous Land Bank Commissioner Chair, Swinomish Tribal Elder

Sarah Hanson - Director of On Sacred Ground Land Trust, Permaculture Designer

David Hassin - Sustainable Development Professional

Dr. Jessa Madosky - Land Use & Permitting Expert in San Juan County, Conservation Biologist & Farmer

Adam Martin - SJI Conservation District Program Director & Conservation Biologist

Jeff Davis - Regenerative Earthworks Co-Owner, Duvall Food Forest Founder, Ecological Landscape Designer



...Regenerative Farming is Long Term...

Quality Takes Time — The First Decade

Now thru deadline to end of year Fundraising, public awareness campaigns and proposal development & submission. **If chosen** fundraising continues through On Sacred Ground Land Trust to end of December to purchase on 1/21/27 for closing date with Land Bank.

Post Acquisition 2027 Form Land Trust 501c25 to hold title of land. On Sacred Ground will carry title through purchase until Land Trust is established through partnership non-profits: On Sacred Ground Land Trust, The Farmers Land Trust and Camas Commons.

Year 1-2

Power, water and driveway to each home site. Develop application process and commitment requirements to transition of farm into Regenerative Farming. Focus on non-residential leases that meet land stewardship needs for rotational grazing and pasture restoration. Construct long term Farm Plan through Regenerative Earthworks, SPC. Develop outdoor education & learning exchange programs.

Year 2-5

Get first applicants living on site for 2 year trial period(s). Continued pasture restoration through regenerative practices and developing food forest paddocks. Building farm store inventory through current on-site agricultural businesses (non-residential & residential). Examples: Honey, flowers, Camas Commons market garden produce or Over-marsh Commons produce.

Year 5-10

2-4 Successful residential leases purchase homes and begin construction following sustainable development guidelines. Continued pasture restoration and food forest paddocks and develop pathways for demonstration. Collect research: Test soil composition for mineral content, moisture retention and organic matter layers. Continued outdoor education & learning exchange programs.

...The Giving Tree...

Become part of our growing legacy & join our community of contributors.

Your gift doesn't simply fund a farm.

It helps secure land that can be cared for beyond a single generation.

All gifts are tax-deductible at camascommons.org

Gift of \$1,000,000/more – Trail Blazer

Name a building, space, garden, water feature or trail.

Gift of \$800,000 – Land Legacy Founder

Land Steward recognition on permanent plaque on donor wall, garden art, community benches or picnic tables.

Gift of \$500,000 – Land Steward

Personalized farm/land stewardship experience.

Gift of \$250,000 – Seed Steward

Lifetime invitation to Land Trust events.

Gift of \$100,000 – Regeneration Partner

Invitation to a Food Forest workshop with private tour for friends & family.

Gift of \$50,000 – Biodiversity Guardian

Invitation to special Land Stewardship Day with recognition as a major funding supporter.

Gift of \$25,000 – Watershed Guardian

Beautiful framed map of Camas Commons.

Gift of \$10,000 – Soil Guardian

Recognition on Land Trust's annual report & website.

Gift of \$5,000 – Pollinator Guardian

Hand-written thank you on card that includes original farm artwork.

Gift of \$2,500 – Harvest Guardian

Opportunity to dedicate support to habitat, hedgerow, pollinator area, orchard, water project or public access area(s).

Gift of \$1,000 – Farm Sustainer

Invitation to a planting/harvest day with seasonal farm provisions.

Gift of \$100-\$500 – Steward Sustainer

Invitation to a community gathering with recognition for funding support.



Every gift helps create a permanent foundation for healthy soil, thriving farms, affordable land access & housing for farmers, biodiversity, food security, and resilience on the islands.

– The deadline for proposals is September 30th, 2026. \$1.6 million is the asking price – Each gift contributes to our proposal strength & purchasing power.