Stevenson Farm Agricultural Conservation Easement

Kate Delavan, Farmland Preservation Coordinator
September 17, 2020 Conservation Commission Meeting
Easement Portfolio* and Pipeline

<table>
<thead>
<tr>
<th>RCO Grant #</th>
<th>Project Name</th>
<th>SCC Primary</th>
<th>County</th>
<th>Acres</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-1546</td>
<td>Thornton Ranch</td>
<td>Yes</td>
<td>Yakima</td>
<td>108</td>
<td>WWRP application in process</td>
</tr>
<tr>
<td>20-1547</td>
<td>Hoch Farm</td>
<td>Yes</td>
<td>Benton</td>
<td>26</td>
<td>WWRP application in process</td>
</tr>
<tr>
<td>19-1527</td>
<td>Stevenson Ranch</td>
<td>Yes</td>
<td>Yakima</td>
<td>98</td>
<td>Funding secured, due diligence in process, seeking Commission authorization</td>
</tr>
<tr>
<td>16-1923</td>
<td>Lazy Cross Ranch</td>
<td>Yes</td>
<td>Klickitat</td>
<td>TBD</td>
<td>Funding secured, due diligence in process</td>
</tr>
<tr>
<td>16-1924</td>
<td>Schuster Ranch</td>
<td>Yes</td>
<td>Klickitat</td>
<td>1,902</td>
<td>Funding secured, due diligence in process, Commission authorization granted</td>
</tr>
<tr>
<td>16-1922</td>
<td>Blain Ranches</td>
<td>Yes</td>
<td>Klickitat</td>
<td>1,800</td>
<td>Funding secured, due diligence in process</td>
</tr>
<tr>
<td></td>
<td>Lust Farm</td>
<td>No: NYCD</td>
<td>Yakima</td>
<td>285</td>
<td>Completed, SCC has 3rd party rights</td>
</tr>
</tbody>
</table>

* SCC does not currently hold any agricultural conservation easements. SCC holds a 3rd party right of enforcement on the Lust Farm. NYCD is the easement holder.
Stevenson Farm & Ranch Preservation Project
Stevenson Farm Ag Conservation Easement

- Developed by the North Yakima Conservation District (NYCD)
- Funding secured in 2019 supplemental WWRP grant round
- SCC will hold the easement, RCO will be a 3rd party beneficiary, NYCD is subcontracted to support due diligence and landowner correspondence
Project Overview

• ~98 acre property

• Irrigated alfalfa and livestock

• Potential to conserve majority of Cowiche Valley
  – Adjacent to conserved 285 acre Lust Farm
  – Near 108 acre Thornton Ranch (under consideration for funding)
# Due Diligence Status

<table>
<thead>
<tr>
<th>Completed</th>
<th>In Process</th>
<th>Outstanding</th>
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</thead>
<tbody>
<tr>
<td>Site Visit</td>
<td>Easement Drafting</td>
<td>Purchase and Sale Agreement</td>
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<tr>
<td>Funding Agreement</td>
<td>Title Review</td>
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<tr>
<td>Appraisal</td>
<td>Review Appraisal</td>
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<tr>
<td></td>
<td>Baseline</td>
<td></td>
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<tr>
<td></td>
<td>Survey</td>
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Goal = Close by first week in October.
Recommended Action

Staff recommend the Commission formally authorize, by motion, the SCC’s Executive Director to sign required documents to purchase an agricultural conservation easement on the Stevenson Farm property.

Draft Motion Language:

“The Commission has determined acquisition of a conservation easement on the property is consistent with the mission, duties, and purposes of the SCC.

The Conservation Commission hereby authorizes the State Conservation Commission’s Executive Director to sign documents for acquisition of an agricultural conservation easement on the approximately 98 acre Stevenson Ranch in Yakima County.”
Contact:
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