Blain Ranch and Lazy Cross Ranch Agricultural Conservation Easements

Kate Delavan, Farmland Preservation Coordinator
March 18, 2021 Conservation Commission Meeting
## Easement Portfolio and Pipeline

<table>
<thead>
<tr>
<th>RCO Project #</th>
<th>Project Name</th>
<th>Easement Holder</th>
<th>County</th>
<th>Acres</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-1546</td>
<td>Thornton Ranch</td>
<td>SCC</td>
<td>Yakima</td>
<td>108</td>
<td>Pending funding in Capital budget (WWRP)</td>
</tr>
<tr>
<td>20-1547</td>
<td>Hoch Farm</td>
<td>SCC</td>
<td>Benton</td>
<td>26</td>
<td>Pending funding in Capital budget (WWRP)</td>
</tr>
<tr>
<td>16-1923</td>
<td>Lazy Cross Ranch</td>
<td>SCC</td>
<td>Klickitat</td>
<td>4,194</td>
<td>Funding secured, due diligence in process</td>
</tr>
<tr>
<td>16-1922</td>
<td>Blain Ranch</td>
<td>SCC</td>
<td>Klickitat</td>
<td>1,925</td>
<td>Funding secured, due diligence in process</td>
</tr>
<tr>
<td>16-1924</td>
<td>Schuster Ranch</td>
<td>SCC</td>
<td>Klickitat</td>
<td>1,849</td>
<td>Funding secured, due diligence in process, Commission authorization granted</td>
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<tr>
<td>19-1527</td>
<td>Stevenson Ranch</td>
<td>SCC</td>
<td>Yakima</td>
<td>98</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Lust Farm</td>
<td>NYCD</td>
<td>Yakima</td>
<td>285</td>
<td>Completed, SCC has 3rd party rights</td>
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</tbody>
</table>
Blain and Lazy Cross Agricultural Conservation Easements

- Developed by the Eastern Klickitat Conservation District (EKCD)
- Funding secured in 2016 WWRP grant round
- SCC will hold the easement, RCO will be a 3rd party beneficiary, EKCD is subcontracted to support due diligence and landowner correspondence
Blain Project Overview

• 1,925 acres

• Large acreage cow/calf operation

• Landowners are first generation ranchers

• 11 soil types all designated suitable for rangeland or grazed woodland by NRCS

• Zoned General Rural which allows one dwelling per 5 acres

• Easement will reserve 1 residential development right
Lazy Cross Project Overview

- 4,194 acres
- Large acreage cow/calf operation and dryland crops
- Landowner is a third-generation rancher
- 17 soil types are a mix of prime farmland, farmland of statewide importance, and soils suitable for rangeland and wildlife habitat
- Zoned General Rural (1 house/5 acres), Extensive Agriculture (1 house/20 acres), Energy Overlay Zone
- Easement will extinguish all residential development rights
Letters of Support

• Washington Cattlemen’s Association
• Pacific Birds Habitat Joint Venture
• National Wild Turkey Federation
• The Nature Conservancy
• Klickitat County Board of Commissioners
## Due Diligence Status

<table>
<thead>
<tr>
<th>Completed</th>
<th>In Process</th>
<th>Outstanding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Visit</td>
<td>Easement Drafting</td>
<td>Purchase and Sale Agreement</td>
</tr>
<tr>
<td>Funding Agreement</td>
<td>Title Review</td>
<td>Survey (if necessary)</td>
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<tr>
<td>Appraisal</td>
<td></td>
<td>Baseline Documentation</td>
</tr>
<tr>
<td>Review Appraisal</td>
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Recommended Action

SCC staff recommend the Commission formally authorize, by motion, the Conservation Commission’s Executive Director to sign the required documents to purchase agricultural conservation easements on the Blain Ranch property and the Lazy Cross Ranch 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 Conservation Commission.

The Commission hereby authorizes the Conservation Commission’s Executive Director to sign documents for acquisition of an agricultural conservation easement on the approximately 1,925-acre Blain Ranch in Klickitat County.

The Commission hereby authorizes the Conservation Commission’s Executive Director to sign documents for acquisition of an agricultural conservation easement on the approximately 4,194-acre Lazy Cross Ranch in Klickitat County.
Contact:

Kate Delavan
Farmland Preservation Coordinator
kdelavan@scc.wa.gov
360-280-6486