## 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>Funding secured, due diligence in process</td>
</tr>
<tr>
<td>20-1547</td>
<td>Hoch Farm</td>
<td>SCC</td>
<td>Benton</td>
<td>26</td>
<td>Funding secured, due diligence in process</td>
</tr>
<tr>
<td>16-1923</td>
<td>Lazy Cross Ranch</td>
<td>SCC</td>
<td>Klickitat</td>
<td>3,074</td>
<td>Funding secured, due diligence in process</td>
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<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>
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<tr>
<td>16-1924</td>
<td>Schuster Ranch</td>
<td>SCC</td>
<td>Klickitat</td>
<td>1,849</td>
<td>Easement Acquired</td>
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<tr>
<td>19-1527</td>
<td>Stevenson Ranch</td>
<td>SCC</td>
<td>Yakima</td>
<td>98</td>
<td>Easement Acquired</td>
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<tr>
<td></td>
<td>Lust Farm</td>
<td>NYCDS</td>
<td>Yakima</td>
<td>285</td>
<td>Easement Acquired, SCC has 3rd party rights</td>
</tr>
</tbody>
</table>
Background

- Per Policy #19-02, SCC can act as a sponsor for WWRP Farmland applications developed by conservation districts.
  - SCC assumes legal and financial responsibility for easement acquisition and stewardship.
  - SCC works in partnership with local CD.
  - WWRP Farmland grant application is open for 2022.

- The Conservation Easement Sub-Committee selected three agricultural conservation easement projects to advance.

- Staff seek Commissioner authorization to proceed with grants.
Process

- Announcement sent to CDs January 2022

- OFP received 5 applications from four CDs

- Conservation Easement Sub-Committee met on Mar. 3 to review applications for alignment with grant program and SCC easement priorities
SCC Ag Conservation Easement Priorities

1. The parcel proposed for preservation is expected to continue to be used for, and is large enough to sustain, commercial agricultural production.

2. The land is also in an area that possesses the necessary market, infrastructure, agricultural support services, and the surrounding parcel sizes and land uses to support long-term commercial agricultural production.

3. Without preservation, the land proposed for protection is likely to be converted to nonagricultural use in the foreseeable future.
Sub-Committee Recommendation

1. The Sub-Committee requests CKCD combines the two Davenport applications into one project.

2. The Sub-Committee refers the resulting top 3 applications (CKCD Davenport (combined), KCCD Swauk Prairie, and NYCD Emerick) to the WSCC for approval to submit grant applications to WWRP Farmland in spring 2022. The Sub-Committee finds these 3 projects to all be strong applications. The small point differential between the 2nd ranked project (KCCD Swauk Prairie) and the 3rd ranked project (NYCD Emerick) compelled the Sub-Committee to come to agreement on the need to advance all 3 projects.

3. The Sub-Committee recognizes submitting 3 projects exceeds the initial estimated capacity of OFP staff for this work. The Sub-Committee finds OFP provides critical support to CDs on farmland protection. The Sub-Committee requests the WSCC add additional staff capacity to support OFP.
OFP Staff Capacity

- OFP staff planned to cap the number of projects at 2
- OFP staff agree all 3 projects are worthy of advancing
- OFP staff are supportive of additional staff capacity.
  - If additional capacity is not available, staff are prepared to assess and reprioritize workload
- Conservation Easement Sub-Committee submitted letter supporting additional OFP staffing (see packet, page 26)
SCC Easement Portfolio

- **Blue circle**: Proposed
- **Green circle**: In Progress
- **Orange circle**: Easement Acquired

[Map of Washington state with marked locations]
CKCD Davenport
CKCD Davenport

• Multigenerational family owned cow/calf operation established in 1858
• 5,867 acres in Klickitat County
• Several separate parcels
  – Late fall and early spring pastures
  – Hay production
  – Infrastructure
• Necessary infrastructure to run the operation:
  – Homestead, corrals, gathering pens, loading chute, livestock water facilities
• Easement will help facilitate transfer to next generation
KCCD Swauk Prairie
KCCD Swauk Prairie

• Multigenerational farm established in 1887
  – WA Centennial Farm in 1989
• 549 acre farm on Swauk Prairie terminal moraine, bisected by Hwy 970 in Kittitas County
• Dryland operation
  – Historic: Soft white winter wheat, hay, potatoes
  – Current: grass fed bison and leased ground for cattle
• Last historic farm in area. Easement will ensure it will stay intact and in agriculture.
NYCD Emerick
NYCD Emerick

- Multigenerational cow/calf operation
- 2,576 acres of rangeland in Yakima County
- Easement will facilitate land transfer to the next generation.
- Provides habitat to many terrestrial species and plant communities
  - Abuts over 2,000 acres of land held by Cowiche Canyon Conservancy
Recommended Action

The Conservation Easement Sub-Committee recommends the Commission formally authorize, by motion, the SCC’s Executive Director to sign required documents to submit grants for agricultural conservation easements on three properties: CKCD Davenport, KCCD Swauk Prairie, and NYCD Emerick.

Draft Motion Language:

The Commission has determined acquisition of agricultural conservation easements on the three properties is consistent with the mission, duties, and purposes of the SCC.

The Commission hereby authorizes the State Conservation Commission Executive Director to sign required documents to submit grants for agricultural conservation easements on three properties: CKCD Davenport, KCCD Swauk Prairie, and NYCD Emerick.
Contact:

Kate Delavan
*Farmland Preservation Coordinator*

kdelavan@scc.wa.gov
360-280-6486