

Stevenson Farm Agricultural Conservation Easement



Washington State
**Conservation
Commission**

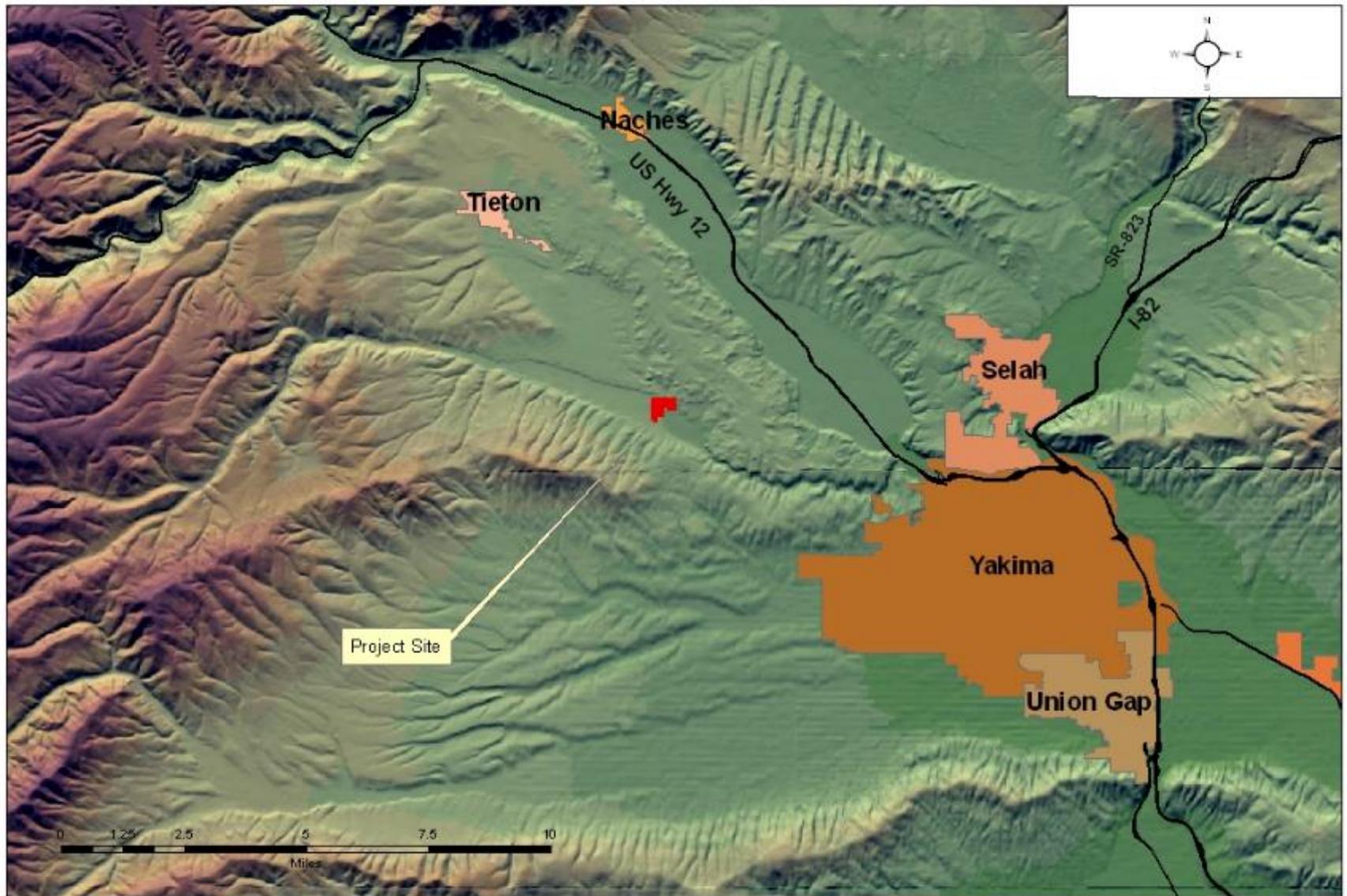
Kate Delavan, Farmland Preservation Coordinator
September 17, 2020 Conservation Commission Meeting

Easement Portfolio* and Pipeline

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

* 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

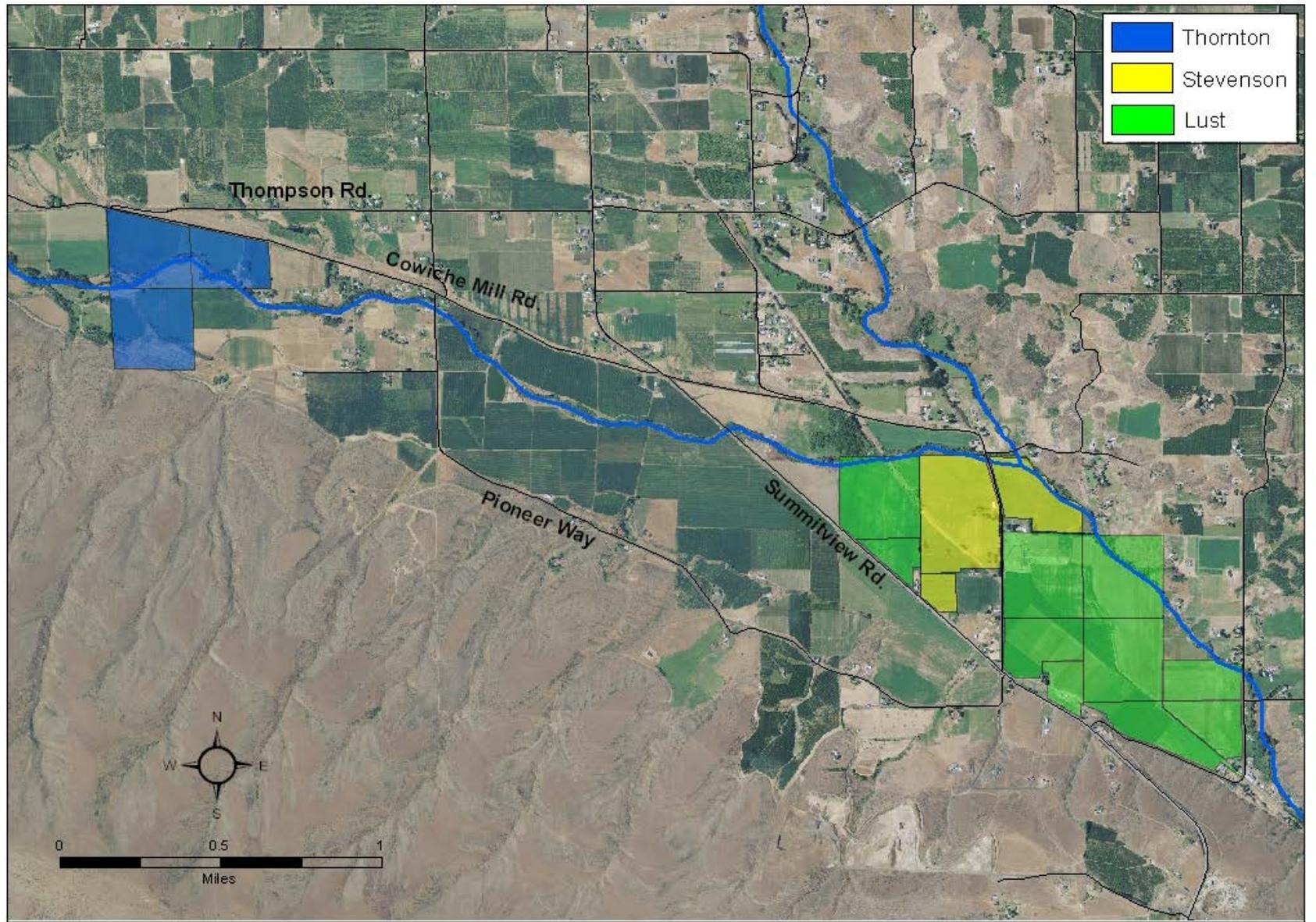


Stevenson Farm Ag Conservation Easement

- 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

<u>Completed</u>	<u>In Process</u>	<u>Outstanding</u>
Site Visit	Easement Drafting	Purchase and Sale Agreement
Funding Agreement	Title Review	
Appraisal	Review Appraisal	
	Baseline	
	Survey	

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:

Kate Delavan

*Farmland Preservation
Coordinator*

kdelavan@scc.wa.gov

360-280-6486



Washington State

**Conservation
Commission**