

# Emerick Rangeland Conservation Easement



**CONSERVATION DISTRICTS**  
OF WASHINGTON STATE

*your window to healthy lands*

Paul D'Agnolo, Farmland Preservation Specialist  
January 18, 2024 Commission Meeting





## The Office of Farmland Preservation and the ACES program

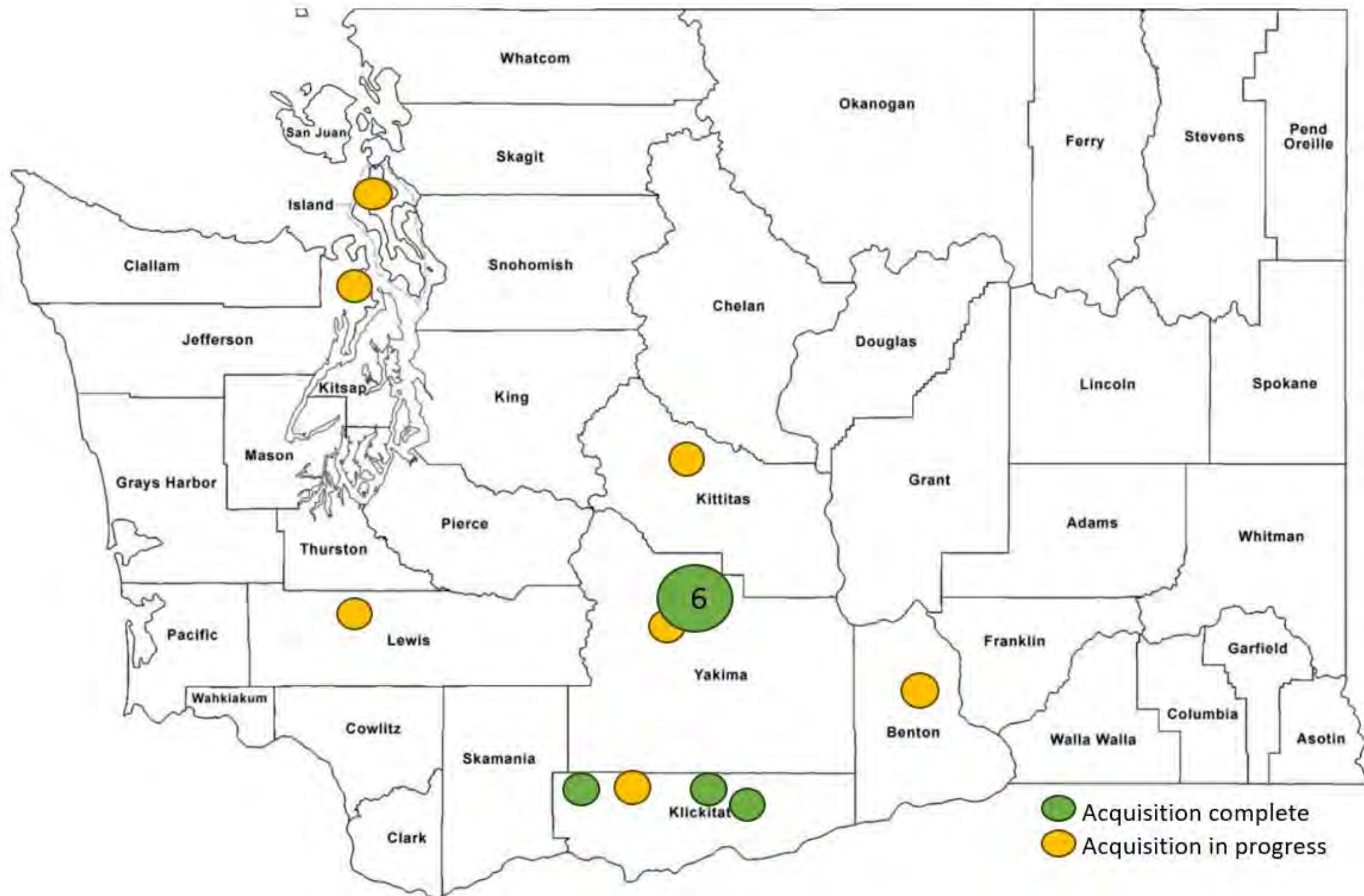
The SCC has identified agricultural conservation easements as an important tool to assist in farmland protection and to advance conservation with willing landowners.

The Agricultural Conservation Easement Sponsorship program (ACES) provides a pathway for Conservation Districts to connect farmers and ranchers with opportunities to permanently protect their farms and ranches from development.

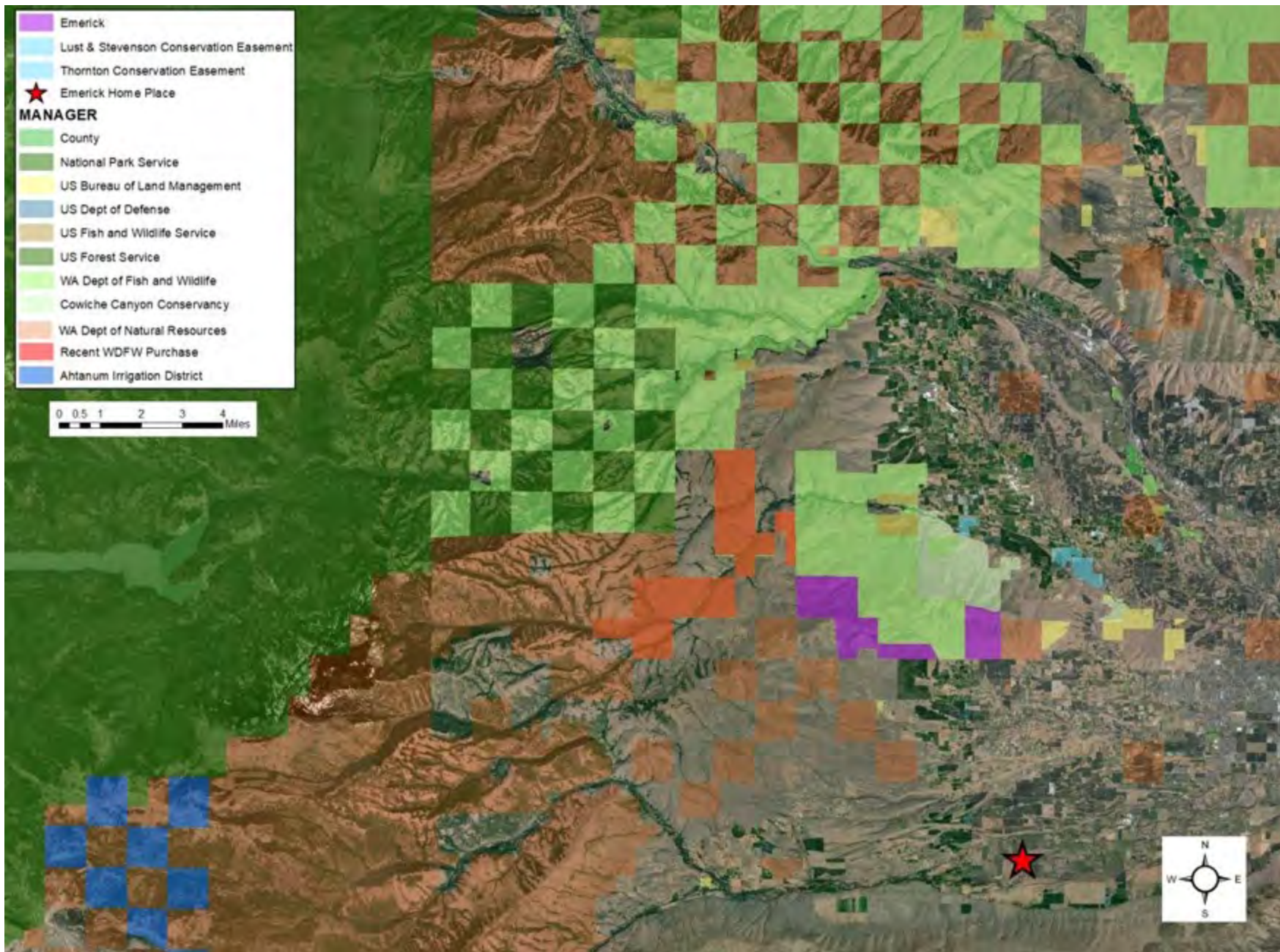


# OFP Easement Portfolio and Pipeline

	SCC Easement Portfolio + Pipeline	
	# of Projects	Acres
<b>Acquisition Completed</b>		
Easement Holder	4	4,902
Third Party Right of Enforcement	5	321.26
<b>Total Completed</b>	<b>9</b>	<b>5,223</b>
<b>Acquisition In Progress</b>		
Easement Holder	4	9,018
Third Party Right of Enforcement	3	246.5
<b>Total In Progress</b>	<b>7</b>	<b>9,265</b>
<b>Total Portfolio and Pipeline</b>	<b>16</b>	<b>14,488</b>

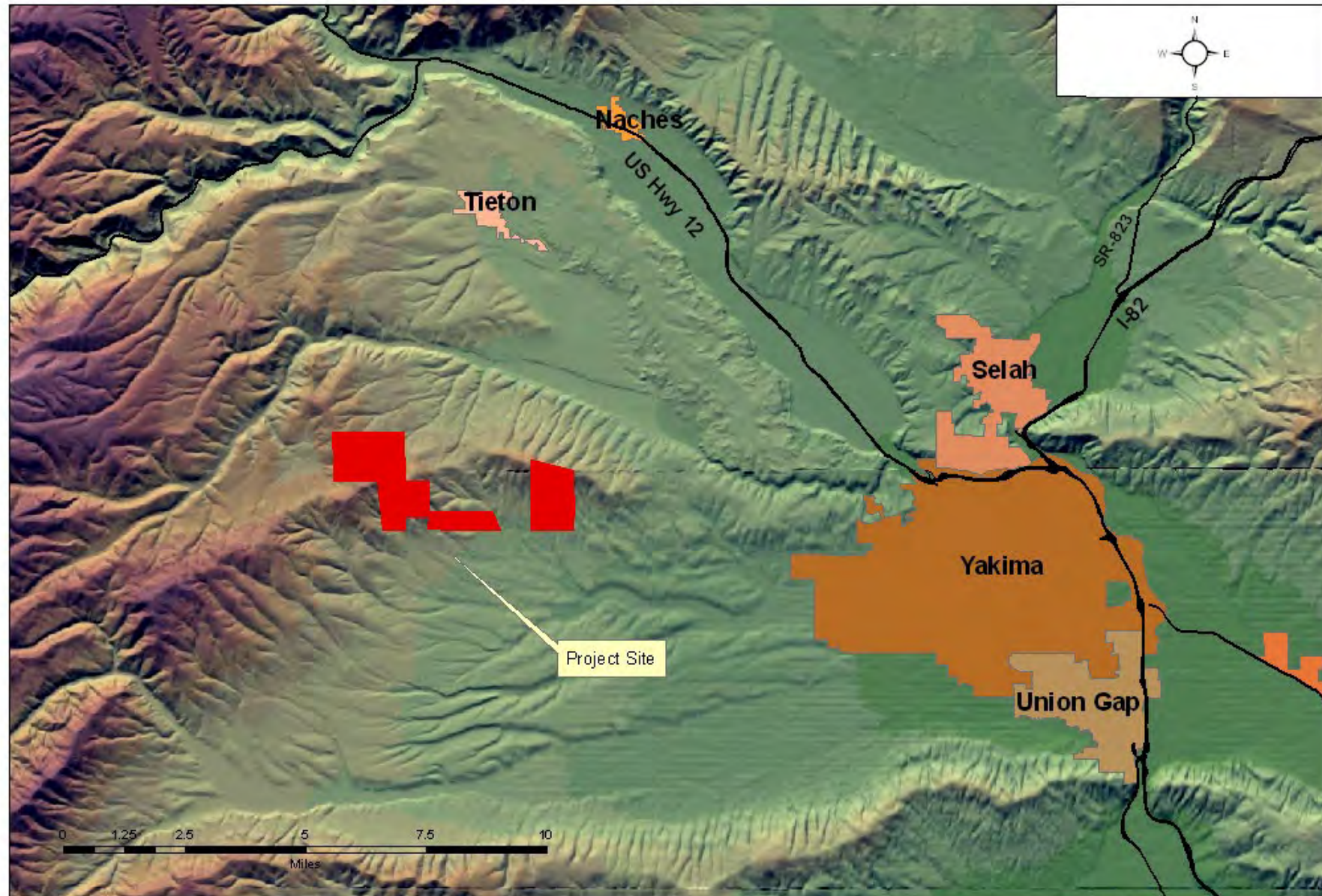








# Emerick Rangeland Preservation Project

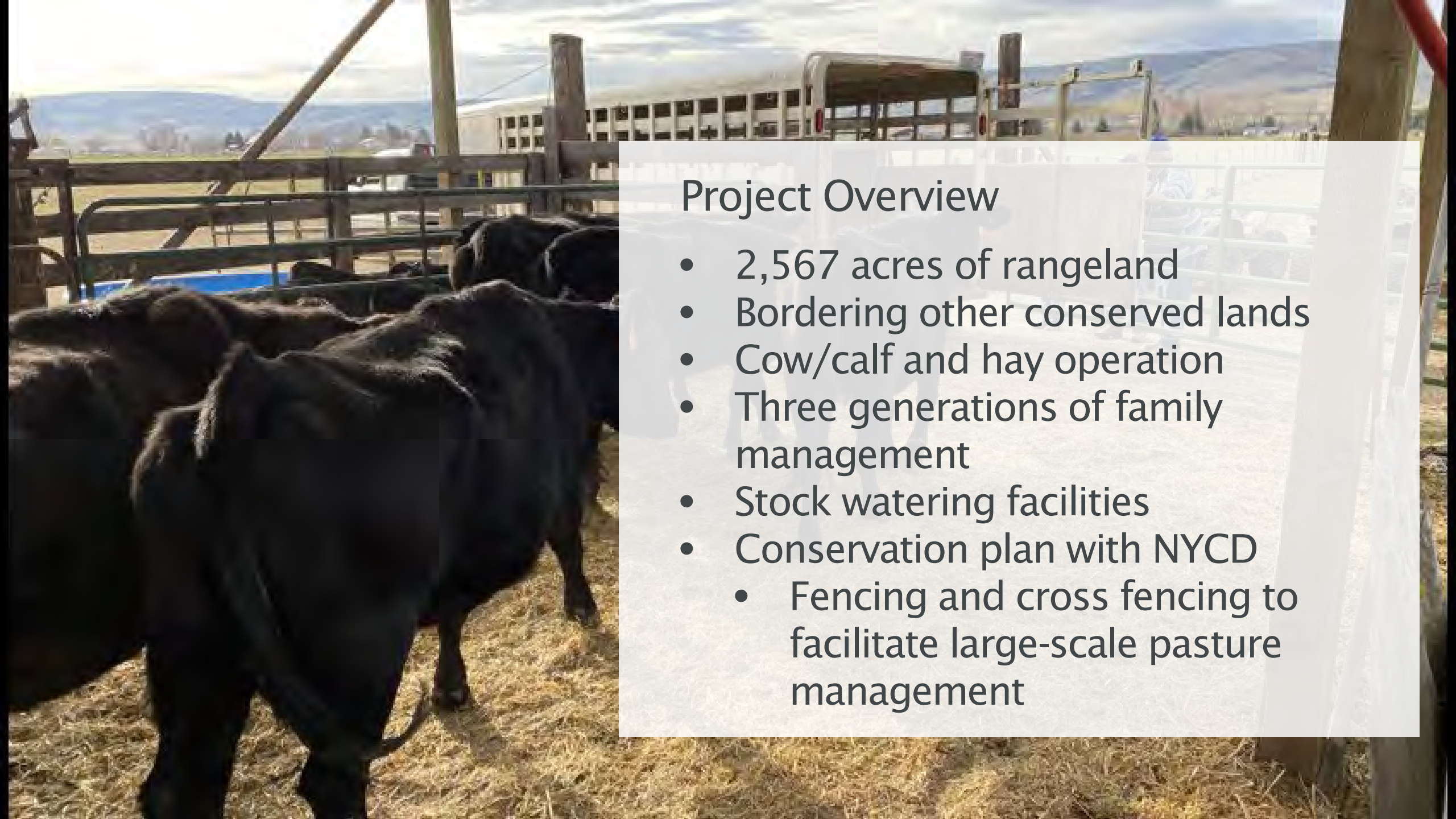


A person wearing a blue and white plaid shirt and a grey baseball cap is seen from the back, looking out over a large herd of black cattle grazing in a green field. The scene is set during sunset or sunrise, with a warm orange glow on the horizon and distant mountains in the background. A semi-transparent white box containing text is overlaid on the right side of the image.

## Emerick Rangeland Agricultural Conservation Easement

- Developed by North Yakima Conservation District (NYCD)
- Funding secured in 2022 WWRP grant round
- SCC will hold the easement, RCO will be a 3<sup>rd</sup> party beneficiary, NYCD is subcontracted to support due diligence and landowner correspondence.





## Project Overview

- 2,567 acres of rangeland
- Bordering other conserved lands
- Cow/calf and hay operation
- Three generations of family management
- Stock watering facilities
- Conservation plan with NYCD
  - Fencing and cross fencing to facilitate large-scale pasture management





## Development Threats:

- The subject property is adjacent to high-capacity power lines, putting this farm at risk to solar conversion.
- The area has become popular for large lot residential development and farmland is rapidly being converted to housing.





## Letters of Support

- Yakima County Cattlemen's Association
- Yakima County Farm Bureau
- Washington Department of Fish and Wildlife
- Cowiche Canyon Conservancy
- Yakima County VSP Workgroup



## Due Diligence Status

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



# Recommended Action

SCC staff recommend the Commission formally authorize, by motion, the Conservation Commission's Executive Director to sign the required documents to purchase an agricultural conservation easement on the Emerick Rangeland, project 22-1545, contingent on completion of the appraisal review.

## **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 2,567-acre Emerick Rangeland in Yakima County, project 22-1545, contingent upon completion of the appraisal review.





# Thank you!

## Contact:

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