

5. Land Transaction

Commission Meeting April 19th, 2024

Lisa Coffman, Real Estate Services

Cynthia Wilkerson, Lands Division Manager

Mike Livingston, Regional Director, Region 3





Presentation Outline

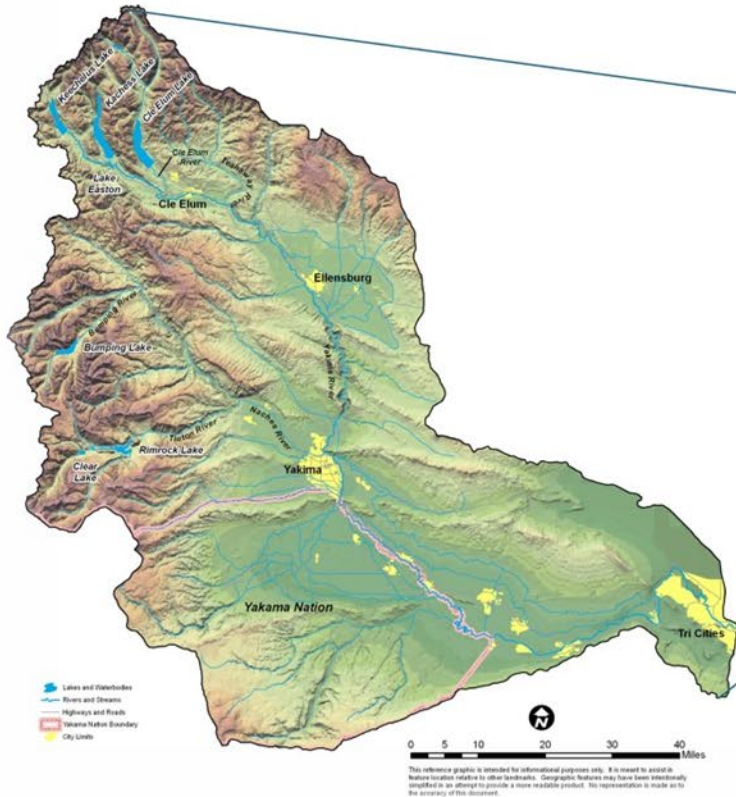
- Yakima Basin Integrated Plan & Water Storage Goal
- Springwood Ranch Legislation & Acquisition Partnership
- Land Transaction





Yakima Basin Integrated Plan:

Yakima Basin



- Basin size: 6,155 sq. miles
- Population: 360,000
- \$4.5 billion agriculture economy
- Historically, second only to Snake River in supporting Columbia Basin salmon and steelhead runs



Our Challenge

Unreliable water supply



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& WORKING LANDS

- Surface water is over-appropriated
- Droughts in 1992-1994, 2001, 2005, 2015, and 2019
- Pro-ratable irrigation districts
- Snowpack declining



Our Challenge

Reduced fisheries



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- Historic 800,000 salmon and Steelhead run
- Less than 20,000 fish last 10-15 years
- Coho, Sockeye and summer Chinook being reestablished after extirpation
- Spring and fall Chinook drastically reduced
- Steelhead and bull trout ESA Threatened species



Conflict...



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By the mid-2000's....

- Decades of conflict over water supplies
- Proposal to import Columbia River water failing
- Fisheries declining
- Climate change alarming



Discussing Water Rights, A Western Pastime



2009 - Diverse stakeholder coalition formed



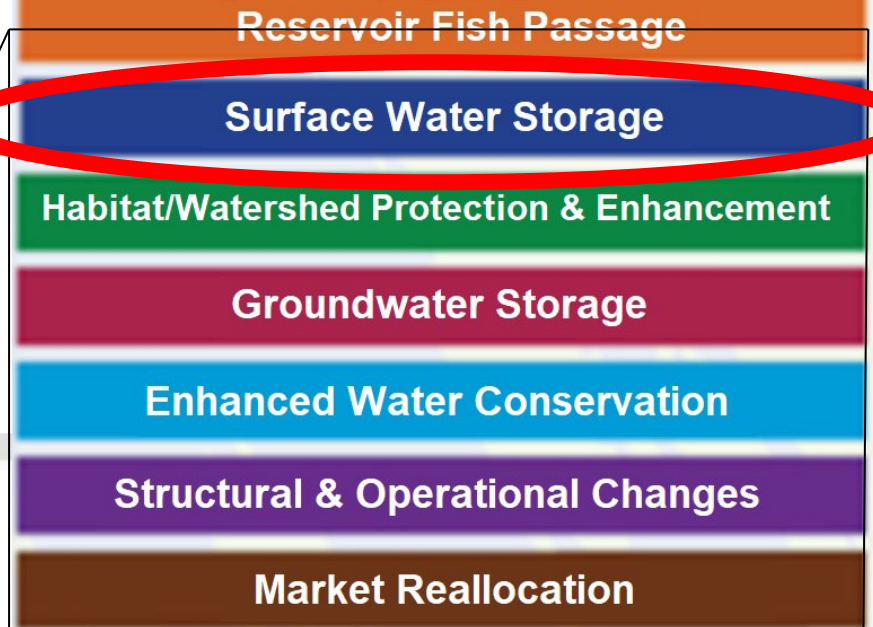
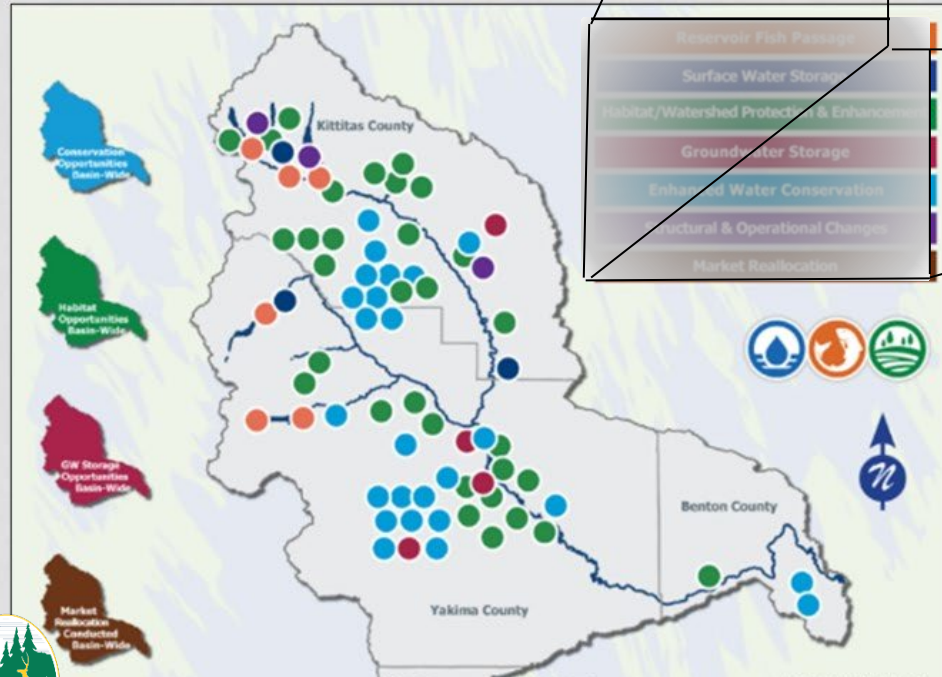
& Many More!





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YAKIMA BASIN INTEGRATED PLAN



Goals:

- Restore and enhance environment, fish and wildlife, including fish passage at federal dams
- Improve water supply during drought years (70% proratable supply)
- Provide for efficient and adaptable water supply management
- Contribute to sustainable economy and environment





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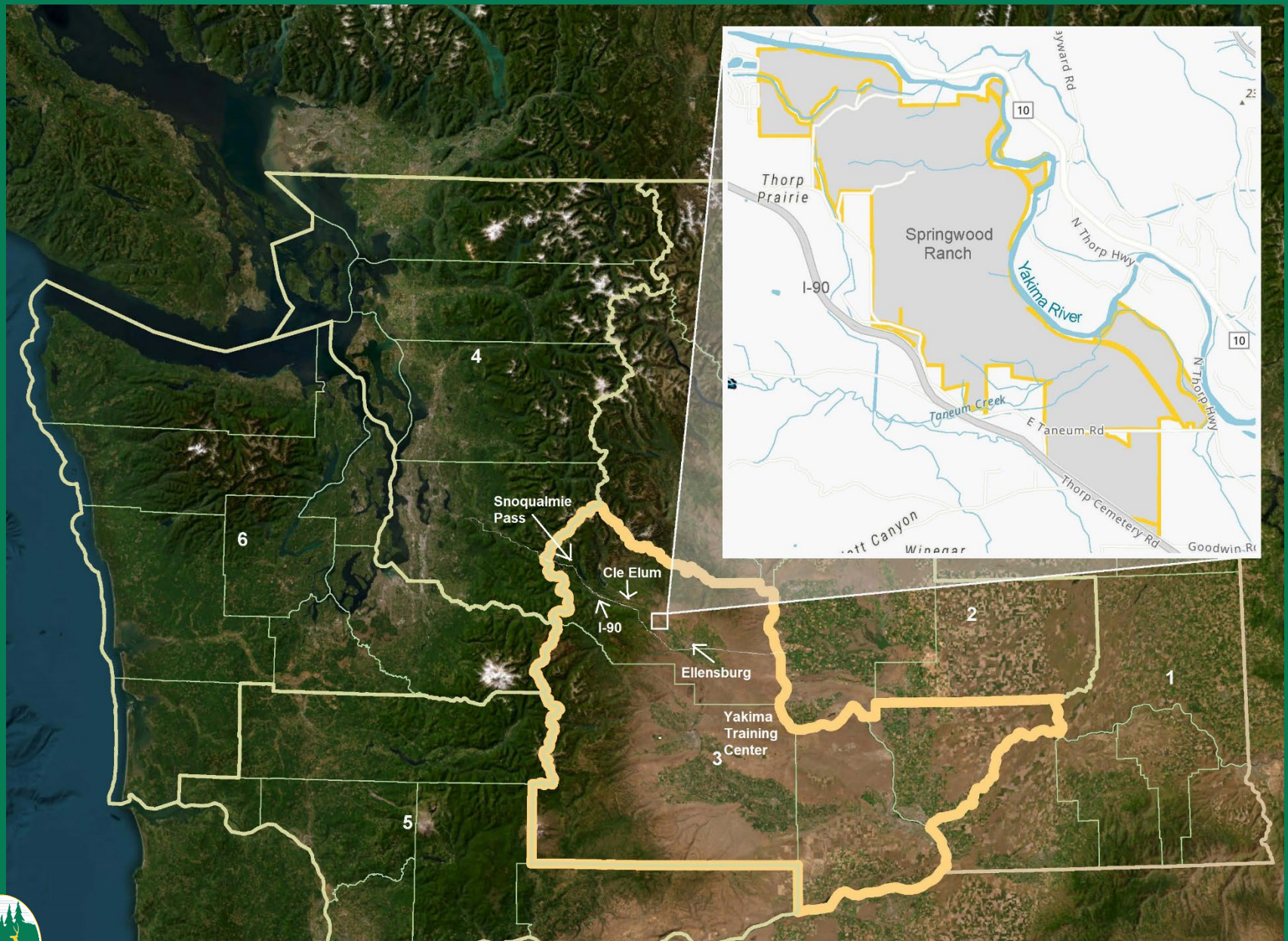
Basin Water Supply Needs





Our Opportunity: Springwood Ranch

LOCATION OF SPRINGWOOD RANCH



Springwood Ranch: A Rare Opportunity



Springwood Ranch: A Rare Opportunity



- 3,600 acres – all or nothing
- Legislative Proviso
- TPL Purchase Mar '23
- TPL transfer of ownership '24



Springwood Ranch: A Rare Opportunity

NEW SECTION. Sec. 3073. FOR THE RECREATION AND CONSERVATION FUNDING BOARD Springwood Ranch in Kittitas County (91001663)

The appropriations in this section are subject to the following conditions and limitations:

(1) Except as provided under subsection (4) of this section, the appropriations in this section are provided solely for a grant from the agency to The Trust for Public Land to cover the costs of the Trust's acquisition, disposition, and temporary management of real property in upper Kittitas County known as Springwood Ranch in exchange for an agreement to reconvey the real property for public purposes as described in this section.

(2) **The recreation and conservation office** shall enter into a grant agreement with **The Trust for Public Land** that allows for the disbursement of the funding described in subsection (1) of this section to The Trust for Public Land for the following purposes:

(a) **To convey a portion of the Springwood Ranch property to Kittitas County** for its ownership and management, including maintenance of existing agricultural uses and future uses allowed under current zoning or that provide a **public use or benefit**;

(b) **To convey a portion of the Springwood Ranch property to the department of fish and wildlife** for its ownership and management to provide **public use and benefit**;

(c) **To convey a portion of the Springwood Ranch property to the Yakama Nation** for its ownership and management to **provide public benefit**;

(d) **To convey a portion of the Springwood Ranch property to the Kittitas Reclamation District**, which shall hold the property until a transfer, without compensation and subject to section 8039 of this act, **to the United States bureau of reclamation for the purposes of construction of a water supply reservoir for managing instream flow in accordance with the Yakima Basin integrated plan**, or until such purpose is declared by the bureau of reclamation as no longer feasible; and

(e) To assist in achieving the goals of the Yakima Basin integrated plan.

(3) If the bureau of reclamation determines that the construction of a water supply reservoir is not feasible as described in subsection (2)(d) of this section, the Kittitas Reclamation District must work with Kittitas County, the Yakama Nation, the department of fish and wildlife, and other interested stakeholders to identify the appropriate public owner and manager and convey, without compensation and in accordance with RCW 87.03.136, as amended in section 8039 of this act, the Kittitas Reclamation District's portion of Springwood Ranch to that entity.

(4) The recreation and conservation office may use up to one percent of the appropriations in this section, if necessary, to recover its administrative costs.

Reappropriation: State Building Construction Account—State. \$10,000,000

Appropriation: State Building Construction Account—State. \$11,600,000
 State Taxable Building Construction Account - State. \$2,400,000
 Subtotal Appropriation. \$14,000,000

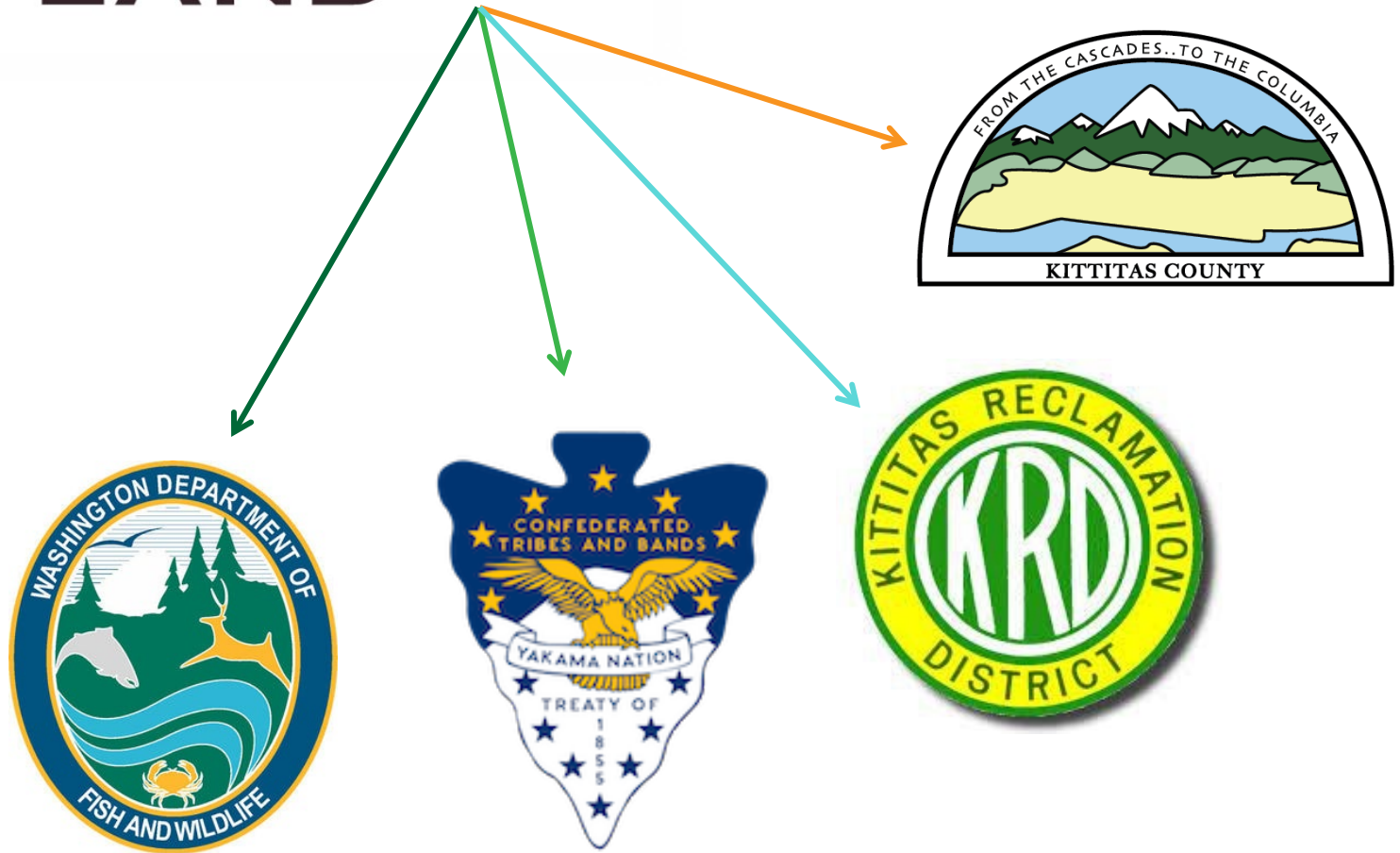
Prior Biennia (Expenditures). \$0
 Future Biennia (Projected Costs). \$0

TOTAL. \$24,000,000





TRUST FOR PUBLIC LAND





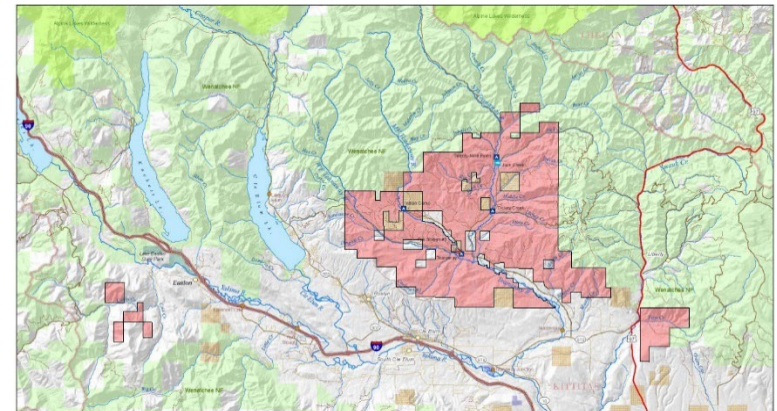
Springwood Ranch: WDFW & YN Joint Ownership

WDFW & YN

Ownership and Management

Shared Ownership Examples:

- Kukutali Preserve
 - Swinomish
 - WA State Parks
- Teanaway Community Forest
 - WDNR
 - WDFW



Yakama Nation and WDFW Joint Ownership and Management

Why joint ownership & management

- 1) Springwood Ranch is part of the YBIP
- 2) The future reservoir will require careful use and management of surrounding watershed
- 3) Reflective of our commitment to reservoir for instream flow needs for fish
- 4) Consistent with WDFW Strategic Plan to strengthen relationships with tribes
- 5) Will reduce WDFW's operating costs
- 6) Unique opportunity to provide quality access for general and tribal publics



Yakama Nation and WDFW Joint Ownership and Management

How will we do this?

- MOU with Guiding Principles
- Interim Management Plan
- Full Management Plan



Yakama Nation and WDFW Joint Ownership and Management

Guiding Principles consistent with:

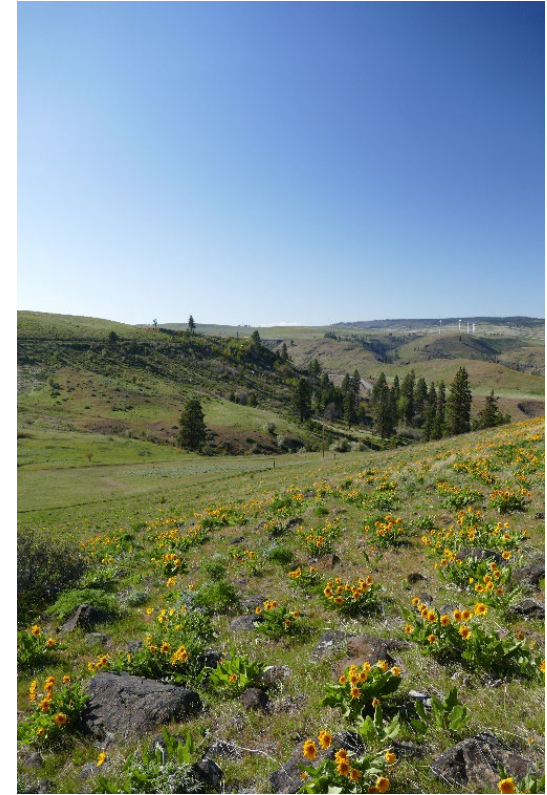
- YBIP Goals
- WDFW's Mission and Mandate
- Land mgt WAC & Strategic Plan
- YN Treaty Rights & Cultural Importance



Yakama Nation and WDFW Joint Ownership and Management

Guiding Principles Emphasize:

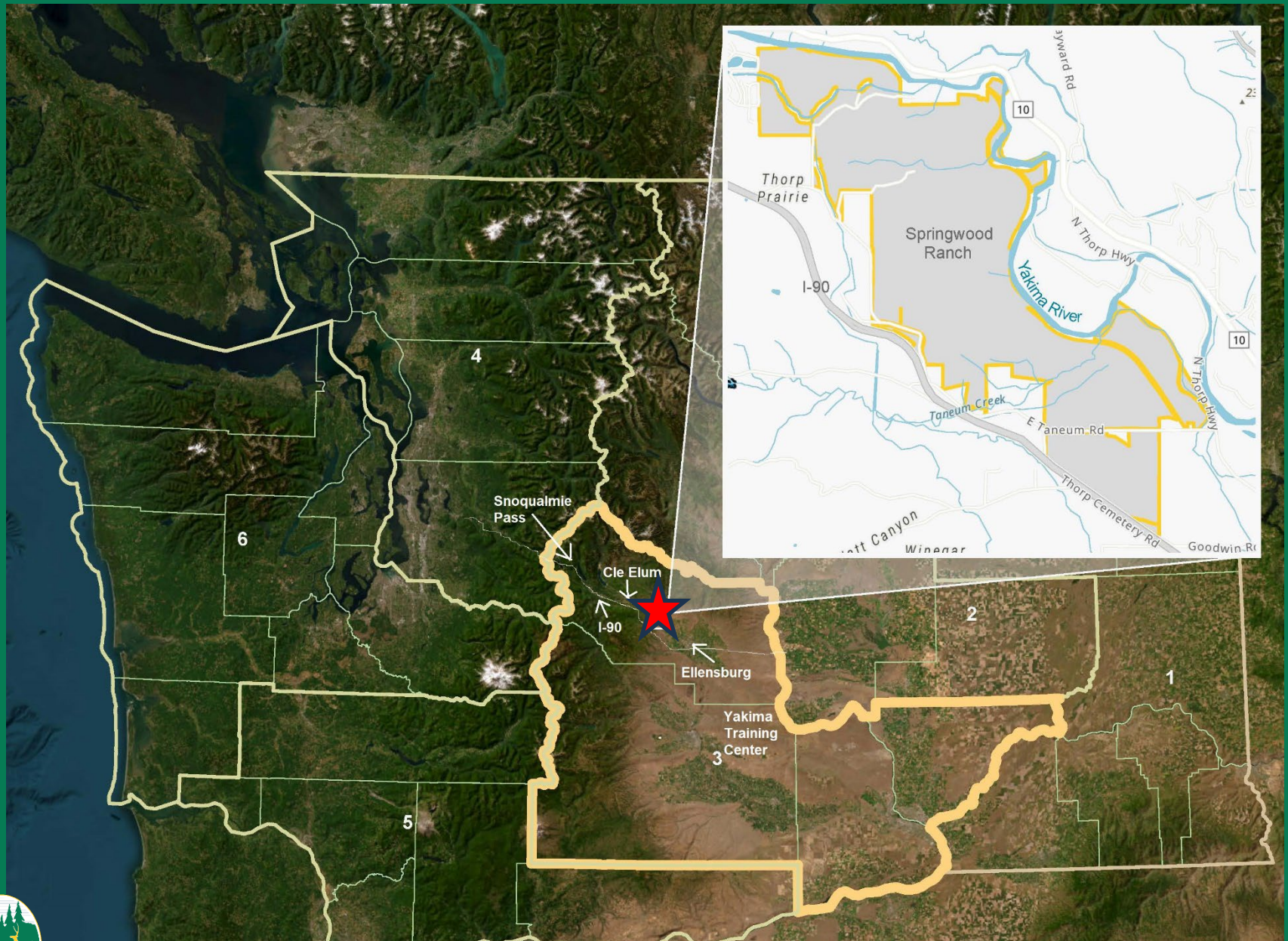
- Habitat restoration & management
- Quality access opportunities for the Public and Tribal Members
- Regular coordination with other landowners



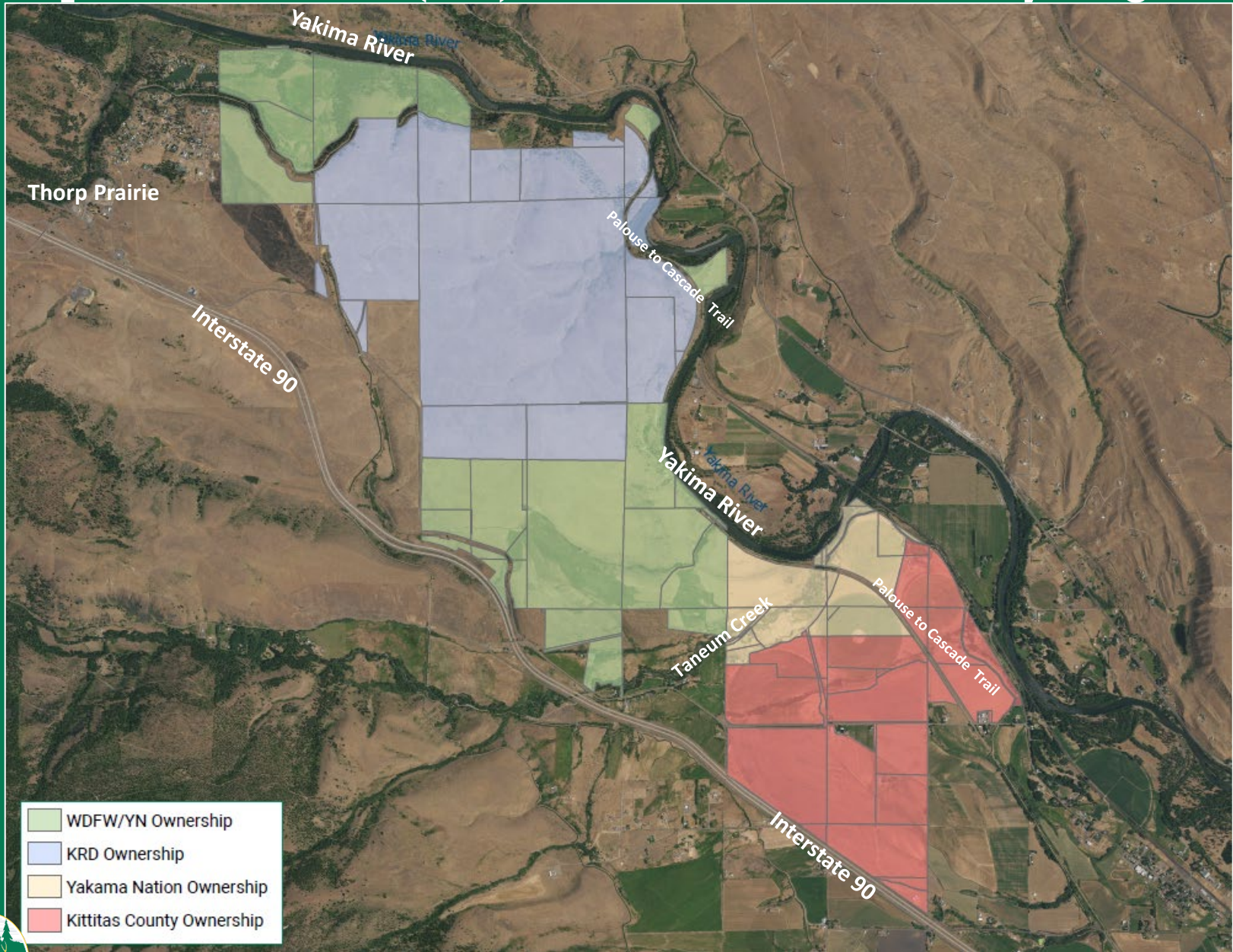


Springwood Ranch: Land Transaction

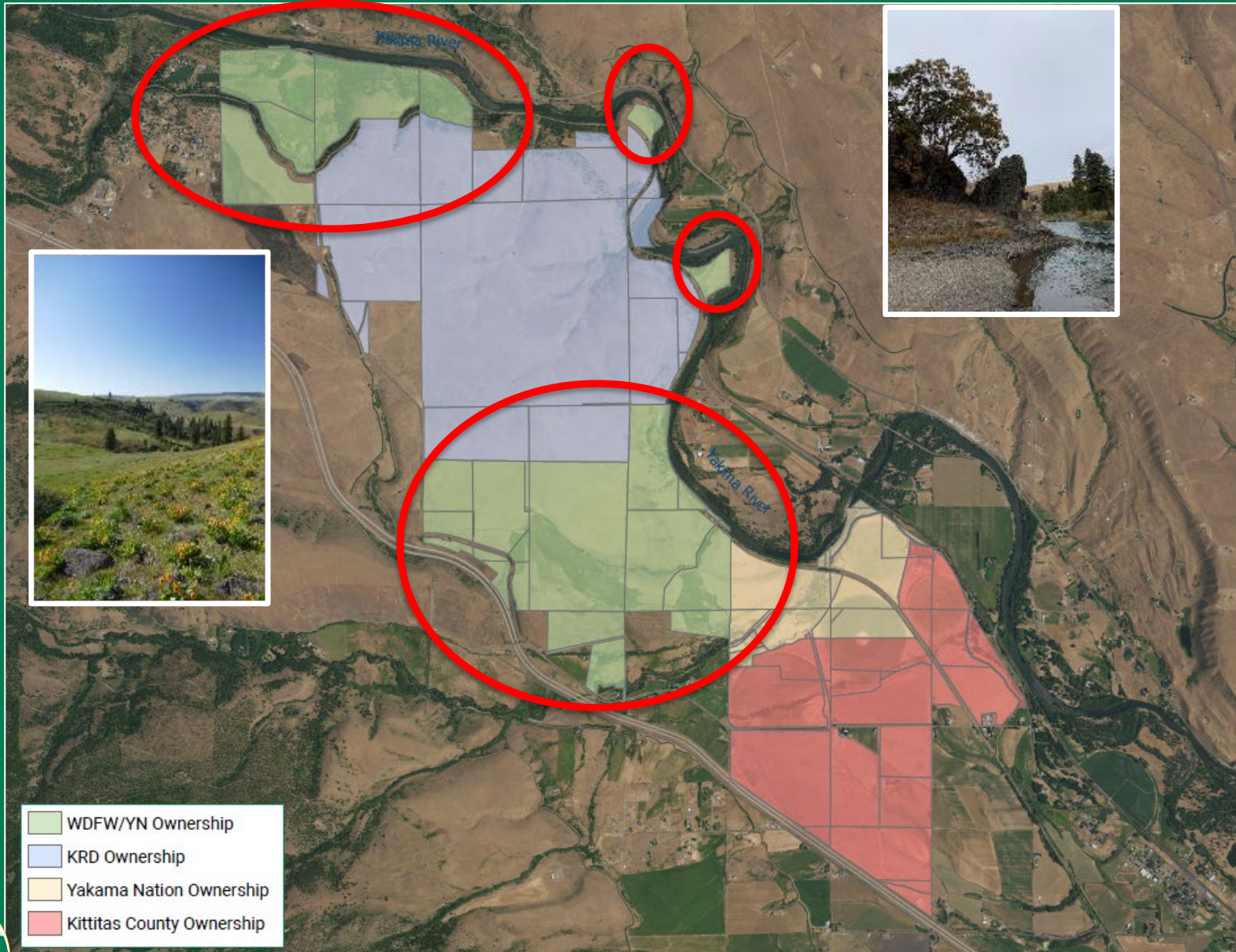
Acquisition of 1165(+/-) Acres in Kittitas County, Region 3



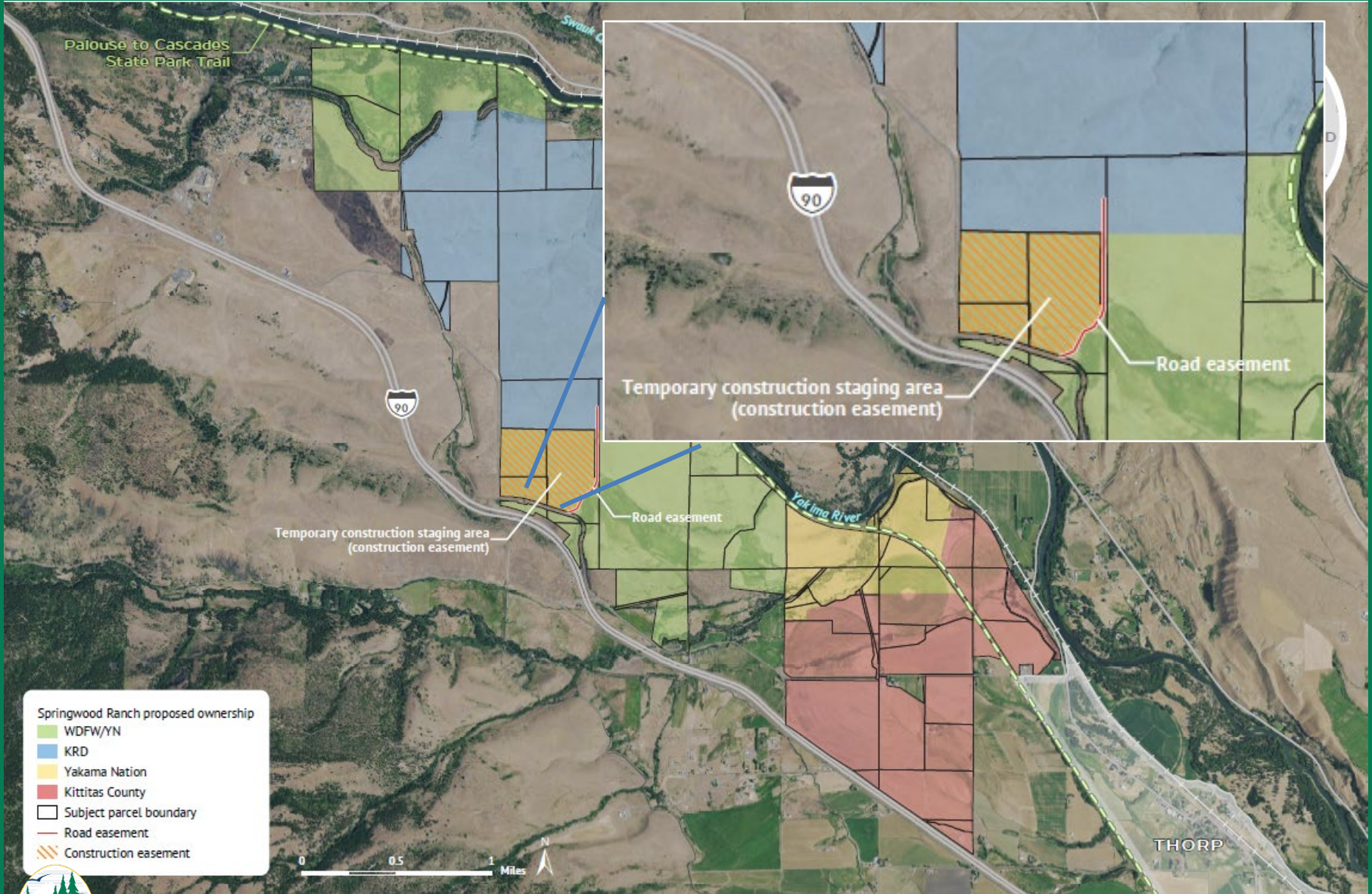
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QUESTIONS?