

# YOLO HABITAT CONSERVANCY

## AGENDA

May 18, 2026



### BOARD MEMBERS

CHAIR, LUCAS FRERICHS, COUNTY OF YOLO  
VICE CHAIR, DAVID MORENO, CITY OF WOODLAND  
MARY VIXIE SANDY, COUNTY OF YOLO  
LINDA DEOS, CITY OF DAVIS  
VERNA SULPIZIO HULL, CITY OF WEST SACRAMENTO  
RICHARD CASAVECCHIA, CITY OF WINTERS  
MABEL SALON, UNIVERSITY OF CALIFORNIA, DAVIS

### BOARD OF SUPERVISORS CHAMBERS

625 COURT STREET, ROOM 206  
WOODLAND, CA 95695

NOTE: All meetings of the Yolo Habitat Conservancy will be held in person. Members of the public are welcome to submit written comments by 4:00 p.m. the day prior to the meeting. Written comments should be emailed to [clerkoftheboard@yolocounty.gov](mailto:clerkoftheboard@yolocounty.gov) or sent to Attn: Clerk, 625 Court Street, Room 204 Woodland, CA 95695. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number. All written comments are distributed to Board members and filed in the record, but will not be read aloud.

Chris Alford  
Interim Executive Director

Philip J. Pogledich  
County Counsel

## 5:30 P.M. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda Order
4. Public Comment: This is time reserved for the public to address the Conservancy Board on matters not on the agenda.
5. Board Correspondence

## CONSENT AGENDA

6. Approve January 26, 2026 meeting minutes.
7. Receive and file the FY24/25 Special District Financial Transactions Report to the State Controller's Office.
8. Receive and file the 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum.
9. Authorize signing authority for the Executive Director and authorize the Deputy Director of General Services to have signing authority when the circumstances are time sensitive in nature and the Executive Director is unavailable.
10. Approve the Second Amendment to the Agreement with Alford Environmental LLC to increase the contract amount by \$35,000 for additional administrative support services, approve the Second Amendment to the Agreement with Maze and Associates to increase the contract amount by \$20,700 and extend the contract to June 30, 2027 to conduct the FY25/26 annual fiscal audit, and approve the Second Amendment to the Agreement with the Yolo County Resource Conservation District to increase the contract amount by \$20,000 for additional reserve system management and enhancement services.
11. Approve the Memorandum of Understanding with Yolo County for Administrative Services to update the staffing allocations and extend the term of the agreement through June 30, 2027.
12. Approve Agreements with Alford Environmental LLC, Estep Environmental Consulting, and Yolo County Resource Conservation District to provide services through June 30, 2027.

## REGULAR AGENDA

13. Receive introduction to the new Executive Director.
14. Authorize approval for Yolo Habitat Conservancy Executive Director to take necessary actions to execute a Certificate of Inclusion with Reclamation District 2035 to allow use of Yolo HCP/NCCP coverage for the Road 27 Drainage Pump Station Emergency Repairs Project.
15. Approve the Tauzer Site as a Swainson's hawk foraging habitat mitigation site and candidate pre-permit Yolo HCP/NCCP reserve system site.
16. Receive the Yolo HCP/NCCP Annual Report for FY 24/25 and receive a presentation on activities conducted in FY24/25.
17. Approve the Fiscal Year 26/27 budget and budget resolution for the Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account, Pre-Permit Endowment Fund, and Post-Permit Endowment Fund.

18. Executive Director's Report

**CLOSED SESSION**

19. Pursuant to Government Code Section § 54956.8  
Property: Capay Cache Creek Preserve (portion of APN: 048-130-040),  
Approximately 66-acre property located north of Highway 16 and south of Cache Creek  
Issues Price and Terms of Payment  
Agency Negotiators: Phil Pogledich, Chris Alford, and Cathy Little  
Negotiating party: Capay Inc.

**ADJOURNMENT**

Next meeting scheduled for: July 20, 2026

I declare under penalty of perjury that the foregoing agenda was posted May 15, 2026 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California.
- On the YHC website: [www.yolohabitatconservancy.org](http://www.yolohabitatconservancy.org)

By: \_\_\_\_\_  
Julie Dachtler, Clerk

**NOTICE**

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 72 hours prior to the meeting at (530) 666-8195.

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Approve January 26, 2026 meeting minutes.

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**Attachments**

Att. A. Minutes

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 08:56 AM

# YOLO HABITAT CONSERVANCY

January 26, 2026

## MINUTES

The Yolo Habitat Conservancy Board met on the 26th day of January, 2026, starting at 5:30 p.m. in regular session in the Board of Supervisors' Chambers in the Erwin W. Meier Administration Building, Woodland, California. Here is a link to the video.

Present: Richard Casavecchia  
Linda Deos  
Lucas Frerichs  
David Moreno  
Verna Sulpizio Hull  
Mary Vixie Sandy  
Mabel Salon

Staff Present: Chris Alford, Interim Executive Director  
Phil Pogledich, County Counsel  
Julie Dachtler, Clerk  
Brandy Hall, Office Support Specialist

Attendees:

### 5:30 P.M. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

Roll Call was conducted

3. Approval of the Agenda Order

Minute Order No. 26-01: Approved Agenda Order as submitted.

MOTION BY: Sulpizio Hull / SECONDED BY: Moreno  
AYES: Casavecchia, Deos, Moreno, Sulpizio Hull, Vixie Sandy, Frerichs.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

4. Public Comment: This is time reserved for the public to address the Conservancy Board on matters not on the agenda.

There was no public comment.

5. Board Correspondence

There was no Board Correspondence.

**CONSENT AGENDA**

Minute Order No. 26-02: Approved Consent Agenda. Item Nos.6-8

MOTION BY: Vixie Sandy / SECONDED BY: Moreno  
AYES: Casavecchia, Deos, Moreno, Sulpizio Hull, Vixie Sandy, Frerichs.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

6. Approve December 18, 2025 meeting minutes

Approved December 18, 2025 meeting minutes on Consent.

7. Approve the First Amendment to the Agreement with the Yolo County Resource Conservation District to add \$45,000 for additional habitat enhancement and management services

Approved **Agreement No. 26-01** on Consent.

8. Authorize payment of \$2,500 in California Habitat Conservation Planning Coalition 2026 membership dues, adopt the 2026 California Habitat Conservation Planning Coalition State Legislative Platform and applicable aspects of the Federal Legislative Platform, and approve Agreement with Santa Clara Valley Habitat Agency to contribute \$5,000 toward advocacy services to represent the California Habitat Conservation Planning Coalition and the Conservancy's 2026 State Legislative Platform

Approved recommended action and **Agreement No. 26-02** on Consent.

**REGULAR AGENDA**

9. Receive and file the FY24/25 independent auditor's report and presentation from Maze and Associates

Received and filed the FY24/25 independent auditor's report and presentation from Maze and Associates.

10. Elect Chair and Vice-Chair

Minute Order No. 26-03: Elected Board Member Lucas Frerichs as Chair and Board Member David Moreno as Vice-Chair. It was noted that the Management Executive Community shall consist of the current Chair and Vice-Chair, and past Chair, Verna Sulpizio Hull.

MOTION BY: Vixie Sandy / SECONDED BY: Deos  
AYES: Casavecchia, Deos, Moreno, Sulpizio Hull, Vixie Sandy, Frerichs.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

11. Hold a public hearing on a proposed policy update and associated fee adjustment related to Yolo HCP/NCCP riparian mitigation responsibilities, approve reverting responsibilities associated with valley foothill riparian mitigation to the Conservancy, and adopt a resolution increasing the per acre valley foothill riparian fee to \$132,462 per acre

Minute Order No. 26-04: Held a public hearing and approved recommended action by **Resolution No. 26-01.**

MOTION BY: Sulpizio Hull / SECONDED BY: Deos  
AYES: Casavecchia, Deos, Moreno, Sulpizio Hull, Vixie Sandy, Frerichs.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

12. Authorize the Interim Executive Director to execute a Memorandum of Understanding with Yolo County for acquisition and permanent conservation of the Hawk Creek Property

Minute Order No. 26-05: Approved recommended action by **Agreement No. 26-03.**

MOTION BY: Deos / SECONDED BY: Casavecchia  
AYES: Casavecchia, Deos, Moreno, Sulpizio Hull, Vixie Sandy, Frerichs.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

13. Receive and file FY25/26 mid-year fiscal update and work plan review

Received and filed FY25/26 mid-year fiscal update and work plan review.

14. Executive Director's Report

- Staffing Update

Received Executive Director's Report.

**ADJOURNMENT**

Next meeting scheduled for: March 16, 2026

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Receive and file the FY24/25 Special District Financial Transactions Report to the State Controller's Office.

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**Attachments**

Staff Report

Att. A. Financial Transactions Report

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**Form Review**

Form Started By: Rosita Vidales

Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:04 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Former Interim Executive Director/Consultant

Re: Receive and file the FY24/25 Special District Financial Transactions Report to the State  
Controller's Office

Date: May 18, 2026

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## **REQUESTED ACTIONS:**

1. Receive and file the FY24/25 Special District Financial Transactions Report to the State  
Controller's Office

## **BACKGROUND:**

The Conservancy is required by law, pursuant to Government Code Section 53891, to submit a Special District Financial Transaction Report to the California State Controller's Office annually. As a result of financial oversight actions approved by the Yolo Habitat Conservancy's Board in October 2012, this report must also be presented to the Yolo Habitat Conservancy's Board of Directors. The report (Attachment A) summarizes the Conservancy's revenues and expenditures for the prior fiscal year based on the data included in the Conservancy's audited financial statements and is prepared in accordance with the Accounting Standards and Procedures for Counties manual published by the California State Controller. Per the conditions of the Memorandum of Understanding between the Conservancy and Yolo County, Yolo County Department of Financial Services staff prepared and submitted the Conservancy's FY24/25 Special District Financial Transactions Report to the State Controller's Office.

## **ATTACHMENTS:**

**Attachment A.** FY24/25 Special District Financial Transactions Report to the State Controller's Office

# SPECIAL DISTRICT FINANCIAL TRANSACTIONS REPORT

## COVER PAGE

**Special District Name: Yolo County Natural Community Conservation Plan Joint Powers Agency**


Fiscal Year: **2025**

ID Number: **12505792000**

**Certification:**

I hereby certify that, to the best of my knowledge and belief, the report forms fairly reflect the financial transactions of the special district in accordance with the requirements as prescribed by the California State Controller.

Special District Fiscal Officer



NFf/MWfmbBb6N...

Signature

County Accounting Manager

Title

Bowen Au Young

Name (Please Print)

4/15/2026

Date

Per Government Code section 53891(a), this report is due within seven months after the close of the fiscal year or within the time prescribed by the Controller, whichever is later. The report shall contain underlying data from audited financial statements prepared in accordance with generally accepted accounting principles, if this data is available.

If submitted manually, please complete, sign, and mail this cover page to either address below:

**Mailing Address:**

Local Government Reporting Section - Special District  
Local Government Programs and Services Division  
California State Controller's Office  
P.O. Box 942850  
Sacramento, CA 94250

**Express Mailing Address:**

Local Government Reporting Section - Special District  
Local Government Programs and Services Division  
California State Controller's Office  
3301 C Street, Suite 740  
Sacramento, CA 95816

The Financial Transactions Report was successfully submitted to the State Controller's Office on 2/2/2026 9:52:58 AM

Special District Name: Yolo County Natural Community Conservation Plan Joint Powers Agency  
 Special Districts' Financial Transactions Report  
 General Information

Fiscal Year: 2025

\*\*\*Important Message: Electronic signature signee's information should match exactly as typed in the District Fiscal Officers\*\*\*

**District Mailing Address**

Street 1   Has Address Changed?

Street 2

City  State  Zip

Email

**Members of the Governing Body**

	First Name	M. I.	Last Name	Title	Email
Member 1	<input type="text" value="Mabel"/>	<input type="text"/>	<input type="text" value="Salon"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member 2	<input type="text" value="David"/>	<input type="text"/>	<input type="text" value="Moreno"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member 3	<input type="text" value="Lucas"/>	<input type="text"/>	<input type="text" value="Frerichs"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member 4	<input type="text" value="Linda"/>	<input type="text"/>	<input type="text" value="Deos"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member 5	<input type="text" value="Verna"/>	<input type="text"/>	<input type="text" value="Sulpizio Hull"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member 6	<input type="text" value="Richard"/>	<input type="text"/>	<input type="text" value="Casavecchia"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member 7	<input type="text" value="Mary"/>	<input type="text"/>	<input type="text" value="Vixie Sandy"/>	<input type="text" value="Board Member"/>	<input type="text"/>
Member	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**District Fiscal Officers**

	First Name	M. I.	Last Name	Title	Email
Official 1	<input type="text" value="Phil"/>	<input type="text"/>	<input type="text" value="Pogledich"/>	<input type="text" value="County Counsel"/>	<input type="text" value="phil.pogledich@yolocounty.gov"/>
Official 2	<input type="text" value="Leslie"/>	<input type="text"/>	<input type="text" value="Lindbo"/>	<input type="text" value="Director of Community Services"/>	<input type="text" value="Leslie.Lindbo@yolocounty.gov"/>
Official 3	<input type="text" value="Stephanie"/>	<input type="text"/>	<input type="text" value="Cormier"/>	<input type="text" value="Chief Assistant Director of Comm"/>	<input type="text" value="Stephanie.Cormier@yolocounty.g"/>
Official 4	<input type="text" value="Bowen"/>	<input type="text"/>	<input type="text" value="Au Young"/>	<input type="text" value="County Accounting Manager"/>	<input type="text" value="Bowen.Au-Young@yolocounty.go"/>
Officials	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Report Prepared By**

First Name  M. I.  Last Name

Telephone  Email

**Independent Auditor**

Firm Name

First Name  M. I.  Last Name

Telephone

1. Is this district a component unit of a City, County, or Special District (Choose one)? If "Yes", answer question 2.  Yes  No

2. Is this district a blended component unit (BCU) or a discretely presented component unit (DPCU) of a City, County, or Special District (Choose one)? Refer to the Financial Transactions Report (FTR) instructions for definitions of these terms. If the district is a BCU, answer questions 3 - 5.

BCU  DPCU

3. Is financial data of this BCU included in the financial statements or Annual Comprehensive Financial Report (ACFR) of a City, County, or Special District (Choose one)?

City  County  Special District

4. In which City, County, or Special District financial statements or ACFR is the financial data of this BCU included?

City name:

County name:

Special District name:

5. Is financial data of this BCU included in the City, County, or Special District FTR (Choose one)?  Yes  No

6. In preparing the District's financial transactions reports for governmental fund type accounts, which basis of accounting was used? (Choose one):

Cash basis  Modified cash basis  Modified accrual basis  Full accrual basis  N/A

7. In preparing the District's financial transactions reports for proprietary fund type accounts (Internal Service Funds and Enterprise Funds), which basis of accounting was used? (Choose one):

Cash basis  Modified cash basis  Modified accrual basis  Full accrual basis  N/A

8. In preparing the District's financial transactions reports for fiduciary fund type accounts, which basis of accounting was used? (Choose one):

Cash basis  Modified cash basis  Modified accrual basis  Full accrual basis  N/A

Special District Name: Yolo County Natural Community Conservation Plan Joint Powers Agency  
 Special Districts' Financial Transactions Report - Governmental Funds  
 Statement of Revenues, Expenditures, and Changes in Fund Balances

Fiscal Year: 2025

Activity: (1 of 1) (Record Completed)

Governmental Services

	General	Special Revenue	Debt Service	Capital Projects	Permanent	Total Governmental Funds
<b>Revenues</b>						
Taxes and Assessments						
R01. Current Secured and Unsecured (1%)						
R02. Voter-Approved Taxes						
R03. Pass-through and Residual Property Taxes (ABX1 26)						
R05. Tax Increment						
R06. Parcel Tax						
R07. Property Assessments						
R09. Prior-Year Taxes and Assessments						
R10. Penalties and Costs of Delinquent Taxes and Assessments						
R11. Other Taxes and Assessments						
R12. Total Taxes and Assessments	0	0	0	0	0	0
R13. Licenses, Permits, and Franchises	144,555				3,806	148,361
R14. Fines, Forfeitures, and Penalties						
Revenue from Use of Money and Property						
R15. Investment Income	156,340	14,734			96,885	267,959
R16. Rents, Leases, Concessions, and Royalties						
R17. Other Revenue from Use of Money and Property						
R18. Total Revenue from Use of Money and Property	156,340	14,734	0	0	96,885	267,959
Intergovernmental – Federal						
R19. Aid for Construction						
R20. Other Intergovernmental – Federal						
R21. Total Intergovernmental – Federal	0	0	0	0	0	0
Intergovernmental – State						
R22. Aid for Construction						
R23. State Water Project						
R24. Homeowners Property Tax Relief						
R25. Timber Yield						
R26. Other Intergovernmental – State						
R27. Total Intergovernmental – State	0	0	0	0	0	0
R28. Intergovernmental – Other	217,333				5,280	222,613
R29. Charges for Current Services						
R30. Contributions from Property Owners						
Self-Insurance Only						
R31. Member Contributions						
R32. Claim Adjustments						
R33. Total Self-Insurance Only	0	0	0	0	0	0
R34. Other Revenues						
R35. Total Revenues	\$518,228	\$14,734	\$0	\$0	\$105,971	\$638,933
<b>Expenditures</b>						
R36. Salaries and Wages						
R37. Employee Benefits						

R38. Services and Supplies	672,619				12,206	684,825
R39. Self-Insurance Only – Claims Paid						
R40. Contributions to Outside Agencies						
<b>Debt Service</b>						
R40.5 Lease Financing, Principal and Interest Payments						
R41. Principal Payments on Long-Term Debt						
R42. Interest Payments on Long-Term Debt						
R43. Principal and Interest on Short-Term Notes and Warrants						
R44. Other Debt Service						
R45. Total Debt Service	0	0	0	0	0	0
R46. Capital Outlay	12,410					12,410
R47. Other Expenditures						
R48. <b>Total Expenditures</b>	\$685,029	\$0	\$0	\$0	\$12,206	\$697,235
R49. <b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	\$-166,801	\$14,734	\$0	\$0	\$93,765	\$-58,302
<b>Other Financing Sources (Uses)</b>						
R49.5 Lease Financing						
R50. Long-Term Debt (Bonds, COPs, and Other Agency Debt)						
R51. Construction Financing and Other Long-Term Debt						
R51.6 Proceeds from Refinancing on Loans, Notes, and Other						
R51.7 Payments to Refinanced Loans, Notes, and Other						
R52. Refunding Bonds Proceeds						
R53. Premium on Bonds Issued						
R54. Discount on Bonds Issued						
R55. Payments to Refunded Bond Escrow Agent						
R56. Demand Bonds						
R57. Proceeds from Sale of Capital Assets						
R59. Insurance Recoveries						
R60. Transfers In						
R61. Transfers Out						
R61.5 Other Financing Sources (Uses) – Other						
R62. <b>Total Other Financing Sources (Uses)</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Special and Extraordinary Items</b>						
R63. Special Item						
R64. Extraordinary Item						
R65. <b>Total Special and Extraordinary Items</b>	0	0	0	0	0	0
R66. <b>Net Change in Fund Balances</b>	\$-166,801	\$14,734	\$0	\$0	\$93,765	\$-58,302
R67. <b>Fund Balances (Deficits), Beginning of Fiscal Year</b>	\$2,857,816	\$295,365	\$0	\$0	\$741,204	\$3,894,385
R68. <b>Adjustment</b>		-24,857				-24,857
R69. Reason for Adjustment		audit adj of 24857				
R70. <b>Fund Balances (Deficits), End of Fiscal Year</b>	\$2,691,015	\$285,242	\$0	\$0	\$834,969	\$3,811,226

**Note:**

(R69) SpRev-Reason for Adjustment: audit adj of 24857.27 was booked to account 113001 to reflect grants due from other governments at the end of that FY however; the grant payments that make up this total were already received in FY23/24. In FY 2025 another correction was made

Special District Name: Yolo County Natural Community Conservation Plan Joint Powers Agency  
 Special Districts' Financial Transactions Report  
 Balance Sheet  
 Governmental Funds

Fiscal Year: 2025

	General	Special Revenue	Debt Service	Capital Projects	Permanent	Total Governmental Funds
<b>Assets</b>						
R01. Cash and Investments	2,880,711	288,989			834,969	4,004,669
R02. Investments						
R03. Accounts Receivable (net)						
R04. Taxes Receivable						
R05. Interest Receivable (net)						
R05.5 Leases Receivable						
R07. Due from Other Funds						
R08. Due from Other Governments						
R09. Advances to Other Funds						
R10. Inventories						
R11. Prepaid Items						
R12. Loans, Notes, and Contracts Receivable						
R13. Other Assets 1						
R14. Other Assets 2						
R15. Other Assets 3						
R16. <b>Total Assets</b>	<b>\$2,880,711</b>	<b>\$288,989</b>	<b>\$0</b>	<b>\$0</b>	<b>\$834,969</b>	<b>\$4,004,669</b>
R17. <b>Deferred Outflows of Resources</b>						
R18. <b>Total Assets and Deferred Outflows of Resources</b>	<b>\$2,880,711</b>	<b>\$288,989</b>	<b>\$0</b>	<b>\$0</b>	<b>\$834,969</b>	<b>\$4,004,669</b>
<b>Liabilities</b>						
R19. Accounts Payable	69,311					69,311
R20. Contracts and Retainage Payable						
R21. Interest Payable						
R22. Due to Other Funds						
R23. Due to Other Governments						
R24. Advances from Other Funds						
R25. Deposits and Advances						
R26. Loans and Notes Payable						
R27. Other Liabilities 1	120,385	3,747				124,132
R28. Other Liabilities 2						
R29. Other Liabilities 3						
R30. <b>Total Liabilities</b>	<b>\$189,696</b>	<b>\$3,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$193,443</b>
R31. <b>Deferred Inflows of Resources</b>						
R32. <b>Total Liabilities and Deferred Inflows of Resources</b>	<b>\$189,696</b>	<b>\$3,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$193,443</b>

**Fund Balances (Deficits)**

R33. Nondisposable					430,881	430,881
R34. Restricted		285,242			404,088	689,330
R35. Committed						
R36. Assigned						
R37. Unassigned	2,691,015					2,691,015
R38. <b>Total Fund Balances (Deficits)</b>	\$2,691,015	\$285,242	\$0	\$0	\$834,969	\$3,811,226
R39. <b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)</b>	\$2,880,711	\$288,989	\$0	\$0	\$834,969	\$4,004,669

Special District Name: Yolo County Natural Community Conservation Plan Joint Powers Agency  
 Special Districts' Financial Transactions Report  
 Noncurrent Assets, Deferred Outflows of Resources,  
 Noncurrent Liabilities, and Deferred Inflows of Resources  
 Governmental Funds

Fiscal Year: 2025

		Noncurrent Assets/Deferred Outflows of Resources	Noncurrent Liabilities/Deferred Inflows of Resources
<b>Noncurrent Assets</b>			
R00.5	Lease Receivable		
Capital Assets			
R01.	Land		
R02.	Buildings and Improvements		
R03.	Equipment	12,410	
R04.	Infrastructure		
R05.	Intangible Assets – Amortizable		
R05.5	Lease Assets (Lessee)		
R05.6	SBITA Assets (Subscriber)		
R06.	Construction in Progress		
R07.	Intangible Assets – Nonamortizable	5,908,315	
R08.	Other Capital Assets		
R09.	Less: Accumulated Depreciation/Amortization	-621	
R10	Net Pension Asset		
R11	Net OPEB Asset		
R12	Other Noncurrent Assets 1		
R13	Other Noncurrent Assets 2		
R14	Other Noncurrent Assets 3		
R15.	<b>Total Noncurrent Assets</b>	<b>\$5,920,104</b>	
<b>Deferred Outflows of Resources</b>			
R16	Related to Pensions		
R17	Related to OPEB		
R18	Related to Debt Refunding		
R19	Other Deferred Outflows of Resources		
R20.	<b>Total Deferred Outflows of Resources</b>	<b>\$0</b>	
R21.	<b>Total Noncurrent Assets and Deferred Outflows of Resources</b>	<b>\$5,920,104</b>	

<b>Noncurrent Liabilities</b>		
R22.	Deposits and Advances	
R23.	Compensated Absences	
R24.	General Obligation Bonds	
R25.	Revenue Bonds	
R26.	Certificates of Participation	
R27.	Other Bonds	
R28.	Loans (Other Long-Term Debt)	
R29.	Notes (Other Long-Term Debt)	
R30.	Other (Other Long-Term Debt)	
R31.	Construction Financing – Federal	
R32.	Construction Financing – State	
R32.5	Lease Liability	
R32.6	SBITA Liability	
R33.	Lease Obligations (Purchase Agreements)	
R34.	Net Pension Liability	0
R35.	Net OPEB Liability	
R36.	Other Noncurrent Liabilities 1	
R37.	Other Noncurrent Liabilities 2	
R38.	Other Noncurrent Liabilities 3	
R39.	<b>Total Noncurrent Liabilities</b>	<b>\$0</b>
<b>Deferred Inflows of Resources</b>		
R40	Related to Pensions	
R41	Related to OPEB	
R42	Related to Debt Refunding	
R42.5	Related to Leases	
R43	Other Deferred Inflows of Resources	
R44.	<b>Total Deferred Inflows of Resources</b>	<b>\$0</b>
R45.	<b>Total Noncurrent Liabilities and Deferred Inflows of Resources</b>	<b>\$0</b>

Special District Name: Yolo County Natural Community Conservation Plan Joint Powers Agency  
 Special Districts' Financial Transactions Report  
 Summary

Fiscal Year: 2025

	Governmental Funds	Internal Service Fund	Enterprise Fund	Total
<b>Governmental Revenues</b>				
R01. General	518,228			
R02. Special Revenue	14,734			
R03. Debt Service				
R04. Capital Projects				
R05. Permanent	105,971			
R06. Transportation				
R07. <b>Total Governmental Revenues</b>	<b>\$638,933</b>			
<b>Internal Service Revenues</b>				
R08. Total Operating Revenues		\$0		
R09. Total Non-Operating Revenues		\$0		
R10. <b>Total Internal Service Revenues</b>		<b>\$0</b>		
<b>Enterprise Revenues</b>				
<b>Operating Revenues</b>				
R11. Airport				
R12. Electric				
R13. Gas				
R14. Harbor and Port				
R15. Hospital				
R16. Sewer				
R17. Solid Waste				
R18. Transit				
R19. Water				
R20. Other Enterprise				
R21. Conduit				
R22. Transportation				
R23. <b>Total Operating Revenues</b>			\$0	
<b>Non-Operating Revenues</b>				
R24. Airport				
R25. Electric				
R26. Gas				
R27. Harbor and Port				
R28. Hospital				
R29. Sewer				
R30. Solid Waste				
R31. Transit				
R32. Water				
R33. Other Enterprise				
R34. Conduit				
R35. Transportation				
R36. <b>Total Non-Operating Revenues</b>			\$0	
R36.5 <b>Total Revenues</b>	<b>\$638,933</b>	<b>\$0</b>	<b>\$0</b>	<b>\$638,933</b>

**Governmental Expenditures**

R37.	General	685,029			
R38.	Special Revenue				
R39.	Debt Service				
R40.	Capital Projects				
R41.	Permanent	12,206			
R42.	Transportation				
R43.	<b>Total Governmental Expenditures</b>	\$697,235			
<b>Internal Service Expenses</b>					
R44.	Total Operating Expenses		\$0		
R45.	Total Non-Operating Expenses		\$0		
R46.	<b>Total Internal Service Expenses</b>		\$0		
<b>Enterprise Expenses</b>					
<b>Operating Expenses</b>					
R47.	Airport				
R48.	Electric				
R49.	Gas				
R50.	Harbor and Port				
R51.	Hospital				
R52.	Sewer				
R53.	Solid Waste				
R54.	Transit				
R55.	Water				
R56.	Other Enterprise				
R57.	Conduit				
R58.	Transportation				
R59.	<b>Total Operating Expenses</b>			\$0	
<b>Non-Operating Expenses</b>					
R60.	Airport				
R61.	Electric				
R62.	Gas				
R63.	Harbor and Port				
R64.	Hospital				
R65.	Sewer				
R66.	Solid Waste				
R67.	Transit				
R68.	Water				
R69.	Other Enterprise				
R70.	Conduit				
R71.	Transportation				
R72.	<b>Total Non-Operating Expenses</b>			\$0	
R72.5	<b>Total Expenditures/Expenses</b>	\$697,235	\$0	\$0	\$697,235
R73.	Transfer In				
R74.	Transfer Out				
R75.	<b>Change in Fund Balance/Net Position</b>	\$-58,302	\$0	\$0	\$-58,302
R76.	<b>Fund Balance/Net Position (Deficit), Beginning of Fiscal Year</b>	\$3,894,385	\$0	\$0	\$3,894,385
R77.	Adjustments	-24,857			-24,857
R78.	<b>Fund Balance/Net Position (Deficit), End of Fiscal Year</b>	\$3,811,226	\$0	\$0	\$3,811,226

<b>Assets</b>			
R79.	Total Current Assets	4,004,669	4,004,669
R80.	Total Noncurrent Assets		
R81.	<b>Total Assets</b>	\$4,004,669	\$4,004,669
<b>Liabilities</b>			
R82.	Total Current Liabilities	193,443	193,443
R83.	Total Noncurrent Liabilities		
R84.	<b>Total Liabilities</b>	\$193,443	\$193,443
R85.	<b>Total Fund Balance/Net Position (Deficit)</b>	\$3,811,226	\$3,811,226

Special District of Yolo County Natural Community Conservation Plan Joint Powers Agency  
 Special District Financial Transactions Report  
 Footnotes

Fiscal Year: 2025		
FORM DESC	FIELD NAME	FOOTNOTES
RevenuesExpendituresChangesFundBalances	(R13)Gen-LicensesPermitsandFranchises	(Governmental Services) COLLECTED LESS FEES PY 23-24 \$133,853 IN MITIGATION FEES - BLACKER CANAL PY 23-24 \$98,882 DEPOSIT
RevenuesExpendituresChangesFundBalances	(R28)Gen-IntergovernmentalOther	(Governmental Services) MITIGATION FEES FROM YOLO COUNTY NATURAL RESOURCES TO YOLO HABITAT CONSERVE
RevenuesExpendituresChangesFundBalances	(R28)Perm-IntergovernmentalOther	(Governmental Services) MITIGATION FEES FROM YOLO COUNTY NATURAL RESOURCES TO YOLO HABITAT CONSERVE
RevenuesExpendituresChangesFundBalances	(R35)Gen-TotalRevenues	(Governmental Services) COLLECTED LESS FEES EXAMPLES INCLUDE: PY 23-24 \$133,853 IN MITIGATION FEES - BLACKER CANAL PY 23-24 \$98,882 DEPOSIT
RevenuesExpendituresChangesFundBalances	(R35)Perm-TotalRevenues	(Governmental Services) INVESTMENT EARNING POOL INCREASED ABOUT \$44,500 COMPARED TO PY 23/24
RevenuesExpendituresChangesFundBalances	(R38)Gen-ServicesandSupplies	(Governmental Services) PROFESSIONAL SERV INCREASED ABOUT \$167,638.
RevenuesExpendituresChangesFundBalances	(R46)Gen-CapitalOutlay	(Governmental Services) Installation of pad and water tank at Correll site
BalanceSheetGovernmentalFunds	(R27)Gen-OtherLiabilities1	Unearned revenue.
BalanceSheetGovernmentalFunds	(R27)SpRev-OtherLiabilities1	Unearned revenue.
BalanceSheetGovernmentalFunds	(R30)Perm-TotalLiabilities	PY 23/24 There was Accrual for Transfer of YHC funds to Sacramento Community Foundation
NoncurrentAssetsLiabilities	(R03)CapAsst-Equipment	CORRELL WATER TANK AND PAD INSTALLATION
NoncurrentAssetsLiabilities	(R34)Liab-NetPensionLiability	Agency does not provide retirement benefits. The agency has no employees it is managed by the County.

Total Footnote: 12

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Receive and file the 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum.

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**Attachments**

Staff Report

Att. A. Automatic Inflation Adjustment Memo

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:13 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Former Interim Executive Director/Consultant

Re: Receive and file the 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum

Date: May 18, 2026

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## REQUESTED ACTIONS:

1. Receive and file the 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum

## BACKGROUND:

Section 4.C of the Conservancy’s adopted fee ordinance (Ordinance No. 2018-1) states that mitigation fees shall be adjusted annually by the Executive Director on or about March 15 of each year using the automatic adjustment methodology specified in Section 8.4.1.6.1 of Chapter 8 and Table 8-10 of the Yolo HCP/NCCP. This automatic inflation adjustment to the Yolo HCP/NCCP’s development fees was established to ensure that revenue from development fees keeps pace with the effect of inflation on Yolo HCP/NCCP implementation costs. The table below shows the automatic fee inflation adjustment for 2026. The approach and methodology used to determine the automatic fee inflation adjustment is described in the attached memorandum (Attachment A). The automatic fee adjustment for 2026 became effective as of April 1, 2026.

**Table 1: 2026 Automatic Inflation Adjustment of Development Fees**

Development Fee	Unit	Current Fee	Inflation Adjustment	Revised Fee
Land Cover Fee	per acre	\$16,672	0.04%	\$16,678
Wetland Fee Types:				
Fresh Emergent Marsh	per acre	\$93,648	2.7%	\$96,153
Valley Foothill Riparian	per acre	\$132,462	2.7%	\$136,005
Lacustrine and Riverine	per acre	\$75,107	2.7%	\$77,116

## ATTACHMENT:

**Attachment A.** 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum

## **MEMORANDUM**

To: Yolo Habitat Conservancy Board of Directors  
From: Chris Alford  
Date: March 16, 2026  
Subject: 2026 Yolo HCP/NCCP Development Fees Adjustment

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Chapter 8 of the Yolo HCP/NCCP (Plan) requires an automatic inflation adjustment to the Plan's development fees and describes the adjustment process.<sup>1</sup> These fees are a critical revenue source providing most of the Plan's total funding. The Conservancy makes this adjustment annually to ensure that Plan revenues from development fees keep pace with the effect of inflation on Plan implementation costs. The ordinance adopting the development fees incorporates this annual adjustment, so this is an administrative process that does not require Conservancy Board approval. The purpose of this memorandum is to describe the fee adjustment methodology and provide a revised development fee schedule for 2026. The approach and methodology described in this memorandum has been reviewed and approved by the economic consultant that drafted Chapter 8 of the Plan (Urban Economics).

The Plan includes two development fees based on the type of permanent impact caused by the activity seeking coverage under the Plan: a land cover fee and a wetland fee. The Plan also has development fees for temporary impacts from activities subject to the land cover and wetland fees. Temporary fees are calculated based on the same fees as the fee for permanent impacts and adjusted for the length of time that the impact occurs.

### **Adjustment Methodology and Data**

Plan implementation costs include a wide range of cost categories affected in varying ways by inflation. The automatic inflation adjustment method breaks Plan costs into two primary cost categories to allow the use of a different inflation index more closely related to each category. The Plan's recommended inflation indices are from federal government and professional land appraisal sources and are widely used to estimate inflation across various sectors of the economy. The two cost categories are:

1. Land acquisition (reserve system assembly costs)
2. All other Plan costs (e.g. maintenance, monitoring, restoration, and program administration)

Land acquisition costs are treated separately from other Plan costs because land costs (1) are a significant share of total Plan costs and (2) are influenced by agricultural economic factors that are different from those factors affecting other Plan costs, and (3) tend to be more volatile

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<sup>1</sup> Yolo Habitat Conservancy, *Yolo HCP/NCCP* (April 2018), pp. 8-39 to 8-40 and Table 8-10.

than other Plan costs. The Conservancy may decide to use other cost inflation indices during Plan implementation than those described below to better represent changes in Plan costs.

### ***Inflation of Land Acquisition Costs***

The inflation index used to adjust the land acquisition cost component of fees is primarily based on the prior year's annual report of agricultural land values for the southern Sacramento Valley (*Trends in Agricultural Land and Lease Values: California and Nevada*) published by the California Chapter of the American Society of Farm Managers and Rural Appraisers (ASFMRA). The ASFMRA data is applicable to the following three land cover types that combined represent 88 percent of the total reserve:

- ◆ Cultivated land – non-rice
- ◆ Cultivated land – rice
- ◆ Grassland

The annual inflation adjustment for these land cover types uses the five-year rolling average annual compounded change. Using a five-year rolling average reduces year-to-year volatility in the index while updating the development fees based on recent trends in land values. Although ASFRMA data represents fee title acquisition values, the same trends are applicable to conservation easements costs that are the primary tool that the Conservancy will use to build the reserve.

Lacking an applicable land value index from ASFRMA, the inflation index for all other land cover types including woodlands, wetlands, and alkali prairie, is based on the annual change over the prior two years for the Consumer Price Index (CPI) published by the U.S. Bureau of Labor Statistics. These land cover types represent the remaining 12 percent of the reserve not represented as cultivated land or grassland.

The land acquisition annual cost inflation methodology and applicable data sources are summarized in Table 1.

The automatic inflation adjustment for 2026 uses data from the 2025 ASFRMA *Trends* report that provides high and low values for the five-year period 2019 to 2024. The CPI adjustment is based on the annual change from 2024 to 2025.

To calculate the land acquisition cost component for the land cover fee annual adjustment, the annual change in value for each of the four land cover types based on the methodology and sources in Table 1 is weighted by the share of remaining reserve lands to be acquired. The weighted average change for the current annual inflation adjustment for reserve assembly is -1.05% as shown in Table 4.

For the wetland fee, only the CPI inflation adjustment is used for the land acquisition component because only the CPI is used to reflect in acquisition costs for the applicable land cover types (fresh emergent wetland, valley foothill riparian, and lacustrine and riverine).

**Table 1: Components of Land Acquisition Cost Inflation Adjustment**

<b>Land Cover Type</b>	<b>Historical Time Period for Measuring Inflation</b>	<b>Value</b>	<b>Source</b>
Cultivated Land – Non-Rice	Average annual percentage change over prior five years	Median of the range of values reported for: <ul style="list-style-type: none"> <li>• Vegetable crops</li> <li>• Irrigated field cropland</li> </ul> With each value weighted by amount of Yolo County crop acreage in production in each category (excluding rice).	California Chapter American Society of Farm Managers and Rural Appraisers, <i>Trends in Agricultural Land and Lease Values</i> (ASFMRA Report) Yolo County Department of Agriculture and Weights & Measures, <i>Yolo County Agricultural Crop Report</i>
Cultivated Land – Rice	Average annual percentage change over prior five years	Median of the range of values for rice cropland	ASFMRA Report
Grassland	Average annual percentage change over prior five years	Median of the range of values for rangeland	ASFMRA Report
Woodland, Wetlands, and Alkali Prairie	Annual average percentage change over prior two years	West region consumer price index for all urban consumers (not seasonally adjusted)	U.S. Bureau of Labor Statistics

**Table 2: Land Acquisition Cost Inflation Factor**

Land Cover Type	Start		End		Average Annual Change	Remaining Reserve Share	Weighted Average Annual Change	
	Year	Value	Year	Value				
Cultivated Land – Non-Rice <sup>1</sup>	2019	\$14,910	2024	\$13,520	-1.9%	61.1%	-1.2%	
Cultivated Land – Rice	2019	\$12,500	2024	\$12,000	-0.8%	11.5%	0.1%	
Grassland	2019	\$2,125	2024	\$1,625	-5.2%	15.5%	-0.8%	
Woodlands, Wetlands, and Alkali Prairie	2024	323.945	2025	341.85	2.7%	11.9%	0.3%	
<b>Total</b>							<b>100.0%</b>	<b>-1.8%</b>

<sup>1</sup> Average of median value for vegetable and irrigated field crops weighted by amount of Yolo County crop acreage in production in each category (excluding rice).

Sources: See Table 1.

***Inflation of All Other Plan Costs***

All other (non-land acquisition) plan costs, such as maintenance, monitoring, restoration, and program administration, include a wide range of personnel, supply, and capital costs. Given the diverse types of costs included in this category, overall cost inflation in the local economy provides a reasonable estimate of inflation. This index uses the same index used for “all other” land cover types in the Table 1, annual increase over the prior two years of the Consumer Price Index (CPI) from the U.S. Bureau of Labor Statistics for the West region.

***Inflation Cost Component Shares***

To calculate the annual adjustment for each of the two development fees (land cover fee and wetland fee), the two inflation cost components discussed above (land acquisition and all other plan costs) are weighted by the share of costs to be funded by each fee. These cost shares will vary over the course of Plan implementation depending on cash flow estimates for the use of revenue generated by each fee. Table 8-10 in Chapter 8 of the Plan included initial estimates of these cost shares for each fee. These initial estimates have been updated based on the most recent cash flow estimates. Current cost share estimates for each fee are shown in Table 3.

**Table 3: Cost Category Shares**

<b>Cost Category</b>	<b>Land Cover Fee</b>	<b>Wetland Fee</b>
Land Acquisition	59.3%	16.8%
All Other Plan Costs	<u>40.7%</u>	<u>83.2%</u>
Total	100%	100%

Sources: Yolo HCP/NCCP Funding Model (version 2021-02-24).

### Annual Inflation Adjustment

The 2026 automatic annual adjustment for each of the development fees is shown in Table 4 based on the inputs from Tables 2 and 3.

The total inflation adjustment for each fee from Table 4 is applied to the current fee schedule to calculate the revised fee schedule for 2026 as shown in **Table 5**.

**Table 4: 2026 Development Fee Inflation Indices**

<b>Fee and Cost Component</b>	<b>Cost Component Weight</b>	<b>Inflation Factor</b>	<b>Weighted Inflation Factor</b>
<b>Land Cover Fee</b>			
Reserve Assembly	59.3%	-1.8%	-1.05%
All Other Plan Costs	<u>40.7%</u>	2.7%	<u>1.09%</u>
Total	100%		0.04%
<b>Wetland Fee</b>			
Reserve Assembly	16.8%	2.7%	0.45%
All Other Plan Costs	<u>83.2%</u>	2.7%	<u>2.24%</u>
Total	100%		2.67%

Sources: Tables 2 and 3.

**Table 5: 2026 Revised Development Fee Schedule**

<b>Development Fee</b>	<b>Unit</b>	<b>Current Fee</b>	<b>Inflation Adjustment</b>	<b>Revised Fee</b>
Land Cover Fee	per acre	\$16,672	0.04%	\$16,678
Wetland Fees				
Fresh Emergent Marsh	per acre	\$93,648	2.7%	\$96,153
Valley Foothill Riparian	per acre	\$132,462	2.7%	\$136,005
Lacustrine and Riverine	per acre	\$75,107	2.7%	\$77,116

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Authorize signing authority for the Executive Director and authorize the Deputy Director of General Services to have signing authority when the circumstances are time sensitive in nature and the Executive Director is unavailable.

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**Attachments**

Staff Report

Att. A. Special District Signature Form 25/26

Att. B. Special District Signature Form 26/27

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**Form Review**

Form Started By: Rosita Vidales

Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:18 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Former Interim Executive Director/Consultant

Re: Authorize signing authority for the Executive Director and authorize the Deputy Director of General Services to have signing authority when the circumstances are time sensitive in nature and the Executive Director is unavailable

Date: May 18, 2026

---

## **REQUESTED ACTIONS:**

1. Authorize signing authority for the Executive Director; and
2. Authorize the Deputy Director of General Services to have signing authority when the circumstances are time sensitive in nature and the Executive Director is unavailable

## **BACKGROUND:**

Pursuant to Yolo County Department of Financial Services (DFS) policy, the governing bodies of special districts and affiliate agencies utilizing DFS services must authorize a staff member's signing authority prior to DFS processing transactions requested by that staff member. Staff recommend the Board authorize the new Executive Director of the Yolo Habitat Conservancy (Conservancy) and the Deputy Director of the Yolo County General Services Department to have all categories of signing authority for the remainder of FY25/26 and for FY26/27 per the attached authorization forms (Attachments A and B). The Executive Director is intended to be the sole County employee authorized to approve invoices, deposits, and contracts on behalf of the Conservancy on a regular basis. Staff recommend that the Deputy Director of the Yolo County General Services Department be authorized to sign documents on behalf of the Conservancy as a backup signatory such that documents can be processed if a time sensitive circumstance arises and the Executive Director is unavailable.

## **ATTACHMENTS:**

**Attachment A.** Special Districts Authorization Form for FY25/26

**Attachment B.** Special Districts Authorization Form for FY26/27

**Special Districts and Other Agencies Authorization Form - FY 2025-2026**

COUNTY OF YOLO  
 DEPARTMENT OF FINANCIAL SERVICES  
 P.O. BOX 1268  
 WOODLAND, CA 95776  
 (530) 666-8190

**Fund:** 7230, 7231, 7232, 7233, 7234, 7235  
**District Name:** Yolo Habitat Conservancy  
**Address:** PO Box 2202, Woodland, CA 95776  
**Phone number:** (530) 666-8063  
**Contact:** Cathy Little

1	3	5	7	8	9				AUTHORIZED SIGNATURE OF EMPLOYEE
PICK UP GENERAL CHECKS	GENERAL CLAIMS APPRVL	DEPOSIT APPRVL.	JE/TSF DOC. APPRVL	BUDGET MOD. APPRVL					
X	X	X	X	X					Signature: Print: Cathy Little, Yolo Habitat Conservancy Executive Director
X	X	X	X	X					Signature: Print: David van Rijn, General Services Deputy Director
									Signature: Print:
									Signature: Print:
									Signature: Print:
									Signature: Print:
									Signature: Print:

**The persons listed above are authorized to perform the above duties on behalf of our governing board as approved in our Minutes recorded at a regular district meeting**

\_\_\_\_\_  
 Board Chair Signature

\_\_\_\_\_  
 Date

Lucas Frerichs  
 \_\_\_\_\_  
 Print Name

**Special Districts and Other Agencies Authorization Form - FY 2026-2027**

**COUNTY OF YOLO**  
**DEPARTMENT OF FINANCIAL SERVICES**  
**P.O. BOX 1268**  
**WOODLAND, CA 95776**  
**(530) 666-8190**

**Fund: 7230, 7231, 7232, 7233, 7234, 7235**  
**District Name: Yolo Habitat Conservancy**  
**Address: PO Box 2202, Woodland, CA 95776**  
**Phone number: (530) 666-8063**  
**Contact: Cathy Little**

1	3	5	7	8	9					AUTHORIZED SIGNATURE OF EMPLOYEE	
PICK UP GENERAL CHECKS	GENERAL CLAIMS APPRVL	DEPOSIT APPRVL.	JE/TSF DOC. APPRVL	BUDGET MOD. APPRVL							
X	X	X	X	X							Signature: Print: Cathy Little, Yolo Habitat Conservancy Executive Director
X	X	X	X	X							Signature: Print: David van Rijn, General Services Deputy Director
											Signature: Print:
											Signature: Print:
											Signature: Print:
											Signature: Print:
											Signature: Print:

**The persons listed above are authorized to perform the above duties on behalf of our governing board as approved in our Minutes recorded at a regular district meeting**

\_\_\_\_\_  
 Board Chair Signature

\_\_\_\_\_  
 Date

Lucas Frerichs  
 \_\_\_\_\_  
 Print Name

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Approve the Second Amendment to the Agreement with Alford Environmental LLC to increase the contract amount by \$35,000 for additional administrative support services, approve the Second Amendment to the Agreement with Maze and Associates to increase the contract amount by \$20,700 and extend the contract to June 30, 2027 to conduct the FY25/26 annual fiscal audit, and approve the Second Amendment to the Agreement with the Yolo County Resource Conservation District to increase the contract amount by \$20,000 for additional reserve system management and enhancement services.

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**Attachments**

Staff Report

Att. A. Amendment (Alford Enviro, LLC)

Att. B. Amendment (Maze & Assoc.)

Att. C. Amendment (RCD)

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:25 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Re: Approve the Second Amendment to the Agreement with Alford Environmental LLC to increase the contract amount by \$35,000 for additional administrative support services, approve the Second Amendment to the Agreement with Maze and Associates to increase the contract amount by \$20,700 and extend the contract to June 30, 2027 to conduct the FY25/26 annual fiscal audit, and approve the Second Amendment to the Agreement with the Yolo County Resource Conservation District to increase the contract amount by \$20,000 for additional reserve system management and enhancement services

Date: May 18, 2026

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## REQUESTED ACTIONS:

1. Approve the Second Amendment to the Agreement with Alford Environmental LLC to increase the contract amount by \$35,000 for additional administrative support services (Attachment A);
2. Approve the Second Amendment to the Agreement with Maze and Associates to increase the contract amount by \$20,700 and extend the contract to June 30, 2027 to conduct the FY25/26 annual fiscal audit (Attachment B); and
3. Approve the Second Amendment to the Agreement with the Yolo County Resource Conservation District to increase the contract amount by \$20,000 for additional reserve system management and enhancement services (Attachment C)

## BACKGROUND:

The attached agreements support implementation of the Yolo HCP/NCCP. The general history of each contract and justification for each amendment are provided below for each contract.

**Alford Environmental, LLC:** The Conservancy entered into an Agreement with Alford Environmental LLC on May 19, 2025, to provide Yolo HCP/NCCP implementation and administrative support services during fiscal year 2025-2026. The scope of services in the original Agreement includes serving as the Interim Executive Director until an Executive Director is hired, with the expectation that the County of Yolo would hire a staff member to serve as the Executive Director within one to three months of the start of the 2025-2026 fiscal year. At the time of the December 18, 2025 Conservancy Board meeting

the County had yet to fill the Executive Director position, so a First Amendment to the Agreement with Alford Environmental LLC was approved by the Conservancy's Board to extend these services and increase the overall Agreement amount with the expectation that the County would fill the Executive Director position by February 2026. The County did not fill the Executive Director position until late April 2026. The proposed Second Amendment (Attachment A) increases the Agreement amount to account for additional administrative support services provided by Alford Environmental LLC.

**Maze and Associates:** The Conservancy's former Executive Director approved an Agreement with Maze and Associates on January 30, 2024, to provide financial audit report preparation services for fiscal year 2022-2023 and fiscal year 2023-2024, with the option to amend the Agreement to provide audit services for future years. A first Amendment was approved by the Conservancy Board on May 19, 2025 to increase the amount in the Agreement and direct Maze and Associates to prepare the Conservancy's financial audit for fiscal year 2024-2025. The proposed Second Amendment (Attachment B) extends the term of the Agreement through June 30, 2027, increases the Agreement amount, and directs Maze and Associates to prepare the Conservancy's financial audit for fiscal year 2025-2026.

**Yolo County Resource Conservation District:** The Conservancy Board approved an Agreement with the Yolo County Resource Conservation District (RCD) on May 19, 2025, to assist with a variety of tasks including, but not limited to, conducting and coordinating invasive species management and restoration planting efforts. A First Amendment to the Agreement with the RCD was approved by the Conservancy Board on January 26, 2026 to include additional restoration activities associated with riparian restoration site preparation and planting at the Haller Muller Site and habitat enhancement activities associated with grant funded projects that were not contemplated at the time the initial Agreement was established. The proposed Second Amendment (Attachment C) increases the Agreement amount to account for additional materials purchases and staff time needed to support ongoing invasive weed management within the reserve system and ongoing efforts to protect restoration plantings and irrigation infrastructure from a previously unanticipated amount of rodent and deer damage at habitat restoration planting areas.

The additional funds proposed in the attached amendments are within the existing FY25/26 budget due to a lack of staff services provided by the County during the majority of the fiscal year.

**ATTACHMENTS:**

**Attachment A.** Second Amendment to Agreement with Alford Environmental, LLC

**Attachment B.** Second Amendment to Agreement with Maze and Associates

**Attachment C.** Second Amendment to Agreement with Yolo County Resource Conservation District



**AGREEMENT NO. \_\_\_\_\_**

(Amendment #2 to Short-Form Agreement No. 25-08)

**Second Amendment to Agreement with Alford Environmental, LLC**

THIS SECOND AMENDMENT to the March 17, 2025 Agreement is made this 18<sup>th</sup> day of May 2026 by and between the Yolo Habitat Conservancy (“the Conservancy”), and Alford Environmental, LLC (“Consultant”), who agree as follows:

**AMENDMENT**

1. The Agreement is hereby amended to increase total compensation to Consultant by \$35,000 for a total of \$290,000. The increased amount is to account for an additional two months that the Consultant has served as the Interim Executive Director that are beyond what was contemplated in the original Agreement and First Amendment. Accordingly, paragraph 3 of the Agreement is hereby amended to read as follows:

Total compensation to Consultant shall not exceed the rates set forth in Attachment A, nor shall total compensation exceed \$290,000. Hourly rates shall not increase during the term of this Agreement.

2. Except as previously modified by this Second Amendment, the terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have entered this Second Amendment by affixing their signatures thereafter.

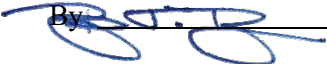
ALFORD ENVIRONMENTAL, LLC

YOLO HABITAT CONSERVANCY

By \_\_\_\_\_  
Christine Alford, Owner

By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

Approved as to Form:

By  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

**AGREEMENT NO. \_\_\_\_**

**Second Amendment to Agreement with Maze and Associates for Audit Services**

THIS SECOND AMENDMENT to the January 30, 2024 Agreement with Maze and Associates is entered into as of the 18th day of May 2026 by and between the Yolo Habitat Conservancy (“the Conservancy”), and Maze and Associates (“Consultant”), who agree as follows:

**AMENDMENT**

1. Section 1 of the Agreement is hereby revised to include the following language:  
  
Consultant shall perform the following ADDITIONAL professional auditing services: Provide auditing services for the fiscal year ending June 30, 2026.
2. Section 2 of the Agreement is revised to extend the end date of the Agreement, as follows:  
  
Consultant shall perform said services between January 19, 2024 and June 30, 2027. Either party may terminate this Agreement for any reason by providing thirty (30) days advance written notice of termination to the other party. In addition, the Conservancy may suspend work under this Agreement at any time by providing written notice to Consultant, who shall cease all work immediately upon receipt thereof until otherwise directed by the Conservancy.
3. Section 3 of the Agreement is revised to increase total compensation to Consultant by \$20,700, as follows:  
  
Total compensation to Consultant shall not exceed the rates set forth in Attachment A, nor shall total compensation exceed \$78,280.00 unless the option year is exercised as set forth in Section 1, above, in which event total compensation shall be increased by the amount set forth for that year in Attachment A. Hourly rates shall not increase during the term of this Agreement. Compensation during the option year shall not exceed the amount set forth in Attachment A.
4. Except as modified by this Second Amendment, the terms and conditions of the January 30, 2024 Agreement shall remain in full force and effect.

*(Signatures provided on the following page)*

IN WITNESS WHEREOF, the parties hereto have entered this Second Amendment by affixing their signatures hereafter.

CONSULTANT

YOLO HABITAT CONSERVANCY

By \_\_\_\_\_  
David M. Alvey, CPA  
Maze and Associates

By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

Approved as to Form:

By  \_\_\_\_\_  
Philip J. Pegledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

**AGREEMENT NO. \_\_\_\_\_**  
(Amendment #2 to Short-Form Agreement No. 25-07)

**Second Amendment to Agreement with the Yolo County Resource Conservation District**

THIS SECOND AMENDMENT to the May 19, 2025 Agreement is made this 18<sup>th</sup> day of May 2026 by and between the Yolo Habitat Conservancy (“the Conservancy”), and Yolo County Resource Conservation District (“Consultant”), who agree as follows:

**AMENDMENT**

1. The Agreement is hereby amended to increase total compensation to Consultant by \$20,000 for a total of \$255,000. Accordingly, paragraph 3 of the Agreement is amended to read as follows:

Total compensation to Consultant shall not exceed the rates set forth in **Attachment A**, nor shall total compensation exceed \$255,000. Hourly rates shall not increase during the term of this Agreement.

2. Except as modified by this Second Amendment, the terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have entered this Second Amendment by affixing their signatures thereafter.

YOLO COUNTY RESOURCE  
CONSERVATION DISTRICT

YOLO HABITAT CONSERVANCY

By \_\_\_\_\_  
Heather Nichols, Executive Director

By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

Approved as to Form:

By  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Approve the Memorandum of Understanding with Yolo County for Administrative Services to update the staffing allocations and extend the term of the agreement through June 30, 2027.

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**Attachments**

Staff Report  
Att. A. MOU 7th Amendment

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:48 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Former Interim Executive Director/Consultant

Re: Approve the Memorandum of Understanding with Yolo County for Administrative Services to update the staffing allocations and extend the term of the agreement through June 30, 2027

Date: May 18, 2026

---

## REQUESTED ACTIONS:

1. Approve the Memorandum of Understanding with Yolo County for Administrative Services to update the staffing allocations and extend the term of the agreement through June 30, 2027 (Attachment A)

## BACKGROUND:

Staff recommend the Board extend the term of the Memorandum of Understanding with the County for administrative services through June 30, 2027. The Amendment contemplates \$340,000 for County services including the allocation of 1.0 FTE of an Executive Director and between a 0.25-0.5 FTE of an Analyst position to provide accounting and contracting support services as well as human resources, legal, fiscal, and IT support services. This staffing allocation is less than the 2.0 FTE staff allocation that Conservancy staff have previously requested from the County per direction provided by the Conservancy Board on May 20, 2025. The staff allocation identified in the MOU is the maximum amount that County staff have determined they can allocate at this time. This amount has been incorporated into the MOU and the proposed FY26/27 budget. In lieu of receiving additional County staff support, the Conservancy will need to continue to rely on consultants to fill gaps in staff capacity.

Pursuant to Section 5 of the Memorandum of Understanding, the Interim Executive Director conferred with the Chair of the Board of Directors about the staffing proposed in the amendment. The Interim Executive Director also discussed the approach with the Director of General Services for Yolo County and the Conservancy's Executive Management Committee.

## ATTACHMENTS:

**Attachment A.** Seventh Amendment to the Memorandum of Understanding with the County of Yolo and the Yolo Habitat Conservancy Regarding Administrative Services

**Yolo County Agreement No. \_\_\_\_\_**  
**Yolo Habitat Conservancy Agreement No. \_\_\_\_\_**  
(Amendment #7 to Agreement No. 20-91)

**SEVENTH AMENDMENT TO MEMORANDUM OF UNDERSTANDING  
BETWEEN THE COUNTY OF YOLO AND THE YOLO HABITAT CONSERVANCY  
REGARDING ADMINISTRATIVE SERVICES**

THIS SEVENTH AMENDMENT to the June 2, 2020 Agreement with Count of Yolo (“County”) is entered into as of the 18th day of May 2026 by and between the Yolo Habitat Conservancy (“the Conservancy”), and County of Yolo (“Consultant”), who agree as follows:

**AMENDMENT**

1. Section 1 of the Agreement is hereby amended to read as follows:

**Scope of Services; Costs.** As recited above, the Board of Directors of the Conservancy enters into this MOU to retain the County for services that include those set forth in Section 7.1 (Executive Director) of the Joint Powers Agreement and additional services within the scope of Exhibit A hereto. Consistent with this approach, the County will assign staff and/or contractors to provide the requested services.

As of the execution of this MOU, the parties expect this will require the following staff assignments and anticipated costs for FY26/27 based on current hourly rates:

1.0 FTE Natural Resources Manager Classification: \$253,000

0.5 FTE Analyst Classification: \$42,000

Legal: \$15,000

Other Administrative Support: human resources, information technology, procurement, clerk services for Conservancy Board meetings, notary services, and other administrative assistance at the request of the Board Chair or Executive Director: \$30,000

The specific staff time allocations and position classifications may vary from what is provided above with at the mutual consent of the County Administrator and the Conservancy’s Board Chair.

2. Section 4(A) of the Agreement is hereby amended to read as follows:

A. Term. This MOU is effective through June 30, 2027. By mutual agreement, the parties may agree to extend this MOU for one or more subsequent years. Any such extended term shall be memorialized in a written amendment to this MOU pursuant to Section 5, below.

3. Except as expressly amended herein, the terms and provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have entered this Seventh Amendment by affixing their signatures hereafter.

YOLO HABITAT CONSERVANCY


COUNTY OF YOLO

By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

By \_\_\_\_\_  
Sheila A. Allen, Chair  
Yolo County Board of Supervisors

Approved as to Form:

Attest: Julie Dachtler, Senior Deputy Clerk  
Yolo County Board of Supervisors

By  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

By \_\_\_\_\_  
Deputy (Seal)

Approved as to Form:  
Philip J. Pogledich, County Counsel

By \_\_\_\_\_  
Eric May, Senior Deputy

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Approve Agreements with Alford Environmental LLC, Estep Environmental Consulting, and Yolo County Resource Conservation District to provide services through June 30, 2027.

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**Attachments**

Staff Report

Att. A. Alford Agreement

Att. B. Estep Agreement

Att. C. RCD Agreement

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:53 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Re: Approve Agreements with Alford Environmental LLC, Estep Environmental Consulting, and Yolo County Resource Conservation District to provide services through June 30, 2027

Date: May 18, 2026

---

## REQUESTED ACTIONS:

1. Approve new Agreement with the Alford Environmental LLC (Attachment A)
2. Approve new Agreement with Estep Environmental Consulting (Attachment B)
3. Approve new Agreement with Yolo Resource Conservation District (Attachments C)

## BACKGROUND:

The attached agreements support implementation of the Yolo HCP/NCCP and are consistent with the proposed FY26/27 budget. The maximum contract amounts and general task descriptions are provided below for each contract.

**Alford Environmental LLC:** The proposed new contract is for \$160,000 from July 1, 2026 through June 30, 2027. Tasks associated with this agreement include coordination with wildlife agency staff and partners, grant writing, technical support to implement the Yolo HCP/NCCP conservation strategy, and other assistance related to implementation of the Yolo HCP/NCCP as needed.

**Estep Environmental Consulting:** The proposed contract is for \$20,000 from July 1, 2026 through June 30, 2027. Tasks associated with this agreement include review of HCP/NCCP permit coverage applications, qualified biologist application review, reserve system site review and acquisition assistance, and general habitat and covered species surveys and advisory services as needed.

**Yolo County Resource Conservation District:** The proposed new contract is for \$275,000 from July 1, 2026 through June 30, 2027. Tasks associated with this agreement include invasive species monitoring, habitat enhancement and restoration within the Yolo HCP/NCCP reserve system, and other activities as deemed necessary to implement the conservation strategy components of the Yolo HCP/NCCP.

**ATTACHMENTS:**

**Attachment A.** Agreement with Alford Environmental, LLC

**Attachment B.** Agreement with Estep Environmental Consulting Contract

**Attachment C.** Agreement with Yolo County Resource Conservation District Contract



AGREEMENT NO. \_\_\_\_\_

THIS AGREEMENT is made this 18th day of May 2026, by and between the Yolo Habitat Conservancy (referred to hereinafter as the “Conservancy”), and Alford Environmental, LLC (“Consultant”), who agree as follows:

**AGREEMENT**

1. Consultant shall perform the services described in **Attachment A** hereto.
2. Consultant shall perform said services between July 1, 2026 and June 30, 2027. Either party may terminate this Agreement for any reason by providing thirty (30) days advance written notice of termination to the other party. In addition, the Conservancy may suspend work under this Agreement at any time by providing written notice to Consultant, who shall cease all work immediately upon receipt thereof until otherwise directed by the Conservancy.
3. Total compensation to Consultant shall not exceed the rates set forth in **Attachment A**, nor shall total compensation exceed \$160,000. Hourly rates shall not increase during the term of this Agreement.
4. During the term of this Agreement, Consultant shall maintain the insurance described in **Attachment B** hereto at its sole cost and expense.
5. On a monthly basis, Consultant shall submit an invoice detailing the services provided, the amount of time spent providing the service, the rate per hour, and an itemization of the actual expenses for which reimbursement is requested. If requested by the Conservancy, Consultant shall provide any further documentation to verify the compensation and reimbursement sought by Consultant. All services provided by Consultant which may be eligible for grant reimbursement shall be invoiced in a manner (generally, by grant and task) that meets applicable requirements for reimbursement from available grant funds. At the option of the Conservancy, this may include using a billing template for time entries. Within fifteen (15) calendar days of the receipt of Consultant’s detailed invoice, the Conservancy shall either authorize payment for services performed to its reasonable satisfaction or advise Consultant in writing of any concerns that the Conservancy has with the invoice and any need for further documentation. The Conservancy shall use reasonable efforts to ensure that the County Auditor-Controller processes payment of each invoice with forty-five (45) calendar days after the Conservancy approves payment.

There shall be no penalty for late payments.

6. With the exception that this section shall in no event be construed to require indemnification by Consultant to a greater extent than permitted under the public policy of the State of California, Consultant shall indemnify, defend and hold harmless the County of Yolo, officers, agents, employees and volunteers from and against any and all claims, damages, demands, losses, defense costs, expenses (including attorney fees) and liability of any kind or nature arising out of or resulting from performance of the work, provided that any such claim, damage, demand, loss, cost, expense or liability is caused in whole or in part by any negligent or intentional act or omission of the Consultant or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Consultant’s responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be

limited by, the insurance obligations contained in this agreement. In providing any defense under this section, Consultant shall use counsel reasonably acceptable to the County Counsel.

7. Consultant shall comply with all applicable laws and regulations, including but not limited to any that are promulgated to protect the public health, welfare and safety or prevent conflicts of interest. Consultant shall defend the Conservancy and reimburse it for any fines, damages or costs (including attorneys' fees) that might be incurred or assessed based upon a claim or determination that Consultant has violated any applicable law or regulation.

8. This Agreement is subject to the Conservancy, the State of California and the United States appropriating and approving sufficient funds for the activities required of the Contractor pursuant to this Agreement. If the Conservancy's adopted budget and/or its receipts from California and the United States do not contain sufficient funds for this Agreement, the Conservancy may terminate this Agreement by giving ten (10) days advance written notice thereof to the Consultant, in which even the Conservancy shall have no obligation to pay the Consultant any further funds or provide other consideration and the Consultant shall have no obligation to provide any further services under this Agreement.

9. If Consultant fails to perform any part of this Agreement, the Conservancy may notify the Consultant of the default and Consultant shall remedy the default. If Consultant fails to do so, then, in addition to any other remedy that Conservancy may have, Conservancy may terminate this Agreement and withhold any or all payments otherwise owed to Consultant pursuant to this Agreement.

10. Consultant understands that he/she is not an employee of the Conservancy and is not eligible for any employee benefits, including but not limited to unemployment, health/dental insurance, worker's compensation, vacation or sick leave.

11. All documents and information developed under this Agreement and all work products, reports, and related data and materials shall become the property of the Conservancy. Consultant shall deliver all of the foregoing to the Conservancy upon completion of the services hereunder, or upon earlier termination of this Agreement. In addition, Consultant shall retain all of its own records regarding this Agreement and the services provided hereunder for a period of not less than four (4) years, and shall make them available to the Conservancy for audit and discovery purposes.

12. This Agreement constitutes the entire agreement of the parties, and no other agreements or representations, oral or written, have been made or relied upon by either party. This Agreement may only be amended in writing signed by both parties, and any other purported amendment shall be of no force or effect. This Agreement, including all attachments, shall be subject to disclosure pursuant to the California Public Records Act. In the event of any conflict between the provisions of this Agreement and either of the attachments hereto, the provision requiring the higher level of performance from Consultant shall govern.

13. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed and resolved in a California State Court located in Woodland, California.

*(Signatures provided on the following page)*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above by affixing their signatures hereafter.

ALFORD ENVIRONMENTAL LLC

YOLO HABITAT CONSERVANCY


By \_\_\_\_\_  
Christine Alford, Owner

By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

\_\_\_\_\_  
Street Address/PO Box

Approved as to Form:

\_\_\_\_\_  
City/State/Zip

By  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

\_\_\_\_\_  
Phone

## ATTACHMENT A

### SCOPE OF SERVICES Alford Environmental, LLC FY2026/2027

**Contract Services** – Alford Environmental, LLC will perform the services as outlined in this Scope of Work for the Yolo Habitat Conservancy (Conservancy) under the direction of the Executive Director. Alford Environmental, LLC may provide other assistance/tasks related to the implementation of the Yolo HCP/NCCP as mutually agreed upon in writing.

#### Services

##### **Task 1: Administrative Support (Yolo HCP/NCCP: Admin, 273051)**

Assist with the preparation of the Fiscal Year 2025/2026 annual report, prepare staff reports and materials for the Board of Directors, prepare grant proposals and other reports and documents at the discretion of the Executive Director. Participate in regular Yolo HCP/NCCP coordination meetings with U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), Conservancy Board meetings, and meetings with project partners at the discretion of the Executive Director.

##### ***Task 1 Deliverables:***

- Staff reports and written materials for the Board of Directors
- Fiscal Year 2025/2026 Annual Report
- Prepare and submit grant proposals and/or other reports and materials as requested by the Executive Director

##### **Task 2: Monitoring, Management, Enhancement, and Restoration**

##### **Task 2a: General Monitoring, Management, Enhancement, and Restoration (Yolo HCP/NCCP: MMER, 273053)**

Support the Conservancy's monitoring, management, enhancement, and restoration activities within the Yolo HCP/NCCP Plan Area by providing review and input on management and restoration plans, preparing project summaries, and supervising California Conservation Corps crews on habitat enhancement, management, and restoration projects as-needed

##### **Task 2b: Burrowing owl habitat enhancement (CDFW LAG)**

Coordinate implementation of the CDFW LAG grant amongst project partners, supervise and direct California Conservation Corps crews with the construction and installation of artificial nest boxes and habitat enhancement activities, and prepare written material for grant reports.

##### **Task 2c: Pollinator habitat enhancement (NFWF)**

Prepare outreach education materials, supervise and direct California Conservation Corps crews with habitat enhancement activities, and prepare written material for grant reports.

***Task 2 Deliverables:***

- Provide review and written comments on restoration design plans and management plans
- Grant reporting
- Prepare written materials for NFWF grant deliverables

**Task 3: Reserve System Establishment (Yolo HCP/NCCP: Reserve System Establishment, 273054)**

Provide technical assistance with conservation easement application review, preparation of initial site assessments, facilitation of STAC site visits, and development and/or review of easement acquisition documents.

***Task 3 Deliverables:***

- Initial site evaluations
- Staff reports and transmittal memos for candidate properties
- Draft easements, purchase and sale agreements, escrow instructions, baseline conditions reports and/or other documents for sites undergoing HCP/NCCP enrollment when requested by the Executive Director

**Hours and Rates**

Services provided will be reimbursed at an hourly rate of \$210 per hour. Other expenses incurred by Alford Environmental, LLC while performing the services described above shall be reimbursed based on actual expenses incurred. Mileage for travel shall be reimbursed at the current U.S. Federal rate.

## ATTACHMENT B

### STANDARD INSURANCE REQUIREMENTS

A. During the term of this Agreement, Consultant shall at all times maintain, at its expense, the following coverages and requirements. The comprehensive general liability insurance shall include broad form property damage insurance.

1. Minimum Coverages. Insurance coverage shall be with limits not less than the following:
  - a. **Comprehensive General Liability** – \$1,000,000/occurrence and \$2,000,000/aggregate.
  - b. **Automobile Liability** – \$1,000,000/occurrence (general) and \$500,000/occurrence (property) (include coverage for Hired and Non-owned vehicles).
  - c. **Professional Liability/Malpractice/Errors and Omissions** – \$1,000,000/occurrence and \$2,000,000/aggregate.
  - d. **Workers' Compensation – Statutory Limits/Employers' Liability** - \$1,000,000/accident for bodily injury or disease.

The limits of insurance may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the Yolo Habitat Conservancy before the Yolo Habitat Conservancy's own insurance or self insurance shall be called upon to protect it as a named insured.

2. The Yolo Habitat Conservancy, its officers, agents, employees and volunteers shall be named as additional insured on all but the workers' compensation and professional liability coverages. (Evidence of additional insured may be needed as a separate endorsement due to wording on the certificate negating any additional writing in the description box.) Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Further, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is greater. The additional insured coverage under the Consultant's policy shall be primary and non-contributory, and will not seek contribution from the Yolo Habitat Conservancy's insurance or self insurance and shall be at least as broad as CG 20 01 04 13.

3. Said policies shall remain in force through the life of this Agreement and, with the exception of professional liability coverage, shall be payable on a "per occurrence" basis unless the Yolo Habitat Conservancy Risk Manager specifically consents in writing to a "claims made" basis. For all "claims made" coverage, in the event that the Consultant changes insurance carriers Consultant shall purchase "tail" coverage covering the term of this Agreement and not less than three years thereafter. Proof of such "tail" coverage shall be required at any time that the Consultant changes to a new carrier prior to receipt of any payments due.

4. The Consultant shall declare all aggregate limits on the coverage before commencing performance of this Agreement, and the Yolo Habitat Conservancy's Risk Manager reserves the right to require higher aggregate limits to ensure that the coverage limits required for this Agreement as set forth above are available throughout the performance of this Agreement.

5. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the Yolo Habitat Conservancy Risk Manager, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or the Yolo Habitat Conservancy.

6. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Director (ten (10) days for delinquent insurance premium payments).

7. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise approved by the Yolo Habitat Conservancy Risk Manager.

8. The policies shall cover all activities of Consultant, its officers, employees, agents and volunteers arising out of or in connection with this Agreement.

9. The Consultant shall waive all rights of subrogation against the Yolo Habitat Conservancy, its officers, employees, agents and volunteers.

**B.** Prior to commencing services pursuant to this Agreement, Consultant shall furnish the Yolo Habitat Conservancy with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by, and are subject to the approval of, the Yolo Habitat Conservancy Risk Manager before work commences. Upon Yolo Habitat Conservancy's request, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

**C.** During the term of this Agreement, Consultant shall furnish the Yolo Habitat Conservancy with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon Yolo Habitat Conservancy's request, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

AGREEMENT NO. \_\_\_\_\_  
(Short-Form Agreement)

THIS AGREEMENT is made this 18th day of May 2026, by and between the Yolo Habitat Conservancy (referred to hereinafter as the “Conservancy”), and Estep Environmental Consulting (“Consultant”), who agree as follows:

**AGREEMENT**

1. Consultant shall perform the services described in **Attachment A** hereto.
2. Consultant shall perform said services between July 1, 2026 and June 30, 2027. Either party may terminate this Agreement for any reason by providing thirty (30) days advance written notice of termination to the other party. In addition, the Conservancy may suspend work under this Agreement at any time by providing written notice to Consultant, who shall cease all work immediately upon receipt thereof until otherwise directed by the Conservancy.
3. Total compensation to Consultant shall not exceed the rates set forth in **Attachment A**, nor shall total compensation exceed \$20,000. Hourly rates shall not increase during the term of this Agreement.
4. During the term of this Agreement, Consultant shall maintain the insurance described in **Attachment B** hereto at its sole cost and expense.
5. On a monthly basis, Consultant shall submit an invoice detailing the services provided, the amount of time spent providing the service, the rate per hour, and an itemization of the actual expenses for which reimbursement is requested. If requested by the Conservancy, Consultant shall provide any further documentation to verify the compensation and reimbursement sought by Consultant. All services provided by Consultant which may be eligible for grant reimbursement shall be invoiced in a manner (generally, by grant and task) that meets applicable requirements for reimbursement from available grant funds. At the option of the Conservancy, this may include using a billing template for time entries. Within fifteen (15) calendar days of the receipt of Consultant’s detailed invoice, the Conservancy shall either authorize payment for services performed to its reasonable satisfaction or advise Consultant in writing of any concerns that the Conservancy has with the invoice and any need for further documentation. The Conservancy shall use reasonable efforts to ensure that the County Auditor-Controller processes payment of each invoice with forty-five (45) calendar days after the Conservancy approves payment.

There shall be no penalty for late payments.

6. With the exception that this section shall in no event be construed to require indemnification by Consultant to a greater extent than permitted under the public policy of the State of California, Consultant shall indemnify, defend and hold harmless the County of Yolo, officers, agents, employees and volunteers from and against any and all claims, damages, demands, losses, defense costs, expenses (including attorney fees) and liability of any kind or nature arising out of or resulting from performance of the work, provided that any such claim, damage, demand, loss, cost, expense or liability is caused in whole or in part by any negligent or intentional act or omission of the Consultant or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Consultant’s responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and

indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this agreement. In providing any defense under this section, Consultant shall use counsel reasonably acceptable to the County Counsel.

7. Consultant shall comply with all applicable laws and regulations, including but not limited to any that are promulgated to protect the public health, welfare and safety or prevent conflicts of interest. Consultant shall defend the Conservancy and reimburse it for any fines, damages or costs (including attorneys' fees) that might be incurred or assessed based upon a claim or determination that Consultant has violated any applicable law or regulation.

8. This Agreement is subject to the Conservancy, the State of California and the United States appropriating and approving sufficient funds for the activities required of the Contractor pursuant to this Agreement. If the Conservancy's adopted budget and/or its receipts from California and the United States do not contain sufficient funds for this Agreement, the Conservancy may terminate this Agreement by giving ten (10) days advance written notice thereof to the Consultant, in which even the Conservancy shall have no obligation to pay the Consultant any further funds or provide other consideration and the Consultant shall have no obligation to provide any further services under this Agreement.

9. If Consultant fails to perform any part of this Agreement, the Conservancy may notify the Consultant of the default and Consultant shall remedy the default. If Consultant fails to do so, then, in addition to any other remedy that Conservancy may have, Conservancy may terminate this Agreement and withhold any or all payments otherwise owed to Consultant pursuant to this Agreement.

10. Consultant understands that he/she is not an employee of the Conservancy and is not eligible for any employee benefits, including but not limited to unemployment, health/dental insurance, worker's compensation, vacation or sick leave.

11. All documents and information developed under this Agreement and all work products, reports, and related data and materials shall become the property of the Conservancy. Consultant shall deliver all of the foregoing to the Conservancy upon completion of the services hereunder, or upon earlier termination of this Agreement. In addition, Consultant shall retain all of its own records regarding this Agreement and the services provided hereunder for a period of not less than four (4) years, and shall make them available to the Conservancy for audit and discovery purposes.

12. This Agreement constitutes the entire agreement of the parties, and no other agreements or representations, oral or written, have been made or relied upon by either party. This Agreement may only be amended in writing signed by both parties, and any other purported amendment shall be of no force or effect. This Agreement, including all attachments, shall be subject to disclosure pursuant to the California Public Records Act. In the event of any conflict between the provisions of this Agreement and either of the attachments hereto, the provision requiring the higher level of performance from Consultant shall govern.

13. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed and resolved in a California State Court located in Woodland, California.

*(Signatures provided on the following page)*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above by affixing their signatures hereafter.

ESTEP ENVIRONMENTAL CONSULTING

YOLO HABITAT CONSERVANCY

By \_\_\_\_\_  
James A. Estep, Owner

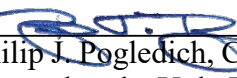
By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

\_\_\_\_\_  
Street Address/PO Box

Approved as to Form:

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

By  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

## ATTACHMENT A

### SCOPE OF SERVICES Estep Environmental Consulting FY2026/2027

**Contract Services** – Estep Environmental Consulting (Estep) will perform the services as outlined in this Scope of Work for the Yolo Habitat Conservancy (Conservancy) under the direction of the Executive Director; and provide other assistance/tasks related to the implementation of the Yolo HCP/NCCP as identified by the Executive Director and mutually agreed upon in writing.

#### **Services**

##### **Task 1: Permitting and Administrative Support (Yolo HCP/NCCP: Admin, 273051)**

Participate as a member of the permitting team. This includes participating in permitting team coordination calls and meetings, providing review and input for draft and final applications submitted for development projects seeking Yolo HCP/NCCP permit coverage, providing response recommendations to member agency and developer permit questions, and reviewing qualified biologist applications. Estep may also provide input on Yolo HCP/NCCP policies and Yolo HCP/NCCP supporting documents at the request of the Executive Director.

##### ***Task 1 Deliverables:***

- Verbal and written responses provided for Yolo HCP/NCCP permit coverage applications and associated questions received by member agency staff and developers
- Written documents and edits to existing documents as requested in writing
- Comments and recommendations in response to qualified biologist certification requests

##### **Task 2: Monitoring and Restoration (Yolo HCP/NCCP: MEMR 273053)**

Provide review and input on the suitability and selection of potential restoration sites and associated restoration plans per Section 6.4.2 of the Yolo HCP/NCCP. Coordinate with Conservancy representatives and project partners and conduct surveying and project monitoring as directed by the Executive Director.

##### ***Task 2 Deliverables:***

- Written comments on restoration design plans and management plans for VELB mitigation and riparian restoration sites
- Monitoring reports and gps data for surveying and monitoring efforts requested by the Executive Director

##### **Task 3: Reserve System (Yolo HCP/NCCP: Reserve System Establishment, 273054)**

Provide wildlife habitat and species biological expertise in efforts that support Yolo HCP/NCCP reserve system establishment and management. This includes participation in Science and Technical Advisory Committee (STAC) meetings and site visits as the chair of the STAC, as well as providing review and input on reserve system management plans, management and monitoring activities, and grant applications that support implementation of the Yolo HCP/NCCP conservation strategy.

##### ***Task 3 Deliverables:***

- Site evaluation STAC reports and initial site evaluation input for candidate reserve system sites as chair of the STAC
- Baseline species habitat reports for candidate reserve system sites

- Edits and input on site-specific management plans and other reserve system site documents

**Hours and Rates**

Services provided will be reimbursed at an hourly rate of \$150 per hour, except for STAC site visits and STAC meetings, which will be reimbursed at a rate of \$150 per site visit or meeting. Other expenses incurred by Estep Environmental Consulting while performing the services described above shall be reimbursed based on actual expenses incurred. Mileage for travel shall be reimbursed at the current U.S. Federal rate.

## ATTACHMENT B

### STANDARD INSURANCE REQUIREMENTS

A. During the term of this Agreement, Consultant shall at all times maintain, at its expense, the following coverages and requirements. The comprehensive general liability insurance shall include broad form property damage insurance.

1. Minimum Coverages. Insurance coverage shall be with limits not less than the following:
  - a. **Comprehensive General Liability** – \$1,000,000/occurrence and \$2,000,000/aggregate.
  - b. **Automobile Liability** – \$1,000,000/occurrence (general) and \$500,000/occurrence (property) (include coverage for Hired and Non-owned vehicles).
  - c. **Professional Liability/Malpractice/Errors and Omissions** – \$1,000,000/occurrence and \$2,000,000/aggregate.
  - d. **Workers' Compensation – Statutory Limits/Employers' Liability** - \$1,000,000/accident for bodily injury or disease.

The limits of insurance may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the Yolo Habitat Conservancy before the Yolo Habitat Conservancy's own insurance or self insurance shall be called upon to protect it as a named insured.

2. The Yolo Habitat Conservancy, its officers, agents, employees and volunteers shall be named as additional insured on all but the workers' compensation and professional liability coverages. (Evidence of additional insured may be needed as a separate endorsement due to wording on the certificate negating any additional writing in the description box.) Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Further, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is greater. The additional insured coverage under the Consultant's policy shall be primary and non-contributory, and will not seek contribution from the Yolo Habitat Conservancy's insurance or self insurance and shall be at least as broad as CG 20 01 04 13.

3. Said policies shall remain in force through the life of this Agreement and, with the exception of professional liability coverage, shall be payable on a "per occurrence" basis unless the Yolo Habitat Conservancy Risk Manager specifically consents in writing to a "claims made" basis. For all "claims made" coverage, in the event that the Consultant changes insurance carriers Consultant shall purchase "tail" coverage covering the term of this Agreement and not less than three years thereafter. Proof of such "tail" coverage shall be required at any time that the Consultant changes to a new carrier prior to receipt of any payments due.

4. The Consultant shall declare all aggregate limits on the coverage before commencing performance of this Agreement, and the Yolo Habitat Conservancy's Risk Manager reserves the right to require higher aggregate limits to ensure that the coverage limits required for this Agreement as set forth above are available throughout the performance of this Agreement.

5. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the Yolo Habitat Conservancy Risk Manager, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or the Yolo Habitat Conservancy.

6. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Director (ten (10) days for delinquent insurance premium payments).

7. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise approved by the Yolo Habitat Conservancy Risk Manager.

8. The policies shall cover all activities of Consultant, its officers, employees, agents and volunteers arising out of or in connection with this Agreement.

9. The Consultant shall waive all rights of subrogation against the Yolo Habitat Conservancy, its officers, employees, agents and volunteers.

**B.** Prior to commencing services pursuant to this Agreement, Consultant shall furnish the Yolo Habitat Conservancy with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by, and are subject to the approval of, the Yolo Habitat Conservancy Risk Manager before work commences. Upon Yolo Habitat Conservancy's request, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

**C.** During the term of this Agreement, Consultant shall furnish the Yolo Habitat Conservancy with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon Yolo Habitat Conservancy's request, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

AGREEMENT NO. \_\_\_\_  
(Short-Form Agreement)

THIS AGREEMENT is made this 18th day of May 2026, by and between the Yolo Habitat Conservancy (referred to hereinafter as the “Conservancy”), and Yolo County Resources Conservation District (“Consultant”), who agree as follows:

**AGREEMENT**

1. Consultant shall perform the services described in **Attachment A** hereto.
2. Consultant shall perform said services between July 1, 2026 and June 30, 2027. Either party may terminate this Agreement for any reason by providing thirty (30) days advance written notice of termination to the other party. In addition, the Conservancy may suspend work under this Agreement at any time by providing written notice to Consultant, who shall cease all work immediately upon receipt thereof until otherwise directed by the Conservancy.
3. Total compensation to Consultant shall not exceed the rates set forth in **Attachment A**, nor shall total compensation exceed \$275,000. Hourly rates shall not increase during the term of this Agreement.
4. During the term of this Agreement, Consultant shall maintain the insurance described in **Attachment B** hereto at its sole cost and expense.
5. On a monthly basis, Consultant shall submit an invoice detailing the services provided, the amount of time spent providing the service, the rate per hour, and an itemization of the actual expenses for which reimbursement is requested. If requested by the Conservancy, Consultant shall provide any further documentation to verify the compensation and reimbursement sought by Consultant. All services provided by Consultant which may be eligible for grant reimbursement shall be invoiced in a manner (generally, by grant and task) that meets applicable requirements for reimbursement from available grant funds. At the option of the Conservancy, this may include using a billing template for time entries. Within fifteen (15) calendar days of the receipt of Consultant’s detailed invoice, the Conservancy shall either authorize payment for services performed to its reasonable satisfaction or advise Consultant in writing of any concerns that the Conservancy has with the invoice and any need for further documentation. The Conservancy shall use reasonable efforts to ensure that the County Auditor-Controller processes payment of each invoice with forty-five (45) calendar days after the Conservancy approves payment.

There shall be no penalty for late payments.

6. To the greatest extent permitted under California law, Consultant shall defend, indemnify, and hold harmless the Conservancy, including all officers, officials, employees and agents from any and all claims, demands, liability, damages, cost or expenses (including but not limited to attorneys’ fees) in law or equity that may at any time arise or be asserted based in whole or in part upon any negligent or other wrongful act or omission of the Consultant, it’s officers, agents, or employees.
7. Consultant shall comply with all applicable laws and regulations, including but not limited to any that are promulgated to protect the public health, welfare and safety or prevent conflicts of interest. Consultant shall defend the Conservancy and reimburse it for any fines, damages or costs (including attorneys’ fees) that might

be incurred or assessed based upon a claim or determination that Consultant has violated any applicable law or regulation.

8. This Agreement is subject to the Conservancy, the State of California and the United States appropriating and approving sufficient funds for the activities required of the Contractor pursuant to this Agreement. If the Conservancy's adopted budget and/or its receipts from California and the United States do not contain sufficient funds for this Agreement, the Conservancy may terminate this Agreement by giving ten (10) days advance written notice thereof to the Consultant, in which even the Conservancy shall have no obligation to pay the Consultant any further funds or provide other consideration and the Consultant shall have no obligation to provide any further services under this Agreement.

9. If Consultant fails to perform any part of this Agreement, the Conservancy may notify the Consultant of the default and Consultant shall remedy the default. If Consultant fails to do so, then, in addition to any other remedy that Conservancy may have, Conservancy may terminate this Agreement and withhold any or all payments otherwise owed to Consultant pursuant to this Agreement.

10. Consultant understands that he/she is not an employee of the Conservancy and is not eligible for any employee benefits, including but not limited to unemployment, health/dental insurance, worker's compensation, vacation or sick leave.

11. All documents and information developed under this Agreement and all work products, reports, and related data and materials shall become the property of the Conservancy. Consultant shall deliver all of the foregoing to the Conservancy upon completion of the services hereunder, or upon earlier termination of this Agreement. In addition, Consultant shall retain all of its own records regarding this Agreement and the services provided hereunder for a period of not less than four (4) years, and shall make them available to the Conservancy for audit and discovery purposes.

12. This Agreement constitutes the entire agreement of the parties, and no other agreements or representations, oral or written, have been made or relied upon by either party. This Agreement may only be amended in writing signed by both parties, and any other purported amendment shall be of no force or effect. This Agreement, including all attachments, shall be subject to disclosure pursuant to the California Public Records Act. In the event of any conflict between the provisions of this Agreement and either of the attachments hereto, the provision requiring the higher level of performance from Consultant shall govern.

13. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed and resolved in a California State Court located in Woodland, California.

*(Signatures provided on the following page)*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above by affixing their signatures hereafter.

YOLO COUNTY  
RESOURCE CONSERVATION DISTRICT

YOLO HABITAT CONSERVANCY

By \_\_\_\_\_  
Heather Nichols, Executive Director


By \_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy Board of Directors

\_\_\_\_\_  
Street Address/PO Box

Approved as to Form:

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

By  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy

## ATTACHMENT A

### SCOPE OF SERVICES

#### **Yolo County Resource Conservation District FY 2026/2027**

**Contract Services** – The Yolo County Resource Conservation District (Yolo RCD) will perform the services as outlined in this Scope of Work for the Yolo Habitat Conservancy (Conservancy) under the direction of the Conservancy’s Executive Director; and provide other assistance/tasks related to the implementation of the Yolo HCP/NCCP as identified by the Executive Director and mutually agreed upon in writing.

#### **Services**

##### **Task 1: General Administration (Yolo HCP/NCCP: Admin, 273051)**

Project management by the Yolo RCD will include administration and oversight of contract requirements and deliverables, budget management, development of project monitoring and implementation schedules as part of the development of an overall work plan for Yolo HCP/NCCP related efforts conducted by the Yolo RCD, reporting on contract status and progress, and communication with the Conservancy, landowners, other partners, and subcontractors throughout the contract period. Upon request, Yolo RCD staff will provide detailed cost estimates and schedules for specific activities such as restoration projects, invasive species management efforts, and other discrete tasks. The Yolo RCD will provide quarterly written reports to the Executive Director and prepare an annual report summary, which may be included as part of the fourth quarter report, that summarizes all activities conducted throughout FY25/26 and provides recommendations for the upcoming year. As part of general administration, Yolo RCD staff will participate in monthly coordination meetings with Conservancy representatives. Yolo RCD staff may also participate in other meetings and planning efforts at the request of the Conservancy as needed to develop partnerships, coordinate regional efforts, and ensure consistent and effective management of the reserve system and implementation of the Yolo HCP/NCCP at-large.

##### ***Task 1 Deliverables:***

- Annual work plan that includes the anticipated reserve system monitoring and management schedule for the upcoming year
- Quarterly reports
- Annual report (may be combined with 4<sup>th</sup> quarter report)
- Meeting notes

##### **Task 2: Monitoring (Yolo HCP/NCCP: MEMR 273053)**

Yolo RCD staff will monitor a variety of items related to the reserve system including invasive species, success of restoration and enhancement efforts, and incidental covered species observations while conducting management and other monitoring activities. RCD staff will provide updates on site observations and any management recommendations as-needed. Primary reserve sites to monitor include: WRPP, Correll, Rodgers, and Haller Muller. Provide updated land cover maps and species occurrence data in a GIS database when applicable. Spatial data that is collected as part of general monitoring efforts will be in a format that is compatible with

ArcGIS and include metadata that meets CDFW's minimum data standards. Specific efforts include, but are not limited to, the following:

- **Invasive species:** Yolo RCD staff will monitor invasive species in the reserve system, identify problems with invasive species in the reserve system, and advise the Conservancy on management needs related to the treatment of invasive species that pose a significant threat to covered species or their habitat within the Plan Area consistent with Section 6.5.6.1.4 of the Yolo HCP/NCCP. Yolo RCD staff will provide input on weed management actions to be included in site-specific management plans and included in the RCD's work plan as necessary for individual properties within the reserve system. The primary target species include tree tobacco, whitetop, Russian knapweed, stinkwort, yellow starthistle, and perennial pepperweed.
- **Restoration:** Yolo RCD staff will monitor restoration and enhancement areas within the reserve system to track species health and survival at restoration sites including those on Correll, Rodgers, and Haller Muller and overall progress towards meeting restoration and enhancement goals and objectives identified in individual restoration plans and site-specific management plans. RCD staff will provide updated land cover maps and species occurrence data in a GIS database when applicable.
- **Raptor presence:** RCD staff that are certified as a qualified biologist for Swainson's hawk and white-tailed kite will monitor nesting raptors present on or within the vicinity of reserve system sites during nesting season while Yolo RCD-led site management, enhancement, and restoration activities are underway or as requested by Conservancy staff for other activities occurring on reserve system sites. RCD staff will document active nesting sites and other covered species use of reserve system sites and adjacent areas in quarterly reports and maintain a GIS database of species occurrence observations.

***Task 2 Deliverables:***

- Invasive species and covered species monitoring reports and mapped occurrence data
- Restoration site monitoring reports
- Updated land cover GIS layers for restoration sites, reserve system land cover, and species observations

**Task 3: Management, Enhancement, and Restoration (Yolo HCP/NCCP: MEMR 273053)**

The Yolo RCD will manage reserve system lands consistent with site-specific management plans, as well as manage projects to enhance properties or restore properties consistent with the Yolo HCP/NCCP. On an as-needed basis, the Yolo RCD will develop and implement restoration and/or VELB mitigation plans and undertake invasive species control efforts for reserve system sites at the direction of the Executive Director. The Conservancy's Executive Director may request that Yolo RCD staff conduct specific management and enhancement activities by either submitting a written request to the Yolo RCD or by providing written approval of a management or enhancement recommendation that is presented to the Conservancy by Yolo RCD staff.

Yolo RCD staff will lead enhancement and restoration efforts on designated sites within the Yolo HCP/NCCP reserve system. This includes ongoing management of previously planted VELB mitigation and riparian restoration areas as well as the planning and implementation of future

mitigation and restoration projects on reserve system lands as assigned. Within the Correll and Rodgers sites Yolo RCD staff will conduct management activities as-needed including watering and irrigation maintenance of restoration and mitigation plantings, management for invasive species, efforts to control herbivory (both on plants and irrigation lines), and post-flood clean-up or other site management and repairs as-needed. Within the eastern portion of the Haller Muller site that is designated for riparian restoration, the Yolo RCD will oversee management activities for both the already planted area and additional proposed planting area. The primary activities for the Haller Muller site during the Agreement period include management for invasive species, efforts to control herbivory (both on plants and irrigation lines), preparation and planting of the southern portion of the designated restoration area, installation of irrigation lines and plant cages, and supervision of California Conservation Corps crews throughout the site. The Yolo RCD will not be responsible for watering plantings on the Haller Muller site; however, it is anticipated that Yolo RCD will coordinate with project partners and provide general support for this effort. Yolo RCD staff will continue to lead invasive species management and grassland and alkali prairie habitat enhancement efforts at WRPP in coordination with project partners and may conduct similar activities at other sites at the request of the Executive Director.

***Task 3 Deliverables:***

- Management and enhancement recommendations for sites enrolled in the reserve system
- Restoration plan for riparian the designated restoration area within the Haller Muller In-Channel Site and potentially in other sites upon request

**Task 4: Special Projects**

**Task 4a: Mitigation Fee Fund: Reserve System Establishment (Yolo HCP/NCCP: RSE, 273054)**

Assist with efforts to enroll properties in the HCP/NCCP reserve system at the request of the Executive Director. This may include strategic planning efforts to identify priority areas for habitat management and enhancement and coordination with private landowners.

**Task 4b: Burrowing owl habitat enhancement (CDFW LAG)**

Assist the Conservancy with vegetation management and regular mowing around burrowing owl nest sites to maintain suitable foraging habitat at WRPP, YBWA, and potentially 1 other site.

**Task 4c: Pollinator habitat enhancement (NFWF)**

Supervise and direct California Conservation Corps crews with habitat enhancement activities

**Hours and Rates:**

Services provided will be reimbursed based on the rates shown in the tables below or otherwise formally approved by the Yolo RCD Board. Other expenses incurred by the Yolo RCD while performing the services described above shall be reimbursed based on actual expenses incurred. Mileage for travel shall be reimbursed at the current U.S. Federal rate.

**Table 1:** Staff rates for FY26/27

<b>Staff Position</b>	<b>Hourly Rate*</b>
Executive Director	\$140.00
Program Manager	\$110.00
Project Manager	\$100.00
Field Manager	\$100.00
Restoration Field Lead	\$100.00
Field Technician	\$90.00
Project Assistant	\$90.00

*\*Staff hourly rates shown here are pending Yolo RCD Board approval.*

**Table 2:** Equipment rates for FY26/27

<b>Equipment Use</b>	<b>Hourly Rate</b>
Super Duty Truck rental	\$39.56
Light Truck rental	\$34.98
ATV/SxS	\$20.00
Mower	\$20.00
Water pump	\$20.00
Chainsaw	\$10.00
Weed whacker	\$5.00

## ATTACHMENT B

### STANDARD INSURANCE REQUIREMENTS

A. During the term of this Agreement, Consultant shall at all times maintain, at its expense, the following coverages and requirements. The comprehensive general liability insurance shall include broad form property damage insurance.

1. Minimum Coverages. Insurance coverage shall be with limits not less than the following:
  - a. **Comprehensive General Liability** – \$1,000,000/occurrence and \$2,000,000/aggregate.
  - b. **Automobile Liability** – \$1,000,000/occurrence (general) and \$500,000/occurrence (property) (include coverage for Hired and Non-owned vehicles).
  - c. **Professional Liability/Malpractice/Errors and Omissions** – \$1,000,000/occurrence and \$2,000,000/aggregate.
  - d. **Workers' Compensation – Statutory Limits/Employers' Liability** - \$1,000,000/accident for bodily injury or disease.

The limits of insurance may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the Yolo Habitat Conservancy before the Yolo Habitat Conservancy's own insurance or self insurance shall be called upon to protect it as a named insured.

2. The Yolo Habitat Conservancy, its officers, agents, employees and volunteers shall be named as additional insured on all but the workers' compensation and professional liability coverages. (Evidence of additional insured may be needed as a separate endorsement due to wording on the certificate negating any additional writing in the description box.) Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Further, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is greater. The additional insured coverage under the Consultant's policy shall be primary and non-contributory, and will not seek contribution from the Yolo Habitat Conservancy's insurance or self insurance and shall be at least as broad as CG 20 01 04 13.

3. Said policies shall remain in force through the life of this Agreement and, with the exception of professional liability coverage, shall be payable on a "per occurrence" basis unless the Yolo Habitat Conservancy Risk Manager specifically consents in writing to a "claims made" basis. For all "claims made" coverage, in the event that the Consultant changes insurance carriers Consultant shall purchase "tail" coverage covering the term of this Agreement and not less than three years thereafter. Proof of such "tail" coverage shall be required at any time that the Consultant changes to a new carrier prior to receipt of any payments due.

4. The Consultant shall declare all aggregate limits on the coverage before commencing performance of this Agreement, and the Yolo Habitat Conservancy's Risk Manager reserves the right to require higher aggregate limits to ensure that the coverage limits required for this Agreement as set forth above are available throughout the performance of this Agreement.

5. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the Yolo Habitat Conservancy Risk Manager, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or the Yolo Habitat Conservancy.

6. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Director (ten (10) days for delinquent insurance premium payments).

7. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise approved by the Yolo Habitat Conservancy Risk Manager.

8. The policies shall cover all activities of Consultant, its officers, employees, agents and volunteers arising out of or in connection with this Agreement.

9. The Consultant shall waive all rights of subrogation against the Yolo Habitat Conservancy, its officers, employees, agents and volunteers.

**B.** Prior to commencing services pursuant to this Agreement, Consultant shall furnish the Yolo Habitat Conservancy with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by, and are subject to the approval of, the Yolo Habitat Conservancy Risk Manager before work commences. Upon Yolo Habitat Conservancy's request, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

**C.** During the term of this Agreement, Consultant shall furnish the Yolo Habitat Conservancy with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon Yolo Habitat Conservancy's request, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Receive introduction to the new Executive Director.

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**Attachments**

Staff Report

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 09:36 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Chris Alford  
Former Interim Executive Director/Consultant

Re: Receive introduction to new Executive Director

Date: May 18, 2026

---

## **REQUESTED ACTIONS:**

1. Receive introduction to new Executive Director

## **BACKGROUND:**

In accordance with the sixth amendment to the Memorandum of Understanding between the County of Yolo (County) and the Yolo Habitat Conservancy (Conservancy), which was approved by the Conservancy Board on May 19, 2025, the County agreed to provide ongoing staffing and general administrative services to the Conservancy including the provision of a full-time Executive Director. The County released a position announcement on December 24, 2025. The position announcement was distributed widely, including on both regional and national job boards. The County began screening applications in early 2026 and conducted two rounds of interviews in March with panel members that included the Conservancy's Board Chair, Conservancy's Interim Executive Director, County General Services Department Director and Deputy Director, and the Yolo HCP/NCCP Science and Technical Advisory Committee Chair. Cathy Little was selected from a pool of qualified applicants and began serving as the newest staff member of the County's Department of General Services and the appointed Executive Director to the Yolo Habitat Conservancy on April 20<sup>th</sup>.

Ms. Little has over 25 years of experience managing natural lands, implementing conservation programs, and conducting regulatory compliance. She most recently served as the Northern California Regional Preserve Manager at the Center for Natural Lands Management (CNLM) where she oversaw the protection and management of preserves with sensitive habitats and listed species across northern California. Ms. Little's background experience and skills include a rare combination of skillsets that are well aligned to meet the needs and demands of the Yolo Habitat Conservancy's Executive Director position.

**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

---

**Information**

**SUBJECT**

Authorize approval for Yolo Habitat Conservancy Executive Director to take necessary actions to execute a Certificate of Inclusion with Reclamation District 2035 to allow use of Yolo HCP/NCCP coverage for the Road 27 Drainage Pump Station Emergency Repairs Project.

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**Attachments**

Staff Report

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 10:05 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little,  
Executive Director

Re: Authorize approval for Yolo Habitat Conservancy Executive Director to take necessary actions to execute a Certificate of Inclusion with Reclamation District 2035 to allow use of Yolo HCP/NCCP coverage for the Road 27 Drainage Pump Station Emergency Repairs Project

Date: May 18, 2026

---

## **REQUESTED ACTION:**

1. Authorize approval for Yolo Habitat Conservancy Executive Director to take necessary actions to execute a Certificate of Inclusion with Reclamation District 2035 (RD 2035) to allow use of Yolo HCP/NCCP coverage for the Road 27 Drainage Pump Station Emergency Repairs Project.

## **BACKGROUND:**

RD2035 is a local reclamation district that provides flood protection drainage and irrigation water to Conaway Ranch and some adjoining lands in eastern Yolo County. On February 11, 2025, RD 2035 discovered that the Road 27 Return Pump Station, located on the landside of the West Levee of the Yolo Bypass in Yolo County (Figures 1 and 2, Project Vicinity and Site Maps), had shifted several feet from its as-built position, rendering the pump station inoperable and posing a significant flood risk to the local area. To protect the integrity of the levee and downstream life and property, RD 2035 implemented emergency repairs. The project included the demolition and removal of the existing large concrete vault and pipe discharge structures, and the construction of a new concrete vault, concrete U-wall, and placement of 36" diameter steel pipelines on and within the levee.

RD 2035 is a Special District whose project is not subject to the discretionary authority of any of the Yolo HCP/NCCP member agencies, thereby making it a Special Participating Entity (SPE) if it utilizes permit coverage under the Yolo HCP/NCCP. RD2035 is currently seeking to address mitigation requirements for the emergency repairs and, at the recommendation of California Department of Fish and Wildlife staff, has submitted an SPE request to the Yolo Habitat Conservancy to mitigate for the project. To grant permit coverage to an SPE, the Conservancy must determine the requested permit coverage is available and establish a legally enforceable contract (SPE Agreement) with the SPE. The SPE Agreement binds the SPE to the relevant terms of the Yolo HCP/NCCP permits, Implementing Agreement, and Yolo HCP/NCCP. In addition to executing the SPE Agreement, the SPE entity must

submit a complete application package and complete any other steps required by the SPE Agreement. While treated as an SPE, a total of 100 acres of impacts for operations and maintenance activities conducted by local reclamation districts is already explicitly identified for coverage in the Yolo HCP/NCCP (Yolo HCP/NCCP Table 3-2). To date, a total of 8.96 acres of the allotted 100 acres has been allocated for local reclamation district operations and maintenance activities so coverage is available for this project.

A breakdown of the temporary and permanent impacts to land cover impacts is included in the table below and shown in Figure 2. Because a higher than anticipated amount of temporary take has been issued over the first several years of the Yolo HCP/NCCP program, the Yolo Habitat Conservancy has requested this project consider their temporary impacts as permanent for purposes of HCP/NCCP permit coverage, in accordance with the temporary impact policy approved by the Board in January 2023. Because the impacts will still be temporary in nature, and restored back to original condition, staff recommend waiving the buffer fee for these temporary impacts.

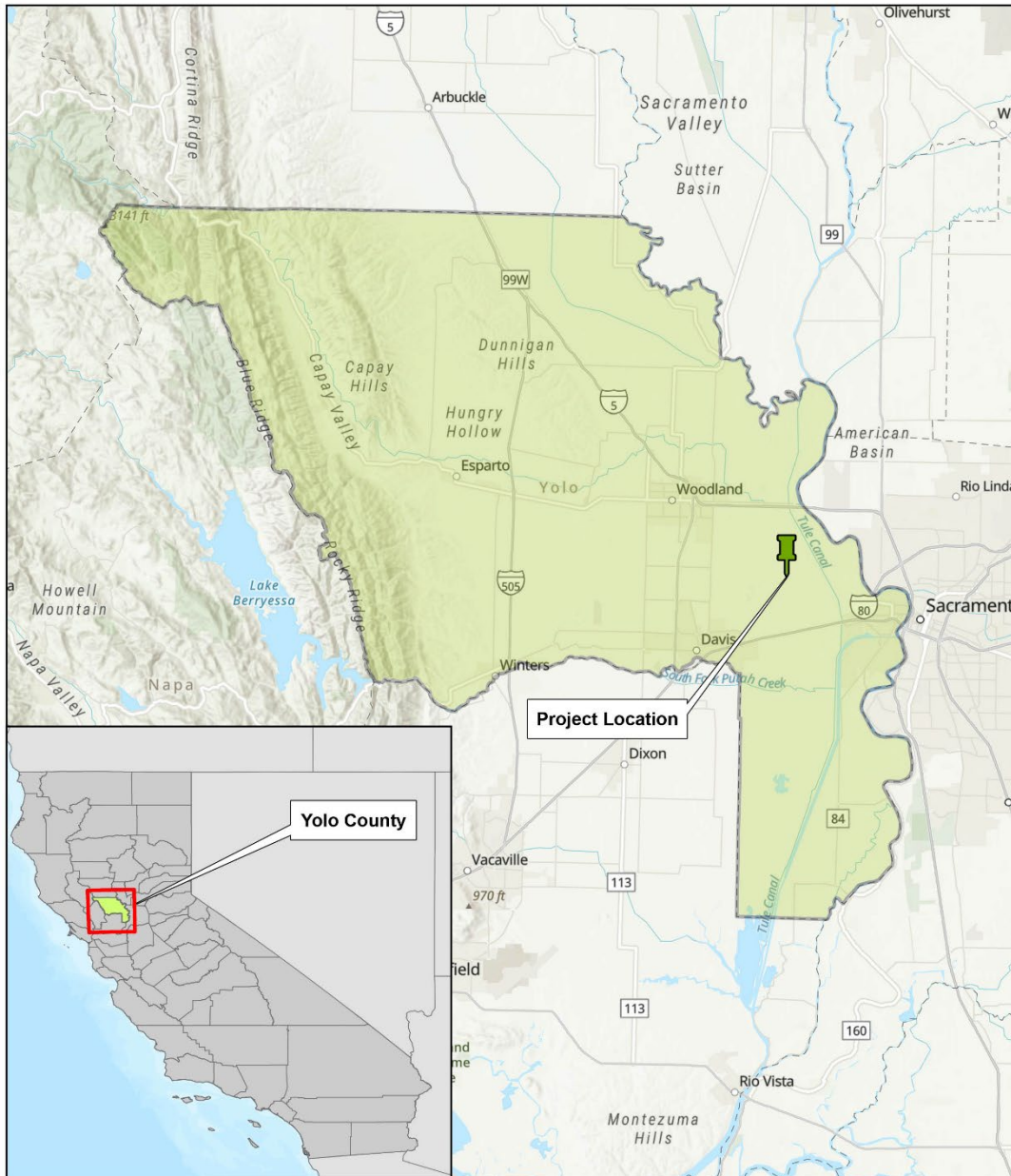
**Table 1: Summary of Project Land Cover Impacts**

Land Cover Types	Permanent Impact	Buffer Area	Temporary Impact (to be treated as Permanent Impacts for HCP/NCCP Coverage)
Ruderal with Covered Species Habitat	0.004 acres	0.16 acres	0.22 acres
Barren with Covered Species Habitat	--	0.04 acres	0.10 acres
Lacustrine and Riverine	0.04 acres	0.14 acres	0.14 acres
Cultivated Land (All Types)	--	--	1.96 acres

Because the applicant is a local entity with coverage already anticipated in the plan, SPE cost recovery charges are not required, per the SPE fee policy approved by the Board in May 2022, and the applicant will only need to pay the mitigation fees. Staff have determined that requested permit coverage is available and will not pose a significant impact on the Yolo HCP/NCCP’s coverage as long as the impacts for this project are treated as permanent impacts. Staff recommend that the Board approve this SPE coverage request, including the waiver of the buffer fee on the temporary impacts, and direct the Executive Director to issue a Certificate of Inclusion to the SPE once all necessary application steps and payments have been made.



Figure 1: Location Map



**FIGURE 1**  
**PROJECT VICINITY**  
ROAD 27 DRAINAGE PUMP STATION - EMERGENCY REPAIRS PROJECT  
PHASE I AND PHASE II  
YOLO COUNTY, CALIFORNIA  
JUNE 2025

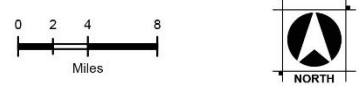
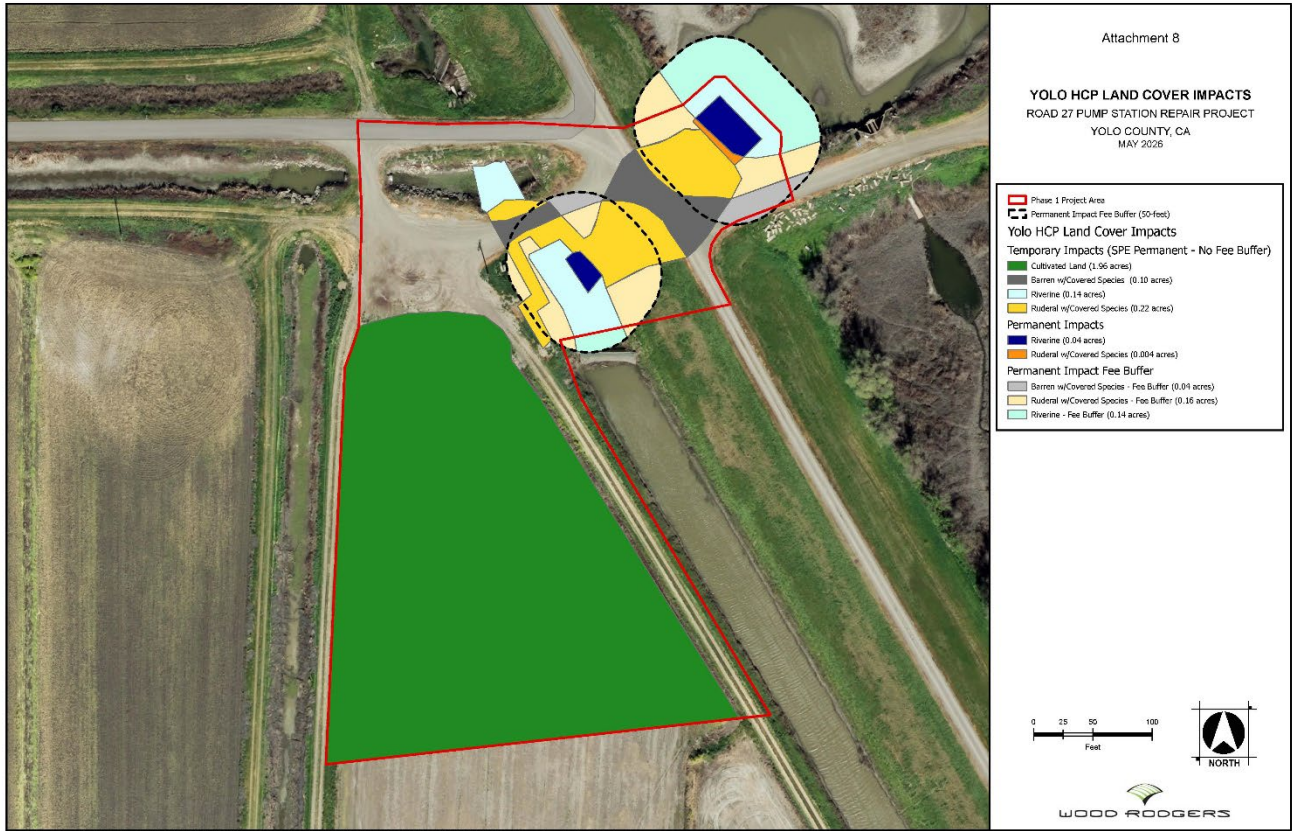


Figure 2. Land Cover Type Impacts



**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Approve the Tauzer Site as a Swainson's hawk foraging habitat mitigation site and candidate pre-permit Yolo HCP/NCCP reserve system site.

---

**Attachments**

Staff Report  
Att. A. Tauzer Site

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**Form Review**

Form Started By: Rosita Vidales  
Final Approval Date: 05/15/2026

Started On: 05/15/2026 10:11 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Former Interim Executive Director/Consultant

Re: Approve the Tauzer Site as a Swainson's hawk foraging habitat mitigation site and candidate pre-permit Yolo HCP/NCCP reserve system site

Date: May 18, 2026

---

## REQUESTED ACTIONS:

1. Approve the Tauzer Site as a candidate Swainson's hawk foraging habitat mitigation site and candidate pre-permit Yolo HCP/NCCP reserve system site

## BACKGROUND:

The Environmental Impact Report (State Clearinghouse #2015012066) prepared in 2018 for the Nishi Residential Development Project (Project) within the City of Davis identifies a need for the Project applicant to provide compensatory mitigation to the Yolo Habitat Conservancy for the loss of approximately 46 acres of Swainson's hawk foraging habitat. Due to the timing of when the project was voted on the City of Davis, as the lead agency, has determined that the mitigation needs of the Project are considered pre-permit mitigation (pre-Yolo HCP/NCCP) and therefore follow the approach utilized by the former Yolo County Interim Swainson's Hawk Foraging Habitat Mitigation Program, which preceded the issuance of the Yolo HCP/NCCP permits and requires that projects over 40 acres provide the conservation land directly.

A conservation easement that covers the majority of the approximately 160-acre Tauzer Site (APN 042-100-006) is being proposed by the Project applicant as the means to fulfill both the agricultural and Swainson's hawk mitigation requirements of the Project. The Tauzer Site is located roughly 1.6 miles north of the City of Davis, immediately east of County Road 103 and immediately south of an existing 1,000-acre Swainson's hawk foraging habitat easement, within Planning Unit 11 (Willow Slough Basin).

The proposed conservation easement area is within the core Swainson's hawk nesting area of Yolo County and an occupied nest was documented within the proposed easement area during the 2025 Plan-wide nest survey. The required Swainson's hawk mitigation is to be fulfilled by protecting the foraging habitat within a 46-acre area defined in the proposed easement as the Swainson's Hawk Preserve Zone as well as requiring the protection at least 5 suitable nest trees, prohibiting rodenticide use, and prohibiting the installation of wind turbines throughout the entire easement area. The required agricultural mitigation associated with the Project is to be fulfilled by protecting the long-term agricultural use of a 94-acre area within the conservation easement area defined in the proposed easement as the Agricultural Preserve Zone. The proposed Swainson's Hawk Preserve Zone and Agricultural Preserve Zone are located immediately adjacent to one another, but do not overlap. While the mitigation is considered pre-permit mitigation, the easement will utilize the current Yolo HCP/NCCP easement template and will have a site-specific management plan that is consistent with the Yolo HCP/NCCP Swainson's Hawk Pre-Permit Reserve Land Management Plan such that the site can be enrolled in the Yolo HCP/NCCP reserve system as a pre-permit site and count towards the Yolo HCP/NCCP's pre-permit site enrollment commitments. The primary Yolo HCP/NCCP goals and objectives that the Tauzer Site would contribute towards if enrolled in the Yolo HCP/NCCP reserve system and the STAC chair's recommendation are summarized in the transmittal memo (Attachment A).

The Executive Director recommends that the Board approve the Tauzer Site as a candidate Swainson's hawk foraging habitat mitigation site and candidate Yolo HCP/NCCP pre-permit conservation easement site. Following Board approval staff will seek concurrence from CDFW and USFWS that the site be considered a candidate Swainson's hawk foraging habitat mitigation site and candidate Yolo HCP/NCCP conservation easement site and will work with the landowner, City of Davis, and Yolo Land Trust to prepare the appropriate conservation easement documents and return to the Board for final action.

**ATTACHMENTS:**

**Attachment A.** Transmittal memo recommending the Tauzer Site for inclusion in the Yolo HCP/NCCP reserve system as a pre-permit site





# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

## **Tauzer Site** **Candidate Site Recommendation Summary**

**Recommendation:** Yolo Habitat Conservancy staff recommend approval of the Tauzer Site as a candidate Swainson’s hawk foraging habitat mitigation site and candidate Yolo HCP/NCCP reserve system site to allow for the protection and management of the grassland and wildlife friendly cultivated agricultural habitat present on an approximately 46-acre portion of the site. Enrollment of the site would expand the extent of protected Swainson’s hawk foraging habitat in the immediate area by protecting foraging habitat located adjacent to the existing 1,000-acre Conaway Ranch Swainson’s hawk foraging habitat conservation easement. The proposed easement would also require that the landowner maintain at least five suitable nest trees on the overall property, thereby ensuring the availability of nest tree sites within an area where nesting habitat is limited. An occupied Swainson’s hawk nest was observed on the site during the 2025 Plan-wide nest survey, which upon enrollment in the reserve system, would count towards the HCP/NCCP nest occupancy commitments for Swainson’s hawk. While the easement is being established specifically to protect Swainson’s hawk foraging habitat, enrollment of the site in the Yolo HCP/NCCP reserve system would contribute to a variety of HCP/NCCP enrollment goals and objectives, including: enroll 8,000 acres of pre-permit reserve lands into the reserve system (L1.1), maintain crop types that support Swainson’s hawk foraging habitat (SH1.1), protect and maintain at least 20 unprotected Swainson’s hawk nest trees within the reserve system (SH1.2), protect grassland natural community and non-rice cultivated land modeled as western burrowing owl habitat (WBO1.1, WBO1.2), and enroll tricolored blackbird foraging habitat on baseline public and easement lands into the reserve system as pre-permit reserve lands (TRBL1.2).

**Site Name:** Tauzer Site

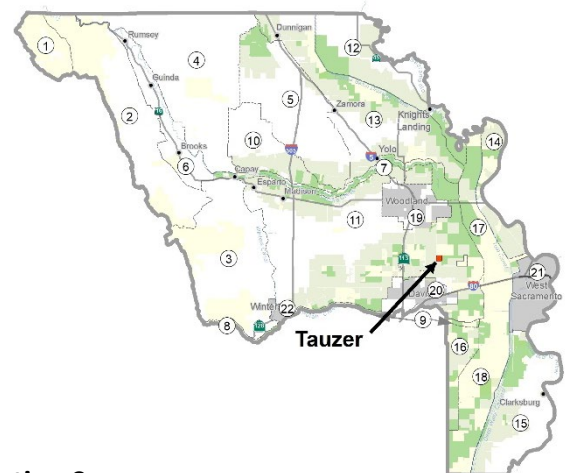
**Area being considered for enrollment:** 46 acres specific to Swainson’s hawk foraging habitat with conditions that prohibit rodenticide use, prohibit windmills, and require that a minimum of 5 suitable nest trees be maintained on the entire (~160-acre) property.

**Planning Unit:** 11 (Willow Slough Basin)

**Priority Land Acquisition Area:** Priority 1

**Proposed Enrollment Type:** Pre-permit land

**Primary Land Cover Types:** grassland, cultivated land



### **Science and Technical Advisory Committee (STAC) Chair Evaluation Summary:**

HCP/NCCP covered species habitat observed at the time of the STAC site visit conducted on April 5, 2024:

- **Swainson’s hawk:** natural lands foraging habitat
- **Burrowing owl:** nesting and natural lands foraging habitat
- **Swainson’s hawk:** natural lands foraging habitat
- **White-tailed kite:** natural lands foraging habitat
- **Tricolored blackbird:** natural lands foraging habitat

**The STAC has made the following recommendation:**

The proposed conservation easement area is within the core Swainson's hawk nesting area of Yolo County. There are several traditionally active nests near the site, including one on the Tauzer parcel, and numerous traditionally active territories in the surrounding vicinity that have been monitored for over 35 years. Although the acreage specific to Swainson's hawk foraging habitat is relatively small on the proposed conservation easement site, the Tauzer property is located immediately south of the existing ~1,000-acre Swainson's hawk foraging habitat conservation easement located on Conaway Ranch, and thereby would expand the extent of protected foraging habitat within the active territory. As a condition of accepting this site as a Swainson's hawk foraging habitat mitigation site, the STAC chair recommends that the easement require the protection of at least five mature trees that provide suitable Swainson's hawk nest habitat.



**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

---

**Information**

**SUBJECT**

Receive the Yolo HCP/NCCP Annual Report for FY 24/25 and receive a presentation on activities conducted in FY24/25.

---

**Attachments**

Staff Report

Att. A. YHC Annual Report FY24/25

---

**Form Review**

Form Started By: Rosita Vidales

Final Approval Date: 05/15/2026

Started On: 05/15/2026 10:14 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Former Interim Executive Director/Consultant

Re: Receive and file the Yolo HCP/NCCP Annual Report for FY24/25 and receive a presentation on activities conducted in FY24/25

Date: May 18, 2026

---

## **REQUESTED ACTIONS:**

1. Receive and file the Yolo HCP/NCCP Annual Report for FY24/25 and receive a presentation on activities conducted in FY24/25

## **BACKGROUND:**

The Conservancy must complete an annually prepare a report that documents Yolo HCP/NCCP activities that occurred during the previous fiscal year (July 1 to June 30) and provide it to the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service. The annual report is a required component of the HCP/NCCP that allows the Conservancy Board, wildlife agencies, member agencies, stakeholders, and other interested parties to review the status of HCP/NCCP implementation. In addition to addressing requirements of the HCP/NCCP, the annual report serves as the Conservancy's annual report required under the Mitigation Fee Act. Staff worked with Alford Environmental to draft the annual report for the reporting period of July 2024 through June 2025 (Attachment A).

## **ATTACHMENTS:**

**Attachment A.** Yolo HCP/NCCP Annual Report for FY24/25



Habitat Conservation Plan / Natural Community Conservation Plan



# Yolo HCP/NCCP Annual Report

for Fiscal Year 2024/2025

# Yolo HCP/NCCP Annual Report for Fiscal Year 2024/2025

## **Yolo Habitat Conservancy Board Members during FY24/25**

Lucas Frerichs, Yolo County  
Mary Vixie Sandy, Yolo County  
Will Arnold, City of Davis  
Linda Deos, City of Davis  
Verna Sulpizio Hull, City of West Sacramento  
Richard Casavecchia, City of Winters  
Albert Vallecillo, City of Winters  
Victoria Fernandez, City of Woodland  
David Moreno, City of Woodland  
Mabel Salon, University of California, Davis

## **Yolo Habitat Conservancy Executive Director during FY24/25**

Elisa Sabatini  
Chris Alford

### **Contact:**

Chris Alford, Interim Executive Director  
chris@yolohabitatconservancy.org  
(530) 848-6211

### **Prepared By:**

Yolo Habitat Conservancy & Alford Environmental



**April 2026**

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# Acronyms and Abbreviations

AMM	Avoidance and Minimization Measure
CCC	California Conservation Corps
CCRMP	Creek Resources Management Plan
CDFW	California Department of Fish and Wildlife
CE	Conservation Easement
Conservancy	Yolo Habitat Conservancy
CRA	Conservation Reserve Area
FY24/25	Fiscal Year 2024/2025 (July 1, 2024 - June 30, 2025)
HCP	Habitat Conservation Plan
NCCP	Natural Community Conservation Plan
PBBB	Palmate-bracted bird's beak
Permits	incidental take permits
Permittees	Yolo Habitat Conservancy, County of Yolo, and the Cities of Davis, Winters, West Sacramento, and Woodland
Plan Area	all lands within the boundary of Yolo County and an expanded area consisting of 1,174 acres for riparian conservation along Putah Creek in Solano County
Plan	Yolo Habitat Conservation Plan / Natural Community Conservation Plan
RCD	Resource Conservation District
SPE	Special Participating Entity
STAC	science and technical advisory committee
USFWS	U.S. Fish and Wildlife Service
VELB	valley elderberry longhorn beetle

# 1. Introduction and Overview

This is the seventh Annual Report for the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP or Plan). This Annual Report summarizes activities undertaken by the Yolo Habitat Conservancy (Conservancy) and its partners between July 1, 2024 and June 30, 2025, which was the sixth full year of Yolo HCP/NCCP implementation. The content of this report provides information per the Plan, the Implementing Agreement, and permits. It also provides the Conservancy Board of Directors, U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the general public the opportunity to review the Conservancy's actions and progress toward Yolo HCP/NCCP implementation.

## The components of this annual report include:

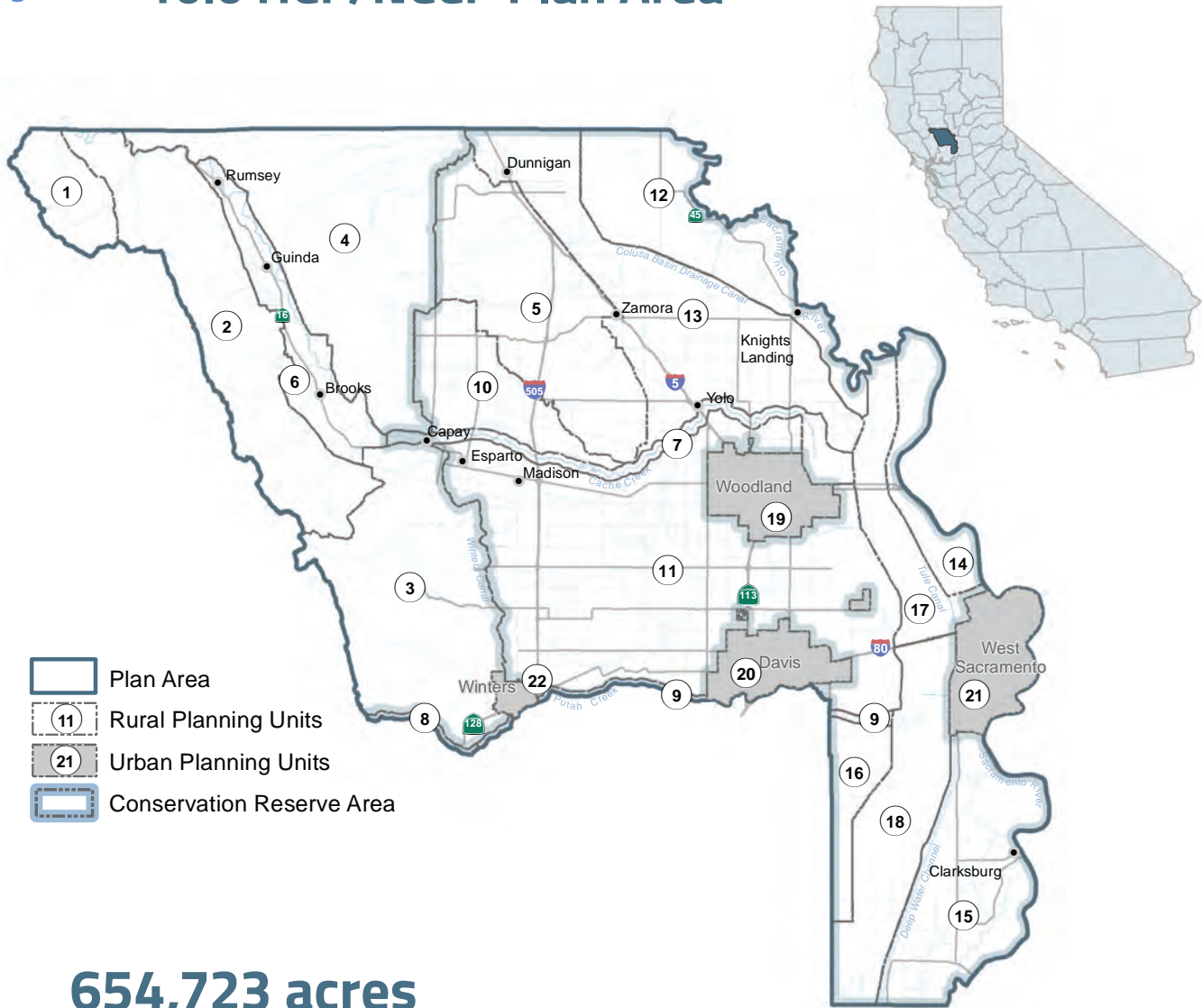
- Covered Activities and Impacts
- Acquisition and Restoration
- Reserve Management
- Enhancement, Monitoring, and Research
- Stay-Ahead Provisions
- Changed and Unforeseen Circumstances
- Program Administration
- Finances

## Yolo Habitat Conservation Plan / Natural Community Conservation Plan



*The Yolo HCP/NCCP is a locally developed plan that offers a streamlined permitting process for development activities while implementing a regional conservation strategy that protects, enhances, and restores valuable natural resources in Yolo County and contributes to the recovery of 12 covered plant and wildlife species. The Yolo HCP/NCCP strikes a sensible balance between natural resource conservation and economic growth in the region.*

Figure 1-1: **Yolo HCP/NCCP Plan Area**



**654,723 acres**

**653,549 acres in Yolo County**

Primary Plan Area that encompasses Yolo County and defines the area where the Yolo HCP/NCCP can provide permit coverage for development and other covered activities.

**1,174 acres in Solano County**

Expanded Plan Area that encompasses the riparian habitat on the southern half of Putah Creek that is included in the Yolo HCP/NCCP conservation strategy.

# Overview

The Yolo HCP/NCCP is a 50-year regional plan to protect endangered species and natural resources while allowing for orderly development in Yolo County consistent with local General Plans. The Yolo HCP/NCCP is both a Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP). This means that the Conservancy and the member agencies (County of Yolo, City of Davis, City of West Sacramento, City of Winters, and City of Woodland), known together as the Permittees, have obtained permits issued by USFWS and CDFW that allow the Permittees to comply with Section 10 of the federal Endangered Species Act and California's Natural Community Conservation Planning Act. The Permittees received permits from USFWS on September 26, 2018. The permits issued by CDFW were signed on January 10, 2019, which is the effective start date of the 50-year term of the Yolo HCP/NCCP.

Over the 50-year permit term of the Yolo HCP/NCCP, impacts from urban and rural projects, including operations and maintenance activities, will be offset by the creation of a reserve system managed for the benefit of 12 covered species (See Table 1-1), as well as the natural communities that they—and hundreds of other species—depend upon for habitat. Unlike individual site mitigation efforts, the Yolo HCP/NCCP reserve system takes a regional approach to species conservation that includes the protection of a network of habitat areas that support the life cycle and population needs of covered species to aid in the recovery of these species. The Yolo HCP/NCCP also commits to providing 8,231 acres of new conservation and the enrollment of 8,000 acres of existing conservation land in addition to the 16,175 acres of mitigation for development activities covered by the Yolo HCP/NCCP permits.

Through the Permittees, the Yolo HCP/NCCP provides local public agencies, private developers, consultants, and property owners a streamlined and cost-effective approach for requesting and receiving incidental take coverage for development projects. Prior to the Yolo HCP/NCCP, an applicant for any development that involved loss of federally or state protected plants, wildlife, or their habitats was, in many cases, required to obtain permits directly from state or federal agencies—a process that could take several years and incur high costs.

Yolo HCP/NCCP permit coverage applies only to eligible projects, known as covered activities, undertaken within the Yolo HCP/NCCP Plan Area (Plan Area). The Yolo HCP/NCCP covers a total of 21,559 acres of activities within five categories, including: urban and rural projects (17,550 acres), public/private operations and maintenance (706 acres), conservation strategy implementation (956 acres), and neighboring landowner agreements (2,347 acres). The Plan Area is 654,723 acres, including 653,549 acres contained within Yolo County and 1,174 acres in the expanded area for riparian conservation in Solano County on the south side of Putah Creek (See Figure 1-1).

**Table 1-1: Yolo HCP/NCCP covered species**

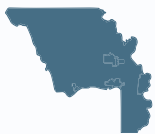
Common Name	Scientific Name	Status Federal/State <sup>a</sup>
<b>Plants</b>		
Palmate-bracted bird’s beak	<i>Chloropyron palmatum</i>	E/E
<b>Invertebrates</b>		
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	T/ -
<b>Amphibians</b>		
California tiger salamander (Central California DPS)	<i>Ambystoma californiense</i>	T/T
<b>Reptiles</b>		
Northwestern pond turtle	<i>Actinemys marmorata</i>	PT /CSC
Giant garter snake	<i>Thamnophis gigas</i>	T/T
<b>Birds</b>		
Swainson’s hawk	<i>Buteo swainsoni</i>	- /T
White-tailed kite	<i>Elanus leucurus</i>	- /FP
Western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	T/E
Western burrowing owl <sup>b</sup>	<i>Athene cunicularia hypugaea</i>	- /C <sup>b</sup>
Least Bell’s vireo	<i>Vireo bellii pusillus</i>	E/E
Bank swallow	<i>Riparia riparia</i>	-/T
Tricolored blackbird	<i>Agelaius tricolor</i>	- /T

a. Status: C= Candidate for listing, CSC=California species of special concern, E=Endangered, FP= Fully protected under California Fish and Game Code, PT= Proposed Threatened, T=Threatened, - = no designation

b. Western burrowing owl received candidate listing status under the California Endangered Species Act on October 10, 2024.

## Benefits of the Yolo HCP/NCCP

### Local control.



The Yolo HCP/NCCP moves compliance with state and federal endangered species laws for public and private activities from state and federal agencies to the local level. The Yolo Habitat Conservancy administers the permits and implements the Yolo HCP/NCCP in coordination with the member agencies (Yolo County, City of Davis, City of West Sacramento, City of Winters, and City of Woodland) with oversight from the CDFW and the USFWS to streamline the existing process while still providing comprehensive regulatory coverage for currently listed species and those that may be listed in the future.

### Improved and increased species conservation.



Coordinated conservation planning through the Yolo HCP/NCCP will provide significant benefits to endangered and threatened species in Yolo County during and beyond the 50-year permit term as it replaces piecemeal mitigation with a regional conservation strategy and adds conservation beyond mitigation.

### Streamlined permitting process.



The Yolo HCP/NCCP replaces a project-by-project mitigation process characterized by uncertainties associated with timing, costs, and litigation. This efficiency provides an economic benefit to public agencies and other projects in the form of streamlined Endangered Species Act permitting.

### Preservation of working agricultural lands.



The Yolo HCP/NCCP recognizes that many agricultural working landscapes provide habitat. The premise of habitat and species conservation through preserved and carefully managed agriculture is foundational to the HCP/NCCP and integral to the values of Yolo County.

## 2. Covered Activities and Impacts

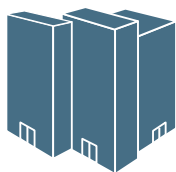
- This chapter provides an overview of the covered activities to which Permittees granted a certificate of approval, compliance, or inclusion during the reporting period.

### Reporting Period Activities

Between July 1, 2024 and June 30, 2025, a total of nine projects received permit coverage through the Yolo HCP/NCCP. The projects include five urban development projects, one rural development project, and three rural public infrastructure projects. Table 2-1 provides a list of all covered activities for which a Permittee granted take coverage during the reporting period. Information provided for each project includes a brief description of the covered activity, the Permittee extending the coverage, and permanent and temporary acreages disturbed. Figure 2-1 provides a map showing the location of covered activities. Table 2-2 provides a summary of permanent and temporary acreages disturbed by land cover type for the collective covered activities in the reporting period and cumulatively. Table 2-3 provides a summary of permanent and temporary acreages disturbed by modeled habitat for the collective covered activities in the reporting period and cumulatively. A total of 92 projects have received permit coverage between the start of Yolo HCP/NCCP implementation and the end of this reporting period.

No Permittee, applicant, or Special Participating Entity (SPE) reported observations of harassment or mortality of covered species occurred during the reporting period.

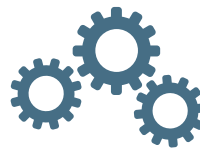
#### Yolo HCP/NCCP Covered Activity Categories



Urban Projects and Activities



Rural Projects and Activities



Public/Private Operations and Maintenance



Conservation Strategy Implementation

## Urban Projects and Activities

Urban projects and activities include covered activities that consist of general urban development, urban public services, infrastructure, and utilities within urban planning units (Planning Units 19, 20, 21, and 22). During the reporting period, five urban projects received streamlined permits through the Yolo HCP/NCCP. These projects included one public library, two residential developments, and two manufacturing facilities. Highlights of these approved projects are provided below.

### General Urban Development:

Yolo County issued permit coverage to itself for the construction of a new South Davis Library which includes a 12,000+ square foot library building with a community room and adjacent outdoor terrace space. The site of this new library is at the west end of Walnut Park, within the City of Davis.

The City of West Sacramento issued permit coverage for two urban residential developments. One was for Tentative Parcel Map 5242 to allow for future condominium development at 999 Riverfront Street. The other was to cover activities associated with the Grand Gateway Zoning District which includes development of a high-density, mixed-use development on four blocks located within the City of West Sacramento's downtown core. The project includes 450 new housing units, with 25 percent of those designated as affordable, with rent limits set at or below 80 percent of the Area Median Income.

Two manufacturing facilities received permit coverage in FY24/25. Phase 1 of the Seaway/Titan project involves the construction of a new one-story, approximately 200,000 square-foot advanced manufacturing facility in West Sacramento. Redwood Empire received permit coverage to expand their pressure treating facility located within the City of Woodland. The project includes the construction of four buildings and major updates to the facility-wide infrastructure, including (but not limited to) power/solar, storm water treatment, rail spur capacity/distribution channel, asphalt, and sewer and water connections.



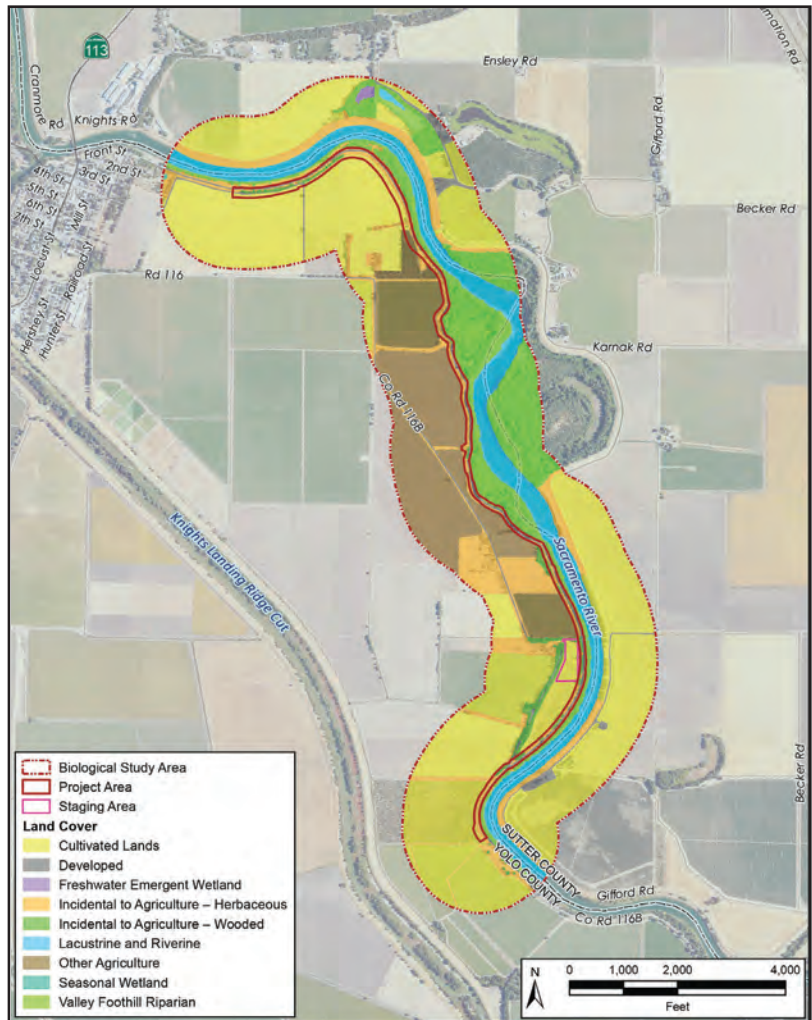
**South Davis Library**

# Rural Projects and Activities

Rural projects and activities include roads and bridges, bike lanes and multi-use trails, airports, agricultural economic development and open space, habitat conservation projects, parks and recreation, and aggregate mining within the 18 rural planning units (Planning Units 1 through 18). During this reporting period, four rural projects received streamlined permits through the Yolo HCP/ NCCP. These projects included one rural development project and three rural public infrastructure projects.

## Rural Public Services, Infrastructure, and Utilities:

The County of Yolo issued itself permit coverage for three rural public infrastructure projects that included a bridge replacement and levee improvements in two locations. The bridge construction over Dry Slough on County Road 96 was conducted to replace a bridge that was built in 1930 and was determined to be structurally deficient by Caltrans. The two levee improvement projects that received permit coverage are located near the town of Knights Landing. The Knights Landing Flood Management Project - Sacramento West Levee Improvements (LM 0.9-4.3) was designed to address under-seepage, through-seepage, stability, and freeboard deficiencies on the right bank of the Sacramento River from levee mile 0.9 to 4.3, near the community of Knights Landing. Knights Landing Ridge Cut Improvements project includes clearing and grubbing of trees and vegetation, excavating the face of the existing landside levee slope, and reconstructing the levee with imported fill to widen the levee crown and create a consistent elevation along the Knights Landing Ridge Cut Levee, located southwest of the community of Knights Landing. The proposed improvements on the landside of the levee would also include remediation



**Knights Landing Flood Management Project  
Sacramento West Levee Improvements (RMO.9-4.3)**

(Source: GEI)

of existing levee encroachments, including but not limited to removal of levee pipe penetrations, relocation of PG&E power poles, and replacement of levee gates. The levee improvements constitute a portion of the Knights Landing Flood Management Project which, once all phases are completed, will reduce or prevent flooding to a population of 995, approximately 321 structures, and 3,500 acres of prime agricultural lands.

### **General Rural Development:**

The County of Yolo issued permit coverage for the Yolo 1 and Yolo 2 commercial cannabis facility. The project components include the construction of mixed-light greenhouses, a nursery, and associated operational components, such as storage structures, office space, and a restroom. Additional project features include new septic systems with leach fields and drainage basins for runoff, future solar-panel fields for sustainable energy, and new water wells for potable, irrigation, and fire protection.

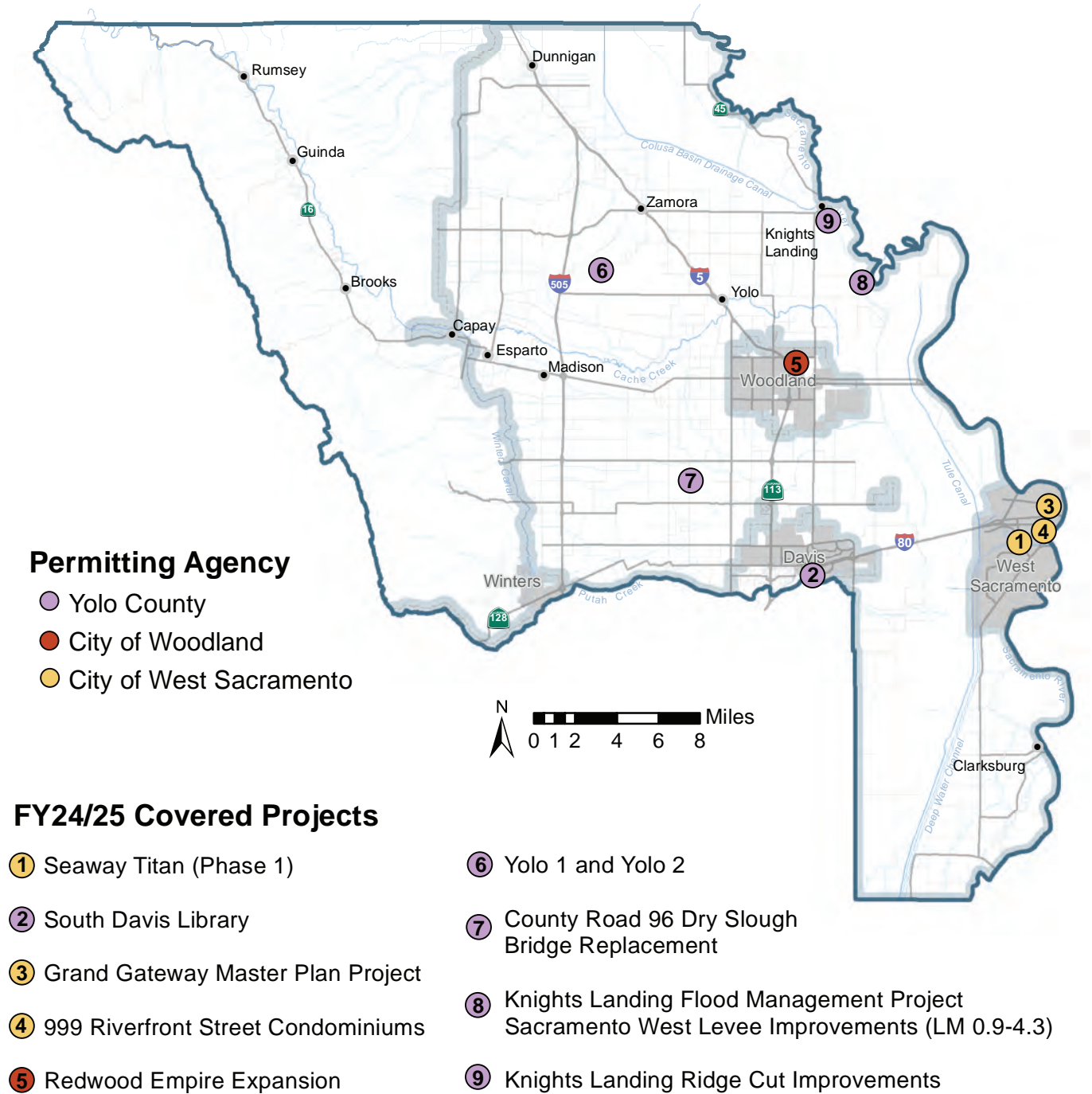
## **Public and Private Operations and Maintenance**

Operations and maintenance activities include activities that are necessary for the ongoing operations and maintenance of existing and planned land uses, facilities, and services in both urban and rural planning units throughout the Plan Area. Activity types that are eligible for coverage for operations and maintenance include: general urban and rural development operations and maintenance; public services, infrastructure, and utilities operations and maintenance; roads, bridges, bike lanes, and multi-use pathways; flood control facilities; general utilities; and activities associated with the Cache Creek Resources Management Plan (CCRMP). No operations and maintenance activities received permit coverage under the Yolo HCP/NCCP during FY24/25.

## **Conservation Strategy Implementation Projects**

The Yolo HCP/NCCP provides take authorization for the actions described in Chapter 6, Conservation Strategy, of the Plan. The activity types include all the habitat modification, management and monitoring activities undertaken for the purposes of implementing this HCP/NCCP, as well as projects implemented by other groups that build on and support decades of local, state, and federal conservation efforts in the Plan Area, including conservation activities within the Yolo Bypass Wildlife Area, implementation of the CCRMP and Willow Slough Watershed Integrated Resources Management Plan, and the efforts of the Lower Putah Creek Coordinating Committee. No conservation strategy implementation projects received permit coverage under the Yolo HCP/NCCP during FY24/25 beyond those conducted within the Yolo HCP/NCCP reserve system, which are described in Chapters 3 and 4.

Figure 2-1: Covered activities FY24/25



**Table 2-1: Covered activities for which permit coverage was granted during FY24/25**

Project ID	Project Name	Activity Type	Covered By	Description	Perm. Impacts (acres)	Temp. Impacts (acres)
<b>Urban Projects and Activities</b>						
(1) 2023_20	Seaway/Titan (Phase 1)	General Urban Development	City of West Sacramento	Construction of a one-story advanced manufacturing building totalling approximately 200,000 square feet.	3.4	0
(2) 2023_25	South Davis Library	General Urban Development	Yolo County	Construction of an approximately 12,000 square foot library building that includes a community room and adjacent outdoor terrace space.	1.7	0
(3) 2024_11	Grand Gateway Zoning District	General Urban Development	City of West Sacramento	Zoning district to create a high-density, mixed-use development that includes 450 new housing units.	8.6	0
(4) 2024_02	999 Riverfront Street Condominiums	General Urban Development	City of West Sacramento	Tentative Parcel Map 5242 to allow for future condominium development.	3.3	0
(5) 2025_09	Redwood Empire Expansion	General Urban Development	City of Woodland	Modernization of a pressure treating facility including the construction of four buildings and major updates to the facility-wide infrastructure.	6	0
<b>Rural Projects and Activities</b>						
(6) 2019_14	Yolo 1 and Yolo 2	General Rural Development	Yolo County	Expansion of a commercial cannabis facility including the construction of mixed-light greenhouses, a nursery, buildings, and associated infrastructure.	10.2	0
(7) 2023_02	County Road 96 Dry Slough Bridge Replacement	Rural public services, infrastructure, and utilities	Yolo County	Replacement of the existing bridge on County Road 96 over Dry Slough.	2.77	0
(8) 2024_10	Sacramento West Levee Improvements (LM 0.9-4.3)	Rural public services, infrastructure, and utilities	Yolo County	Levee improvements on the right bank of the Sacramento River from levee mile 0.9 to 4.3 designed to address under-seepage, through-seepage, stability, and freeboard deficiencies.	5.2	30.1
(9) 2024_03	Knights Landing Ridge Cut Improvements	Rural public services, infrastructure, and utilities	Yolo County	Reconstruction of the Knights Landing Ridge Cut Levee to widen the levee crown and create a consistent elevation along with remediation of existing levee encroachments.	0	19.2
<b>Public and Private Operations and Maintenances</b>						
n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Conservation Strategy Implementation</b>						
n/a	n/a	n/a	n/a	n/a	n/a	n/a

**Table 2-2: Avoidance and minimization measures applied to activities that received permit coverage during FY24/25**

Project ID	Project Name	Avoidance and Minimization Measures <sup>a</sup>																				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
(1) 2023_20	Seaway/Titan (Phase 1)				■	■	■	■	■	■							■		■			■
(2) 2023_25	South Davis Library			■	■	■	■	■	■								■					
(3) 2024_11	Grand Gateway Master Plan Project								■	■							■					
(4) 2024_02	999 Riverfront Street Condominiums			■	■	■	■	■	■				■		■		■					
(5) 2025_09	Redwood Empire Expansion					■		■									■					
(6) 2019_14	Yolo 1 and Yolo 2			■	■	■	■	■	■					■			■		■			■
(7) 2023_02	County Road 96 Union Slough Bridge Replacement	■		■	■	■	■	■							■		■					■
(8) 2024_10	Sacramento West Levee Improvements (LM 0.9-4.3)	■		■	■	■	■	■	■	■			■		■		■	■		■	■	■
(9) 2024_03	Knights Landing Ridge Cut Improvements	■		■	■	■	■	■	■	■			■		■	■	■			■		■

***a Avoidance and Minimization Measures (AMMs)***

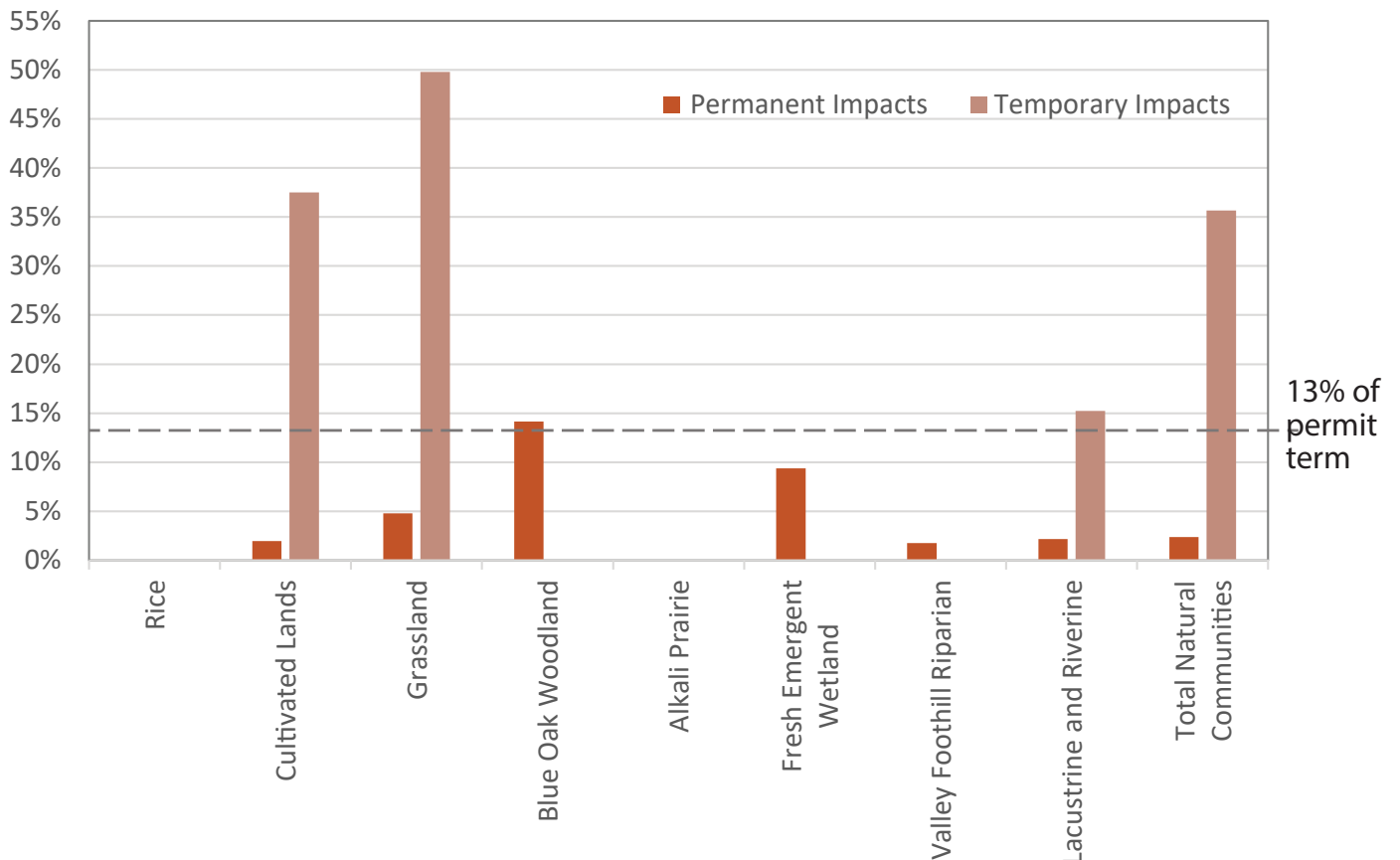
- AMM 1**     *Establish Buffers*
- AMM 2**     *Design Developments to Minimize Indirect Effects at Urban-Habitat Interfaces*
- AMM 3**     *Confine and Delineate Work Area*
- AMM 4**     *Cover Trenches and Holes During Construction and Maintenance*
- AMM 5**     *Control Fugitive Dust*
- AMM 6**     *Conduct Worker Training*
- AMM 7**     *Control Night-Time Lighting of Project Construction Sites*
- AMM 8**     *Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas*
- AMM 9**     *Establish Buffers Around Sensitive Natural Communities*
- AMM 10**    *Avoid and Minimize Effects on Wetlands and Waters*
- AMM 11**    *Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak*
- AMM 12**    *Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle*
- AMM 13**    *Minimize Take and Adverse Effects on Habitat of California Tiger Salamander*
- AMM 14**    *Minimize Take and Adverse Effects on Habitat of Western Pond Turtle*
- AMM 15**    *Minimize Take and Adverse Effects on Habitat of Giant Garter Snake*
- AMM 16**    *Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite*
- AMM 17**    *Minimize Take and Adverse Effects on Habitat of Western Yellow-Billed Cuckoo*
- AMM 18**    *Minimize Take and Adverse Effects on Western Burrowing Owl*
- AMM 19**    *Minimize Take and Adverse Effects on Least Bell's Vireo*
- AMM 20**    *Minimize Take and Adverse Effects on Habitat of Bank Swallow*
- AMM 21**    *Minimize Take and Adverse Effects on Tricolored Blackbird*

**Table 2-3: Permanent and temporary land cover impacts**

Natural Communities	Reporting Period Impacts (acres)		Cumulative Impacts (acres)		Total Allowed Impacts (acres)		Cumulative Impacts (% toward cap)	
	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary
Rice	--	--	--	--	87	--	0%	--
Cultivated Lands (non-rice)	8.7	8.0	195.3	76.2	9,910	203	2.0%	37.5%
Grassland	3.0	--	77.1	14.0	1,734	28	4.4%	50.0%
Blue Oak Woodland	--	--	0.4	--	3	--	13.3%	--
Alkali Prairie	--	--	--	--	4	4	0.0%	0%
Fresh Emergent Wetland <sup>b</sup>	--	--	8.26	--	88	--	9.4%	--
Valley Foothill Riparian	0.36	--	10.47	--	588	--	1.8%	--
Lacustrine and Riverine <sup>b</sup>	0.41	--	6.46	3.63	236	31	2.7%	11.7%
<b>Total Natural Communities<sup>a</sup></b>	<b>12.47</b>	<b>8.0</b>	<b>298.0</b>	<b>93.8</b>	<b>12,650</b>	<b>266</b>	<b>2.4%</b>	<b>35.3%</b>

<sup>a</sup> The totals for natural community loss do not match the total impacts in Table 2-1 because some of the impacts consisted of land cover types that provide covered species habitat but do not belong to any natural communities with the maximum allowable loss as listed in Table 5-1 of the HCP/NCCP (e.g., barren land that may support covered species)

**Figure 2-2: Percent of total allowed permanent and temporary impacts incurred by natural community land cover type through FY24/25**



**Table 2-4: Permanent and temporary impacts by modeled habitat**

Covered Species	Reporting Period Impacts (acres except where noted)		Cumulative Impacts (acres except where noted)		Total Allowed Impacts (acres except where noted)		Cumulative Impacts (% toward cap)	
	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary
<b>Valley elderberry longhorn beetle</b>								
Riparian habitat	0.10	--	3.39	--	523.00	--	0.6%	--
Non-riparian habitat	0.00	0.00	0.00	0.00	61.00	1.00	0%	0%
<b>Total</b>	<b>0.10</b>	<b>0.00</b>	<b>3.39</b>	<b>0.00</b>	<b>584.00</b>	<b>1.00</b>	<b>0.6%</b>	<b>0%</b>
<b>California tiger salamander</b>								
Aquatic breeding habitat	0.00	0.00	0.00	0.00	12.00	1.00	0%	0%
Upland habitat	0.00	0.00	13.26	0.00	398.00	1.00	3.3%	0%
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>13.26</b>	<b>0.00</b>	<b>410.00</b>	<b>2.00</b>	<b>3.2%</b>	<b>0%</b>
Ponds - seasonal aquatic breeding habitat (# of ponds)	0	--	0	--	3	--	0%	--
<b>Western pond turtle</b>								
Aquatic habitat	0.41	0.00	12.32	4.48	369.00	31.00	3.3%	14.5%
Nesting & overwintering habitat	0.36	0.00	27.29	9.04	3,133.00	112.00	0.9%	8.1%
<b>Total</b>	<b>0.77</b>	<b>0.00</b>	<b>39.61</b>	<b>13.52</b>	<b>3,502.00</b>	<b>143.00</b>	<b>1.1%</b>	<b>9.5%</b>
Ponds - perennial aquatic habitat (# of ponds)	0	0	0	0	19	1	0%	0%
Ponds - perennial nesting and overwintering habitat (# of ponds)	0	--	0	--	5	--	0%	--
<b>Total (no. of ponds)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>1</b>	<b>0%</b>	<b>0%</b>
<b>Giant garter snake</b>								
Rice habitat	0.00	--	0.00	--	87.00	--	0%	--
Aquatic habitat	0.00	0.00	4.03	0.51	109.00	1.00	3.7%	51.0%
Freshwater emergent habitat	0.00	--	5.64	--	76.00	--	7.4%	--
Active season upland movement	0.00	0.00	13.04	1.45	441.00	3.00	3.0%	14.0%
Overwintering habitat	0.00	0.00	0.57	0.00	1,235.00	5.00	0%	0%
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>23.28</b>	<b>1.96</b>	<b>1,948.00</b>	<b>9.00</b>	<b>1.2%</b>	<b>11.1%</b>
Drainage (miles)	0.00	--	0.00	--	57.00	--	0%	--
<b>Swainson's hawk</b>								
Nesting habitat	0.36	--	13.64	--	651.00	--	2.1%	--
Natural foraging habitat	0.00	0.00	87.57	12.14	1,407.00	22.00	6.2%	55.2%
Cultivated lands foraging habitat	8.70	8.00	207.31	47.22	9,399.00	202.00	2.2%	23.4%
<b>Total</b>	<b>9.06</b>	<b>8.00</b>	<b>294.88</b>	<b>59.36</b>	<b>10,806.00</b>	<b>224.00</b>	<b>2.7%</b>	<b>26.5%</b>
Nest trees	0	--	0	--	20 <sup>a</sup>	--	0%	--
<b>White-tailed kite</b>								
Nesting habitat	0.36	--	14.38	--	661.00	--	2.2%	--
Primary foraging habitat	8.50	0.00	79.40	11.74	2,609.00	29.00	3.0%	40.5%
Secondary foraging habitat	0.20	8.00	216.41	49.92	7,969.00	205.00	0.2%	24.4%
<b>Total</b>	<b>9.06</b>	<b>8.00</b>	<b>295.81</b>	<b>61.66</b>	<b>10,578.00</b>	<b>234.00</b>	<b>2.8%</b>	<b>26.4%</b>
<b>Western yellow-billed cuckoo</b>								
Nesting/foraging habitat	0.10	--	0.38	--	59.00	--	0.6%	--
<b>Western burrowing owl</b>								
Primary habitat	8.50	0.00	89.58	0.53	861.00	1.00	10.4%	53.0%
Other habitat	0.10	0.00	15.97	15.48	2,311.00	218.00	0.7%	7.1%
<b>Total</b>	<b>8.60</b>	<b>0.00</b>	<b>105.55</b>	<b>16.01</b>	<b>3,172.00</b>	<b>219.00</b>	<b>0.3%</b>	<b>7.3%</b>
<b>Least Bell's vireo</b>								
Nesting/foraging habitat	0.10	--	2.35	--	39.00	--	4.7%	--
<b>Bank swallow</b>								
Nesting habitat	0.00	--	1.90	--	37.00	--	5.1%	--
<b>Tricolored blackbird</b>								
Nesting habitat	0.00	--	12.18	--	86.00	--	14.2%	--
Foraging habitat	8.70	0.00	122.52	21.86	8,942.00	230.00	1.4%	9.5%
<b>Total</b>	<b>8.70</b>	<b>0.00</b>	<b>134.70</b>	<b>21.86</b>	<b>9,028.00</b>	<b>230.00</b>	<b>0%</b>	<b>0%</b>
<b>Palmate-bracted bird's beak</b>								
Habitat	0.00	--	0.00	--	4.00	--	0%	--

<sup>a</sup> The Swainson's hawk nest tree take limit is set at 20 to account for the implementation of avoidance and minimization measures. The number of nest trees per planning unit will not exceed those provided in Yolo HCP/NCCP Table 5-5 and the total will not exceed 20 nest trees.

### 3. Acquisition and Restoration

- This chapter describes Yolo HCP/NCCP land acquisition and restoration activities that occurred during the reporting period.

#### Acquisition

The heart of the Yolo HCP/NCCP conservation strategy is the creation of a reserve system that will include at least 33,406 acres (and up to 956 acres of additional restored natural community if loss of all allowable acres occurs) for the benefit of covered species, natural communities, biological diversity, and ecosystem function. The Conservancy will select lands for the reserve system based on reserve system assembly principles, criteria, and guidelines described in Yolo HCP/NCCP Section 6.4.1 Conservation Measure 1: Establish Reserve System. Of the 32,406 acres, 24,406 acres will consist of newly protected lands and 8,000 acres will consist of pre-permit reserve lands that the Conservancy enrolls into the reserve system and manages and monitors consistent with the Yolo HCP/NCCP. At the end of FY24/25 a total of 28 sites had been enrolled in the reserve system. The natural communities land cover contributions of the sites enrolled in the reserve system are summarized in Table 3-2 and the habitat contributions are summarized in Table 3-3.

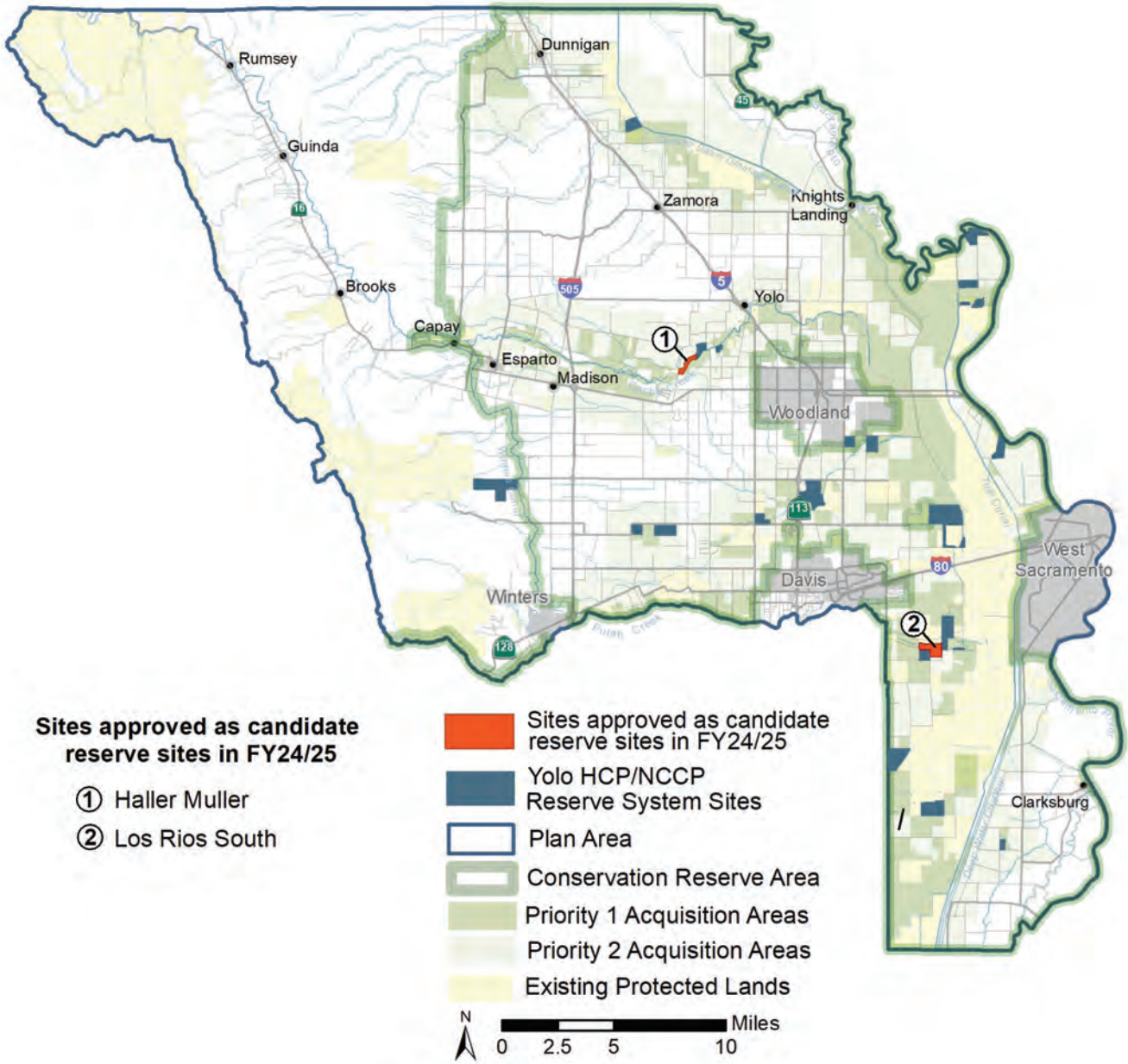
During FY24/25 the Conservancy actively pursued the enrollment of both newly protected lands and pre-permit reserve lands into the reserve system. The Science and Technical Advisory Committee (STAC) conducted site visits and prepared STAC evaluations for the Haller Muller Site and the Los Rios South site during FY24/25. Both of these sites were approved by the Conservancy’s Board of Directors, CDFW, and USFWS as candidate Yolo HCP/NCCP reserve system sites in FY24/25. The candidate approval dates and total acreages associated with each of the sites approved as candidate reserve system sites during FY24/25 are included in Table 3-1. In addition to conducting initial STAC evaluations and obtaining candidate reserve system site approval for these sites, the Conservancy worked on conducting due diligence activities and resolving title issues associated with these and other sites previously approved as candidate sites for reserve system enrollment.

**Table 3-1: Sites approved as candidate reserve system sites in FY24/25**

Site Name	Approximate Conservation Area (Acres) <sup>a</sup>	Candidate Reserve Site Approval Dates		
		Conservancy	USFWS	CDFW
Los Rios South	255	9/16/2024	10/3/2024	10/3/2024
Haller Muller	124	9/16/2024	10/3/2024	10/3/2024

*a. Specific acreages to be enrolled in the reserve system will be identified in the associated conservation easement*

**Figure 3-1: Sites enrolled in the reserve system**



**Table 3-2: Natural community land cover acres enrolled in the reserve system**

Natural Communities	Total Enrollment Requirements (acres)			Cumulative Enrollment (acres)			Percent Complete (%)		
	Pre-Permit	Newly Protected	Restoration/Creation (min./max.) <sup>a</sup>	Pre-Permit	Newly Protected	Restoration/Creation	Pre-Permit	Newly Protected	Restoration/Creation
Rice	1,775	2,800	--	883.1	0.0	--	49.8%	0%	--
Cultivated Lands (non-rice)	3,649	14,362	--	2360.2	238.6	--	64.7%	1.7%	--
Grassland	335	4,430	--	106.0	806.3	--	31.6%	18.2%	--
Oak Woodland (Valley Oak Woodland+ Blue Oak Woodland)	--	30	--	--	43.7	--	--	145.6%	--
Alkali Prairie	--	33.7	--	--	36.7	--	--	109%	--
Vernal Pool Complex	--	--	--	--	0.9	--	--	--	--
Fresh Emergent Wetland	750	500	8.4 / 88 <sup>b</sup>	674.4	5.5	5.62	89.9%	1.1%	67% / 6%
Valley Foothill Riparian	--	1,600	30.1/ 608 <sup>c</sup>	237.8	32.3	6.38	100% <sup>e</sup>	2%	21% / 1%
Lacustrine and Riverine	--	600	30.6/ 260 <sup>d</sup>	82.5	7.8	6.37	100% <sup>e</sup>	1.3%	21% / 3%
<b>Total Natural Communities<sup>f</sup></b>	<b>8,000</b>	<b>24,406</b>	<b>69.1 / 856</b>	<b>4,344.1</b>	<b>1,171.8</b>	<b>18.37</b>	<b>54.3%</b>	<b>4.8%</b>	<b>26.6%</b>

<sup>a</sup> The minimum requirement amount shown is the amount of mitigation required as a result of impacts by covered activities to-date plus any restoration commitments above mitigation. The maximum amount is the total maximum stated in the Yolo

<sup>b</sup> The fresh emergent wetland requirement is to restore an acre of fresh emergent wetland for each acre removed as a result of covered activities up to a maximum of 88 acres. The amount identified is the total acres removed as of the end of

<sup>c</sup> The valley foothill riparian requirement is to restore 20 acres of valley foothill riparian and an additional acre of valley foothill riparian for each acre removed as a result of covered activities up to a maximum of 588 additional acres. The amount identified is the sum of the 20 acre commitment and the total acres removed as of the end of FY22/23.

<sup>d</sup> The lacustrine and riverine requirement is to restore 24 acres of lacustrine specifically for California tiger salamander aquatic habitat and to restore up to 236 acres of lacustrine and riverine for each acre removed as a result of covered activities. The 24 acres may be subsumed within the 236 acres as long as the total restored California tiger salamander aquatic habitat is at least 36 acres. The amount identified is the sum of the 24 acre commitment and the total acres

<sup>e</sup> The dataset used to establish the land coverage acreage requirements for reserve lands was prepared several years prior to when the Yolo HCP/NCCP began implementation. Two of the pre-permit sites had significant land cover changes that resulted a reduction in cultivated lands and an increase in foothill valley riparian and fresh emergent wetland land cover types prior to Yolo HCP/NCCP, resulting in actual acreages for valley foothill riparian and lacustrine and riverine land cover within pre-permit lands that exceed what was previously anticipated.

<sup>f</sup> The total acreages shown in this table are less than what is shown as the total acres enrolled in Table 3-1 because some of the enrolled acres include other land cover types.



**Los Rios South riparian area along Putah Creek**

**Table 3-3: Modeled species habitat enrolled in the reserve system**

Covered Species Habitat	Cumulative Conservation Through FY24/25 (acres except where noted)		Total Conservation Commitment (acres except where noted)		Percent Complete (% toward conservation commitment)	
	Pre-Permit	Newly Protected	Pre-Permit	Newly Protected	Pre-Permit	Newly Protected
<b>Valley elderberry longhorn beetle</b>						
Riparian habitat <sup>a</sup>	210	13	10	1,600	100%	1%
Non-riparian habitat	36	20	120	20	30%	20
<b>Total</b>	<b>246</b>	<b>22</b>	<b>130</b>	<b>1,620</b>	<b>100%</b>	<b>1%</b>
<b>California tiger salamander</b>						
Aquatic breeding habitat	0	0	27	36	0%	0%
Upland habitat	0	0	340	2,000	0%	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>367</b>	<b>2,036</b>	<b>0%</b>	<b>0%</b>
Ponds - seasonal aquatic	--	0	--	36	--	0%
<b>Western pond turtle</b>						
Aquatic habitat	1,069	13	2,098	2,400	51.0%	0.5%
Nesting and overwintering	679	699	978	3,475	69.4%	20.1%
<b>Total</b>	<b>1,749</b>	<b>712</b>	<b>3,076</b>	<b>5,875</b>	<b>56.8%</b>	<b>12.1%</b>
<b>Giant garter snake</b>						
Rice habitat	883	0	1,775	2,800	49.8%	0%
Aquatic habitat	66	8	140	420	47.1%	1.9%
Freshwater emergent habitat	678	2	750	500	90.4%	0.4%
Active season upland	28	25	130	1,160	21.8%	2.2%
Overwintering habitat	10	78	115	2,315	9.0%	3%
<b>Total</b>	<b>1,666</b>	<b>114</b>	<b>2,910</b>	<b>7,195</b>	<b>57.2%</b>	<b>1.6%</b>
<b>Swainson's hawk</b>						
Nesting habitat	108	16	215	1,600	50.4%	1.0%
Natural foraging habitat	177	843	980	4,430	18.1%	19.0%
Cultivated lands foraging	2,323	290	3,600	14,362	64.5%	2.0%
<b>Total</b>	<b>2,609</b>	<b>1,149</b>	<b>4,795</b>	<b>20,392</b>	<b>54.4%</b>	<b>5.6%</b>
<b>White-tailed kite</b>						
Nesting habitat	108	92	215	1,600	50.4%	6%
Foraging habitat	2,144	999	3,330	18,792	64.4%	5%
<b>Total</b>	<b>2,252</b>	<b>1,090</b>	<b>3,545</b>	<b>18,792</b>	<b>63.5%</b>	<b>6%</b>
<b>Western yellow-billed cuckoo</b>						
Nesting/foraging habitat <sup>a</sup>	<b>164</b>	<b>0</b>	<b>135</b>	<b>500</b>	<b>121%</b>	<b>0%</b>
<b>Western burrowing owl</b>						
Primary habitat	85	100	330	3,000	25.8%	3.3%
Other habitat	843	186	770	2,500	109.5%	7.4%
<b>Total</b>	<b>928</b>	<b>287</b>	<b>1,100</b>	<b>5,500</b>	<b>84.4%</b>	<b>5.2%</b>
<b>Least Bell's vireo</b>						
Nesting/foraging habitat <sup>a</sup>	<b>186.60</b>	<b>0</b>	<b>110</b>	<b>600</b>	<b>169.6%</b>	<b>0%</b>
<b>Bank swallow</b>						
Nesting habitat	<b>1.8</b>	<b>0</b>	<b>--</b>	<b>50</b>	<b>100%</b>	<b>0%</b>
<b>Tricolored blackbird</b>						
Nesting habitat <sup>a</sup>	265	0	150	200	100%	0%
Foraging habitat	2,771	1,016	4,000	16,610	69.3%	6.1%
<b>Total</b>	<b>3,036</b>	<b>1,016</b>	<b>4,150</b>	<b>16,810</b>	<b>73.1%</b>	<b>6.0%</b>
<b>Palmate-bracted bird's beak</b>						
Habitat	<b>0</b>	<b>37</b>	<b>141</b>	<b>33</b>	<b>0%</b>	<b>111.2%</b>

<sup>a</sup> The dataset used to establish the land coverage acreage requirements for reserve lands was prepared several years prior to when the Yolo HCP/NCCP began implementation. Two of the pre-permit sites had significant land cover changes that resulted a reduction in cultivated lands and an increase in foothill valley riparian and fresh emergent wetland land

## Restoration

Habitat restoration and creation are important components of the overall Yolo HCP/NCCP conservation strategy. Restoration is defined as the manipulation of the physical, chemical, or biological characteristics of a site, with the goal of returning natural or historic functions to a site that historically supported such functions but no longer does because of the loss of one or more required ecological factors or as a result of past disturbance. Habitat creation is defined as the establishment of a natural community in a location where it did not exist historically. Habitat creation within the Yolo HCP/NCCP is specifically focused on the establishment of ponds and wetlands and the natural communities that are supported by those aquatic features in locations where the habitat does or did exist naturally within the broader region, but not specifically in the location in which the habitat creation occurs.

Under the Yolo HCP/NCCP at least 20 acres of valley foothill riparian and 24 acres of lacustrine and riverine natural communities will be restored independent of impacts to these natural communities. Additional acres of fresh emergent wetland, valley foothill riparian, and lacustrine and riverine natural communities will be restored at a ratio of one acre restored for each acre of loss that is covered by the Yolo HCP/NCCP permits. The Yolo HCP/NCCP allows for a maximum loss of 88 acres of fresh emergent wetland, 588 acres of valley foothill riparian, and 212 acres of lacustrine and riverine natural communities. The Conservancy will complete construction of all habitat restoration projects by Year 40 of the permit term.

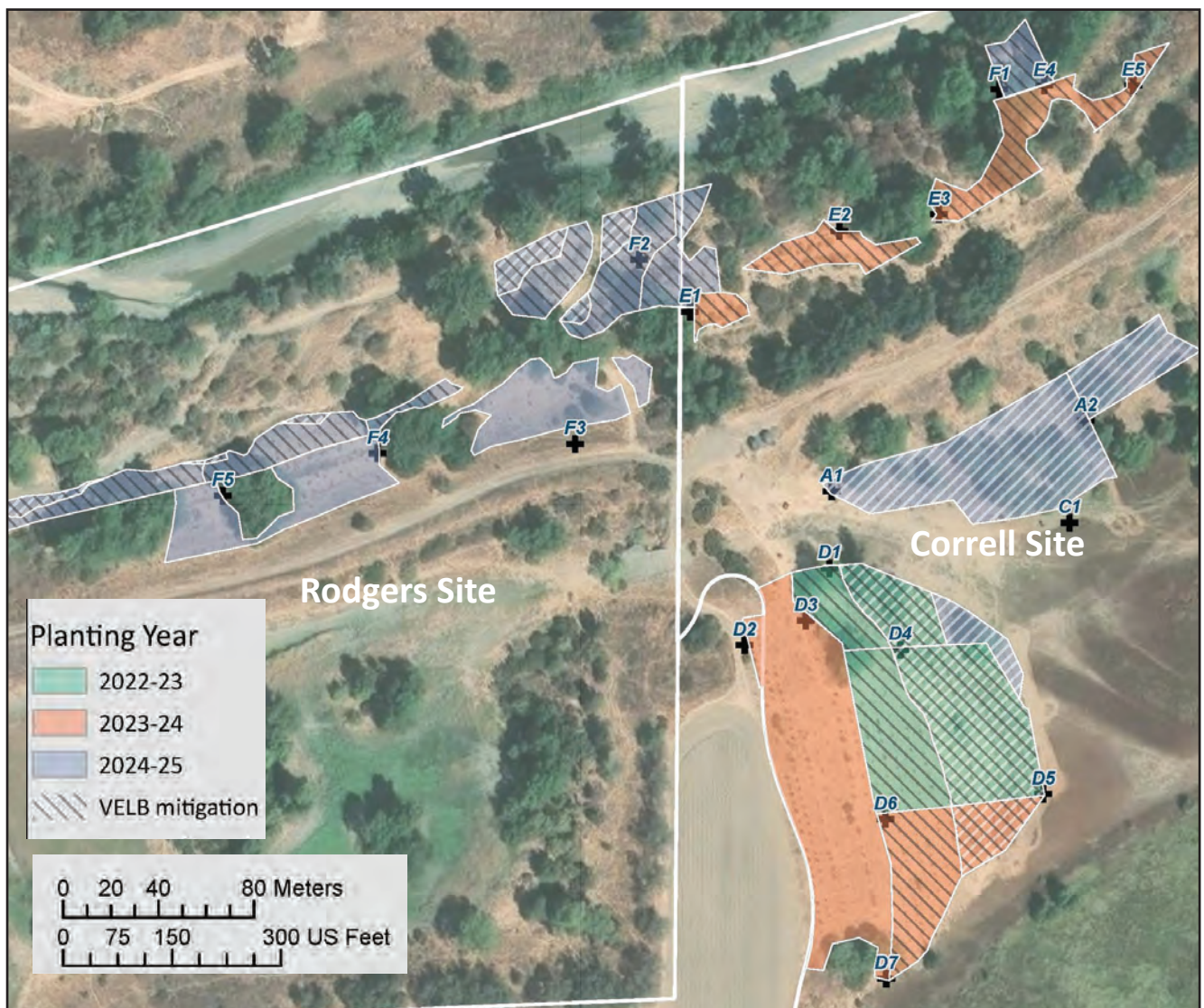
During FY24/25, there were four sites undergoing various stages of active restoration. Restoration related activities that occurred in FY24/25 included active valley foothill riparian restoration plantings and re-plantings within portions the Correll Site and Rodgers Site, active habitat creation and enhancement of valley foothill riparian habitat at the Woodland Regional Park Preserve, and initial invasive species management at the Haller-Muller Site in preparation for future valley foothill riparian plantings and elderberry transplants. Summaries of each of these efforts are provided below. Each of these efforts was either actively undergoing restoration and/or monitoring of recent restoration activities during FY24/25. The restoration and enhancement acreages attributed to each site are not considered final until verified that success criteria have been met after 5 years of post-restoration monitoring.



**Rodgers Site riparian restoration planting**

## Correll Site

The 38.9-acre Correll Site is a county-owned property located along Cache Creek. Valley foothill riparian restoration and VELB mitigation activities on the Correll Site began in February 2022 and have continued through FY24/25. Prior to FY24/25, a total of 2.18 acres within the Correll Site were planted with a mix of elderberry seedlings and native associates. Due to the long-term inundation of the Correll Site during winter flood events that occurred in both FY23/24 and FY24/25, certain areas originally designated in the site restoration plan as being appropriate for elderberry establishment were remapped as only being appropriate for flood-tolerant riparian plants. In November 2024, 18 elderberry plants were planted within 0.08 additional acres of land within the upland, creek-side portion of the levee, within the Correll Site and 9 flood-tolerant replacement plants and 10 willow and cottonwood cuttings were planted within the previously planted 0.53 acre portion of the site to replace plants that did not survive previous flood events.



Riparian restoration areas on the Rodgers Site and Correll Site  
(Source: Yolo RCD)

Maintenance tasks including weed whacking, mowing, targeted invasive species treatments, caging plants to reduce herbivory, water deliveries and irrigation during the dry season, and irrigation repairs were conducted within all planted areas. During November 2024, the Yolo RCD chipped large woody debris piles within the flood-prone areas of the basin within the site to minimize the potential for woody debris to severely damage planted seedlings and associated infrastructure (plant cages and irrigation lines) if they became mobilized during flood flows. Damage to both plants and irrigation lines due to fossorial and browsing mammals has been an ongoing issue at this site. During the irrigation season the Yolo RCD has had to regularly make repairs to irrigation lines and Yolo RCD staff and California Conservation Corps members constructed and installed additional gopher cages and plant cages to provide additional protection to young seedlings during in initial plant establishment.

## **Rodgers Site**

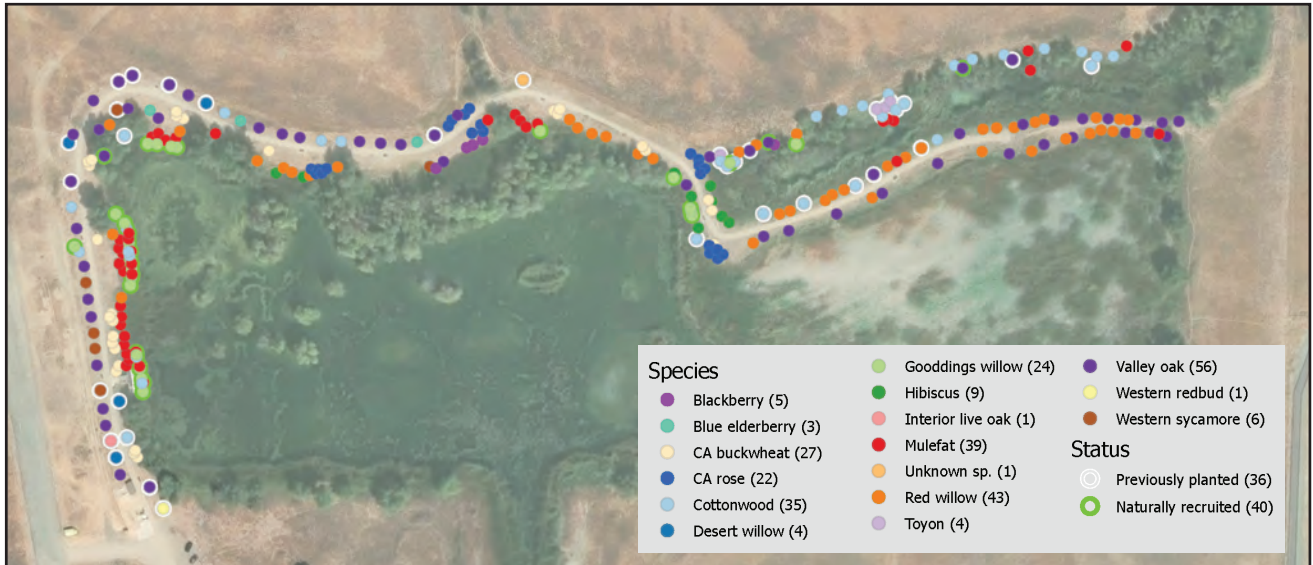
The approximately 30-acre Rodgers Site is located along Cache Creek, immediately west of the Correll Site. Between November 2024 and January 2025, initial weed management and clearing, planting, and installation of plant protectors, gopher cages, and irrigation was conducted within 0.55 acres of the Rodgers Site designated for upland general riparian restoration and 1.05 acres of the Rodgers Site designated for VELB mitigation compatible valley foothill riparian restoration. After initial site preparations, a total of 105 elderberry seedlings, and 178 native associates were planted on the Rodgers Site during FY24/25.

## **Woodland Regional Park Preserve Constructed Wetland and Riparian Area**

Woodland Regional Park Preserve is an approximately 153-acre site that contains alkali prairie, grassland, fresh emergent wetland, riparian, lacustrine, and vernal pool natural communities. The site was enrolled in the reserve system in FY 22/23 to protect and enhance habitat for palmate-bracted bird's beak as well as to provide habitat for Swainson's hawk, burrowing owl, northwestern pond turtle, tricolored blackbird and a variety of other species. Restoration/creation activities on this site have primarily focused on the created wetland and riparian area located in the southeast portion of the site while efforts in the grassland and alkali prairie portions of the site have been focused on habitat enhancement as summarized in Chapter 4 of this annual report.

Initial restoration efforts began during FY19/20. These efforts included the re-contouring of a former soil borrow pit on the site to create deeper open water areas to provide lacustrine habitat and shallower seasonal wetlands to provide fresh emergent wetland habitat; installing a well to provide year-round water; enhancing and restoring riparian habitat; and planting a variety of native riparian and wetland plants. The restoration design for this site relies on a combination of active planting/seeding native plant species and allowing for natural recruitment to occur along the edges of the permanent wetland and within the seasonal wetland area. Plantings within the areas designated for valley foothill riparian restoration have occurred incrementally and are ongoing in combination with invasive species removal. During FY24/25 the Yolo RCD developed planting plan to facilitate the expansion of the riparian area along the northern portion of the constructed wetlands. In December 2024, Yolo RCD staff pre-augured

planting holes to loosen the dense clay soil and worked with a California Conservation Corps crew to spread and work compost into planting soil and string-trimmed weedy areas in advance of planting. During December 2024 and January 2025, the Yolo RCD, California Conservation Corps, and community volunteers planted a total of 207 new native plants.



**Map of FY24/25 planting locations along the constructed wetland at Woodland Regional Park Preserve**  
(Source: Yolo RCD)

### Haller-Muller Site

The Haller-Muller Site is an approximately 124-acre county-owned property located along Cache Creek. The Yolo Habitat Conservancy’s Science and Technical Advisory Committee (STAC) evaluated the property for enrollment in August 2024 and the site was approved as a candidate Yolo HCP/NCCP reserve system site by the Yolo Habitat Conservancy Board of Directors on September 16, 2024 and by both CDFW and USFWS on October 3, 2024. In early 2025, Conservancy staff identified an approximately 12.2-acre portion of the northeastern end of the site as a future habitat restoration area. In May 2025, Conservancy staff directed Yolo RCD staff and California Conservation Corps crew members to begin clearing the proposed future restoration area of invasive weeds and prepare for a fall burn. In May 2025, approximately 4.5 acres of the 12.2-acre proposed restoration area was weed whacked and mowed. In early June 2025, Yolo RCD staff applied herbicide to the cleared area to control perennial pepperweed and yellow star-thistle, which comprised over 80% of the vegetation within the area. The Conservancy anticipates initial valley foothill riparian restoration and VELB mitigation plantings within a portion of the cleared area to occur in FY25/26.



**Clearing starthistle**  
(Source: Yolo RCD)

**Table 3-4: Summary of restoration areas**

Restoration Project Name	Fiscal Year Initiated	Restoration (acres) <sup>a</sup>			
		Fresh Emergent Wetland	Valley Foothill Riparian - General	Valley Foothill Riparian - VELB	Lacustrine and Riverine
Woodland Reiff VELB1	FY19/20	--	--	3.14	--
Correll - General Riparian 1	FY24/25	--	0.58	--	--
Correll - General Riparian 2	FY24/25	--	0.17	--	--
Correll VELB - UC Davis Orchard Park	FY22/23	--	--	0.70	--
Correll VELB - Rivers 2	FY22/23	--	--	0.33	--
Correll VELB - County Road 41	FY23/24	--	--	0.35	--
Correll VELB - CCC	FY23/24	--	--	0.40	--
Correll General Riparian Restoration	FY23/24	--	0.82	--	--
Woodland Regional Park Preserve Wetland Creation <sup>b,c</sup>	FY22/23	5.62	0.38	--	6.37
Rodgers VELB - New Pioneer Village	FY24/25	--	--	0.49	--
Rodgers VELB - New Rivers 202	FY24/25	--	--	0.29	--
Rodgers VELB - Bees Lake	FY24/25	--	--	0.27	--
Rodgers - General Riparian	FY24/25	--	0.55	--	--
<b>TOTAL:</b>		<b>5.62</b>	<b>2.50</b>	<b>5.97</b>	<b>6.37</b>

a. Acreages listed are acres planted to-date but will not officially count towards the HCP/NCCP restoration targets until success criteria are met at the end of the 5-year establishment period for each individual restoration project. At the end of FY24/25, the Woodland Reiff VELB1 planting area had completed its five-year establishment period and met its success criteria. All other plantings noted are still within the establishment time period.

b. Acres identified for Woodland Regional Park Preserve restoration are the acres created to-date. Additional fresh emergent wetland and valley foothill riparian habitat restoration activities for this site are still in progress.

c. Initial grading for the wetlands restoration at Woodland Regional Park Preserve began in 2019 but the site was not enrolled in the HCP/NCCP until June 2023. The date identified as the initial date is in reference to when the site became part of the HCP/NCCP reserve system.



**Correll Site riparian restoration planting**

## 4. Reserve Management, Enhancement, Monitoring, and Research

- This chapter summarizes some of the key management, enhancement, monitoring, and research activities the Conservancy and partners conducted during the reporting period.

### Reserve Management and Enhancement

#### Burrowing Owl Habitat Management and Enhancement

Burrowing owls have occasionally been observed foraging in the general region southeast of the City of Woodland, within the vicinity of Woodland Regional Park Preserve, during winter and spring months; however, natural burrows that provide shelter from predators and nesting habitat are extremely limited in that area. During FY23/24, the Conservancy coordinated with the Burrowing Owl Preservation Society to install artificial tunnel shelters within the Woodland Regional Park Preserve to provide visiting owls with spaces that they can use to seek shelter from predators and inclement weather. Within two weeks, pellets and whitewash were observed at tunnel entrances. Subsequently, the Conservancy coordinated with a Boy Scout Troop and the Burrowing Owl Preservation Society to install eight artificial nest boxes and two additional shelter tunnels on the site. During the winter of FY24/25, the Yolo Habitat Conservancy worked with the California Conservation Corps to modify the nest box design of two of the artificial burrowing owl nest burrows, dig up and re-bury all eight nest burrows that were installed the prior winter, and address mound erosion issues caused by a severe



**Burrowing owl nest box installation with California Conservation Corps crew**

storm that occurred within a week of their initial installation. The vegetation surrounding the artificial nest burrows was flash grazed during the winter. Successive efforts were made to weed trim the areas immediately surrounding the burrow entrances during late winter and spring months in an effort to minimize the height of surrounding vegetation.

Three burrowing owls were observed regularly using the shelters and artificial burrows located in the northeast portion of the Woodland Regional Park Preserve between October 2024 and February 2025. One of the three owls was observed at the site regularly until April 2025.

### Palmate-Bracted Bird's Beak Habitat Management and Enhancement

The area within and surrounding the population of palmate-bracted bird's beak (PBBB; *Chloropyron palmatum*) at Woodland Regional Park Preserve is dominated by a variety of non-native annual grasses and forbs such as perennial pepperweed (*Lepidium latifolium*). In FY24/25, the Conservancy, Yolo County Resource Conservation District (Yolo RCD), and volunteers implemented the management approach for invasive species within 250ft of the PBBB population that was approved by CDFW and USFWS in April 2024 in an effort to control nonnative plants to increase opportunities for native species establishment and enhance the function of the alkali prairie within the Reserve System consistent with Yolo HCP/NCCP Objective NC-AP1.2. The approach includes utilizing a combination of grazing and/or mowing and targeted herbicide applications within the alkali prairie areas of Woodland Regional Park Preserve that are greater than 30-feet from the PBBB population. For portions of the site that are between 30 and 250 feet from the PBBB population (Zone 2), herbicide treatment took place between April-July, after pepperweed has reached the bud stage of maturity and throughout the flowering period. Pepperweed plants were individually spot-sprayed with chlorsulfuron (Telar) or glyphosate (Roundup Custom) using a backpack sprayer and very low-pressure spray wand. Conservancy staff, Yolo RCD staff, and volunteers conducted manual defoliation of perennial pepperweed plants located both directly within the 0.056-acre portion of the Woodland Regional Park Preserve that is occupied by PBBB and the surrounding 30-foot buffer area (Zone 1).

The Conservancy and RCD conducted a site visit with *Chloropyron* sp. specialist Dr. Brenda Grewell to the PBBB population at Woodland Regional Park Preserve to discuss potential adaptations that can be made to more successfully reduce invasive weeds and increase the PBBB population. Conservancy and Yolo RCD continued to have conversations with Dr. Grewell and other botanists while considering a potential update to the management approach that was approved by CDFW and USFWS in 2024 in an effort to increase flexibility and effectiveness around treating perennial pepperweed adjacent to populations of PBBB at Woodland Regional Park Preserve.



**Manually defoliated perennial pepperweed**

## General Invasive Species Management

Invasive species management is an important and ongoing task, particularly within and around designated habitat restoration and enhancement areas. During FY24/25, invasive species management efforts included both very targeted herbicide treatments, cutting, and hand removal of noxious invasive species and broader mowing, string trimming, and broadleaf herbicide treatments in larger areas dominated by larger densities of non-native invasive species. The primary species treated include perennial pepperweed (*Lepidium latifolium*), barbed goatgrass (*Aegilops triuncialis*), tree tobacco (*Nicotiana glauca*), yellow starthistle (*Centaurea solstitialis*), stinkwort (*Dittrichia graveolens*), white top (*Lepidium draba*), Russian knapweed (*Rhaponticum repens*, a.k.a *Acroptilon repens*), and milk thistle (*Silybum marianum*).

Prior to planting at the Rodgers site, Yolo RCD staff mowed, used string trimmers, and sprayed areas containing yellow star-thistle, milk thistle and perennial pepperweed, and stinkwort. Within the Correll Site and Rodgers Site target invasive species within areas that were planted with native species were managed using a combination of hand-pulling within cages, string-trimming or weed-whacking in areas of high topography, mowing between rows, and spot spraying to target invasive broadleaf weeds. Invasive species targeted for spot spraying included poison hemlock, Italian thistle, milk thistle, and yellow starthistle. In March 2025 three mature tree tobacco plants were cut and stump treated and the yellow starthistle population around the water tanks were treated on the Correll Site.

At the Haller-Muller Site initial mowing and string trimming was conducted within an approximately 4.5-acre area in May 2024, followed by an herbicide application to the cleared area to control perennial pepperweed and yellow star-thistle.

At the Woodland Regional Park Preserve RCD staff worked closely with City of Woodland staff to have them spray perennial pepperweed along the ADA trail at WRPP. In December a California Conservation Corps crew cut back and removed cut Himalayan blackberry stems at all known blackberry patches located within the Woodland Regional Park Preserve in coordination with Yolo RCD staff who applied



**Dense perennial pepperweed stand at Haller-Muller prior to treatment**

herbicide to stems after it was cut back. In spring, Yolo RCD staff boom sprayed the southeast corner of the Woodland Regional Park Preserve to control large mustard, milk thistle, and yellow star thistle populations and sprayed the population of whitetop located on the western portion of the site. Perennial pepperweed within 250 feet of the PBBB population was treated in accordance with a management approach that was approved by CDFW and USFWS in April 2024 as described above in the Palmate-Bracted Bird's Beak Habitat Enhancement sub-section of this chapter.

## Monitoring

### Covered Species Monitoring: Bank Swallow

The Cache Creek Technical Advisory Committee Biologist, Drew Rayburn, observed at least 240 holes and several bank swallows (*Riparia riparia*) on the south bank of Cache Creek within the southern portion of the Woodland Reiff Site on June 12, 2024 during the 2024 Cache Creek Walk. This is the first observation of an active bank swallow nesting colony on a Yolo HCP/NCCP reserve system site. On June 24, 2025 Chris Alford observed that the bank swallow nesting site that had been observed within the Woodland Reiff Site the prior year was no longer present, however, a much larger nest colony containing over 700 nest cavities was present along an approximately 530-foot section of a recently eroded bank located on the north bank of Cache Creek within the Haller-Muller Site (a candidate Yolo HCP/NCCP reserve system site). Nesting habitat observed during FY24/25 was located along a stretch of almost vertical stream bank that had eroded during the prior winter. The bank is comprised primarily of fine sediment with some patches that contain small gravels. Nest cavities were located as low as 3 feet from the ground, however, the majority of the nest cavities were higher. The quality of the nest sites were



**Large bank swallow nest colony at Haller Muller Site**

generally high with most nest cavities being located high off the ground and along almost vertical slopes, which provide protection from potential predators. Both bank swallow and cliff swallow (*Petrochelidon pyrrhonota*) were present in large numbers at the time of Ms. Alford’s site visit, with hundreds of cliff swallow nests present on the underside of the conveyor bridge located immediately above the bank swallow nest colony site. Birds of both species were actively flying and foraging at the time of the site visit, making it difficult to obtain a count of individual bank swallows.

**Covered Species Monitoring: Palmate-bracted bird’s beak:**

The Yolo HCP/NCCP’s occupancy commitment for palmate-bracted bird’s beak (PBBB) is to increase the 10-year average size of the population of PBBB within the Woodland Regional Park Preserve by at least 10% by managing and enhancing habitat. In order to track the population size, the Conservancy has had the PBBB population at Woodland Regional Park Preserve surveyed annually since the Yolo HCP/NCCP began implementation in 2019. Additionally, some population records are available from surveys conducted by others in prior years. Table 4-1 summarizes the number of individual plants observed during each annual PBBB survey conducted at Woodland Regional Park Preserve. Figure 4-1 shows the spatial extent of the population as mapped in FY24/25. The spatial extent of the population has not changed since it was initially mapped in FY22/23.

**Table 4-1: Palmate-bracted bird’s beak population survey results**



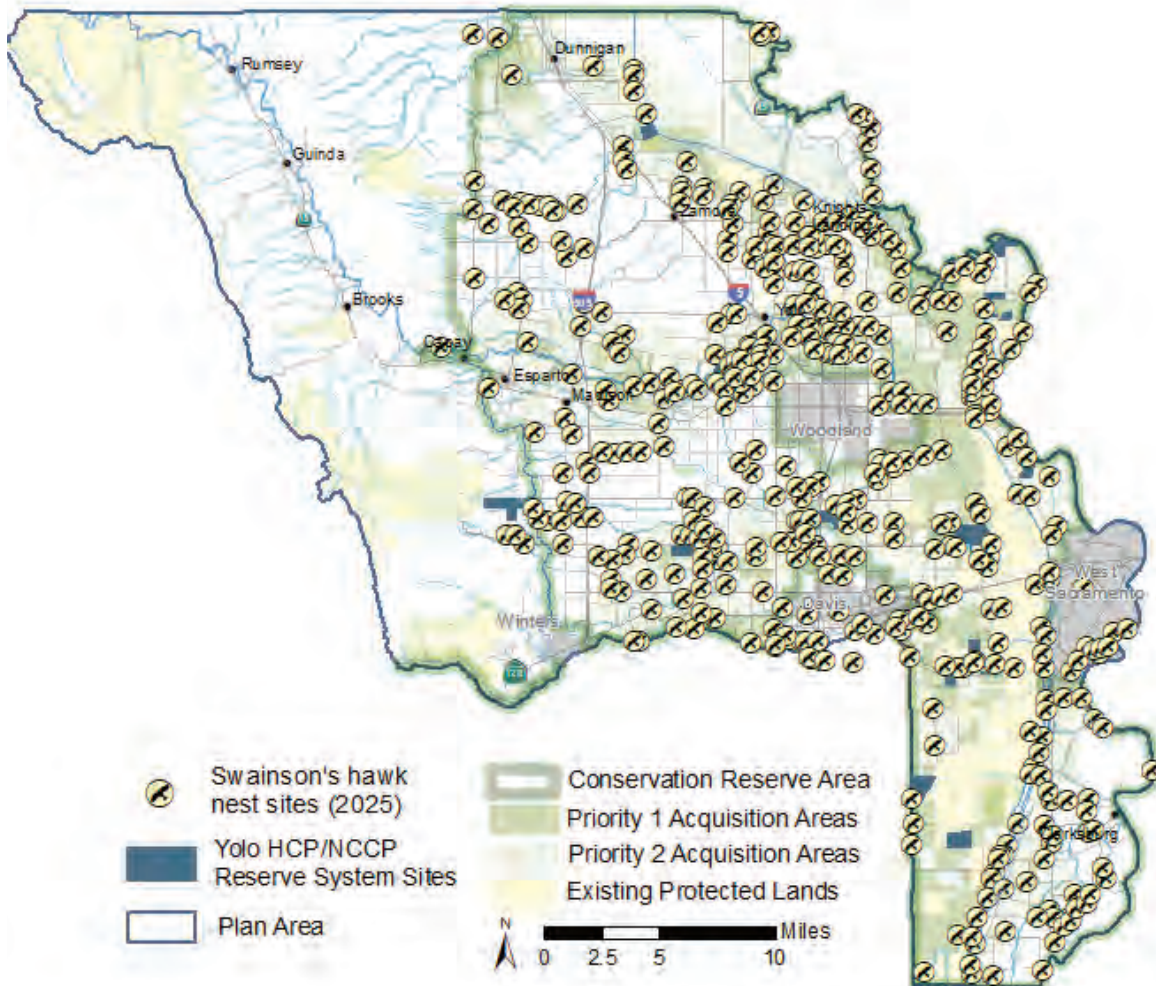
**2025 palmate-bracted bird’s beak annual survey**

Year	PBBB plants
1996	482
--	--
2009	25
2010	--
2011	0
2012	--
2013	--
2014	--
2015	--
2016	--
2017	87
2018	42
2019	85
2020	282
2021	47
2022	175
2023	252
2024	292
2025	331

## Covered Species Monitoring: Swainson’s hawk

The Yolo Habitat Conservancy has a Plan-wide nest survey conducted once every five years to track the status of the Swainson’s hawk population within the Yolo HCP/NCCP Plan Area over time. During FY24/25 the Conservancy contracted with Estep Environmental Consulting to conduct the 5-year nest survey. In 2025, Estep documented a total of 313 occupied Swainson’s hawk nesting territories. While this amount of nest territories is greater than the 270 threshold amount identified in the Plan, it is a 18% decrease from the Plan-wide nest population documented in 2020. Overall, the Swainson’s hawk nesting population within the Plan area is broadly distributed with higher concentrations of nest sites located where riparian or other mature trees are readily available within a matrix row and field crops that provide suitable foraging habitat. Despite fluctuations in nesting site populations and a downward trend in row and field crop acreage, the Plan Area continues to support the highest breeding density of Swainson’s hawks in the species’ range (Estep, 2025).

**Figure 4-1: 2025 Plan Area Swainson’s hawk nest locations**



The Yolo HCP/NCCP’s occupancy commitment for Swainson’s hawk is to protect at least 20 Swainson’s hawk nest trees by the end of the permit term, with a nest tree being defined as a tree that has been occupied by an active nesting pair within at least one of the previous five years. The schedule for nest tree protection is based on the HCP/ NCCP’s Stay Ahead provisions. To-date, no Swainson’s hawk nest sites have been impacted by Yolo HCP/ NCCP covered activities. Table 4-2 identifies the reserve system sites that have had occupied Swainson’s hawk nests on them within the past five years.

**Table 4-2: Occupied Swainson’s hawk nests within the reserve system**

Reserve Site	Occupied Nest Sites	Most Recent Year of Observation
CCR1	1	2025 <sup>a</sup>
Conaway Ranch TCBB CE	2	2025 <sup>a</sup>
Correll	1	2025 <sup>a,b</sup>
Koontz	1	2025 <sup>a</sup>
Lara West	1	2025 <sup>a</sup>
Merritt Ranch	1	2025 <sup>a</sup>
Rodgers	1	2025 <sup>a</sup>
Woodland Regional Park Preserve	1	2024 <sup>b</sup>
<b>Overall Total</b>	<b>9</b>	

*a. Occupied nest identified during Plan-wide Nest Survey (Estep, 2025)*

*b. Occupied nest identified during reserve system management and restoration activities (Yolo RCD, 2024)*

### Invasive Species Monitoring

The Yolo RCD continued to map and monitor target invasive species within the Yolo HCP/ NCCP reserve system including locations within the Correll, Rodgers, Woodland Regional Park Preserve, and Haller-Muller sites during FY24/25. The primary invasive species monitored during FY24/25 included perennial pepperweed (*Lepidium latifolium*), barbed goatgrass (*Aegilops triuncialis*), tree tobacco (*Nicotiana glauca*), yellow starthistle (*Centaurea solstialis*), stinkwort (*Dittrichia graveolens*), white top (*Lepidium draba*), and Russian knapweed (*Rhaponticum repens*, a.k.a *Acroptilon repens*). The barbed goatgrass that was observed and treated at the Correll Site in FY23/24 was not found during the time of the FY24/25 survey but will remain on the list as a target species for future monitoring.

The dominant species cover within the initial proposed 4.5-acre Haller-Muller future restoration area primarily consisted of dense stands of perennial pepperweed and yellow starthistle that were relatively evenly distributed over approximately 80% of the site with intermittent patches of cocklebur (*Xanthium spp.*). Despite non-native invasive species dominating the majority of

the proposed restoration area, there are patches of creeping wild rye (*Leymus triticoides*) and individual native plants, including elderberry (*Sambucus nigra* spp. *cerulea*), mugwort (*Artemisia vulgaris*), and quailbush (*Atriplex lentiformis* ssp.) established in sporadic locations.

### Habitat Restoration Monitoring

All Yolo HCP/NCCP restoration plantings are monitored and managed for a minimum of five years with re-plantings conducted as-needed to ensure that at least 60% of the plants required for mitigation survive. The first Yolo HCP/NCCP restoration project was planted in 2020 as a mitigation planting that required the transplanting of 37 elderberry shrubs and planting of 290 blue elderberry seedlings and 465 native associate species seedlings (755 total plantings) within a 3.14-acre portion of the Woodland-Reiff VELB Site. Triangle Properties (since re-named as Triangle Land Restoration) was selected to conduct all planting, maintenance, and monitoring associated with this effort. A total of 878 elderberry seedlings and native associates were planted to help ensure that survival criteria were met and to reduce the need for future re-planting because of plant mortality. Due to initial overplanting efforts the survival rates documented in July 2024, the 5th and final year of monitoring, exceeded all minimum success criteria with elderberry plant survival at 100.3% and native associate plant survival at 77.2% of the initial required plant numbers. The Woodland-Reiff VELB Site restoration planting was the first Yolo HCP/NCCP restoration planting to complete its 5-year monitoring period. Restoration plantings at Woodland Regional Park Preserve, Correll, and Rodgers are either in process or have been planted and receive ongoing maintenance and annual survival monitoring but have yet to complete their 5-year monitoring compliance period and will be reported on during subsequent annual reports.

### Easement Compliance Monitoring

The Yolo RCD and Yolo Land Trust conducted easement compliance monitoring on all of the sites that are enrolled in the Yolo HCP/NCCP as newly protected lands and pre-permit lands that have easements that are held by the Conservancy. Other parties, including the Cache Creek Conservancy, California Waterfowl Association, and the Wildlife Heritage Foundation also each hold easements on sites that are enrolled as pre-permit sites in the Yolo HCP/NCCP reserve system. All Yolo HCP/NCCP reserve system sites were in compliance with the terms of their respective easements during FY24/25.

*NOTE ON PAST REPORTING: The FY23/24 annual report stated that the Wildlife Heritage Foundation sent the landowner of the Sacramento River Ranch Swainson's hawk easement site a notice of violation on May 6, 2024. The Sacramento River Ranch property has several Swainson's hawk conservation easements and the easement that is the subject of the notice of violation is not part of the Yolo HCP/NCCP reserve system.*

# 5. Stay Ahead Compliance and Changed Circumstances

## Stay-Ahead Provision Compliance

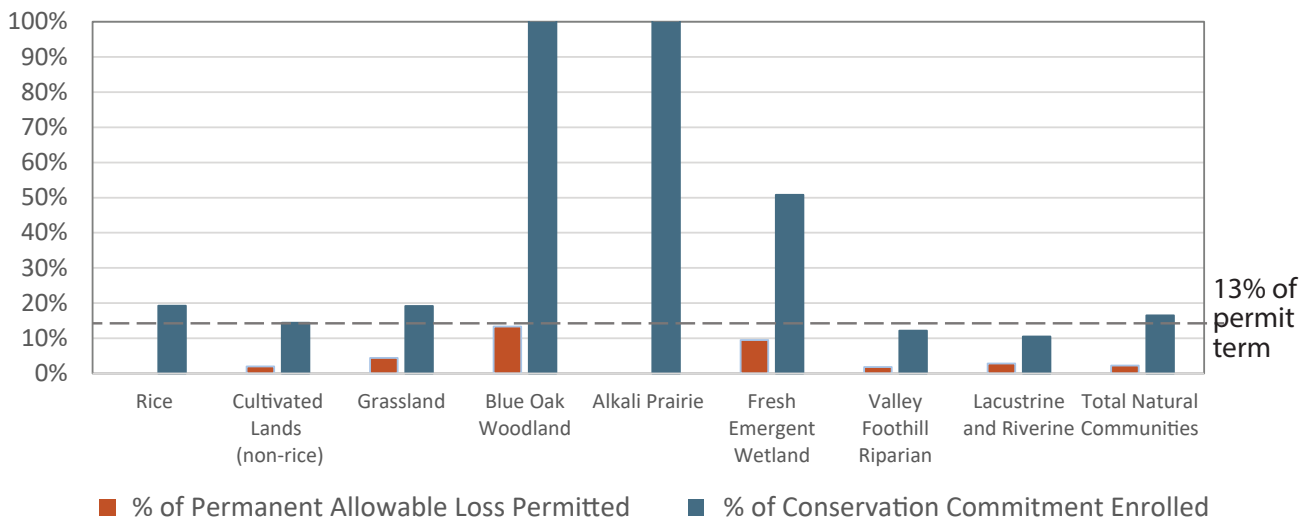
The conservation strategy of an NCCP must be implemented at or faster than the rate at which the loss of natural communities or habitat for covered species occurs so that conservation always stays ahead of effects and rough proportionality is maintained between adverse effects on natural communities or covered species and conservation measures (California Fish and Game Code Section 2820(b)(3)(B)). The Yolo HCP/NCCP stay-ahead provision requires the Conservancy to ensure the amount of each natural community conserved, restored, or created by the Conservancy as a proportion of the total requirement for each natural community is roughly proportional to the impact on that natural community as a proportion of the total impact allowed to occur during the permit term by all covered activities. Per Section 7.5.3.1 of the Yolo HCP/NCCP, the stay-ahead provision of the Yolo HCP/NCCP is being met as long as conservation measure implementation (i.e., preservation, restoration, or creation) does not fall behind the pace of covered activity impacts by more than 10 percent (conservation overall and by each land cover type). In situations where the stay-ahead provision is not met, the Conservancy will notify USFWS and CDFW staff within 30 days of completion of the annual report and will meet to develop and implement a mutually agreed upon plan of action to address any deficits in land conservation as described in Yolo HCP/NCCP Section 7.5.3.3.

As shown in Table 5-1, the percentage of the total amount of natural communities acreage enrolled in the Yolo HCP/NCCP reserve system by the end of FY24/25 was 14.1 percent greater than the percentage of the total allowable permanent impacts that had been incurred by the end of FY24/25, meaning that the overall permanent conservation efforts of the Yolo HCP/NCCP implemented by the end of FY24/25 were proportionally greater than the permanent impacts covered by the Yolo HCP/NCCP. All eight natural community land cover classifications that are used to track impacts that are covered under the Yolo HCP/NCCP and conserved lands that are enrolled in the Yolo HCP/NCCP reserve system had a greater percentage of cumulative reserve system enrollment (% towards completing the overall commitment) than the percentage of cumulative allowable impact permitted (% towards cap) at the end of FY24/25. At the end of FY24/25, the stay-ahead provision was met both cumulatively and for each individual land cover type.

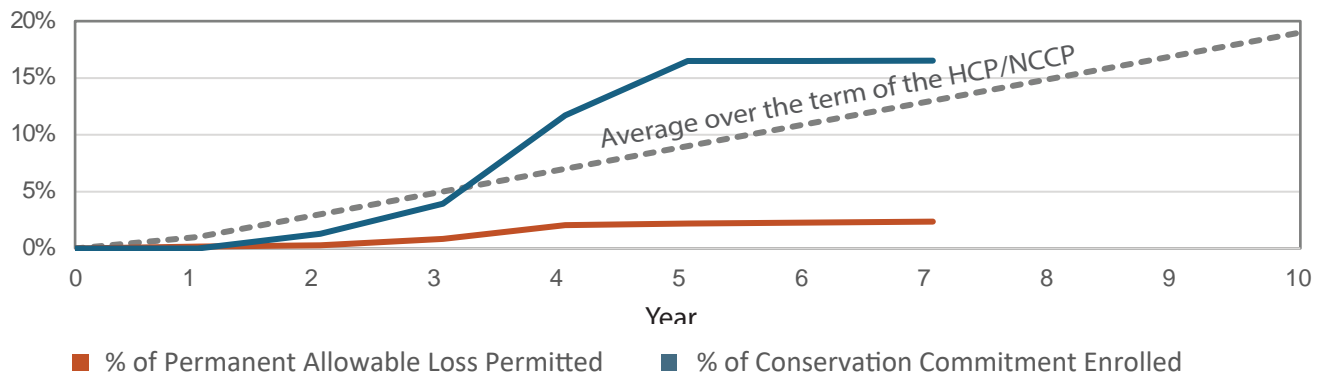
**Table 5-1: Natural communities impacts and enrollment through FY24/25**

Natural Communities	Cumulative Permanent Impacts (% of cap)	Cumulative Reserve Enrollment (% complete)	Difference (%)
Rice	0%	19.3%	19.3%
Cultivated Lands (non-rice)	2.0%	14.4%	12.4%
Grassland	4.4%	19.2%	14.8%
Blue Oak Woodland	13.3%	145.6%	132.3%
Alkali Prairie	0.0%	109.0%	109.0%
Fresh Emergent Wetland	9.5%	50.8%	41.3%
Valley Foothill Riparian	1.8%	12.2%	10.4%
Lacustrine and Riverine	2.8%	10.5%	7.7%
<b>Total Natural Communities</b>	<b>2.4%</b>	<b>16.5%</b>	<b>14.1%</b>

**Figure 5-1: Comparison of the percent of total acres of allowable permanent impacts incurred and the percent of total committed conservation acres enrolled by land cover type**



**Figure 5-1: Percent of allowable permanent impacts incurred and conservation areas enrolled relative to the amounts allocated in the HCP/NCCP averaged over time**



# Unforeseen and Changed Circumstances Compliance

Unforeseen circumstances are events the Conservancy could not reasonably anticipate during development of the Yolo HCP/NCCP. If unforeseen circumstances arise during the life of the Yolo HCP/NCCP, wildlife agencies will not require the commitment of additional land or financial compensation or additional restrictions on the use of land, water, or other natural resources, other than those in the HCP/NCCP, unless the permittees authorize consent. Within these constraints, the wildlife agencies may require additional measures, but only if (1) they prove an unforeseen circumstance exists, (2) such measures are limited to modifications of the Yolo HCP/NCCP's operating conservation program for the affected species, (3) the original terms of the Yolo HCP/NCCP are maintained to the maximum extent practicable, and (4) the overall cost of implementing the Yolo HCP/NCCP is not increased by the modification. This section provides a description of actions implemented to respond to unforeseen circumstances.

Changed circumstances are changes in circumstances that affect a species or geographic area covered by an HCP that plan developers and wildlife agencies and can reasonably anticipate and for which they can plan. The Yolo HCP/NCCP identifies eight categories of changed circumstances and the triggers for when a changed circumstance occurs. This section provides a description of actions implemented to respond to changed circumstances.

## Unforeseen Circumstances

An unforeseen circumstance **did not occur** in the reporting period.

## Changed Circumstances

The eight categories of changed circumstances identified in the Yolo HCP/NCCP and a summary of their status during the reporting period are provided below.

**1. New species listings.** In the event that USFWS or CDFW lists a species whose range includes any portion of the Plan Area and that species is not already covered by the Yolo HCP/NCCP, the provisions of this changed circumstance will be automatically triggered.

Western burrowing owl (*Athene cunicularia hypugaea*) received candidate listing status under the California Endangered Species Act on October 10, 2024. Burrowing owl is already a covered species under the Yolo HCP/NCCP so if this species receives official listing status in the future, it will not result in a changed circumstance.

Monarch butterfly (*Danaus plexippus*), was proposed for listing as a threatened species under the Endangered Species Act of 1973, as amended (Act) on December 12, 2024. Monarch butterfly is not

currently a covered species under the Yolo HCP/NCCP. If monarch butterfly becomes a listed species, the Conservancy will need to evaluate whether or not to amend the Yolo HCP/NCCP to include this species.

A changed circumstance due to new species listing **did not occur** in the reporting period.

**2. Climate change.** Under the Yolo HCP/NCCP, an increase in temperature of up to 2.5°C (4.5°F), measured as a 10-year running average for three baseline periods (i.e., average annual temperature, average summer temperature [June, July, and August], and average winter temperature [December, January, and February]) is considered a changed circumstance. Table 5-2 tracks the 10-year running average for three baseline periods.

A changed circumstance due to climate change **did not occur** in the reporting period.

**Table 5-2: Average monthly temperatures recorded at the Sacramento International Airport (KSMF)**

Year	Jan		Feb		Mar		Apr		May		Jun		Jul	
	C°	F°	C°	F°	C°	F°	C°	F°	C°	F°	C°	F°	C°	F°
2019	9	48.2	7.37	45.3	11.6	52.9	16.9	62.5	16.9	62.5	23.5	74.2	24.1	75.4
2020	8.7	47.6	11.3	52.3	11.7	53	16.1	60.9	20.4	68.7	23.4	74.1	24	75.3
2021	9.0	48.2	10.9	51.6	11.7	53.1	16.4	61.5	20.6	69.1	23.6	74.4	24.8	76.7
2022	7.9	46.2	9.9	49.8	13.6	56.5	15.5	59.8	19.8	67.6	24.6	76.3	24.9	76.9
2023	9.9	49.9	8.9	48.1	10.8	51.5	16.1	61.0	18.2	64.7	21.3	70.4	26.1	78.9
2024	10.9	51.8	11.4	52.6	13.1	55.6	16.0	60.8	20.4	68.7	24.9	76.9	28.0	82.4
2025	9.0	48.2	11.3	52.4	12.7	54.8	16.6	61.8	21.3	70.4	23.0	73.3	22.4	72.3

Year	Sep		Oct		Nov		Dec		Average Annual Temperature		Average Summer Temperature <sup>a</sup>		Average Winter Temperature <sup>b</sup>	
	C°	F°	C°	F°	C°	F°	C°	F°	C°	F°	C°	F°	C°	F°
2019	21.5	70.7	16.1	61.1	13.2	55.7	9.39	48.9	16.2	61.2	24.1	75.4	8.32	47
2020	23.3	74	19.8	66.7	10.7	51.2	8.08	46.6	16.9	62.4	24.4	75.9	9.79	49.6
2021	22.7	72.9	16.5	61.7	11.7	53.0	7.5	45.6	17.9	61.5	24.4	75.6	8.1	48.8
2022	24.9	77.0	19.6	67.3	10.2	50.4	7.9	46.2	17.1	62.7	25.2	77.3	8.4	47.2
2023	21.8	71.3	18.6	65.4	13.1	55.5	10.6	51.1	16.8	62.2	24.4	76.0	8.9	48.1
2024	23.5	74.3	20.5	68.9	11.6	52.9	10.1	50.2	18.0	64.3	26.0	78.7	11.0	51.8
2025	22.87	73.17	16.52	61.73	12.42	54.36	8.33	46.99	16.17	62.2	23.36	74.0	10.18	50.3
10-yr. Running Averages									<b>16.7</b>	<b>62.0</b>	<b>24.3</b>	<b>75.7</b>	<b>9.3</b>	<b>48.8</b>
Baseline (average 2009-2018)									<b>16.1</b>	<b>61.0</b>	<b>23.2</b>	<b>73.8</b>	<b>8.9</b>	<b>48.0</b>
Change from 2019 Baseline									<b>0.6</b>	<b>1.0</b>	<b>1.1</b>	<b>1.8</b>	<b>0.4</b>	<b>0.8</b>

<sup>a</sup> Summer months are June, July, and August.

<sup>b</sup> Winter months are December, January, and February using the previous year's December value.

**3. Wildfire.** The Yolo HCP/NCCP anticipates up to four catastrophic fires (each more than 10,000 acres) within the study area over the course of the permit term. This level of fire occurrence would be considered a changed circumstance for the purposes of the Yolo HCP/NCCP. In the event of a wildfire, the Conservancy will assess the proportion of the protected habitat area that has burned and likely effects on habitat use by covered species. The Conservancy will make an initial determination of whether or not the fire constitutes a changed circumstance and notify the wildlife agencies of the fire event.

A changed circumstance due to wildfire **did not occur** in the reporting period.

**4. Nonnative invasive species or disease.** Under the Yolo HCP/NCCP, the following are considered changed circumstances:

Infestations of new diseases or new nonnative invasive species that affect up to 25 percent of the extent (i.e., acres) of a predominant natural community (i.e., valley foothill riparian) or occupied covered species habitat within the reserve system in any given year; and

Spread of nonnative species or diseases on up to 25 percent within the reserve system in any given year.

A changed circumstance due to nonnative invasive species or disease **did not occur** in the reporting period.

**5. Flooding.** Flood damage in protected natural communities and habitats caused by storms that are at or below a 100-year flood event on a given stream is a changed circumstance.

A changed circumstance due to flooding **did not occur** in the reporting period.

**6. Drought.** The Yolo HCP/NCCP will fund remedial actions for up to five droughts that occur during the permit term. Of the five droughts, only one is anticipated to be more than six years in duration.

A changed circumstance due to drought **did not occur** in the reporting period.

**7. Earthquakes.** The Yolo HCP/NCCP will fund remedial actions for damage to reserve system infrastructure, natural communities, and covered species from any earthquake of magnitude 7.1 or lower.

A changed circumstance due to earthquake **did not occur** in the reporting period.

### 8. Loss of Swainson’s hawk habitat and populations declining below the threshold.

Under the Yolo HCP/NCCP, the Conservancy committed to evaluating the Swainson’s hawk nesting population if the amount of Swainson’s hawk foraging habitat falls below 267,750 total acres or 24,560 high-value acres. The Conservancy committed to then meet and confer with the wildlife agencies to assess the need for further action if this evaluation determines that the nesting population has fallen below 240 breeding pairs.

Table 5-3 tracks Swainson’s hawk habitat data as specified in Section 7.7.1.2.8, Regional Loss of Swainson’s Hawk Habitat. This table indicates that the amount of high-value foraging habitat fell below the 24,560-acre threshold while the total acres of foraging habitat did not fall below the 267,750-acre threshold. The amount of high-value habitat and total habitat, has dropped significantly compared to the survey conducted in 2007 which was used as the basis of the changed circumstances strategy identified in the Yolo HCP/NCCP (Estep, 2015). While the total foraging habitat acreage amount during FY24/25 was not below the identified threshold, it is still significantly less than the 327,083 acres of suitable foraging habitat identified in the 2007 survey. The decrease in high-value foraging habitat is largely due to a rapid expansion in the cultivation of orchards and vineyards.

In 2025, the Conservancy contracted Estep Environmental Consulting to conduct the 5-year Plan Area Swainson’s hawk nest survey to evaluate the current Swainson’s hawk nesting population within the Plan Area and determine whether that number has fallen below the 240-pair threshold. A total of 313 occupied nesting territories were identified during this survey effort. This amount of active nest sites is greater than both the nesting population threshold of 240 breeding pairs identified in the Yolo HCP/NCCP and the 290 occupied nesting territories observed by Estep during the 2007 survey, so no additional action is required at this time.

A changed circumstance due to the Swainson’s hawk population declining below the threshold **did not occur** in the reporting period.

**Table 5-3: Swainson’s hawk suitable agricultural foraging habitat within Yolo County**

Foraging Habitat	Evaluation Threshold (acres)	Reporting Period <sup>a</sup>
High Value Agricultural Foraging Habitat	24,584	16,079
Total Suitable Foraging Habitat	267,750	276,377

<sup>a</sup> Reporting years for crop types are 1 year behind the Yolo HCP/NCCP reporting year due to the timing of when the County’s annual crop reports are released. Natural foraging habitat (i.e. non-agricultural) is the baseline acreage identified in the HCP/NCCP minus the amount authorized for loss under the HCP/NCCP.

## 6. Program Administration

- This chapter summarizes administrative changes, minor modifications and revisions, and formal amendments to the Yolo HCP/NCCP proposed or approved during the reporting period.

### Administrative Changes

Administrative changes are actions taken on the basis of Yolo HCP/NCCP interpretations that do not substantively change the purpose or intent of the Yolo HCP/NCCP's provisions and do not require modification or amendment of the Yolo HCP/NCCP or its associated authorizations. During the reporting period the following administrative changes were made:

#### Annual Fee Adjustment

The Conservancy adjusted the HCP/NCCP fees on April 1, 2025, consistent with Yolo HCP/NCCP Section 8.4.1.6.1 Automatic Adjustment of Fees and the Ordinance Amending the Conservancy's Adopted Fee Ordinance to Authorize the Executive Director to Implement Annual Fee Adjustments (Ordinance No. 2019-02). The fee adjustments made in 2025 are listed below in Table 7-.

### Minor Modifications

Minor modifications are changes to the Yolo HCP/NCCP document made in response to new information, changes in scientific understanding, technological advances, and other such circumstances. Minor modifications do not include changes that would adversely affect covered species, the level of take, or the obligations of Permittees. No minor modifications to the Yolo HCP/NCCP were made during the reporting period.

### Amendments

Amendments are changes to the Yolo HCP/NCCP that are more significant than administrative actions or the minor modifications described above. Any proposed changes to the Yolo HCP/NCCP that do not qualify for treatment as administrative actions or minor modification require an amendment to the Yolo HCP/NCCP document and corresponding amendment to the permits, in accordance with applicable laws and regulations regarding permit amendments. No amendments to the Yolo HCP/NCCP were completed during the reporting period.

# 7. Finances

- This chapter summarizes funds collected by the Conservancy for Yolo HCP/NCCP implementation and the source of those funds (e.g., fees, grants), annual and cumulative expenditures by major cost category, and an explanation of deviations in expenditures from the annual budget. This chapter also includes other relevant information as appropriate for annual reporting purposes.

## Financial Structure

The financial structure used to manage the finances of the Yolo HCP/NCCP has six separate funds:

- **Mitigation Fee Fund.** The Conservancy places revenue collected from mitigation fees in this fund and tracks expenditures of mitigation fees. The Conservancy places revenue from four types of mitigation fees in the Mitigation Fee Fund:
  - **Land Cover Fee**
  - **Fresh Emergent Wetlands Fee**
  - **Valley Foothill Riparian Fee**
  - **Lacustrine and Riverine Fee**
- **Grant Fund.** The Conservancy tracks all grant revenues and expenditures through this fund.
- **Other Revenue Fund.** The Conservancy places contribution to recovery fee revenue collected from Special Participating Entities, landowner contributions, and other non-mitigation fee revenue in this fund.
- **Mitigation Trust Account.** This fund contains mitigation fees collected under the Swainson's hawk foraging habitat mitigation program and pre-permit mitigation fees collected to mitigate for impacts to burrowing owl. The Swainson's hawk foraging habitat mitigation program was replaced by the Yolo HCP/NCCP as of January 11, 2019. The Conservancy used the last of the Swainson's hawk foraging habitat mitigation funds that had been collected prior to implementation of the Yolo HCP/NCCP towards the purchase of the Woodland Regional Park Preserve conservation easement at the end of FY22/23 and intends to use the burrowing owl mitigation funds for the acquisition of a conservation easement on lands that have occupied burrowing owl habitat in FY25/26.
- **Pre-permit Endowment Fund.** This fund contains endowment funds collected to monitor conservation easements established prior to the official start of Yolo HCP/NCCP implementation (January 11, 2019).
- **Post-permit Endowment Fund.** The Conservancy places 2.6% of all HCP/NCCP mitigation fees collected as well as all stewardship donations collected into this fund to save for management and monitoring of the reserve system after the end of the 50-year permit term. The Conservancy deposits

these funds into an account held by the County at the time they are received and subsequently transfers the funds to a long-term endowment fund held by the Sacramento Community Foundation on a semi-regular basis.

## Annual Budget

The Conservancy adopted the annual budget for FY24/25 in May 2024. Table 7-1 below, provides the adopted budget summary along with actual revenue and expenditures accrued during FY24/25.

**Table 7-1: Adopted budget, actual revenue, and actual expenditures for FY24/25**

Description	Mitigation Fee Fund	Mitigation Account Fund	Grant Fund	Pre-Permit Endowment	Post Permit Endowment	Other Revenue Fund	Total
<b>Beginning Balance</b>	\$2,857,816	\$158,041	\$28,472	\$385,931	\$355,273	\$108,852	<b>\$3,894,385</b>
<b>Revenue (Actual)<sup>a</sup></b>	\$518,228	\$8,493	\$189	\$54,610	\$51,362	\$6,052	<b>\$638,934</b>
<b>Revenue (Budgeted)</b>	\$705,000	\$0	\$0	\$0	\$8,000	\$0	<b>\$713,000</b>
<b>Expenditure (Actual)</b>	(\$685,029)	\$0	\$0	(\$9,660)	(\$2,547)	\$0	<b>(\$697,236)</b>
<b>Expenditure (Budgeted)</b>	(\$1,884,962)	(\$155,611)	\$0	(\$10,000)	\$0	\$0	<b>(\$2,050,573)</b>
<b>Actual Revenue vs. Expenditure</b>	(\$166,801)	\$8,493	\$189	\$44,950	\$48,815	\$6,052	<b>(\$58,302)</b>
<b>Closing Balance</b>	\$2,691,015	\$166,534	\$28,661	\$430,881	\$404,088	\$114,904	<b>\$3,836,083</b>
<b>Revenue Budget to Actual</b>	74%	-	-	-	642%	-	<b>90%</b>
<b>Expenditure Budget to Actual</b>	36%	0%	-	97%	-	-	<b>34%</b>

<sup>a</sup> Includes accrued interest

## Revenue Sources

The Conservancy’s revenue received in FY24/25 was primarily from mitigation fees, with a minor amount of revenue from accrued interest. Table 7-2 summarizes the mitigation fee fund revenue and expenditures for FY24/25.

**Table 7-2: Mitigation Fee Fund revenue and expenditures for FY24/25**

	Beginning Balance	Revenue	Interest	Expenditures	Closing Balance
<b>Total Balance</b>	2,857,816	361,888	156,340	(685,029)	\$2,691,015

## Endowment Funding

The Conservancy sets aside 2.6% of every land cover fee and wetlands fee collected for the Post-Permit Endowment Fund. The Conservancy also collects stewardship donations per the Stewardship Donation Policy, originally adopted by the Conservancy Board on January 28, 2019 and amended by the Conservancy Board on May 17, 2021, and deposits those funds into the Post-Permit Endowment Fund account. The funds in this endowment account are intended for long-term reserve system management and monitoring after the end of the 50-year Yolo HCP/NCCP permit term.

## Mitigation Fee Act Annual Reporting

The Conservancy provides regular reports on the budget, which include summaries of the acquisition and use of mitigation fee funds to the Conservancy’s Board of Directors during public meetings that comply with the Brown Act. This annual report also contains information necessary to meet the requirements of Government Code Section 66006 (b) (1) related to the Mitigation Fee Act as follows:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

***(A) A brief description of the type of fee in the account or fund.***

The purpose of the Land Cover Fee is to mitigate for direct (project impact acreage) and indirect (project land cover fee buffer acreage) impacts on species covered by the Yolo HCP/NCCP. The Land Cover Fee revenues will be used to fund the acquisition of land that does or could provide habitat for covered species, the management and enhancement of such land and habitat, and the administrative actions necessary to accomplish these tasks, as more particularly set forth in the Yolo HCP/NCCP.

The purpose of the Wetlands Fee is to mitigate (in addition to the Land Cover Fee) for impacts to fresh emergent marsh, valley foothill riparian, and lacustrine and riverine land cover types. Revenue from the three Wetlands Fee types will be used to fund the restoration, creation and management of fresh emergent wetland, valley foothill riparian, and lacustrine and riverine lands and the administrative actions necessary to perform these tasks, as more particularly set forth in the Yolo HCP/NCCP.

***(B) The amount of the fee.***

The Yolo HCP/NCCP fees are updated annually on or about March 15. During FY24/25 the Yolo HCP/NCCP per acre fees were updated on April 1, 2025. The Yolo HCP/NCCP per acre fees, as of the April 2025 update, are shown in Table 7-3.

**Table 7-3: Yolo HCP/NCCP fees at the end of FY24/25**

Fee Type	Fee Amount (per acre)
Land Cover Fee	\$16,672
Wetlands Fee	
Fresh Emergent Wetland	\$93,648
Valley Foothill Riparian	\$98,448
Lacustrine and Riverine	\$75,107

***(C) The beginning and ending balance of the account or fund.***

See Table 7-2.

***(D) The amount of the fees collected and the interest earned.***

See Table 7-2.

***(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.***

None reportable within this period.

***(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.***

None reportable within this period.

***(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.***

None reportable within this period.

***(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.***

None reportable within this period.



**Yolo Habitat Conservancy**

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**Yolo Habitat Conservancy**

**Meeting Date:** 05/18/2026

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**Information**

**SUBJECT**

Approve the Fiscal Year 26/27 budget and budget resolution for the Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account, Pre-Permit Endowment Fund, and Post-Permit Endowment Fund.

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**Attachments**

Staff Report

Att. A. FY 26/27 Budget

Att. B. FY 26/27 Budget Resolution

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**Form Review**

Form Started By: Rosita Vidales

Final Approval Date: 05/15/2026

Started On: 05/15/2026 10:18 AM



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Cathy Little  
Executive Director

Chris Alford  
Interim Executive Director/Consultant

Re: Approve the Fiscal Year 26/27 budget and budget resolution for the Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account, Pre-Permit Endowment Fund, and Post-Permit Endowment Fund

Date: May 18, 2026

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## REQUESTED ACTIONS:

1. Approve the Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account, Pre-Permit Endowment Fund, and Post-Permit Endowment Fund Budgets for Fiscal Year 26/27 (Attachment A)
2. Approve the Budget Resolution for Fiscal Year 26/27 (Attachment B)

## BACKGROUND:

The Conservancy financial structure has six funds, with a separate budget for each fund, as follows:

- **Mitigation Fee Fund:** The Conservancy places the majority of revenue collected from mitigation fees in this fund<sup>1</sup> and tracks expenditures of mitigation fees. The majority of Yolo HCP/NCCP implementation costs are paid from this fund, including: administration, reserve system establishment, natural community restoration, and management, monitoring, and habitat enhancement of reserve lands. Staff estimate that approximately \$1,239,923 in mitigation fees will be deposited into the Mitigation Fee Fund during Fiscal Year 2026-27 (FY26/27), based on the current projects that are in the processes of obtaining Yolo HCP/NCCP permit coverage. This is a conservative estimate that does not include larger development projects that are anticipated to seek permit coverage within the next two years. It is possible that the actual amount of mitigation fees collected could be significantly higher or lower depending on a

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<sup>1</sup> A small portion (2.6%) of every Yolo HCP/NCCP land cover fee payment that is collected is transferred to the Post-Permit Endowment Fund.

variety of factors that are outside of the Conservancy's control. Staff estimate approximately \$1.2 million in expenditures from the Mitigation Fee Fund in FY26/27, including \$106,500 for easement acquisitions and approximately \$335,000 for the County to provide a 1.0 FTE Executive Director, up to a 0.5 FTE Financial Analyst, as well as human resources, legal, fiscal, accounting, and IT support services.

- **Mitigation Trust Account:** This fund was initially set up to accept non-HCP/NCCP mitigation fees such as funds collected as part of the Yolo County Interim Swainson's Hawk Foraging Habitat Mitigation Program and burrowing owl mitigation fees imposed on projects within the City of Davis prior to Yolo HCP/NCCP permit issuance. The balance of the funds previously in this account was fully expended on conservation easement acquisitions specific to the respective mitigation fund requirements. As of May 18, 2026 there is at least one development project that had its environmental documentation completed prior to the issuance of the Yolo HCP/NCCP permits and is required to pay the Yolo Habitat Conservancy Swainson's hawk foraging habitat mitigation fees. It is anticipated that approximately \$147,220 in Swainson's hawk foraging habitat mitigation fees will be paid during FY26/27.
- **Grant Fund:** The Conservancy tracks all grant revenues and expenditures through this fund. The Conservancy was awarded two grants during FY25/26. Both grants provide reimbursement for qualified expenditures. In FY26/27, the Conservancy anticipates expending approximately \$196,250 in funds attributed to these grants to conduct burrowing owl and pollinator species habitat enhancements.
- **Pre-Permit Endowment Fund:** This fund contains endowment funds collected to monitor conservation easements established prior to the official start of Yolo HCP/NCCP implementation (January 11, 2019). Revenue to this fund consists of interest accruals. Expenses to this fund include fund management fees from the Sacramento Regional Community Foundation, annual compliance monitoring expenses, and funding losses due to changes in the economic market that result in negative interest rates.
- **Post-Permit Endowment Fund:** The Conservancy places 2.6% of all HCP/NCCP mitigation fees collected as well as all stewardship donations collected into this fund to save for management and monitoring of the reserve system once the 50-year permit term ends. The Conservancy deposits these funds into an account held by the County at the time they are received and subsequently transfers the funds to a long-term endowment fund held by the Sacramento Regional Community Foundation on a semi-regular basis. Revenue to this fund consists of mitigation fee contributions to the fund as well as interest accruals. Expenses to this fund include fund management fees from the Sacramento Regional Community Foundation and may include funding losses due to changes in the economic market that result in negative interest rates.
- **Other Revenue Fund:** The Conservancy places contribution to recovery fee revenue collected from Special Participating Entities and other non-mitigation fee revenue in this fund. These funds do not have the same funding restrictions that the other funds have and may be used for



special projects or other expenditures deemed appropriate and formally approved by the Board. Currently these funds are being held in case any unexpected expenses or situations arise that warrant their use. No expenditures from this fund anticipated to occur during FY26/27.

The proposed FY26/27 budgets for the Mitigation Fee Fund, the Grant Fund, the Other Revenue Fund, the Mitigation Trust Account, and the Pre-Permit Endowment Fund and Post-Permit Endowment are presented in Attachment A. The Budget Resolution for FY26/27 is included as Attachment B.

Overall, the Conservancy expects to end Fiscal Year 26/27 with approximately \$3.1 million in total fund balance with an estimated fund balance of over \$1.9 million in the Mitigation Fee Fund (operational fund). The Mitigation Fee Fund balance is largely driven by permit revenue.

**ATTACHMENTS:**

**Attachment A.** Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account, Pre-Permit Endowment Fund, and Post-Permit Endowment Fund Budgets for Fiscal Year 26/27

**Attachment B.** Budget Resolution for Fiscal Year 26/27



## Yolo Habitat Conservancy FY25/26 Budget vs. Actuals and Proposed FY26/27 Budget

### Mitigation Fee Fund (Fund 7230)

Description	Approved FY25/26 Budget (5.19.25)	Actuals as of 3.31.26	FY25/26 Year End Estimated*	Proposed FY26/27 Budget
<b>Beginning Fund Balance</b>	<b>\$2,836,379</b>	<b>\$2,691,015</b>	<b>\$2,691,015</b>	<b>\$1,928,697</b>
Unassigned Fund Balance	\$ 2,176,292	\$ 1,880,928	\$ 1,830,928	\$ 1,068,610
Assigned Fund Balance	\$ 660,087	\$ 810,087	\$ 860,087	\$ 860,087
<b>Revenues</b>	<b>\$ 1,068,750</b>	<b>\$ 237,170</b>	<b>\$ 1,076,387</b>	<b>\$ 1,239,923</b>
Fees and Permits*	\$ 1,068,750	\$ 186,112	\$ 1,076,387	\$ 1,239,923
Interest	\$ -	\$ 51,058	\$ -	\$ -
<b>Expenditures</b>	<b>\$ (2,702,550)</b>	<b>\$ (1,527,420)</b>	<b>\$ (1,838,705)</b>	<b>\$ (1,205,450)</b>
Insurance-public liability	\$ (1,100)	\$ (1,067)	\$ (1,067)	\$ (1,100)
Minor Equipment	\$ -	\$ -	\$ (2,500)	\$ (6,000)
Office Expense	\$ (5,000)	\$ (237)	\$ (1,500)	\$ (5,000)
Transportation and Travel	\$ (3,000)	\$ -	\$ (1,000)	\$ (3,500)
IT Service - ERP	\$ (1,000)	\$ (216)	\$ (288)	\$ (1,000)
IT SVCS - Dept System Maint	\$ (2,000)	\$ -	\$ (2,000)	\$ (5,000)
Prof & Sec Svc - InfoTech	\$ (2,500)	\$ (138)	\$ (2,500)	\$ (2,500)
Prof & Sec Svc - auditing and accounting	\$ (19,200)	\$ (19,900)	\$ (19,900)	\$ (20,700)
Prof & Sec Svc - Legal	\$ (20,000)	\$ -	\$ (7,500)	\$ (15,000)
Prof & Sec Svc - Other**	\$ (943,750)	\$ (536,934)	\$ (829,022)	\$ (936,150)
Memberships	\$ (3,000)	\$ (420)	\$ (2,920)	\$ (3,000)
Easements - Non Depreciable	\$ (1,500,000)	\$ (968,508)	\$ (968,508)	\$ (106,500)
Contingency	\$ (200,000)	\$ -	\$ -	\$ (100,000)
<b>Net Fund Balance</b>	<b>\$ (1,633,800)</b>	<b>\$ (1,290,250)</b>	<b>\$ (762,318)</b>	<b>\$ 34,473</b>
<b>Use (Contribution) to Fund Balance</b>				
Transfer to reserve	\$ (200,000)	\$ (150,000)	\$ (200,000)	\$ (200,000)
<b>End Fund Balance</b>	<b>\$1,202,579</b>	<b>\$1,546,129</b>	<b>\$1,928,697</b>	<b>\$1,963,169</b>
Unassigned Fund Balance	\$ 342,492	\$ 736,042	\$ 1,068,610	\$ 903,082
Assigned Fund Balance	\$ 860,087	\$ 810,087	\$ 860,087	\$ 1,060,087

\* In addition to the \$186,112 of fees collected through Q3, \$199,101.55 of additional fee payments have been collected since the close of Q3. End of year estimates are based on pending payments from applicants that have stated they intend to pay fees prior to the end of the fiscal year.

\*\*Amount shown includes all invoices received for work conducted through FY25/26 Q3, including invoices that had been received but had yet to be entered into the County's accounting system (INFOR) at the time this table was prepared

**Mitigation Trust Account Fund (Fund 7231)**

Description	Approved FY25/26 Budget (5.19.25)	Actuals as of 3.31.26*	FY25/26 Year End Estimated*	FY26/27 Budget**
<b>Beginning Fund Balance</b>	\$ 158,700	\$ 166,534	\$ 166,534	\$ 3,746
<b>Revenues</b>	\$ -	\$ 2,212	\$ 2,212	\$ 147,220
Interest	\$ -	\$ 2,212	\$ -	\$ -
Other revenue- SwHa Mit Fees				\$ 147,220
<b>Expenditures</b>	\$ (158,700)	\$ (165,000)	\$ (165,000)	\$ -
Easements - Non Depreciable	\$ (158,700)	\$ (165,000)	\$ (165,000)	\$ -
<b>Net Fund Balance</b>	\$ (158,700)	\$ (162,788)	\$ (162,788)	\$ 147,220
<b>End Fund Balance</b>	\$ -	\$ 3,746	\$ 3,746	\$ 150,966

\* The remaining balance of Mitigation Trust Account Funds associated with burrowing owl mitigation were expended to acquire the Lucky Land Conservation Easement in December 2025.

\*\*A project that completed its environmental documentation prior to implementation of the HCP/NCCP and anticipates obtaining final permits from Yolo County in FY26/27 is required to pay Swainson's hawk foraging habitat mitigation fees as a condition of approval.

**Grant Fund (Fund 7232)**

Description	Approved FY25/26 Budget (12.16.25)	Actuals as of 3.31.26	FY25/26 Year End Estimated*	FY26/27 Budget
<b>Beginning Fund Balance</b>	\$ -	\$ -	\$ -	\$ -
<b>Revenues*</b>	\$ 110,000	\$ -	\$ 20,000	\$ 196,250
Interest	\$ -	\$ -	\$ -	\$ -
Other revenue- CDFW LAG Grant	\$ 15,000	\$ -	\$ 10,000	\$ 46,750
Other revenue- NFWF Grant	\$ 95,000	\$ -	\$ 10,000	\$ 149,500
<b>Expenditures</b>	\$ 110,000	\$ -	\$ 20,000	\$ 196,250
Prof & spec svc-other	\$ 110,000	\$ -	\$ 20,000	\$ 168,000
Materials and Supplies	\$ -	\$ -	\$ -	\$ 28,250
<b>Net Fund Balance</b>	\$ -	\$ -	\$ -	\$ -
<b>End Fund Balance</b>	\$ -	\$ -	\$ -	\$ -

\*Revenues represent grant funds which are provided on a reimbursement basis

**Pre Permit Endowmnet Fund (Fund 7233)**

Description	Approved FY25/26 Budget (5.19.25)	Actuals as of 3.31.26	FY25/26 Year End Estimated*	FY26/27 Budget
<b>Beginning Fund Balance</b>	\$ 374,076	\$ 430,881	\$ 430,881	\$ 435,987
<b>Revenues</b>	\$ -	\$ 15,453	\$ 15,453	\$ -
Interest	\$ -	\$ 15,453	\$ -	\$ -
<b>Expenditures</b>	\$ (10,000)	\$ (9,147)	\$ (10,347)	\$ (11,000)
Prof & spec svc-other	\$ (10,000)	\$ (9,147)	\$ (10,347)	\$ (11,000)
<b>Net Fund Balance</b>	\$ (10,000)	\$ 6,306	\$ 5,106	\$ (11,000)
<b>End Fund Balance</b>	\$ 364,076	\$ 437,187	\$ 435,987	\$ 424,987

**Post Permit Endowmnet Fund (Fund 7234)**

Description	Approved FY25/26 Budget (5.19.25)	Actuals as of 3.31.26	FY25/26 Year End Estimated	FY26/27 Budget
<b>Beginning Fund Balance</b>	\$ 394,925	\$ 404,088	\$ 404,088	\$ 494,779
<b>Revenues</b>	\$ 29,250	\$ 82,147	\$ 94,573	\$ 36,069
Fees and Permits	\$ 29,250	\$ 3,008	\$ 26,773	\$ 33,099
Interest	\$ -	\$ 11,338	\$ -	\$ -
Other - Stewardship Contribution	\$ -	\$ 67,800	\$ 67,800	\$ 2,970
<b>Expenditures</b>	\$ (3,000)	\$ (2,882)	\$ (3,882)	\$ (4,000)
Prof & spec svc-other	\$ (3,000)	\$ (2,882)	\$ (3,882)	\$ (4,000)
<b>Net Fund Balance</b>	\$ 26,250	\$ 79,265	\$ 90,691	\$ 32,069
<b>End Fund Balance</b>	\$ 421,175	\$ 483,353	\$ 494,779	\$ 526,848

**Other Revenue Fund (Fund 7235)**

Description	Approved FY25/26 Budget (5.19.25)	Actuals as of 3.31.26	FY25/26 Year End Estimated*	FY26/27 Budget
<b>Beginning Fund Balance</b>	\$ 104,989	\$ 114,904	\$ 114,904	\$ 114,904
<b>Revenues</b>	\$ -	\$ 2,267	\$ -	\$ -
Fees and Permits	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 2,267	\$ -	\$ -
<b>Expenditures</b>	\$ -	\$ -	\$ -	\$ -
Prof & spec svc-other	\$ -	\$ -	\$ -	\$ -
<b>Net Fund Balance</b>	\$ -	\$ 2,267	\$ -	\$ -
<b>End Fund Balance</b>	\$ 104,989	\$ 117,171	\$ 114,904	\$ 117,171
<b>All Funds End Fund Balance</b>	\$ 2,092,819	\$ 2,587,587	\$ 2,978,113	\$ 3,183,142

**RESOLUTION NO. \_\_\_\_\_**

**Resolution of the Yolo Habitat Conservancy Board of Directors Adopting the  
Fiscal Year 2026-27 Budget**

**WHEREAS**, the Board of Directors (“Board”) of the Yolo Habitat Conservancy (“YHC”) has heard and considered annual budgets for the FY 2026-27 Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account Fund, Pre-Permit Endowment Fund, and the Post-Permit Endowment Fund (collectively, the “Fiscal Year 2026-27 Budget”); and

**WHEREAS**, the May 18, 2026 staff report for the Fiscal Year 2026-27 budget provides information regarding each fund or account included in the overall YHC budget; and

**WHEREAS**, the recommended budgets for the Mitigation Fee Fund, Grant Fund, Other Revenue Fund, Mitigation Trust Account Fund, Pre-Permit Endowment Fund, and the Post-Permit Endowment Fund are balanced, with total revenues and other available funds equaling or exceeding total expenditures; and

**WHEREAS**, at the conclusion of the Board’s consideration of this item at its May 18, 2026 public meeting, the Board of Directors determined that it was necessary and appropriate to approve the Fiscal Year 2026-27 Budget;

**NOW, THEREFORE**, the Board of Directors of the YHC hereby resolves as follows:

1. The Board adopts the Mitigation Fee Fund budget and approves the appropriations of \$1,205,450 based on the revenue of \$1,239,923 and use of the available fund balance of \$1,928,697 (Mitigation Fee Fund), as set forth therein.
2. The Board adopts the Mitigation Trust Account Fund budget and approves the appropriations of \$0 based on the revenue of \$147,220 and use of the available fund balance of \$3,746 (Mitigation Trust Account Fund), as set forth therein.
3. The Board adopts the Grant Fund budget and approves the appropriations of \$196,250 based on the revenue of \$196,250, as set forth therein.
4. The Board adopts the Other Revenue Fund budget and approves the appropriations of \$0 based on the revenue of \$0 as set forth therein.
5. The Board adopts the Pre-permit Endowment Fund budget and approves the appropriations of \$11,000 based on the revenue of \$0 and use of the available fund balance of \$11,000, as set forth therein.
6. The Board adopts the Post-permit Endowment Fund budget and approves the appropriations of \$4,000 based on the revenue of \$36,069, as set forth therein.

**PASSED AND ADOPTED** by the Board of Directors of the Yolo Habitat Conservancy on May 18, 2026, by the following vote:


**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
Lucas Frerichs, Chair  
Yolo Habitat Conservancy

Attest:  
Julie Dachtler, Clerk of the Board

Approved as to Form:

By: \_\_\_\_\_  
Julie Dachtler, Clerk (Seal)

By:  \_\_\_\_\_  
Philip J. Pogledich, County Counsel  
Counsel to the Yolo Habitat Conservancy