



Yolo Habitat Conservancy

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

Yolo HCP/NCCP

Mitigation Receiving Site Credit In Lieu of Land Cover Fee Policy

Adopted by the Yolo Habitat Conservancy Board: March 18, 2019

Updated by the Yolo Habitat Conservancy Board: July 19, 2019

Updated by the Yolo Habitat Conservancy Board: July 20, 2020

1. PURPOSE:

This policy outlines the process through which the Yolo Habitat Conservancy (“Conservancy”) will provide public and private applicants a credit in lieu of the land cover fee for mitigation receiving site credits purchased by applicants. Per Section 7.5.8.2 of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (“Yolo HCP/NCCP”), the Conservancy may allow applicants to purchase credits from mitigation receiving sites approved by the Conservancy and provide those credits in lieu of fees. If the Conservancy approves a mitigation receiving site credit purchase, it can reduce and, only under special circumstances, eliminate the HCP/NCCP fees required for development. Section 7.5.8.1 of the Yolo HCP/NCCP describes the criteria for providing credits in lieu of Yolo HCP/NCCP fees.

2. SCOPE

This policy applies to all public and private applicants who wish to purchase credits from a mitigation receiving site approved by the Conservancy.

3. POLICY

Applicants who propose to purchase credits from a mitigation receiving site reduce the cost to the Conservancy for mitigation of covered activities, justifying a discount in the land cover fee or other mitigation fees. In such an instance, the Conservancy will avoid the cost of pre-acquisition surveys, land acquisition costs, transaction costs, and associated one-time costs for oversight and management. Applicants are currently eligible for a maximum credit (in dollars) of 59 percent of the per acre land cover fee for every acre of mitigation receiving site credit because 41 percent of the total fee is allocated to costs unrelated to acquisition of land, such as the post-permit endowment, administration, management, and monitoring and research.¹ Applicants with mitigation receiving site credits for wetlands are currently eligible for a maximum credit (in dollars) of 86 percent for the fresh emergent wetland fee, 87 percent for the valley foothill riparian wetland fee, and 83 percent for the lacustrine and riverine wetland fee per acre of credit for every acre of impact.² The credit will change due to annual and periodic adjustments to the fee for

¹ See Tables A and B, *Allocation of Yolo HCP/NCCP Funding*, attached to this policy, for the percentage allocation of land cover fee revenue to “establish reserve system” costs, which is the portion of the fee dedicated to easement acquisition. Mitigation ratio of 1:1 (one acre of mitigation receiving site credit for every acre of impact) based on Table 1 of Appendix I, *Funding Plan*, of the HCP/NCCP.

² See Tables A and B, *Allocation of Yolo HCP/NCCP Funding*, attached to this policy, for the combined percentage allocation of the applicable wetland fee revenue to “establish reserve system” and “other restored/created wetland” capital and operating costs, which is the portion of fee dedicated to land acquisition and restoration/creation capital and ongoing costs.

inflation and other updates to the funding plan per Section 8.4.1.6 of the Yolo HCP/NCCP.

The Conservancy requires a deposit of \$1,000 to fund costs associated with approval of the mitigation credits and calculation of the fee credit. The Conservancy may request additional funding if needed to cover costs. The Conservancy will return any unused funds remaining with the Conservancy to the applicant after the fee credit process is complete.

Attachment A. Table A - Allocation of Yolo HCP/NCCP Funding (amount by funding source)

Attachment B. Table B - Allocation of Yolo HCP/NCCP Funding (percentage by funding source)

Mitigation ratio of 1:1 (one acre of mitigation receiving site credit for every acre of impact) based on Table 6-1(b) the HCP/NCCP.

