



Yolo Habitat Conservancy

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

Yolo Habitat Conservancy Policy Binder Part 5

July 2022 – May 2026

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Yolo Habitat Conservancy
Meeting Date: 09/19/2022

Information

SUBJECT

Approve updates to the stewardship donation policy.

Attachments

Staff Report
Attachment A. Yolo HCP/NCCP stewardship donation policy

Form Review

Form Started By: Alexander Tengolics
Final Approval Date: 09/15/2022

Started On: 09/14/2022 01:02 PM



Yolo Habitat Conservancy

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

To: Gary Sandy, Chair
Members of the Board

From: Alexander Tengolics
Executive Director

Re: Approve updates to the stewardship donation policy

Date: September 19, 2022

REQUESTED ACTIONS:

1. Approve updates to the stewardship donation policy (Attachment A)

BACKGROUND:

The Board approved a stewardship donation policy on January 28, 2019 that requests that all landowners interested in establishing a conservation easement on their property provide a \$10,000 upfront contribution to help pay a portion of due diligence costs and contribute a stewardship donation equal to 6% of the value of the easement upon close of escrow. The Board also directed staff to review the policy and return with any recommended changes to the Board of Directors. The Board approved updates to the stewardship donation policy on May 17, 2021 that modified the upfront contribution request amount based on the size and character of proposed conservation easement sites. Staff recommend eliminating the upfront contribution requirements associated with the stewardship donation policy to reduce administrative burdens, potentially increase landowner participation, and to better align with our understanding of the practices conducted by other HCP/NCCPs. The stewardship donation collected at the time of escrow closing will remain in place to contribute to the \$18.2 million portion of the long-term endowment fund that must come from non-mitigation sources (Attachment A).

ATTACHMENTS:

Attachment A. Yolo HCP/NCCP stewardship donation policy



Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento
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Yolo HCP/NCCP

Stewardship Donation Policy

Adopted by the Yolo Habitat Conservancy Board: January 28, 2019

Yolo Habitat Conservancy Board Updated: May 17, 2021

Proposed changes shown with underline and strikethrough presented to the

Yolo Habitat Conservancy Board: September 19, 2022

1. PURPOSE:

This policy outlines the process through which the Yolo Habitat Conservancy ("Conservancy") request stewardship donations or contributions from landowners as part of an easement transaction. Stewardship donations help cover costs for conservation easement acquisition and reserve system development and management associated with conservation above mitigation that is not covered by state and federal grant funding.

2. SCOPE

This policy applies to all Yolo HCP/NCCP reserve system sites.

3. POLICY

- Request that landowners ~~provide an upfront payment at the time they~~ sign a letter of intent to demonstrate their intention to establish a conservation easement on their property and to pay for a portion of the easement~~due diligence~~ costs, which includes ~~the cost of the appraisal and mineral assessment report (if mineral rights have been severed) the survey, the appraisal, and other items.~~ The amount of the payment request will be based on the size and character of the ~~proposed easement site according to the following three categories:~~
 - ~~Standard land cover sites over 40 acres:~~ A standard contribution of \$10,000 ~~due when the Conservancy and the landowner sign a letter of intent at the start of the process. The Conservancy will pay for the remainder of the due diligence costs.~~
 - ~~Standard land cover sites equal to or less than 40 acres:~~ Landowner to commit in the letter of intent to pay the cost of the appraisal and mineral assessment report (if mineral rights have been severed) or contribute \$10,000 towards these costs, ~~whichever is less.~~
 - ~~Sites that are predominantly riparian land cover and/or other wetlands land cover:~~ A good faith deposit of \$1,000 ~~due when the Conservancy and the landowner sign a letter of intent at the start of the process. The Conservancy will pay for due diligence costs and will reimburse the deposit at the close of escrow.~~

~~The Executive Director may reduce or waive the upfront payment for easements that will be donated to the Yolo HCP/NCCP. The Conservancy's Board of Directors may reduce or waive this~~

~~upfront payment for member agencies, landowners who demonstrate economic hardship, or for properties that are critical to meeting species conservation goals in the reserve system.~~

- ~~• The Conservancy will pay for all other staff, consultant, and legal costs associated with the transaction, including development of the easement and management plan;~~
- ~~• If the Conservancy terminates the transaction because: 1) the conservation values are not as anticipated, or 2) if expected funding needed to purchase the conservation easement does not materialize, or 3) the due diligence process reveals unacceptable conditions, the Conservancy will reimburse landowners for the contribution amount minus any appraisal costs expended prior to the termination;~~
- ~~Upon close of escrow, landowners will contribute~~ a stewardship donation equal to 6% of the value of the easement. The Conservancy may revisit this amount at any time if the donation is not sufficient to fund management and post-permit endowment costs.



Yolo Habitat Conservancy

Meeting Date: 01/23/2023

Information

SUBJECT

Receive and file the updated Yolo HCP/NCCP Conservation Easement Template

Attachments

Staff Report

Attachment A. Yolo HCP/NCCP Conservation Easement Template

Form Review

Form Started By: Alexander Tengolics

Final Approval Date: 01/18/2023

Started On: 01/12/2023 10:35 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: Gary Sandy, Chair
Members of the Board

From: Alexander Tengolics
Executive Director

Re: Receive and file the updated Yolo HCP/NCCP Conservation Easement Template

Date: January 23, 2023

REQUESTED ACTION:

Receive and file the updated Yolo HCP/NCCP Conservation Easement Template (Attachment A)

BACKGROUND:

During the review of portions of two draft conservation easements that are being considered for enrollment in the Yolo HCP/NCCP, legal counsel from both the Solicitor's Office and the California Department of Fish and Wildlife provided edits to the currently approved Yolo HCP/NCCP conservation easement template (ver. 01.09.20) that are specific to the easement template text, as opposed to text within the easement that is specific to the individual site. Conservancy staff and legal counsel believe these edits are appropriate modifications to the easement template language and should be applied to all future conservation easements. They are administrative in nature, do not conflict with the terms and conditions of the Yolo HCP/NCCP, and do not change the biological outcomes of the individual conservation easements or the implementation of the Yolo HCP/NCCP Conservation Strategy at-large. As such, these modifications are considered minor modifications per Yolo HCP/NCCP Section 7.8.2, *Minor Modifications*.

Per Yolo HCP/NCCP Section 7.8.2.1, *Minor Modifications Process*, Conservancy representatives provided U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) staff with a memo on October 6, 2022 requesting review of the proposed modifications to the Yolo HCP/NCCP conservation easement template and requesting comments and/or concurrence to the proposed modifications within 60 days. Both USFWS and CDFW provided their concurrence to the proposed modifications on December 1, 2022. Proposed changes to the Yolo HCP/NCCP conservation easement template are highlighted, with additions shown as underlined text and deletions shown as strikethrough in Attachment A.

ATTACHMENTS:

Attachment A. Yolo HCP/NCCP Conservation Easement Template

**YOLO HABITAT CONSERVATION PLAN/NATURAL COMMUNITY
CONSERVATION PLAN**

**Conservation Easement
TEMPLATE**

(Date Approved: ~~January 9, 2020~~ December 5, 2022)

*Additions to the January 9, 2020 version of the Yolo HCP/NCCP Conservation Easement
Template are underlined and deletions are marked with a strikethrough and highlighted*

General Notes to Reviewers

The following notes are intended to guide interested parties in their review of the Yolo HCP/NCCP Conservation Easement Template.

1. **Easement language.** This conservation easement template is intended for use on lands the Yolo Habitat Conservancy will enroll in the Yolo HCP/NCCP reserve system. Easement language shown as orange text in this template is specific to conservation easements that include actively cultivated agricultural lands. The establishment of conservation easements on private lands under the Yolo HCP/NCCP will provide the combined benefits of conservation for covered species and continued viable use of rangelands and certain cultivated agricultural lands in the Plan Area that provide habitat value for covered species. For conservation easements that do not contain any actively cultivated agricultural lands, omit text provided in orange.

The Yolo Habitat Conservancy expects language provided in the easement template may be modified to address site-specific conditions. In cases where variations in the easement language are anticipated to occur in the form of replacement language or additional language due to somewhat common conditions, acceptable variations to the primary text will be provided in grey text surrounded by brackets, like this: *[replace “Yolo County Natural Community Conservation Plan Joint Powers Agency, a California Joint Powers Agency” with the full legal name of Easement Holder if the Yolo County Natural Community Conservation Plan Joint Powers Agency is not the Easement Holder]*

Some sections of the easement will require the insertion of easement-specific text. This includes items such as dates, property information, or specific easement conditions. Text that identifies information that is needed is provided in green text within brackets, like this: *[insert date]*.

Some portions of the easement refer to items described in greater detail in the Yolo HCP/NCCP. In cases where this occurs, references to where additional information can be found within the Yolo HCP/NCCP are provided for reference in purple text within brackets, like this: *{a complete list of covered species is found in Table 1-1 of the Yolo HCP/NCCP}*. Similarly, blue text within brackets is included in some portions of the easement template to provide additional information for those developing or reviewing a draft conservation easement that uses this template. Bracketed text should be deleted prior to the finalization of any conservation easement.

2. **Privately-Owned Lands.** This template is prepared for use on privately-owned lands. Some provisions may have to be modified for publicly-owned lands, including but not limited to lands that the Yolo Habitat Conservancy (or another public entity) acquires in fee title. For example, in an easement covering publicly-owned lands, the easement may include references to provisions of an accompanying Management Plan that allow compatible recreational uses and public access.
3. **Conservation Values.** The intent of the conservation easement is to protect and preserve Yolo HCP/NCCP covered species and the natural communities and land cover types that provide functional habitat for these species within the Easement Area, including the agricultural uses that support these Conservation Values. The twelve Yolo HCP/NCCP covered species are:

palmate-bracted bird's beak, valley elderberry longhorn beetle, California tiger salamander, Western pond turtle, giant garter snake, Swainson's hawk, white-tailed kite, western yellow-billed cuckoo, western burrowing owl, least bell's vireo, bank swallow, and tricolored blackbird. The general land cover types and natural community types that may qualify as functional habitat (depending on additional factors such as size, location, quality, etc.) are: cultivated lands, grassland, valley foothill riparian, alkali prairie, fresh emergent wetland, lacustrine and riverine. The specific qualifying crop types and natural community vegetation types are listed in Table 2-1 of the Yolo HCP/NCCP. The conservation objectives associated with the covered species and their associated functional habitats are described in section 6.3 of the Yolo HCP/NCCP.

4. **Management Plan; Relationship to Conservation Easement.** This template anticipates the concurrent preparation of a site-specific management plan for this Easement Area. For each easement property, the final Conservation Easement and Management Plan *will work together* to specify (among other things) the allowed, restricted, and prohibited uses and activities. The Conservation Easement will generally include terms that will apply *permanently* to uses and activities on the easement property, while the Management Plan will contain terms relating to agriculture and other uses that may--with the consent of the landowner, the Yolo Habitat Conservancy, and state and federal wildlife agencies--*vary over time* due to changing conditions. Additionally, the site's Management Plan may contain terms relating to recreational uses, public access, and other uses and activities that are of interest to an individual landowner at the landowner's request as long as the uses are determined to be compatible with the Conservation Values of the property.

Many of the prohibitions stated as "generally prohibited" in this template —may be allowed, or allowed under certain conditions in the Management Plan, through mutual consent of the Landowner, Conservancy, and wildlife agencies on a case-by-case basis depending on site-specific conditions, landowner preferences and operations, and species and habitat needs. An example of this is the repair, removal, and placement of fencing, particularly for properties with irrigated pasture or other agricultural uses that require occasional changes in fencing. These activities are generally allowed in the Management Plan for purposes of reasonable and customary agricultural management, and for security in connection with the protection of Conservation Values and reserved uses of the Easement Area.

The Yolo Habitat Conservancy recognizes that changes (e.g., in agricultural practices and technologies, weather cycles, natural resource management technologies, conservation practices) may dictate changes in the management of the Easement Area, consistent with the purposes of this Conservation Easement and the Yolo HCP/NCCP. The Management Plan may be revised from time to time only with the written approval of both the Landowner and the Yolo Habitat Conservancy (and Easement Holder in situations in which the Yolo Habitat Conservancy is not the Easement Holder), so long as the revisions are consistent with the applicable reserve unit management plan(s). Any requested changes that are not consistent with the applicable reserve unit management plan(s) must also receive approval from California Department of Fish and Wildlife and U.S. Fish and Wildlife Service. A full and complete copy of the current Management Plan, including any such revisions, shall be kept on file at the offices of the Yolo Habitat Conservancy.

5. **Easement Holder.** This template assumes the Yolo Habitat Conservancy or a qualified conservation organization {see Section 7.5.5.2 for description of necessary qualifications} will hold the conservation easement. The primary easement holder language assumes the Yolo Habitat Conservancy is the easement holder and alternative language is included in bracketed grey text for insertion in conservation easements that will be held by another qualified conservation organization. An organization other than the Yolo Habitat Conservancy must be the easement holder in situations in which the Yolo Habitat Conservancy holds the land in fee title.
6. **Monitoring.** The Yolo Habitat Conservancy (or other authorized easement holder) will conduct monitoring activities, at a minimum of once a year, to assure compliance with the terms of the Conservation Easement and will conduct these activities in a manner that interferes as little as possible with the landowner's use and enjoyment of the property. *[If easement is funded in whole or in part with WCB funds then add the following text: The monitoring report shall address each of the monitoring protocols as required in the WCB Grant Agreement.]*

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Easement Holder

Easement Holder's Address

Attention: _____

Exempt from recording fees (Cal. Gov. Code § _____)

Space Above Line for Recorder's Use Only

**DEED OF CONSERVATION EASEMENT AND PERMANENT RESTRICTIONS ON
USE**THIS DEED OF CONSERVATION EASEMENT AND PERMANENT RESTRICTIONS
ON USE (the “**Conservation Easement**”) is made this____ day of _____, 20__, by *[insert full legal name of landowner(s)]*
 (“**Landowner**”), in favor of and the Yolo County Natural Community Conservation Plan Joint
Powers Agency, a California Joint Powers Agency (“**Easement Holder**” or “**Yolo Habitat
Conservancy**”) *[replace “Yolo County Natural Community Conservation Plan Joint Powers
Agency, a California Joint Powers Agency” with full legal name of Easement Holder AND delete
“Yolo Habitat Conservancy” IF the Yolo Habitat Conservancy is not the Easement Holder].*Landowner and Easement Holder are also referred to herein individually as a “**Party**” and
collectively as the “**Parties.**”**RECITALS**

A. Landowner is the owner in fee simple of certain real property containing approximately *[insert acres]* acres, located in the County of Yolo, State of California, designated Assessor’s Parcel Number(s) *[insert APNs]*. Said real property is more particularly described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Easement Area**”). *[If easement is a portion of the property then replace “Easement Area” above with “Property” and add the following sentence: Landowner intends to grant a Conservation Easement over __ acres of the Property, as described and depicted in Exhibit A.1 (the “Easement Area”).]*

B. The Easement Area possesses wildlife and habitat values of great importance to Easement Holder, the people of the State of California and the people of the United States. The Easement Area will provide high quality habitat for *[list appropriate covered species {a complete list of covered species is found in Table 1-1 of the Yolo HCP/NCCP}]* and contains *[list functional habitat land cover types present in the Easement Area {this includes the land cover type(s) present on the site that provide habitat for the identified covered species and are included in Table 2-1 of the Yolo HCP/NCCP within the cultivated land category and/or natural communities land categories (e.g., cultivated rice lands, pasture, riparian) along with the habitat function that the identified land cover type provides (e.g., foraging, nesting, aquatic, upland habitat)}]*. Individually and collectively, these wildlife and habitat values comprise the “**Conservation Values**” of the

Easement Area. The status of the Conservation Values, including the **agricultural** uses that support these Conservation Values, as well as other uses and improvements within the Easement Area at the time of the execution of the Conservation Easement are described in the “**Baseline Documentation Report**”. Both Parties acknowledge, as described in **Exhibit B** attached hereto and incorporated herein by reference, that each has received a copy of the Baseline Documentation Report, and that it accurately represents the Easement Area as of the date of the Conservation Easement.

C. This Conservation Easement is being executed and delivered to satisfy certain habitat conservation requirements set forth in the following documents (collectively, the “**Yolo HCP/NCCP Instruments**”):

- a. The Yolo Habitat Conservation Plan/Natural Community Conservation Plan (“**Yolo HCP/NCCP**”), dated April 2018, prepared by the County of Yolo (“**County**”), City of Davis (“**Davis**”), City of West Sacramento (“**West Sacramento**”), City of Winters (“**Winters**”), and City of Woodland (“**Woodland**”), and approved by the United States Fish and Wildlife Service (“**USFWS**”) under Section 10 of the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 *et seq.*, as it may be amended from time to time) (“**ESA**”), and by the California Department of Fish and Wildlife (“**CDFW**”) under the California Natural Community Conservation Planning Act (California Fish and Game Code Section 2800 *et seq.*, as it may be amended from time to time) (“**NCCPA**”); and
- b. Implementing Agreement for the Yolo HCP/NCCP (the “**Implementing Agreement**”), dated January 10, 2019, by and among USFWS and CDFW (collectively, the “**Wildlife Agencies**”), the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency (“**Yolo Habitat Conservancy**”), County, Davis, West Sacramento, Winters, and Woodland (collectively, the Yolo Habitat Conservancy, County, Davis, West Sacramento, Winters, and Woodland, are referred to herein as “**Permittees**”); and
- c. The federal incidental take permit issued by USFWS to Permittees for the Yolo HCP/NCCP pursuant to Section 10 of ESA; and
- d. The state NCCP permit issued by CDFW to Permittees for the Yolo HCP/NCCP pursuant to the NCCPA.

D. The State of California recognizes the public importance and validity of conservation easements by enactment of California Civil Code Section 815 *et seq.*

- E. *[If the easement is funded in whole or in part with grant funds and the funder requests identification of said funding source in the easement then include the following text: The Conservation Easement is purchased [in whole or in part] with funds provided by the [insert funding entity] with funds provided by [grant or agreement number if applicable and funding source] which purposes are to [insert*

funding source purposes] {Note: An example of such language provided by the WCB for Proposition 84 funded projects is as follows: The Conservation Easement is purchased in part with funds provided by the Wildlife Conservation Board (“WCB”) pursuant to WCB Grant Agreement Number _____. As that agreement recites, the WCB funds are from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 (Proposition 84), Public Resources Code Section 75055 (c) (SSJD-NCCP), which includes as its purposes the protection and preservation of existing regional wildlife linkages, including grassland, oak woodland, and pond and creek habitat areas which are critical to the sustainability of threatened or endangered species.”}.]

F. CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and the habitat necessary for biologically sustainable populations of those species pursuant to Fish and Game Code Section 1802. CDFW is authorized to hold easements for these purposes pursuant to Civil Code Section 815.3, Fish and Game Code Section 1348, and other provisions of California law.

G. ~~USFWS is an agency of the United States Department of the Interior and is authorized by Federal law to be a third party beneficiary of the Conservation Easement and to administer the federal Endangered Species Act, 16 U.S.C. § 1531, et seq. (“ESA”), the Fish and Wildlife Coordination Act, 16 U.S.C. §§ 661-666c, and the Fish and Wildlife Act of 1956, 16 U.S.C. § 742(f), et seq.~~ USFWS, an agency within the United States Department of the Interior, has jurisdiction over the conservation, protection, restoration, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of these species within the United States pursuant to the Endangered Species Act, 16 U.S.C. section 1531 et seq. (“ESA”), the Fish and Wildlife Coordination Act, 16 U.S.C. sections 661-666c, the Fish and Wildlife Act of 1956, 16 U.S.C. section 742(f) et seq., and other provisions of federal law.

H. The Easement Holder is a California joint powers agency, and authorized to hold conservation easements pursuant to, among other provisions of law, California Civil Code Section 815.3. *[If Easement Holder is not the Yolo Habitat Conservancy then replace the text in this section with the following text:* The Easement Holder is authorized to hold this conservation easement pursuant to California Civil Code Section 815.3 and Government Code Section 65965. Specifically, the Easement Holder is (i) a tax-exempt nonprofit organization qualified under Section 501(c)(3) of the Internal Revenue Code of 1986 as amended, and qualified to do business in California; (ii) a “qualified organization” as defined in section 170(h)(3) of the Internal Revenue Code; and (iii) an organization which has as its primary and principal purpose and activity the protection and preservation of natural lands or resources in its natural, scenic, agricultural, forested, or open-space condition or use.]

I. The Yolo Habitat Conservancy serves as the **“Implementing Entity”** of the Yolo HCP/NCCP, and as such, is responsible for overseeing implementation of the Yolo HCP/NCCP Instruments, including carrying out planning and design, habitat restoration, monitoring, adaptive management programs, and periodic coordination with the Wildlife Agencies. The Yolo HCP/NCCP Instruments confer separate rights and obligations on the Implementing Entity that will survive any future transfer of the Conservation Easement.

J. Following recordation of this Conservation Easement, the Easement Area will be incorporated into the Reserve System (as such term is defined in the Yolo HCP/NCCP {see Chapter 6 of the Yolo HCP/NCCP}) (“**Reserve System**”) and will count toward the land acquisition requirements set forth in the Yolo HCP/NCCP.

K. The Yolo Habitat Conservancy has developed a management plan, known as “[insert title for management plan – typically this includes the site name],” that applies to the Easement Area (the “**Management Plan**”) incorporated herein by reference. The Management Plan has been developed in accordance with the applicable requirements of the Yolo HCP/NCCP Instruments [and [identify any applicable Reserve Unit Management Plans]]. The Management Plan also includes provisions that preserve and maintain the **productive agricultural** use of the Easement Area to the fullest extent such use is compatible with the preservation of its Conservation Values.

Landowner and Easement Holder recognize that changes (e.g., in agricultural practices and technologies, weather cycles, natural resource management technologies, conservation practices) may dictate changes in the management of the Easement Area, consistent with the purposes of this Conservation Easement and the Yolo HCP/NCCP Instruments. The Management Plan may be revised from time to time only with the written approval of both the Landowner and Easement Holder, so long as the revisions are consistent with the requirements of the Yolo HCP/NCCP Instruments [and [identify applicable Reserve Unit Management Plans]] {See Yolo HCP/NCCP Section 6.4.3.3}. The final, approved copy of the Management Plan, and any amendments thereto approved by the Parties, shall be kept on file at the Yolo Habitat Conservancy.

NOW, THEREFORE, in consideration of the above and mutual covenants, terms, conditions and restrictions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the laws of the State of California, including California Civil Code Section 815 *et seq.*, Landowner hereby voluntarily grants and conveys to Easement Holder, its successors and assigns, a conservation easement forever in, on, over and across the Easement Area, subject to the terms and conditions set forth herein, restricting in perpetuity the uses which may be made of the Easement Area, and the Parties agree as follows:

1. **Purposes.** The purposes of this Conservation Easement are to ensure the Easement Area will be retained forever in its [insert the following terms as appropriate for the specific site: *natural, restored, enhanced, agricultural or otherwise functional habitat, and the purposes of any funding sources (ex. grassland, oak woodland, etc. in the context of Prop. 84)*] condition as contemplated by the Yolo HCP/NCCP and the site-specific Management Plan, and to prevent any use of the Easement Area that will impair or interfere with the Conservation Values of the Easement Area. Landowner intends that this Conservation Easement will confine the use of the Easement Area to such activities that are consistent with the purposes set forth herein. The Parties agree that the protection of the Conservation Values may be achieved through the continuation of existing compatible **agricultural and other** uses [replace reference to continued existing compatible agricultural uses with the following text for sites that consist entirely of natural lands types: “by maintaining the Easement Area in its natural or existing condition (not precluding future enhancement or restoration)”] on the Easement Area provided that the uses preserve the Easement Area’s covered species and their associated functional habitats as described in the Baseline

Documentation Report and consistent with the terms and conditions of this Conservation Easement and the Management Plan.

2. **Reserved Rights.** Landowner reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from Landowner's ownership of the Easement Area, including the right to engage in or permit or invite others to engage in **agricultural** activities, including lawful and routine **agricultural and ranching** practices, so long as such activities are consistent with the purposes of this Conservation Easement, as set forth above in Section 1, the Management Plan, and do not impair the Conservation Values.

*[(a) **Development Envelope.** In situations where the site has, or there is an interest in retaining the right to have, a residence or other area where buildings and other improvements are allowed, a Development Envelope can be designated within the Easement Area. The area within the Development Envelope is subject to the provisions of the Conservation Easement except where explicitly stated otherwise and allowable uses within the Development Envelope cannot interfere with the protection or enhancement of the Conservation Values on the portions of the Easement Area that are not included in the Development Envelope. Lands within Development Envelope areas do not count towards the goals and objectives of the Yolo HCP/NCCP conservation strategy.]*

3. **Rights of Easement Holder.** To accomplish the purposes of this Conservation Easement, Landowner hereby grants and conveys the following rights to Easement Holder:

- (a) To preserve and protect the Conservation Values of the Easement Area;
- (b) *[In situations where the Parties agree to conduct restoration or enhancement activities on the site as a condition of the easement the following language will be inserted: To restore or enhance the Conservation Values with the consent of the Landowner in accordance with the Management Plan and the terms and conditions of this Conservation Easement;]*
- (c) To enter upon the Easement Area, no less than once annually, at reasonable times to monitor compliance with and otherwise enforce the terms of this Conservation Easement or to carry out, at Easement Holder's sole cost and expense, scientific research and management and monitoring requirements applicable to the Easement Area that are set forth in the Management Plan and in Yolo HCP/NCCP Chapters 6 and 7, provided that Easement Holder shall not unreasonably interfere with Landowner's allowed uses and quiet enjoyment of the Easement Area. *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: The annual monitoring report shall address each of the monitoring protocols as required in the WCB Grant Agreement.]* Except where there is an imminent threat to the Easement Area or its Conservation Values, Easement Holder and its employees, contractors or agents will only enter the Easement Area at reasonable times and with at least forty-eight (48) hours advance notice to Landowner in writing or by phone. The Landowner may waive these

requirements in whole or in part by written notice to Easement Holder. *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: Landowner acknowledges that WCB has the right to enter upon the Easement Area, not less than once in any period of three calendar years, to assess Grantee's compliance with the terms, covenants, and conditions of the WCB Grant Agreement. WCB's entry will be subject to the notice requirements described above;]*

- (d) To prevent any activity on or use of the Easement Area that is inconsistent with the purposes of this Conservation Easement and to require the restoration of such areas or features of the Easement Area that may be damaged by any act, failure to act, or any use or activity that is inconsistent with the purposes of this Conservation Easement;
- (e) To require that all mineral, air, and water rights that Easement Holder deems necessary to preserve and protect the Conservation Values of the Easement Area shall remain a part of and be put to beneficial use upon the Easement Area, consistent with the purposes of this Conservation Easement; and
- (f) All present and future development rights and wind power rights appurtenant to, allocated, implied, reserved or inherent in the Easement Area; such rights are hereby terminated and extinguished, and may not be used on or transferred to any portion of the Property, nor any other property adjacent or otherwise.

4. **Prohibited Uses.** Any activity on or use of the Easement Area that adversely affects the purpose of this Conservation Easement, as set forth in Section 1, above, is prohibited except as may be otherwise expressly provided in this Conservation Easement or in the Management Plan. Without limiting the generality of the foregoing, the Landowner, Landowner's personal representatives, heirs, successors, assigns, employees, agents, lessees, licensees and invitees are expressly prohibited from doing or allowing any of the following uses and activities on the Easement Area, unless, and then only to the extent that, a generally prohibited activity set forth below is a management practice, lawful and routine agricultural practice, or other activity that does not impair the Conservation Values of the Easement Area and is allowed in the Management Plan.

*[Note to Landowners: Many of the following uses—while described herein as “generally prohibited”—may often be allowed in the Management Plan through mutual consent of the Landowner, Conservancy, and Wildlife Agencies in the Management Plan on a case-by-case basis depending on site-specific conditions, landowner preferences and operations, and species and habitat needs. Section 4 of the Management Plan Template provides examples of how uses can be authorized on an individual basis, **particularly for properties that will remain in active agricultural use**. The terms of the Management Plan can also be modified over time (with the mutual consent of the Parties) to reflect changes in the Landowner's needs that do not adversely affect the Conservation Values.*

This Conservation Easement Template represents only a starting point for consideration of the following uses. In unusual circumstances, in addition to the following restrictions, it may be appropriate to include restrictions beyond those set forth below. Additionally, this Section may require modification to address public access and recreation uses to the extent contemplated by the Landowner or required in the Easement Area under the Management Plan.]

- (a) Unseasonal watering activities that promote the establishment of invasive species that act as predators of covered species, impair the habitat quality of the site for covered species, or otherwise impair the Conservation Values of the site;
- (b) Use of fertilizers, pesticides, biocides, herbicides or other chemicals except as allowable under applicable law and as provided in the Management Plan in connection with the **agricultural** use of the Easement Area or other activities or uses that are authorized or reserved hereunder. Under no circumstance are rodenticides allowed to be used within the Easement Area unless specifically authorized in writing by the Easement Holder and the Wildlife Agencies due to unforeseen or exceptional circumstance, such as proclamation of a local state of emergency;
- (c) Use of heavy equipment, off-road vehicles, or other motorized vehicles, except on existing roadways or use of equipment or vehicles as required to conduct any management practice, lawful and routine **agricultural practice, or other** activity as provided for in the Management Plan. The long-term storage of wrecked, dismantled, or inoperative nonagricultural vehicles and industrial or commercial equipment [except within the Development Envelope] is prohibited;
- (d) Except as set forth in the Management Plan [or within the Development Envelope], any construction, reconstruction, relocation or placement of any road, building, billboard, or sign, or any other structure or improvement of any kind, or altering the surface or general topography of the Easement Area without written approval by the Easement Holder and Wildlife Agencies *[Note to landowners: The repair, removal, and placement of fencing, particularly for properties with irrigated pasture or other agricultural uses that require occasional changes in fencing are generally allowed in the Management Plan for purposes of reasonable, lawful, and routine agricultural practices, and for the security in connection with the protection of Conservation Values and reserved uses of the Easement Area. The relocation of formal and informal access roads may also need to be addressed in the Management Plan on some properties];*
- (e) Vineyards, orchards, nurseries, intensive livestock use (e.g., dairy, feedlot), and other agricultural uses except as allowed in the Management Plan *[Note to landowners: The specific agricultural practices identified above are prohibited for all conservation easements. This does not preclude a*

landowner from having fruit trees or vines within a designated development envelope area, as are common around a home site. For easements that include active agricultural lands at the time the easement is established, the existing agricultural uses that support the Conservation Values of the site will be allowed in the Management Plan. For example, if the site includes rice fields that provide habitat for giant garter snake, agricultural use of the site as needed to maintain the rice fields that provide habitat to giant garter snake will be allowed uses in the Management Plan];

- (f) Commercial, industrial, residential, or other institutional uses [except within the Development Envelope];
- (g) Depositing or accumulation of soil, trash, ashes, refuse, waste, bio-solids or any other materials, except in connection with lawful and routine agricultural practices (e.g., tilling, soil amendments, laser leveling) and other uses that do not impair the Conservation Values of the Easement Area and are allowed in the Management Plan;
- (h) Planting, introduction, or dispersal of invasive plant or animal species;
- (i) Filling, dumping, excavating, draining, dredging, mining, drilling, removing, or exploring for or extracting minerals, loam, soil, sands, gravel, rocks, or other material on or below the surface of the Easement Area, or granting or authorizing any surface entry for any exploring for or extracting minerals. This provision is not intended to prohibit lawful and routine agricultural practices (e.g., tilling, soil amendments, laser leveling) and other uses that are associated with site management activities, do not impair the Conservation Values of the Easement Area, and are allowed in the Management Plan.
 [Note: If mineral rights are separately owned (i.e., have previously been severed from the surface estate) **and** the Landowner is unable to acquire those rights despite reasonable, documented efforts, the Yolo Habitat Conservancy may consider modifying this provision; any modification must be authorized in writing by the Wildlife Agencies. The Yolo Habitat Conservancy will review factors such as (i) the likelihood such rights will be exercised in the future {The process that the Yolo Habitat Conservancy will follow to determine the potential risk that a severed mineral right will be exercised is described in Section 7.5.12 of the Yolo HCP/NCCP} , (ii) the covered species that utilize the Easement Area (i.e., whether they can easily avoid disturbed areas, as in the case of raptors), (iii) whether a right of surface entry exists, and (iv) whether disturbance of the Easement Area can be confined to a small (e.g., 1 acre) footprint and otherwise limited so that it does not adversely affect the Conservation Values. The Yolo Habitat Conservancy and Wildlife Agencies have sole discretion to reject a proposed Conservation Easement if an acceptable arrangement on severed mineral rights cannot be reached.];

- (j) Removing, destroying, or cutting of trees, shrubs, or other vegetation except as allowed in the Management Plan;
- (k) Manipulating, impounding, or altering any water course, body of water, or water circulation on the Easement Area, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or subsurface waters, except as needed to conduct a management practice, lawful and routine **agricultural** practice, or other activity that does not impair the Conservation Values of the Easement Area and is allowed in the Management Plan. *[Note to landowners: The management and maintenance of canals, ponds, and other artificial water features as needed to maintain cultivated lands and other site conditions that support the Conservation Values of the site are allowed as described in the Management Plan.]*
- (l) Without the prior written consent of Easement Holder, which Easement Holder may reasonably withhold or condition, transferring, encumbering, selling, leasing or otherwise separating the mineral, air or water rights for the Easement Area; changing the place or purpose of use of the water rights; abandoning or allowing the abandonment of, by action or inaction, any water or water rights, ditch or ditch rights, spring rights, reservoir or storage rights, wells, ground water rights or other rights in and to the use of water historically used on or otherwise appurtenant to the Easement Area, including but not limited to: (i) riparian water rights; (ii) appropriative water rights; (iii) rights to waters which are secured under contract with any irrigation or water district, to the extent such waters are customarily applied to the Easement Area; and (iv) any water from wells that are in existence or may be constructed in the future on the Easement Area. In determining whether to consent to a short-term transfer (i.e. a transfer of water from the Property for a period of not more than one year as defined by California law) or other change relating to water rights under this subsection (k), the Easement Holder shall evaluate whether the transfer will, during the transfer period, preclude the Landowner from maintaining the Conservation Values, for the covered species that the Easement Area is managed to benefit at the time of the proposed transfer. This determination shall be subject to approval by the Wildlife Agencies and the Yolo Habitat Conservancy.
- (m) All Subdivisions, including but not limited to the Subdivision of rangeland, open space, and other types of land not used for the active cultivation of crops. The fee transfer of less than the entire Easement Area is also prohibited to the extent such a transfer would constitute a subdivision of land under California law, including but not limited to the Subdivision Map Act.
- (n) Any activity or use that may violate or fail to comply with relevant federal, state, or local laws, regulations, or policies applicable to Landowner, the Easement Area, or the activity or use in question.

- (o) *[Insert additional prohibitions as appropriate for the particular Property and its Conservation Values.]*

5. **Unlawful Entry.** Landowner shall undertake all reasonable actions to prevent the unlawful entry and trespass on the Easement Area by persons whose uses or activities may degrade or harm the Conservation Values or are otherwise inconsistent with the purposes of this Conservation Easement. Reasonable actions to prevent trespass and related activities may include, but are not limited to, posting “No Trespassing” signs, constructing barriers and gates, and good faith efforts to exclude any person who is not a designated representative of Landowner, Easement Holder, or others with lawful access rights. In addition, Landowner shall undertake all necessary actions to perfect the rights of Easement Holder under Section 3 of this Conservation Easement.

6. **Easement Holder’s Remedies.** If Easement Holder or any Third-Party Beneficiary (as defined in **Section 6(d)** below) determines there is a violation of the terms of this Conservation Easement or that such violation is threatened, written notice of such violation and a demand for corrective action sufficient to cure the violation shall be given to Landowner, with a copy provided to Easement Holder and each Third-Party Beneficiary. The notice of violation shall specify the measures the Landowner must take to cure the violation. If Landowner fails to cure the violation within thirty (30) days after receipt of written notice and demand from Easement Holder or any Third-Party Beneficiary, as applicable; or if the cure reasonably requires more than thirty (30) days to complete and Landowner fails to begin the cure within such thirty (30) day period; or Landowner fails to continue diligently to complete the cure, Easement Holder or any Third-Party Beneficiary may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement, to recover any damages to which Easement Holder and the Third-Party Beneficiaries may be entitled for violation of the terms of this Conservation Easement or for any injury to the Conservation Values, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies, or for legal or other equitable relief, including, but not limited to, the restoration of the Easement Area to the condition in which it existed prior to any such violation or injury, or to otherwise enforce this Conservation Easement. Without limiting Landowner's liability therefor, any damages recovered may be applied to the cost of undertaking any corrective action on the Easement Area at the election of the party receiving such damages.

If Easement Holder in its sole discretion, determines that circumstances require immediate action to prevent or mitigate damage to the Conservation Values, Easement Holder and/or any Third-Party Beneficiary may pursue its remedies under this section without prior notice to Landowner or without waiting for the period provided for cure to expire. The rights of Easement Holder and the Third-Party Beneficiaries under this section apply equally to actual or threatened violations of the terms of this Conservation Easement. Landowner agrees that Easement Holder’s and Third-Party Beneficiaries’ remedies at law for any violation of the terms of this Conservation Easement are inadequate and that Easement Holder and/or any Third-Party Beneficiary shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Easement Holder and the Third-Party Beneficiaries may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity, including but not limited to, the remedies set forth in California Civil Code

Section 815, *et seq.* The failure of Easement Holder or any Third-Party Beneficiary to discover a violation or to take immediate legal action in response to such action shall not bar such party from taking legal action at a later time.

If at any time in the future Landowner or any subsequent transferee uses or threatens to use the Property for purposes inconsistent with this Conservation Easement then, despite the provisions of Civil Code section 815.7, the California Attorney General, ~~any person and any entity with a justiciable interest in the preservation of this Conservation Easement and the Third-Party Beneficiaries each~~ has standing as an interested party in any proceeding affecting this Conservation Easement.

(a) **Costs of Enforcement.** Any reasonable costs incurred by the Easement Holder or any Third-Party Beneficiary, where it is the prevailing party, in enforcing the terms of this Conservation Easement against the Landowner, including, but not limited to, costs of suit and attorneys' and experts' fees, and any costs of restoration necessitated by Landowner's negligence or breach of this Conservation Easement shall be borne by Landowner. In any action where an agency of the United States is a party, the right to recover fees and costs shall be governed by federal law.

(b) **Enforcement Discretion.** Enforcement of the terms of this Conservation Easement against Landowner shall be at the respective discretion of Easement Holder and each of the Third-Party Beneficiaries, and any forbearance by any such party to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement shall not be deemed or construed to be a waiver by such party of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any of such party's rights under this Conservation Easement. No delay or omission by Easement Holder or any Third-Party Beneficiary in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver.

(c) **Acts Beyond Landowner's Control.** Nothing contained in this Conservation Easement shall be construed to entitle Easement Holder or any Third-Party Beneficiary to bring any action against Landowner for any injury to or change in the Property resulting from (i) any natural cause beyond Landowner's control, including, without limitation, fire not caused by Landowner, flood, storm, and earth movement, or any prudent action taken by Landowner under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; or (ii) acts by Easement Holder or any Third-Party Beneficiary or employees of Easement Holder or any Third-Party Beneficiary; or (iii) acts by persons that entered the Easement Area unlawfully or by trespass whose activities degrade or harm the Conservation Values of the Easement Area or whose activities are otherwise inconsistent with this Conservation Easement where Landowner has undertaken all reasonable actions to prevent such activities *[for public agency-owned lands include the following language:* or (iii) acts by persons that entered the Easement Area lawfully or unlawfully whose activities degrade or harm the Conservation Values of the Easement Area or whose activities are otherwise inconsistent with this Conservation Easement where Landowner has undertaken all reasonable actions to discourage or prevent such activities].

(d) **Third-Party Beneficiary Rights.** The parties intend for Yolo Habitat Conservancy (during any such period, if any, that Yolo Habitat Conservancy does not also constitute Easement Holder), USFWS and CDFW (collectively, “**Third-Party Beneficiaries**”) to be third-party beneficiaries of this Conservation Easement. All rights and remedies conveyed to Easement Holder under this Conservation Easement shall extend to and are enforceable by each of the Third-Party Beneficiaries in accordance with the terms hereof. Landowner and Easement Holder acknowledge that, as Third-Party Beneficiaries of this Conservation Easement, the Third-Party Beneficiaries shall have the same rights of access to the Easement Area granted to Easement Holder in **Section 3** above, and with rights to enforce all of the provisions of this Conservation Easement. If at any time in the future Landowner uses, allows the use, or threatens to use or allow use of, the Easement Area for any purpose that is inconsistent with or in violation of this Conservation Easement then, despite the provisions of California Civil Code Section 815.7, the California Attorney General and each Third-Party Beneficiary has standing as an interested party in any proceeding affecting the Conservation Easement.

These rights are in addition to, and do not limit, the Easement Holder’s obligations under federal, state, and local laws and regulations relating to the protection of biological resources and the environment. In addition, if the Wildlife Agencies reasonably determines that the Easement Area is not being held, monitored, or stewarded for conservation purposes in the manner specified in this Conservation Easement, the Yolo HCP/NCCP Instruments, or the Management Plan, the Conservation Easement shall revert to the State of California or another entity as described in California Government Code Section 65967(e), and subject to approval as set forth therein. *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: (e) **Rights of WCB.** In the event that Easement Holder is in default under the WCB Grant Agreement, WCB and the Third-Party Beneficiaries may require Easement Holder to convey its interest in the Conservation Easement to WCB or, at the election of WCB and the Third-Party Beneficiaries, another entity or organization authorized by California law to acquire and hold conservation easements and that is willing and financially able to assume all of the obligations and responsibilities of Easement Holder.]*

7. **Public Access.** Nothing contained in this Conservation Easement gives or grants to the public an independent right to enter upon or use the Easement Area or any portion thereof. Nor shall this Conservation Easement extinguish any existing public right to enter upon or use the Easement Area, provided said right is disclosed to the Easement Holder and documented in the Management Plan and/or an exhibit to this Conservation Easement.

8. **Costs and Liabilities.** Except for those specific obligations to be undertaken by Easement Holder under Section 3 above, or in the Management Plan, Landowner shall retain all responsibilities and shall bear all costs and liabilities of any kind related to Landowner’s ownership, operation, upkeep, management, and maintenance activities on and relating to the Easement Area as well as the Easement Area itself. Landowner agrees that neither the Easement Holder nor Third Party Beneficiaries shall have any duty or responsibility for the operation, upkeep, or maintenance of the Easement Area, the monitoring of hazardous conditions thereon, or the protection of Landowner, the public or any third parties from risks relating to conditions on the Easement Area. Landowner shall remain responsible for obtaining any applicable governmental permits and

approvals for any activity or use allowed on the Easement Area under this Conservation Easement, and Landowner shall undertake all allowed activities and uses of the Easement Area in accordance with all applicable federal, state, local and administrative agency statutes, ordinances, rules, regulations, orders and requirements. Landowner shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Easement Area by competent authority (collectively **“taxes”**), including any taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish Easement Holder with satisfactory evidence of payment upon request.

9. Indemnification.

(a) **Indemnification by Landowner.** Landowner shall hold harmless, protect and indemnify Easement Holder and the Third-Party Beneficiaries, and their respective members, directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each a **“Landowner Indemnified Party”** and, collectively, the **“Landowner Indemnified Parties”**) from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorneys' and experts' fees and costs), causes of action, claims, demands, orders, liens or judgments (each a **“Claim”** and, collectively, **“Claims”**), arising from or in any way connected with: (i) injury to or the death of any person, or physical damage to any Easement Area, resulting from any act, omission, condition, or other matter related to or occurring on or about the Easement Area, regardless of cause, except that this indemnification shall be inapplicable to Landowner Indemnified Parties with respect to any Claim due solely to the negligence of Landowner Indemnified parties; (ii) the obligations specified in Sections 5 and 8 *[verify the Section numbers listed here refer to “Unlawful Entry” and “Costs and Liabilities” sections]*; and (iii) the existence or administration of this Conservation Easement. If any action or proceeding is brought against any of the Landowner Indemnified Parties by reason of any such Claim, Landowner shall, at the election of and upon written notice from Landowner Indemnified Parties, defend such action or proceeding by counsel reasonably acceptable to the Landowner Indemnified Parties or reimburse Landowner Indemnified Parties for all charges incurred for services of the California Attorney General in defending the action or proceeding.

(b) **Indemnification by Easement Holder.** Easement Holder shall hold harmless, protect, and indemnify Landowner and the Third-Party Beneficiaries, and their respective members, directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each, an **“Easement Holder Indemnified Party,”** and collectively, the **“Easement Holder Indemnified Parties”**) from and against any and all Claims arising from or in any way connected with: (a) the activities of Easement Holder on the Easement Area, including without limitation the Easement Holder's performance of management and monitoring activities set forth in the Management Plan; (b) breach by Easement Holder of any provision of this Conservation Easement; (c) any injury to or the death of any person, or physical damage to any Easement Area occurring on or about the Easement Area resulting from any act, omission, condition, or other matter related to, an activity on, or use of, the Easement Area by Easement Holder, including without limitation, those performed under the

Management Plan, unless due solely to the negligence or willful misconduct of the Easement Holder Indemnified Party; and (d) any violation of, or failure to comply with, any state, federal or local law, regulation or requirement, by Easement Holder in any way affecting, involving or relating to the Easement Area. If any action or proceeding is brought against any of the Easement Holder Indemnified Parties by reason of any such Claim, Easement Holder shall, at the election of and upon written notice from Landowner, defend such action or proceeding by counsel reasonably acceptable to the Easement Holder Indemnified Party. *[Note: If CDFW is the easement holder, this provision must be revised to reflect that indemnification is legally possible only pursuant to Government Code § 14662.5.]*

10. **Extinguishment.** The Conservation Easement created by this agreement constitutes a property right. It is the Parties' intention that the terms and conditions of this Conservation Easement shall be carried out in perpetuity. Liberal construction is expressly required for purposes of effectuating the Conservation Easement in perpetuity, notwithstanding economic hardship or changed conditions of any kind. If circumstances arise in the future that render the purposes of this Conservation Easement impossible to accomplish, this Conservation Easement can only be terminated or extinguished, in whole or in part, by judicial proceedings in a court of competent jurisdiction **commenced after written notice of the anticipated initiation of proceedings is provided in the same manner, and to the same entities, as set forth in Section 12(a), below.** In addition, no such extinguishment shall affect the value of Yolo Habitat Conservancy's interest in the Easement Area, and if the Easement Area, or any interest therein, is sold, exchanged or taken by power of eminent domain after such extinguishment, the Yolo Habitat Conservancy *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: and WCB]* shall be entitled to receive the fair market value of the Conservation Easement at the time of such extinguishment. If such extinguishment occurs with respect to fewer than all acres of the Easement Area, the amounts described above shall be calculated based on the actual number of acres subject to extinguishment. *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB shall be entitled to the share of any award which equals the ratio of the WCB grant funds provided by WCB to the purchase price Easement Holder paid to acquire the Conservation Easement. The award shall mean all compensation awarded, paid or received on account of Easement Holder's interest in the Property so taken or purchased, and all direct or incidental damages resulting from any taking, termination, extinguishment, or purchase, less all out-of-pocket expenses reasonably incurred by Easement Holder in connection with the taking, termination, extinguishment, or purchase.]*

11. **Condemnation.** **Pursuant to Code of Civil Procedure § 1240.055, this Conservation Easement is "property appropriated to public use," as used in Article 6 (commencing with Section 1240.510) and Article 7 (commencing with Section 1240.610 of Chapter 3 of Title 7 of the Code of Civil Procedure). This Conservation Easement is a "conservation easement" as defined in California Code of Civil Procedure section 1240.055(a)(1) and constitutes "property appropriated to public use" as defined in California Code of Civil Procedure section 1240.055(a)(3).** A person authorized to acquire property for public use by eminent domain shall seek to acquire the Property, if at all, only as provided in Code of Civil Procedure § 1240.055. CDFW is a public entity that imposed conditions of approval on a project that were satisfied, in whole or part, by the creation of this Conservation Easement. If any person seeks to acquire the Property for public use, Easement Holder shall provide notice to CDFW *[In situations where WCB funds the easement in whole or in*

part, the following language will be inserted: and WCB] and comply with all obligations of the holder of a conservation easement under Code of Civil Procedure § 1240.055. If the Conservation Easement is condemned, the net proceeds from condemnation of the Conservation Easement interest shall be distributed according to Paragraph 10 above and, as applicable, used in compliance with Government Code § 65966(j).

12. **Transfer of Conservation Easement.**

(a) This Conservation Easement may be assigned or transferred by Easement Holder upon written approval of *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB and the]* Third-Party Beneficiaries which approval shall not be unreasonably withheld or delayed; provided, that Easement Holder shall give *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB,]* the Third-Party Beneficiaries and Landowner at least sixty (60) calendar days prior written notice of the proposed assignment or transfer. Easement Holder may transfer its rights under this Conservation Easement only to an entity or organization: (a) authorized to acquire and hold conservation easements pursuant to California law, including Civil Code Section 815.3 and California Government Code Section 65967(c) (and any successor or other provisions applicable at the time of the proposed transfer), or the laws of the United States; (b) otherwise reasonably acceptable to the Third-Party Beneficiaries *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: and WCB;* and (c) agrees in writing to be bound by the terms, covenants, and conditions of the WCB Grant Agreement]. Easement Holder shall require the transferee to record the conveyance in the Official Records of the County where the Easement Area is located. The failure of Easement Holder to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforcement in any way. Any transfer under this section shall be subject to the requirements of **Section 16** below.

(b) *[In situations where WCB funds the easement in whole or in part, the following language will be inserted:*
If the existence of Easement Holder is terminated for any reason, title to all interest in the Conservation Easement shall immediately vest in the State of California. However, prior to that termination, upon approval of WCB and the Third-Party Beneficiaries, another public agency or nonprofit organization may receive title to all or a portion of the Conservation Easement by recording its acceptance in writing.]

13. **Transfer of Easement Area.** Landowner agrees to incorporate the terms of this Conservation Easement by reference in any deed or other legal instrument by which Landowner divests itself of any interest in all or any portion of the Easement Area, including, without limitation, a leasehold interest. For all transfers except routine and customary agricultural leases, Landowner further agrees to give written notice to Easement Holder *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB,]* and the Third-Party Beneficiaries of the intent to transfer any interest at least thirty (30) calendar days prior to the date of such transfer. Easement Holder *[In situations where WCB funds the easement in whole or in part, the following language will be inserted:, WCB,]* and the Third-Party Beneficiaries shall have the right to prevent subsequent transfers in which prospective subsequent claimants or

transferees are not given actual notice of the covenants, terms, conditions and restrictions of this Conservation Easement. The failure of Landowner to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way. Any successor in interest or lessor of Landowner, by acceptance of a deed, lease, or other document purporting to convey an interest in the Easement Area, shall be deemed to have consented to, reaffirmed and agreed to be bound by all of the terms, covenants, restrictions, and conditions of this Conservation Easement.

14. **Transfer Fee Easement Holder.** Landowner and Easement Holder recognize and agree that any transfer of the Easement Area and any division of ownership will result in an additional burden on the monitoring and enforcement responsibilities of Easement Holder. Therefore, each transfer of the Easement Area (except for a Permitted Transfer) shall require Landowner's payment of a transfer fee to Easement Holder's easement stewardship fund. The fee shall be equal to the greater of three-fourths of one percent (0.75%) of the fair market value of the property transferred or twenty-five hundred dollars (\$2,500.00), whichever is greater. Easement Holder may reduce or waive this fee at its sole discretion. For purposes of this Easement, "**Permitted Transfer**" shall mean any of the following: (i) a transfer without consideration (e.g. an inter vivos or testamentary gift), (ii) a transfer to an entity in which Landowner continues to retain both at least fifty-one percent (51%) of the voting rights in, and direct control of and participation in, such entity, or (iii) any transfer of any portion of the Property made as a result of condemnation or eminent domain proceedings, including any negotiated transfer made to an entity with condemning authority in response to actual or threatened condemnation proceedings by that entity. Landowner and Easement Holder agree to execute and record a "NOTICE OF PAYMENT OF TRANSFER FEE REQUIRED" in accordance with California Civil Code Section 1098.5 respecting the transfer fee. The transfer fee shall be the obligation of the seller of the Property and shall be paid to Easement Holder at the address for giving notices to Easement Holder as set forth hereinbelow.

15. **Notices.** Any notice, demand, request, consent, approval, or communication that Landowner, Easement Holder, or any Third-Party Beneficiary desires or is required to give to the others shall be in writing and be served personally or sent by recognized overnight courier that guarantees next-day delivery or by first class mail, postage fully prepaid, addressed as follows:

To Landowner: *Name*
 Address
 City, State
 Attn:
 Telephone:

To Easement Holder: Yolo Habitat Conservancy
 Attn: Executive Director
 P.O. Box 2202
 Woodland, CA 95776
 Telephone: (530) 723-5504

To Third-Party Beneficiaries:

United States Fish and Wildlife Service
*Attn: ~~Chief~~, Sacramento Valley Division **Supervisor***
2800 Cottage Way, Room W-2605
Sacramento, CA 95825
Telephone: (916) 414-6600

California Department of Fish and Wildlife
Attn: Regional Manager
1701 Nimbus Road
Rancho Cordova, CA 95670
Telephone: (916) 358-2900

With a copy to: *California Department of Fish and Wildlife*
Office of the General Counsel
Attn: General Counsel
1416 Ninth Street, 12th Floor
Sacramento, California 95814-2090
Telephone: 916-445-8448

*[In situations where WCB funds the easement
in whole or in part, the following contact
information will be inserted:
Wildlife Conservation Board
Attn: Executive Director
PO Box 944209
Sacramento, CA 94244-2090
Telephone: 916-445-8448]*

or to such other address as a party shall designate by written notice to the others. Notice shall be deemed effective upon delivery in the case of personal delivery or delivery by overnight courier or, in the case of delivery by first class mail, five (5) calendar days after deposit into the United States mail.

16. **Amendment.** This Conservation Easement may not be amended, modified or otherwise changed in any manner, except by a written amendment executed by the Landowner and the Easement Holder, or their successors in interest, in their sole discretion. Any such amendment shall be subject to the prior written consent of *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB and]* the Third-Party Beneficiaries. Any amendment that is not made in strict accordance with the consent and other requirements of this Section shall be void and without effect. Any such amendment shall be consistent with the

purposes of the Conservation Easement and shall not affect the perpetual duration of the Conservation Easement. Any such amendment must refer to this Conservation Easement by reference to its recordation data and must be recorded in the Official Records of the County where the Easement Area is located.

17. **Merger.** The doctrine of merger shall not operate to extinguish the Conservation Easement if the Conservation Easement and the Easement Area become vested in the same party. If, despite this intent, the doctrine of merger applies to extinguish the Conservation Easement then, a replacement conservation easement, with a new Easement Holder identified by the Yolo Habitat Conservancy and approved by *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB and]* the Third-Party Beneficiaries, containing the same protections embodied in this Conservation Easement shall be recorded against the Easement Area.

18. **No Hazardous Materials Liability.** Landowner represents and warrants that Landowner has no knowledge or notice of any Hazardous Materials (as defined below) or underground storage tanks existing, generated, treated, stored, used, released, disposed of, deposited or abandoned in, on, under, or from the Easement Area, or transported to or from or affecting the Easement Area [except as disclosed in the Report]. *[Insert site-specific conditions, if applicable.]* Landowner further represents, warrants and covenants that activities upon and use of the Easement Area by Landowner, its agents, employees, invitees and contractors shall comply with all Environmental Laws (as defined below) in using the Easement Area and that Landowner shall keep the Easement Area free of any material environmental defect, including, without limitation, contamination from Hazardous Materials (as defined below). Without limiting the obligations of Landowner under this Conservation Easement, including **Section 9(a)**, Landowner hereby releases and agrees to indemnify, protect and hold harmless the Landowner Indemnified Parties (as defined in **Section 9(a)**) from and against any and all Claims (as defined in **Section 9(a)**) arising from or connected with any Hazardous Materials or underground storage tanks present, alleged to be present, released in, from, or about or otherwise associated with the Easement Area at any time, except any Hazardous Materials placed, disposed or released by Landowner Indemnified Parties, or their employees or agents. This release and indemnification includes, without limitation, Claims for (a) injury to or death of any person or physical damage to any Easement Area; and (b) the violation or alleged violation of, or other failure to comply with, any Environmental Laws (as defined below). If any action or proceeding is brought against any of the Landowner Indemnified Parties by reason of any such Claim, Landowner shall, at the election of and upon written notice, defend such action or proceeding by counsel reasonably acceptable to the Landowner Indemnified Party including reimbursing CDFW for all charges incurred for services of the California Attorney General in defending the action or proceeding.

Despite any contrary provision of this Conservation Easement, the parties do not intend this Conservation Easement to be, and this Conservation Easement shall not be, construed such that it creates in or gives to Easement Holder or the Third-Party Beneficiaries any of the following:

- (a) The obligations or liability of a “Landowner” or “operator,” as those terms are defined and used in Environmental Laws (as defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 et seq.; hereinafter, “CERCLA”); or

- (b) The obligations or liabilities of a person described in 42 U.S.C. Section 9607(a)(3) or (4); or
- (c) The obligations of a responsible person under any applicable Environmental Laws; or
- (d) The right to investigate and remediate any Hazardous Materials associated with the Easement Area; or
- (e) Any control over Landowner's ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the Easement Area.

The term **"Hazardous Materials"** includes, without limitation, (a) material that is flammable, explosive or radioactive; (b) petroleum products, including by-products and fractions thereof; and (c) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.; hereinafter **"RCRA"**); the Hazardous Materials Transportation Act (49 U.S.C. Section 6901 et seq.; hereinafter **"HTA"**); the Hazardous Waste Control Law (California Health & Safety Code Section 25100 et seq.; hereinafter **"HCL"**); the Carpenter-Presley-Tanner Hazardous Substance Account Act (California Health & Safety Code Section 25300 et seq.; hereinafter **"HAS"**), and in the regulations adopted and publications promulgated pursuant to them, or any other applicable Environmental Laws now in effect or enacted after the date of this Conservation Easement.

The term **"Environmental Laws"** includes, without limitation, CERCLA, RCRA, HTA, HCL, HSA, and any other federal, state, local or administrative agency statute, code, ordinance, rule, regulation, order or requirement relating to pollution, protection of human health or safety, the environment or Hazardous Materials.

19. **Representations and Warranties.** Landowner hereby makes the following representations and warranties for the benefit of Easement Holder and the Third-Party Beneficiaries:

- (a) **Authority.** Landowner has good and sufficient title to the Easement Area including all appurtenances thereto, including, without limitation, all minerals and mineral rights *[for situations where mineral rights have been severed add the following: "except as noted on Exhibit C ("Title Encumbrances") for severed mineral rights covered by Section 4(i), above"]* and all water and water rights, and Landowner has full right and authority to enter into this Conservation Easement and convey the Conservation Easement to Easement Holder. There are no monetary liens and encumbrances recorded against the Easement Area except as expressly identified in **Exhibit C**, that may conflict or are otherwise inconsistent with this Conservation Easement and which have not been expressly

subordinated to this Conservation Easement by a written Subordination Agreement approved by Easement Holder *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: WCB,]* and the Wildlife Agencies. All deeds of trust and mortgages recorded against the Easement Area, or any portion thereof, are and shall continue to be subordinated to this Conservation Easement; documentation of such subordinations are contained in **Exhibit C**. No provisions of this Conservation Easement should be construed as impairing the ability of the Landowner to use the Property as collateral for subsequent borrowing, provided that any mortgage or lien arising from such a borrowing would be subordinated to this Deed of Conservation Easement.

(b) **Compliance with Laws.** Landowner has not received notice of, and has no knowledge of, any material violation of any federal, state, county or other governmental or quasi-governmental statute, ordinance, regulation, law or administrative or judicial order with respect to the Easement Area *[except as disclosed in the Report]*. *[Insert site specific conditions, if applicable.]*

(c) **No Litigation.** There is no action, suit or proceeding which is pending or threatened against the Easement Area or any portion thereof relating to or arising out of the ownership or use of the Easement Area, or any portion thereof, in any court or in any federal, state, county, or municipal department, commission, board, bureau, agency or other governmental instrumentality.

20. **General Provisions.**

(a) **Controlling Law.** The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of California, disregarding the conflicts of law principles of such state, and by applicable federal law.

(b) **Liberal Construction.** Despite any general rule of construction to the contrary, this Conservation Easement shall be liberally construed to accomplish the purposes of this Conservation Easement and the policy and purpose of Civil Code section 815, *et seq.* If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. It is the intent of this Conservation Easement to preserve the condition of the Easement Area and each of the Conservation Values protected herein, notwithstanding economic or other hardship or changes in circumstances or conditions. The provisions of this Conservation Easement shall be liberally construed to effectuate the purposes of the Conservation Easement and to allow Landowner's use and enjoyment of the Easement Area to the extent consistent with such purposes. Liberal construction is expressly required for purposes of effectuating this Conservation Easement in perpetuity, notwithstanding changed conditions of any kind. The Conservation Easement created by this agreement is the intended best and most productive use of the Easement Area. No remedy or election given by any provision in this Conservation Easement shall be deemed exclusive unless so indicated, but it shall, wherever possible, be cumulative with all other remedies at law or in equity. The parties acknowledge that each party and its counsel have had the opportunity to review and revise this Conservation Easement and that no rule of construction that ambiguities are to be

resolved against the drafting party shall be employed in the interpretation of this Conservation Easement.

(c) **Severability.** If a court of competent jurisdiction voids or invalidates on its face any provision of this Conservation Easement, such action shall not affect the remainder of this Conservation Easement. If a court of competent jurisdiction voids or invalidates the application of any provision of this Conservation Easement to a person or circumstance, such action shall not affect the application of the provision to other persons or circumstances.

(d) **Entire Agreement.** This instrument sets forth the entire agreement of the parties with respect to this Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to this Conservation Easement. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment in accordance with **Section 15**.

(e) **No Forfeiture.** Nothing contained herein will result in a forfeiture or reversion of Landowner's title in any respect.

(f) **Successors.** The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall constitute a servitude running in perpetuity with the Easement Area.

(g) **Termination of Rights and Obligations.** A party's rights and obligations under this Conservation Easement terminate upon a valid transfer of the party's interest in the Conservation Easement in accordance with the terms and provisions hereof, except that liability for acts or omissions or breaches occurring prior to transfer shall survive transfer.

(h) **Captions.** The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

(i) **Additional Easements.** Landowner shall not grant any additional easements, rights of way or other interests in the Property (other than a security interest that is expressly subordinated to this Conservation Easement), or grant, transfer, or otherwise abandon or relinquish (each a "Transfer") any mineral, air, or water right or agreement relating to the Property, without first obtaining the written consent of Easement Holder and the Third-Party Beneficiaries. Easement Holder and the Third-Party Beneficiaries may withhold such consent if it determines that the proposed interest or transfer is inconsistent with the purposes of this Conservation Easement or may impair or interfere with the Conservation Values. This section shall not prohibit transfer of a fee or leasehold interest in the Property that is subject to this Conservation Easement and complies with **Section 13**. Landowner shall provide a certified copy of any recorded or unrecorded grant or Transfer

document to Easement Holder *[In situations where WCB funds the easement in whole or in part, the following language will be inserted:]* WCB,] and Third-Party Beneficiaries.

(j) *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: **Security for Debt.*** The Conservation Easement shall not be used as security for any debt without the written approval of the State of California, acting through the Executive Director of WCB or its successor and the USFWS.

(k) **Recording.** Easement Holder shall record this Conservation Easement in the Official Records of the county where the Easement Area is located and may re-record it at any time as Easement Holder deems necessary to preserve its rights hereunder.

(l) **Counterparts.** The parties may execute this Conservation Easement in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

(m) **Exhibits.** The following Exhibit(s) referenced in this Conservation Easement are attached to and incorporated by reference in this Conservation Easement:

Exhibit A – Legal Description and Map of the Easement Area

Exhibit B – Baseline Documentation Certification

Exhibit C – Title Encumbrances

Exhibit D – Notice of Unrecorded Grant Agreement (for WCB grant-funded acquisitions)

Exhibit E – Notice/Memorandum of Unrecorded Site-Specific Management Plan

Exhibits D and E shall be executed and recorded concurrently with this Conservation Easement as separate documents in the chain of title for the Property.

21. *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: **Sale of Carbon Credits.*** Landowner will ensure that the terms and conditions of the Conservation Easement are taken into account when calculating the baseline/business as usual of the Easement Area for purposes of establishing carbon credits or other emissions offsets that the Landowner proposes to authorize, create, sell, exchange or transfer, and to notify Yolo Habitat Conservancy at least 45 days prior to any such proposed establishment. Upon receipt of any such notice Yolo Habitat Conservancy will promptly furnish a copy of the notice to the WCB and the Third-Party Beneficiaries.]

22. *[In situations where WCB funds the easement in whole or in part, the following language will be inserted: **Signage.*** Landowner or Easement Holder will purchase and install a sign to be placed on the Easement Area that identifies this Conservation Easement, the name of the ranch, the landowner's name (if desired), the Easement Holder, the Wildlife Conservation Board and California Department of Fish and Wildlife. The Easement Holder will maintain and replace the

sign, as necessary, at the Easement Holder's sole cost and expense. The size, location, number, text and design of the signage shall be subject to any signage requirements required by the WCB Grant Agreement, and the approval of Landowner and Easement Holder, which approval shall not be unreasonably withheld, conditioned or delayed]

23. [In situations where WCB funds the easement in whole or in part, the following language will be inserted: **Ecological Use.** Notwithstanding the use of this Conservation Easement towards the land acquisition requirements of the Yolo HCP/NCCP **Instruments**, neither the Easement Area, nor the Conservation Easement or any portions thereof may be used for mitigation or satisfaction of any requirement or condition imposed by any **other** permit, agreement, authorization or entitlement for use, including but not limited to any requirement to compensate for or otherwise offset impacts of an activity, without the prior written approval of the State of California, acting by and through the Executive Director of WCB.

IN WITNESS WHEREOF, Landowner and Easement Holder have executed this Conservation Easement the day and year first above written.

LANDOWNER:

By: _____

Name: _____

Title: _____

EASEMENT HOLDER:

By: _____

Name: _____

Title: _____

Yolo Habitat Conservancy

Meeting Date: 01/23/2023

Information

SUBJECT

Revise 2023 Board meeting schedule and approve increase to Executive Director's signing authority

Attachments

Staff Report

Attachment A. Revised 2023 Board Calendar

Form Review

Form Started By: Alexander Tengolics

Final Approval Date: 01/19/2023

Started On: 01/17/2023 01:24 PM



Yolo Habitat Conservancy

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

To: Gary Sandy, Chair
Members of the Board

From: Alexander Tengolics
Executive Director

Re: Revise 2023 Board meeting schedule and approve increase to Executive Director's signing authority

Date: January 23, 2023

REQUESTED ACTION:

1. Revise 2023 Board meeting schedule.
2. Approve increasing Executive Director's signing authority to \$50,000.

BACKGROUND:

Effective February 28, 2023, provisions of AB 361 that allowed for public meetings subject to the Brown Act to be held telephonically and/or over the internet will expire. As such, Yolo Habitat Conservancy Board meetings will return to an in-person format. Considering this change and the current operational needs of the organization, staff is recommending revising the meeting schedule to cancel the March and July meeting dates. These meeting dates were previously approved as flexible meetings which would be canceled should there be no time-sensitive items requiring Board attention. Additionally, to further reduce administrative items needing Board approval, staff recommends increasing the Executive Director's contract signing authority from \$25,000 to \$50,000.

ATTACHMENTS:

Attachment A. Revised 2023 Board Calendar

Yolo Habitat Conservancy
SCHEDULE OF MEETINGS – 2023 (REVISED)

MONTH	YHC BOARD
<i>January</i>	January 23* <i>[Jan 16 Martin Luther King Day]</i>
<i>February</i>	<i>No meeting</i>
<i>March</i>	March 20 (CANCELED)
<i>April</i>	<i>No meeting</i>
<i>May</i>	May 15
<i>June</i>	<i>No meeting</i>
<i>July</i>	July 17 (CANCELED)
<i>August</i>	<i>No meeting</i>
<i>September</i>	September 18
<i>October</i>	<i>No meeting</i>
<i>November</i>	November 20
<i>December</i>	<i>No meeting</i>

YHC Board meets from 5:30 – 7:00 pm.

***Please note that these meetings deviate from the normal Board meeting days.**

Yolo Habitat Conservancy

Meeting Date: 01/23/2023

Information

SUBJECT

Receive presentation and approve Yolo HCP/NCCP Temporary Impact Policy

Attachments

Staff Report

Attachment A. Yolo HCP/NCCP Temporary Impact Policy

Form Review

Form Started By: Alexander Tengolics

Final Approval Date: 01/19/2023

Started On: 01/18/2023 01:57 PM



Yolo Habitat Conservancy

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

To: Gary Sandy, Chair
Members of the Board

From: Alexander Tengolics
Executive Director

Re: Receive presentation and approve Yolo HCP/NCCP Temporary Impact Policy

Date: January 23, 2023

REQUESTED ACTION:

Receive presentation and approve Yolo HCP/NCCP Temporary Impact Policy

BACKGROUND:

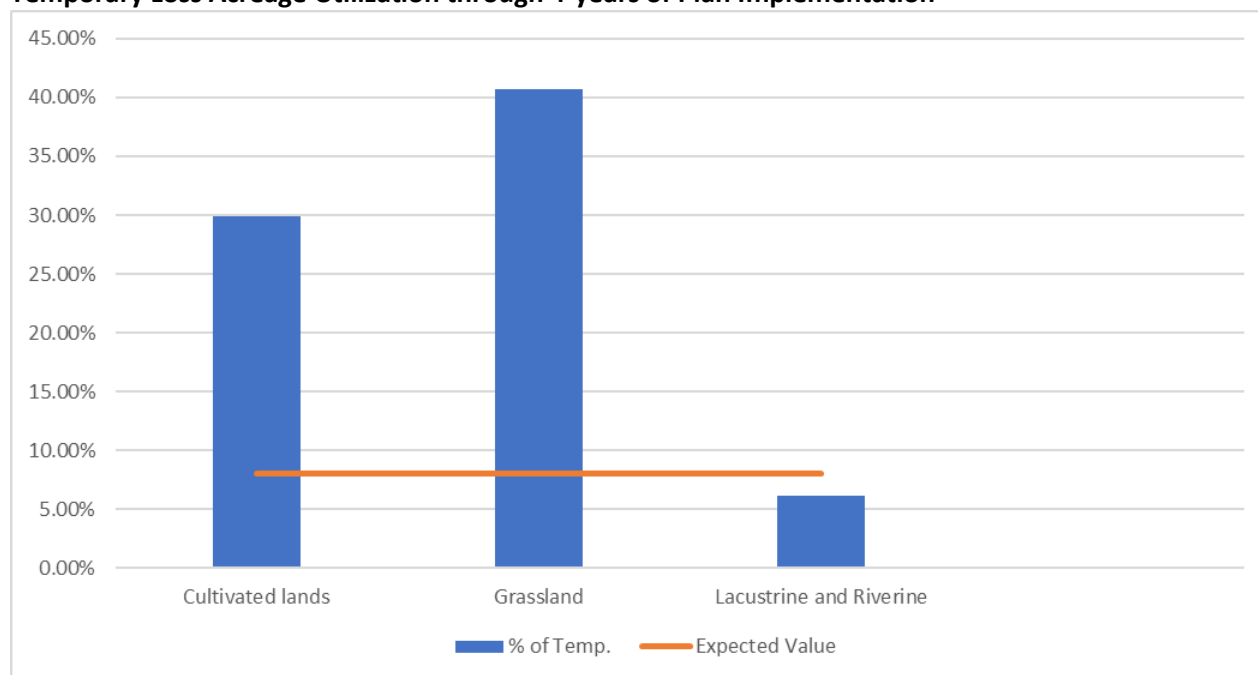
Chapter 3, *Covered Activities*, of the Yolo HCP/NCCP describes a wide range of ongoing activities and projects that will be covered by the Yolo HCP/NCCP and permits. When the permittees developed the Yolo HCP/NCCP, each Member Agency provided the YHC with information on the amounts and locations of covered activities anticipated during the 50-year permit term. When possible, Member Agencies provided spatially explicit data regarding their anticipated covered activities, distinguishing between permanent and temporary impacts of natural community and habitat loss. For covered activities that were not spatially explicit, the YHC coordinated with Member Agencies to develop assumptions about the acres and locations of each activity. The YHC then combined the acres of spatially explicit activities and activities that were not spatially explicit to come up with anticipated loss of each natural community type and covered species habitat type. The acreages were used to establish caps on the amount of permanent and temporary loss allowed under the Yolo HCP/NCCP. These caps are specified in Yolo HCP/NCCP Chapter 5, *Effects on Covered Species and Natural Communities*, Table 5-1 for natural communities and Table 5-2 (a and b) for covered species.

Through the first four years of plan implementation, 49 projects received streamlined permit coverage under the Yolo HCP/NCCP. 41 projects were permitted by member agencies and 8 projects were permitted by the YHC as Special Participating Entities (SPEs). SPEs are projects proposed by agencies not subject to approval by Member Agencies, who request coverage under the Yolo HCP/NCCP through a Certificate of Inclusion and requires Board of Directors approval. After review of the permanent and temporary take impacts for the first 49 projects and activities, YHC staff understood that a higher than anticipated amount of temporary take was issued over the first several years of Yolo HCP/NCCP implementation. The table below includes the three landcover types' maximum allowable temporary acreage losses allowed through the 50-year permit and the figure shows their utilization rate through the first four years of plan implementation.

Maximum Allowable Temporary Loss

Natural Community	Acres
Cultivated lands	203
Grassland	28
Lacustrine and riverine	31

Temporary Loss Acreage Utilization through 4-years of Plan Implementation



Temporary loss is defined as the alteration of land cover for less than one year that allows the disturbed area to recover to pre-project or ecologically improved conditions within one year (e.g., prescribed burning, construction staging areas) of completing construction. Ecologically improved means that the site's ability to provide ecological functions is improved compared to its condition prior to disturbance caused by a covered activity or project. Any natural community or species habitat loss associated with a covered activity that has a duration exceeding one year, or that has a duration of less than one year but takes more than one year to recover immediately following construction, is considered a permanent loss for the purpose of this analysis. Some natural communities do not include temporary take caps because the anticipated impacts would not meet the definition (e.g., riparian or woodland natural communities would take more than one year to recover, therefore the impacts to these types of natural communities are treated as permanent).

To address the higher than anticipated amount of temporary impact, YHC staff consulted with ICF to prepare a set of policies to help ensure that the YHC will not exhaust of temporary impact acres far before



the end of the Yolo HCP/NCCP 50-year permit term. The policies and their justification are described below and in greater detail in Attachment A.

1. Restrict SPE authorizations for temporary impacts to cultivated lands and grasslands, provide local non-member agencies authorizations for such impacts on a case-by-case basis;
2. Assess temporary cultivated lands disturbance to determine whether there is an impact.

By limiting or restricting the use of temporary impacts for SPEs, the policy will reserve those acreages for the Member Agencies who contributed to the development of the HCP/NCCP and allow, in some instances, local non-member agencies (e.g. reclamation districts). This approach dovetails with the YHC Board approved amendment to the SPE policy that differentiates between local and non-local SPEs. The second policy aims to provide clarity in when an actual *impact* occurs on cultivated lands, this determination will be made by a YHC qualified biologist. The typical impact area (permanent and temporary) is measured on where ground disturbance occurs, but standard agricultural practices involve also ground disturbing activities, so qualified biologists will evaluate whether the project or activity impacts are equivalent or less than agricultural activities. If the biologist determines that the activities' impacts are equivalent of less than standard agricultural practices then the disturbance acreages will not count as temporary or permanent loss.

Staff recommends the Board approve both policies more fully described in Attachment A, as they align with existing YHC policies related to SPEs and project permitting, and so that the YHC can ensure that temporary take acreages described in Yolo HCP/NCCP Chapter 5, *Effects on Covered Species and Natural Communities*, are not allocated far before the end of the Yolo HCP/NCCP 50-year permit term. Staff will continue to monitor temporary take utilization and will report back to the Board if additional restrictions or limitations may be necessary.

ATTACHMENTS:

Attachment A. Yolo HCP/NCCP Temporary Impact Policy





Yolo Habitat Conservancy

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

To: File

From: Alex Tengolics, Executive Director, Yolo Habitat Conservancy

Date: January 2023

Re: Yolo Habitat Conservation Plan/Natural Community Conservation Plan and Temporary Impacts

Purpose of Memorandum

The purpose of this memorandum is to outline an approach for the Yolo Habitat Conservancy (YHC) to allocate temporary impacts to projects under the Yolo HCP/NCCP. At issue is a higher than anticipated level of temporary impacts over the first several years of Yolo HCP/NCCP implementation. The YHC must adopt policies to ensure temporary impact limits established under the Yolo HCP/NCCP are not exceeded over the 50-year permit term.

Definition of Temporary Impacts

Temporary impacts are defined in the Yolo HCP/NCCP as the alteration of land cover for less than one year that allows the disturbed area to recover to pre-project or ecologically improved conditions within one year (e.g., construction staging areas) of completing construction. Ecologically improved means that the site's ability to provide ecological functions is improved compared to its condition prior to disturbance caused by a covered activity or project. Any natural or semi-natural community or species habitat loss associated with a covered activity that has a duration exceeding one year, or that has a duration of less than one year but takes more than one year to recover immediately following construction, is considered a permanent loss under the Yolo HCP/NCCP.

Maximum Allowable Temporary Impacts under Yolo HCP/NCCP

When the permittees developed the Yolo HCP/NCCP, each Member Agency provided the YHC with information on the amounts and locations of covered activities anticipated during the 50-year permit term. When possible, Member Agencies provided spatially explicit data regarding their anticipated covered activities, distinguishing between permanent and temporary impacts, which YHC entered into a geographic information system (GIS). YHC also developed natural and natural community maps and covered species habitat models, which they entered into GIS. To estimate natural community and covered species temporary habitat loss from the spatially explicit covered activities, YHC overlaid the spatially explicit covered activities GIS layer, which differentiated between temporary and permanent impacts, with the natural community and covered species habitat GIS layers. For covered activities that were not spatially explicit, YHC coordinated with the Member Agencies to develop assumptions about the acres and locations of each activity to develop estimates of natural community and habitat loss.

YHC then combined the acres of spatially explicit activities and activities that were not spatially explicit to come up with estimates of anticipated loss for each natural community type and cover species habitat type. YHC then used these acreages to establish caps on the amount of permanent and temporary loss allowed under the HCP/NCCP. These caps are specified in the HCP/NCCP, Table 5-1 for natural communities and Table 5-2 (a and b) for covered species. Table 1, below, provides the temporary impact caps by natural community. Some natural communities did not include temporary impacts because either no impacts were anticipated, or impacts would not meet the definition of temporary under the Yolo HCP/NCCP (e.g., riparian and woodland natural communities would take more than one year to recover, therefore any impacts to these types would be treated as permanent).

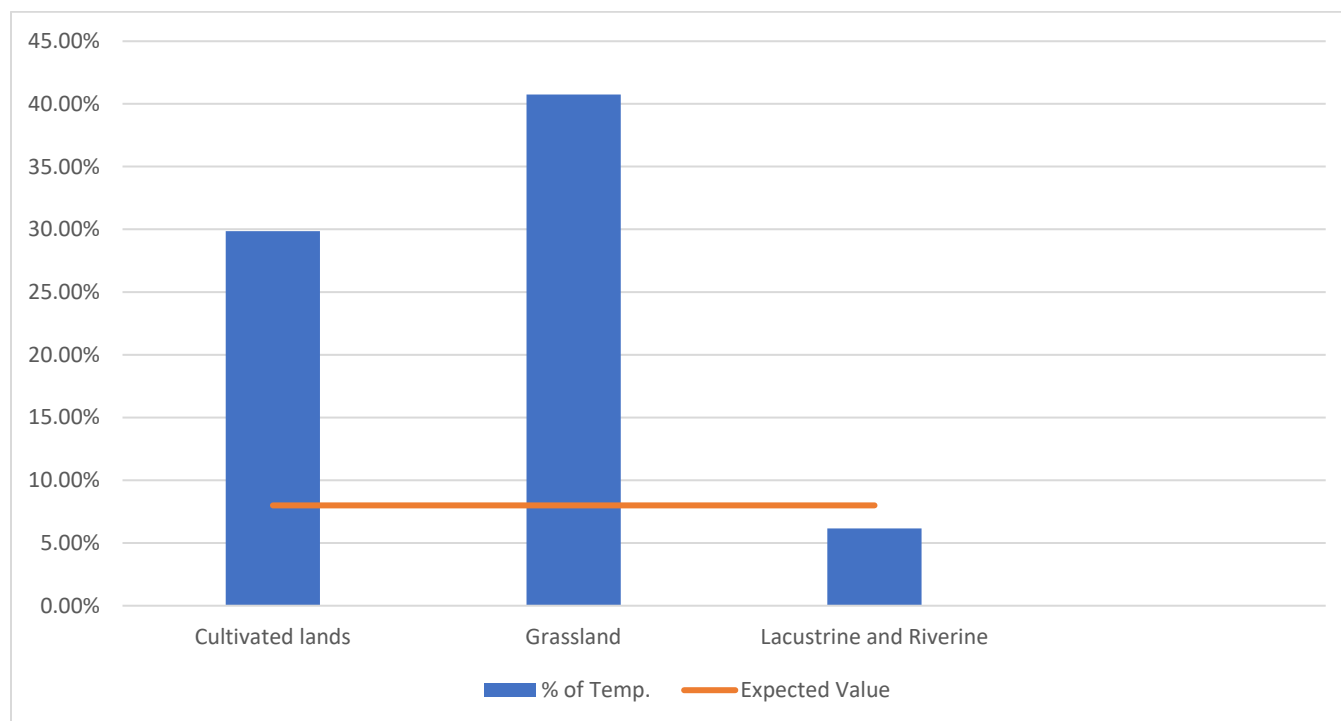
Table 1. Maximum Allowable Temporary Loss

Natural Community	Acres
Cultivated lands (non-rice)	203
Grassland	28
Lacustrine and riverine	31

Temporary Impact Trends

Figure 1 shows the percentage of the total temporary impact allocation for each natural community that had been used under the Yolo HCP/NCCP as of October 2022. As shown, the percentage of allocated impacts has exceeded expected values for cultivated lands (30%) and grasslands (~41%). If this rate of temporary impacts continues, the YHC will run out of temporary loss allocation far before the end of the Yolo HCP/NCCP 50-year permit term.

Figure 1. Natural Community Temporary Impacts to Date



Future Approaches for Temporary Impacts

Special Participated Entities

Special participating entities (SPEs) are entities not subject to the jurisdiction of any of the Member Agencies, who receive take coverage under the Yolo HCP/NCCP by entering into an agreement with YHC to comply with the conditions of the Yolo HCP/NCCP. SPEs receive take authorization through issuance of a Certificate on Inclusion by the YHC. It is YHC's policy to seek YHC board approval for all projects seeking SPE authorization.

As described in the April 2022 YHC memo on SPEs, when determining whether to include a project under the HCP/NCCP as an SPE, the Conservancy should consider, among other factors: (1) whether it will cause the HCP/NCCP to exceed its maximum loss for natural communities or take limits for covered species, and (2) whether it will prevent a Permittee from receiving coverage for projects they anticipate for HCP/NCCP coverage.

It is recommended that for cultivated lands and grasslands, the YHC board generally only authorize SPEs for permanent impacts. An SPE may choose to treat any temporary impacts for its project as permanent and pay the permanent impact fee if they wish to receive coverage under the Yolo HCP/NCCP. As an alternative to prohibiting any use of temporary impact allowances for SPEs for cultivated lands and grasslands, the YHC may allocate a specified amount of temporary loss of cultivated lands and grasslands to the SPEs on a first come, first served basis, or allocate temporary impact only to local non-member agencies such as reclamation districts of Yolo County Flood Control and Water Conservation Districts.

Cultivated Lands Impacts

Cultivated lands are subject to periodic ground disturbance such as tilling under standard agricultural practices. As such, some ground disturbance would not result in any loss of typical cultivated lands habitat functions. If the timing, duration, and scope of a temporary activity has no greater impact on covered species than standard agricultural practices as determined by a qualified biologist, then YHC can make a finding that the disturbance is not an impact to the cultivated lands seminatural community. This finding would be applicable to both SPEs and Yolo HCP/NCCP covered projects.

Conclusion

In conclusion, temporary impacts for cultivated lands and grasslands are occurring under the Yolo HCP/NCCP at a greater rate than anticipated, and if this rate continues, the YHC is likely to run out of temporary impacts for these natural and seminatural community types before the end of the 50-year permit term. To resolve this issue, YHC should adopt the following policies:

1. Limit SPE authorizations for temporary impacts to cultivated lands and grasslands. This may in the form of the following:
 - a. not authorizing any SPE use;
 - b. allocating a specified amount for SPE use, and authorizing their use by SPEs on a first come, first served basis; or
 - c. allocating a limited amount for SPE use by local non-member agencies only.



The SPE may choose to treat any temporary impacts as permanent impacts and pay the permanent impact fee for SPE coverage upon YHC board approval.

2. Assess temporary cultivated lands disturbance to determine whether there is an impact. A project proponent may choose to retain a qualified biologist to determine whether the timing, duration, and scope of a temporary activity in cultivated lands has a greater impact on covered species than standard agricultural practices. If impacts are equivalent to or less than standard agricultural practices and there is no take of covered species as determined by a qualified biologist, then YHC can make a finding that the disturbance is not an impact to the cultivated lands seminatural community, and the disturbance will not count as temporary or permanent loss.



Yolo Habitat Conservancy

Meeting Date: 05/20/2024

Information

SUBJECT

Approve policy for staff to proceed with the Yolo HCP/NCCP site acquisition process when authorized by the Chair and Vice Chair

Attachments

Staff Report

Att. A. Candidate Approval Policy

Form Review

Form Started By: Charlie Tschudin

Final Approval Date: 05/15/2024

Started On: 05/15/2024 02:09 PM



Yolo Habitat Conservancy

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

To: Verna Sulpizio Hull, Chair
Members of the Board

From: Elisa Sabatini
Executive Director

Re: Approve policy for staff to proceed with the Yolo HCP/NCCP site acquisition process
when authorized by the Chair and Vice Chair

Date: May 20, 2024

REQUESTED ACTIONS:

1. Approve policy for staff to proceed with the Yolo HCP/NCCP site acquisition process when authorized by the Chair and Vice Chair

BACKGROUND:

Section 7.5.2 of the Yolo HCP/NCCP outlines the process for establishing conservation easements and acquiring land in fee title for inclusion in the Yolo HCP/NCCP reserve system. Within the overall site acquisition process Conservancy staff seek the Board's approval when a site is initially being considered as a candidate Yolo HCP/NCCP reserve system site (Step 5¹) and subsequently returns to the Board for final approval of relevant acquisition documents, including the final conservation easement, prior to finalizing the acquisition (Step 13²).

While not prohibited by the Yolo HCP/NCCP or any existing policies, Conservancy staff have historically refrained from conducting significant due diligence and other acquisition related activities until receiving Board approval to include a proposed site in the reserve system. Given that Board meetings are not currently occurring monthly, the Executive Director recommends that the Board approve a policy that allows the Executive Director to seek preliminary candidate reserve system site approval and authorization to proceed with acquisition related activities from the Board Chair and Vice Chair in between Board meetings if deemed necessary due to grant deadlines or other time sensitive issues.

ATTACHMENTS:

¹ Step 5 of the acquisition process states that, "The Executive Director will make a recommendation to the Board regarding whether to include the proposed site in the reserve system. After Board approval of recommended sites, the Executive Director will seek approval from the wildlife agencies to proceed with the acquisition."

² Step 13 of the acquisition process states that, "The Conservancy completes the acquisition, including final approval by the Board of relevant easement documents."

Attachment A. Policy for staff to proceed with the Yolo HCP/NCCP site acquisition process when authorized by the Chair and Vice Chair





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 Candidate Reserve System Site Approval and Acquisition Process Authorization Policy

Date Adopted by the Yolo Habitat Conservancy Board: (PENDING)

1. PURPOSE:

The Yolo Habitat Conservancy (Conservancy) follows the acquisition process outlined in Section 7.5.2 of the Yolo HCP/NCCP when establishing conservation easements and acquiring land in fee title for inclusion in the Yolo HCP/NCCP reserve system. As part of the acquisition process the Conservancy's Executive Director seeks the Board's approval when a site is initially being considered as a candidate Yolo HCP/NCCP reserve system site (Step 5¹) and subsequently returns to the Board for final approval of relevant acquisition documents, including the final conservation easement, prior to finalizing the acquisition (Step 13²).

While the steps outlined in Section 7.5.2 are not required to occur sequentially, Conservancy staff generally refrain from conducting significant due diligence and other acquisition-related activities outlined in steps 6 through 11 until receiving initial Board approval to include the proposed site in the reserve system as described in Step 5. Under some circumstances, grant deadlines or other time sensitive issues may arise that require due diligence or other acquisition-related activities to commence prior to the next regularly scheduled Board meeting. The Candidate Reserve System Site Approval and Acquisition Process Authorization Policy specifies that the Executive Director may obtain authorization from the Board Chair and Vice Chair to proceed with due diligence and other acquisition process steps prior to the full Board approving a site as a candidate reserve system site in circumstances where the Executive Director determines that immediate action is needed due to grant deadlines or other time sensitive issues.

2. SCOPE

This policy applies to any site being considered for enrollment in the Yolo HCP/NCCP reserve system in circumstances where authorization for initial due diligence and acquisition-related activities is needed prior to the next Conservancy Board meeting.

¹ Step 5 of the acquisition process states that, "The Executive Director will make a recommendation to the Board regarding whether to include the proposed site in the reserve system. After Board approval of recommended sites, the Executive Director will seek approval from the wildlife agencies to proceed with the acquisition."

² Step 13 of the acquisition process states that, "The Conservancy completes the acquisition, including final approval by the Board of relevant easement documents."

3. POLICY

The Yolo HCP/NCCP acquisition process for acquiring conservation easements and fee title lands for enrollment in the Yolo HCP/NCCP reserve system is outlined in the acquisition process steps described in Section 7.5.2 of the Yolo HCP/NCCP. Once the Executive Director receives a Science and Technical Advisory Committee (STAC) recommendation to approve a site as a candidate reserve system site, and concurs with the recommendation, they typically request that the Board approve the recommendation prior to proceeding with due diligence and other acquisition related activities. In circumstances where the Executive Director determines that there is a need to proceed with due diligence, grant proposal preparation, or other acquisition related activities in advance of obtaining Board approval at a regularly scheduled Board meeting, the Executive Director may request preliminary candidate site approval and authorization to proceed with acquisition related activities from the Board Chair and Vice Chair. The Executive Director will request approval of a site as a candidate reserve system site from the full Board at the next regularly scheduled Board meeting.



Yolo Habitat Conservancy Special Meeting

Meeting Date: 12/18/2025

Information

SUBJECT

Adopt the Yolo HCP/NCCP Elderberry Transplant Entity Approval Policy

Attachments

Staff Report
Att. A. Policy

Form Review

Form Started By: Brandy Hall
Final Approval Date: 12/12/2025

Started On: 12/05/2025 09:20 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, Interim Executive Director

Re: Adopt the proposed Yolo HCP/NCCP Elderberry Transplant Entity Approval Policy

Date: December 8, 2025

REQUESTED ACTION:

1. Adopt the proposed Elderberry Transplant Entity Approval Policy

BACKGROUND:

Certain projects that have received Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) permit coverage and have mature elderberry (*Sambucus mexicana*) plants within their project footprint are required to transplant elderberry plants to a Yolo HCP/NCCP reserve system site. While the Yolo Habitat Conservancy is responsible for the management and monitoring of elderberry plants once they are planted at a reserve system site, the project proponent is responsible for securing the services of a contractor with previous experience relocating mature elderberry plants to transplant the plants from their project site to locations within the Yolo HCP/NCCP reserve system that are specified by the Yolo Habitat Conservancy.

In an effort to help ensure mitigation success and to be able to provide a list of experienced entities that can be utilized as a resource by project proponents, Conservancy staff recommend that the Board adopt the Yolo HCP/NCCP Elderberry Transplant Entity Approval Policy (Attachment A).

ATTACHMENTS:

Attachment A. Yolo HCP/NCCP Elderberry Transplant Entity Approval Policy



Yolo Habitat Conservancy

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

DRAFT Yolo HCP/NCCP Elderberry Transplant Entity Approval Policy

Provided to the Yolo Habitat Conservancy Board for Adoption: December 8, 2025

1. PURPOSE

Some development projects covered by the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) require the transplanting of mature elderberry shrubs from the covered project site to a Yolo HCP/NCCP reserve system site. It is the responsibility of project proponents seeking coverage under the HCP/NCCP to secure the services of an entity qualified to transplant elderberry shrubs from their project site to a Yolo HCP/NCCP reserve system site. In an effort to both ensure the survival and overall health of mature elderberry shrubs that are transplanted as a result of projects covered by the Yolo HCP/NCCP and to provide project proponents with a list of contractors eligible to transplant mature elderberry shrubs, the Yolo Habitat Conservancy (Conservancy) is establishing a list of contractors that have demonstrated that they have the experience and qualifications to transplant elderberry shrubs. In order to be considered for inclusion on the list of qualified elderberry transplant entities, a contractor must submit a qualified elderberry transplant entity application to the Conservancy.

2. SCOPE

This policy applies to all public and private project proponents who have or seek to receive Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) permit coverage and have mature elderberry (*Sambucus mexicana*) plants within their project footprint and are required to transplant elderberry plants to a Yolo HCP/NCCP reserve system site.

3. POLICY

Project proponents that intend to have elderberry plants transplanted to a Yolo HCP/NCCP reserve system site are required to utilize the services of an individual or entity that has been approved by the Conservancy to transplant mature elderberry plants. To be considered for inclusion on the list of qualified elderberry transplant entities, an individual or entity must submit a qualified elderberry transplant entity application to the Conservancy that demonstrates that they have experience successfully transplanting large elderberry shrubs and/or other applicable qualifications. The Conservancy will evaluate the qualifications of applicants based on the information provided in the application and may also utilize input from references provided and information from other readily available sources. Applications will be accepted on a rolling basis, and the Conservancy reserves the right to utilize its sole discretion to approve, reject, or request additional information from any applicant. Application materials and the list of approved elderberry transplant entities will be made available on the Conservancy's website.

Yolo Habitat Conservancy

Meeting Date: 01/26/2026

Information

SUBJECT

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

Attachments

Staff Report
Att. A. Memorandum
Att. B. Resolution

Form Review

Form Started By: Brandy Hall
Final Approval Date: 01/23/2026

Started On: 01/23/2026 09:30 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
Interim Executive Director

Re: 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

Date: January 26, 2026

REQUESTED ACTIONS:

1. Hold a public hearing on proposed policy updates and associated fee adjustments relating to Yolo HCP/NCCP riparian mitigation;
2. Approve reversion of responsibilities associated with valley foothill riparian mitigation to the Conservancy, as originally contemplated in the Yolo HCP/NCCP;
3. Adopt a resolution increasing the per acre valley foothill riparian fee to \$132,462 per acre to account for the Conservancy's increased site preparation and planting responsibilities (Attachment B)

BACKGROUND:

The original Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) cost model assumes that the Yolo Habitat Conservancy is responsible for all valley foothill riparian plantings within the reserve system except for the planting of mature elderberry transplants, which are the responsibility of the applicable project proponent. On September 20, 2021 the Board, at the recommendation of the Executive Director at that time, approved a revision to the roles and responsibilities associated with valley elderberry longhorn beetle (VELB) mitigation and associated valley foothill riparian plantings such that project proponents would be responsible for restoration site preparation and all mitigation plantings and adopted a resolution that included a reduction in the valley foothill riparian land cover fee as a result of the shift in responsibilities. The stated reasoning for this action was to reduce the per acre fee for projects and to reduce the administrative burden related to coordinating roles and responsibilities for planting the elderberry shrubs and required native associate plants for each project from two parties to one.

The approach approved on September 20, 2021 has resulted in logistical challenges including an increased administrative burden and planning complexity when multiple individual project proponents are responsible for planting within separate portions of a single restoration site within the same season, resulting in a piece-meal approach to mitigation that the HCP/NCCP is intended to avoid. The Conservancy has also had to conduct more extensive and costly post-planting management for invasive species due to the timing constraints for site preparation imposed by this approach and has less ability to ensure that plants selected are of local ecotypes and are suitable species for the specific site. For these reasons, Conservancy staff now recommend that the Board revert the responsibility of valley foothill riparian mitigation planting back to the Conservancy to allow more comprehensive and efficient restoration implementation and approve increasing the valley foothill riparian wetland fee as described in the attached fee memo (Attachment A). Both the revised approach and the resulting per acre fee amount are comparable to other HCP/NCCPs in the region.

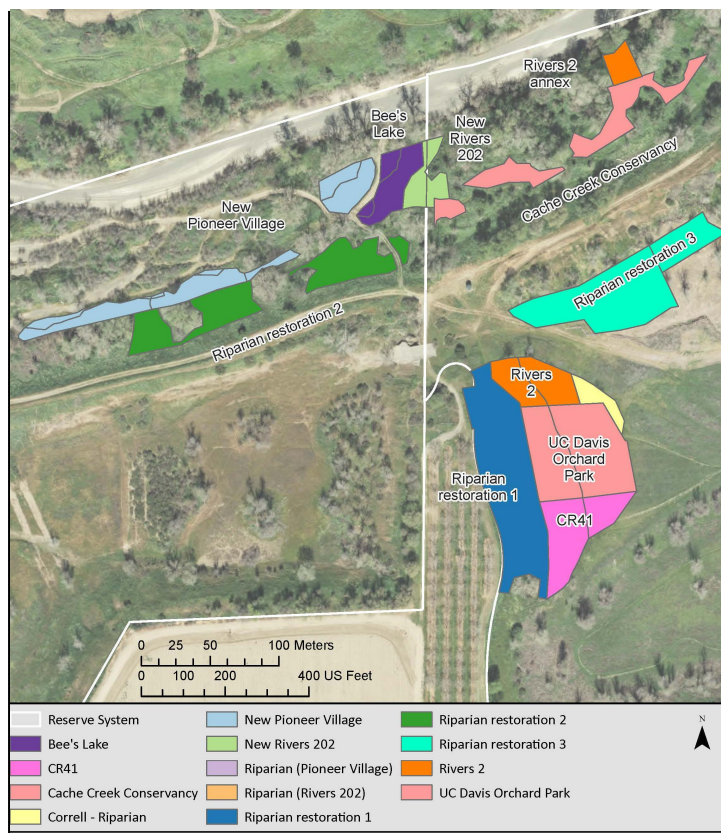


Figure 1: Example of multiple mitigation areas within a site

Table 1: Valley foothill riparian mitigation responsibilities

Task	Responsible Party for Each Task		
	Original HCP/NCCP	Sept. 20, 2021	Proposed
Identify riparian restoration site	YHC	YHC	YHC
Evaluate elderberry shrubs affected by covered activity, determine # of transplants and native plantings needed	Project proponent	Project proponent	Project proponent
Prepare restoration plan	YHC	YHC	YHC
Prepare restoration site	YHC	Project proponent	YHC
Transplant elderberry shrub(s)	Project proponent	Project proponent	Project proponent
Plant associated riparian species	YHC	Project proponent	YHC
Verify that planting is consistent with plan	YHC	YHC	YHC
Monitor and maintain site YHC	YHC	YHC	YHC

ATTACHMENT:

Attachment A. Revised Valley Foothill Riparian Fee Memo

Attachment B. Valley Foothill Riparian Fee Revision Resolution



MEMORANDUM

To: Chrstine Alford, Interim Executive Director, Yolo Habitat Conservancy
From: Robert Spencer, Urban Economics
CC: Sally Nielsen, Insight Data & Economic Analysis
Date: January 8, 2026
Subject: Revised Valley Foothill Riparian Wetland Fee

The purpose of this memorandum is to update the wetland fee based on changes to mitigation responsibilities for projects that impact valley foothill riparian habitat.

This update reverses the effect of the policy change to the valley foothill riparian fee documented in a memorandum from Urban Economics to the Yolo Habitat Conservancy dated March 24, 2021. In that memorandum, the cost of site preparation and planting was transferred from the wetland fee to the project applicant. This fee update reverses that change and shifts those costs back to the Conservancy.

The effect of the 2021 change was to reduce the fee by 25.68 percent. As shown in Table 1, the effect of reversing that change is to increase the fee by 34.55 percent, from \$98,448 to \$132,462 per acre.

Table 1: Valley Foothill Riparian Fee Revision

	<i>Formula</i>	Amount	Source
2021 Fee Reduction	<i>a</i>	25.68%	March 24, 2021 Memorandum
Fee Increase To Reverse Policy Change	$b = 1 / (1 - a) - 1$	34.55%	Formula
Current Fee per Acre	<i>c</i>	<u>\$ 98,448</u>	March 2025 Private Project Applicant Application Form
Revised Fee per Acre	$d = (b + 1) * c$	\$132,462	Formula

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE YOLO HABITAT
CONSERVANCY INCREASING THE PER ACRE VALLEY FOOTHILL RIPARIAN FEE

WHEREAS, on September 20, 2021 the Yolo Habitat Conservancy (“Conservancy”) Board of Directors adopted Resolution 21-04, which among other things, moved the responsibility of valley foothill riparian mitigation site preparation and plantings from the Conservancy to project proponents and reduced the valley foothill riparian per acre land cover fee based on the Conservancy’s reduced costs; and

WHEREAS, the revised roles and responsibilities of site preparation and native associate plantings contemplated in Resolution 21-04 have resulted in logistical challenges including increased administrative burden and increased planning complexity for the Conservancy when multiple individual project proponents are each responsible for site preparations and planting within separate portions of a single restoration site within the same season; and

WHEREAS, it is in the interest of the Conservancy to implement the mitigation requirements of the Yolo HCP/NCCP in a comprehensive manner that is efficient and cost effective for the Conservancy and project proponents while resulting in the restoration of high-quality habitat.

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

1. The Board hereby approves reverting the responsibilities of valley foothill riparian mitigation site preparation and plantings back to the Conservancy as originally contemplated in the Yolo HCP/NCCP and associated cost model.
2. The Board hereby increases the current valley foothill riparian land cover fee to \$132,462.
3. Fees adjusted by this resolution are subject to the annual adjustment pursuant to existing policy.

APPROVED AND ADOPTED the 26th day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

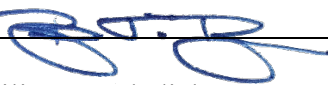
ABSTENTION:

Lucas Frerichs, Board Chair

Attest:

Approved As To Form:

By: _____

By:  _____

Julie Dachtler
Clerk to the Yolo Habitat Conservancy

Philip J. Pogledich, County Counsel
Counsel to the Habitat JPA