

# Appendix P Management Plan Template

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# YOLO HABITAT CONSERVATION PLAN/NATURAL COMMUNITY CONSERVATION PLAN

## Site-Specific Management Plan TEMPLATE

**DRAFT VERSION 3.1**

**May 2017 Version**

*This management plan template is a companion document to the Yolo HCP/NCCP conservation easement template and is intended to provide a general outline to assist in the development of site-specific management plans for properties included in the Yolo HCP/NCCP Reserve System.*

## General Notes to Reviewers

**Site Management Plan; Relationship to Conservation Easement.** This template anticipates the concurrent preparation of a Conservation Easement. The Conservation Easement outlines the primary prohibitions and restrictions that apply to the Conservation Easement Area while the Management Plan describes the primary activities that occur or are otherwise allowed to occur in the Easement Area in the future. As part of the implementation of the Yolo HCP/NCCP, the Yolo Habitat Conservancy will develop reserve unit management plans that outline management practices suitable for specific covered species and their associated habitat types. The reserve unit management plans will be used by the Conservancy to inform management and allowed uses described in management plans prepared for individual conservation easements. The Yolo Habitat Conservancy will work with each landowner to develop a site-specific management plan that is suitable to the specific conditions of the site and is mutually agreed upon by the landowner, the Yolo Habitat Conservancy, the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service.

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 where the Yolo Habitat Conservancy is not the Easement Holder), so long as the revisions are consistent with the applicable Yolo HCP/NCCP 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.

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, 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 of the Conservation Values of the property.

### **Text Color Code Legend:**

**(Blue Bracketed Text)** includes general notes to the reader intended to provide additional explanation.

**[Green Bracketed Text]** notes where site-specific information needs to be included. The description of the type of information is written within the brackets.

Acceptable variations to the primary text will be provided in grey text surrounded by brackets, like this: [*replace "Yolo Habitat Conservancy" with the "Easement Holder" if the Yolo Habitat Conservancy is not the Easement Holder*]

**{Purple Bracketed Text}** provides references to associated sections of the Yolo HCP/NCCP that may contain additional explanation or detail.

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# 1: INTRODUCTION

## 1.1 Purpose of Establishment

The Yolo Habitat Conservancy is currently implementing a Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) and Local Conservation Strategy for Yolo County, California. The Yolo HCP/NCCP provides for the conservation of covered species<sup>1</sup> and protects regional biodiversity by protecting restoring, enhancing, and managing covered species habitat and important natural communities across Yolo County, including natural and agricultural landscapes that support covered species. As part of this program, the Yolo Habitat Conservancy acquires conservation easements on lands within Yolo County from willing landowners that include conservation and management conditions consistent with the biological goals and objectives of the Yolo HCP/NCCP.

A Conservation Easement has been established on an *[insert acreage of conservation easement]* acre portion of the *[insert name of site or sites]* property (Easement Area). The *[insert site name]* Conservation Easement (Conservation Easement) was filed with the Yolo County Recorder's Office on *[insert date]* and is identified as *[insert County Document code shown in top right corner of recorded easement document DOC-YEAR-restofcode-xx]*. This Management Plan was developed concurrently with the development of the Conservation Easement. Both the Conservation Easement and this Management Plan are intended to be consistent with the biological goals and objectives of the Yolo HCP/NCCP and to partially fulfill the Yolo HCP/NCCP conservation strategy.

The Conservation Values of the Easement Area are:

- *[Insert description of the Conservation Values as they are described in the Conservation Easement]*

The Easement Area contributes to the conservation strategy by:

{See Chapter 6 of the Yolo HCP/NCCP for the full description of the Yolo HCP/NCCP conservation strategy.}

*[Insert a separate bullet here for each Yolo HCP/NCCP conservation strategy objective that is addressed {See Table 6-3 of the Yolo HCP/NCCP}. An example format for describing a conservation strategy objective is provided below.]*

- Maintaining *[insert acreage]* acres of *[insert habitat type (e.g., nesting, foraging, upland, aquatic)]* for *[insert covered species {a complete list of covered species is found in Table 1-1 of the Yolo HCP/NCCP}]* and *[insert land cover type providing the abovementioned habitat {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 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)}]*.

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<sup>1</sup> For a complete description of status, range, life history, threats, and modeled habitat for each covered species associated with the Yolo HCP/NCCP, see Appendix A of the Yolo HCP/NCCP Plan. Available: <http://www.yoloconservationplan.org/>

## 1.2 Purpose of Management Plan

The purpose of this Management Plan is to ensure the Easement Area is managed, monitored, and maintained in perpetuity for the covered species. This document includes a description of biological resources identified for protection and establishes specific guidelines, roles, and responsibilities for the management and monitoring of the Conservation Easement. It was developed concurrently with the development of the Conservation Easement. This Management Plan is a binding and enforceable agreement implemented in accordance with the requirements of the Yolo HCP/NCCP and the terms of the Conservation Easement covering the property.

## 1.3 Land Ownership, Management, and Monitoring Entities

The parties responsible for ensuring that the lands associated with the Conservation Easement are maintained in a manner consistent with the Conservation Easement are listed below. The Landowner is responsible for overseeing implementation of all management activities and site requirements of this Management Plan *[If the landowner wishes to formally designate all or a portion of this responsibility to another entity such as a Land Manager, lessee or an entity that the Landowner has willingly delegated the responsibility of all or portion of site management (crop management, habitat enhancement activities, etc.) then state so here and provide contact information below the Landowner contact information].*

### Landowner

The landowner owns fee title to the Easement Area and is responsible for managing it in a manner that is consistent with the Conservation Easement and this Management Plan. Contact information for the landowner is as follows:

**Name:** *[insert contact person and organization/entity where applicable]*

**Contact Name:** Delete if landowner is an individual

**Address:**

**Phone number:**

**Email:**

### Conservation Easement Holder

The Conservation Easement holder is responsible for conducting, at minimum, annual compliance monitoring to ensure the Easement Area is managed and maintained in accordance with the Yolo HCP/NCCP, the Conservation Easement, and this Management Plan.

**Name:** *[Insert contact person and organization/entity]*

**Contact Name:**

**Address:**

**Phone number:**

**Email:**

*[In cases where the Yolo Habitat Conservancy is not the Conservation Easement holder, a separate contact entry will be added for the Yolo Habitat Conservancy:*

**Yolo Habitat Conservancy**

The Yolo Habitat Conservancy oversees the implementation of the Yolo HCP/NCCP and is responsible for ensuring the activities within the Easement Area are consistent with the Yolo HCP/NCCP conservation strategy.

**YHC representative contact name:**

**Address:**

**Phone number:**

**Email:]**

## 2: PROPERTY DESCRIPTION

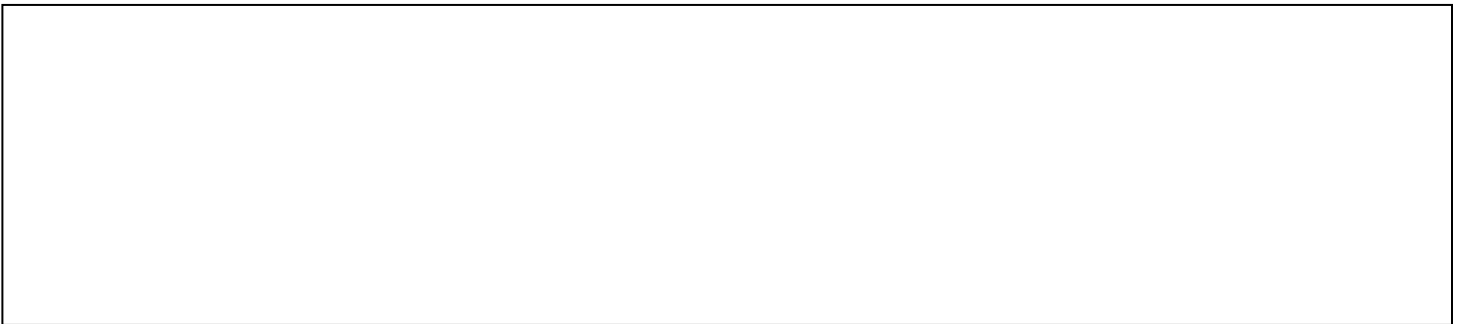
### 2.1 Location and Setting

The property is located at *[insert address or other location description]*, in Yolo County, California. The Easement Area is shown on the general vicinity map (Figure 1), location map (Figure 2), and the site map (Figure 3). The general vicinity map shows the Easement Area in relation to cities, towns, or major roads, and other distinguishable landmarks. The location map shows the Easement Area and adjacent lands, and the site map shows the Easement Area and specific land management areas defined within the Conservation Easement.

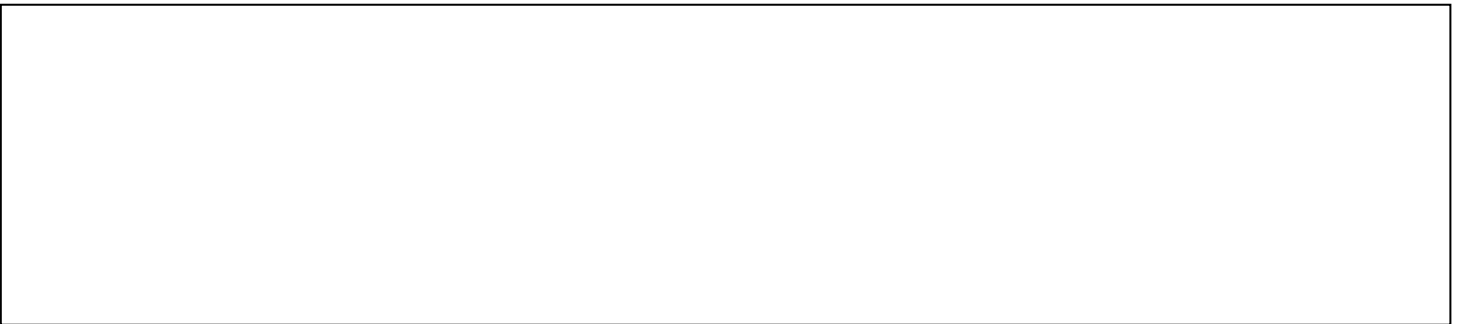
**Assessor's Parcel Number(s):** *[insert APN(s)]*

**U.S. Geological Survey 7.5-minute quadrangle:** *[insert name of quad map]*

**Township, Range, & Section:** *[insert Township, Range, & Section]*

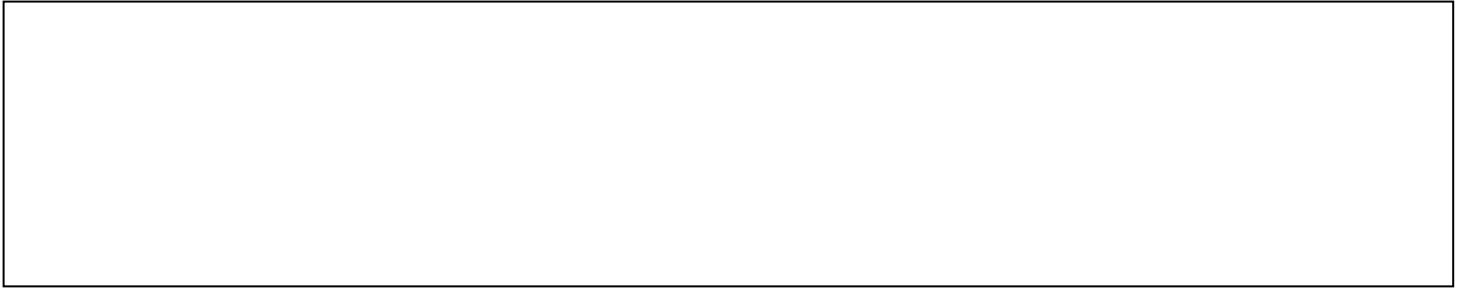


**Figure 1:** *[insert name of site]* vicinity map



**Figure 2:** *[insert name of site]* location map showing adjacent land uses as captured in aerial photography taken *[insert date of aerial photography]*





**Figure 3:** *[insert name of site]* site map showing specific land management areas as defined by the Conservation Easement

## 2.2 Historic and Current Land Use

*[Describe past and present land use including crop types, grazing practices and/or other significant land use activities as applicable. Describe all existing structures including roads, levees, fencing, and buildings, and whether they are located in the Easement Area or within a development envelope for sites that contain development envelopes.]*

## 2.3 Site Soils, Topography, and Hydrology

*[Note any significant topographic features, soil conditions, hydrologic conditions associated with the site. Identify any significant hydrologic natural community types or land cover types (e.g., fresh emergent wetland, riverine, etc.) {as identified in Table 2-1 and further described in Section 2.4 of the Yolo HCP/NCCP}. Show the location of any hydrologic land cover types in Figure 3 if applicable. If the site is a cultivated agricultural lands site and present soil conditions restrict crop types that may be of interest – note as such]*

## 2.4 Existing Easements

*[If there are existing encumbrances, include descriptions/locations of existing easements located on the property, their nature (buried pipeline, overhead power, ingress/egress, etc), authorized users (if known), access procedures, etc. Depict easements, rights of way, ingress, and egress routes in a map. If there are no existing encumbrances on the site, state so here – DO NOT DELETE THIS SECTION.]*

## 2.5 Adjacent Land Uses

*[Provide a description of the adjacent land uses at the time in which the Conservation Easement was established. These land uses may change over time; however, the description of the baseline conditions will give the manager some idea of the conditions present when the management plan was first developed and can bring to light areas that may be of management concern or items outside of the Easement Area that may support or compromise the integrity of the Conservation Values over time. Note any known conservation easements existing within a 2-mile radius of the property at the time in which the Conservation Easement was established, identify if any are part of the Yolo HCP/NCCP Reserve System, and show them in Figure 2.]*

## 3: HABITAT AND SPECIES DESCRIPTIONS

### 3.1 Conditions and Conservation Values of the Easement

*[Include a specific description of the Conservation Values of the site that includes a summary of their baseline condition. Include any applicable information about how the protection of this site fits in with protection of other adjacent sites or of specific natural community types that have been designated as important.]*

### 3.2 Summary of Enhancement Activities

*[For sites where the Landowner has agreed to include a habitat enhancement component, include a summary of the enhancement effort and the intended outcome of the effort. This would include items such as: planting hedgerows to increase prey habitat, planting nest trees to provide additional nest habitat, creating and managing debris piles for birds and small mammals, installation of artificial burrows and perches for burrowing owls, seeding of native plant species, modification of crop type from a low habitat value crop to a high habitat value crop to increase forage value, invasive species removal, etc. Include the estimated time in which enhancements will reach mature/final desired status and what benefits those enhancements will have for covered species, other species, and the natural community at-large. Identify who is responsible for implementing the enhancement activities and who will be responsible for management over time.]*

### 3.3 Yolo HCP/NCCP Covered Species

*[Describe all covered species that occur or may occur on the site {a complete list of covered species is found in Table 1-1 of the Yolo HCP/NCCP}.]*

## 4: MANAGEMENT

*[This section describes both allowed and restricted management practices. Descriptions are provided below for conditions that are likely to apply to most sites. Additional management provisions will be added as applicable for specific species and land cover types. Once developed, Reserve Unit Management Plans will provide the provisions applicable to specific species habitats and land cover types.]*

### 4.1 General Site Activities and Management

*[This section summarizes general site management measures that are not specific to a land type. Activities that would be included in this section include items such as public access, fencing and gates, trash, signage, etc.]*

#### 4.1.1 Vehicle Use: *(Associated with Easement Section 4(c))*

Use of vehicles on existing roads is allowed. *[Describe vehicle use and access on other portions of the site that are allowed and/or restricted as part of ongoing site management activities.]*

#### 4.1.2 Site Improvements: *(Associated with Easement Section 4(d))*

Construction, operation, or maintenance of buildings and facilities, that are not in existence at the time the conservation easement becomes effective, are prohibited except within any designated Development Envelope. This includes antennas, towers, and facilities for the generation and transmission of electrical power or telecommunications. The erection and maintenance of windmills, wind farms, wind generating facilities, or other facilities with exposed spinning blades are prohibited, including within the established Development Envelope. Electrical distribution and telecommunication facilities reasonably necessary in connection with agricultural and other authorized uses on the Property shall be allowed.

Solar power generation shall be allowed in quantities commensurate with power consumption on the Property and electrical distribution and telecommunication facilities reasonably necessary in connection with agricultural uses on the Property. Solar power generation facilities are to be located within the established Development Envelope areas. Solar panels placed directly adjacent to water pumps or similar agricultural equipment used to maintain the agricultural function of the site are allowed, so long as the disturbance area does not exceed 25 square feet in total size, and no more than one such solar panel facility exists for every 10 acres of real property within the Easement Area (areas within Development Envelopes are not subject to this size restriction).

Existing fencing may be repaired and new fences may be built anywhere on the property for purposes of reasonable and customary agricultural management, and for security in connection with authorized or reserved uses of the property. *[Describe any other site improvements (e.g., the construction, reconstruction, or relocation of signs, roads, temporary structures, etc) that are allowed within the Easement Area.]*

Paving or covering with other impervious material of any area that is presently unpaved is prohibited, except (1) land within the established Development Envelope (2) to comply with a specific governmental directive (e.g., written requirement in connection with a binding permit) regarding air quality laws, fire safety regulations, or other governmental regulations applicable to the Property. The use of gravel, crushed rock, or the lime treatment of soils is prohibited, except on (1) any roads that exist on the Property as of the date of the conservation easement, so long as said use does not expand the currently existing roads, or (2) any roads located wholly within the Development Envelope, so long as Grantor obtains Grantee's and Third Party Beneficiaries' prior written consent for the location of the same. Notwithstanding the foregoing, however, the application of lime to soils on the Property for the purpose of adjusting levels of soil pH to achieve optimal agricultural production is permitted.

**4.1.3 Dumping and Waste:** *(Associated with Easement Section 4(g))*

The dumping or accumulation of any kind of refuse or hazardous waste, other than the temporary storage of farm-related trash and refuse produced on the property prior to offsite disposal is prohibited. This shall not prevent the storage of agricultural chemicals, fertilizers, soil amendments, products, byproducts, and other materials for use on the Property, so long as it is done in accordance with all applicable government laws and regulations.

**4.1.4 Mining:** *(Associated with Easement Section 4(i))*

Mining is prohibited as set forth in the Conservation Easement.

**4.1.5 Tree Removal or Cutting:** *(Associated with Easement Section 4(j))*

The removal or cutting of trees on the site is prohibited except as reasonably necessary and/or prudent for: (1) fire breaks, (2) prevention or treatment of disease, or (3) removal of vegetation and debris which pose a health and safety hazard or a threat to standard agricultural operations. The cutting or removal of trees identified in (1) and (2), above, shall not occur during the Swainson's hawk nesting season (February 1 through October 1 of each calendar year, unless YHC representatives advise the landowner in writing that a different nesting season will apply based on published CDFW guidance regarding changed nesting practices). No standing tree shall be removed until YHC representatives verify at the landowner's request that the tree is not an active Swainson's hawk nest tree.

## 4.2 Agricultural Practices

*[For applicable sites, this section will identify the specific locations in which agricultural activities occur and/or are allowed to occur, provide a general description of the agricultural practices within the defined areas, and any details regarding timing, duration, and/or quantity of practices. These items may include, but are not limited to, methods and/or timing of crop harvest under conditions where species are present, management of irrigation canals, etc. Below are examples of some topics that are applicable to this section:*

### 4.2.1 Crops and Crop Management: *(Associated with Easement Section 4(e))*

*[Describe types of crops typically planted on the site, typical rotation cycles, frequency of fallowing, etc., and identifies any crops that are prohibited based on the covered species associated with the site]*

### 4.2.2 Herbicide, Pesticide, Biocide, and Other Chemical Use: *(Associated with Easement Section 4(b))*

*[Describe chemical applications allowed as applicable to site management for cultivated lands.]*

### 4.2.3 Soil Amendments: *(Associated with Easement Section 4(g))*

*[If applicable, describe any applications of soil, compost, application of lime, or other soil amendments that are allowed as part of ongoing site management activities.]*

### 4.2.4 Water Management: *(Associated with Easement Section 4(k))*

*[Describe water source(s) used for cultivated lands, application methods for irrigating crops (flood, drip, etc), canal management, etc.]*

### 4.2.5 Pest Management *(Associated with Easement Section 4(b))*

*[Describe any pest management approaches used or otherwise allowed on the site, if applicable. Note that rodenticides use is prohibited on all easement sites.]*

### 4.2.6 Cover Strips and Hedgerows

*[Describe typical management of cover strips and/or hedgerows, if applicable.]*

## 4.3 Natural Lands Practices

*[For applicable sites, this section would summarize natural lands management practices, locations in which natural lands activities occur and/or are allowed to occur and details regarding timing, duration, and/or quantity of practices. These items may include, but are not limited to, methods and timing of invasive species management, specific allowable grazing practices, etc. Below are examples of some topics that are applicable to this section:*

### 4.3.1 Vegetation Management: *(Associated with Easement Section 4(b))*

*[Describe general vegetation management practices including management for both native species and invasive species. If applicable, describe any efforts to maintain, enhance, or restore nest trees or other vegetative*

*habitat features. Describe any herbicide applications allowed as applicable to invasive species management here.]*

**4.3.2 Soil Amendments:** *(Associated with Easement Section 4(g))*

*[If applicable, describe any applications of soil, compost, application of lime, or other soil amendments that are allowed as part of site enhancement or ongoing site management activities.]*

**4.3.3 Erosion Control:**

*[If applicable, describe erosion control management practices used on the site, including types of materials used, timing, and general location.]*

**4.3.4 Water Management:** *(Associated with Easement Section 4(k))*

*[Describe water source(s) and water features occurring on the site (e.g., slough, pond, wetland, etc) and their uses (e.g., for pasture, nest tree establishment, managed wetlands, livestock). Describe livestock access and exclusion from water features, application methods for distributing or applying water, canal management, protection of basking and aquatic breeding sites, etc. as applicable.]*

**4.3.5 Grazing Management:**

*[If applicable, describe any grazing that occurs on the site or is otherwise allowed to occur on the site. Include description of livestock watering sources]*

**4.3.6 Pest Management:** *(Associated with Easement Section 4(b))*

*[Describe any pest management approaches used or otherwise allowed on the site, if applicable. Note that rodenticides use is prohibited on all easement sites.]*

**4.3.7 Non-native predator control:**

*[Describe any non-native predator control approaches used or otherwise allowed on the site.]*

*[Additional sub-section categories will vary based on site-specific conditions and uses. Some examples of additional sub-section categories include: Erosion Control, Pond Management, Installation and Management of Artificial Nest Burrows, Basking Habitat Enhancement and Management]*

## **4.3 Species-Specific Management Practices**

*[This section describes any management practices occurring in the easement area that are conducted to protect the conservation values of the site that are not already addressed in the sections above. Management practices described here are generally species-specific and will vary depending on the nature of the site and the Conservation Values identified in the Conservation Easement. Examples of management practices that may be included: managing debris piles for birds and small mammals, managing artificial burrows and perches for burrowing owls, protecting upland basking and overwintering sites, etc.]*

## 4.5 Avoidance and Minimization Measures

*[This section will list all of the Avoidance and Minimization Measures applicable to the site including: general AMMs, natural community specific AMMs, and covered species specific AMM {see Table 4-1 of the Yolo HCP/NCCP}]*

## 5: MONITORING

### 5.1 Annual Monitoring

As required by the Yolo HCP/NCCP, sites that are part of the reserve system will be visited annually at a minimum by the Yolo Habitat Conservancy [*replace Yolo Habitat Conservancy with “Conservation Easement Holder” if the Conservation Easement Holder is not the Yolo Habitat Conservancy*], or its assigned representative. Monitoring activities are intended to achieve the following objectives:

- Ensure compliance with the site’s Management Plan and Conservation Easement requirements;
- Measure the effectiveness of management activities in achieving the habitat and/or species conservation goals of the site’s Management Plan and Conservation Easement; and
- Assess the status of covered and other native species, natural communities, and ecosystem processes on the site as a part of the overall Yolo HCP/NCCP monitoring program.

The Conservation Easement describes the limitations on access for these purposes.

*[Insert any language regarding specific timing of monitoring based on species or habitat factors (e.g., timing of species presence or a particular life stage)].*

### 5.2 Actions Based on Monitoring

Results of monitoring will be used to ensure compliance with the Management Plan and to make recommendations with regard to:

- Habitat enhancement measures;
- Problems that need near-term or long-term attention (e.g., invasive species removal, fence repair); and
- Changes in the monitoring or management program.

Noncompliance with the Conservation Easement and/or Management Plan provisions will be addressed in accordance with the provisions of the Conservation Easement.

### 5.3 Other Yolo HCP/NCCP related monitoring

*[Include any landscape-level types of monitoring that might not otherwise be incorporated into the site-specific annual monitoring– Things like covered species counts or invasive species monitoring that occurs across the Reserve. Provide any details regarding timing, location, and methods as agreed upon by both the Landowner and the Yolo Habitat Conservancy]*



## 6: AMENDMENTS, TRANSFERS, AND NOTICES

### 6.1 Amendments to Management

It is recognized that future unforeseen circumstances may arise that warrant the review and modification of the terms of the Management Plan to achieve the management goals. Any of the participating parties may request a modification to this Management Plan as long as the requested change meets or exceeds the existing ability of Management Plan activities to meet the management objectives and preserves the habitat and conservation values of the property. Any changes to the terms outlined in this Management Plan will require agreement of the Landowner and the Conservation Easement Holder *[also include the Yolo Habitat Conservancy if they are not the Conservation Easement holder]*. Parties that have been identified as third-party entities in the Conservation Easement shall also be provided with notification and an opportunity to review and provide comments on any proposed amendments.

All proposed amendments shall be formalized in writing with the agreement of all parties as an update to this Management Plan. All modifications must be consistent with the requirements of the Yolo HCP/NCCP and the terms of the Conservation Easement.

### 6.2 Transfer of Responsibilities

Any subsequent landowner of the Conservation Easement area site assumes the responsibilities described in this Management Plan and as required in the Conservation Easement. The Conservation Easement holder *[and Yolo Habitat Conservancy– if Yolo Habitat Conservancy is not the easement holder]* shall be notified in writing of any transfer of land ownership or land management responsibilities under this Management Plan. Any transfer of responsibilities shall be incorporated into an updated version of this Management Plan and kept on file by all parties.

### 6.3 Notices

*[This section is a place to insert contact information for Conservation Easement third-party entities or other entities that should receive notifications beyond those listed in Section 1.2. If this is not needed, this Section can be removed]*

In addition to the entities named in Section 1.2, the following entities shall be provided with written notice of any proposed modifications to this Management Plan: