



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

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.

