



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 the conservation easement for the Yanci Ranch property and authorize the Executive Director to proceed with steps necessary to enroll the site in the Yolo HCP/NCCP reserve system

Date: January 23, 2023

REQUESTED ACTIONS:

1. Approve the Yanci Ranch conservation easement (Attachment B)
2. Authorize the Executive Director to proceed with steps necessary to enroll the site in the Yolo HCP/NCCP reserve system

BACKGROUND:

Yanci Ranch is an approximately 795-acre ranch located at 27047 County Road 27, approximately 6 miles north of the City of Winters, within Yolo HCP/NCCP Planning Unit 3 (see Attachment A). The property is primarily maintained as rangeland and contains grassland, valley foothill riparian, blue oak woodland, and lacustrine and riverine natural communities which provide habitat for the following Yolo HCP/NCCP covered species: valley elderberry longhorn beetle, Swainson's hawk, tricolored blackbird, white-tailed kite, burrowing owl, and western pond turtle. In addition to providing habitat for Yolo HCP/NCCP covered species, enrollment of this site will fulfill the Yolo HCP/NCCP's requirements for blue oak woodland conservation.

Staff recommend approving the purchase of a conservation easement on the property for \$1,300,000 using funds awarded from the USFWS Habitat Conservation Plan Land Acquisition and Recovery Land Acquisition Grant Program (Section 6). The purchase price is the fair market value of the conservation easement as determined by an appraisal that was conducted by a qualified appraiser. The site was approved by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife for enrollment in the Yolo HCP/NCCP reserve system on December 1, 2022. The Executive Director recommends that the Board approve the conservation easement (Attachment B) and authorize the Executive Director to proceed with steps necessary to purchase the easement with Section 6 funds and enroll the site in the Yolo HCP/NCCP reserve system.

ATTACHMENTS:

Attachment A. Yanci Ranch location map

Attachment B. Yanci Ranch Draft Conservation Easement