



# 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 Woodland Regional Park Preserve property, authorize the use of \$143,508 of Swainson's hawk mitigation funds and \$1,041,492 of Yolo HCP/NCCP mitigation fee funds to purchase the easement, 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

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## REQUESTED ACTIONS:

1. Approve the Woodland Regional Park Preserve conservation easement (Attachment B)
2. Authorize the use of \$143,508 of Swainson's hawk foraging habitat mitigation funds and \$1,041,492 of Yolo HCP/NCCP mitigation fee funds to purchase the easement
3. Authorize the Executive Director to proceed with steps necessary to enroll the site in the Yolo HCP/NCCP reserve system

## BACKGROUND:

Woodland Regional Park Preserve is an approximately 158-acre property that is held in fee title by the City of Woodland and located east of County Road 102 and south of County Road 25 at 20179 County Road 102, in Woodland, Yolo County, California (APN: 042-030-012), within Yolo HCP/NCCP Planning Unit 19 (see Attachment A). Approximately 153-acres of the property have been identified for a Yolo HCP/NCCP conservation easement. The proposed easement area contains grassland, alkali prairie, valley foothill riparian, fresh emergent wetland, and lacustrine natural communities which provide habitat for Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), western burrowing owl (*Athene cunicularia*), tricolored blackbird (*Agelaius tricolor*), and western pond turtle (*Actinemys marmorata*) and the only currently known unprotected population of palmate-bracted bird's-beak (*Cordylanthus palmatus*) in Yolo County.

Staff recommend approving the purchase of a conservation easement on the property for \$1,185,000 using a combination of last of the Swainson's hawk mitigation funds held in the Mitigation Trust Account (\$143,508) and Yolo HCP/NCCP mitigation funds (\$1,041,492). The purchase price is the fair market value of the conservation easement as determined by an appraisal that was conducted by a qualified appraiser. Funds utilized by the Conservancy to purchase this conservation easement have been identified as a qualifying source of matching funds for the USFWS Habitat Conservation Plan Land

Acquisition and Recovery Land Acquisition Grant Program funds identified for the purchase of the Yanci Ranch conservation easement.

The site was approved for enrollment in the Yolo HCP/NCCP reserve system by the California Department of Fish and Wildlife on October 6, 2022 and by the U.S. Fish and Wildlife Service on October 17, 2022. The Executive Director recommends that the Board approve the conservation easement (Attachments B), authorize the Executive Director to proceed with steps necessary to purchase the easement with \$143,508 of Swainson's hawk foraging habitat mitigation funds and \$1,041,492 of Yolo HCP/NCCP mitigation fee funds, and authorize the Executive Director to take the steps necessary to enroll the site in the Yolo HCP/NCCP reserve system.

**ATTACHMENTS:**

Attachment A. Woodland Regional Park Preserve location map

Attachment B. Woodland Regional Park Preserve Draft Conservation Easement

