



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 Lomita Property subject to any minor clarifying or conforming edits approved by the Conservancy's counsel, authorize the use of up to \$470,000 of Yolo HCP/NCCP mitigation fee funds/Mitigation Trust Account 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: May 15, 2023

REQUESTED ACTIONS:

1. Approve the Lomita Property conservation easement subject to any minor clarifying or conforming edits approved by the Conservancy's counsel (Attachment B)
2. Authorize the use of up to \$470,000 of Yolo HCP/NCCP mitigation fee funds/Mitigation Trust Account 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:

The Lomita Property is an approximately 40-acre property that is held in fee title by the City of Woodland and located west of the Yolo County airport at 34245 Corcoran Hill Lane, Yolo County, California (APN: 038-120-020), within Yolo HCP/NCCP Planning Unit 11 (see Attachment A) and was approved as a reserve system candidate site by the Board at the September 16, 2019 meeting. The proposed Easement Area contains nesting and foraging habitat for western burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*), and white-tailed kite (*Elanus leucurus*), and foraging habitat for tricolored blackbird (*Agelaius tricolor*) within grassland natural community. Additionally, the landowner has proactively taken steps to expand potential available nesting sites for burrowing owl within the Easement Area.

Staff recommend approving the purchase of a conservation easement on the property using Yolo HCP/NCCP mitigation funds/Mitigation Trust Account funds at a price not to exceed \$470,000. The balance of Mitigation Trust Account Funds following the acquisition of the Woodland Regional Park conservation easement is approximately \$153,000 and staff contemplates using this balance and closing the fund through the acquisition of the Lomita conservation easement. The maximum purchase price is the fair market value of placing a conservation easement on the property as determined by an appraisal that was

conducted by a qualified appraiser. The final purchase price may be less than the maximum purchase price based on the area of the property that is already encumbered by existing road easements and the actual size of the Development Envelope that encompasses the existing infrastructure on the property as determined by a legal survey.

The Executive Director recommends that the Board approve the conservation easement (Attachment B) subject to any minor clarifying or conforming edits approved by the Conservancy's counsel, direct staff to seek approval from Fish and Wildlife and by the U.S. Fish and Wildlife Service to enroll the site in the HCP/NCCP reserve system, and proceed with steps necessary to purchase the easement and enroll the site in the Yolo HCP/NCCP reserve system.

ATTACHMENTS:

Attachment A. Lomita Property location map

Attachment B. Lomita Property Draft Conservation Easement

