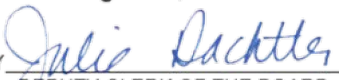


August 1, 2025

BY   
DEPUTY CLERK OF THE BOARD

Resolution No. 25-02

RESOLUTION OF THE GOVERNING BOARD OF THE YOLO HABITAT CONSERVANCY  
APPROVING THE PURCHASE OF A CONSERVATION EASEMENT ON A PROPERTY  
KNOWN AS LUCKY LAND IN ACCORDANCE WITH THE YOLO HABITAT  
CONSERVATION PLAN/NATURAL COMMUNITY CONSERVATION PLAN  
(ASSESSOR’S PARCEL NUMBERS 033-210-012 AND -013)

**WHEREAS**, the Yolo Habitat Conservancy prepared a Habitat Conservation Plan and Natural Communities Conservation Plan (“Yolo HCP/NCCP”), dated April 2018; and

**WHEREAS**, the HCP/NCCP was approved by the United States Fish and Wildlife Service under Section 10 of the federal Endangered Species Act of 1973, and the California Department of Fish and Wildlife under the California Natural Community Conservation Planning Act; and

**WHEREAS**, the mission of the Yolo Habitat Conservancy is to conserve natural and working landscapes, and the species on which they depend; and

**WHEREAS**, the Yolo Habitat Conservancy is a joint powers agency responsible for implementation of the Yolo HCP/NCCP and authorized to hold conservation easements; and

**WHEREAS**, the Lucky Land site (“Property”) has high value resources that provide habitat for burrowing owl, Swainson’s hawk, and a variety of other species; and

**WHEREAS**, the Yolo Habitat Conservancy and the landowner of the Property have jointly agreed on the terms of a conservation easement that is consistent with the Yolo HCP/NCCP easement template; and

**WHEREAS**, a qualified appraiser has valued the conservation easement at \$1,130,000, and the Yolo Habitat Conservancy is willing to purchase the conservation easement for that amount; and

**WHEREAS**, the Yolo Habitat Conservancy has approximately \$158,041 held in a Mitigation Trust Fund specifically intended to support burrowing owl conservation pursuant to the acceptance of said funds as mitigation for two developments located within the City of Davis (commonly referred to as “Marriot Residence Inn at Fermi Place” and the “Mace and Alhambra Project”) that were implemented prior to the establishment of the Yolo HCP/NCCP; and

**WHEREAS**, the Yolo Habitat Conservancy intends to utilize funds from the Yolo HCP/NCCP Mitigation Fee Fund to fund the balance of the conservation easement purchase; and

**WHEREAS**, once the conservation easement is acquired the Property will be incorporated into the Reserve System (as defined in the Yolo HCP/NCCP).

**NOW, THEREFORE**, it is resolved that the Board of Directors of the Yolo Habitat Conservancy hereby:

1. APPROVES the purchase of a conservation easement on APNs 033-210-012 AND -013; and

2. AUTHORIZES the expenditure of \$1,130,000 to purchase the conservation easement using the entire balance of the Mitigation Trust Fund (approximately \$158,041) with the remaining funds coming from the Mitigation Fee Fund; and
3. APPOINTS the Interim Executive Director, Christine Alford, as a representative of the Yolo Habitat Conservancy to execute a Certificate of Acceptance for the purpose of recording the transfer of property interest and to take any and all actions necessary for the completion of the transaction.

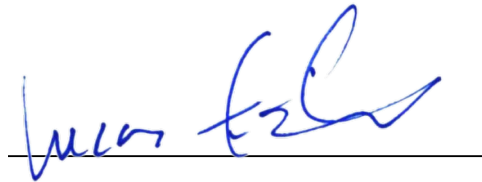
**APPROVED AND ADOPTED** the 21st day of July 2025, by the following vote:

**AYES: Casavecchia, Deos, Vixie Sandy, Frerichs.**

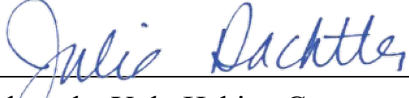
**NOES: None.**

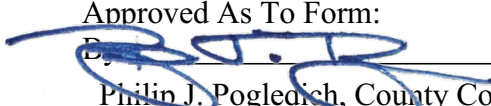
**ABSENT: Moreno, Sulpizio Hull.**

**ABSTENTION: None.**



Lucas Frerichs, Chair  
Yolo Habitat Conservancy

Attest:  
By:   
Clerk to the Yolo Habitat Conservancy

Approved As To Form:  
  
Philip J. Pogledich, County Counsel  
Counsel to the Habitat JPA