



# Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento  
City of Woodland • University of California, Davis

To: Lucas Frerichs, Chair  
Members of the Board

From: Chris Alford  
Interim Executive Director

Re: Authorize the Interim Executive Director to execute a Memorandum of Understanding with Yolo County for acquisition and permanent conservation of the Hawk Creek Property

Date: January 26, 2026

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## REQUESTED ACTIONS:

1. Authorize the Interim Executive Director to execute a Memorandum of Understanding with Yolo County for acquisition and permanent conservation of the Hawk Creek Property

## BACKGROUND:

PAI Hawk Creek Ranch, LLC owns property along Cache Creek, including an approximately 63-acre portion of land which is located north of the Magnolia Canal (Hawk Creek Property) that they are willing to sell to a local government agency. The Hawk Creek Property is within the Cache Creek Ecological Corridor, a Priority 1 HCP/NCCP acquisition area within Planning Unit 7. Conservancy staff and Yolo HCP/NCCP Science and Technical Advisory Committee (STAC) representatives conducted a site visit on the Hawk Creek Property on May 18, 2022, and concluded that the site contains high value riparian and wetland habitats as well as opportunities for valley elderberry longhorn beetle mitigation and habitat restoration at-large. The Conservancy Board approved the Hawk Creek Property as a candidate HCP/NCCP reserve system site on September 19, 2022. California Department of Fish and Wildlife provided their approval of the site as a candidate reserve system site on October 6, 2022 and U.S. Fish and Wildlife Service provided their approval on October 13, 2022. The Conservancy Board subsequently authorized staff during closed session on May 15, 2023 to coordinate with County staff to contribute \$31,500, which is the equivalent of the appraised fair-market value of a Yolo HCP/NCCP conservation easement on that site, towards the County's purchase of the site.

The County intends to execute a Purchase and Sale Agreement with the landowner to purchase the 63-acre Hawk Creek Property and is willing to establish a Yolo HCP/NCCP conservation easement on the site in partnership with the Conservancy. The County is interested in the property because it would fill a "gap" in the Cache Creek Parkway Plan, a longstanding County initiative to create a recreational corridor along Cache Creek. The Memorandum of Understanding (MOU) between the County and the Conservancy outlines the mutual interest in the County purchasing the property and concurrently

recording a Yolo HCP/NCCP conservation easement in favor of the Conservancy (Attachment A). The MOU identifies the County and Conservancy's respective financial commitments towards the acquisition of the property and establishes that the Conservancy will be a third-party beneficiary to the Purchase and Sale Agreement such that Conservancy representatives and contractors are provided the right to complete due diligence activities required by the HCP/NCCP.

Conservancy staff recommend the Board approve the general form of the attached MOU and authorize the Conservancy's Interim Executive Director and Legal Counsel to review and approve minor edits that the County may provide. Any edits proposed by the County that increase the Conservancy's costs or liabilities will be brought back to the Conservancy Board for approval.

**ATTACHMENTS:**

**Attachment A.** Memorandum of Understanding

**Attachment B.** Hawk Creek Property Location Map

