



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: Cathy Little
Executive Director

Chris Alford
Former Interim Executive Director/Consultant

Re: Receive and file the 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum

Date: May 18, 2026

REQUESTED ACTIONS:

1. Receive and file the 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum

BACKGROUND:

Section 4.C of the Conservancy’s adopted fee ordinance (Ordinance No. 2018-1) states that mitigation fees shall be adjusted annually by the Executive Director on or about March 15 of each year using the automatic adjustment methodology specified in Section 8.4.1.6.1 of Chapter 8 and Table 8-10 of the Yolo HCP/NCCP. This automatic inflation adjustment to the Yolo HCP/NCCP’s development fees was established to ensure that revenue from development fees keeps pace with the effect of inflation on Yolo HCP/NCCP implementation costs. The table below shows the automatic fee inflation adjustment for 2026. The approach and methodology used to determine the automatic fee inflation adjustment is described in the attached memorandum (Attachment A). The automatic fee adjustment for 2026 became effective as of April 1, 2026.

Table 1: 2026 Automatic Inflation Adjustment of Development Fees

Development Fee	Unit	Current Fee	Inflation Adjustment	Revised Fee
Land Cover Fee	per acre	\$16,672	0.04%	\$16,678
Wetland Fee Types:				
Fresh Emergent Marsh	per acre	\$93,648	2.7%	\$96,153
Valley Foothill Riparian	per acre	\$132,462	2.7%	\$136,005
Lacustrine and Riverine	per acre	\$75,107	2.7%	\$77,116

ATTACHMENT:

Attachment A. 2026 Yolo HCP/NCCP Development Fees Automatic Inflation Adjustment Memorandum