



# 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: Approve the Tauzer Site as a Swainson's hawk foraging habitat mitigation site and candidate pre-permit Yolo HCP/NCCP reserve system site

Date: May 18, 2026

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## REQUESTED ACTIONS:

1. Approve the Tauzer Site as a candidate Swainson's hawk foraging habitat mitigation site and candidate pre-permit Yolo HCP/NCCP reserve system site

## BACKGROUND:

The Environmental Impact Report (State Clearinghouse #2015012066) prepared in 2018 for the Nishi Residential Development Project (Project) within the City of Davis identifies a need for the Project applicant to provide compensatory mitigation to the Yolo Habitat Conservancy for the loss of approximately 46 acres of Swainson's hawk foraging habitat. Due to the timing of when the project was voted on the City of Davis, as the lead agency, has determined that the mitigation needs of the Project are considered pre-permit mitigation (pre-Yolo HCP/NCCP) and therefore follow the approach utilized by the former Yolo County Interim Swainson's Hawk Foraging Habitat Mitigation Program, which preceded the issuance of the Yolo HCP/NCCP permits and requires that projects over 40 acres provide the conservation land directly.

A conservation easement that covers the majority of the approximately 160-acre Tauzer Site (APN 042-100-006) is being proposed by the Project applicant as the means to fulfill both the agricultural and Swainson's hawk mitigation requirements of the Project. The Tauzer Site is located roughly 1.6 miles north of the City of Davis, immediately east of County Road 103 and immediately south of an existing 1,000-acre Swainson's hawk foraging habitat easement, within Planning Unit 11 (Willow Slough Basin).

The proposed conservation easement area is within the core Swainson's hawk nesting area of Yolo County and an occupied nest was documented within the proposed easement area during the 2025 Plan-wide nest survey. The required Swainson's hawk mitigation is to be fulfilled by protecting the foraging habitat within a 46-acre area defined in the proposed easement as the Swainson's Hawk Preserve Zone as well as requiring the protection at least 5 suitable nest trees, prohibiting rodenticide use, and prohibiting the installation of wind turbines throughout the entire easement area. The required agricultural mitigation associated with the Project is to be fulfilled by protecting the long-term agricultural use of a 94-acre area within the conservation easement area defined in the proposed easement as the Agricultural Preserve Zone. The proposed Swainson's Hawk Preserve Zone and Agricultural Preserve Zone are located immediately adjacent to one another, but do not overlap. While the mitigation is considered pre-permit mitigation, the easement will utilize the current Yolo HCP/NCCP easement template and will have a site-specific management plan that is consistent with the Yolo HCP/NCCP Swainson's Hawk Pre-Permit Reserve Land Management Plan such that the site can be enrolled in the Yolo HCP/NCCP reserve system as a pre-permit site and count towards the Yolo HCP/NCCP's pre-permit site enrollment commitments. The primary Yolo HCP/NCCP goals and objectives that the Tauzer Site would contribute towards if enrolled in the Yolo HCP/NCCP reserve system and the STAC chair's recommendation are summarized in the transmittal memo (Attachment A).

The Executive Director recommends that the Board approve the Tauzer Site as a candidate Swainson's hawk foraging habitat mitigation site and candidate Yolo HCP/NCCP pre-permit conservation easement site. Following Board approval staff will seek concurrence from CDFW and USFWS that the site be considered a candidate Swainson's hawk foraging habitat mitigation site and candidate Yolo HCP/NCCP conservation easement site and will work with the landowner, City of Davis, and Yolo Land Trust to prepare the appropriate conservation easement documents and return to the Board for final action.

**ATTACHMENTS:**

**Attachment A.** Transmittal memo recommending the Tauzer Site for inclusion in the Yolo HCP/NCCP reserve system as a pre-permit site

