



# The Yolo Habitat Conservancy is seeking landowners interested in establishing habitat conservation easements

The Yolo Habitat Conservancy (“Conservancy”) is seeking landowners interested in establishing a habitat conservation easement on their land. Landowners with actively cultivated agricultural land, rangeland, and/or natural lands (e.g., riparian corridors, wetlands, oak woodlands) are encouraged to apply. All proposed sites must be consistent with the Yolo Habitat/Natural Community Conservation Plan (“Yolo HCP/NCCP”), a countywide conservation plan that preserves habitat for the following species:

**western burrowing owl ♦ Swainson’s hawk ♦ white-tailed kite ♦ California tiger salamander  
giant garter snake ♦ tricolored blackbird ♦ western pond turtle ♦ valley elderberry longhorn beetle  
palmate-bracted bird’s beak ♦ least Bell’s vireo ♦ western yellow-billed cuckoo ♦ bank swallow**



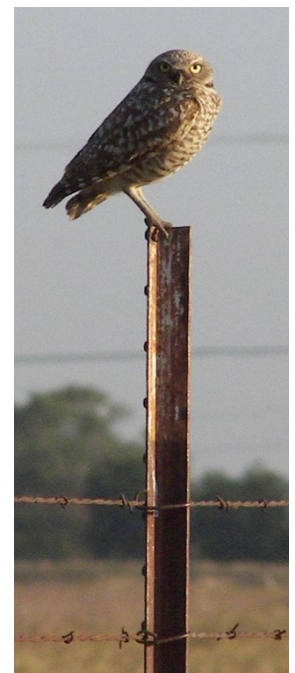
The Conservancy is accepting applications for properties that provide species habitat for inclusion on the Conservancy’s candidate conservation easement list. **The Conservancy is currently prioritizing the acquisition of conservation easements on actively cultivated agricultural properties (row crops, field crops, or grazing land) that provide occupied nesting and foraging habitat for western burrowing owl.**

***The Conservancy accepts applications on an ongoing basis,  
but will review applications received by April 30, 2019 in May/June 2019.***

## **Establishing a Conservation Easement**

A habitat conservation easement is a tool for landowners to protect their land while retaining ownership and the right to continue farming and living on their land. It entails a set of legally binding, permanent deed restrictions placed on a property to preserve and protect high-quality habitat, including cultivated agricultural lands and rangelands. Yolo HCP/NCCP conservation easements restrict most or all future development rights, prohibit permanent crops such as vineyards and orchards, and prohibit the use of rodenticides that harm covered species. The YHC encourages and supports wildlife-friendly farming practices and is committed to conserving the agricultural identity of Yolo County.

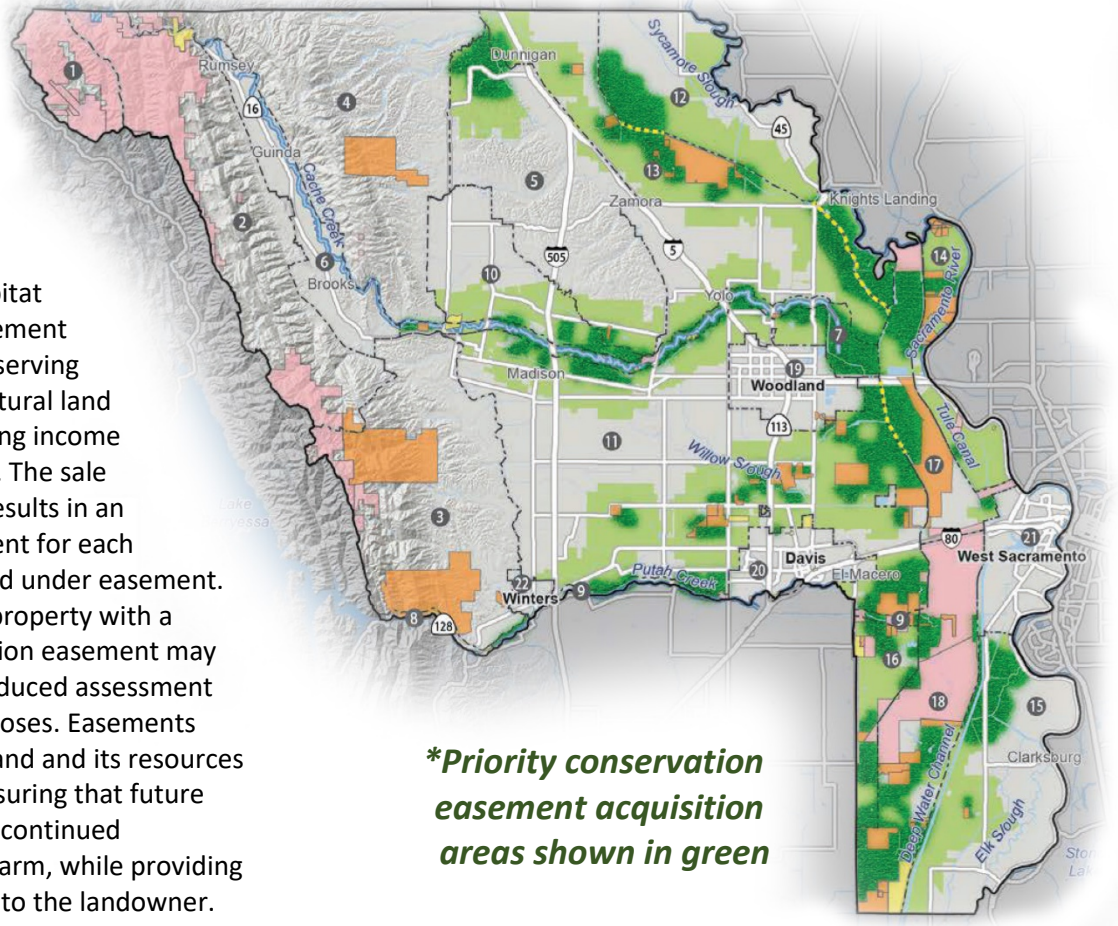
All Yolo HCP/NCCP conservation easements are established voluntarily with interested landowners. The landowner has the option to donate or sell the easement at fair market value. Conservation easements are drafted to carefully define the monitoring and enforcement rights of the easement holder. Landowners continue to have complete control over public access to their property; easements do not convey a broader public right of access.



# Yolo HCP/NCCP Easement Acquisition Area

## Benefits

Establishing a habitat conservation easement is a means of conserving habitat on agricultural land while also providing income to the landowner. The sale of an easement results in an immediate payment for each acre of land placed under easement. In some cases, a property with a habitat conservation easement may be subject to a reduced assessment value for tax purposes. Easements also protect the land and its resources for the future, ensuring that future generations have continued opportunities to farm, while providing capital or income to the landowner.



*\*Priority conservation easement acquisition areas shown in green*

## Time Frame

The Conservancy accepts applications for conservation easements on an ongoing basis to be included on the Yolo HCP/NCCP candidate conservation easement property list. Funding is sought by the Conservancy from various sources and may be restricted to certain categories of species and/or land types. Unless an easement is donated, the time frame for completing the transaction after approval is dependent on obtaining funding and varies from months to years. A conservation easement is established in perpetuity and is binding on present and future owners of the property.

## Costs

The Conservancy pays the landowner for the easement and pays most of the transaction costs. Landowners who intend to proceed with establishment of a conservation easement once their property has been approved as a candidate site are, however, expected to provide a \$10,000 deposit upon signing a letter of intent to proceed, unless they intend to donate the easement. This deposit is used to pay for initial upfront transaction costs, including a property appraisal. Landowners are expected to also contribute a small portion (~6%) of easement funds to a stewardship fund at the close of escrow.

## Learn More

To fill out an application or learn more, please visit the Conservancy's website at [www.yolohabitatconservancy.org/landowners](http://www.yolohabitatconservancy.org/landowners) to download an application or contact the Conservancy with questions at [info@yolohabitatconservancy.org](mailto:info@yolohabitatconservancy.org) or (530) 723-5504.