



# Yolo Habitat Conservancy

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

## Yolo HCP/NCCP

### Mitigation Receiving Site Credit In Lieu of Land Cover Fee Policy

Adopted by the Yolo Habitat Conservancy Board: March 18, 2019

Updated by the Conservancy Board: July 15, 2019

#### 1. PURPOSE:

This policy outlines the process through which the Yolo Habitat Conservancy (“Conservancy”) will provide public and private applicants a credit in lieu of the land cover fee for mitigation receiving site credits purchased by applicants. Per Section 7.5.8.2 of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (“Yolo HCP/NCCP”), the Conservancy may allow applicants to purchase credits from mitigation receiving sites approved by the Conservancy and provide those credits in lieu of fees. If the Conservancy approves a mitigation receiving site credit purchase, it can reduce and, only under special circumstances, eliminate the HCP/NCCP fees required for development. Section 7.5.8.1 of the Yolo HCP/NCCP describes the criteria for providing credits in lieu of Yolo HCP/NCCP fees.

#### 2. SCOPE

This policy applies to all public and private applicants who wish to purchase credits from an mitigation receiving site approved by the Conservancy.

#### 3. POLICY

Applicants who propose to purchase credits from a mitigation receiving site reduce the cost to the Conservancy for mitigation of covered activities, justifying a discount in the land cover fee or other mitigation fees. In such an instance, the Conservancy will avoid the cost of pre-acquisition surveys, land acquisition costs, transaction costs, and associated oversight and management. As an example, applicants who purchase mitigation receiving site credits in lieu of the Conservancy’s land cover fee in effect as of January 10, 2019 should receive a 67 percent discount on the land cover fee (see table below). The fee amount shown below is based on the initial land cover fee established in the Yolo HCP/NCCP. The fee, and therefore the credit, will change due to annual and periodic adjustments to the fee for inflation and other updates to the funding plan per Section 8.4.1.6 of the Yolo HCP/NCCP. The Conservancy will update the credit at the same calculate credit for land in lieu provided from wetlands mitigation receiving sites through a similar process.

**Table 1. Example Calculation of Land in Lieu Credit**

Land Cover Fee per Acre of Land Conversion <sup>1</sup>		\$ 14,033
Total Plan Costs for Newly Protected Lands	\$ 309,645,614	
Costs to Establish Reserve System <sup>2</sup>	<u>208,685,481</u>	
Discount		<u>67%</u>
Land Cover Fee with Mitigation Receiving Site Credit (per acre) <sup>3</sup>		\$ 4,631

<sup>1</sup> Fee based on initial fee from Yolo HCP/NCCP and will change based on annual and periodic adjustments.

<sup>2</sup> Includes pre-acquisition surveys, land acquisition costs, transaction costs, and associated oversight and management for newly protected lands.

<sup>2</sup> Includes (1) management and enhancement of the reserve system, (2) monitoring, research, and scientific review, (3) plan administration, (4) contingency, (5) plan preparation, and (6) endowment.

Sources: Yolo HCP/NCCP, Appendix I, Funding Plan, Tables 2, 5, and 6.

The Conservancy requires a deposit of \$1,000 to fund costs associated with approval of the mitigation credits and calculation of the fee credit. The Conservancy may request additional funding if needed to cover costs. The Conservancy will return any unused funds remaining with the Conservancy to the applicant after the fee credit process is complete.

