



CITY OF ESCONDIDO
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
 (760) 839-4671

FOR INTERNAL USE ONLY	
Case No:	_____
Date Submitted:	_____
Planner:	_____
Related Cases:	_____

DALEY RANCH CONSERVATION BANK CREDITS PURCHASE APPLICATION

PURCHASER:

Name (print): _____
 Contact Person: _____
 Address: _____
 City/State/Zip: _____
 Contact Phone: _____ Fax: _____
 Email: _____
 Signature: _____

SITE INFORMATION:

Property Address: _____
 Assessor's Parcel Number(s): _____
 Size: _____
 Public Agency Requiring Mitigation: _____
 File Number: _____

NUMBER AND TYPE OF CREDITS REQUESTED:

CREDIT TYPE	NUMBER	LOCATION OF PROJECT
Chaparral / Coastal Sage Scrub		Escondido <input type="checkbox"/>
Coast Live Oak Woodland		Unincorporated County <input type="checkbox"/>
Englemann Oak Woodland		Other Municipality <input type="checkbox"/>
Non-Native Grassland		
Water – Dependent Habitat		
Total		

Has this project been approved by: Local Jurisdiction (Name): _____
 CA Dept. of Fish & Game: _____
 U.S. Fish & Wildlife Service: _____
 U.S. Army Corps of Engineers: _____

BRIEF PROJECT DESCRIPTION:

COMMENTS:

REQUESTS TO PURCHASE CREDITS FROM THE DALEY RANCH CONSERVATION BANK

Credit sales are governed by Section 4 of the Conservation Bank Implementation Agreement for the Daley Ranch Conservation Bank, dated January 23, 1997. An Information Packet provides answers to the most frequently asked questions. The City Council has adopted a sales price for each type of credit (see brochure). The minimum transaction is \$1,000, regardless of the number of credits purchased.

Special Considerations

Water Dependent Habitat credits are reserved for City Capital Improvement Projects, unless authorized by the City Council.

Water Dependent Habitat credits are generally not suitable as the total mitigation for wetland impacts, since the credits are for **preserved** habitat, not created or enhanced wetlands, and hence would not meet the federal "no net loss" policy. Additionally, these credits may not satisfy mitigation requirements triggered by an ACOE permit, since no wetland delineation was done for Daley Ranch.

Non-native grassland sales are reserved for development projects within the City. Projects outside the City may be able to substitute CSS credits for Non-native Grassland mitigation as a higher value habitat type, subject to approval of the local jurisdiction.

Coastal Sage Scrub credits are **not** considered occupied by the California gnatcatcher.

Purchasers are encouraged to contact the local jurisdiction, California Department of Fish and Game (CDFG), U. S. Fish and Wildlife Service (USFWS), and Army Corps of Engineers (ACOE) if appropriate, to verify that the requested credits will be acceptable mitigation for the purchaser's intended project.

The City does not "reserve" credits for private development projects.

Procedures

1. Full price purchases are processed administratively by the Planning Division upon submittal of a complete Application Form. The City Council shall consider all requests to purchase for less than the asking price; for example, requests to purchase a large number of credits at a reduced rate may be considered. Staff monitors the availability of remaining credits and provides periodic reports to the City Council.
2. Staff prepares the Purchase Agreement and provides two copies to the applicant. A copy of the sample agreement is attached. The applicant executes two notarized copies of the purchase agreement, and submits both to the Planning Division for signature by the City Attorney and Director of Community Development along with full payment. Checks are made payable to the City of Escondido.
3. When the signed agreements and payment have been submitted, and upon request, the City will prepare a letter to the applicant or agency documenting the transaction. One signed agreement is mailed to the applicant and the other original is forwarded to the City Clerk for retention.
4. The City maintains a ledger and provides annual notification to CDFG and USFWS regarding all purchase transactions.