

OPEN SPACE PROGRAM

2025 ANNUAL FINANCIAL REVIEW

OPEN SPACE AND HABITAT COMMISSION



PRESENTATION OVERVIEW

- **Fiscal Year 2024-25**
 - Accomplishments
- **Fiscal Year 2025-26**
 - Budget Overview
 - Revenues/Expenses
 - Goals
- **Fund Balances**
 - Fund 135 – Measure O Parcel Tax
 - Fund 190 – Ag Mitigation In-lieu Fees
 - Fund 482 – Open Space Development Impact Fees
- **Measure O Fund (Open Space Parcel Tax)**

FISCAL YEAR 2024-25

FY 2024-25 ACCOMPLISHMENTS

• Acquisitions

- Submitted a grant application to the State of California for an **agricultural conservation easement** on 79 acres of farmland northwest of the City (i.e., Beoshanz family farm).
- Completed approvals to donate a 255-acre **habitat conservation easement** to the Yolo Habitat Conservancy on the City's Los Rios properties along the South Fork of Putah Creek.
- Finished negotiating the terms and conditions for a **conservation easement** on 160 acres of farmland north of the city limits (i.e., Tauzer family farm) as mitigation for the loss of agricultural land and Swainson's hawk foraging habitat resulting from the development of the 47-acre Nishi Student Apartments project.
- Finished negotiating the terms and conditions for an **agricultural conservation easement** on 217 acres of farmland south of the city limits (i.e., El Molino farm).
- Negotiated with property owner **to purchase land** that lies along the South Fork of Putah Creek for the purpose of expanding public trails and enhancing riparian habitat.

• Habitat Restoration and Enhancement

- Completed 65% construction drawings for a collaborative **wetlands habitat/public access improvement project** on 32 acres of land owned by the Regents of the University of California on Old Davis Road.
- Established several **new native plant hedgerows** on the City's Howat Ranch on County Road 105.

• Land and Resource Management

- Launched several **major invasive weed control projects** in several of the City's open space areas.
- Provided support to all City departments regarding the City's **Integrated Pest Management policy**.
- Encouraged the **natural spread of native species** through monitoring, identification and protection.
- Incorporated a **less-toxic herbicide alternative to RoundUp** for maintenance of trails, etc.

FY 2024-25 ACCOMPLISHMENTS

• **Program and Financial Accountability**

- Perfected a new **interactive open space map** on the City's website which provides detailed information about all the open space areas and conservation easements within the Davis Planning Area.
- Redesigned and enhanced all of the **Open Space Program's web pages** on the City's website.

• **Public Access and Recreation**

- Manufactured **new site signage** for all of the City's open space areas that will identify each site as an open space area and show how each site is linked to the City's wider open space network.
- Began final designs for nine **new interpretive panels** for the North Davis Upland Habitat Area, in collaboration with the Friends of North Davis Ponds.
- Partnered with Putah Creek Council to continue a **docent program** at South Fork Preserve and maintain new trails on the 10-acre expansion of the preserve west of County Road 104.

• **Public Engagement and Partnerships**

- Posted open space interest stories on **social media** to increase engagement and encourage more people to visit the City's open space areas.
- Continued to **build and expand partnerships** with the Friends of North Davis Pond, Friends of North Davis Channel, UC Davis, Tree Davis, Putah Creek Council, and the Yolo County Resource Conservation District.
- Participated in a **working group with other City land managers** to share effective land management techniques, resolve conflicts/inefficiencies, and improve inter-departmental communication/cooperation.
- Partnered with **local residents** to enhance habitat areas and develop better weed abatement strategies.
- Mentored **open space student interns** from American River College.
- Hosted on-line **recruitment and training meetings** for potential open space volunteers.

FISCAL YEAR 2025-26

FY 2025–26 BUDGET OVERVIEW

- **Baseline Budget**

- About \$575,000 needed to maintain open space areas
- Includes staff salaries, citywide overhead, regular O&M

- **Additions to Baseline Budget**

- Ongoing capital improvement projects
 - Planting/habitat restoration projects
 - Invasive species removal projects
- One-time capital improvement projects
 - Land and easement acquisitions
 - Special maintenance projects
 - Capital improvement projects

- **Not Included in Annual Budget**

- Special multi-year projects
 - Open Space Signage Project
 - North Davis Upland Habitat Area Interpretive Signs Project
 - Putah Creek Side-Channel and Aquatic Habitat Restoration Project

2025–26 BUDGET OVERVIEW

- **Revenue/Funding Sources**

- **Special Open Space Parcel Tax (Measure O)**

- Equals \$24/year for a typical single-family home
- Parcel tax currently covers more than half of the program's budget
- Parcel tax will be up for renewal in 2030

- **General Fund**

- Includes City's share of property taxes, sales taxes, and other taxes
- Fund is overcommitted and fluctuates with the state of the economy

- **Agricultural Lease Revenue (Proposition 70 Parcels)**

- Ag lease revenue generated from the agricultural parcels the City purchased along the South Fork of Putah Creek with State Proposition 70 funds must be used for open space purposes

- **Open Space Development Impact Fees**

- These fees cannot be used for general maintenance of open space

- **Agricultural Lease Revenue (Mace 25 Parcel)**

- This 25-acre parcel was purchased with Measure O funds

- **In-Lieu Agricultural Mitigation Fees**

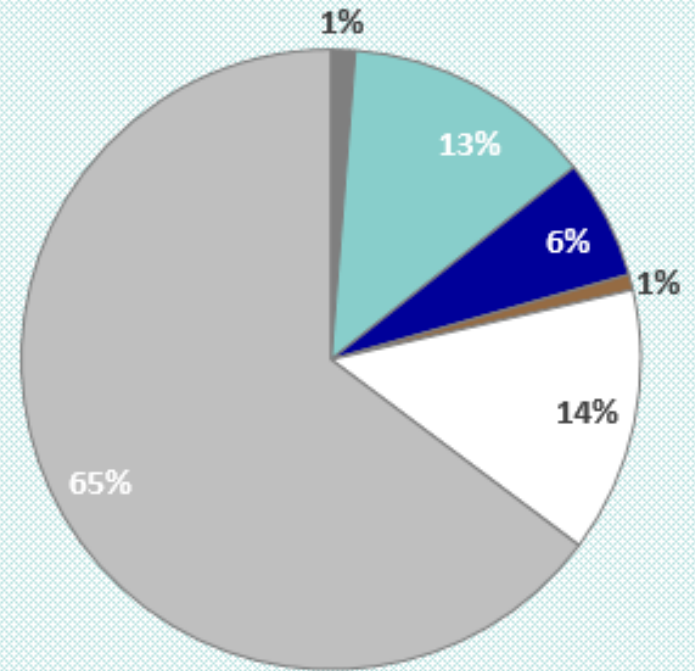
2025-26 PROGRAM REVENUES

| Revenues/Funding Sources | | | | FY 2025-26 | |
|---|--|--|--|------------------|-------------|
| Program 3255 (Open Space - Misc Funds) | | | | | |
| Ag Lease Revenue (Mace 25 Parcel) | | | | \$10,000 | 1% |
| Ag Lease Revenue (Proposition 70 Parcels) | | | | \$105,181 | 13% |
| Open Space Development Impact Fees | | | | \$50,000 | 6% |
| In-Lieu Ag Mitigation Fees | | | | \$6,500 | 1% |
| General Fund Contribution | | | | \$111,073 | 14% |
| Program 3256 (Open Space - Measure O Parcel Tax) | | | | | |
| Measure O Fund (Fund 135)* | | | | \$519,898 | 65% |
| (*Includes Parcel Tax, Interest Income, etc.) | | | | | |
| Total Revenues/Funding Sources | | | | \$802,653 | 100% |

2025-26 PROGRAM REVENUES

Revenues/Funding Sources = \$802,653

- Ag Lease Revenue (Mace 25 Parcel)
- Ag Lease Revenue (Proposition 70 Parcels)
- Open Space Development Impact Fees
- In-Lieu Ag Mitigation Fees
- General Fund Contribution
- Measure O Parcel Tax



Expenses

FY 2025-26

Program 3255 (Open Space - Misc Funds)

| | | |
|--|-----------|-----|
| Personnel Expenses | \$121,073 | 15% |
| Maintenance/Operating/Supplies/Equipment | \$44,129 | 5% |
| Allocated Overhead | \$42,552 | 5% |
| Capital Improvements | | |
| Ongoing planting projects | \$25,000 | 3% |
| Ongoing invasive species control projects | \$50,000 | 6% |
| Acquisitions - Conservation Easements/Land | | |
| None - will be future budget adjustment | \$0 | 0% |
| | | |
| Subtotal - 3255 | \$282,754 | 35% |

Program 3256 (Open Space - Measure O Parcel Tax)

| | | |
|--|-----------|-----|
| Personnel Expenses | \$263,073 | 33% |
| Maintenance/Operating/Supplies/Equipment | \$19,926 | 2% |
| Allocated Overhead | \$81,399 | 10% |
| Capital Improvements | | |
| Ongoing planting projects | \$100,000 | 12% |
| Ongoing invasive species control projects | \$55,500 | 7% |
| Acquisitions - Conservation Easements/Land | | |
| None - will be future budget adjustment | \$0 | 0% |
| | | |
| Subtotal - 3256 | \$519,898 | 65% |

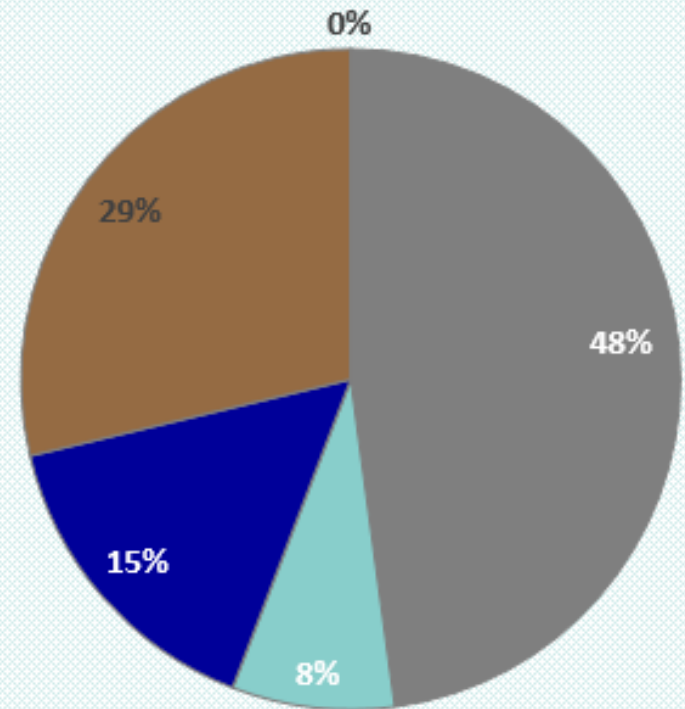
Total Expenses \$802,653 100.0%

2025-26 PROGRAM EXPENSES

2025-26 PROGRAM EXPENSES

Program Expenses = \$802,653

- Personnel Expenses
- Maintenance/Operating/Supplies/Equipment
- Allocated Overhead
- Capital Improvements
- Acquisitions - Conservation Easements/Land



2025-26 GOALS

• Acquisitions

- Complete the purchase of an **agricultural conservation easement** on 217 acres of farmland south of the city limits (i.e., El Molino family farm).
- Complete the purchase of an **agricultural conservation easement** on about 80 acres of farmland northwest of the city limits (i.e., Beoshanz family farm).
- Complete the purchase of **property along the South Fork of Putah Creek** for purposes of expanding public trails and enhancing riparian habitat.
- Complete the purchase of an **agricultural conservation easement** on 160 acres of farmland north of the city limits to satisfy ag mitigation requirements for the Nishi project (i.e., Tauzer family farm).
- Approve **ag mitigation land** for the Village Farms Davis and Willowgrove development projects

• Habitat Restoration and Enhancement

- Complete permitting/environmental review and apply for an implementation grant for an **aquatic habitat restoration/public access improvement project** on 32 acres owned by UC Davis along the South Fork of Putah Creek at Old Davis Road.
- Continue plant establishment work for **native plant hedgerows** on the City's Howat Ranch property.
- Complete another **prescribed burn** as a land management tool at South Fork Preserve.

• Land and Resource Management

- Complete an updated **land management plan** for South Fork Preserve.
- Manage the Wildhorse Agricultural Buffer pursuant to its land management plan to protect and enhance the habitat value of the buffer's northeast corner for **burrowing owls**.
- Discuss future **land ownership/management options** for the Davis Wetlands with the City Council now that the wetlands are no longer needed for wastewater treatment purposes.

2025-26 GOALS

• Program and Financial Accountability

- Continue **updating/enhancing the City's open space web pages** to provide the community with valuable information about the City's Open Space Program and the City's open space areas.
- Continue working with the City's communications team to **publicize regular newsworthy items** about the City's Open Space Program and the City's open space areas.
- Continue **posting this budget summary** to keep the public informed about the program budget and how the special open space parcel tax is spent.

• Public Access and Recreation

- Complete the installation of **new open space site signs** at all of the City open space areas to better inform the public of these areas and their relationship to the City's Open Space Program.
- Complete the installation of **new interpretive panels and public access improvements** at the North Davis Upland Habitat Area, an ongoing habitat restoration project.

• Public Engagement and Partnerships

- Continue **partnerships with key entities** (i.e., Friends of North Davis Pond, Friends of North Davis Channel, Tree Davis, Putah Creek Council, Yolo County Resource Conservation District, UC Davis, and Yolo Basin Foundation) to help the City maintain and enhance its open space areas.
- Continue organizing **community events** to get local residents involved in open spaces.
- Expand the City's pool of regular available **open space volunteers**.
- Continue exploring ways to increase **diversity, equity and inclusion** in the Open Space Program.

FUND BALANCES

FISCAL YEAR 2025-26



RESTRICTED FUND BALANCES

- Restricted fund balances available for acquisitions and special capital improvement projects
 - **Measure O parcel tax (Fund 135)** = about \$7.7 million
 - **Ag mitigation in-lieu fees (Fund 190)** = about \$425,000
 - **Development impact fees (Fund 482)** = about \$1.7 million
- Therefore, in addition to the **\$575,000** needed for baseline operations, there is approximately **\$10 million** available for open space acquisitions and special open space capital improvement projects

MEASURE O FUND

HISTORIC REVENUES AND EXPENSES

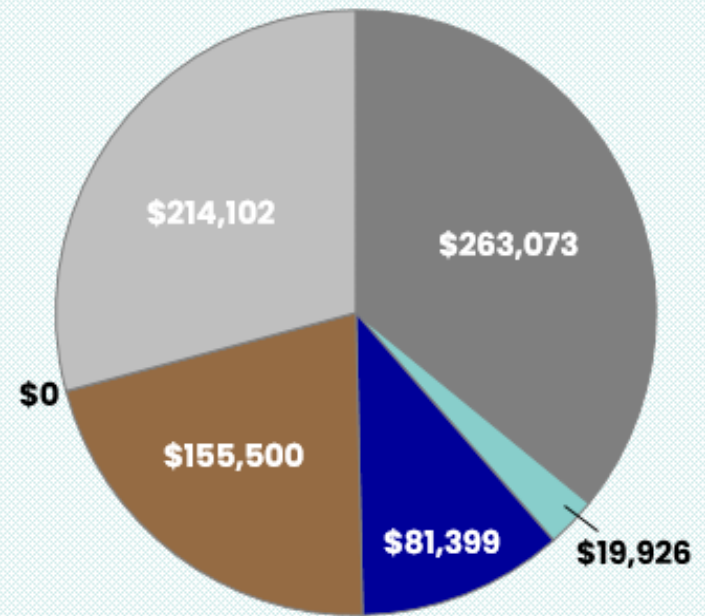
| FUND 135 (MEASURE O FUND) Years 1-21 (FY 01/02 - FY 21/22) not shown but those years are included in Total column | Year | 22 | 23 | Projected | Budget | Budget | Total |
|--|--|------------------|------------------|------------------|------------------|------------------|---------------------|
| | | FY 22/23 | FY 23/24 | FY 24/25 | FY 25/26 | FY 26/27 | |
| Revenues | | | | | | | |
| Parcel Tax Revenue | | \$694,376 | \$697,835 | \$698,000 | \$699,000 | \$699,000 | \$17,120,813 |
| Interest/Investment Income | | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$1,262,470 |
| Grant Revenue | | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,222,834 |
| Sale of Leland Ranch (Easement Retained) | | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,093,371 |
| Misc Reimbursements | | \$0 | \$3,038 | \$0 | \$0 | \$0 | \$74,898 |
| | Total Revenues | \$729,376 | \$735,873 | \$733,000 | \$734,000 | \$734,000 | \$23,774,387 |
| Expenses | | | | | | | |
| Personnel Expenses | | \$198,642 | \$216,747 | \$197,742 | \$263,073 | \$270,660 | \$4,143,077 |
| Non-Personnel Expenses | | | | | | | |
| | Maintenance Services/Supplies/Equipment | \$27,837 | \$23,267 | \$26,709 | \$19,926 | \$20,426 | \$312,715 |
| | Share of Allocated General Overhead | \$54,407 | \$42,732 | \$41,704 | \$81,399 | \$81,836 | \$696,603 |
| | Capital Improvements | \$75,646 | \$149,965 | \$308,000 | \$155,500 | \$155,000 | \$1,941,194 |
| Acquisitions/Transaction Costs | | | | | | | |
| | McConeghy Ranch Easement (300 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$388,278 |
| | Ebey/Laughtin Ranch Easement (146 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$692,472 |
| | Barger Ranch Easement (80 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,732 |
| | Wasserman Farm Easement (80 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$83,150 |
| | Staib Farm Easement (300 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$26,646 |
| | Miles/Kidwell Farm Easement (488 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | McIssac Farm Easement (85 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Stanley Farm Easement (90 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Staib 72 Farm Easement (72 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$142,000 |
| | Mace Curve Easement (390 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,807,578 |
| | Kerr Farm Easement (90 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Eoff Farm Easement (All Phases) (712 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,608,455 |
| | South Fork Preserve West Purchase (10 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$277,020 |
| | Gill Orchards #1 Easement (124 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$141,975 |
| | El Molino Farm Easement (217 acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Gill Orchards #2 Easement (120 acres) | \$0 | \$81,598 | \$0 | \$0 | \$0 | \$81,598 |
| | Transaction Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$470,706 |
| | Total Expenses | \$356,532 | \$514,309 | \$574,155 | \$519,898 | \$527,922 | \$15,852,198 |
| | Balance | \$372,844 | \$221,564 | \$158,845 | \$214,102 | \$206,078 | \$7,922,188 |

FY 25/26
Measure O funds spent on maintenance, including staff = **39%**

2025-26 MEASURE O EXPENSES

Use of Measure O Funds 2025-2026

- Personnel Expenses
- Maintenance/Operating/Supplies/Equipment
- Allocated Overhead
- Capital Improvements
- Acquisitions - Conservation Easements/Land
- Savings



POSITIONS FUNDED WITH MEASURE O

| | | % of Position Funded With Measure O Funds | | | | | | | | | | |
|----------------------------|----------|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| City Dept | | 2015- 2016 | 2016- 2017 | 2017- 2018 | 2018- 2019 | 2019- 2020 | 2020- 2021 | 2021- 2022 | 2022- 2023 | 2023- 2024 | 2024- 2025 | 2025- 2026 |
| Open Space Staff | | | | | | | | | | | | |
| Open Space Program Manager | Comm Dev | 10% | 10% | 10% | 10% | 10% | 20% | 10% | 35% | 35% | 35% | 35% |
| Open Space Lands Manager | Comm Dev | 50% | 50% | 50% | 50% | 50% | 60% | 50% | 60% | 60% | 60% | 60% |
| Temporary Part-time Worker | Comm Dev | 0% | 0% | 0% | 0% | 50% | 50% | 50% | 60% | 60% | 60% | 60% |
| Temporary Part-time Worker | Comm Dev | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 60% |

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