

30x30 Scenario 1

A mitigation easement site on 3 parcels containing approximately 282.84 acres, subject to the easement:

- The Conservation Site Property possesses wildlife and habitat values and open-space character of great importance to Grantee, the people of the State of California and the people of the United States.
- The Conservation Site Property will provide high quality natural, restored and/or enhanced habitat for many area wildlife species, including: callippe silverspot butterfly and California red-legged frog; it also contains annual grassland, coast live oak woodlands, and freshwater seeps. Individually and collectively, these wildlife and habitat and open-space values comprise the "Conservation Values" of the Conservation Site Property.
- Prohibited Uses- Agricultural activity of any kind except grazing for vegetation management as specifically provided in the Management Plan.

What Gap Code would you assign to this land?

Please choose your best guess. No right or wrong answer.

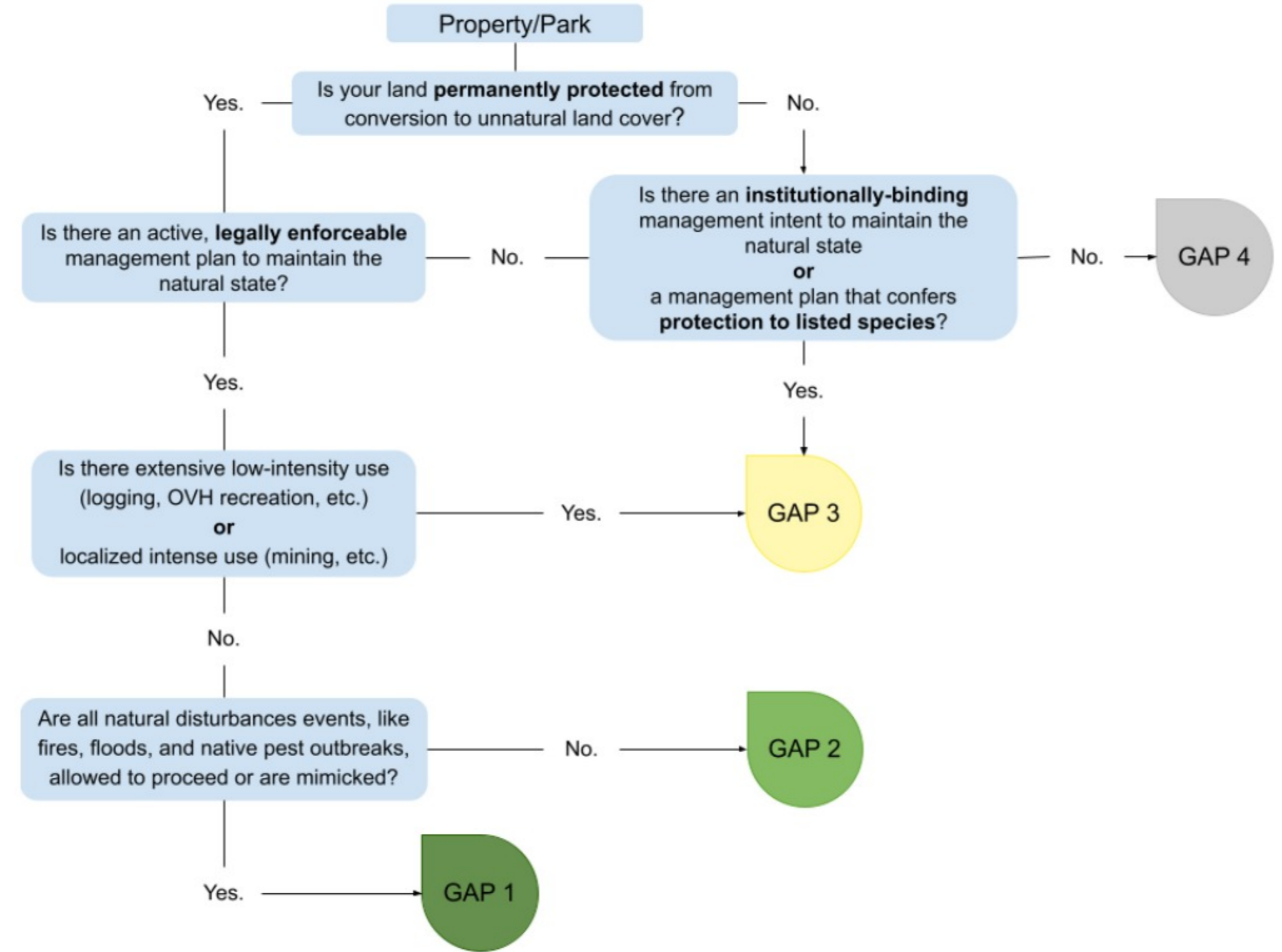
GAP 1 **8**

GAP 2 **8**

GAP 3 **1**

GAP 4

● = Votes
17 participants voted



What did you find confusing?

what's the difference between a legally enforceable and institutionally binding management plan

What type of easement is it?

What information was missing that would have helped you be more confident in your gap code rating?

Are "natural disturbance events allowed"?

habitat preservation

Are there structures on the property? Residential use?

Active legally enforceable management plan?

goals of grazing program; any mgmt plan?

Does the easement require a management plan? If no, does this lead to a GAP 3 assignment? What are examples of legally management ns?

Is the prohibited uses section complete or are there additionally prohibited uses?

Generally, need to know contents of management plan

What would complement it? What secondary material is needed?

ownership information? like private landowner, land trust, gov agency, etc.

Complete list of prohibited uses would be helpful, unsure if there are additional low intensity uses allowed on the property

Types of permits/plans related to the project that required mitigation

Other thoughts?

Is ag a "low-intensity use"?

Is public access a determining factor in the GAP code system? Define "low-intensity use" and "localized intense use"

is there a statewide layer for identifying GAP 1 properties?

If the easement is silent on natural disturbance events, should we assume they are allowed?

30x30 Scenario 2

If the conservation easement purpose is to assure the property will forever be maintained predominantly in its natural state, and prohibits any use that will impair those conservation values, does that constitute having a "mandated management plan" or are you looking for easements that have separate management plans on top of the easement document itself?

What Gap Code would you assign to this land?

Please choose your best guess. No right or wrong answer.

- GAP 1 5
- GAP 2 4
- GAP 3 7
- GAP 4 1

● = Votes
17 participants voted

What did you find confusing?

Phrasing of question confused me

need more information on "any use that will impair"... over what timeframe would be helpful

Does the CE count as a management plan?

What information was missing that would have helped you be more confident in your gap code rating?

What is the "natural state" of the property, and the corresponding conservation values?

We need information on prohibited uses to determine whether there is extensive low-intensity uses

I think we need a definitive answer to the question being posed

There is no information on whether natural disturbance events are allowed to proceed or are mimicked

need more definition of "management plans"

What would complement it? What secondary material is needed?

more information on the conservation values. hard to determine if 3 or 4

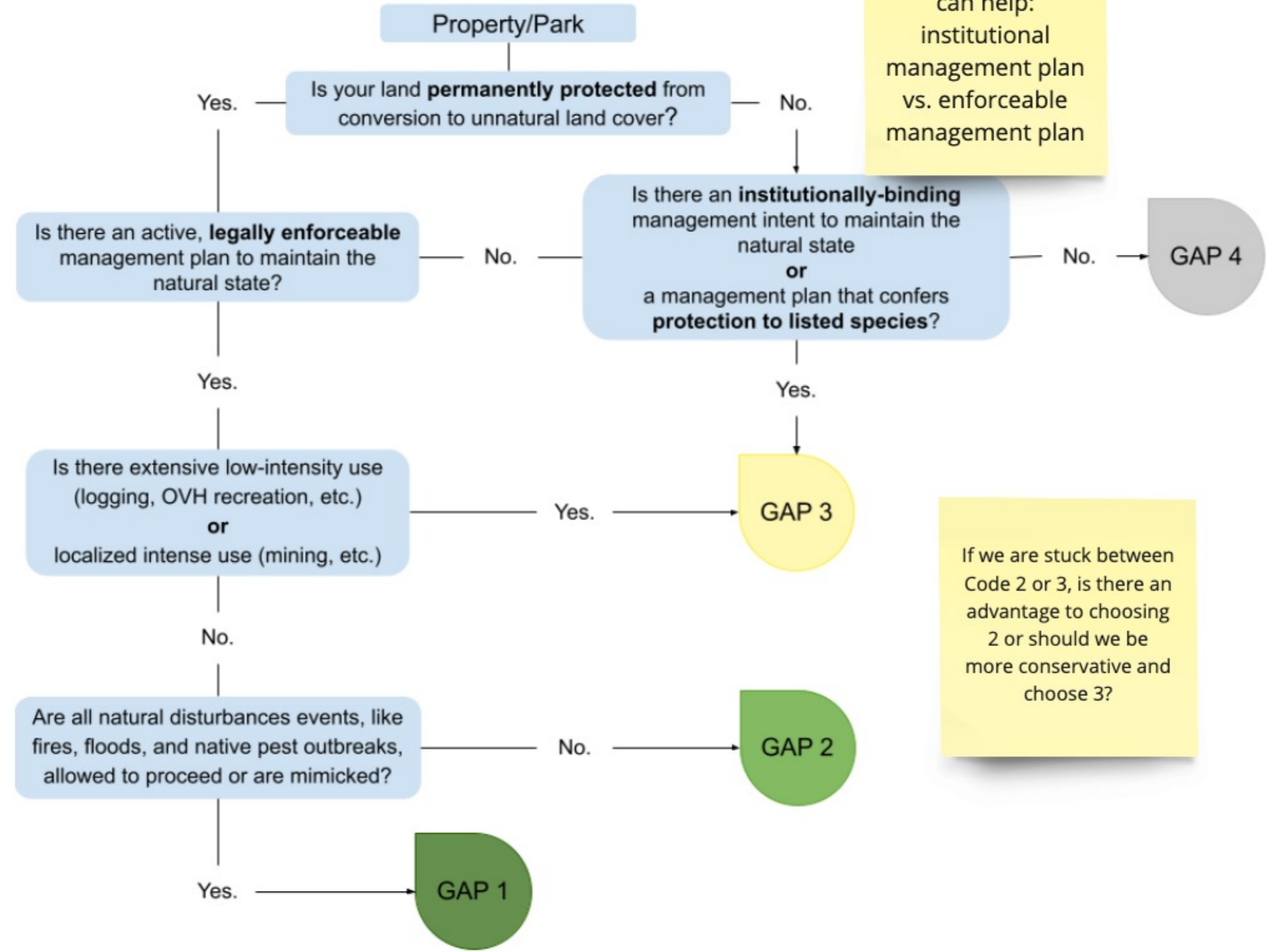
Other thoughts?

This is the kind of scenario where I think Gap 2 could be applicable depending on the restriction level of the CE and the affirmative obligations, but given the fact that there is no LTMP, it doesn't seem to qualify.

would like clarity on what is considered a "legally enforceable" management plan

is grazing considered a low-intensity use?

If the CE does not require a management plan, but the landowner has one (e.g., carbon farm plan), would this lead to a GAP 3 classification?



Clarification that can help: institutional management plan vs. enforceable management plan

If we are stuck between Code 2 or 3, is there an advantage to choosing 2 or should we be more conservative and choose 3?

For decision tree - provide more information and examples on enforceable management plan

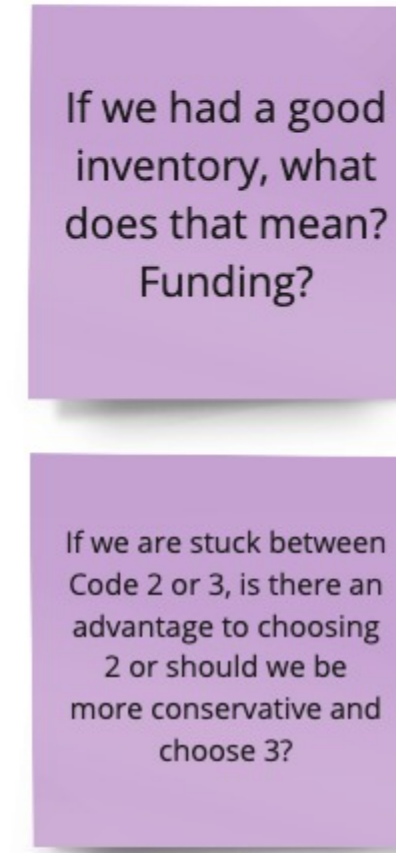
Future trainings: have the gap code definitions listed on the white board to supplement categorical decision flow chart.

Trends: Common questions raised by participants using scenario 1 and 2

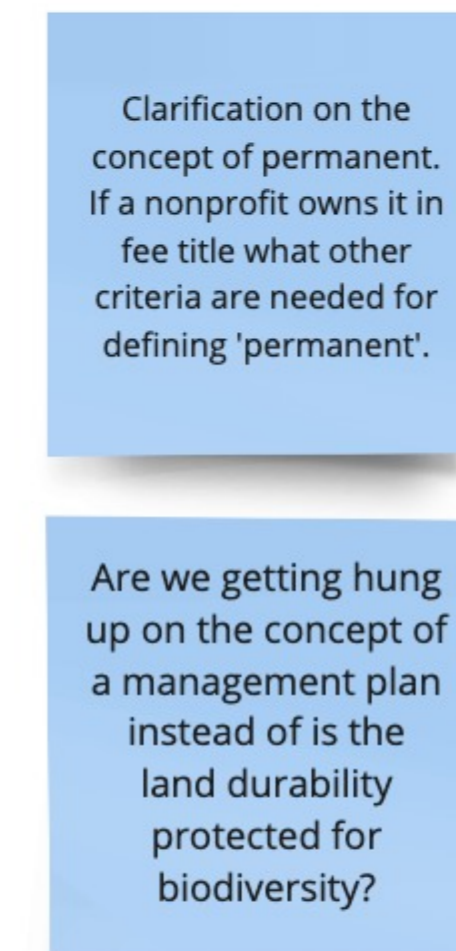
Management Plans



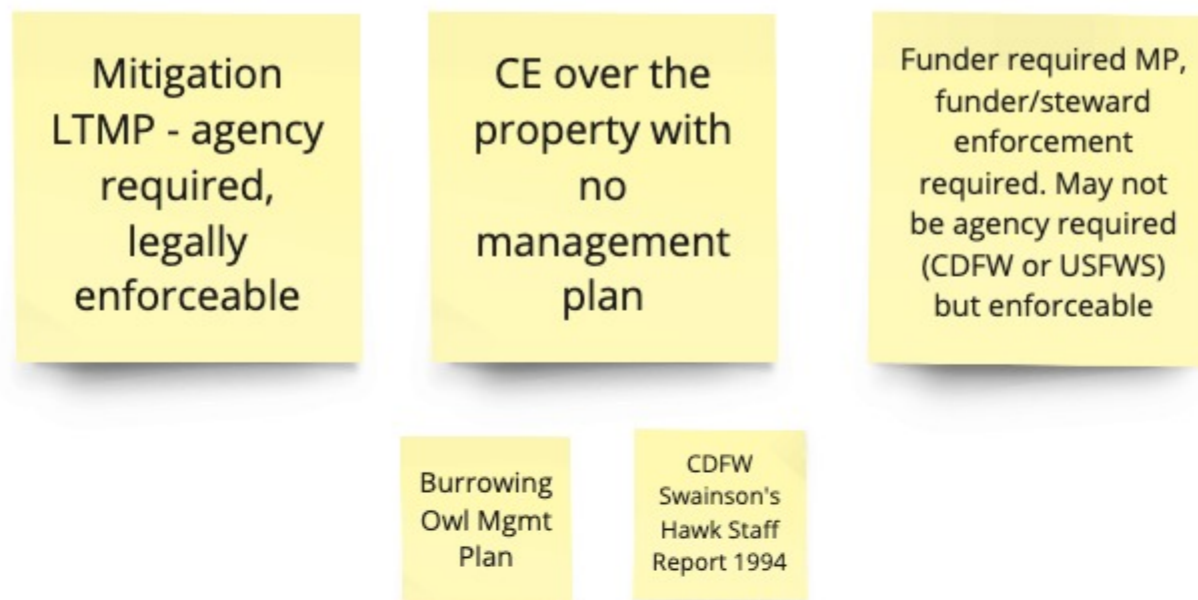
Purpose of Gap codes



Permanent



Example of management plan



Scenarios shared by participants

May be missing details

Scenario shared 1

Prohibits orchards from being planted.

Permanent Ag easements.

Ag easements are tied to a specific endangered species.

The easement references a CDFW 1994 status report.

As long as it's in its natural open space.

Need management plan? Is the CDFW status report enough?

Scenario shared 2

Single property fee land. Purchased and then transferred to National (?) Parks.

One property, 327 acres, with three areas:

10 acre envelope = gap 4

Forever wild recreation = gap 2 or 3?

Natural area = gap 1 or 2?

Depending on intensity of use and language on the easement