



DEPARTMENT OF FISH AND WILDLIFE

Charlton H. Bonham, Director

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[www.wildlife.ca.gov](http://www.wildlife.ca.gov)



November 17, 2016

Ron Titus  
Sycamore Creek LLC  
3668 Hicks Lane  
Chico, CA 95973

Subject: PROSPECTUS NOT COMPLETE FOR SYCAMORE CREEK CONSERVATION BANK (TRACKING NUMBER 1798-2014-02-R2)

Dear Mr. Titus:

The California Department of Fish and Wildlife (Department) has completed its review of your prospectus, dated October 2016, for Sycamore Creek Conservation Bank (Bank). The Department has determined that the prospectus received on October 18, 2016, is not complete because the information listed below is either missing or insufficient. To complete your prospectus, please provide the following information to the Department.

- Per the prospectus, the Bank property is undeveloped on all sides with the exception of a small commercial building to the northwest. Per Figure 2, there are numerous structures on the western side of the Bank property appearing to be two different parcels. Using Google Earth, one parcel appears to be an aggregate company with numerous vehicles, debris, and a retention pond located along the property line. The other parcel also has numerous buildings, vehicles, and a retention pond. Please describe the compatibility of the adjacent property land uses including known present and proposed zoning designations with the Bank;
- Please provide recent biological surveys. The biological surveys provided are nine years old for Unit B and ten years old for Unit A. Surveys should be no older than five years;
- For Assessor Parcel Number 007-020-122, please provide the documentation for items 50, 51, and 52 listed in the title report;
- For all the parcels, please explain each recorded or unrecorded lien or encumbrance on or interest in the proposed Bank property;
- Please identify on a map the access site to the proposed Bank;
- Although the prospectus does state Northern California Regional Land Trust (NCRLT) will hold the conservation easement, the prospectus does not include an affirmative statement that a conservation easement will be recorded as part of the Bank

establishment. Please note that NCRLT is not currently authorized to hold and manage new mitigation lands with the Department as their approval expired on January 6, 2016;

- The prospectus does not indicate if any permits are required to operate the proposed Bank; and
- Please discuss whether the proposed Bank property has been:
  - Used as mitigation for a previous project(s);
  - Already designated or dedicated for passive park or open space use, where that use is generally compatible with sustaining biological values;
  - Designated for purposes which are inconsistent with habitat preservation (i.e. lands purchased for roads, landfills, etc.); and
  - Acquired by a public entity (e.g. with State Bond Act funds) or provided to a jurisdiction for park or natural open space purposes.

The prospectus may be made complete with the submission of the above document(s). The Department will have 30 days to review the resubmitted prospectus to determine if it is complete. The Department will provide you written notification of its determination, which is distinct from any determination by another signatory agency.

For further assistance on the banking process please visit the Department's web site at <http://www.dfg.ca.gov/habcon/conplan/mitbank/> If you have questions regarding this letter or the bank review process, please contact Stephanie Buss, Senior Environmental Scientist (Specialist) at (916) 358-1185 or [R2MitBank@wildlife.ca.gov](mailto:R2MitBank@wildlife.ca.gov).

Sincerely,



Tina Bartlett  
Regional Manager

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