



**CALIFORNIA**

**Wetland Reserve Easements (WRE & RCPP WRE)**

**FY 2026 - Geographic Area Rate Caps (GARC)**

| Market Survey Area         | Land Use                                          | Counties                                                                       | 2026 Easement Value (per acre) <sup>1, 2, 3</sup> | Acreage Range Supported by the GARC <sup>4</sup> |
|----------------------------|---------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|
| Sacramento Valley          | Rice (100% water supply)                          | Butte, Colusa, Glenn, Placer, Sacramento, Sutter, Tehama, Yolo, Yuba           | \$8,120                                           | 40 – 640 acres                                   |
| Sacramento Valley          | Irrigated Cropland (100% water supply)            | Butte, Colusa, Glenn, Placer, Sacramento, Solano, Sutter, Tehama, Yolo, Yuba   | \$9,660                                           | 40 – 640 acres                                   |
| Sacramento Valley          | Rice & Irrigated Cropland (marginal water supply) | Butte, Colusa, Glenn, Placer, Sacramento, Solano, Sutter, Tehama, Yolo, Yuba   | \$7,560                                           | 40-640 acres                                     |
| Sacramento Valley          | Vernal Pool Rangeland                             | Butte, Colusa, Glenn, Placer, Sacramento, Shasta, Sutter, Tehama, Yolo, Yuba   | Appraised Value                                   | NA                                               |
| Sacramento Valley          | Dryland Range                                     | Butte, Colusa, Glenn, Placer, Sacramento, Shasta, Sutter, Tehama, Yolo, Yuba   | \$960                                             | 60 – 1280 acres                                  |
| Delta/Delta Islands        | Irrigated Cropland & Pasture                      | Alameda, Contra Costa, Sacramento, San Joaquin, Solano                         | \$8,400                                           | 40 – 640 acres                                   |
| San Joaquin Valley         | Irrigated Cropland (100% water supply)            | Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, Tulare           | \$9,000                                           | 40 – 640 acres                                   |
| San Joaquin Valley         | Irrigated Cropland (marginal water supply)        | Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, Tulare           | \$6,375                                           | 40 – 640 acres                                   |
| San Joaquin Valley         | Vernal Pool Rangeland                             | Fresno, Kern, Kings, Madera, Mariposa, Merced, San Joaquin, Stanislaus, Tulare | Appraised Value                                   | NA                                               |
| San Joaquin Valley         | Dryland Range                                     | Fresno, Kern, Kings, Madera, Mariposa, Merced, San Joaquin, Stanislaus, Tulare | \$880                                             | 60 – 1280 acres                                  |
| North Coast (coastal land) | Open-space Land, Cropland, & Pasture              | Del Norte, Humboldt                                                            | \$5,840                                           | 20 – 640 acres                                   |
| Bay Area                   | All Land Uses                                     | Napa, Marin, San Francisco, San Mateo, Santa Clara, Santa Cruz, Sonoma         | Appraised Value                                   | NA                                               |

| <b>Market Survey Area</b>               | <b>Land Use</b>                                                 | <b>Counties</b>                                                                          | <b>2026 Easement Value (per acre)<sup>1, 2, 3</sup></b>         | <b>Acreage Range Supported by the GARC<sup>4</sup></b> |
|-----------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|
| San Pablo Bay                           | All Land Uses                                                   | Sonoma, Napa, Marin                                                                      | Appraised Value                                                 | NA                                                     |
| Central Coast                           | All Land Uses                                                   | Monterey, San Benito, San Luis Obispo, Santa Barbara, Ventura                            | Appraised Value                                                 | NA                                                     |
| Southern California and Imperial Valley | All Land Uses                                                   | Imperial, Los Angeles, Orange, Riverside, San Diego                                      | Appraised Value                                                 | NA                                                     |
| Northeast California                    | Irrigated Pasture & Wet Meadow                                  | Lassen, Modoc, Shasta, Siskiyou                                                          | \$4,160                                                         | 60 – 1280 acres                                        |
| Northeast California                    | Dryland Range                                                   | Lassen, Modoc, Shasta, Siskiyou                                                          | \$880                                                           | 60 – 1280 acres                                        |
| Northeast California                    | Wild Rice or Cropland (100% water supply)                       | Lassen, Modoc, Shasta, Siskiyou                                                          | \$4,425                                                         | 40 – 640 acres                                         |
| Northeast California                    | Wild Rice or Cropland (marginal water supply)                   | Lassen, Modoc, Shasta, Siskiyou                                                          | \$3,000                                                         | 40 – 640 acres                                         |
| Sierra Meadows                          | Irrigated Pasture & Wet Meadow                                  | Amador, Calaveras, El Dorado, Madera, Mariposa, Nevada, Placer, Plumas, Sierra, Tuolumne | \$5,280                                                         | 60 – 1280 acres                                        |
| Sierra Meadows                          | Dryland Range                                                   | Amador, Calaveras, El Dorado, Madera, Mariposa, Nevada, Placer, Plumas, Sierra, Tuolumne | \$880                                                           | 60 – 1280 acres                                        |
| Scott and Shasta Valleys                | All Land Uses                                                   | Western Siskiyou                                                                         | Appraised Value                                                 | NA                                                     |
| Eastern California                      | Irrigated Pasture & Wet Meadow                                  | Alpine, Inyo, Mono                                                                       | Appraised Value                                                 | NA                                                     |
| Eastern California                      | Dryland Range                                                   | Alpine, Inyo, Mono                                                                       | Appraised Value                                                 | NA                                                     |
| Clear Lake & Surrounding Area           | Irrigated Cropland, Wild Rice, Pasture (with 100% water supply) | Inland Mendocino, Lake                                                                   | Appraised Value                                                 | NA                                                     |
| Individual Appraisals                   | Any Land Use                                                    | Any County                                                                               | Capped at 80% of fair market value, not to exceed \$15,000/acre | NA                                                     |

<sup>1</sup>Final determinations of value and applicable GARC category will be made after projects are evaluated at the NRCS State Office and provided to landowners through an Agreement for Purchase.

<sup>2</sup>For a 30-year easement, the GARC is reduced by 25%.

<sup>3</sup>For a Grazing Reserved Rights easement, the GARC is reduced by 25%.

<sup>4</sup>Properties below or above this acreage range will require an appraisal.