



CALIFORNIA

**Wetland Reserve Easements (WRE & RCPP WRE)
FY 2025 - Geographic Area Rate Caps (GARC)**

Market Survey Area	Land Use	Counties	2025 Easement Value (per acre) ^{1, 2, 3}	Acreage Range Supported by the GARC ⁴
Sacramento Valley	Rice (100% water supply)	Butte, Colusa, Glenn, Placer, Sacramento, Sutter, Tehama, Yolo, Yuba	\$8,645	40 – 640 acres
Sacramento Valley	Irrigated Cropland (100% water supply)	Butte, Colusa, Glenn, Placer, Sacramento, Sutter, Tehama, Yolo, Yuba	\$12,355	40 – 640 acres
Sacramento Valley	Rice & Irrigated Cropland (marginal water supply)	Butte, Colusa, Glenn, Placer, Sacramento, 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	\$10,220	40 – 640 acres
San Joaquin Valley	Irrigated Cropland (100% water supply)	Fresno, Kern, Kings, Madera, Merced, Tulare, San Joaquin, Stanislaus	\$16,050	40 – 640 acres
San Joaquin Valley	Irrigated Cropland (marginal water supply)	Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, Tulare	\$7,500	40 – 640 acres
San Joaquin Valley	Vernal Pool Rangeland	Fresno, Kern, Kings, Madera, Mariposa, Merced, Tulare, San Joaquin, Stanislaus	Appraised Value	NA
San Joaquin Valley	Dryland Range	Fresno, Kern, Kings, Madera, Mariposa, Merced, Tulare, San Joaquin, Stanislaus	\$800	60 – 1280 acres
North Coast (coastal land)	Open-space Land, Cropland, & Pasture	Del Norte, Humboldt	\$7,920	20 – 640 acres
Bay Area	All Land Uses	Napa, Marin, San Francisco, San Mateo, Santa Clara, Santa Cruz, Sonoma	Appraised Value	NA

Market Survey Area	Land Use	Counties	2025 Easement Value (per acre)^{1, 2, 3}	Acreage Range Supported by the GARC⁴
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	\$1,120	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

¹Final 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.

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

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

⁴Properties below or above this acreage range will require an appraisal.