



## CACHE CREEK PARKWAY PLAN



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## TABLE OF CONTENTS

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INTRODUCTION .....	PAGE 3
CACHE CREEK PARKWAY PLAN (WEST) – VISION .....	PAGE 8
CACHE CREEK PARKWAY PLAN (EAST) – VISION .....	PAGE 9
TRAILS OPPORTUNITY MAP SYMBOLS .....	PAGE 11
RECREATION OPPORTUNITIES .....	PAGE 12
1. CAPAY OPEN SPACE PARK .....	PAGE 14
2. GRANITE CAPAY LAKE .....	PAGE 18
3. GRANITE ESPARTO LAKE AND TRAIL .....	PAGE 22
4. SYAR LAKE .....	PAGE 26
5. TEICHERT ESPARTO REIFF LAKE .....	PAGE 30
6. CEMEX SNYDER LAKES .....	PAGE 34
7. MILLSAP PROPERTY .....	PAGE 40
8. YCFCWCD PROPERTIES .....	PAGE 42
9. WILD WINGS OPEN SPACE PARK .....	PAGE 46
10. TEICHERT COORS STORZ BRIDGE .....	PAGE 51
11. CACHE CREEK NATURE PRESERVE .....	PAGE 54
12. TEICHERT WOODLAND STORZ LAKE .....	PAGE 58
13. COUNTY BORROW SITE .....	PAGE 62
14. TEICHERT WOODLAND MULLER HABITAT AND TRAIL .....	PAGE 66
15. TEICHERT MULLER BRIDGE .....	PAGE 70
16. GRANITE WOODLAND REIFF HABITAT .....	PAGE 74
17. RODGERS PROPERTY .....	PAGE 78
18. CORRELL PROPERTY .....	PAGE 82
CACHE CREEK PARKWAY PLAN (WEST) – BASELINE .....	PAGE 86
CACHE CREEK PARKWAY PLAN (EAST) – BASELINE .....	PAGE 87
REGIONAL CONNECTIONS .....	PAGE 88



## INTRODUCTION

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On February 28, 2012, pursuant to the Cache Creek Area Plan (CCAP) adopted in 1996, the Yolo County Board of Supervisors authorized County staff to proceed with development of the Cache Creek Parkway Plan (Parkway Plan).

The Parkway Plan provides a detailed vision and integrated management plan for:

- Properties currently under public ownership or control and managed by the County CCAP (also known as the “gravel program”).
- Properties and/or ownership interests (e.g. trail easements) that will be dedicated to the County in the future pursuant to the CCAP.
- Additional properties accepted or purchased for management under the CCAP.

The intent of the Parkway Plan is to:

- Establish priorities, guidelines, and specifications for development, access, use, operation, management, and maintenance of each property.
- Develop a comprehensive trail system, coordinated with other planned trails.
- Provide a framework for the County to use in negotiations regarding land dedications associated with future Development Agreements and mining applications.
- Provide guidance regarding additional lands to target for dedication/acquisition from willing landowners in order to provide connectivity and continuity throughout the Parkway.
- Lay the foundation for a mechanism to provide long-term revenues, financing, and management of the Parkway through collaborative efforts among the Natural Resources Division, Parks Division, Cache Creek Conservancy, and other partners.
- Identify areas appropriate for consideration as wildlife and habitat reserves.

The “Yolo County Sustainable Parks Study,” adopted by the Board in June 2016, identified water-based recreation as a primary driver of parks use. Nearly 40 percent of all observed and reported recreational activities were water-based uses, including boating, swimming, kayaking, and fishing. Camping and picnicking were also identified as recreational needs that are under fulfilled in Yolo County (Parks Sustainability Study, 2016). The Parkway Plan provides Yolo County’s first opportunity to provide water-based recreation beyond that available along Putah and Cache Creeks. Yolo County has no natural lakes. The lakes and ponds resulting from reclaimed mining, combined with the additional habitat, open space, and trail opportunities negotiated through the gravel program provide a unique opportunity.

This Plan contains a profile of each of the 18 properties already a part of or planned to become a part of the Parkway, including descriptive information, known opportunities and constraints, and appropriate uses of each property consistent with the goals and aspirations of the CCAP. This Plan also contains an overall vision of the Parkway including property and trail connections, identification of gaps, and recommendations for future acquisition.

This Plan is accompanied by the Cache Creek Parkway Plan Feasibility Study which is a companion analysis of the financial feasibility of various levels of Parkway development. The Feasibility Study identifies costs and potential sources of funding for the “baseline” Parkway as well as possible “upgrades” to the baseline condition in the form of various additional capital improvements and recreational services that could be pursued over time depending on the County’s interest, and availability of additional funding. These upgrades, analyzed as optional “tiers” of Parkway development, are defined only for the purposes of the analysis and remain completely scalable subject to the interest of the County over time.

The Feasibility Study examines the following:

- Four defined tiers of Parkway development:
  - Baseline – This scenario assumes the lowest level of improvements. It includes no capital improvements. For most properties, this reflects the land in the condition it is dedicated.
  - Tier One – This scenario assumes the baseline scenario plus an expanded level of amenities and range of activities including, for example, expanded trail connections, lookouts, boat launch sites, swimming access, etc.
  - Tier Two – This scenario assumes Tier One improvements plus additional more expensive improvements such as restroom buildings, bridge undercrossings, bridge retrofits, etc.
  - Tier Three – This scenario assumes Tier Two improvements plus other desirable long-range improvements including additional trail connections, bridge overcrossings, additional land acquisitions, pedestrian tunnel connection, etc.
- Estimates of capital improvement costs and funding for each tier.
- Estimates of operating and maintenance costs and revenue for each tier.
- Analysis of overall financial feasibility.
- Identification of potential sources of additional revenue.



The Feasibility Study concludes that the baseline Parkway Plan is financial feasible under current planned conditions. The Parkway Plan and Financial Study will be presented to the public and decision makers in a series of workshops and meetings. Other opportunities for community involvement may be identified. The potential for environmental impact resulting from implementation of the Plan will be assessed and the Parkway Plan will ultimately be presented to the Planning Commission and Board of Supervisors for approval. It will be important to engage in subsequent discussions of an appropriate form and structure for operation and management of the Parkway over time.



<http://www.sacriver.org/aboutwatershed/roadmap/watersheds/westside/cache-creek-watershed>

### Creek Overview

Cache Creek originates from Clear Lake in Lake County and is the only outlet for the lake. With a surface area of 68 square miles, Clear Lake is the largest natural freshwater lake in California. The watershed is approximately 1,300 square miles. Cache Creek extends 87 miles from the outfall of Clear Lake, through Lake, Colusa, and Yolo counties. The name of the creek is attributed to historic trappers who cached their furs along the Sacramento River and smaller tributaries, one of which became known to them as Cache Creek.

In 2005, 31 miles of upper Cache Creek were designated a Wild and Scenic River Area. The federal Bureau of Land Management (BLM) is charged with resource management for this portion of the creek. Designation of the upper reaches of the Creek as "wild and scenic" supports the creek's scenic, recreational, wildlife, and fishery values and precludes new dams and water diversions.

The lower creek area extends generally from the Capay Diversion Dam west of Capay to the settling basin east of Woodland. The Capay Diversion Dam is an inflatable dam constructed, owned, and operated by the Yolo County Flood Control and Water Conservation. The creek flows enter a settling basin northeast of Woodland where sediment is deposited before releasing water into the Yolo Bypass. The settling basin was built and is operated by the state Department of Water Resources and the Central Valley Flood Protection Board. Cache Creek is no longer a direct tributary to Sacramento River.

### Management of Lower Cache Creek

Cache Creek is a tremendous regional resource and a major watershed and surface water feature for Yolo County. The lower creek area is under the jurisdiction of Yolo County and managed pursuant to the Cache Creek Area Plan (CCAP) which was adopted in 1996.

The CCAP is an award-winning rivershed management plan that covers all 14.5 miles of lower Cache Creek, between the Capay dam and the town of Yolo. The CCAP balances many interests including aggregate resource management, agricultural resources, habitat preservation and restoration, flood protection, groundwater management, channel stabilization and maintenance, and public open space and recreation. The CCAP is comprised of the Off Channel Mining Plan (OCMP) and the Cache Creek Resources Management Plan (CCRMP), which together regulate and protect the area and manage the creek as an integrated system. The overall area covered by the CCAP is 28,130 acres comprised of all land designated by the state as falling within the state mineral resources zones.

The OCMP is a mining plan that establishes a policy and regulatory framework allowing for controlled off-channel gravel mining no closer than 200 feet to the banks of Cache Creek. The OCMP sets policy and establishes regulations for 25,806 acres of area outside the defined banks of Lower Cache Creek.

The CCRMP is a creek management plan which includes policies and regulations applicable with the creek channel (bank to bank). The goals of the CCRMP include stabilizing the creek channel, reducing erosion, protecting infrastructure, improving habitat values, maintaining flood capacity, and providing recreational opportunities. The CCRMP establishes policy and regulation for 2,324 acres of in-channel area.

As a by-product of permitted aggregate mining within the Lower Cache Creek planning area, and other activities, there are over 1,560 acres of land that have or will transfer into public ownership and/or control, including several small reclaimed lakes, which will ultimately comprise the future planned Cache Creek Parkway. The CCAP contains policies and regulations addressing the management of these resources.

### Cache Creek Parkway Plan

Both the OCMP and the CCRMP contain numerous references to and descriptions of an anticipated second phase of planning involving development of a Cache Creek Parkway Plan to provide policy, regulation, and strategy for management of dedicated lands and easements transferred to public ownership as a result of implementation of the CCAP.

The recreational and open space uses discussed in the CCAP are conceptual in nature, providing some guidelines for implementation and suggesting general areas for access and future use. The CCAP recommends an integrated system of trails and recreational areas along Cache Creek, similar to resources and facilities along the San Joaquin and American Rivers, although at a less intensive scale of development. The CCAP identifies the need for: additional analysis of the recreational needs of the County, consideration of potential environmental effects of establishing a Parkway, community and landowner involvement, and coordination with recreational plans being developed for other regional trail systems (e.g. Upper Cache Creek, Delta, and American River).

### County General Plan Policy

The 2009 County General Plan contains a number of adopted policies and actions relevant to the CCAP, and in particular, to this Parkway Plan:

Policy CO-1.23 -- Increase public access and recreational uses along waterways wherever feasible, particularly Cache Creek, Lower Putah Creek, the Yolo Bypass, and the Sacramento River.

Action CO-A4 -- Pursuant to the Cache Creek Area Plan, develop a recreation plan for the Cache Creek Parkway including a range of public activities and uses. (Policy CO-1.25).

Action CO-A6 -- Connect the future Bay Delta Trail system, the future trail system in the lower Yolo Bypass, and the future Cache Creek Parkway system, and link those trails to the American River Bikeway system in Sacramento County. (Policy CO-1.1, Policy CO-1.3, Policy CO-1.12, Policy CO-1.19, Policy CO-1.29).

Action CO-A11-- Provide recreational uses that are river or creek dependent in locations directly on Cache Creek, Putah Creek, and the Sacramento River. Examples include fishing, canoeing, boating, and nature observation. With the exception of boat launches and docks, more active uses, such as parking, restrooms, and picnic areas, shall be located in areas away from the river and sensitive riparian habitat. (Policy CO-1.1, Policy CO-1.25, Policy CO-1.28, Policy CO-1.29).

Action CO-A12 -- Cluster recreational improvements at various locations along Cache Creek, Lower Putah Creek, and the Sacramento River, to reduce habitat disturbance and provide efficient and cost-effective management by the County. (Policy CO-1.10)

Action CO-A42 -- Implement the Cache Creek Area Plan to ensure the carefully managed use and conservation of sand and gravel resources, riparian habitat, ground and surface water, and recreational opportunities. (Policy CO-3.1).

Action CO-A-54 -- Implement the Cache Creek Area Plan (Policy CO-3.2).

### County CCAP Policy

Chapter 7.0 of the OCMP and Chapter 5.0 of the CCRMP contain complementary Open Space and Recreation Elements. The merged goals, objectives and actions from those two elements that are relevant to the Cache Creek Parkway Plan are excerpted below (Note: items that the County has already successfully implemented are not included in the list below):

#### CCAP GOALS

5.2-1 Improve scenic resources within the Cache Creek channel.

5.2-2 Establish a variety of outdoor recreational and educational opportunities along Cache Creek for use by the public.

5.2-3 Ensure the compatibility of recreational facilities with surrounding land uses and sensitive wildlife habitat, in order to minimize adverse impacts. (Similar to OCMP 7.2-3)

7.2-1 Preserve scenic resources within the off-channel planning area.

#### CCAP OBJECTIVES

5.3-1 Create a continuous corridor of natural open space along the creek and provide for limited access, at specific locations, to recreational and educational uses. (Similar to OCMP 7.3-2)

7.3-3 Discourage the encroachment of incompatible uses into areas surrounding designated recreation sites.

7.3-4 Design recreational facilities to maintain the privacy and security of surrounding property owners.

#### CCAP ACTIONS

5.4-1 Continue to solicit the dedication of restored habitat areas and/or recreational areas to the County or an appropriate land trust, such as the Cache Creek Conservancy, in order to provide continuous open space along the creek. This shall be a consideration in all requests for new or modified mining permits. (Similar to OCMP 7.4-1)

5.4-2 Develop a future Cache Creek Parkway Plan for Cache Creek, in consultation with the County Parks Administrator, to provide a range of public activities and uses. Suggested recreational uses may include, but are not limited to: hiking, horseback riding, fishing, picnic grounds, boating, educational exhibits, and birdwatching. (Similar to OCMP 7.4-2)

5.4-3 Identify locations for future recreational, habitat, and educational uses along Cache Creek. Sites shall be located at regular intervals throughout the plan area. Intensive recreational uses, such as horseback riding, picnicking, and boating shall be located away from designated habitat areas.

5.4-5 Coordinate with the Bureau of Land Management to investigate the eventual linkage of recreational uses located along the upper watershed of Cache Creek to the designated recreational sites located within the plan area. (Similar to OCMP 7.4-5)

5.4-6 Design and manage recreational sites so that trespassing, vandalism, and other undesirable activities are discouraged. The County, in consultation with the TAC, and stakeholders, shall develop measures to control human access to sensitive wildlife habitat or other sensitive communities (i.e., wetlands) in the planning area to minimize impacts on these resources.

5.4-7 Acquire future sites, through purchase or voluntary donation, so that the County can maintain and develop the areas according to the Cache Creek Parkway Plan.

7.4-3 Identify locations for future recreational and educational uses along Cache Creek. Sites shall be located at regular intervals throughout the planning area, with access to a County Road or State Highway. The location and operation of such facilities shall be compatible with surrounding residences, agriculture, mining, and wildlife habitat.

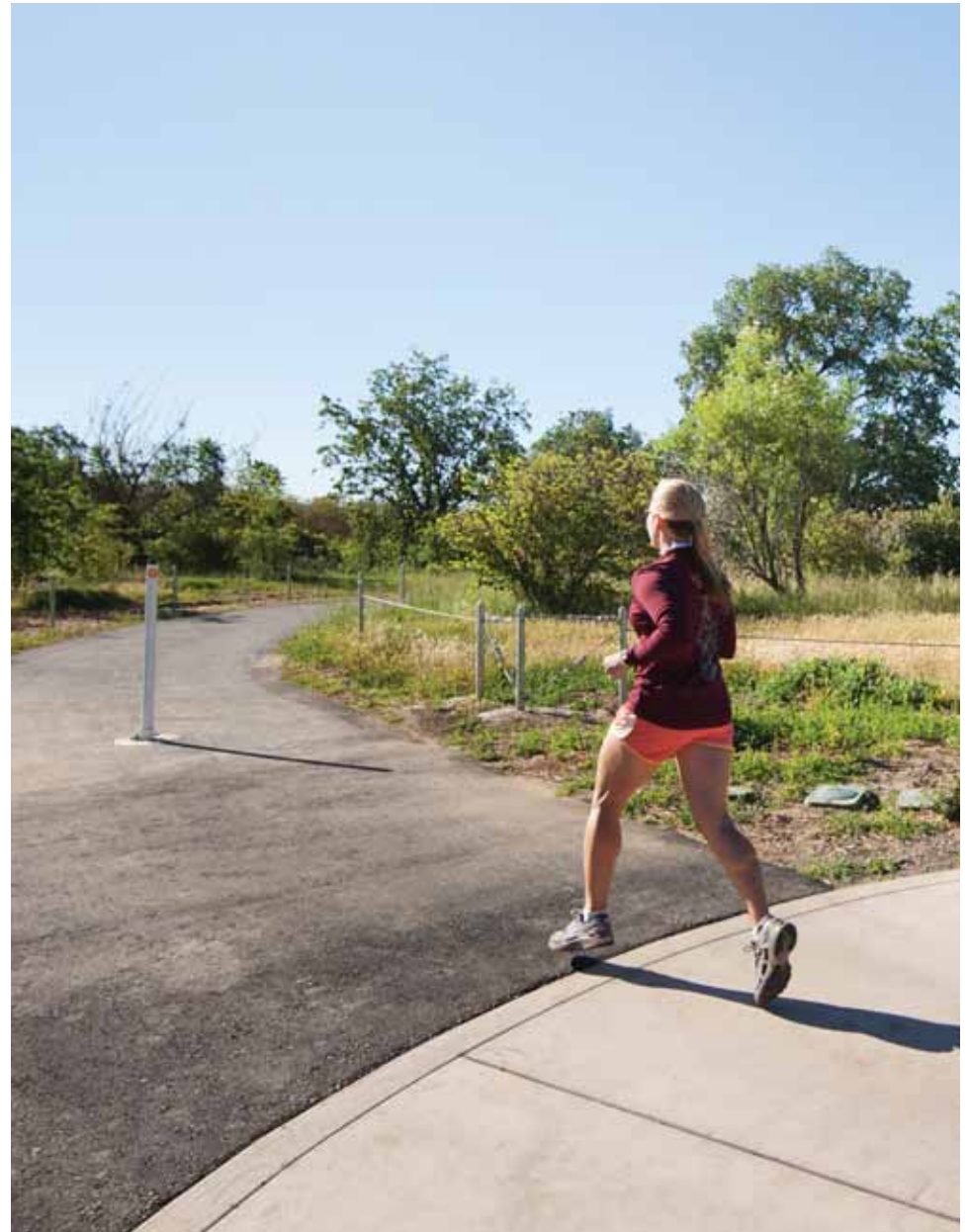
7.4-7 Design and manage recreational sites so that trespassing, vandalism, and other undesirable activities are discouraged. Suggested options include controlled and gated access, day-use fees, and volunteer docents to patrol the site.

## Performance Standards for Development of the Cache Creek Parkway

The following performance standards shall apply to implementation of the Parkway Plan:

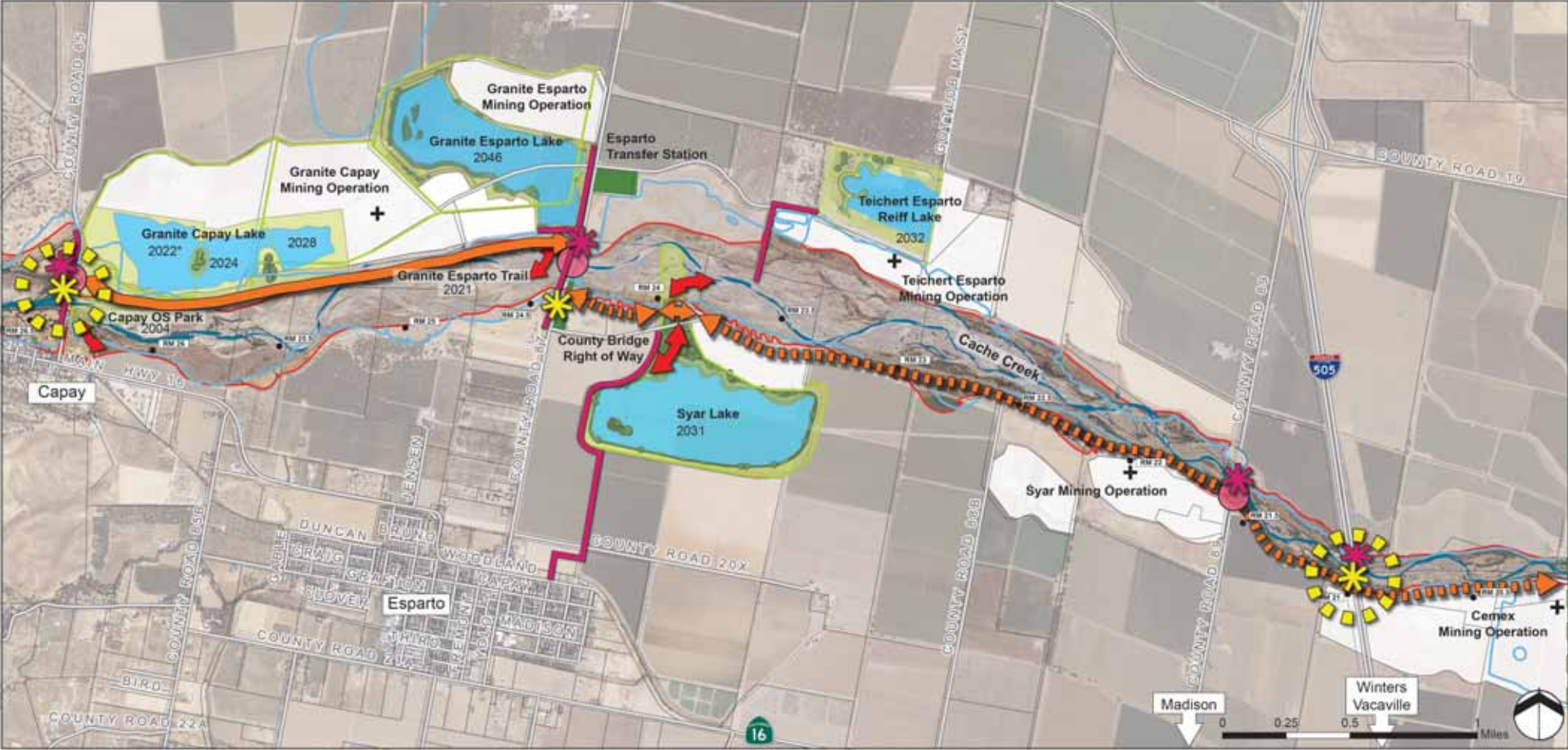
1. Only those uses that are river dependent, such as fishing, canoeing, and nature observation shall be located on the creek. Where feasible, more active uses, including parking, restrooms, and picnic areas should be located in areas located away from sensitive habitat, preferably on land that has been reclaimed from sand and gravel mining.
2. Recreational uses shall be clustered at locations along the creek, in order to limit public access, minimize habitat disturbance, and provide efficient and cost-effective management by the County. All access, whether by road or by trail, shall be through an entry point which can be controlled.
3. Public access shall be controlled via the use of gates and user fees shall be collected where appropriate to support operations and deter inappropriate activities. Limited public access will also reduce impacts to sensitive habitat and adjoining private uses. Additional options include permits, volunteer docents to patrol the site, and escorted tours.
4. Recreational facilities shall be located a minimum of one-hundred and fifty (150) feet from private dwellings, with a landscaped buffer provided to reduce noise and maintain privacy.
5. Educational and interpretive curricula shall be developed that will reach all segments of the community. The County shall rely heavily on compatible programs already developed by volunteers, schools, and nonprofit organizations.
6. Large-scale, high-intensity recreational uses, such as amusement parks, off-road vehicle parks, or uses involving motorized watercraft, are not compatible with land uses along Cache Creek and shall not be allowed.
7. The recreational use of off-road vehicles and all-terrain vehicles on public property within the Parkway shall be prohibited.
8. Hunting and/or other discharge of firearms along Cache Creek shall be prohibited on public property.
9. Noise analyses shall be conducted for proposed recreational uses where medium to large groups would congregate in common use areas that could adversely affect adjoining private uses. The analyses shall identify likely sources of noise and ways to reduce levels to minimize annoyance at adjacent properties.
10. In order to avoid impacts related to habitat fragmentation and disturbance of nesting wildlife, trails shall avoid patches of mature riparian forest.

11. Restored habitat shall include a diverse array of native species, coupled with more invasive species control and long-term monitoring.
12. Operations and maintenance of the Parkway shall include invasive species control. Areas treated for invasive species shall be replanted with native species, including an understory mix.
13. Restoration and other habitat mitigation required of or requested by mining applicants, and/or other parties, proximate to the Parkway, shall be complementary to and integrated with the Parkway Plan.
14. Cooperative agreements and voluntary conservation easements with private landowners to preserve, protect, and enhance the biological resources of Cache Creek, and to implement provisions of the Parkway Plan shall be encouraged.
15. Revegetation plans within the Parkway and on adjoining properties shall be integrated with the goal of reducing fragmentation by expanding and connecting existing habitat patches, optimizing restoration planning in alignment with the Parkway Plan, and supporting future funding proposals. Elements such as soils, drainage, slopes, and habitat types shall complement one another in a coordinated effort.
16. Native-planted hedgerows and other vegetated buffers shall be encouraged between restored habitat areas within the Parkway and adjoining farmland, in order to minimize the potential for riparian areas to serve as harbors for predators and insect pests. These buffers will also reduce the noise, dust, and spraying generated by agricultural operations, in addition to providing valuable pollinator resources that in turn could enhance agricultural production.





# CACHE CREEK PARKWAY PLAN (WEST) – VISION



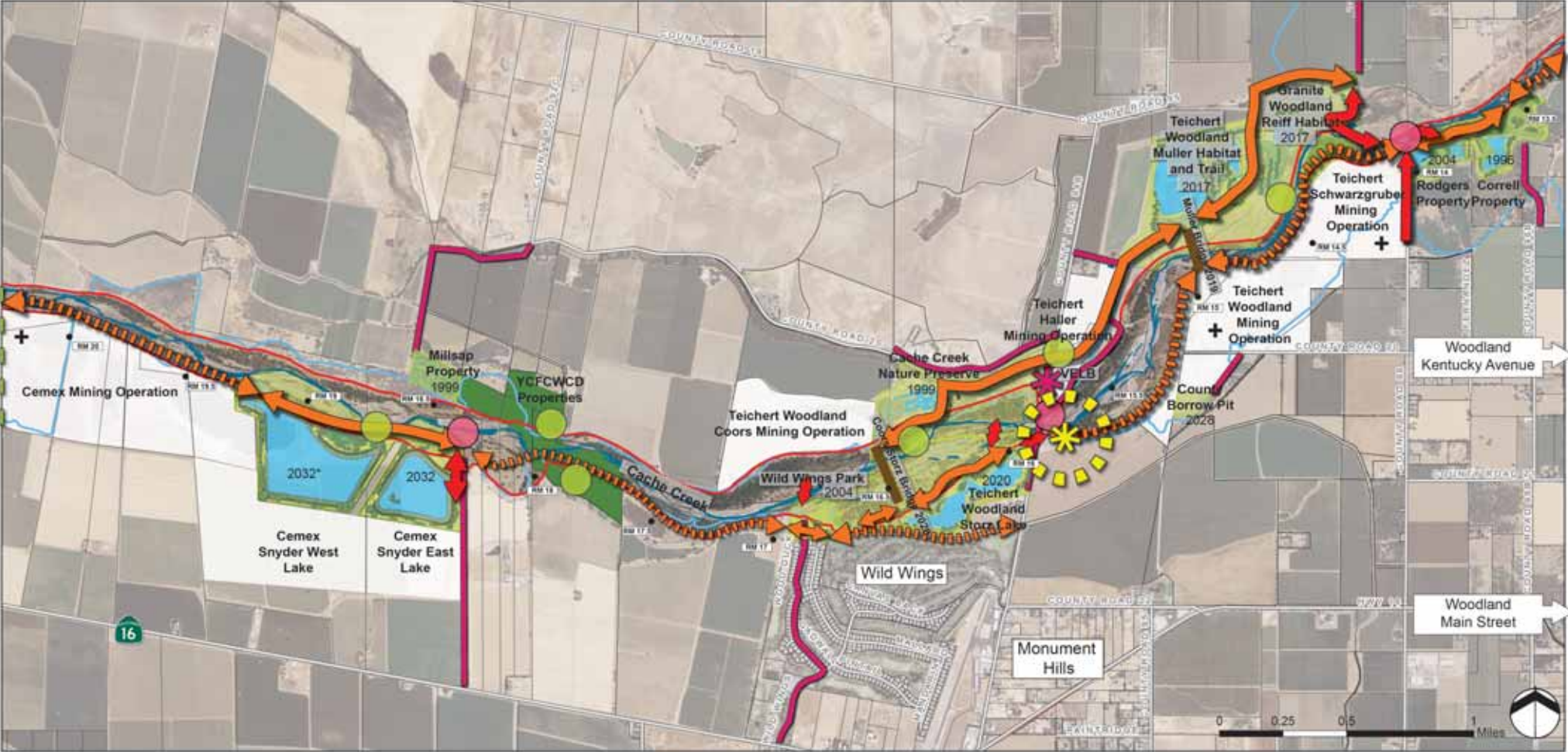
- |  |                                   |  |                              |  |                                     |  |                      |
|--|-----------------------------------|--|------------------------------|--|-------------------------------------|--|----------------------|
|  | WETLAND HABITAT / PERMANENT LAKE  |  | ADA ACCESS                   |  | ACCESS EASEMENT                     |  | MAP MATCHLINE        |
|  | HABITAT                           |  | FUTURE TRAIL CONNECTION      |  | EXISTING PUBLIC RIGHT-OF-WAY ACCESS |  | AGGREGATE PLANTS     |
|  | CCRMP BOUNDARY (IN-CHANNEL AREA)  |  | CONCEPTUAL CACHE CREEK TRAIL |  | 100-YEAR FLOOD BOUNDARY             |  | RIVER MILE           |
|  | OTHER GOVERNMENT PROPERTIES       |  | PEDESTRIAN BRIDGE CROSSING   |  | BRIDGE UNDERCROSSING                |  | CCAP HABITAT NODES   |
|  | RECLAIM TO AGRICULTURE OR HABITAT |  | RECLAMATION BOUNDARY         |  | BRIDGE OVERCROSSING                 |  | CCAP RECREATION NODE |

Map Sources:  
Yuba County GIS Cooperative, Neuvort GIS, Tschudin Consulting Group  
FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10  
\*All dates listed on plan are dates of dedication or estimated dates of dedication.





# CACHE CREEK PARKWAY PLAN (EAST) – VISION



- |  |                                   |  |                              |  |                                     |  |                      |
|--|-----------------------------------|--|------------------------------|--|-------------------------------------|--|----------------------|
|  | WETLAND HABITAT / PERMANENT LAKE  |  | ADA ACCESS                   |  | ACCESS EASEMENT                     |  | MAP MATCHLINE        |
|  | HABITAT                           |  | FUTURE TRAIL CONNECTION      |  | EXISTING PUBLIC RIGHT-OF-WAY ACCESS |  | AGGREGATE PLANTS     |
|  | CCRMP BOUNDARY (IN-CHANNEL AREA)  |  | CONCEPTUAL CACHE CREEK TRAIL |  | 100-YEAR FLOOD BOUNDARY             |  | RIVER MILE           |
|  | OTHER GOVERNMENT PROPERTIES       |  | PEDESTRIAN BRIDGE CROSSING   |  | BRIDGE UNDERCROSSING                |  | CCAP HABITAT NODES   |
|  | RECLAIM TO AGRICULTURE OR HABITAT |  | RECLAMATION BOUNDARY         |  | BRIDGE OVERCROSSING                 |  | CCAP RECREATION NODE |

Map Sources:  
 Yolo County GIS Cooperative, Neumann GIS, Tschudin Consulting Group  
 FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10  
 \*AD dates listed on plan are dates of dedication or estimated dates of dedication.





# TRAIL MAP SYMBOLS

## ICONS

Trail map symbols indicate potential infrastructure along the parkway that can facilitate passive and active recreational uses. Trail nodes are indicated in each site opportunity map.



Kayak Launch



Primitive Campground



Picnic Area



Habitat Boardwalk



Boat Launch



Modern Campground



Group Picnic Facilities



Habitat Vista



Boat Rental Facility



Restroom Facility



Parking Lot



Habitat Pavilion

## TRAIL NODES AND CROSSINGS



Trail Node Amenities



Trail Overcrossing



Trail Undercrossing



## RECREATION OPPORTUNITIES

Pictured below are passive and active recreation ideas suited to the Cache Creek Parkway. Where applicable, potential activities are called out on each trail opportunity map page under the "site opportunities" heading. Additionally, general areas suited to recreation are shown graphically on plans.



Challenge Course



Amphitheater



Community Agriculture Plots



Catch & Release/Flyfishing



Bird Blinds



Archery Range



Orchard



Mountain Bike Pump Course



Bocce Ball Court



Dog Park



You-Pick-Farm



Mining Education



RECREATION OPPORTUNITIES



Trail Fitness Stations



Model RC Airplane Runway



Frisbee Golf



ADA Ramps



Running Trail



Solar Farm Parking Lots



Horse Trail



ADA Trails



Mountain Bike Park



Oak Woodland Habitat



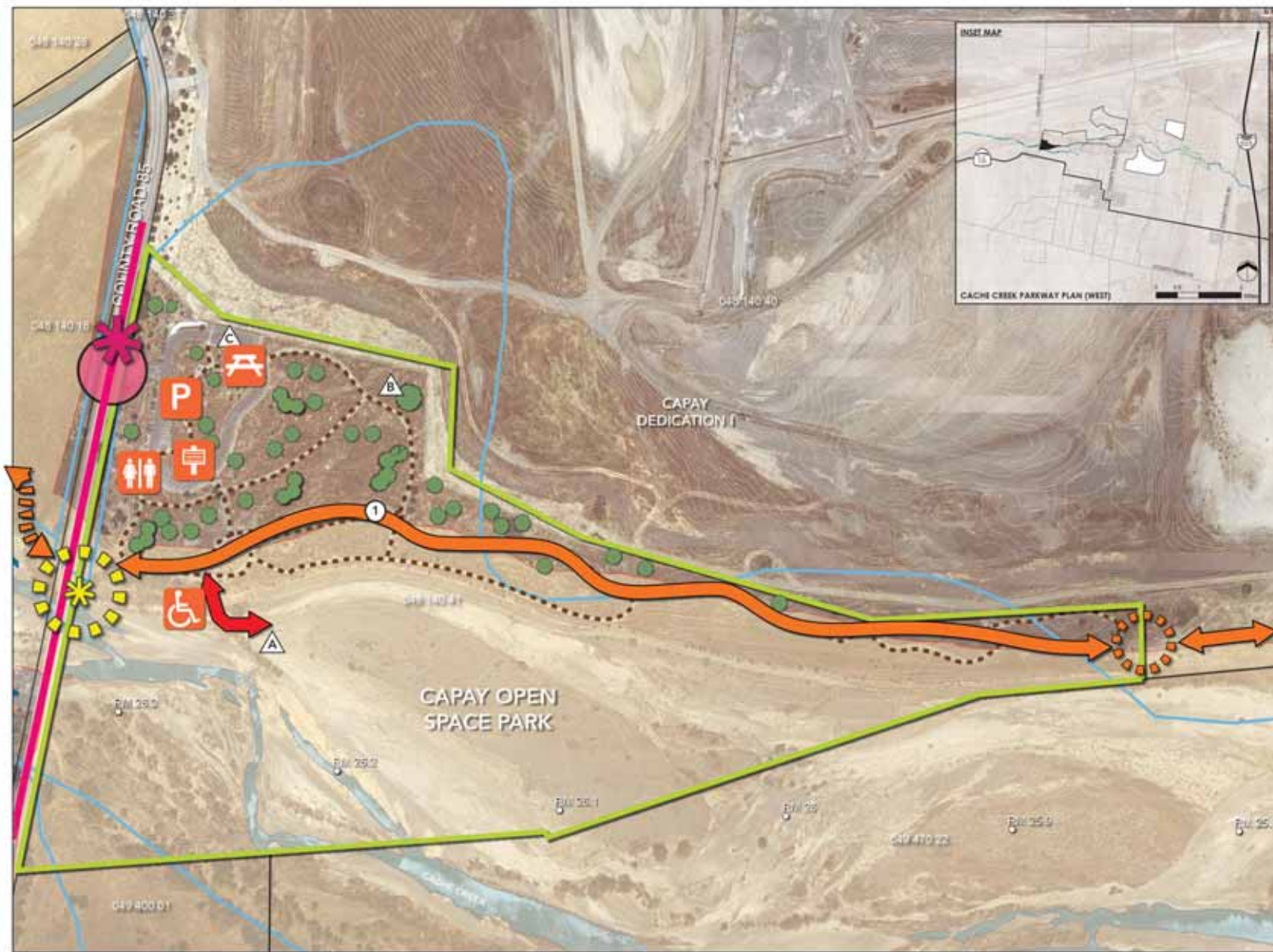
Riparian Habitat



Wetland Habitat

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**PLANNING OPPORTUNITIES**

1. TRAIL CAN BE CONSTRUCTED TO INCLUDE ADA ACCESS.

**LEGEND**

- CCMP RECREATION NODE
- TRAIL UNDERPASS
- TRAIL NODE
- FUTURE TRAIL CONNECTION
- CONCEPTUAL CACHE CREEK TRAIL
- ADA ACCESS
- ACCESS EASEMENT
- EXISTING PUBLIC RIGHT-OF-WAY ACCESS
- PROPERTY BOUNDARY
- EXISTING INFORMAL TRAIL
- 100-YEAR FLOOD BOUNDARY
- CCMP BOUNDARIES
- EXISTING PARKING
- EXISTING PICNIC AREA
- EXISTING INTERPRETIVE SIGNAGE
- EXISTING RESTROOMS
- EXISTING ADA ACCESS
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
ACCESSIBLE TRAIL	0.5 MILES
PARKING STALLS	24 (STANDARD), 4 (ADA)
PICNIC SHADE SHELTER	2
PICNIC TABLES	9
TRAIL BENCHES	3
RESTROOM BUILDING	1
INTERPRETIVE SIGNAGE	4
ACCESSIBLE RAMP	1. ALLOWS FOR POTENTIAL ADA IN-CREEK ACCESS

CAPAY OPEN SPACE PARK - TRAIL OPPORTUNITY MAP



Source: West County GIS Cooperative, Includes City of West Sacramento, City of Woodland, City of Yuba, City of Wilkes, Western GIS, TechData Consulting, Google Earth Pro (© 2014)



# 1. CAPAY OPEN SPACE PARK

## SITE OPPORTUNITIES

- Existing developed open-space recreation facility anchoring the west end of the Parkway
- Proximity to Capay and Esparto
- Mitigation/conservation opportunities
- ADA accessible including trail and creek access
- Onsite volunteer docent
- Proximity and connection to Granite Capay Lake dedication, Granite Esparto Trail System dedication, and Granite Esparto Lake dedication
- Passive recreation and habitat
- Recreation node and gateway to Capay Open Space Park
- Proposed uses should complement existing uses
- Connection under CR85 to future reaches of trail
- Use of historic barn materials for trail head feature and/or relocated barn for special events
- Well water supply
- The county has committed to allow approximately 10.0 acres south of the creek channel to be included in the HCP/NCCP reserve system so long as the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.



## SITE CONSTRAINTS

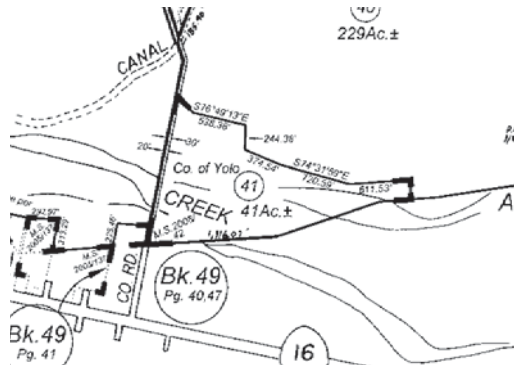
- Erosion; bank protection
- Soil conditions; success of revegetation
- Possible mismatch between design use and site conditions
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for ongoing maintenance



Bank Protection

Off highway vehicle trespass

## CAPAY OPEN SPACE PARK



**APN:**  
048-140-041

**SIZE:**  
+/- 41 acres (Area I dedication)

**Date of Acquisition:** 2004

**LOCATION:** Adjoins CR 85 on the west;  
north of Cache Creek; northeast of Town of  
Capay

**REACH:** Hungry Hollow  
**RIVER MILE:** 26.3

### OTHER PROPERTY INFORMATION

**History:** This site is a portion of an operation originally permitted by R.C. Collet doing business as Cache Creek Aggregates. In April of 1999 the entire operation was purchased by Granite Construction and from that point forward referred to as the Granite Capay operation. The site was dedicated to the County by Granite pursuant to the Granite Capay (formerly R.C. Collet dba Cache Creek Aggregates) Development Agreement (DA) with required oak woodland and riparian habitat restoration completed.

**Access:** This property has public access off CR 85, a paved entry driveway, and parking for approximately 20 vehicles.

**Terms of Acquisition:** This 41-acre property was dedicated by Granite in 2004. From the 12/3/02 DA Amendment, Section 2.2.8(ii) -- The property (referred to as dedication Area 1) includes a portion of the minimum 200-foot setback from the creek that immediately adjoins the south boundary of prior Phase 3, plus the creek and land south of the creek to the southerly property line. This property borders CR 85 on the west. At CR 85, this property extends south of the southerly water line of the creek.

This area will not be disturbed by mining. This area was restored by the developer to oak woodland and/or riparian habitat prior to dedication.

The developer was required to construct a parking lot with an access entrance on CR 85, trail system, and picnic tables. The parking area shall be a minimum of 10,000 square feet striped for approximately 20 cars with a surface treatment of gravel, chip seal, or asphalt/concrete at the County's option.

The developer was required to provide a minimum of one picnic table per four parking spots (every 4th table was required to be handicapped accessible), and one barbecue grill for every two tables. Improvements were required to meet County recreation standards. An equivalent cash donation was allowed in lieu of the barbecue grills, at the County's discretion. The trail system and other improvements were to be made to County specifications.

From 12/3/02 DA Amendment Section 2.2.8(iv) -- The developer shall dismantle the large Stephens's barn and store the reusable materials on the mining site for future construction of a trailhead feature in dedication Area I (now known as the Capay Open Space Park) (date for this item is not specified).

The language describes the obligation as for storage for five years after dismantling of the barn. As of September 6, 2016 the barn remains standing and there has been no notification from the applicant that dismantling has or will commence. This plan assumes a date of 2021 for donation of materials. The developer was obligated to contribute \$10,000 as "seed money" for design and construction of the trailhead feature at the time of dedication.

Notes About the Acquisition: The County accepted \$30,000 from Granite in-lieu of construction of parking lot, access entrance, picnic tables, BBQ grills, and trail system. This money was combined with grant funds from Proposition 40 and 50 (which funded river parkway, recreation and habitat restoration) to design, construct and restore the property. The park opened for public use in August 2008. There is a volunteer camp host on site year round.

The only remaining obligation under the terms of the acquisition is the dismantling, storage and donation of the Stephen's Barn.

Relevant Legal Documents:

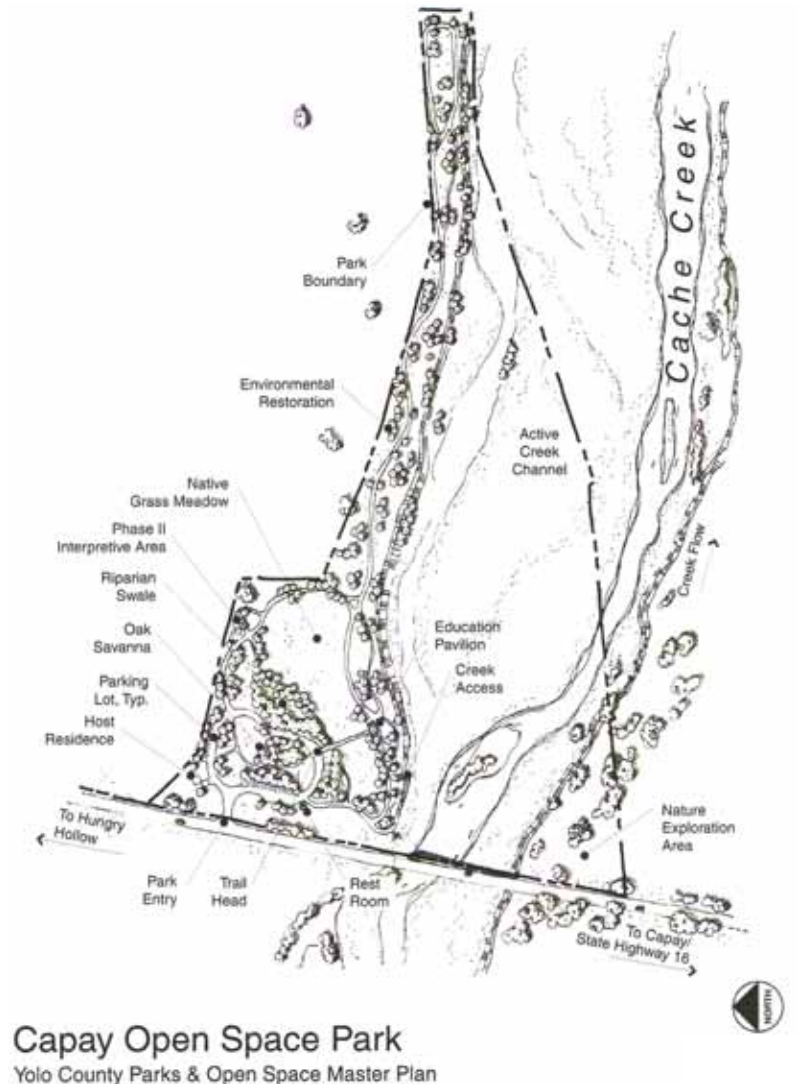
- 1996 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit
- 2002 Ordinance No. 1296, Amendment #1 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit (12/3/02)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2004 Grant Deed (10/7/2004)
- 2004 Resolution No. 04-150 Accepting Transfer of Dedicated Real Property (9/7/04)
- 2004 Agreement No. 04-275 Real Estate Dedication Agreement Between Yolo County and Granite Construction
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)

Physical Characteristics: This property lies within the 200-foot creek setback area established by the OCMF and Mining Ordinance. This land has been previously mined and was restored to riparian and woodland habitat by Granite for the purposes of dedication. Approximately 26 acres of the site lies within the active Cache Creek floodway and was restored to native riparian habitat. The remaining 15 acres is located at a higher elevation above the creek and consists of the oak woodland and savannah grassland habitat, while simultaneously provide area for passive public recreation (walking the trails, observing the wildlife, etc).

The property is developed with two miles of walking trails, picnic tables, paved parking lots, permanent public restrooms, interpretive panels for environmental education purposes, and limited mobility (ADA) ramp access to Cache Creek. The park has undergone extensive habitat restoration and is now home to over 40 varieties of California native species of vegetation and wildlife.

Relevant Special Studies:

- 1996 Cache Creek Aggregates Long-Term Off-Channel Mining Permit Application and EIR (SCH #96012035) certified November 25, 1996
- 2002 Supplemental EIR to the 1996 Certified Cache Creek Aggregates Long-Term Off-Channel Mining Permit EIR (SCH#2002062034) certified December 3, 2002
- 2003 Erosion Control Plan



**Capay Open Space Park**  
Yolo County Parks & Open Space Master Plan





GRANITE CAPAY LAKE DEDICATION I, II & III - TRAIL OPPORTUNITY MAP



Source: The County of Stanislaus, including City of West Sacramento, City of Woodland, City of Yuba, City of Yuba City, City of Marysville, Yuba County, Yuba County Regional Water Board, City of Yuba, City of Marysville, Yuba County, Yuba County Regional Water Board, Yuba County Regional Water Board

## 2. GRANITE CAPAY LAKE

### SITE OPPORTUNITIES

- Lake recreation
- Proximity to Capay and Esparto
- Mitigation/conservation opportunities (if not used by operator)
- Onsite volunteer docent at COSP
- Proximity and connection to Capay Open Space Park, Granite Esparto Trail System dedication, and Granite Esparto Lake dedication
- Passive and active recreation
- Aquifer recharge opportunity
- Identified as a recreation node in CCAP
- "Recreation Area" opportunities on west end include camping and other "large" area uses
- Stephen's Barn dedication



### SITE CONSTRAINTS

- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for ongoing maintenance
- Intervening private land between Granite Capay dedications and Granite Esparto dedications





## GRANITE CAPAY LAKE



Dedication 1 (referred to as Area II in the DA)



Dedication 2 (referred to as Area III in the DA)



Dedication 3 (referred to as Area IV in the DA)

### APN:

Area II portion of 048-140-040  
Area III portion of 048-220-016 and 048-220-018  
Area IV portion of 048-220-016 and 048-220-018

### SIZE:

Area II ±89 acres  
Area III ±54 acres  
Area IV ±64 acres

### Date of Acquisition:

Area II estimated 2022  
Area III estimated 2024  
Area IV estimated 2028

**LOCATION:** Adjoins CR 85 on the west; north of Cache Creek; northeast of Town of Capay.

**REACH:** Hungry Hollow

**RIVER MILE:** 24.9 to 26.4

### OTHER PROPERTY INFORMATION

**History:** This site is a portion of an operation originally permitted by R.C. Collet doing business as Cache Creek Aggregates. In April of 1999 the entire operation was purchased by Granite Construction and from that point forward referred to as the Granite Capay operation. The property will be dedicated to the County by Granite in phases pursuant to the Granite Capay (formerly R.C. Collet dba Cache Creek Aggregates) Development Agreement (DA). Approved reclamation to lake and habitat.

**Access:** This property will have access from CR 85 through the Capay Open Space Park, and the future Granite Trail System dedication including eventual access from CR 87.

**Terms of Acquisition:** Pursuant to the terms of the DA the first property (Capay Open Space Park) totaling 41 acres was dedicated in 2004. This additional property totaling approximately 207 acres will be dedicated by Granite in three phases over the course of mining and reclamation of the Granite (Capay) operation:

- 89 acres (Area II) comprising the west cell of proposed phase 2 which will be reclaimed to open water and vegetated slopes; dedication will occur within one year of acceptance of reclamation in this area; estimated to occur in 2022
- 54 acres (Area III) comprising the center cell of proposed phase 2 which will be reclaimed to open water and vegetated slopes including a small island to straddle the area II /area III; dedication will occur within one year of acceptance of reclamation in this area; estimated to occur in 2024
- 64 acres (Area IV) comprising the east cell which will be reclaimed to open water and vegetated slopes with a vegetated peninsula; dedication will occur within one year of acceptance of reclamation in this area; estimated to occur in 2028
- Stephens barn dedication – see separate discussion under Capay Open Space Park

The operator is responsible for operations and maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation.

The DA allows Granite to use the properties to meet CDFW 2081 mitigation requirements so long as the County's use of the property as part of the parkway would not in any way be restricted. Future easements may not conflict with County's planned use of the property.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances except the described mitigation opportunity; 2) the property must be free of toxic substances and contaminants; 3) the operator must give the County access during escrow in order to conduct due diligence; 4) the operator must survey and establish the boundaries of the property; and 5) the operator is responsible for an appraisal at the time of the dedication.



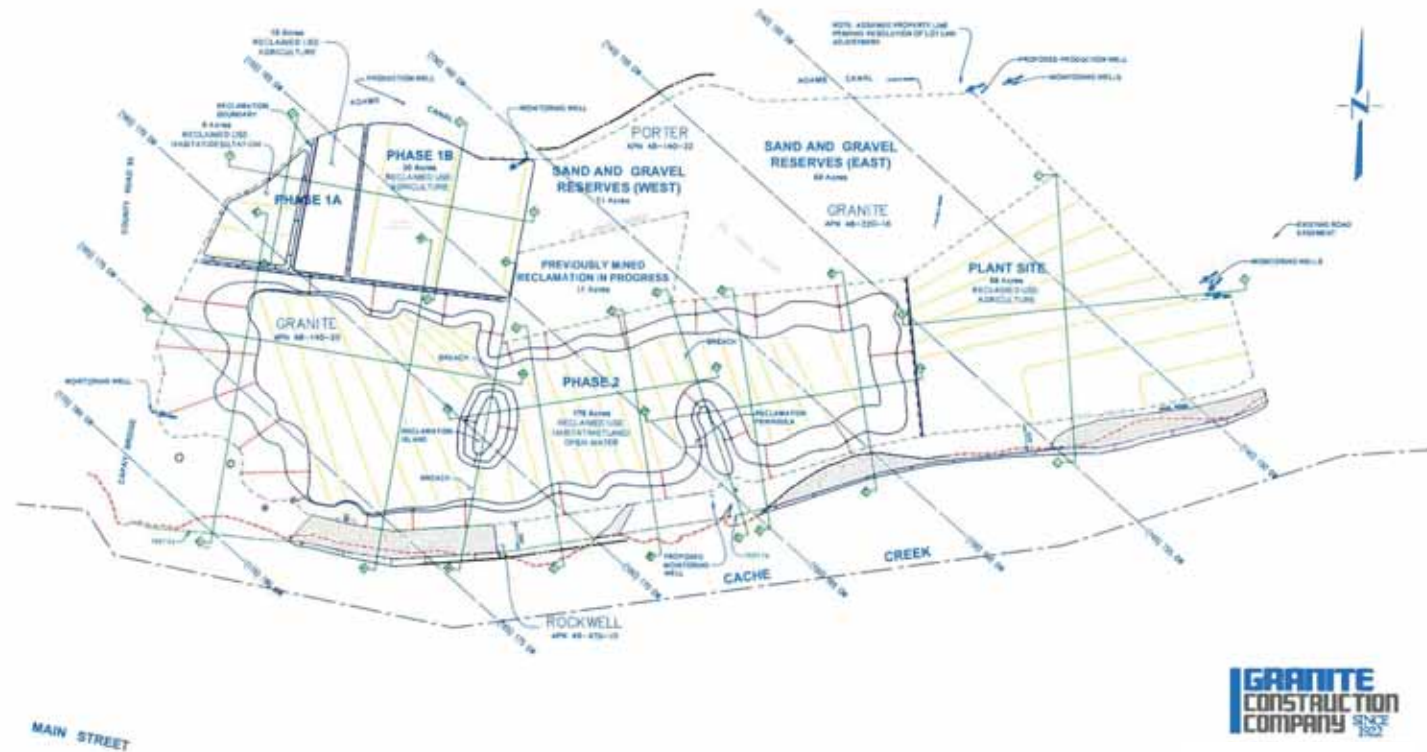
Relevant Legal Documents:

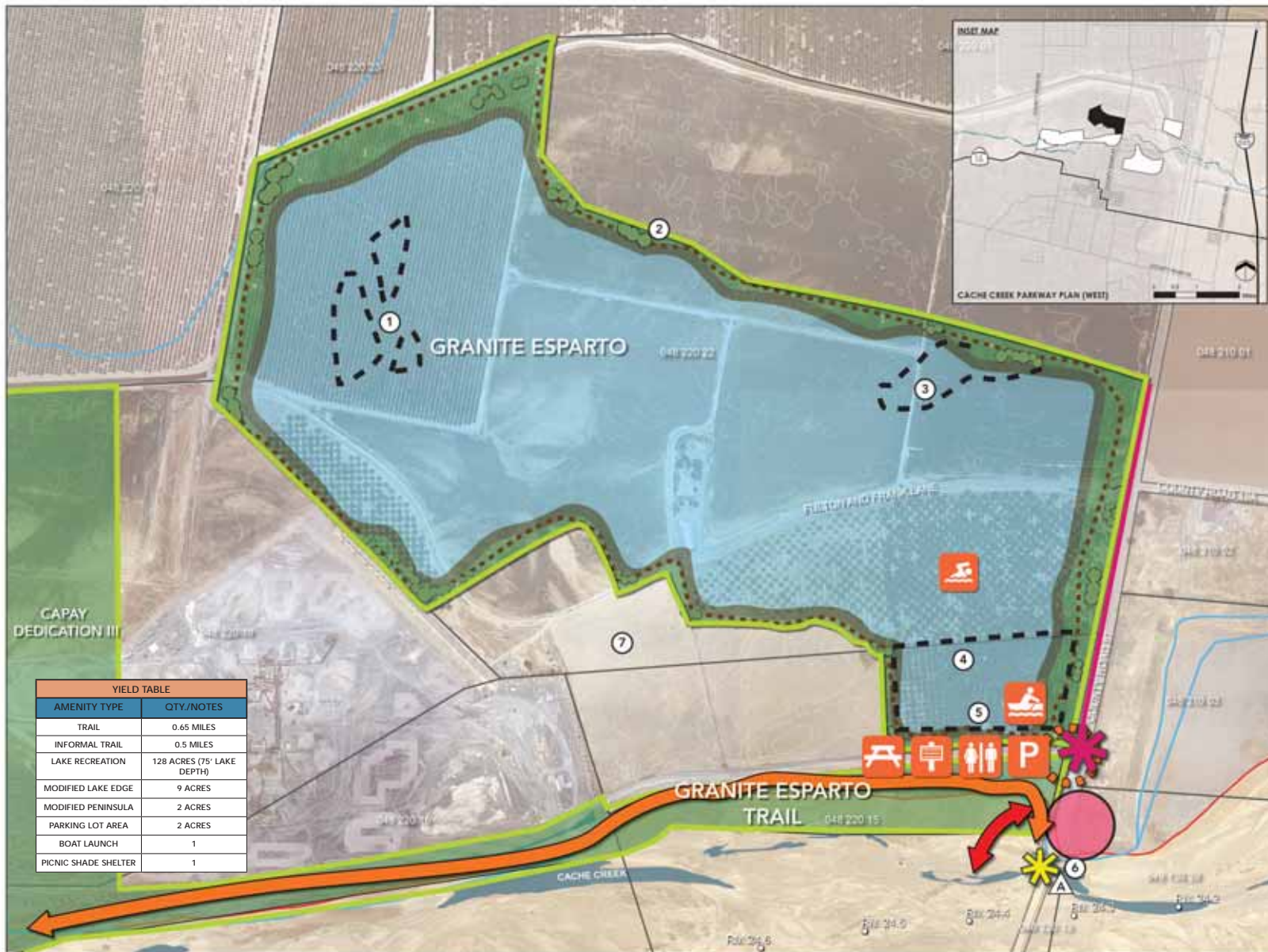
- 1996 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit
- 2002 Ordinance No. 1296, Amendment #1 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit (12/3/02)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)
- 2011 Ordinance No. 1415, Amendment #4 to Development Agreement No. 96-289 (11/8/11)

Physical Characteristics: Open water lake with riparian habitat, island, and peninsula.

Relevant Special Studies:

- 1996 Cache Creek Aggregates Long-term Mining Permit Application and EIR (SCH #96012035) certified November 25, 1996
- 2001 Application to Revise the 1996 Permits
- 2002 Final Supplemental EIR to the 1996 Certified Cache Creek Aggregates Long-Term Off-Channel Permit EIR (SCH#2002062034) certified December 3, 2002





**PLANNING OPPORTUNITIES**

1. POTENTIAL AREA FOR HABITAT ISLANDS TO ALLOW EXPANDED SHOREBIRD AND BIRDING HABITAT.
2. LANDSCAPE BERM AND ACCESS ROAD TO CREATE SEPARATION FROM PRIVATE PROPERTIES AND MINING OPERATIONS.
3. POTENTIAL PENINSULA AREA TO ALLOW FOR LOOKOUT TRAIL.
4. GOOD LOCATION FOR POTENTIAL FILL AND BEACH AREA WITH BOAT LAUNCH.
5. LAKE RECREATION INCLUDING HIGH MOTORIZED BOAT LAUNCH NEAR FUTURE PARKING LOT OFF OF CR 87.
6. POTENTIAL BRIDGE CROSSING UTILIZING COUNTY ROAD RIGHT OF WAY AND DESIGNATED SEPARATED TRAVEL LANES.
7. POTENTIAL TO ACQUIRE A PORTION OF PROPERTY.

**LEGEND**

- TRAIL NODE
- CRMP RECREATION NODE
- BRIDGE OVERCROSSING
- CONCEPTUAL CACHE CREEK TRAIL
- ADA ACCESS
- ACCESS EASEMENT
- EXISTING PUBLIC RIGHT-OF-WAY ACCESS
- PROPERTY BOUNDARY
- POTENTIAL INFORMAL TRAIL
- 100-YEAR FLOOD BOUNDARY
- POTENTIAL RECLAMATION MODIFICATION AREA (SEE INSET 1A)
- CRMP BOUNDARIES
- PROPOSED ANNUAL GRASSLAND
- PROPOSED SHALLOW WATER HABITAT
- PROPOSED RIPARIAN WOODLAND
- PROPOSED WETLAND HABITAT / OPEN LAKE
- POTENTIAL BOAT LAUNCH
- POTENTIAL SWIMMING LOCATION
- PROPOSED PARKING
- PROPOSED PICNIC AREA
- PROPOSED INTERPRETIVE SIGNAGE
- PROPOSED RESTROOM
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	0.65 MILES
INFORMAL TRAIL	0.5 MILES
LAKE RECREATION	128 ACRES (75' LAKE DEPTH)
MODIFIED LAKE EDGE	9 ACRES
MODIFIED PENINSULA	2 ACRES
PARKING LOT AREA	2 ACRES
BOAT LAUNCH	1
PICNIC SHADE SHELTER	1

GRANITE ESPARTO - TRAIL OPPORTUNITY MAP



Source: Wash County CRP Cooperative, Includes City of West Sacramento, City of Woodland, City of Yuba, City of Wilkes, Russian Hill, Tushnet Consulting, Maps from the State of California.



### 3. GRANITE ESPARTO LAKE AND TRAIL

#### SITE OPPORTUNITIES

- Lake recreation
- Proximity to Capay and Esparto
- Mitigation/conservation opportunities (none reserved for operator)
- Onsite volunteer docent at COSP
- Proximity and connection to Capay Open Space Park, Granite Esparto Trail System dedication, and Granite Capay Lake dedication
- Passive and active recreation
- Aquifer recharge
- Proximity to County land at Esparto Transfer Station
- Future link to Syar holdings north of creek between CR 87 and Teichert Esparto dedication
- Identified as a recreation node in CCAP
- Wide access road at perimeter provides good opportunity for perimeter active trail/access
- This trail section can provide ADA access.
- The County has committed to allow the trail corridor (approximately 115 acres) to be included in the HCP/NCCP reserve system provided the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.



Potential parking area



Potential overlook structure



A

#### SITE CONSTRAINTS

- Possible future mining that would delay dedications
- Proximity to privately owned property (Stephens Property)
- Narrow area of usable land around open water
- Funding for ongoing maintenance



Possible future mining operations



## GRANITE ESPARTO LAKE AND TRAIL



### APN:

Portions of 048-220-015 and 048-220-022

### SIZE:

±201 acres (lake+habitat); ±121 acres (trail system)

### Date of Acquisition:

2021 for trail; 2046 for lake

**LOCATION:** Adjoins CR87 on the east; north of Cache Creek

**REACH:** Hungry Hollow

**RIVER MILE:** 24.4 to 25.6



INSET 1A - POTENTIAL RECLAMATION MODIFICATION AREAS

### OTHER PROPERTY INFORMATION

**History:** This property will be dedicated to the County by Granite pursuant to the Granite Esparto Development Agreement (DA). Approved reclamation to lake, habitat, and trail.

**Access:** Lake Access – This property will have access from the future Granite Trail System dedication extending from CR 87 to CR 85, via an unrestricted public access between the subject reclaimed area and the future trail. This is depicted in a memo to the file dated 10/31/12 from Ben Adamo to Jeff Anderson. The trail will connect to the Capay Open Space Park trail on the west.

Granite has reserved an easement to provide vehicle access along the West Adams Canal along the north edge of the lake to Stephens Property (APN 048-220-023) and an easement to the agricultural well at the northeastern point of the lake.

**Trail System** -- Approximately 121 acres extending from the easterly tip of the Capay Open Space Park on the west to CR 87 on the east, on the north side of Cache Creek, will be dedicated in fee to the County along with approximately 1.5 miles of developed meandering trail (portions of APN's 048-220-015, 048-220-016, and 048-140-40) approximately 10-foot wide and 8,000 feet long. The trail must connect the existing COSP trail to CR 87. Dedication in fee is required by November 8, 2016 however the County has requested this date be pushed to 2021 (E. Sabatini, 9/27/2016). This will include a small gravel parking area at the southwest corner of the project access road and CR 87.

The DA specifies that the trail may be constructed by Granite "in the field" and will not require the preparation or approval of formal engineering designs or plans. The trail will be constructed of native surface materials and must include fencing (minimum three-strand hog wire). Granite will also install a gravel parking area totaling approximately 5,000 square feet (sized to accommodate approximately 20 vehicles) at the southwest corner of the intersection of the project access road and CR 87. Included as a part of the completed parking lot improvements are one interpretive board, one portable restroom, and three picnic tables; these improvements must meet County specifications.

Granite has the right to reserve easements and encroachments on the trail property as may be necessary to allow implementation of bank stabilization and reclamation work required of the mining project. The County should ensure that the trail dedication includes a requirements for Granite to retain responsibility for bank stabilization until mining is complete. While mining is underway Granite is obligated to maintain the levee. After mining is complete and the trail is dedicated, maintenance of the levee becomes a county responsibility unless other terms are negotiated.

**Terms of Acquisition:** A separate early dedication occurred in October 2014 with the Granite Woodland Reiff Habitat (see separate discussion of this property). This 201 acres property comprised of 157 acres of lake and 44 acres of shoreline and habitat must be dedicated in fee within five years of completion of mining or the term of the permit (November 2041) whichever occurs first. Estimated date of dedicated is 2046.

Granite retains an easement for vehicular access to the Stephen's Property (APN 048-220-023) along the West Adams canal, along the north edge of the lake and an easement to the agricultural well located at the north easterly point of the edge of the lake habitat.

The County shall consider the use of the Stephen's family name in naming the future dedicated areas and amenities.

Prior to dedication Granite has reserved the right to apply for future mining activity in the reclaimed lake area which would trigger new net gains if allowed. This right expires with dedication.

The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances; 2) the property must be free of toxic substances and contaminants; 3) the operator must give the County access during escrow in order to conduct due diligence; 4) the operator must survey and establish the boundaries of the property; and 5) the operator is responsible for an appraisal at the time of the dedication.

**Relevant Legal Documents:**

- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)
- 2011 Ordinance No. 1414, Development Agreement No. 11-165 for the Granite Esparto Long-Term Off-Channel Mining Permit

**Physical Characteristics:** 157-acre open water lake and 44 acres of immediately adjacent shoreline habitat, plus Trail System.

**Relevant Special Studies:**

- 2011 Granite Esparto Mining and Reclamation Permit Application and EIR (SCH #2009022036) certified November 8, 2011









## 4. SYAR LAKE

### SITE OPPORTUNITIES

- Identified near a recreation node in CCAP
- Lake recreation
- Passive and active recreation
- Mitigation/conservation opportunities (none reserved by operator)
- Direct access to creek and to CR 20X
- Buffered by land owned by Syar on all sides
- Proximity to Teichert Esparto Reiff dedication on north side of creek (see separate discussion of this property)
- Dry creek conditions allow for interim trail connectivity via dry creekbed\*
- Proximity to Granite holdings to the west
- Connectivity to planned trails and paths in Esparto
- Opportunity to connect to future holdings and future mining by Syar
- Proximity to Madison
- Possible park destination location
- Bird watching at Oak woodland



Proximity to Madison



Potential Future Oak Woodland

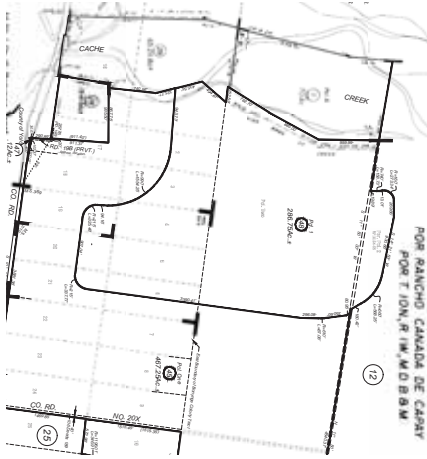
\* Assumes the public right to traverse the creek between the high and low water lines regardless of property ownership, pursuant to the Public Trust Doctrine.

### SITE CONSTRAINTS

- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing maintenance
- Surrounded on four sides by non compatible uses
- Area between CR87 and CR89 is driest section of lower creek (typically no water after May)



## SYAR LAKE



**APN:** Portions of 049-130-027, 049-130-048, 049-130-050, 049-120-016

**SIZE:** ±227 acres (plus unknown acreage from property to creek centerline)

**Date of Acquisition:** Estimated 2031

**LOCATION:** South of Cache Creek; east of CR 87; north of CR 20X.

**REACH:** Madison  
**RIVER MILE:** 24.0

### OTHER PROPERTY INFORMATION

**History:** This property will be dedicated to the County by Syar pursuant to the Syar Development Agreement (DA). Approved reclamation to lake and habitat.

**Access:** The DA requires dedication of a 40-foot access easement from Cache Creek and from CR 20X to the dedicated lake (along the western edge) and habitat. The DA also requires dedication of public access to the centerline of Cache Creek from CR 87 and CR 89; however it has been confirmed that the County holds a 50- to 60-foot right-of-way easement on both CR 87 and CR 89 to the center of Cache Creek (see email chain dated 4/1/11 through 5/5/11 between J. Anderson and H. Tschudin).

**Terms of Acquisition:** Pursuant to the DA the operator must dedicate in fee the following simultaneously with the County's return of the financial assurances bond for the final phase of reclamation. Based on information from the operator the County has estimated this may occur in 2031:

- 142 acres reclaimed to lake, 55 acres of riparian habitat around the lake (a minimum of 40-foot in width), and 5 acre island reclaimed to habitat (portions of 049-130-027, 049-130-050, 049-120-016)
- 14 to 16 acres of landscaped berms constructed along the western and southern borders of the lake with the stipulation that public access be restricted on the landward side
- 10 acres of reclaimed oak woodland habitat on the northern boundary adjacent to the lake
- Additional piece of reclaimed in-channel land of unknown size not less than 1000 feet in width extending to the centerline of Cache Creek (APN 049-130-029)

The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation.

Syar has reserved a right to use haul road through the in-channel area north of the 10-acre habitat with stipulation. Syar has also reserved for 20-years following the dedication the first right to perform channel maintenance as needed on the in-channel dedication north of the 10-acre habitat subject to the County's right to charge royalties for material removed.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances except the described mitigation credits; 2) the northerly boundary of the in-channel dedication north of the 10-acre habitat extends to centerline of Cache Creek and has a minimum width of 1,000 feet; 3) the property must be free of toxic substances and contaminants; 4) operator must give the County access during escrow in order to conduct due diligence; 5) the operator must survey and establish the boundaries of the property; and 6) the operator is responsible for an appraisal at the time of the dedication.



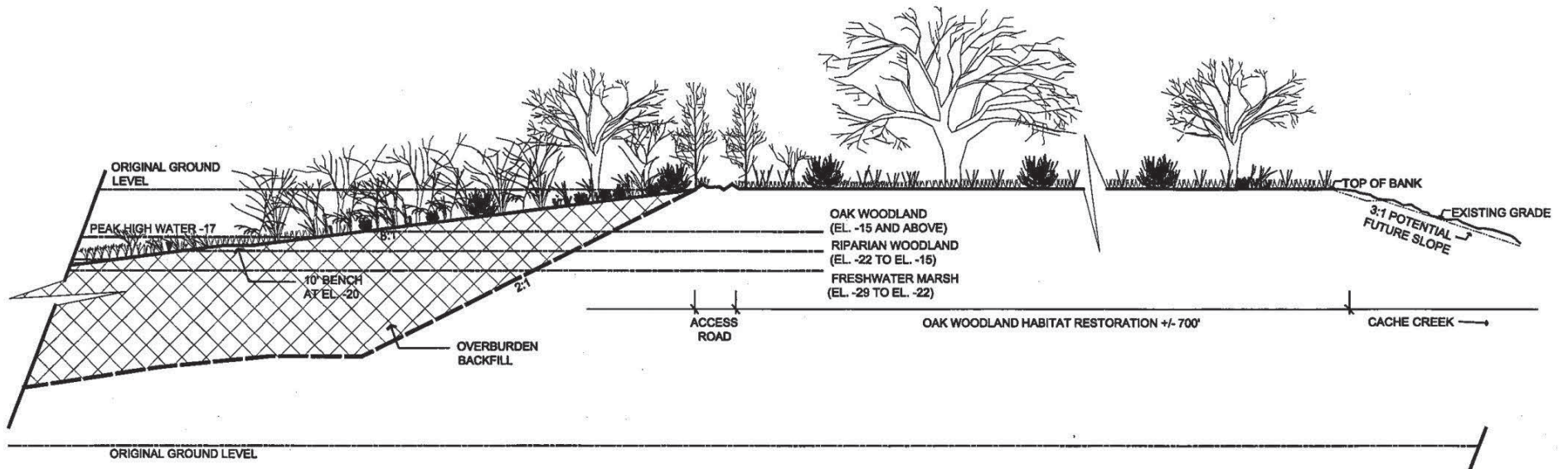
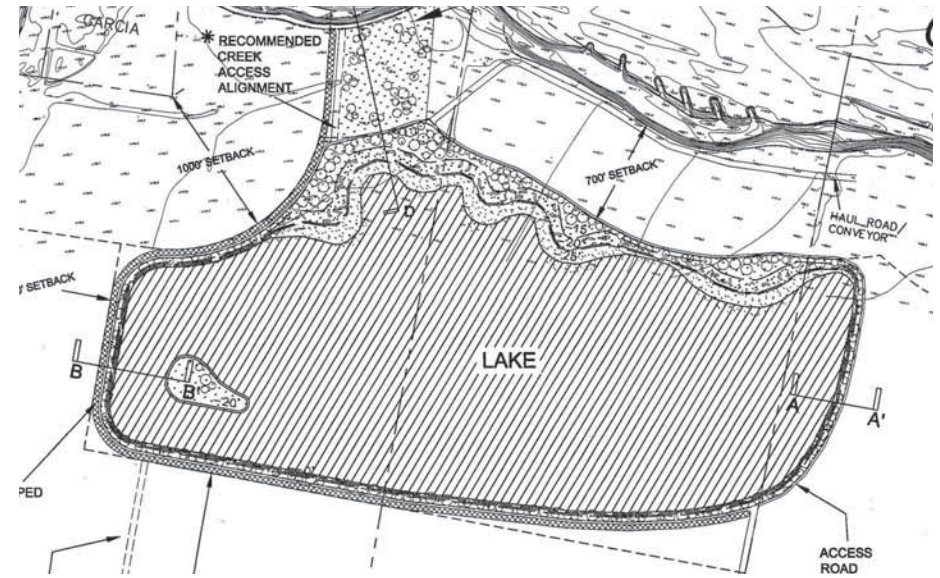
Relevant Legal Documents:

- 1996 Development Agreement No. 96-288 for the Syar Long-Term Off-Channel Mining Permit (12/17/96)
- 1999 Amendment to Development Agreement No. 96-288 for the Syar Long-Term Off-Channel Mining Permit (2/16/1999)
- 2011 Interim Management Plan (12/8/11) approved for five years
- 2016 Interim Management Plan (10/13/16) approved for five years

Physical Characteristics: The open water lake of approximately 142 acres, 55 acres of reclaimed riparian habitat (40-foot band around the lake), a 5 acre island, 14-16 acres of landscaped berms long western and southern boundaries, 10 acres of restored oak woodland habitat on the northern side, 1,000-foot width swath from restored oak woodland to centerline of creek.

Relevant Special Studies:

- 1996 Syar Long-term Mining Permit Application and EIR (SCH #96012030) certified November 25, 1996
- 1998 Application to Revise the 1996 Permits
- 1999 Final Supplemental EIR for the Revised Syar Long-Term Off-Channel Mining Permit (SCH#98042053) certified February 16, 1999





- PLANNING OPPORTUNITIES**
1. LONG TERM LEASE, PURCHASE OR DEDICATION OF EAST HALF OF LAKE.
  2. CONSIDER ADDING A BEEM BETWEEN THE TWO LAKES.
  3. ACCESS TO TEICHERT ESPARTO REIFF PROPERTY FROM CR 11A.

- LEGEND**
- PROPERTY BOUNDARY
  - ACCESS EASEMENT
  - POTENTIAL INFORMAL TRAIL
  - 100-YEAR FLOOD BOUNDARY
  - CCRMP BOUNDARIES
  - PROPOSED GRASSLAND
  - PROPOSED EMERGENT MARSH
  - PROPOSED RIPARIAN TERRACE
  - PROPOSED FLOODPLAIN RIPARIAN
  - PROPOSED UPLAND
  - PROPOSED BANK SWALLOW HABITAT
  - PROPOSED WETLAND HABITAT / OPEN LAKE
  - PROPOSED PARKING
  - POTENTIAL LOOKOUT AREA
  - POTENTIAL PICNIC AREA
  - POTENTIAL BOAT LAUNCH

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
POTENTIAL INFORMAL TRAIL	0.8 MILES
PARKING AREA	0.75 ACRES
PICNIC AREA	0.65 ACRES
LAKE RECREATION	46 ACRES (168' LAKE DEPTH)
BOAT LAUNCH	1
LOOKOUT FACILITIES	2

TEICHERT ESPARTO REIFF LAKE - TRAIL OPPORTUNITY MAP



Source: City of Davis, City of Marysville, Forest Hill, Sutter Consulting Group, Inc. & Team Forest



## 5. TEICHERT ESPARTO REIFF LAKE

### SITE OPPORTUNITIES

- Lake recreation
- Passive and active recreation
- Bank swallow habitat (operator must fund long term operations and maintenance)
- Mitigation/conservation opportunities (if not used by the operator)
- Natural riparian habitat
- Dry creek conditions allow for interim trail connectivity via dry creekbed\*



\* Assumes the public right to traverse the creek between the high and low water lines regardless of property ownership, pursuant to the Public Trust Doctrine.

### SITE CONSTRAINTS

- Half of the lake remains in private ownership; would benefit from an operating agreement with the Mast family
- Swallow habitat easement on south shore/bank
- Possible additional 2081 habitat easement
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing maintenance
- Secluded and limited access; surrounded by non-compatible uses.
- No creek access
- Area between CR87 and CR89 is driest section of lower creek (typically no water after May)

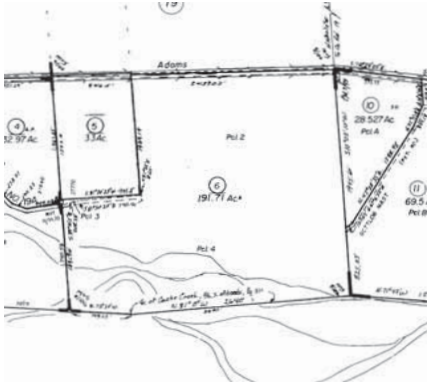


Secluded and limited access



Site security

## TEICHERT ESPARTO REIFF LAKE



**APN:** 048-210-006

**SIZE:** ±88 acres (plus unknown acreage from property line to creek centerline)

**Date of Acquisition:** Estimated 2032

**LOCATION:** East of CR 87; west of extension of Gottlob Mast Way; north of Cache Creek.

**REACH:** Madison

**RIVER MILE:** 23.3

### OTHER PROPERTY INFORMATION

**History:** This property will be dedicated to the County by Teichert pursuant to the Teichert Esparto Development Agreement (DA). Approved reclamation to lake and habitat. This is a dedication of half of a future open water lake. The portion on the Mast Property will remain in private ownership.

**Access:** The DA requires dedication of an unrestricted 40-foot easement for public access from a public roadway to the Reiff property upon closure of the plant, and from the Reiff property to the centerline of Cache Creek. The operator has clarified that access will be provided from the west along CR 19A. No access is proposed from the north along Gottlob Mast Way which is a private road.

**Terms of Acquisition:** Pursuant to the DA the dedication will consist of ±88 acres reclaimed to lake (60 acres), slopes (12 acres), and riparian habitat (16 acres) consisting of the west approximately one half portion of the reclamation known as the Reiff property, dedicated with public access as described above, simultaneously with the County's return of the financial assurances bond for that phase of reclamation. Based on information from the operator the County has estimated this may occur in 2032.

Eight acres of this property along the southerly bank will be reclaimed as bank swallow habitat. The DA refers to this eight acres as staying in private ownership but it has since been clarified with Teichert that this will actually be located on the Reiff southerly bank which will be part of the future dedication. See details regarding the bank swallow habitat (design and constraints) provided in the EIR (p. 4.6-26) and Tab 15 of the CCAP Program Audit and Management Tools (Tschudin Consulting Group, 9/22/2011).

Upon closure of the plant, the dedication must include the property from the Reiff property to the centerline of the creek. The DA allows Teichert to use the properties to meet CDFW 2081 mitigation requirements so long as the County's use of the property would not in any way be restricted.

The eastern half of the lake will remain in private ownership by the Mast family.

The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation. Note, bank swallow habitat will require long term operation and maintenance by Operator, or endowment.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances except the described mitigation credits; 2) the boundaries of the dedicated property must extend to centerline of Cache Creek; 3) the property must be free of toxic substances and contaminants; 4) Teichert must give the County access during escrow in order to conduct due diligence; 5) Teichert must survey and establish the boundaries of the property; and 6) Teichert is responsible for an appraisal at the time of the dedication.







\*\* Island, as pursuant to Condition of Approval #55

CEMEX SNYDER LAKES - TRAIL OPPORTUNITY MAP



Source: Weber County GIS Cooperative, Includes City of West Sacramento, City of Woodland, City of Forest City, City of Wilkes, Measure 50B, Tulelake Irrigation, Orange Grove for Horse Ranch



## 6. CEMEX SNYDER LAKES

### SITE OPPORTUNITIES

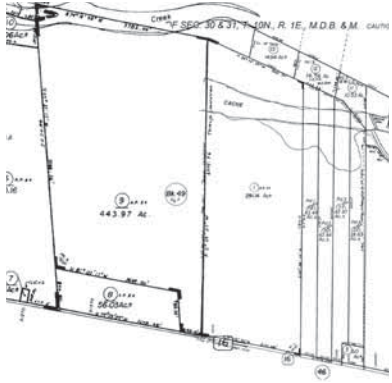
- Identified as a recreation node in CCAP
- Passive and active recreation
- Lake recreation
- Wildlife habitat and possible mitigation sites along creek
- Excellent direct access to creek and to SR 16
- Buffered by Cemex property on south and west, 40-foot access easement on east, and creek on north
- Directly south of Millsap property (see separate discussion of this property)
- Proximity to Madison
- Mitigation/conservation opportunities (none reserved for operator)
- Wet creek conditions allow for habitat opportunities
- The county has committed to allow the in-channel portion of this site (up to 30 acres) to be included in the HCP/NCCP reserve system provided the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.



### SITE CONSTRAINTS

- Proximity to privately owned agricultural property on the east
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing maintenance
- Separated by overhead lines
- Limited room for preferred parking
- Creek in this area is wet year-round so use of in-channel connectivity is limited

## CEMEX SNYDER LAKES



**APN:** Portions of 025-450-001 and 049-070-009

**SIZE:** ±149.8 acres (plus unknown acreage from property to the creek centerline); ±15.0 acre portion of 35.0 acre restored riparian habitat

**Date of Acquisition:** Estimated 2032

**LOCATION:** North of Highway 16, midway between I-505 and CR 94B, south of Cache Creek.

**REACH:** Guesiosi

**RIVER MILE:** 18.4 to 19.2

### OTHER PROPERTY INFORMATION

**History:** The Solano Concrete operation was purchased by Kiewit Materials in March 2000, by Rinker Materials in August 2002, and by Cemex in June 2007. Ownership by Cemex continues today. This property will be dedicated to the County by Cemex pursuant to the Solano Development Agreement (DA). Approved reclamation is to lake and habitat.

**Access:** The DA text and exhibits describe a 40-foot access from Highway 16 to the lake on east boundary of Snyder East site (estimated 2032), that allows for unlimited public access. This is also noted on the Approved Overall Reclamation Site Plan in the DA exhibits.

**Terms of Acquisition:** Pursuant to the DA and subsequent clarifications with Cemex staff (see May 4, 2011 emails between H. Tschudin and M. Mammola) the following properties will be dedicated in fee to the County in approximately 2032:

Lakes and Habitat (149.8 acres) --

- 111.5 acres reclaimed to a lake and slope/habitat on Snyder West (portion of 049-070-009) (Phases IV and VI)
- 38.3 acres reclaimed to lake and slopes/habitat on Snyder East (portion of 025-450-001) (Phase V)
- Unspecified northerly frontage to centerline of Cache Creek (would include the restored riparian described below)

Restored Riparian --

- 15.0 acres of restored riparian on portion of APN 049-070-009 (depicted in sketch in DA). This is distinguished from addition 20.0 acres of restored riparian on the Orrick parcel (APN 049-070-006) which is to be permanently protected but remain in private ownership.

The lakes, surrounding habitat, and easement are to be dedicated with the County's release of financial assurances for Phase VI reclamation. The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances except those in existence as of 11/25/1996; 2) the public access easement to SR 16 must be unrestricted; 3) the northern boundary of the dedicated property must extend to centerline of Cache Creek; 4) the property must be free of toxic substances and contaminants; 5) CEMEX must give the County access during escrow in order to conduct due diligence; 6) Cemex must survey and establish the boundaries of the property; and 7) Cemex is responsible for an appraisal at the time of the dedication.



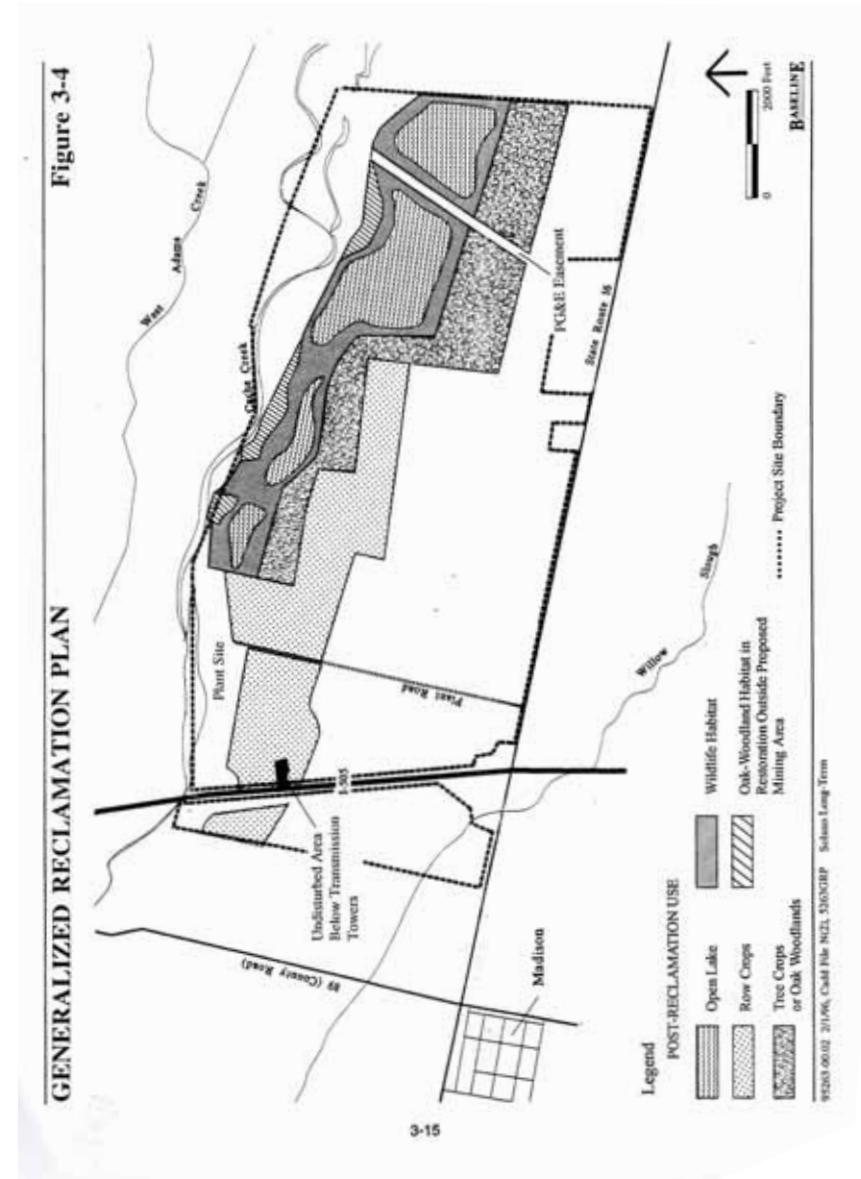
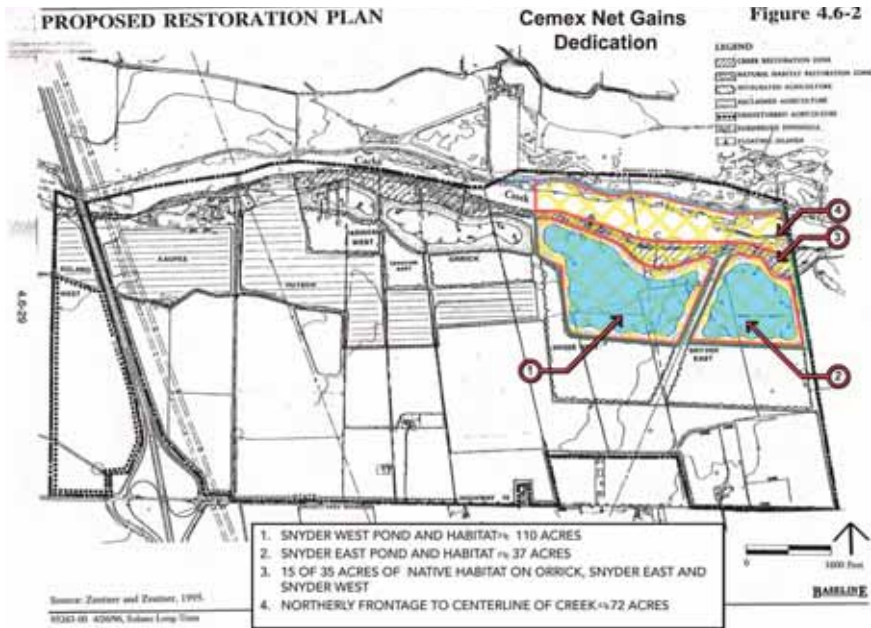
Relevant Legal Documents:

- 1996 Development Agreement No. 96-287 for the Solano Concrete Long-Term Off-Channel Mining Permit (12/17/96)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)

Physical Characteristics: Two open water lakes, wetlands, creekside riparian vegetation, and oak woodland.

Relevant Special Studies:

- 1996 Solano Concrete Long-term Mining Permit Application and EIR (SCH #96013034) certified November 25, 1996







## 7. MILLSAP PROPERTY

### SITE OPPORTUNITIES

- Potential bridge to south side of creek
- Across from future Cemex Snyder dedications with access to SR 16 to the south
- Identified as a recreation node on CCRMP Figure 10
- Located in diverse and productive wildlife area of creek
- Mitigation/conservation opportunities
- Cache Creek Conservancy responsible for restoration, revegetation, and maintenance
- Passive recreation and habitat
- Limited access promotes protection as habitat
- Potential incorporation of YFCWCDC properties to the East
- Wet creek conditions allow for habitat opportunities
- Valued as a “nursery” for habitat and native species
- The county has committed to allow this site to be included in the HCP/NCCP reserve system provided the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.



Mitigation/conservation



Potential informal trail

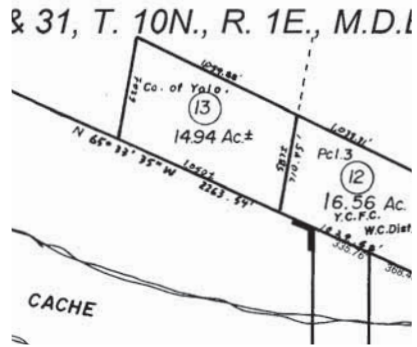
### SITE CONSTRAINTS

- Legal access unclear and possibly impassable
- Board of Supervisors action needed for uses beyond “wildlife habitat”
- Funding for site planning and development
- Funding for ongoing maintenance
- Residence adjacent to site
- Creek area is wet year-round so use of in-channel connectivity is limited
- Restoration is needed in areas where invasives have been removed
- Invasives on adjoining YFCWCDC site could re-invade property



Ongoing maintenance of invasive plant species

## MILLSAP PROPERTY



APN: 025-450-013

SIZE: ±16.9 acres

Date of Acquisition: 1999

LOCATION: West of Flood Control District property, on north side of Cache Creek, across from Cemex ("Snyder East") property.

REACH: Dunnigan Hills

RIVER MILE: 18.5

### OTHER PROPERTY INFORMATION

History: Purchased with gravel funds for \$21,000 in December 1998. See Board of Supervisors report dated 12/29/98.

Access: Limited access from CR 92c. See grant deed and relevant easements. Recommend surveyor or engineer interpret and plot legal access on current aerial to determine constraints. Portions of access may lie within what is presently a drainage ditch.

Terms of Acquisition: This 16.9 acre property was purchased by the County in 1999 for its wildlife and habitat values and because of its strategic location along Cache Creek.

### Relevant Legal Documents:

- 1972 Millsap-Farnham Easement (4/3/74)
- 1992 Fong Easement (10/5/92)
- 1998 Purchase Agreement
- 1999 Grant Deed
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2010 Agreement 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services

Physical Characteristics: Riparian vegetation on upland terrace of creek. Cottonwoods and low brush dominate the area. The property does not have direct access to the creek channel but is part of an adjoining riparian corridor. Often referred to as an important wildlife nursery site.

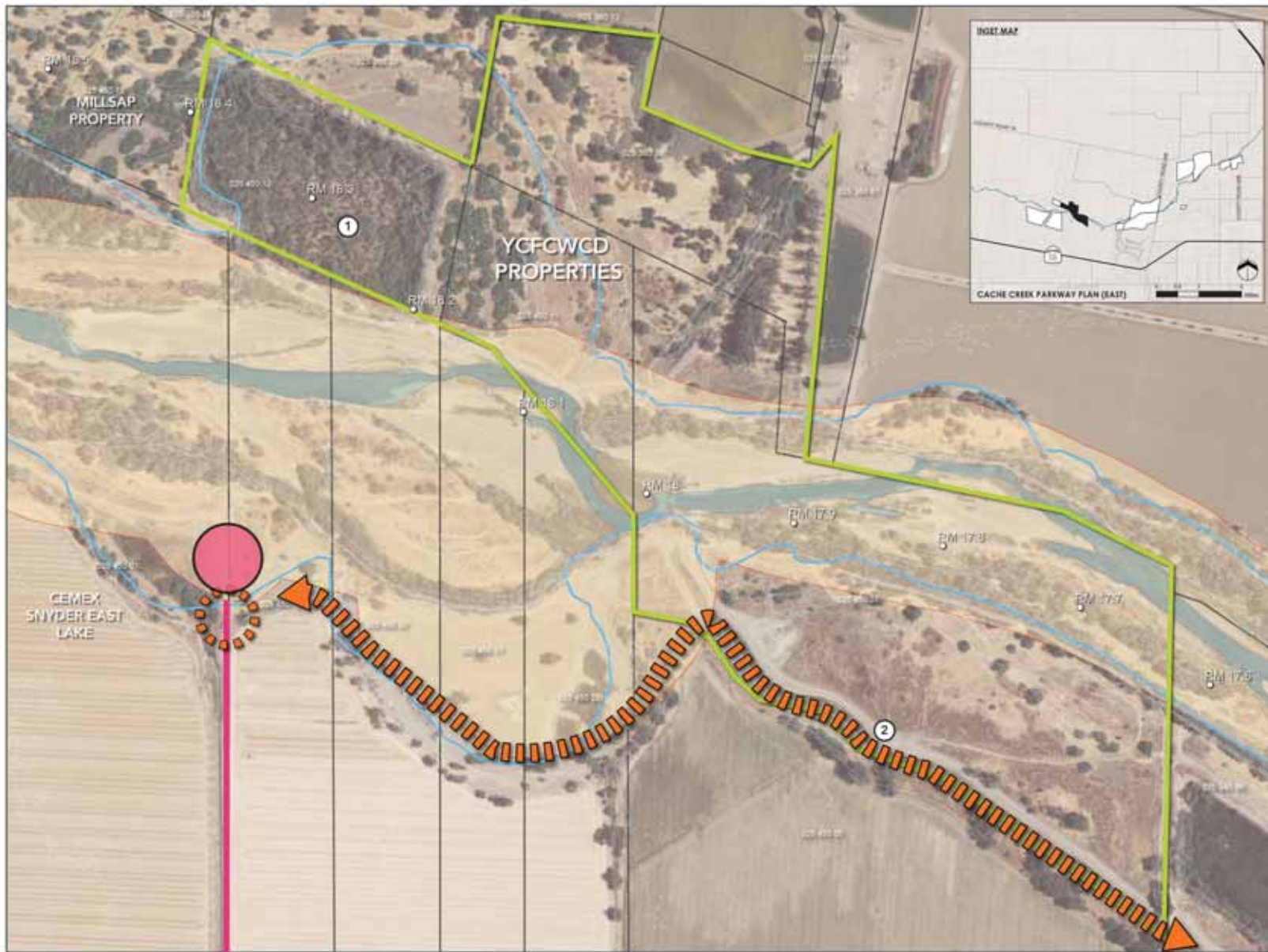
The site is vegetated with annual grasslands dominated by such species as wild oats (*Avena fatua*), and barley (*Hordeum murinum*). There are English walnuts (*Juglans regia*) emerging throughout the site. There are other native shrubs including poison oak (*Toxicodendron diversilobum*) and coyotebrush (*Baccharis pilularis*) on the site.

### Relevant Special Studies:

- None







- PLANNING OPPORTUNITIES**
1. PROPERTIES ARE OWNED BY THE YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND COULD BE INCORPORATED INTO THE PARKWAY VIA COOPERATIVE AGREEMENT.
  2. POTENTIAL TO ALLOW TRAIL ALONG EXISTING CANAL ACCESS ROADS TO CONNECT WITH WILD WINGS PARK.

**LEGEND**

- CCRMP RECREATION NODE
- FUTURE TRAIL CONNECTION
- TRAIL NODE
- POTENTIAL PEDESTRIAN BRIDGE
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- POTENTIAL INFORMAL TRAIL
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
POTENTIAL HABITAT AREA	89 ACRES
FUTURE TRAIL CONNECTION	0.75 MILES

YFCWCD PROPERTIES - TRAIL OPPORTUNITY MAP



Source: Yolo County CCR Cooperative, Yuba City of Wild Sacramento, City of Woodland, City of Yuba, City of Wilkes, Yuba County, Yuba National Park, Yuba State Park, Yuba River.



## 8. YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PROPERTIES

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### SITE OPPORTUNITIES

- Complementary to Parkway
- Potential for interpretive trails using Millsap Property as informal trailhead
- Mitigation and conservation opportunities
- Limited access promotes protection as habitat
- Passive recreation and habitat
- Located in diverse and productive wildlife area of creek
- Mitigation/conservation opportunities
- Wet creek conditions support habitat
- Important "gap" property for overall parkway

### SITE CONSTRAINTS

- Rights/access to property require cooperative agreement with YCFCWCD
- Funding for site planning and development
- Funding for ongoing maintenance
- Residence adjacent to site
- Creek area is wet year-round so use of in-channel connectivity is limited

## YCFCWCD PROPERTIES



**APN:** 025-450-12, 025-360-38, 025-450-11, 025-450-07,

**SIZE:** :± 89 acres

**LOCATION:** East of Millsap property, on north side of Cache Creek, across from Cemex ("Snyder East") property.

**REACH:** Dunnigan Hills

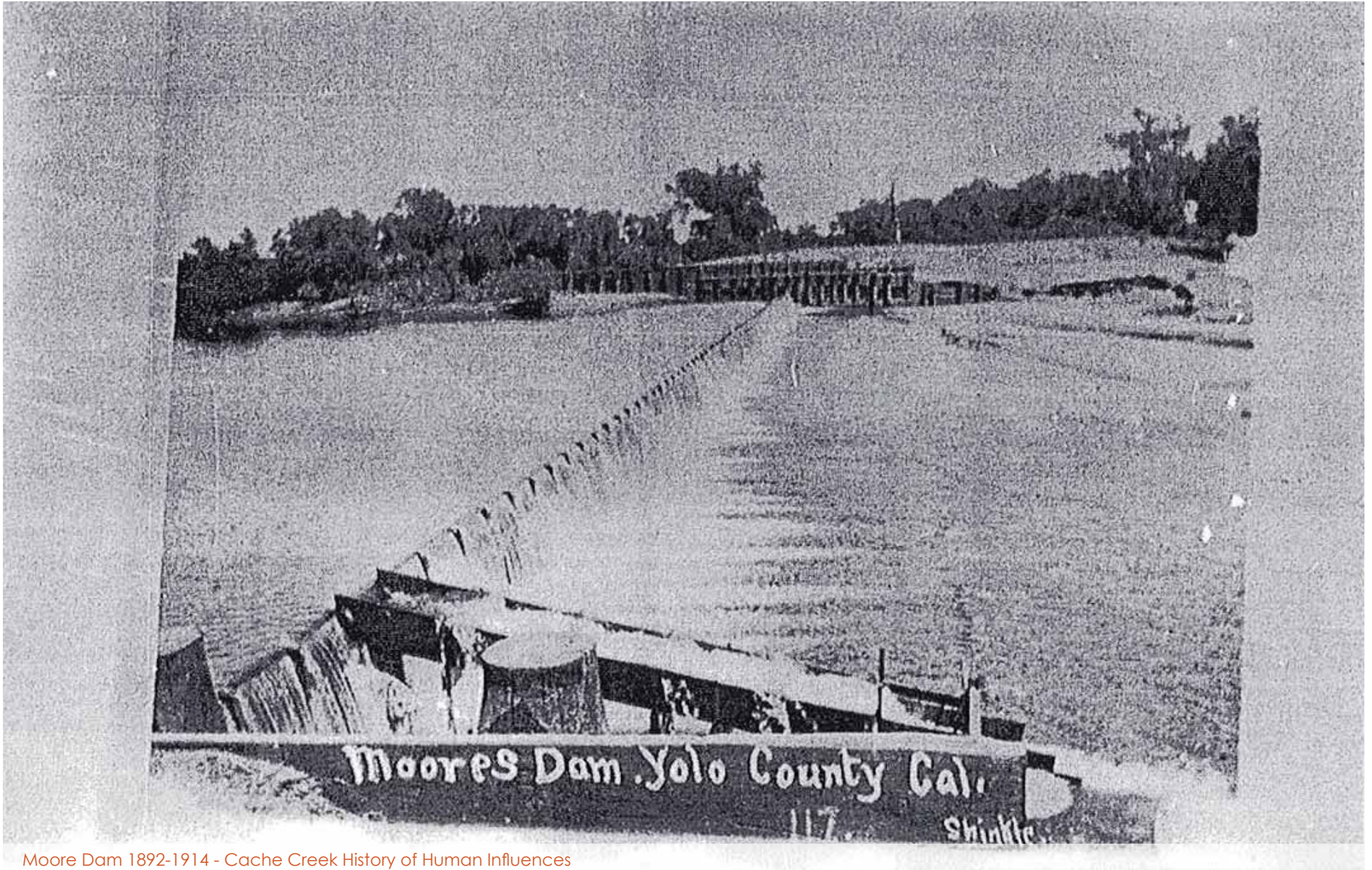
**RIVER MILE:** 17.7 to 18.4

### OTHER PROPERTY INFORMATION

History: This property consists of four legal parcels owned by the YCFCWCD:

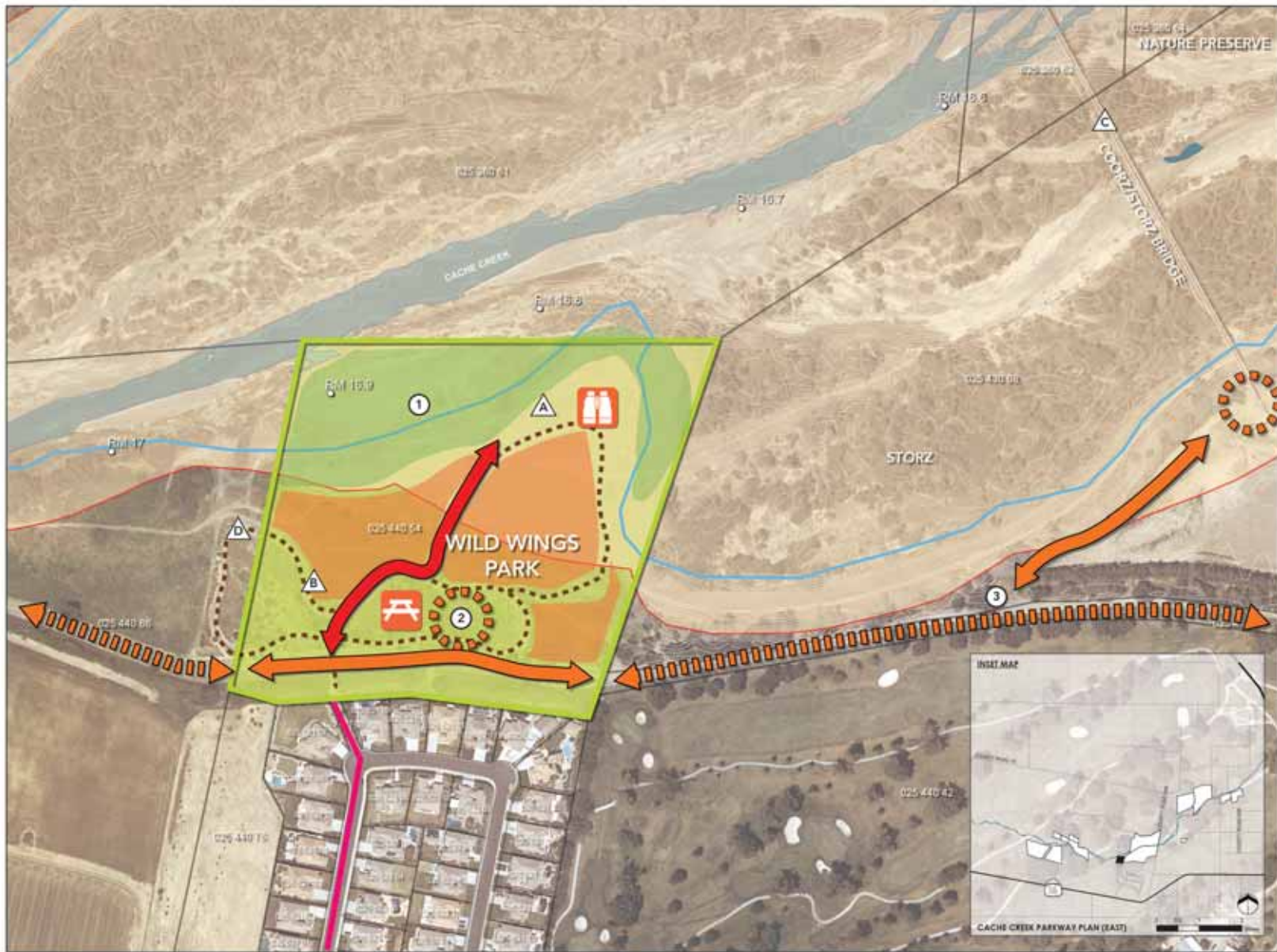
- 025-450-12 (16.6 acres) - Known as the Moore Dam crossing and Moore Siphon site. James Moore was one of the early settlers in Yolo County. He moved to Yolo County in 1854 with his family. Moore was a pioneer in the development of irrigation in Yolo County. In 1856 he built Moore Dam at this location on Cache Creek about five miles northwest of his ranch. This dam served to divert water from the creek into a ditch which Moore also constructed. The water then flowed through Moore's property and emptied into Willow Slough several miles southeast of Moore's. This dam and canal laid the basis for the Moore Ditch Company which is now known as the Clear Lake Water Company. This project earned Moore the title of "Father of Irrigation" in Yolo County. Moore's reputation in irrigation was such that he was hired by the State to engineer other large scale water projects.
- 025-450-11 (10.5 acres) - Known as the Farnham Wildlife Preserve.
- 025-450-07 (48.8 acres)
- 025-360-38 (17.7 acres)





Moore Dam 1892-1914 - Cache Creek History of Human Influences





- PLANNING OPPORTUNITIES**
1. MITIGATION AND CONSERVATION OPPORTUNITIES.
  2. EXISTING OPEN SPACE TRAIL HAS POTENTIAL FOR EXPANSION TO INCLUDE TRAIL LENGTHENING AND INCREASED AMENITIES.
  3. NEGOTIATE WITH YFCO/CD TO UTILIZE EXISTING CANAL ROAD FROM WILD WINGS TO CR 14B. THIS WOULD ALSO ALLOW ACCESS TO THE COORS/STORZ BRIDGE.

- LEGEND**
- TRAIL NODE
  - PROPOSED FUTURE CONNECTION
  - CONCEPTUAL CACHE CREEK TRAIL
  - ADA ACCESS
  - PROPERTY BOUNDARY
  - POTENTIAL INFORMAL TRAIL
  - ACCESS EASEMENT
  - 100-YEAR FLOOD BOUNDARY
  - CCMP BOUNDARIES
  - POTENTIAL ANNUAL GRASSLAND
  - POTENTIAL PASSIVE RECREATION AREA
  - RIPARIAN HABITAT
  - POTENTIAL PICNIC AREA
  - POTENTIAL LOOKOUT AREA
  - PHOTO LOCATION

**YIELD TABLE**

AMENITY TYPE	QTY./NOTES
CONCEPTUAL CACHE CREEK TRAIL	0.15 MILES
FUTURE TRAIL CONNECTION	0.40 MILES
POTENTIAL INFORMAL TRAIL	0.60 MILES
INTERPRETIVE SIGNAGE	1
LOOKOUT FACILITIES	1
PICNIC SHADE SHELTER	1



WILD WINGS PARK - TRAIL OPPORTUNITY MAP



Source: Napa County GIS Cooperative, Includes City of Wild, Sacramento, City of Woodland, City of Yuba, City of Wilton, Western PA, Technical Consulting Group, Santa Rosa Parks.



## 9. WILD WINGS OPEN SPACE PARK

### SITE OPPORTUNITIES

- Complementary to Parkway (though not mining related)
- Environmental learning opportunity
- Passive recreation and habitat
- Mitigation/conservation opportunities
- Access from SR 16
- Across creek from Coors site, Coors/Storz Bridge, and Nature Preserve
- Direct access to creek
- Wet creek conditions allow for habitat opportunities
- The county has committed to allow this site (excluding active use portions such as trails and benches, etc) to be used as part of HCP/NCCP reserve system provided the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.

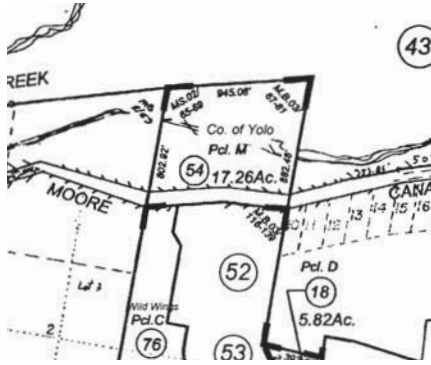


### SITE CONSTRAINTS

- Proximity to residential neighborhood
- **Conflict between public access and the Wild Wings Community**
- Off highway vehicle trespass
- Creek in this area is wet year-round so use of in-channel connectivity is limited



## WILD WINGS OPEN SPACE PARK



APN: 025-440-054

SIZE: ±17.26 acres

Date of Acquisition: 2004

LOCATION: West of CR 94B; north of SR 16; south of Cache Creek.

REACH: Dunnigan Hills

RIVER MILE: 16.9

### OTHER PROPERTY INFORMATION

History: Wild Wings Open Space Park was acquired by the County and improved by the Wild Wings developer, unrelated to any mining project. As part of the Development Agreement Wild Wings LLC was required to revegetate the site and construct a half-mile loop trail on five acres of the parcel.

Access: There is public access from the front gate to the park via the private roadway in the Wild Wings community. The roadways in Wild Wings are private but the County has a public easement from the front gate to the park which is available for use by the public to access this park. Parking is available on-street.

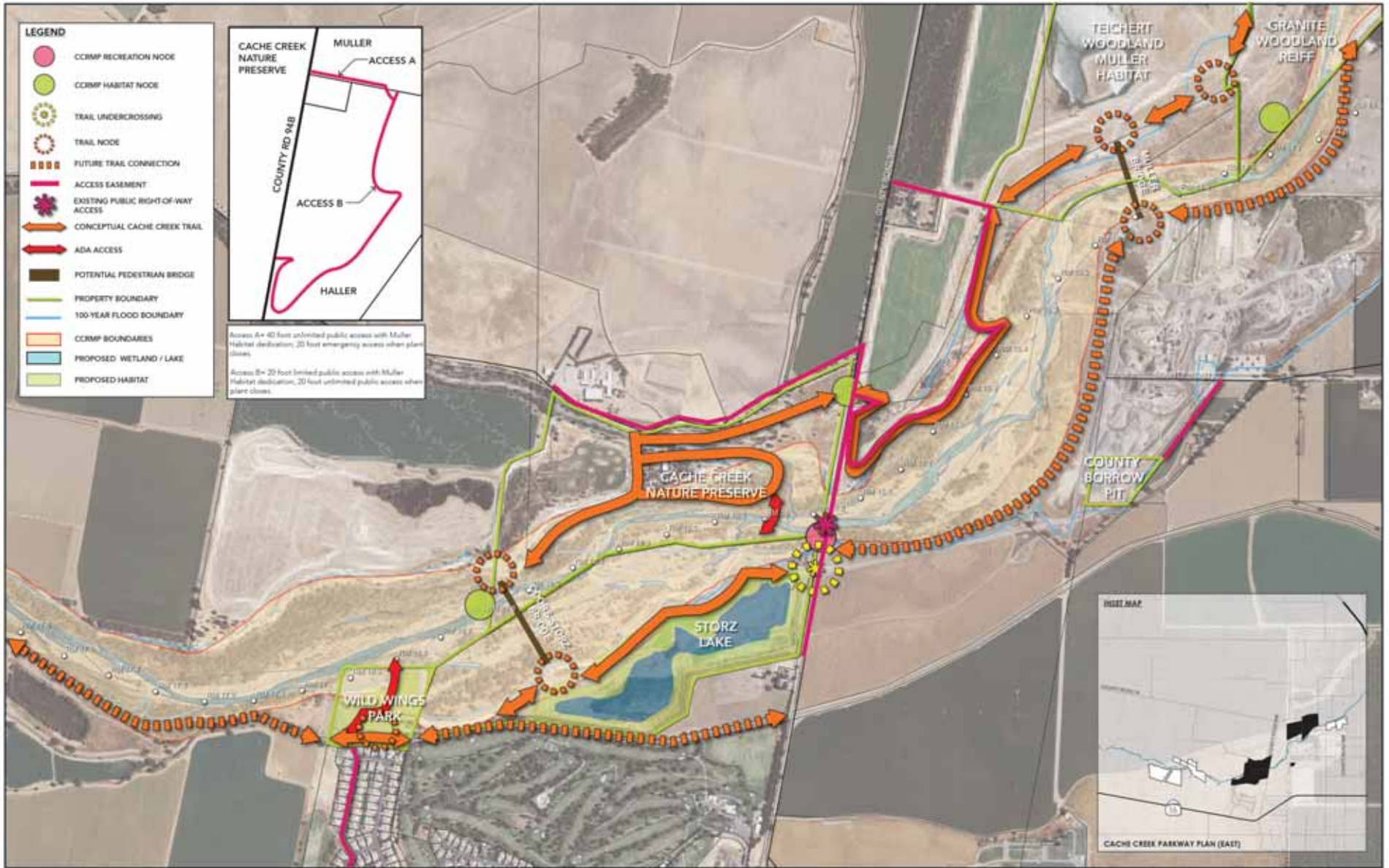
Terms of Acquisition: This property was part of a land dedication by the Wild Wings developer. It was acquired to complement the CCAP parkway. Maintenance is provided by the Gravel Program.

### Relevant Legal Documents:

- 2004 Grant Deed (11/24/04)
- May 13, 2003 Staff Report to Board of Supervisors

Physical Characteristics: Comprised of one half mile loop hiking trail with interpretive panels, benches, signs and fences developed on approximately five acres. The remainder is natural open space within the in-channel area.





WILD WINGS TO GRANITE WOODLAND REIFF CONTEXTUAL TRAIL MAP





**LEGEND**

	TRAIL NODE
	PHOTO LOCATION

**YIELD TABLE**

AMENITY TYPE	QTY./NOTES
PEDESTRIAN BRIDGE	1200' SPAN, 10' WIDTH

TEICHERT COORS / STORZ BRIDGE - TRAIL OPPORTUNITY MAP

NOT TO SCALE



## 10. TEICHERT COORS/STORZ BRIDGE

### SITE OPPORTUNITIES

- Creates a pedestrian bridge crossing opportunity between Stephens Bridge at CR 94B and I-505 bridge further west
- Future link over creek between Nature Preserve on the north side and Teichert Woodland (Storz) and Wild Wings park property on the south side
- State and federal approvals are already in place for structure
- Use bollards to control access to/over bridge



### SITE CONSTRAINTS

- Status of property underlying the bridge structure off the Storz site is unclear. The County will need underlying property to be dedicated in fee with the bridge dedication.
- No access to northerly bridge landing. The Teichert Woodland (Coors) property where bridge lands on the north is not a planned dedication property.
- Teichert has no obligation to improve or repair bridge structure beyond its condition at the time of dedication.
- The conveyance may not usable without additional construction of a walking surface and safety features.



## TEICHERT COORS/STORZ BRIDGE



**APN:** Crosses APNs. See below.

**SIZE:** :N/A

**Date of Acquisition:** Estimated 2020

**LOCATION:** Conveyor bridge structure extends from Teichert Woodland (Coors) property (APN 025-360-61), through the southwest corner of the Nature Preserve, over Cache Creek to the Teichert Woodland (Storz) property (APN 025-430-008)

**REACH:** Dunnigan Hills

**RIVER MILE:** Aprox. 16.6

### **OTHER PROPERTY INFORMATION**

**History:** This facility will be dedicated to the County by Teichert pursuant to the First Amendment to the Nature Preserve Master Agreement.

**Access:** The north end of the bridge structure is on the Teichert Woodland (Coors) property (APN 025-360-61). There are no details regarding how access to the bridge at the north end will be provided. The bridge crosses through the southwest corner of the Nature Preserve, which the County already owns, over Cache Creek, to the Teichert Woodland (Storz) property on the south side of Cache Creek to the Teichert Woodland Aggregate Plant, where it is conveyed east through the Schifler property to the Teichert Woodland Aggregate Plant. The Storz property will be dedicated to the County, prior to the bridge structure, pursuant to the requirements of the Teichert Woodland Development Agreement (see separate discussion of this property). Access to the northerly bridge landing will be needed.

**Terms of Acquisition:** Dedication of this bridge was negotiated by staff when Teichert requested to modify an easement for one of its conveyors through the Nature Preserve. Based on information from the operator the County has estimated that the dedication may occur in 2020.

Status of property underlying the bridge structure, north of the Storz property needs more detail. Presumably the County will need the underlying property from the Storz property line to the northerly landing and access to the northerly landing from a public access point (e.g. the Nature Preserve property) to be dedicated (in fee or easement as determined appropriate by the County) with the bridge dedication. This should be clarified in advance. Section 2.2.9ii of the Teichert Woodland DA addresses this for Teichert's interests regarding the Muller property dedication – parallel language could be used to address the County's interests for the portions of the bridge off the Coors property.

The first amendment (2005) to the Master Agreement modified the original Master Agreement to allow relocation of the conveyor system. As a part of this agreement Teichert agreed to future dedication of the Coors/Storz Conveyor Bridge Structure to the County in as-is condition with the conveyor equipment removed. Teichert has no obligation to improve or repair bridge structure beyond its condition at the time of dedication.

### **Relevant Legal Documents:**

- 2005 First Amendment to Master Agreement Between the County of Yolo and Teichert Land Co Regarding the Cache Creek Nature Preserve (9/27/05)

**Physical Characteristics:** Bridge is 1,350 feet long and ten feet wide (including the walkway), and depending on the topography/elevation of the land it ranges from six to 34 feet tall.

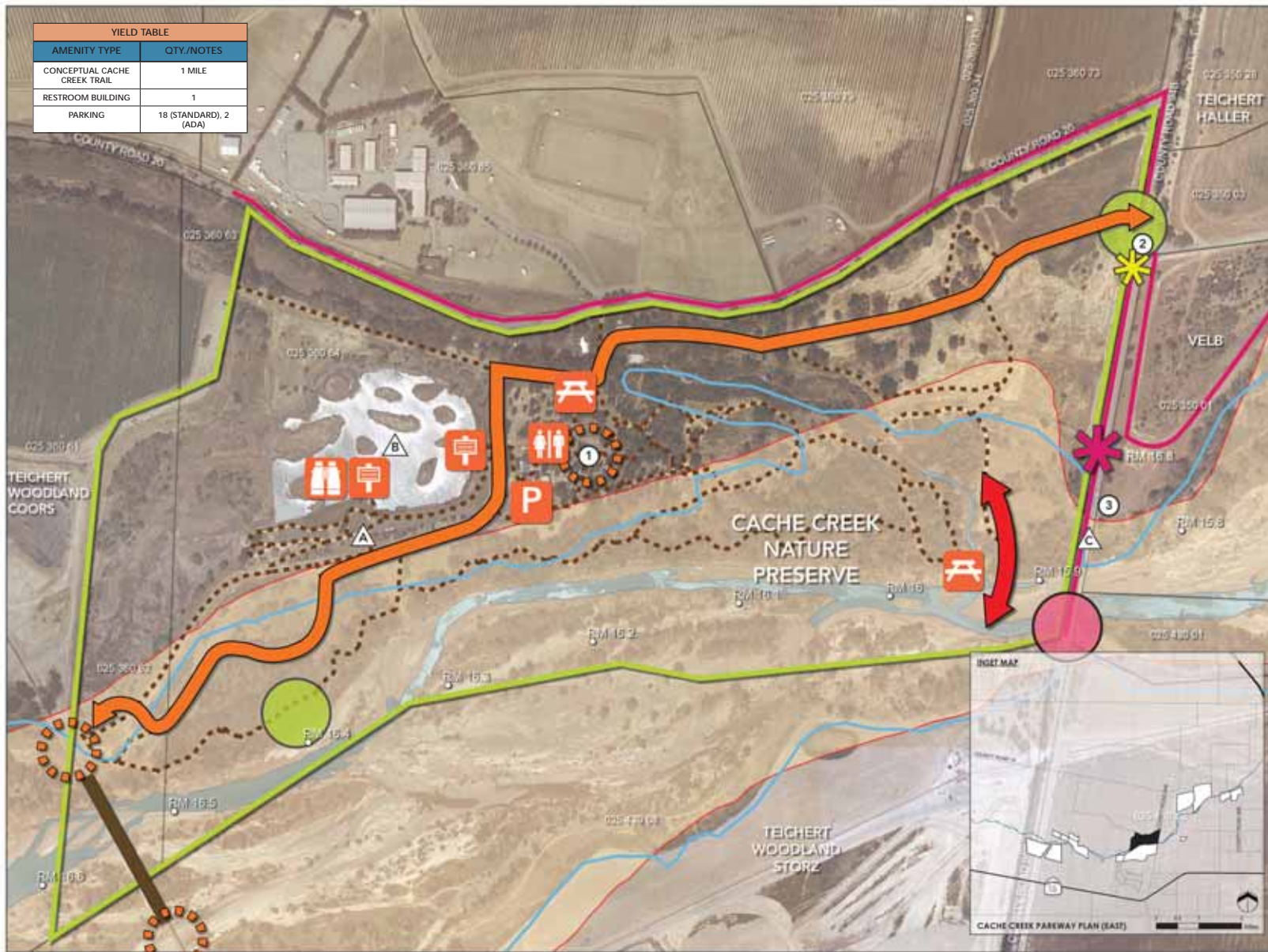
### **Relevant Special Studies:**

None



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YIELD TABLE	
AMENITY TYPE	QTY./NOTES
CONCEPTUAL CACHE CREEK TRAIL	1 MILE
RESTROOM BUILDING	1
PARKING	18 (STANDARD), 2 (ADA)



- PLANNING OPPORTUNITIES**
1. UTILIZE EXISTING AMENITIES AT NATURE PRESERVE AS A CACHE CREEK TRAIL STOP
  2. TRAIL CROSSING AT CR94B VIA HIGH VISIBILITY SIGNAGE/LIGHTS AND CONTINUE EAST UTILIZING COUNTY ACCESS EASEMENT AROUND VELB PROPERTY.
  3. BRIDGE RIGHT OF WAY COULD ALLOW FOR SAFER CROSSING OF CR94B.

- LEGEND**
- CCRMP HABITAT NODE
  - CCRMP RECREATION NODE
  - TRAIL NODE
  - HIGH VISIBILITY ROAD CROSSING
  - FUTURE TRAIL CONNECTION
  - CONCEPTUAL CACHE CREEK TRAIL
  - ADA ACCESS
  - POTENTIAL PEDESTRIAN BRIDGE
  - PROPERTY BOUNDARY
  - EXISTING INFORMAL TRAIL
  - ACCESS EASEMENT
  - EXISTING PUBLIC RIGHT-OF-WAY ACCESS
  - 100 YEAR FLOOD BOUNDARY
  - CCRMP BOUNDARIES
  - EXISTING RESTROOMS
  - EXISTING PARKING
  - EXISTING SEATING/PICNIC AREA
  - EXISTING INTERPRETIVE SIGNAGE



Access A= 40 foot unlimited public access with Muller Habitat dedication, 20 foot emergency access when plant closes.  
 Access B= 20 foot limited public access with Muller Habitat dedication, 20 foot unlimited public access when plant closes.

CACHE CREEK NATURE PRESERVE - TRAIL OPPORTUNITY MAP



Source:  
 Teichert County 100 Year Floodplain, Inclusive City of West Sacramento, City of Woodland, City of Davis, City of Wilton, Yuba County, Teichert Consulting Group, Teichert River Project



## 11. JAN T. LOWREY CACHE CREEK NATURE PRESERVE

### SITE OPPORTUNITIES

- Existing facility receives high usage within parks system
- Revenue generation
- Expand intensity of use
- Opportunities for program exposure and branding
- Guaranteed revenue stream for maintenance
- Proximity to Monument Hills and Woodland
- Connection to Teichert Coors/Storz Bridge
- Potential for main trailhead/restroom facility
- Wet creek conditions allow for habitat opportunities



### SITE CONSTRAINTS

- Restrictions on operation and use of property
- Security and control of illegal activities
- Conservation easement constraints
- Proximity to Watts-Woodland airport runway (bird strike concern)
- Connection across CR94B
- Creek in this area is wet year-round so use of in-channel connectivity is limited



## JAN T. LOWREY CACHE CREEK NATURE PRESERVE



**APN:** 025-360-062 (14.9 ac) and 025-360-064 (107.6 ac)

**SIZE:** ±122.5

**Date of Acquisition:** 1999

**LOCATION:** North of Cache Creek; adjoins CR 20 on the north; adjoins CR 94B on the east.

**REACH:** Dunningan Hills

**RIVER MILE:** 16.4

### OTHER PROPERTY INFORMATION

**History:** Teichert Land Company donated this property to the County in March of 1999, pursuant to a Master Agreement between the County and Teichert. This was the second property brought into the Cache Creek Parkway.

Donation of this property was not a requirement of any of Teichert's approvals. There are several additional agreements between various parties affecting the operation and maintenance of this property. The County owns the property in fee and has an agreement with the Cache Creek Conservancy to provide operation and maintenance.

The Preserve was developed in three phases. First phase (March 1999 through May 2000) was to ready the property for public use including: 1) build fences; 2) rebuild entry bridge; 3) install pedestrian rails on entry bridge; 4) refurbish barn; 5) construct Salisbury spill overlook, wetlands overlook, wetlands boardwalk and overlook, stairway, inlet structure from Gordon Slough, outlet structure from wetlands to Cache Creek; 6) design, produce, and install interpretive signs.

Second phase (June 2000 through June 2001) was to complete necessary amenities including: 1) office/meeting room modular building; 2) deck in front of modular; 3) chipseal entry road, parking lot, and trails; 4) plant native trees and shrubs and install irrigation system; 5) build wood chip trails; 6) improve creek access.

Third phase (January 2001 to 2005) expand, evaluate, and improve programs including: 1) education; tending and gathering; 3) landowner outreach; 4) agency outreach; 5) foundation and community organization outreach.

Other projects at Preserve have included: 1) Hartman native plant revegetation on two acres at CR 94B and CR 20; 2) Hankin riparian forest improvement project; 3) native pollinator research; 4) invasive species research; 5) lower terrace loop trail; 6) footbridge across lower Salisbury Spill;

7) donor recognition display project; 8) modular expansion; 9) Salisbury Spill erosion control project; 10) Eurasian milfoil eradication.

**Access:** Public access is provided off CR 20.

**Terms of Acquisition:** This 122.5 acre property was donated to the County in fee by Teichert in 1999. Pursuant to the Grant Deed, the following reservations of ownership interest were retained by Teichert at the time of transfer: 1) mineral, oil, and gas rights with access restricted to below 500 feet below the surface; 2) 50-foot wide service/transport roadway for access to conveyor system; 3) easement as shown on Exhibit B-2 of the Master Agreement over Gordon Slough and to the adjacent Teichert Coors mining property to the west; and 4) transferable rights to use existing well for agricultural irrigation. The Master Agreement (Section 2.2.2, 2.3.3, 2.3.4.3) adds the following: 1) a tunnel for the conveyor systems (which has been constructed under CR 94B); 2) a water pipe to the adjacent Teichert Coors mining property; 3) a second entry point into the Preserve; 4) a bridge over Gordon Slough; 5) and access via a seasonal low-flow temporary stream crossing.

The reserved rights related to the conveyor system and tunnel expire upon return of the Storz property financial assurances. The Master Agreement (Section 2.3.1) specified that these interests be quit claimed to the County at that time.

Teichert also reserved (Master Agreement Section 2.4.1) the rights to construct and maintain monitoring wells and conduct private tours, and specified that some of the rights previously reserved and described above are transferable.

Section 1.3.2.3.1 of the Master Agreement requires the County to divert 50 percent of the Teichert Woodland and Teichert Esparto Cache Creek Conservancy tonnage fee to the management of the Preserve property consistent with the License Agreement. This fee was originally \$0.05 of every \$0.20 charged per ton and that is the amount referenced in the Master Agreement. The CCC component was modified as part of the Fee Ordinance amendment in 2010 to be 0.222 percent of the fees on every ton from the two Teichert mining sites.

Section 1.3.2.3.2 of the Master Agreement also requires that a minimum of ten percent of the "annual operating budget" for the be set aside for an Endowment Fund, the interest earnings of which would become available ten years following the first budget allocation. The endowment is currently at Sacramento Region Community Foundation. It is older than 10 years, however, the Board has opted not utilize the endowment at this time and let it continue to accrue interest. The current policy of the Board is to have an endowment of \$750,000 before the Conservancy uses the interest as a steady source of income.

Section 2.7 of the Master Agreement restricts the general intensity of use of the Preserve to no more than three days per week and no more than 30 persons in any one tour group, except for "unique occasions". Also it is explicitly stated that the parties do not "intend" that the property shall ever be established as a "County regional park". Any increases in intensity beyond must be consistent with the Master Agreement and Conservation Agreement and require the approval of the County Board of Supervisors through a



public hearing process with ten-day notice to all neighboring property owners. A 2012 memorandum documents Teichert's approval of the average visitor group size being increased to 37.75. The memorandum documents an increase in average school classroom sizes and that the original Master Agreement allows for "occasional deviations" from the 30-person level of intensity. It also notes the temporary increase in intensity may be only temporary due to classroom size fluctuations.

Section A.3 of the License Agreement requires the Conservancy to prepare a Biennial Work Plan for the Property every two years, and specifies the general contents of this document.

The Conservation Easement requires the protection of conservation values of the property, prevention of inconsistent activities, and relinquishment of development rights not otherwise specified in the other agreements.

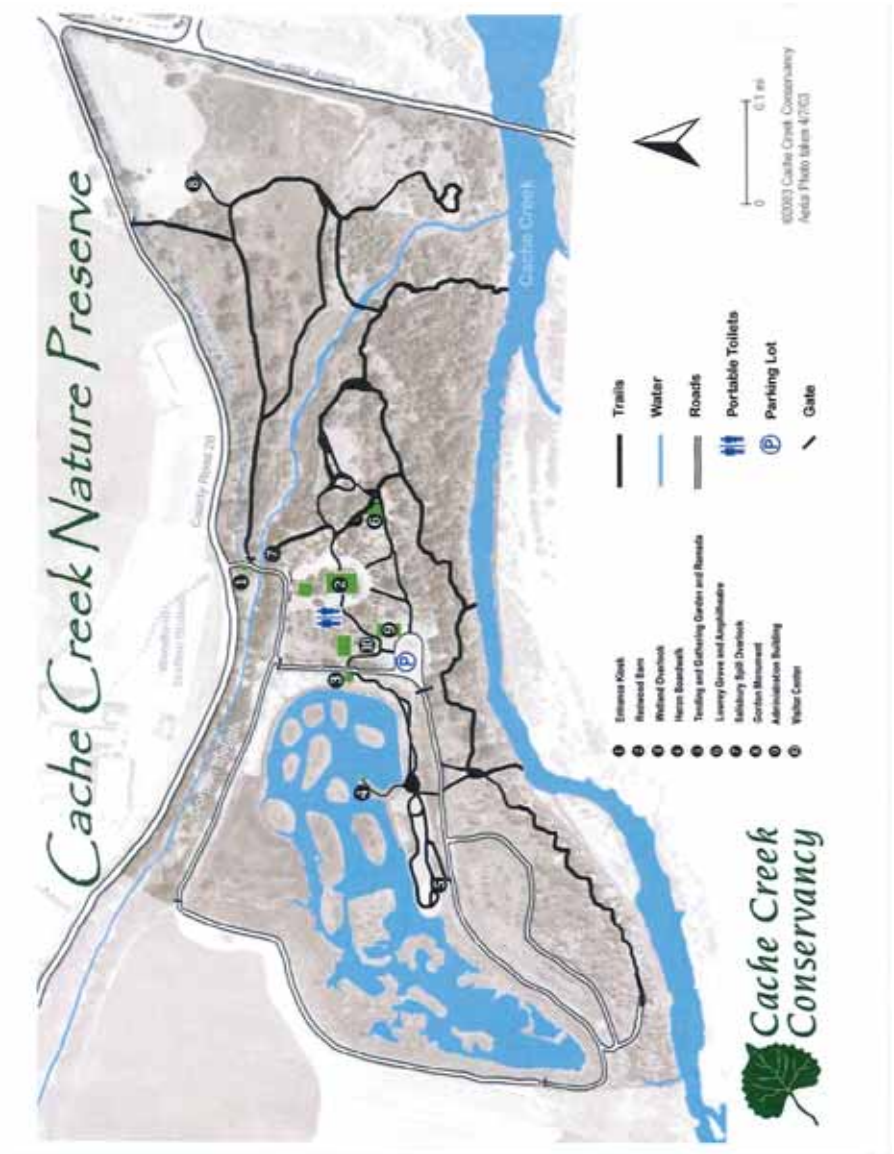
The first amendment (2005) to the Master Agreement modified the original agreement to allow relocation of the conveyor system. As a part of this agreement Teichert agreed to future dedication of the Coors/Storz Conveyor Bridge Structure to the County in as-is condition with the conveyor equipment removed (see separate discussion of Teichert Coors/Storz Bridge).

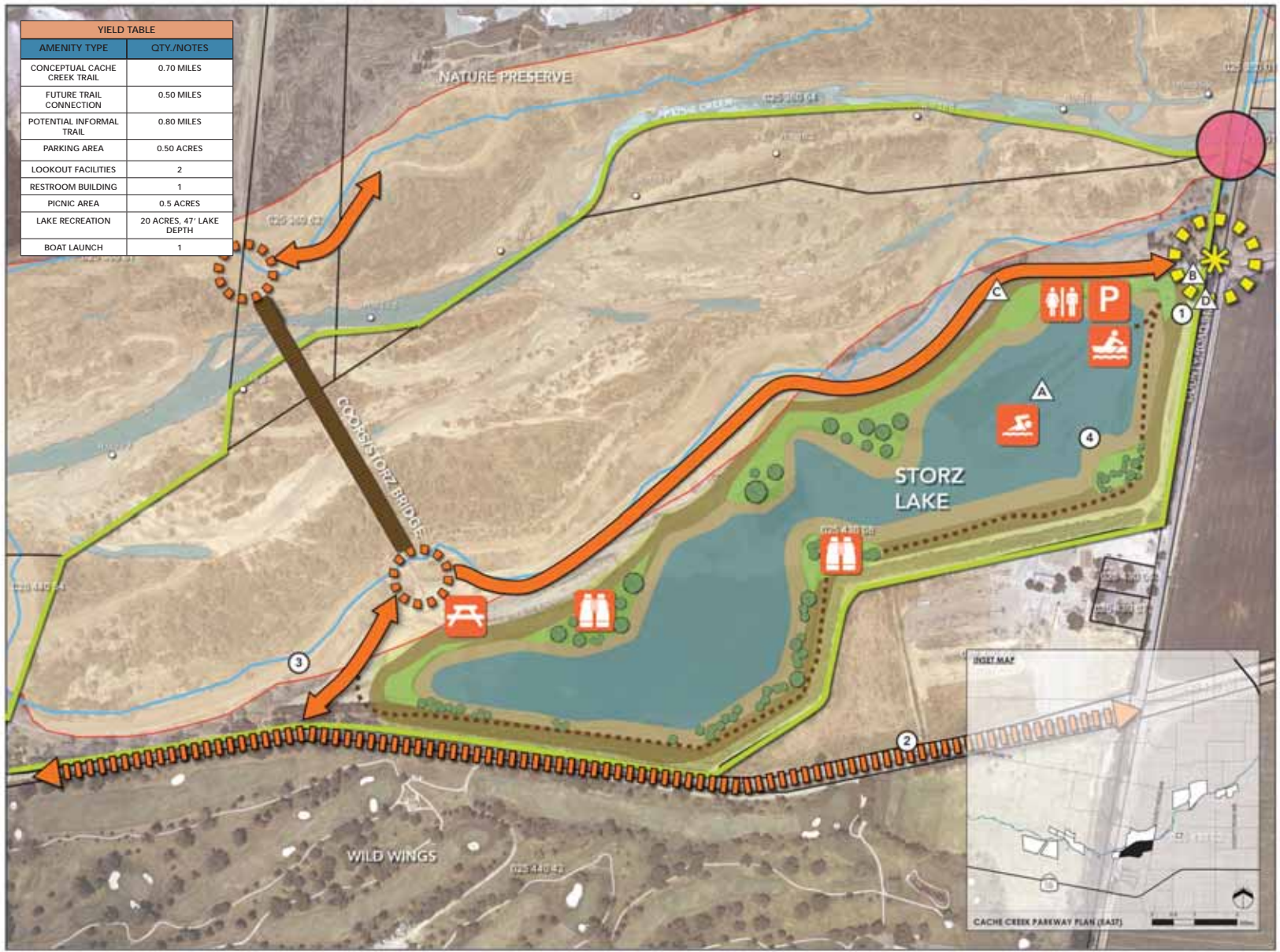
Relevant Legal Documents:

- 1999 Master Agreement Between the County of Yolo and Teichert Land Co Regarding the Cache Creek Nature Preserve (3/1/99)
- 1999 Corporate Grant Deed (3/25/99)
- 1999 License Agreement Between the County of Yolo and Cache Creek Conservancy Regarding Management of the Cache Creek Nature Preserve (3/1/99)(Exhibit C to Master Agreement)
- 1999 Cache Creek Nature Preserve Conservation Easement Deed (3/1/99)(Exhibit D to Master Agreement)
- 1999 Schematic Plan (Exhibit B2 to Master Agreement)
- 2005 First Amendment to Master Agreement Between the County of Yolo and Teichert Land Co Regarding the Cache Creek Nature Preserve (9/27/05)

Physical Characteristics: The Cache Creek Nature Preserve contains five unique property attributes which are managed and operated to provide valuable habitat, and public access and educational opportunities: floodplain lower terrace, Gordon Slough, oak savanna, wetlands, and farm complex.

Relevant Special Studies: There have been many special studies of this property. Those known to the program are documented in the program Bibliography (Tab 22 of the Program Audit Binder prepared by Tschudin Consulting Group 9/22/11 as updated). Information about the property can also be found on the Nature Preserve website.





YIELD TABLE	
AMENITY TYPE	QTY./NOTES
CONCEPTUAL CACHE CREEK TRAIL	0.70 MILES
FUTURE TRAIL CONNECTION	0.50 MILES
POTENTIAL INFORMAL TRAIL	0.80 MILES
PARKING AREA	0.50 ACRES
LOOKOUT FACILITIES	2
RESTROOM BUILDING	1
PICNIC AREA	0.5 ACRES
LAKE RECREATION	20 ACRES, 47' LAKE DEPTH
BOAT LAUNCH	1

- PLANNING OPPORTUNITIES**
- EXISTING CONVEYOR BELT UNDERPASS CAN SERVE AS A POTENTIAL CROSSING FOR PEDESTRIAN OR WILDLIFE FROM SOUTH SIDE OF CREEK.
  - W/FCWD EXISTING CANAL ROAD COULD BE USED FOR A FUTURE TRAIL CONNECTION TO CR 948.
  - CACHE CREEK TRAIL ALIGNMENT PROVIDES ACCESS TO WILD WINGS VIA EXISTING HAUL ROADS.
  - POTENTIAL FOR ZIPLINE ACROSS LAKE.

- LEGEND**
- CCRMP RECREATION NODE
  - TRAIL UNDERCROSSING
  - TRAIL NODE
  - FUTURE TRAIL CONNECTION
  - CONCEPTUAL CACHE CREEK TRAIL
  - POTENTIAL PEDESTRIAN BRIDGE
  - PROPERTY BOUNDARY
  - POTENTIAL INFORMAL TRAIL
  - 100-YEAR FLOOD BOUNDARY
  - CCRMP BOUNDARIES
  - PROPOSED EROSION CONTROL GRASS MIX
  - PROPOSED HABITAT POND
  - PROPOSED VALLEY OAK UPLAND
  - POTENTIAL BOAT LAUNCH
  - POTENTIAL PARKING
  - POTENTIAL RESTROOMS
  - POTENTIAL LOOKOUT AREA
  - POTENTIAL PICNIC AREA
  - POTENTIAL SWIMMING
  - PHOTO LOCATION

TEICHERT WOODLAND STORZ LAKE - TRAIL OPPORTUNITY MAP



Source: Teichert County CR Cooperative Includes City of Wild Bunch, City of Woodland, City of Stone, City of Wilcox, Mexican Hat, Tuleville, Lovell, Orange Grove, Stone, New River, Pinedale.



## 12. TEICHERT WOODLAND STORZ LAKE

### SITE OPPORTUNITIES

- Lake recreation
- Directly south of Nature Preserve
- Proximity to Wild Wings and Monument Hills communities
- South landing of Coors/Storz Bridge
- Excellent direct public access to creek and CR 94B
- Site access via CR94B and flat open area adjacent to road could permit a parking lot and access trail node
- Lake recreation
- Identified as a recreation node in CCAP
- Passive and active recreation
- Proximity to Yolo Flyers Club golf course
- Mitigation/conservation opportunities (if not used by operator)
- Re-use of conveyor tunnel for public access to east of CR94B
- Groundwater recharge potential in coordination with YCFCWCD; possible revenue source
- Opportunity to connect to future holdings and future mining by Teichert
- Wet creek conditions allow for habitat opportunities
- Upland area provides opportunity for native revegetation with irrigation provided by the creek
- The county has agreed to consider this site in the HCP/NCCP reserve system if the operator does not exercise mitigation option and provided the easement does not constrain uses identified herein. In return, YHC would pay for operation and maintenance related to habitat values.

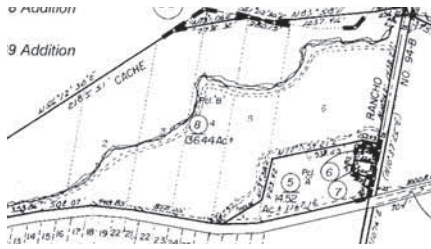


### SITE CONSTRAINTS

- Proximity to Wild Wings community to the west and south
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing O/M
- Proximity to Watts-Woodland airport runway (bird strike concern)
- **Deep pit, difficult to gain public access to lake**
- Creek in this area is wet year-round so use of in-channel connectivity is limited



## TEICHERT WOODLAND STORZ LAKE



**APN:** 025-430-008

**SIZE:** ±64 acres (plus unknown acreage from property to creek centerline)

**Date of Acquisition:** Estimated 2020

**LOCATION:** South of Cache Creek; west of CR 94B; north of Wild Wings community.

**REACH:** Dunnigan Hills and Hoppin

**RIVER MILE:** 16.25

### **OTHER PROPERTY INFORMATION**

**History:** This property will be dedicated to the County by Teichert pursuant to the Teichert Woodland Development Agreement (DA). Approved reclamation is to lake and habitat.

**Access:** Along entire easterly property boundary which fronts CR 94B

**Terms of Acquisition:** Pursuant to the DA the dedication will consist of ±64 acres reclaimed to lake and riparian habitat dedicated in fee with public access as described above simultaneously with the County's return of the financial assurances bond for that phase of reclamation. Based on information from the operator the County has estimated this may occur in 2020.

Dedication must include southerly frontage to the centerline of Cache Creek. The DA allows Teichert to establish a conservation easement over this in-channel portion of the Storz parcel prior to dedication provided any resulting use restrictions will not impair the County's ability to utilize the property for future native habitat, public access and viewing, pedestrian and bicycle corridor, groundwater recharge, and other activities that may be appropriate within the envisioned Cache Creek Parkway.

The northern landing of the Coors/Storz bridge is on the Coors parcel APN 025-360-61. The Coors/Storz bridge is the subject of a separate dedication that occurs later (see separate discussion of the Teichert Coors/Storz Bridge).

The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances except the described mitigation credits; 2) the boundaries of the dedicated property must extend to centerline of Cache Creek; 3) the property must be free of toxic substances and contaminants; 4) Teichert must give the County access during escrow in order to conduct due diligence; 5) Teichert must survey and establish the boundaries of the property; and 6) Teichert is responsible for an appraisal at the time of the dedication.



Relevant Legal Documents:

- 1996 Development Agreement No. 96-286 for the Teichert Woodland Long-Term Off-Channel Mining Permit (12/17/96)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)

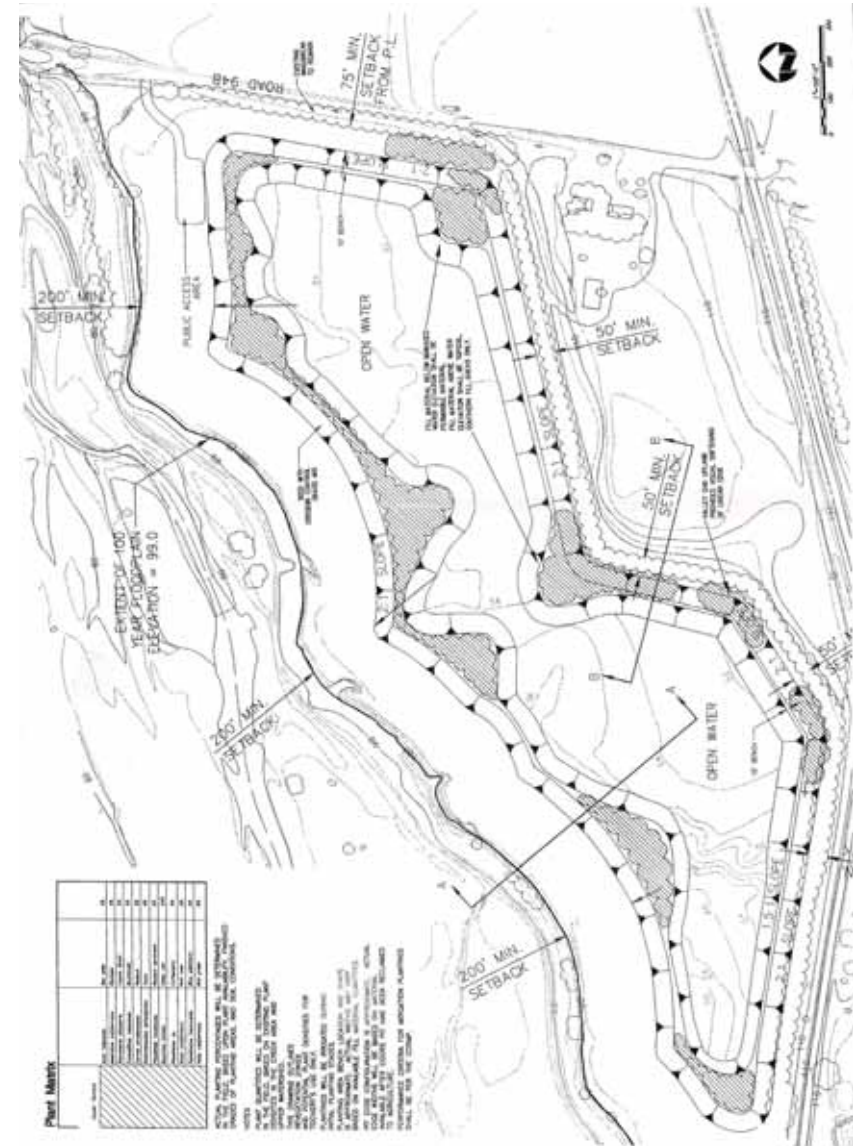
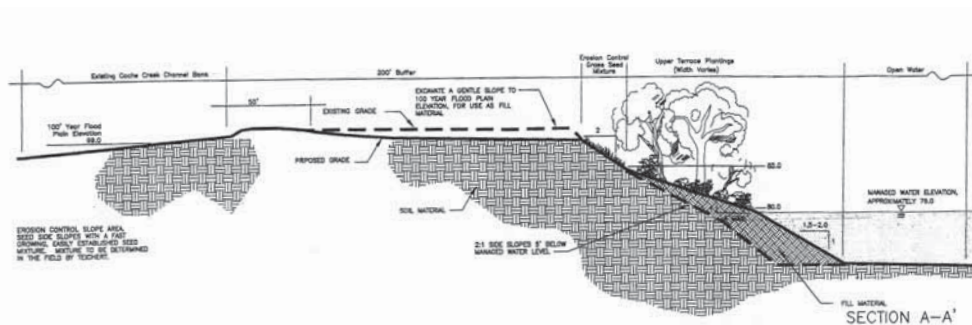
Physical Characteristics: Open reclaimed mining pit with initial regeneration of riparian plants including cattails (*Typha* spp.), Fremont cottonwoods (*Populus fremontii*), sandbar willows (*Salix exigua*). There are also non-native, invasive plants beginning to recolonize the area including tamarisk (*Tamarix* spp.) and tree tobacco (*Nicotiana glauca*). The remainder of the pit is dominated by annual weeds including wild oats (*Avena fatua*) and yellow starthistle (*Centaurea solstitialis*).

The upland portions of this parcel are dominated by annual grasses and other weeds, and bare ground. The bare ground areas tend to be more gravelly and indicate major soil compaction. There are some native shrubs, including coyote brush (*Baccharis pilularis*) found in the upland portion of the site.

Invasive weed control and passive restoration would most likely be possible in the open lake portion of the project area. Native species are already beginning to colonize the site, however the invasive tamarisk and tree tobaccos would need to be controlled. Restoration on the upland portion of the site would be more difficult due to compaction and lack of water. The compaction could be addressed by deep ripping specific areas for planting. Any planting would need to be augmented with a drip irrigation system.

Relevant Special Studies:

- 1996 Teichert Aggregates Woodland Long-Term Mining Permit Application and EIR (SCH #96013031) certified November 25, 1996.





- PLANNING OPPORTUNITIES**
1. SUITABLE FOR ACTIVE RECREATIONAL USES SUCH AS A MOUNTAIN BIKE PUMP TRACK.
  2. ACCESS VIA COUNTY ACCESS EASEMENT FROM CCRMP

- LEGEND**
- PROPERTY BOUNDARY
  - ACCESS EASEMENT
  - 100-YEAR FLOOD BOUNDARY
  - CCRMP BOUNDARIES
  - PARKING
  - MOUNTAIN BIKE TRACK

COUNTY BORROW PIT - TRAIL OPPORTUNITY MAP



Source: Santa County USB Cooperative, Includes City of West Sacramento, City of Woodland, City of Yuba, City of Wilkes, Russian Hill, YubaHealth Consulting, Orange County Water District



## 13. COUNTY BORROW SITE

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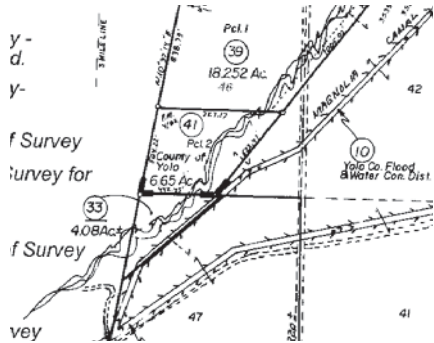
### SITE OPPORTUNITIES

- Teichert responsible for maintenance during term of lease
- Adjacent to the Teichert Woodland aggregate plant site
- Site is suited for active recreational use such as mountain bike pump track or similar.
- Opportunity to connect to future holdings and future mining by Teichert

### SITE CONSTRAINTS

- No public right to access or use property until after the lease expires.
- Lease runs through 1/1/2028 with possible 20-year extension if Teichert requests new mining to support the Woodland aggregate plant.
- Site is very small currently separated and isolated from other parkway parcels and the creek
- No party is obligated to revegetate this site

## COUNTY BORROW SITE



APN: 025-120-041

SIZE: ±6.65 acres

Date of Acquisition: Prior to 1980

LOCATION: West of CR 96; southeast of Cache Creek; adjacent to and southwest of Teichert Woodland Plant

REACH: Hoppin

RIVER MILE: N/A

### OTHER PROPERTY INFORMATION

History: Owned by County since prior to 1980. Excavation site for unspecified County public works projects through mid to late 1980's. In 1995 the County determined that reclamation completed in 1994 on an adjoining parcel had been destroyed by unauthorized activities and for which the County could not feasibly complete the required reclamation. The County solicited bids to perform the reclamation work as compensation for use of the parcel. Teichert reclaimed the adjoining parcel and has no obligation to do any further on the County Borrow Property (personal communication J. Anderson 8/27/2014).

Access: 60-foot access road along the east boundary of the Teichert Woodland Plant to CR 20 (see Exhibit B of lease).

Terms of Acquisition: Signed lease agreement between Teichert and County allows Teichert to use the property for storage and other used related to aggregate operations through 1/1/2028 in exchange for Teichert's agreement to undertake reclamation pursuant to Exhibit D on an adjoining parcel of the lease.

### Relevant Legal Documents:

- 1980 Mining and Reclamation Plan (10/29/80; Planning Commission)
- 2002 Agreement to Lease County Property (3/26/2002)
- 2012 Teichert Schwarzgruber Approvals (11/13/2012)

Physical Characteristics: Previously mine property owned by County and leased to Teichert. Used for storage of aggregate stockpiles, rip rap, equipment, and other such uses incidental to mining operations. Mining is prohibited.

### Relevant Special Studies:

- None



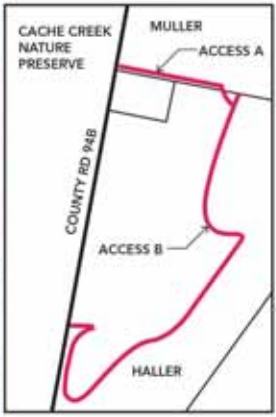
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YIELD TABLE	
AMENITY TYPE	QTY./NOTES
CONCEPTUAL CACHE CREEK TRAIL	0.80 MILES
FUTURE TRAIL CONNECTION	0.75 MILES
POTENTIAL INFORMAL TRAIL	0.50 MILES
PICNIC SHADE SHELTERS	2
LOOKOUT FACILITIES	2

**PLANNING OPPORTUNITIES**  
 1. UTILIZE EXISTING MINING HALL ROAD HEADING BACK TOWARDS STORZ, NATURE PRESERVE AND RODGERS.

- LEGEND**
- TRAIL NODE
  - FUTURE TRAIL CONNECTION
  - CONCEPTUAL CACHE CREEK TRAIL
  - POTENTIAL PEDESTRIAN BRIDGE
  - PROPERTY BOUNDARY
  - ACCESS EASEMENT
  - POTENTIAL INFORMAL TRAIL
  - 100-YEAR FLOOD BOUNDARY
  - CCRMP BOUNDARIES
  - OPEN WATER/SEASONAL MARSH
  - ANNUAL GRASSLAND
  - RIPARIAN UPLAND
  - RIPARIAN WETLAND HABITAT
  - POTENTIAL PICNIC AREA
  - POTENTIAL LOOKOUT AREA
  - PHOTO LOCATION



Access A= 40 foot unlimited public access with Muller Habitat dedication; 20 foot emergency access when plant closes.  
 Access B= 20 foot limited public access with Muller Habitat dedication; 20 foot unlimited public access when plant closes.

TEICHERT WOODLAND MULLER HABITAT- TRAIL OPPORTUNITY MAP



Source: Teichert County GIS Department. Includes City of West Sacramento, City of Woodland, City of Yuba, City of Blaine, National GIS, National Geographic, Google Earth, and other sources.



## 14. TEICHERT WOODLAND MULLER HABITAT AND TRAIL

### SITE OPPORTUNITIES

- Use of existing conveyor bridge to provide pedestrian access over creek
- Adjacent to Granite Woodland Reiff dedication property on east
- Interconnectivity with Nature Preserve to the west across CR 94B
- Mitigation/conservation opportunities (if not used by operator)
- Trail connection and habitat
- Identified as a recreation node on CCRMP Figure 10
- Secluded passive opportunity
- Wet conditions allow for habitat opportunities
- The County has agreed to consider inclusion of this site in the HCP/NCCP reserve system if the operator does not exercise mitigation option and provided the easement does not constrain uses identified herein. In return the YHC would pay for operation and maintenance related to habitat values.

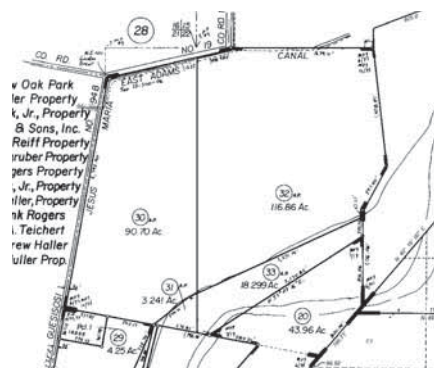


### SITE CONSTRAINTS

- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing maintenance
- Restrictions in conservation easement for property between Muller and creek may restrict County DA rights
- Trail access only. No vehicle access
- Creek access in this area is wet year-round so use of in-channel connectivity is limited.
- Potential for trespass onto Muller agricultural land, Haller agricultural land, and elderberry beetle habitat



## TEICHERT WOODLAND MULLER HABITAT AND TRAIL



APN: 025-350-030; 025-350-032

SIZE: ±98 acres (plus unknown acreage from property to creek centerline)

Date of Acquisition: Estimated 2017

LOCATION: East of CR 94B; north of Cache Creek; adjoins Granite Woodland Reiff property on the eastern border.

REACH: Hoppin

RIVER MILE: Aprox. 15.0

### OTHER PROPERTY INFORMATION

**History:** This property will be dedicated to the County by Teichert pursuant to the Teichert Woodland Development Agreement (DA). Approved reclamation was to open water lake, seasonal wetland, and riparian habitat. Due to extreme seasonal and annual variations in groundwater, and deep clay lens, the large open water feature is restricted. Therefore, the final reclamation design is characterized by overlapping habitat zones as dictated by the fluctuating water table, with ±69 acres of open space habitat (wetland, riparian, grassland and oak woodland) and 27 acres of a combined open water/seasonal marsh zone. On August 28, 2014, the County determined that the reclamation of the Muller Property was in substantial compliance with the approved Reclamation Plan.

**Access:** The original terms of public access were modified with the 11/13/12 approval of the Teichert Schwarzgruber project. The effect of the new language together with the Teichert Schwarzgruber net gains language is as follows.

- 1) At the time of the Muller property dedication, two public access easements will be dedicated. These accesses will remain as described below until such time as operations at the Teichert Woodland plant cease.
  - a) A restricted 20-foot "Trail Easement" will be provided to CR 94B (shown as "20 foot trail easement" on Exhibit C of the Teichert Schwarzgruber Development Agreement. This access will be available for public use when there is an event at the Nature Preserve, and open on Saturdays, until such time as the Teichert Woodland Plant ceases operation. As specified in the language change, this access is limited to "events conducted by, or in conjunction with, the Cache Creek Nature Preserve, such as Open Day, Annual Creek Cleanup, etc or other activities as agreed upon by the Parties.", AND

- b) The 40-foot unlimited public access easement negotiated in the 1996 Teichert Woodland Development Agreement will be provided to CR 94B (shown as "non-public county access" on Exhibit C of the Schwarzgruber Development Agreement).

- 2) At the time the Teichert Woodland Plant ceases operations:

- a) The restricted 20-foot trail easement will be extinguished and simultaneously re-dedicated to the County with no restrictions on public access, AND
  - b) The 40-foot unlimited public access easement negotiated in 1996 will be extinguished and simultaneously re-dedicated as a 20-foot restricted access to CR 94B. This access will be restricted to emergency vehicle access and for use by the County and its authorized representatives.

**Terms of Acquisition:** Pursuant to the DA the dedication will consist of ±98 acres reclaimed to seasonal wetland and riparian habitat dedicated in fee with public access as described above simultaneously with the County's return of the financial assurances bond for that phase of reclamation. Based on information from the operator the County has estimated this may occur in 2017.

The DA specifically allows establishment of a conservation easement on this property so long as the easement restrictions do not impair the County's ability to utilize the property for future native habitat, public access and viewing, pedestrian and bicycle corridor, groundwater recharge, and other activities that may be appropriate within the envisioned Cache Creek Parkway.

Dedication must include southerly frontage to the centerline of Cache Creek. It appears this may involve dedication of all or a portion of APN 025-350-033 south of the Muller reclamation boundary, in order to fulfill the terms of this requirement. The Haller/Muller Agricultural Easement documents indicate that APN 025-350-033 was separately placed in a habitat conservation easement 12/29/98 as mitigation for wildlife impacts associated with approval of the Teichert Esparto and Teichert Woodland mining projects. The stated purpose of the easement is to preserve and protect habitat for the Swainson's hawk and bank swallow on the property as existed on the date of the easement (it is not known how/whether the condition of the habitat on that date was documented).

County access to the property is restricted to six times per year, only with prior notification, and only for the purposes of monitoring compliance and enforcing terms of the easement. The easement reserves for Teichert the right to prohibit public access. Teichert's additional reserved rights on the property are identified in Section 4 of the easement. Several of these rights expire with reclamation of the Teichert Woodland aggregate plant site. These easement restrictions appear to be more narrow and more restrictive than the terms of the DA.



Section 9 of the easement includes an offer to donate the property in fee title within one year of return of the financial assurances associates with reclamation of the Teichert Woodland plant site (the County has 180 days to accept the offer). If this property is the same property that lies between the southerly boundary of the Muller reclamation and the creek centerline, then this clause may be inconsistent with the DA which requires dedication of this property as part of the Muller dedication described herein.

The northern landing of the Muller bridge is also on APN 025-350-033. The Muller bridge is the subject of a separate dedication that will occur later (see separate discussion of Teichert Muller Bridge). DA Section 2.2.9 (ii) retains for Teichert: 1) an easement under the conveyor system; 2) linear access to the conveyor system; and 3) establishment of conservation easements on the in-channel portion of the Muller property.

Prior to dedication of the Muller property, Teichert is responsible for providing east/west access under or over the conveyor system to allow safe public passage (see DA Section 2.2.9 iii). Exact locations of access will be determined at dedication.

The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation.

There are other specified terms that must be satisfied at the time of the dedication: 1) the trail easements may not encroach on the 4.75 acre privately-held VELB habitat created on APN 025-350-01; 2) the property must be free of any liens and encumbrances except the described mitigation credits; 3) the boundaries of the dedicated property must extend to centerline of Cache Creek; 4) the property must be free of toxic substances and contaminants; 5) Teichert must give the County access during escrow in order to conduct due diligence; 6) Teichert must survey and establish the boundaries of the property; and 7) Teichert is responsible for an appraisal at the time of the dedication.

Relevant Legal Documents:

- 1996 Development Agreement No. 96-286 for the Teichert Woodland Long-Term Off-Channel Mining Permit (12/17/96)
- 1997 California Endangered Species Act Memorandum of Understanding and Management Authorization by and between A Teichert & Son, Inc and the Department of Fish and Game regarding Woodland & Esparto Off-Channel Long-Term Mining, Processing, and Reclamation Project Yolo County designated CESA No. 2081-1997-93-2 (date unknown) (provides 121 acres of mitigation for 96.3 acres of impact)
- 1998 Agreement No 98-383 In-Channel Haller and Muller Habitat Conservation Easement Grant (Swainsons Hawk and Bank Swallow) (12/8/98)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)

- 2012 Development Agreement No. 12-152 for the Teichert Schwarzgruber Mining and Reclamation Project (11/13/12)

Physical Characteristics: The upland portion of this site is characterized by restored California native grasslands mixed with annual grassland species, and restored Valley oaks (*Quercus lobata*). The lowland areas have been restored with California native shrubs and trees, including Valley oaks, western sycamore (*Platanus racemosa*), and a variety of willow species (*Salix* spp.). Other native species are growing in the lowland areas including cattails (*Typha* spp.) and a mix of California native grasses (*Stipa pulchra*, *Elymus glaucus*, etc.). The slopes have been seeded with California native grasses and now are comprised of a mix of native and non-native grasses, along with annual grasses and weeds.

The native plant community restoration was very successful. The only future work required at this site would be to control any specific invasive species that may begin to colonize the site including giant reed (*Arundo donax*), tamarisk (*Tamarix* spp.), and/or tree tobacco (*Nicotiana glauca*).

Relevant Special Studies:

- 1996 Teichert Aggregates Woodland Long-term Mining Permit Application and EIR (SCH #96013031) certified November 25, 1996.





**LEGEND**

	TRAIL NODE
	PHOTO LOCATION

**YIELD TABLE**

AMENITY TYPE	QTY./NOTES
PEDESTRIAN BRIDGE	780' SPAN, 10' WIDTH

TEICHERT MULLER BRIDGE - TRAIL OPPORTUNITY MAP

NOT TO SCALE



## 15. TEICHERT MULLER BRIDGE

### SITE OPPORTUNITIES

- Creates a pedestrian bridge crossing opportunity between Stephens Bridge at CR 94B and I-5 bridge further east
- Future link to trail on south side of creek to Rodgers and Correll properties
- State and federal approvals already in place for structure



### SITE CONSTRAINTS

- Status of property underlying the bridge structure is unclear. The county will need the underlying property to be dedicated in fee with the bridge dedication.
- No access to southerly bridge landing. The Teichert Woodland Plant site where bridge lands on the south is not a planned dedication property.
- Schwarzgruber property which lies between Teichert Woodland plant site and Rodgers property is not a planned dedication site.
- Teichert has no obligation to improve or repair bridge structure beyond its condition at the time of dedication.
- It is not clear if the conveyance will be usable without additional construction of a walking surface and safety features.

## TEICHERT MULLER BRIDGE



**APN:** Crosses APNs. See below.

**SIZE:** :N/A

**Date of Acquisition:** 2019 (earliest); 2028 (latest)

**LOCATION:** Conveyor bridge structure extends from Muller property (APNs 025-350-030 and 025-035-032) over Cache Creek to Teichert Woodland Aggregate Plant (APNs 025-350-018; 025-350-019; 025-120-039)

**REACH:** Hoppin

**RIVER MILE:** Aprox. 15.0

### **OTHER PROPERTY INFORMATION**

**History:** This facility will be dedicated to the County by Teichert pursuant to the Teichert Schwarzgruber Development Agreement (DA).

**Access:** The County will already own the Muller property including southerly frontage to the centerline of Cache Creek at the time the bridge is dedicated so access to the bridge at the north end will be in place. The bridge crosses from the Muller Property on the north of Cache Creek to the Teichert Woodland Aggregate Plant on the south side of Cache Creek. There is currently no arrangement in place for the County to have access to the southerly bridge landing. Access to the southerly bridge landing will be needed.

**Terms of Acquisition:** Dedication of this bridge was negotiated as a part of the Teichert Schwarzgruber project approval. Status of property underlying the bridge structure, south of the Muller property is not specified. The County will need the underlying property from the Muller property line to the southerly landing and access to the southerly landing from a southerly public access point (CR 20 or CR 96) to be dedicated (in fee or easement as determined appropriate by the County) with the bridge dedication. This should be clarified in advance. Section 2.2.9ii of the Teichert Woodland DA addresses this for Teichert's interests regarding the Muller property dedication – parallel language could be used to address the County's interests for the portions of the bridge off the Muller property.

The County will already own the Muller Property but potentially not the bridge constructed on it. This needs to be clarified. The County and Teichert will need to negotiate terms for Teichert's continued use of the bridge structure, or movement of the conveyor, once the Muller Property is dedicated.

Similar to the terms for the Teichert Coors/Storz Bridge dedication, it is assumed that the conveyor equipment will be removed prior to the dedication. Teichert has no obligation to improve or repair bridge structure beyond its condition at the time of dedication.

### **Relevant Legal Documents:**

- 2012 Development Agreement No. 12-152 for the Teichert Schwarzgruber Mining and Reclamation Project (11/13/12)

**Physical Characteristics:** Bridge is 780 feet long and 15 feet wide (including the walkway). The height above creek varies depending on the topography/elevation and flow of the creek.

### **Relevant Special Studies:**

- 2012 Teichert Schwarzgruber Mining and Reclamation Project EIR certified November 13, 2012



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**PLANNING OPPORTUNITIES**  
 1. PASSIVE RECREATION AREA COULD ALLOW FOR A DISC GOLF COURSE, AGILITY COURSE OR ARCHERY RANGE.

**LEGEND**

- CCRMP HABITAT NODE
- CCRMP RECREATION NODE
- TRAIL NODE
- FUTURE TRAIL CONNECTION
- CONCEPTUAL CACHE CREEK TRAIL
- ADA ACCESS
- PROPERTY BOUNDARY
- POTENTIAL INFORMAL TRAIL
- 100-YEAR FLOOD BOUNDARY
- ACCESS EASEMENT
- CCRMP BOUNDARIES
- ANNUAL GRASSLAND
- POTENTIAL WETLAND HABITAT
- POTENTIAL PASSIVE RECREATION AREA
- POTENTIAL RIPARIAN HABITAT
- P PARKING
- ♿ POTENTIAL LOOKOUT AREA
- 🍃 POTENTIAL PICNIC AREA
- ♿ POTENTIAL RESTROOMS
- 📷 PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
CONCEPTUAL CACHE CREEK TRAIL	0.50 MILES
FUTURE TRAIL CONNECTION	0.70 MILES
POTENTIAL INFORMAL TRAIL	1.75 MILES
POTENTIAL PASSIVE RECREATION AREA	19 ACRES
PICNIC SHADE SHELTERS	1
RESTROOM BUILDING	1
LOOKOUT FACILITIES	1

GRANITE WOODLAND REIFF HABITAT - TRAIL OPPORTUNITY MAP



Source: Teah County GIS Cooperative, Includes City of Woodburn, City of Woodland, City of Harris, City of Willits, Russian River Park, Teah County, Various, Some by Name Projects.

## 16. GRANITE WOODLAND REIFF HABITAT

### SITE OPPORTUNITIES

- Proximity to Teichert Woodland Muller and Rodgers Property
- Opportunity for natural revegetation
- Excellent direct public access to creek and CR 95B
- Approximately 3,800 linear feet of creek frontage
- Granite's interest in using site for Swainson hawk mitigation provides funding for restoration and long-term operation/maintenance
- Identified as a recreation node in CCAP
- Passive recreation and habitat or large active recreation opportunity (potential location for frisbee golf or mountain bike pump track)
- Possible aquifer recharge site
- Existing trail/parking lot and access
- Breach in levee allows water to backflow into site
- Parking lot provides possible location for restroom and amenities
- Place boulders to deter off highway vehicle use.



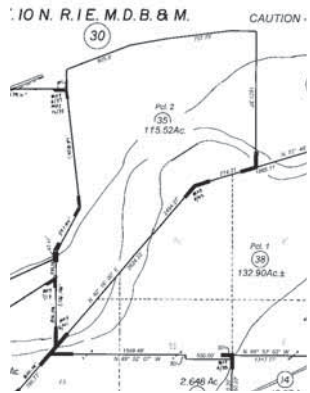
### SITE CONSTRAINTS

- Soils (loams and riverwash) not good for revegetation (excessively drained; little clay; little ability to hold water or nutrients for plant health)
- Areas may be overly compacted from prior mining inhibiting revegetation
- Exposure to creek breach/capture
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Site floods; levee breach left intentionally to provide hydraulic relief to creek





## GRANITE WOODLAND REIFF HABITAT



**APN:** 025-350-035

**SIZE:** ±115 acres

**Date of Acquisition:** October 2017

**LOCATION:** North of Cache Creek; adjoins Teichert Woodland Muller on the west; south of CR 18A.

**REACH:** Hoppin

**RIVER MILE:** 14.4

### OTHER PROPERTY INFORMATION

**History:** Pursuant to the terms of the Granite Esparto Development Agreement (DA), this property has been dedicated to the County via Irrevocable Offer of dedication (IOD) and the County has exercised its right to postpone the acceptance until November 31, 2021.

The site has been reclaimed to habitat and passive recreation. On September 29, 2014 the County processed a minor modification to clarify the final reclamation requirements, DA dedication requirements, site improvements for hawk mitigation, and conservation easement restrictions for hawk mitigation.

**Access:** CR 95B terminates at the northeastern side of the property where there is an entry gate.

**Terms of Acquisition:** This 115 acre property was required to be dedicated by Granite in fee to the County by October of 2014. All existing wells, electrical infrastructure, fencing and the entry gate at CR 95B must be included in the dedication. The developer was required to reclaim the property to the requirements of the original Reclamation Plan (site grading, redistribution of topsoils, soil amendment, and the seeding of the site). The developer was required to install a 3.5 acre gravel parking area in the northeastern corner of the property.

The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation. Upkeep of the property remains the responsibility of Granite Construction until the County accepts the property.

For a ten-year period following permit approval (through November 11, 2021) Granite has the right to utilize the property for Swainson hawk habitat mitigation provided it does not conflict with public use of the land, trails through the property, riparian restoration of the lowlands, and creates no adverse implications for ongoing maintenance and operation once dedicated. The County has approval authority over plantings and site modifications to ensure consistency with those interests.

There are other specified terms that must be satisfied at the time of the dedication: 1) the property must be free of any liens and encumbrances except the described mitigation; 2) the property must be free of toxic substances and contaminants; 3) Granite must give the County access during escrow in order to conduct due diligence; 4) Granite must survey and establish the boundaries of the property; and 5) Granite is responsible for an appraisal at the time of the dedication.

### Relevant Legal Documents:

- 1979 Reclamation Plan and Use Application (5/24/79)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation District for Conservation Project Planning Services (2/24/09)
- 2010 Agreement No. 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services (6/29/10)
- 2011 Development Agreement No. 2011-165 for the Granite Esparto Long-Term Off-Channel Mining Permit (11/8/11)

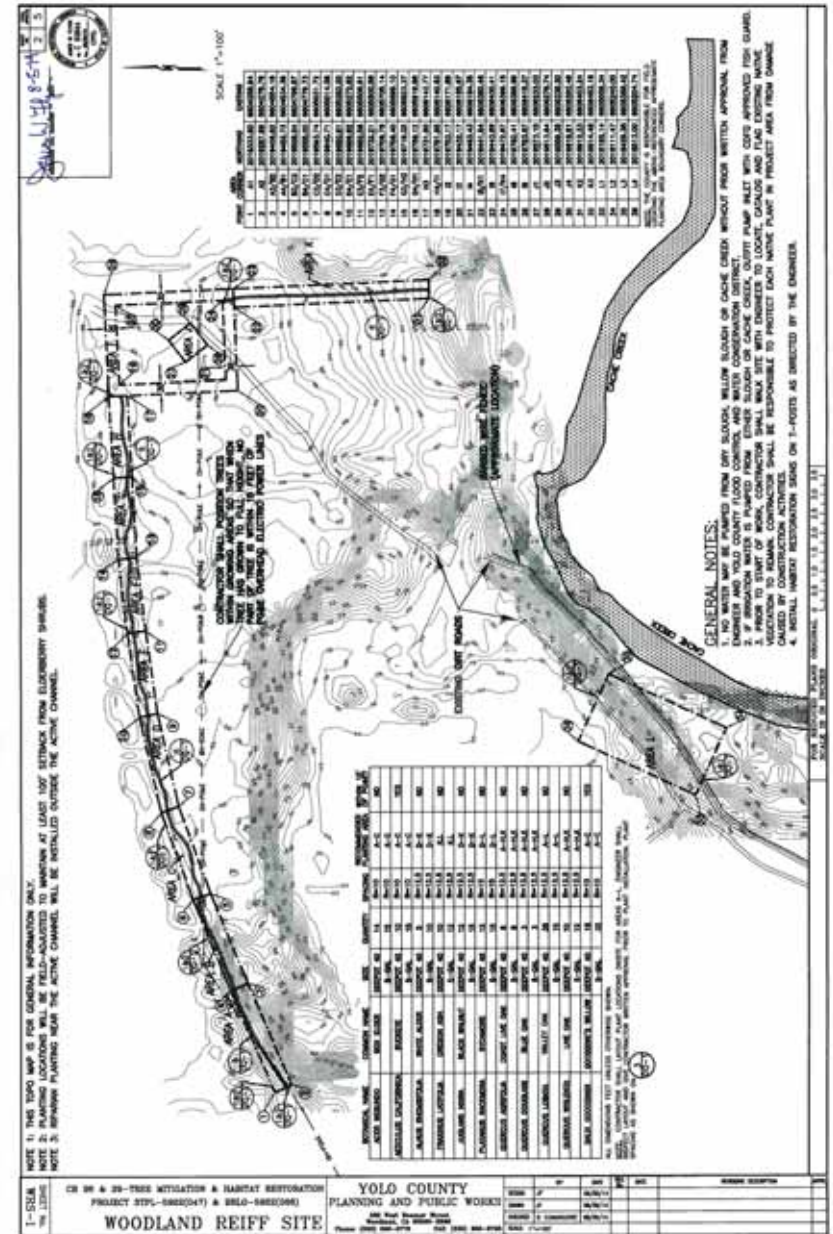
**Physical Characteristics:** Site is currently an open annual grassland with some California native grasses from a previous grass seeding project. Tree and shrub recruitment is occurring throughout the site with black walnuts (*Juglans californica*), black willows (*Salix gooddingii*), mule fat (*Baccharis salicifolia*), and other species sporadically growing throughout the site. The site is otherwise dominated by annual invasive weed species including Italian ryegrass (formerly *Lolium multiflorum*), wild oats (*Avena fatua*), and other weedy grass species. There is also the invasive perennial pepperweed (*Lepidium latifolium*) growing throughout the site. Pepperweed, although highly invasive, will most likely only be invasive for this site if the site is continually inundated from the creek.

This site has high potential for passive restoration and natural regeneration with willows and other native species. Some annual weed work will be required, especially for pepperweed if the site were to receive more water from Cache Creek. This site also has high grazing potential given the species of annual grasses growing throughout the site. This may be a way to reduce weedy biomass. Any trees or shrubs planted would need to be caged initially if animals are to be introduced into the site.

**Relevant Special Studies:**

- 2010 Site Assessment by Kevin Schwartz, PhD
- 2014 Various draft proposals from Granite for improvements to site for hawk mitigation
- 2014 New Fields Hydrology Study

Woodland Pt, Yolo County, CA  
 Granite Construction  
 Final Pt Configuration  
 7/7/2014







- PLANNING OPPORTUNITIES**
1. IN CREEK ACCESS FROM GRANITE WOODLAND BELT CAN SERVE AS A SECONDARY TRAIL TO THE CACHE CREEK TRAIL. MAY NOT BE ALL SEASON OPTION.
  2. PROXIMITY TO EXISTING MINING OPERATORS MAY LIMIT ACCESS OPTIONS. A POTENTIAL FUTURE CACHE CREEK TRAIL CONNECTION IS POSSIBLE NORTH OF THE SCHWARZGRUBER PROPERTY.
  3. CONSIDER ACQUISITION OF ~30 FEET FROM RODGERS TO ALLOW FOR MORE TRAIL ROOM.
  4. FUTURE OPPORTUNITY TO GAIN TRAIL ACCESS ALONG NORTH SIDE OF TEICHERT WOODLAND AND TEICHERT SCHWARZGRUBER.
  5. PURSUE ACQUISITION OF PORTIONS OR ALL OF SCHWARZGRUBER FOR IMPROVED ACCESS, PARKING LOT, AND CREATIVE INTEGRATION OF SCALE HOUSE.

**LEGEND**

- CCRMP RECREATION NODE
- ⊙ TRAIL NODE
- ▬ FUTURE TRAIL CONNECTION
- ➡ CONCEPTUAL CACHE CREEK TRAIL
- ➡ ADA ACCESS
- ▬ POTENTIAL PEDESTRIAN BRIDGE
- ▬ PROPERTY BOUNDARY
- ▬ 100-YEAR FLOOD BOUNDARY
- ▬ CCRMP BOUNDARIES
- ▬ INFILTRATION POND
- ▬ SETTLING POND
- ▬ HABITAT POND
- ▬ ANNUAL GRASSLAND
- ▬ POTENTIAL RIPARIAN HABITAT
- 🏠 LOOKOUT AREA
- 🚗 PICNIC AREA
- P PARKING
- 📷 PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
CONCEPTUAL CACHE CREEK TRAIL	0.25 MILES
FUTURE TRAIL CONNECTION	0.15 MILES
PARKING AREA	0.50 ACRES
LOOKOUT FACILITIES	1

RODGERS PROPERTY - TRAIL OPPORTUNITY MAP



Source: Weber County GIS Cooperative, Includes City of West Sacramento, City of Woodland, City of Fair Oaks, City of Wilkeson, Measure 500, Technical Consulting Group, Inc. by Peter Brackley



## 17. RODGERS PROPERTY

### SITE OPPORTUNITIES

- Passive recreation and habitat
- Coordinate with YCFCWCD for site irrigation and water recharge opportunities from Magnolia canal
- Good public access via CR96
- Proximity to Correll Property
- Mitigation/conservation opportunities
- The county has committed to allow this site to be included in the HCP/NCCP reserve system provided the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.



### SITE CONSTRAINTS

- Vegetation management (control of non-natives)
- Fluctuating water levels
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing maintenance
- Adjacent neighbors
- **Steep pit, difficult to provide safe public access to bottom**



## RODGERS PROPERTY



**APN:** 025-350-025

**SIZE:** ±30 acres

**Date of Acquisition:** 2004

**LOCATION:** Adjoins CR 96 on the west; adjoins Correll property on the east; south of Cache Creek

**REACH:** Hoppin

**RIVER MILE:** 13.9

### OTHER PROPERTY INFORMATION

**History:** This property was dedicated to the County by Teichert on October 5, 2004 pursuant to the Teichert Woodland Development Agreement (DA).

This property was previously mined by Teichert. Additional information may be available in the County's old permit files, and/or through Teichert.

**Access:** This property is accessed via frontage along CR 96.

**Terms of Acquisition:** This 30 acre property was dedicated by Teichert in 2004. The terms of the DA included the requirement to provide public access between a public roadway and the property, and design and implementation of a demonstration habitat and recharge program at the Rodgers pit.

The Rodgers Demonstration Water Recharge and Habitat Demonstration Project was initiated in the fall of 1997. The project was designed to function as a groundwater recharge basin (water recharge cells on west 20 acres of site and wildlife habitat on east 8 acres of site). An observation/overlook area with "interpretive value" was constructed on the eastern edge. The project was completed in the fall of 1999 and Teichert provided monitoring reports for five years spanning 1999 through 2003. These are listed in the program bibliography and available in the program library.

These improvements were subsequently abandoned by the County and eventually removed. In 2007 an enhancement plan (Foothill Associates) was adopted for the combined Rodgers and Correll properties and implemented with a focus solely on revegetation and habitat restoration. In 2009 the County contracted with Teichert to do work at the Correll/Rodgers site to remove the Magnolia drain pipe, install a pipe for water flow to one of the ponds (Pond C), reslope and revegetate the area, and implement Best Management Practices for erosion control. Various components of the Foothill plan were implemented until program funding was stopped mid-2010 for purposes of program evaluation and priority setting.

DA Section 2.2.9.5 addresses terms for sale of mitigation credits on the Rodgers property. The county has no record of this being exercised.

### Relevant Legal Documents:

- 1996 Development Agreement No. 96-286 Teichert Woodland Long-Term Off-Channel Mining Permit (12/17/96)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2004 Grant Deed (10/29/04)
- 2004 BOS Resolution 04-169 Accepting Transfer of Dedicated Real Property (10/8/04)
- 2010 Agreement 10-74 Between the County of Yolo and the Cache Creek Conservancy for Conservation Project and Planning Services
- 2010 Approval of Teichert Schwarzgruber (11/13/12), Condition of Approval #27 addresses re-establishment of the right-of-way for County Road 96.

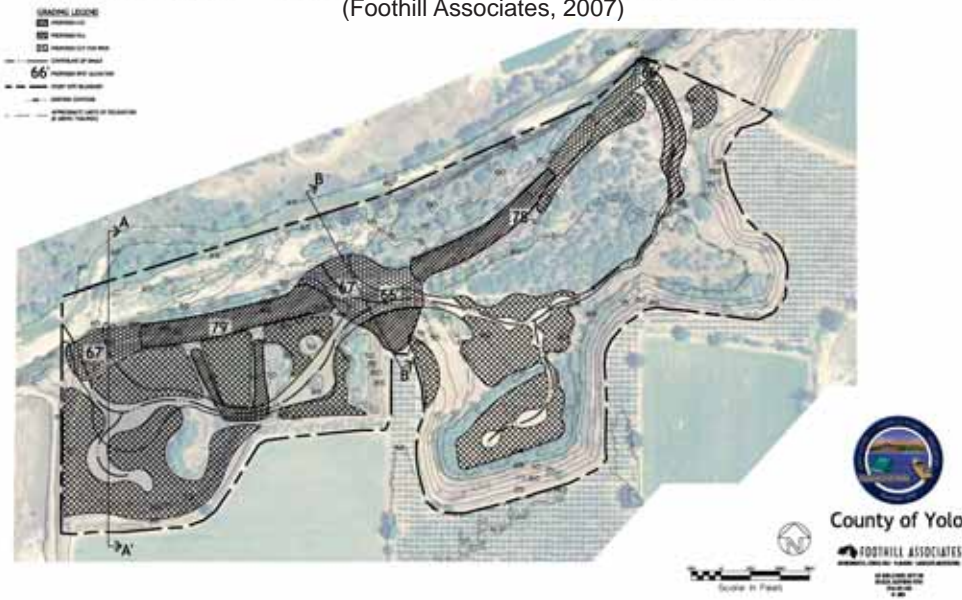


**Physical Characteristics:** There is a settling basin in the center, a habitat basin on the east and an infiltration basin on the west. The site is dominated by native and non-native grasses, and willow trees (*Salix* spp.). The willow trees are stunted by what appears to be lack of water. As with the Correll site, the best ongoing maintenance may be to add water from YCFCWCD Magnolia Canal to allow for passive pond restoration to occur while at the same time maintaining and revitalizing willow trees that are currently present. It may be possible to coordinate with the District to inundate the Rodgers site along with a groundwater recharge event in the winter and spring to minimize the cost.

**Relevant Special Studies:**

- 1999-2003 Annual Monitoring Reports for Rodgers Demonstration Water Recharge and Habitat Demonstration Project Barry Baba, Habitat Restoration Biologist, Teichert Aggregates; Final report issued October 28, 2003.
- 1999-2003 Annual Summaries of the Demonstration Recharge Activities at the Rodgers Mining Excavation Per Development Agreement #96-286, Luhdorff and Scalmanini, September 22, 2003 (concludes that project results were adversely affected by low delivery rate from FCD; in general  $\pm 90$  percent rate of recharge over the three-year demonstration period).
- 2007 Correll/Rodgers Pond Enhancement Feasibility Study (Foothill Associates)

**RESTORATION CONCEPT PLAN**  
(Foothill Associates, 2007)







- PLANNING OPPORTUNITIES**
1. FUTURE EXTENSION OF CACHE CREEK TRAIL TO SACRAMENTO RIVER AND BAY/DELTA TRAILS
  2. FUTURE POTENTIAL EXPANSION AREA

**LEGEND**

- TRAIL NODE
- PROPOSED FUTURE CONNECTION
- CONCEPTUAL CACHE CREEK TRAIL
- ADA ACCESS
- POTENTIAL PEDESTRIAN BRIDGE
- PROPERTY BOUNDARY
- WATER BREACH FROM CREEK
- ACCESS EASEMENT
- POTENTIAL INFORMAL TRAIL
- 100-YEAR FLOOD BOUNDARY
- CCBMP BOUNDARIES
- POTENTIAL WETLAND HABITAT
- ANNUAL GRASSLAND
- POTENTIAL PASSIVE RECREATION AREA
- POTENTIAL RIPARIAN HABITAT
- POTENTIAL PICNIC AREA
- POTENTIAL LOOKOUT AREA
- PHOTO LOCATION

**YIELD TABLE**

AMENITY TYPE	QTY/NOTES
CONCEPTUAL CACHE CREEK TRAIL	0.15 MILES
FUTURE TRAIL CONNECTION	WILL VARY 0.15 MILES AS SHOWN ON PLAN
POTENTIAL INFORMAL TRAIL	1.25 MILES
PASSIVE RECREATION AREA	3.70 ACRES
PICNIC SHADE SHELTER	1
LOOKOUT FACILITIES	1

CORRELL PROPERTY - TRAIL OPPORTUNITY MAP



Source: The County GIS Department. Includes City of Wood County, City of Wood, City of DeWitt, City of Wisconsin Dells, Wisconsin Consulting Group, Wisconsin River Project.

## 18. CORRELL PROPERTY

### SITE OPPORTUNITIES

- Passive recreation and habitat
- Proximity to Rodgers pit
- Includes well and access to ditch water
- Riparian vegetation restoration opportunities
- Anchors east end of Parkway
- Cache Creek Conservancy responsible for restoration, revegetation, and maintenance
- Adjacent to private property due east
- Mitigation/conservation opportunities
- Potential expansion to east on adjacent property
- The county has committed to allow this site to be included in the HCP/NCCP reserve system so provided the YHC pays for operation and maintenance related to habitat values and the easement does not constrain uses identified herein.



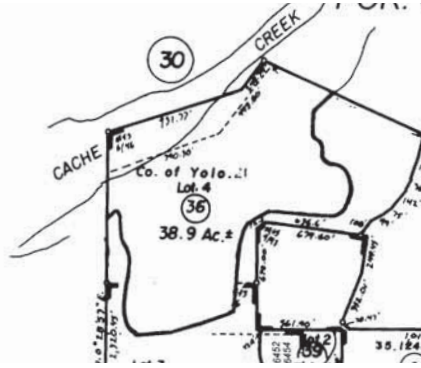
### SITE CONSTRAINTS

- Erosion in low-lying area that connect pit to main channel
- Proximity to, and access through, former Correll private property
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Funding for site planning and development
- Funding for ongoing maintenance





## CORRELL PROPERTY



APN: 025-340-36

SIZE: ±38.9 acres

Date of Acquisition: 1996

LOCATION: East of CR 96; north of CR 19 B; adjoining Rodgers property on the west; south of Cache Creek.

REACH: Hoppin

RIVER MILE: 13.7

### OTHER PROPERTY INFORMATION

History: The Correll site was mined by Lone Star through the early 1980's. It was presented as a gift to the County by Mr. Correll in the fall of 1996. This property was not dedicated by a mining company. Mr. Correll was approached by the gravel program project manager (H. Tschudin) in 1996 because he had expressed an interest in donating the land in exchange for the ability to adjust his lot lines to create a home site for his son. This was the first property brought into the newly envisioned Cache Creek Parkway.

In 1998 a portion of the south bank of the Correll site was removed in order to allow sediment to be brought in to enhance the site for riparian vegetation and to allow stormwater to exit the site and a habitat restoration plan was implemented (JSA, 1997). Cottonwoods (*Populus fremontii*) were planted to increase perch sites and shading and invasive species were removed.

In 2007 an enhancement plan (Foothill Associates) was adopted for the combined Rodgers and Correll properties and implemented with a focus solely on revegetation and habitat restoration. In 2009 the County contracted with Teichert to do work at the Correll/Rodgers site to remove the Magnolia drain pipe, install a pipe for water flow to one of the ponds (Pond C), reslope and revegetate the area, and implement Best Management Practices for erosion control. Various components of the Foothill plan were implemented until program funding was stopped mid-2010 for purposes of program evaluation and priority setting.

Pursuant to the 1998 license agreement with the CCC, the Conservancy is responsible for ongoing restoration and management of the site.

Access: A variable 20-foot to 30-foot "private" (limited) access easement is granted over the Correll driveway, back behind their home, to the site. See Parkway Plan base map. This information is in the GIS layer. Based on the Quit Claim deed and Lot Line Adjustment

Terms of Acquisition: This 38.9 acre property was donated to the County in fee in 1996 by a property owner unrelated to the gravel program. Ownership was transferred to the County via quit claim deed including easements for the following: 1) water usage of existing water well; 2) future use of water from Magnolia Canal irrigation ditch; 3) access easement (as depicted on Lot Line Adjustment Exhibit dated December 1996 prepared by Cunningham Engineering).

### Relevant Legal Documents:

- 1996 Quit Claim deed granting the property to the County
- 1996 BOS Resolution 96-179 Accepting Transfer of Donated Real Property (11/5/1996)
- 1996 Lot Line Adjustment file

Physical Characteristics: A portion of the south bank was lowered to allow sediment to enter and increase riparian vegetation, oak trees were planted, and invasive species were removed. Native trees congregate in the bottom of the pit, the area around the pond was resloped and revegetation occurred in addition to the pipe that was installed for water flow.

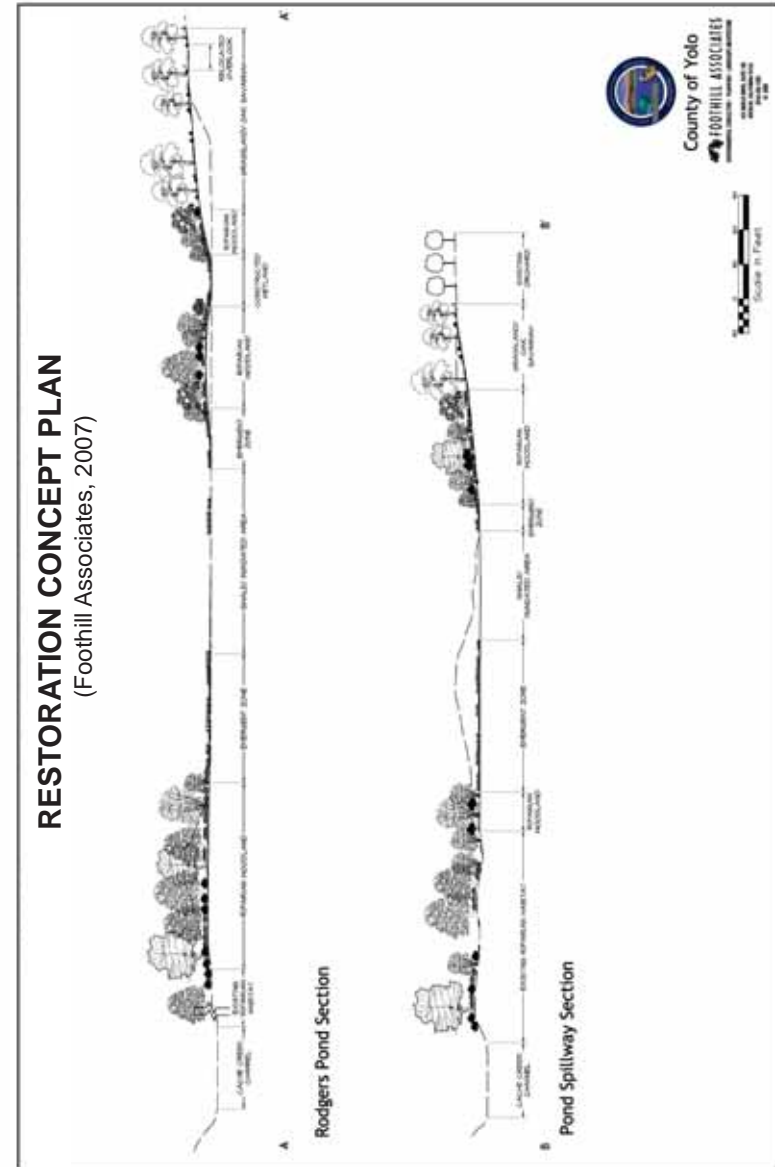


Restoration work performed by the County between 2006 and 2010. Now the site is dominated by native trees and shrubs, with a mix of native grasses and weedy annual grasses in the understory. The native overstory species include Valley oak (*Quercus lobata*), coyotebrush (*Baccharis pilularis*), toyon (*Heteromeles arbutifolia*), and Fremont cottonwood (*Populus fremontii*), and willows (*Salix* spp.). Understory species include purple needlesgrass (*Stipa pulchra*), creeping wildrye (*Elymus triticoides*), and blue wildrye (*Elymus glaucus*).

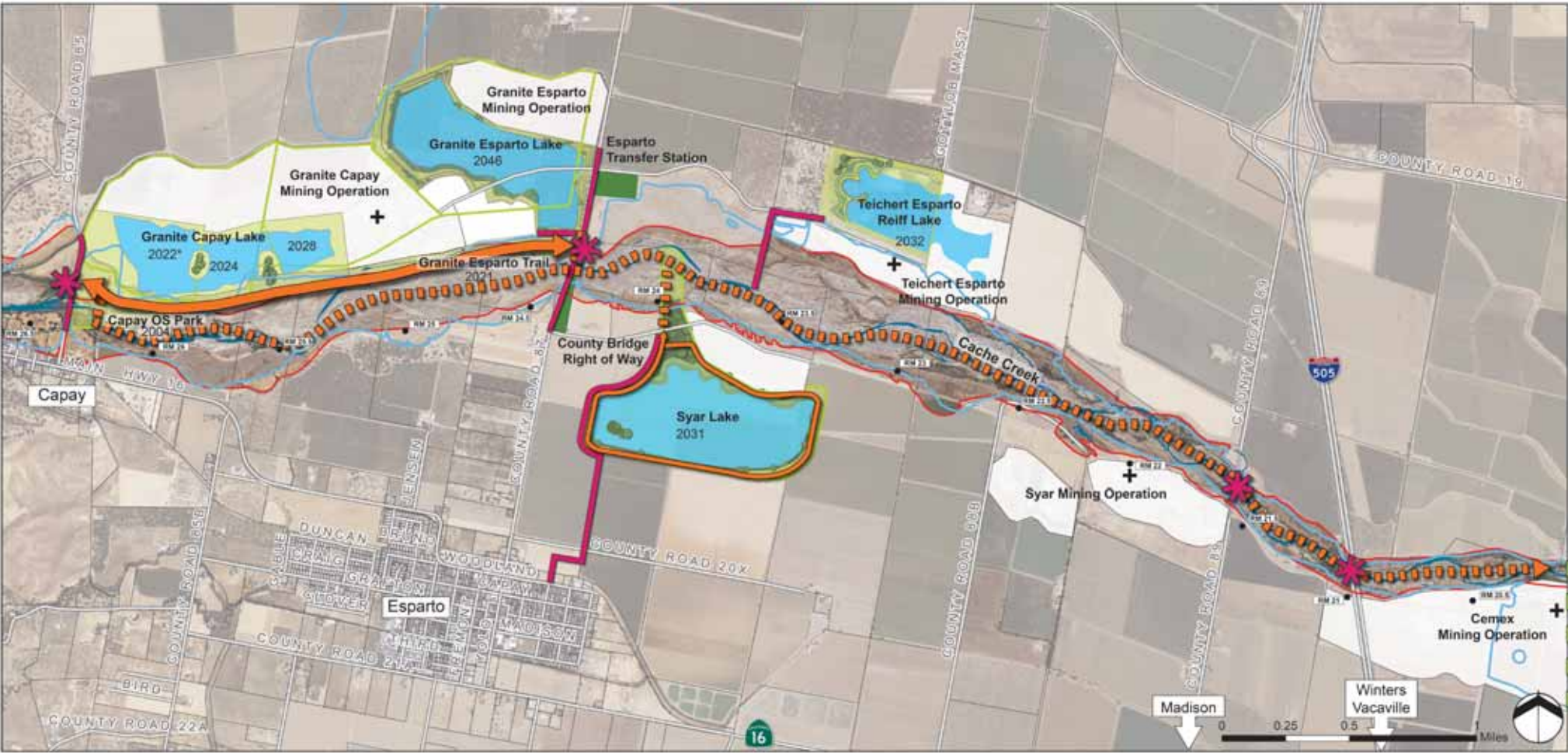
Passive ongoing management is recommended, with occasional spot weed control of thistles and other problem weeds. It may be possible to periodically inundate the site with water from YCFCWCD Magnolia Canal. This would contribute to success of ongoing passive restoration, maintenance of the existing habitat plantings, and groundwater recharge. Additional water would be needed to rejuvenate the existing native plants on the site, especially the willows.

Relevant Special Studies:

- 1988 Restoration Plan (Newton)
- 1997 Correll Pit Revegetation Program, JSA for Cache Creek Conservancy, 1/30/97
- 1997 Correll Wildlife Enhancement Hydraulic Analysis of Grade Modifications for the Cache Creek Conservancy, MBK, September 1997
- 1998 RWQCB Section 401 Water Quality Certification Application (8/11/98)
- 1998 Administrative Draft Negative Declaration (11/6/98)
- 1998 License Agreement with Cache Creek Conservancy (10/6/98)
- 2002 Restoration Plan (Yolo County)
- 2007 Restoration Plan (Foothill Associates) (refer to minutes from 12/10/07 TAC)
- 2007 Correll/Rodgers Pond Enhancement Feasibility Study (Foothill Associates)



# CACHE CREEK PARKWAY PLAN (WEST) - BASELINE IMPROVEMENTS

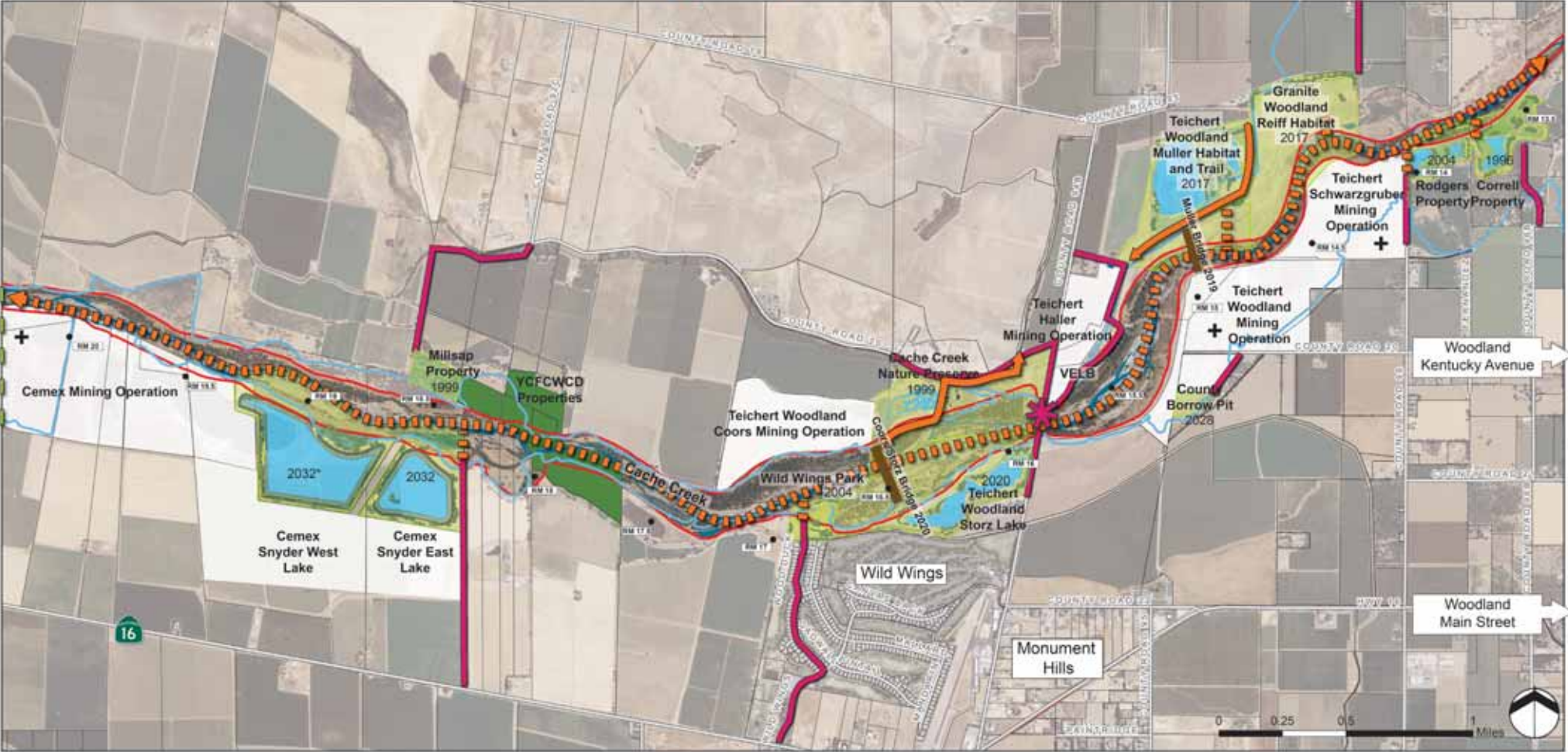


- |  |                                   |   |                                     |   |                          |
|--|-----------------------------------|---|-------------------------------------|---|--------------------------|
|  | WETLAND HABITAT / PERMANENT LAKE  |  | CREEK CHANNEL CONNECTION*           |  | 100-YEAR FLOOD BOUNDARY  |
|  | HABITAT                           |  | TRAIL                               |  | MAP MATCHLINE            |
|  | CCRMP BOUNDARY (IN-CHANNEL AREA)  |  | ACCESS EASEMENT                     |  | EXISTING CONVEYOR BRIDGE |
|  | OTHER GOVERNMENT PROPERTIES       |  | EXISTING PUBLIC RIGHT-OF-WAY ACCESS |  | AGGREGATE PLANTS         |
|  | RECLAIM TO AGRICULTURE OR HABITAT |  | RECLAMATION BOUNDARY                |  | RIVER MILE               |

Map Sources: Yuba County GIS Cooperative, Newvent GIS, Tschudin Consulting Group  
 FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10  
 \*All dates listed on plan are dates of dedication or estimated dates of dedication.  
 \* Assumes the public right to traverse the creek between the high and low water lines regardless of property ownership, pursuant to the Public Trust Doctrine.



# CACHE CREEK PARKWAY PLAN (EAST) - BASELINE IMPROVEMENTS

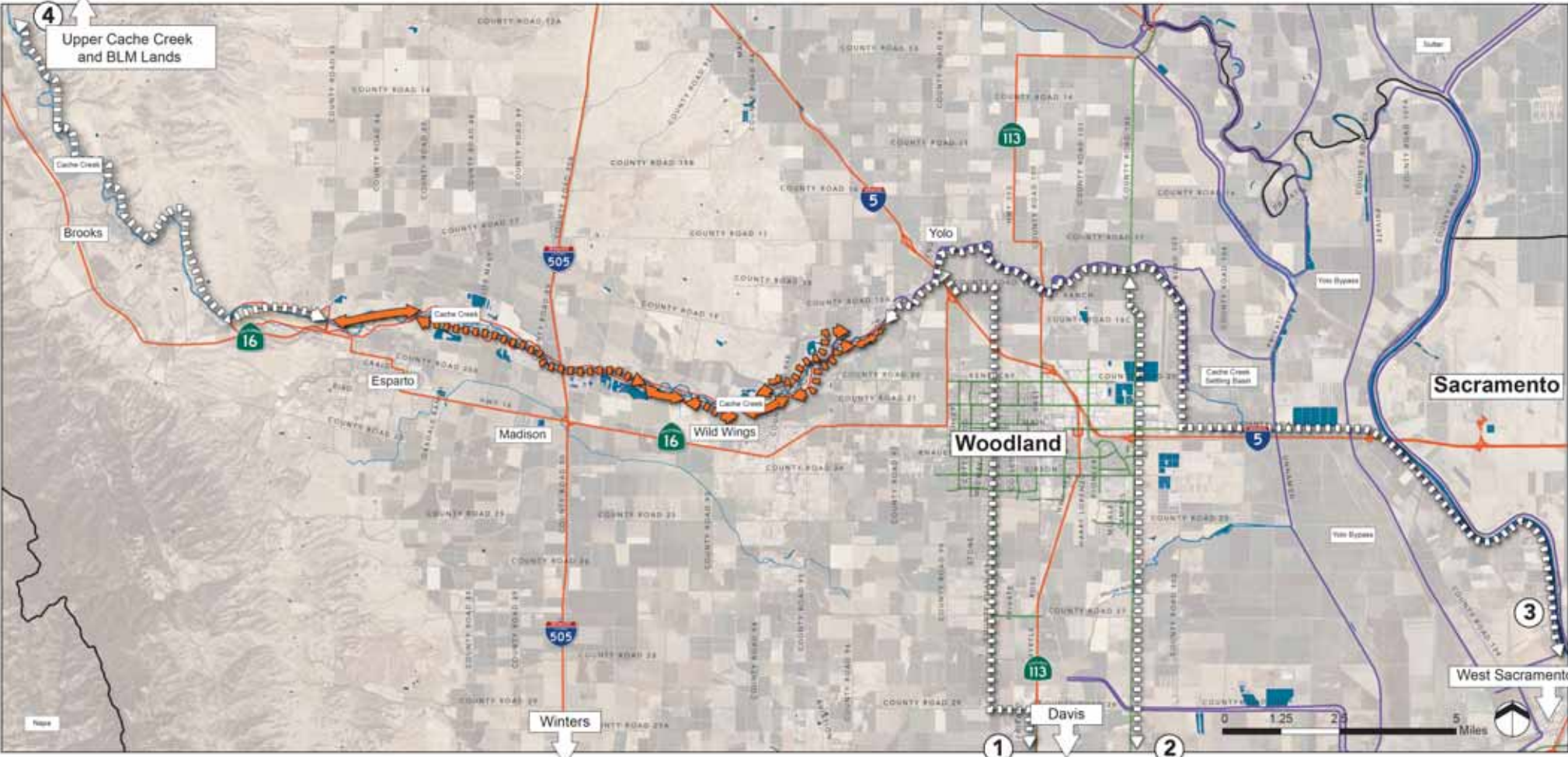


- |  |                                   |  |                                     |  |                          |
|--|-----------------------------------|--|-------------------------------------|--|--------------------------|
|  | WETLAND HABITAT / PERMANENT LAKE  |  | CREEK CHANNEL CONNECTION*           |  | 100-YEAR FLOOD BOUNDARY  |
|  | HABITAT                           |  | TRAIL                               |  | MAP MATCHLINE            |
|  | CCRMP BOUNDARY (IN-CHANNEL AREA)  |  | ACCESS EASEMENT                     |  | EXISTING CONVEYOR BRIDGE |
|  | OTHER GOVERNMENT PROPERTIES       |  | EXISTING PUBLIC RIGHT-OF-WAY ACCESS |  | AGGREGATE PLANTS         |
|  | RECLAIM TO AGRICULTURE OR HABITAT |  | RECLAMATION BOUNDARY                |  | RIVER MILE               |

Map Source: Yuba County GIS Cooperative, Newwert GIS, Tschudin Consulting Group  
 FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10  
 \*All dates listed on plans are dates of dedication or estimated dates of dedication.  
 † Assumes the public right to traverse the creek between the high and low water lines, regardless of property ownership, pursuant to the Public Trust Doctrine.



# CACHE CREEK PARKWAY PLAN - REGIONAL CONNECTIONS



- FUTURE TRAIL CONNECTION
- CONCEPTUAL CACHE CREEK TRAIL
- FUTURE REGIONAL TRAIL CONNECTION
- CCRMP BOUNDARY (IN-CHANNEL AREA)
- OPEN WATER
- ROADS
- COUNTY BOUNDARY
- MAJOR HIGHWAYS
- EXISTING BIKE ROUTES
- EXISTING FEDERAL LEVEES

1. **Woodland and Davis Connection** can be made via County Road 99.
2. **County Road 102 Connection** can be made via Pole Line Road heading north from Davis to a future levee trail west of the Cache Creek Settling Basin.
3. **Sacramento River and Delta Trail Connection** utilizing existing levees and South River Road heading east toward the Sacramento River.
4. **Upper Cache Creek Connection** utilizing the Cache Creek water course heading north to Rumsay, and Bureau of Land Management areas and trail system.

Map Sources: Yolo County GIS Cooperative, CalAtlas, National Hydrography Dataset, Newnet GIS, Tschudin Consulting Group





## ACKNOWLEDGEMENTS

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MATT FAIRRISS, BAY AREA ECONOMICS

### SPECIAL THANKS

In 1996 Yolo County had the foresight to prepare and adopt the Cache Creek Area Plan (CCAP) which envisioned the Cache Creek Parkway and the eventual development of this Parkway Plan. The Yolo County Supervisors who originally approved the CCAP and initiated implementation of the Plan were:

TOM STALLARD, CHAIR  
BETSY MARCHAND  
MIKE MCGOWAN  
HELEN THOMSON  
FRANK SIEFERMAN

The original authors of the Plan were:

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BOB MACARTHUR, NORTHWEST HYDRAULIC CONSULTANTS