



bae urban economics

Cache Creek Parkway Plan  
Open Space Inventory and Baseline Improvements  
**Financial Feasibility Study**  
March 2019



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# EXECUTIVE SUMMARY

## Overview

This report presents the financial feasibility analysis for the long-term operation and maintenance of the Baseline Cache Creek Parkway system, as described in the Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements document (Baseline Inventory). The Parkway will consist primarily of former gravel mining quarry sites that extend along lower Cache Creek, between the towns of Capay and Yolo, in western Yolo County. The sites have been, or will be, restored and maintained for a range of uses, including wildlife habitat, passive open space, and parklands for various active uses. In total, the properties cover approximately 1,890 acres. The financial feasibility analysis covers the period from 2019 to 2050.

This study included the following major elements:

1. Review of Development Agreements and coordination with County staff and consultants to identify the year of delivery and the attributes of each individual site upon delivery to the County.
2. Projecting the ongoing operations and maintenance costs for each site.
3. Projecting the revenues that would be available to offset operations and maintenance costs.
4. Evaluating the overall financial feasibility of the Baseline Inventory, including exploration of potential strategies to augment revenues in support of additional uses.

In conjunction with completing the components above, BAE incorporated the development assumptions, operation and maintenance costs, and anticipated revenues into a comprehensive financial model for the Cache Creek Parkway. The model serves as the tool to evaluate financial feasibility for the Parkway over time as changes and augmentation may occur. It was designed to be easily updated, and County staff can update the financial model on an ongoing basis to project long-term costs and funding requirements, as a tool to assist in planning for and tracking implementation of the Baseline Inventory.

## Financial Projections for Baseline Parkway Development Scenario

The table below summarizes the Parkway acreage, annual operating and maintenance cost, and annual revenue projected for the Baseline scenario. The table shows the initial annual surplus or shortfall in the first year (2019), the surplus or shortfall in 2030, and the annual surplus or shortfall in the final year (2050) when all of the Parkway properties have been acquired and activated by the County. The final line summarizes the cumulative surplus or shortfall from 2019 through 2050, which incorporates the existing fund balance of gravel mining fee revenue reserved for future Parkway maintenance and remediation. By 2050, the projected cumulative surplus is approximately \$255,000. The remainder of the report provides additional details regarding the figures summarized in Table ES-1.

**Table ES-1: Summary of Parkway Acreage and Operating and Maintenance Costs**

Item	Baseline Scenario		
	2019	2030	2050
<b>Parkway Acreage</b>	<b>274</b>	<b>1,080</b>	<b>1,889</b>
<b>Operating and Maintenance (O&amp;M)</b>			
Annual O&M Cost	\$213,883	\$444,610	\$576,193
Annual Revenue for O&M	\$382,192	\$424,979	\$439,225
Annual Surplus/(Shortfall)	\$168,309	(\$19,631)	(\$136,968)
<b>Cumulative Surplus/(Shortfall) (a)</b>	<b>\$2,036,518</b>	<b>\$2,577,539</b>	<b>\$254,708</b>

Note:

(a) Includes the County's existing fund balance of accumulated mining fee revenue reserved for maintenance and remediation of parkway sites equal to \$1,868,209 as of July 1, 2018. See discussion of mining fee revenue availability to support operating and maintenance costs on page 8.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

The Baseline scenario assumes no change in improvements to the Parkway sites beyond their current condition for already dedicated properties, and already approved improvements for sites/facilities to be dedicated in the future. Therefore, this report does not include projections for enhanced Parkway improvements beyond existing conditions and/or required improvements outlined in the Development Agreements with the gravel mining entities. For this Baseline scenario, projected revenues would exceed the projected operating costs until 2028, when revenue would fall slightly below projected operating and maintenance costs. However, due to the cumulative surpluses projected in the preceding five-year periods, as well as the existing maintenance and remediation fund balance, there is a projected cumulative surplus of \$255,000 by the end of the 2046 to 2050 time period. Based on these results, the financial model projects that the Baseline scenario is financially viable through the analysis period. The projected \$255,000 cumulative surplus might be available to make minor capital improvement investments in Parkway properties that are not currently envisioned for the Baseline scenario, or to provide reserve funding for the period extending beyond the planning horizon for this study. Although the model projects an annual operating deficit by 2050, this is far enough into the future that the County would have ample time to make adjustments in operations to balance the operating budget, if necessary.

# INTRODUCTION

This report presents the financial feasibility analysis for the long-term operation and maintenance of the Baseline Cache Creek Parkway system, as described in the Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements document (Baseline Inventory) finalized in December 2018 by Tschudin Consulting Group and Callander Associates, in consultation with Yolo County Natural Resources Division staff. The Parkway will primarily consist of former gravel mining quarry sites that extend along Cache Creek, in western Yolo County from just north of the unincorporated community of Capay to roughly two miles west of Woodland. The sites have been, or will be, restored and maintained for a range of uses, including wildlife habitat, passive open space, and parklands for various active uses. In total, the properties cover approximately 1,890 acres. Table 1 contains a summary of the properties included in the Baseline Inventory. Figure 1 is a map that depicts the western portion of the Cache Creek Parkway. Figure 2 depicts the eastern portion of the Parkway. Additional maps providing details of individual Parkway properties are included in Appendix A. The financial feasibility analysis covers the period from 2019 to 2050.

## **Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements (Baseline Inventory)**

As depicted in the Baseline Inventory, the County currently possesses fee title to seven sites, totaling 237 acres (see Table 1). The County anticipates taking possession of the remainder of properties through periodic dedications as participating mining companies exhaust gravel resources at individual sites and complete required reclamation and restoration activities.

The Baseline Inventory identifies each of the Parkway properties, its anticipated acquisition date, legal and physical property characteristics, and existing and planned improvements as agreed to in the Development Agreement between the County and the operating gravel mining company, among other details. BAE translated the information in the Baseline Inventory into a master schedule that tracks the acquisition of the Parkway sites over time to serve as the basis for assignment of ongoing operating and maintenance costs to track how they change over time.

**Table 1: Schedule of Parkway Properties Acreage**

Park Site	Year of Acquisition and Associated Acreage							Park Total
	Present-2020	2021-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050	
<b>1 - Capay Open Space Park*</b>	41	-	-	-	-	-	-	41
2 - Granite Capay Lake	-	143	64	-	-	-	-	207
3 - Granite Esparto Lake and Trail	-	121	-	-	-	-	201	322
4 - Syar Lake	-	-	-	240	-	-	-	240
5 - Teichert Esparto Reiff Lake	-	-	-	128	-	-	-	128
6 - Cemex Snyder Lakes	-	-	-	240	-	-	-	240
<b>7 - Millsap Property*</b>	17	-	-	-	-	-	-	17
8 - YCFCWCD Properties	-	-	-	(a)	-	-	-	n.a.
<b>9 - Wild Wings Open Space Park*</b>	17	-	-	-	-	-	-	17
10 - Teichert Coors Storz Bridge	-	(b)	-	-	-	-	-	n.a.
<b>11 - Cache Creek Nature Preserve*</b>	123	-	-	-	-	-	-	123
12 - Teichert Woodland Storz Lake	-	144	-	-	-	-	-	144
13 - Teichert In-Channel Haller/Muller	-	-	99	-	-	-	-	99
<b>14 - County Borrow Site*</b>	7	-	-	-	-	-	-	7
15 - Teichert Woodland Muller Habitat and Trail	120	-	-	-	-	-	-	120
16 - Teichert Muller Bridge	-	-	(b)	-	-	-	-	n.a.
17 - Granite Woodland Reiff Habitat	115	-	-	-	-	-	-	115
<b>18 - Rodgers Property*</b>	30	-	-	-	-	-	-	30
<b>19 - Correll Property*</b>	39	-	-	-	-	-	-	39
Additional Improvements	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
<b>Total, All Acreage</b>	<b>509</b>	<b>408</b>	<b>163</b>	<b>608</b>	<b>0</b>	<b>0</b>	<b>201</b>	<b>1,889</b>
<b>Cumulative Parkway Acreage</b>	<b>509</b>	<b>917</b>	<b>1,080</b>	<b>1,688</b>	<b>1,688</b>	<b>1,688</b>	<b>1,889</b>	

Notes:

\* Sites already acquired by Yolo County.

(a) Assumes District 89 acres is "linked" to County Parkway system in 2032 subject to agreement with District.

(b) Acquisition of bridge not associated with any Parkway acreage.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

Figure 1: Cache Creek Parkway (West)

# CACHE CREEK PARKWAY PLAN (WEST) - BASELINE IMPROVEMENTS

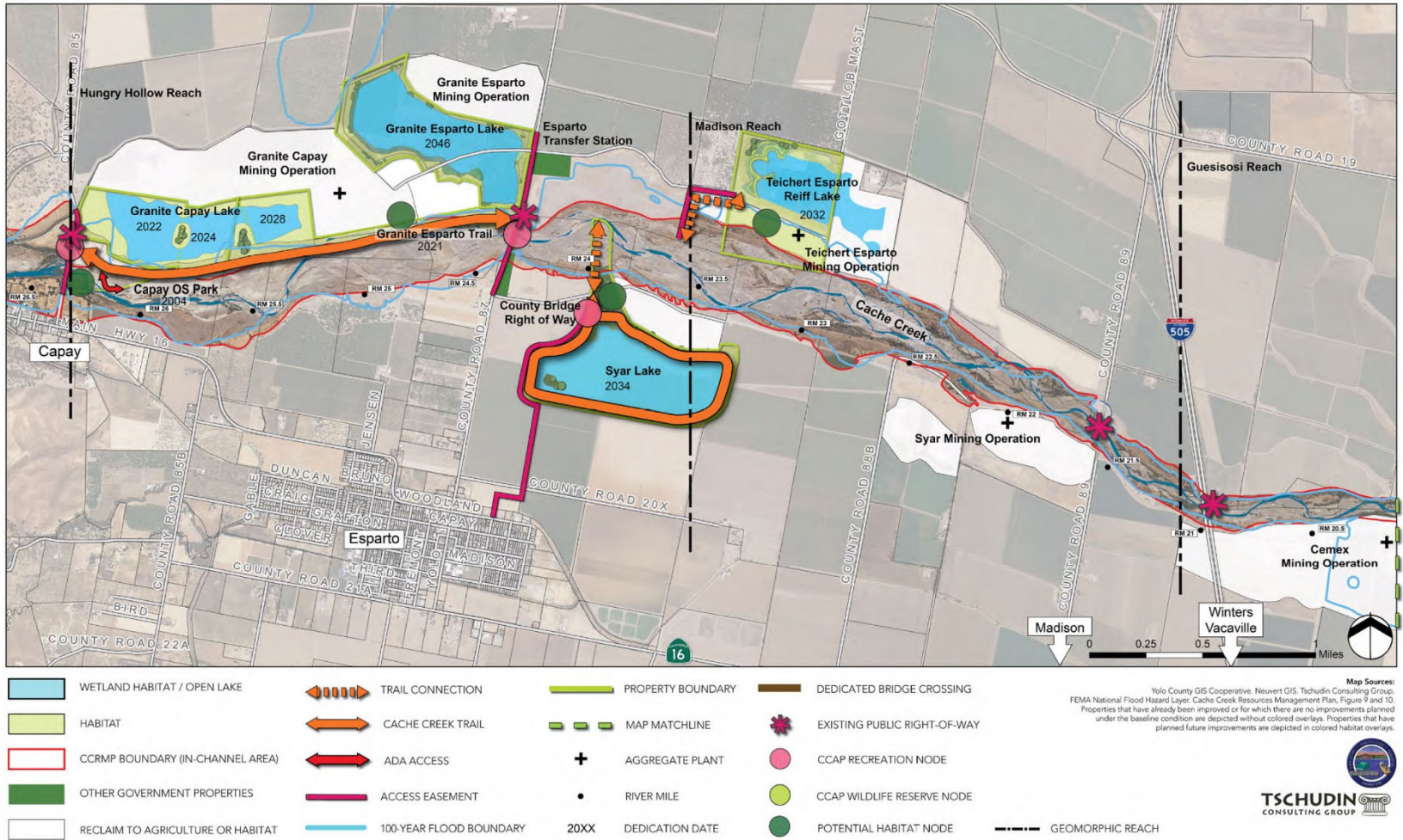
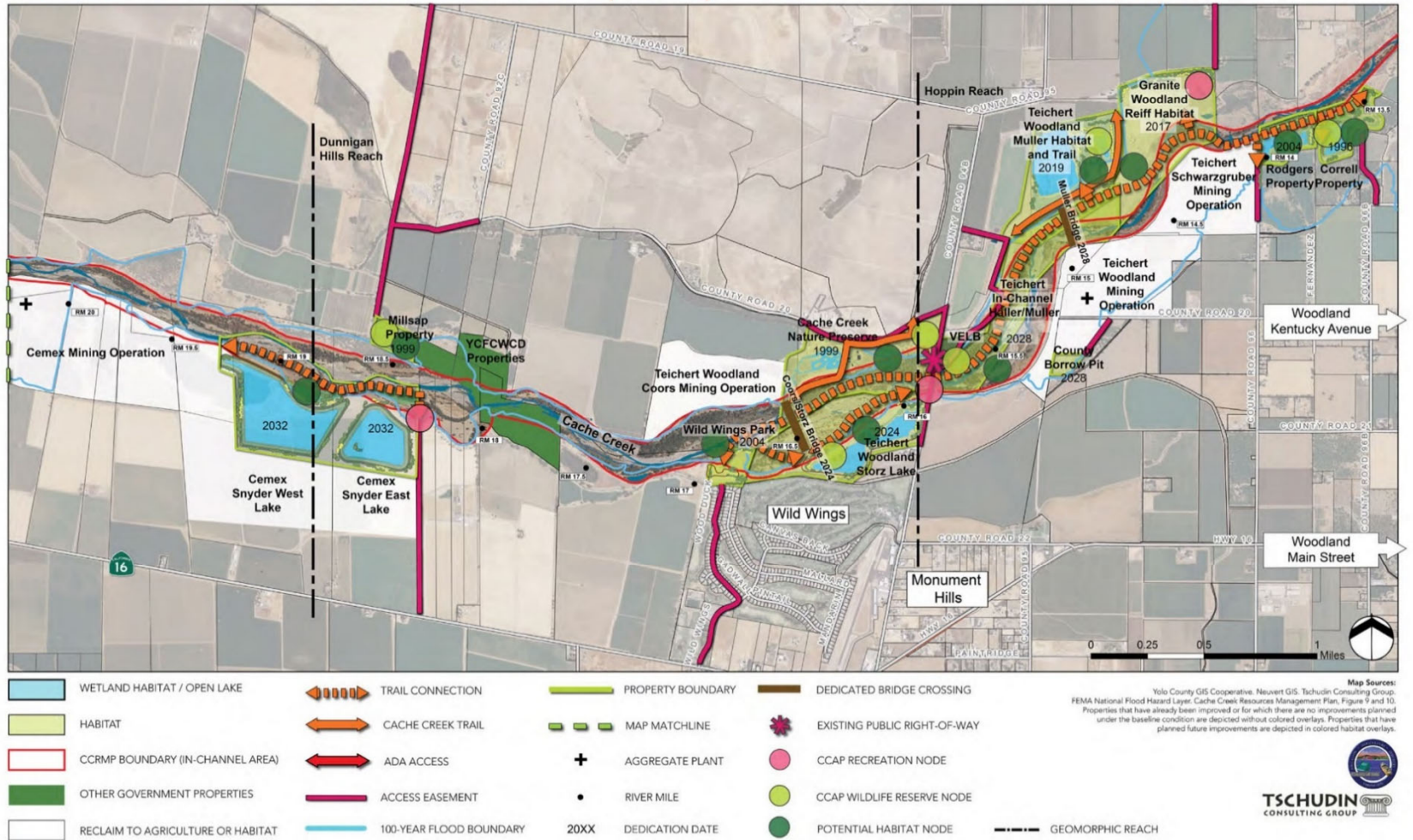




Figure 2: Cache Creek Parkway (East)

## CACHE CREEK PARKWAY PLAN (EAST) - BASELINE IMPROVEMENTS



Job No: 16048 | December 2018

## **Baseline Parkway Development Scenario**

This study analyzes the feasibility of the Baseline condition for each site included in the Cache Creek Parkway Plan. As stated in the Baseline Inventory, the status of each site is based on current conditions if the site is already controlled by the County, or the improvements agreed to in the Development Agreement between the County and the operating gravel mining company for sites to be dedicated in the future. In addition to the static tables presented below, BAE created a flexible financial model that will allow the County to adjust individual cost, revenue, or timing assumptions and see how those changes flow through the model and affect financial feasibility projections.

BAE created a one-page summary sheet for each Parkway property that includes basic property characteristics and assumptions regarding acquisition date, and estimates of associated annual operations and maintenance costs, as discussed in the next section of this feasibility study. The property summary sheets are included as Appendices A-1 through A-19.

# METHODOLOGY AND DATA SOURCES

The following section provides details regarding the various cost and revenue assumptions, including the source of information. Operations and maintenance costs are discussed first, followed by a discussion of the various funding sources for ongoing operations.

## Operating and Maintenance Costs

To estimate the costs to operate and maintain the various Parkway features included in the Baseline scenario, BAE contacted numerous park operators who are responsible for maintaining parks and facilities exhibiting characteristics like those envisioned in the Cache Creek Parkway Plan, including county park departments, city park departments, and California State Parks. During these interviews, BAE sought to identify general cost estimates associated with various park features, ranging from natural habitat to more intensive uses, including paved trails and recreation activities. Included in these interviews were conversations with Yolo County, Solano County, East Bay Regional Parks, the Putah Creek Council, and the Cache Creek Conservancy. Generally, cost information obtained from Yolo County and the Cache Creek Conservancy is considered more reliable, given that these two entities currently maintain a number of Parkway sites and it is anticipated that those costs will closely resemble the costs associated with future Parkway sites. In situations where maintenance cost data were unavailable from local sources, BAE collected cost estimates from multiple interviewees in order to increase the level of confidence in the estimates used for this analysis.

The cost estimates compiled for this study do not include increased costs for law enforcement within the Parkway. This topic was briefly explored in the Yolo County Sustainable Parks Study (June 2016). This study estimated that the full cost of a park ranger could exceed \$105,000 per year, and indicated that the County Parks Division should work with the Yolo County Sheriff's Office to develop a formal agreement for patrolling parks and issuing citations for non-payment of fees, rather than hiring separate ranger staff. Pursuant to the study, the creation of a separate park ranger position will be re-evaluated at a later date.

## Operating Revenues

While operating costs increase with the acceptance of additional park sites, operating revenues do not follow the same trend. This is because the primary operating revenue is gravel mining fees, which are not assumed to increase significantly over time, after accounting for the effects of inflation.<sup>1</sup> Aside from the gravel mining fees, which are unique to the Cache Creek Parkway, the other operating revenues considered for this analysis are based on research conducted regarding the funding utilized by other park and open space agencies.

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<sup>1</sup> The gravel mining fees have a negotiated, built-in increase of four percent per year. This may exceed the rate of inflation, which in recent years has typically been in a range of two to three percent per year. To the extent that the actual rate of inflation averages less than four percent per year, this analysis is conservative, and will tend to understate the future purchasing power of gravel mining fees.

The assumptions incorporated into this analysis are meant to provide a conservative baseline for projecting the viability of the Cache Creek Parkway. More in-depth discussions regarding the assumptions for the different operating revenue projections are provided below.

### **Gravel Mining Fees**

The major funding source for the Parkway is generated by mining fees<sup>2</sup> paid to the County from the participating mining operations permitted along Cache Creek, dependent on the number of tons of gravel sold each year. As of 2018, the County received \$0.572 per ton of gravel sold each year. This fee is subject to annual increases and is re-negotiated from time to time as specified in the Gravel Mining Fee ordinance (Chapter 10, Title 11 of the Yolo County Code). In addition to the base fee, pursuant to the Twenty Percent Production Exception Surcharge (Ordinance Surcharge), the County also receives an additional \$0.20 for each ton sold in excess of the approved annual permitted production<sup>3</sup>, by each individual operator. One of the operators, based on permitting approvals and development agreements, pays an additional Unallocated Tons Surcharge (distinct from the Ordinance Surcharge) of \$0.20 for each ton over 500,000 and under 1,000,000 in any given year. As of the beginning of Fiscal Year 2018, the County had accumulated just over \$5.5 million in gravel mining fee revenue. Of this total revenue, roughly \$1.9 million is reserved in the Maintenance and Remediation fund, dedicated to support future parkway maintenance. For the purposes of this analysis, the existing Maintenance and Remediation fund balance of approximately \$1.9 million is included as a source of revenue to support future operations as the County receives new Parkway sites.

In order to estimate future gravel mining fee revenue, Tschudin Consulting Group estimates that the total remaining gravel resources in the Cache Creek mining area are as much as 742 million tons, although it should not be assumed that it will be feasible to extract all of this gravel, due to locational constraints and other factors.<sup>4</sup> Nevertheless, at a historic average of about 2.8 million tons of gravel mined per year, based on Yolo County Cache Creek mining program records, the full potential would represent a supply sufficient to support over 250 years of gravel mining activity. Although this potential duration should be discounted, these figures suggest that the historic gravel mining activity could be supported well beyond the 31-year planning horizon covered in this analysis. Further corroborating this are mining fee revenue assumptions contained in the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which assumes that a stable level of Cache Creek gravel mining fee revenue would be available during the 50-year permit period, which would extend by more than a decade beyond the 2050 planning horizon for this study.<sup>5</sup>

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<sup>2</sup> Yolo County Code, Title 8, Chapter 11, Gravel Mining Fee Ordinance.

<sup>3</sup> This ordinance surcharge is the extra \$0.20 per ton described in County Code Section 10.4-405 and 8-11.01(a)(5) which apply to all the currently permitted operations except Teichert Esparto.

<sup>4</sup> Personal communication. Heidi Tschudin, Tschudin Consulting Group, Conducted November 27, 2016; updated December 30, 2018.

<sup>5</sup> Yolo HCP/NCCP Final, Appendix I: Funding Plan, Table 9, April 2018.

While it cannot be assumed that gravel mining fees will remain available in perpetuity, the available information suggests that the gravel mining fee proceeds can be relied upon as a core source of funding for Parkway operations for a period that extends through the 2050 planning horizon for this analysis, and beyond. This will give Yolo County adequate time to plan for, and develop, alternative funding mechanisms to replace gravel mining fees when they do eventually cease.

This analysis assumes that gravel mining will generate future gravel fee payments based on the historic average annual tonnage sold between 1965 and 2017, which is approximately 2,820,000 tons/year. In addition, BAE calculated the average amount of tonnage subject to the Gravel Mining Fee Ordinance Surcharge between 1997 and 2017 in order to estimate the total average anticipated annual revenue from gravel mining fees that the County will receive over the long-term. While this figure varies in the available data, the average tonnage subject to the increased surcharge amounts to roughly 40,000 tons per year.

These estimates are based on current mining fee rates, which are scheduled to increase gradually over time. The adopted fee ordinance contains a four percent annual rate escalator. Because this analysis is conducted in current nominal dollars, it is appropriate to project all future revenues based on the current rates, and to also project corresponding operating and maintenance costs in current dollars, without adjusting for inflation. For simplicity, this analysis essentially assumes that the gravel mining fee adjustments will track operating and maintenance cost inflation over time. This is a conservative assumption, to the extent that the actual rate of cost inflation for operating and maintenance costs may be less than four percent per year.

Once received, the gravel mining fee revenues are distributed according to the provisions of the Gravel Mining Fee Ordinance, including roughly 55.6 percent to the Cache Creek Resources Management Plan, 17.8 percent to the Off-Channel Mining Plan, 4.4 percent for maintenance and remediation, and 22.2 percent to the Cache Creek Conservancy. Although restricted in their use until at least 2027 by the current gravel mining fee ordinance, this analysis assumes that the funds allocated for maintenance and remediation will eventually be available to support ongoing Parkway operations and maintenance.<sup>6</sup> The financial projections contained in this report assume that either the County would modify the existing ordinance to allow use of some of these funds prior to 2027 to support Parkway operations, and/or use interim funding mechanisms, such as intra-fund borrowing from other fund sources, to provide necessary operating support for the Parkway until the funds are available to be used for Parkway operations and maintenance and to repay any interim borrowing.

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<sup>6</sup> In January 2027, unused funds from the Maintenance and Remediation Fee will become available for activities such as remediation, environmental monitoring, and lake maintenance (see specifics in the gravel mining fee ordinance). In January 2047 unused funds from this component will become available for CCAP implementation, habitat restoration, creation of open space/passive recreation facilities, and creek restoration.

### ***Cache Creek Conservancy In-Kind***

The Cache Creek Conservancy currently utilizes the mining fee funds that it is allocated to maintain Parkway system properties, including the Cache Creek Nature Preserve. This analysis assumes that the Conservancy will maintain its current level of gravel fee revenue expenditures allocated to Parkway maintenance throughout the projection period, and that expenditures would be re-allocated to other Parkway properties if maintenance responsibility for any properties currently maintained by the Conservancy is shifted to other entities, such as the Yolo Habitat Conservancy.

### ***Current County Parkway Maintenance Allocation***

The County currently allocates roughly \$110,000 per year of mining fee revenue to various entities that assist with maintaining the following properties: Capay Open Space Park, the Millsap Property, Wild Wings Open Space Park, the Rodgers Property, and the Correll Property. BAE assumes this baseline contribution from the County for site maintenance, specifically within the Cache Creek Parkway corridor, will continue during the projection period covered by this analysis.

### ***Habitat Conservancy Plan (HCP) In-Kind***

The County has identified all, or a portion of, various current or future Parkway sites to be potentially placed under easement by the Yolo Habitat Conservancy (YHC), per the Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), in exchange for the YHC funding of operations and maintenance related to habitat conservation (see Appendix C-4).<sup>7</sup> The identified properties total between 253 and 992 acres and include portions of the Capay Open Space Park, Wild Wings Open Space Park, Granite Esparto Lake and Trail, Cache Creek Nature Preserve, Teichert Woodland Muller Habitat and Trail, Granite Woodland Reiff Habitat, and Cemex Snyder Lake, as well as the entire acreage of the Millsap Property, Rodgers Property, and Correll Property. While not a direct revenue source, this analysis assumes that maintenance for habitat on a total of 528 acres of these properties (as specified in Appendix C-4) will be funded by the YHC, translating to a reduced maintenance cost for the County. This analysis assumes several categories of operations and maintenance (O/M) costs at each property depending on the which site features will be present (e.g., lake, habitat passive recreation, etc.; see Appendix B). For these 528 acres this analysis assumes that Yolo County will cover ten percent of the costs of “habitat O/M costs” and that YHC will cover the other 90 percent of those costs. Funding for all other O/M categories would be covered 100 percent from County or other identified sources.

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<sup>7</sup> Yolo County Board of Supervisors, Resolution No. 14-126, Approved December 2, 2014.

### ***User Fees***

While the County does not currently collect user fees at any existing Parkway sites, the County plans to begin collecting fees on clusters of sites as they are integrated or “activated” into the Parkway. Activation refers generally to the point at which more than one site can be operated in an integrated fashion for efficiency based on geographic and temporal groupings with formal public access, signage, and fee collection at logical points of entry (see Appendix C-2 for fee collection points). Table 2 below outlines the timing for the planned activation of each park site, at which point this study assumes that user fees will be collected. As outlined in the table, activation of the Parkway is envisioned to occur in six stages, beginning in 2020 and extending through 2046. Based on conversations with several park operators for systems similar to the Cache Creek Parkway, review of case study information compiled as part of the Yolo County Sustainable Park Study<sup>8</sup>, and recent trends in fee revenue generation in the County, user fee revenue can be expected to cover roughly ten percent of operations costs. Though some individual park facilities may be able to generate a higher percentage of user fee revenue, this analysis assumes user fee revenues equal to a ten percent cost recovery for the annual operating and maintenance costs for “activated” park sites, for each year of the analysis period.

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<sup>8</sup> Yolo County, Sustainable Parks Study, adopted June 14, 2016.

**Table 2: Parkway Site Activation Date**

<b>Park Site</b>	<b>Acres</b>	<b>Acquisition Date</b>	<b>Activation Date</b>
<b>2020 Activation Period</b>			
15 - Teichert Woodland Muller Habitat and Trail	120	2018	2020
17 - Granite Woodland Reiff Habitat	115	2017	2020
18 - Rodgers Property	30	2004	2020
19 - Correll Property	39	1996	2020
<b>Subtotal, 2020 Activation</b>	<b>304</b>		<b>By 2020</b>
<b>2024 Activation Period</b>			
9 - Wild Wings Open Space Park	17	2004	2024
10 - Teichert Coors Storz Bridge	n.a.	2024	2024
11 - Cache Creek Nature Preserve	123	1999	2024
12 - Teichert Woodland Storz Lake	144	2024	2024
<b>Subtotal, 2024 Activation</b>	<b>284 + bridge</b>		<b>By 2024</b>
<b>2028 Activation Period</b>			
1 - Capay Open Space Park	41	2004	2028
2 - Granite Capay Lake (Area II)	89	2022	2028
2 - Granite Capay Lake (Area III)	54	2024	2028
2 - Granite Capay Lake (Area IV)	64	2028	2028
3 - Granite Esparto Lake and Trail ( <i>Trail Portion</i> )	121	2028	2028
13 - Teichert In-Channel Haller/Muller	99	2028	2028
14 - County Borrow Site	7	1980	2028
16 - Teichert Muller Bridge	n.a.	2028	2028
<b>Subtotal, 2028 Activation</b>	<b>475 + bridge</b>		<b>By 2028</b>
<b>2032 Activation Period</b>			
6 - Cemex Snyder Lakes	240	2032	2032
7 - Millsap Property	17	1999	2032
8 - YCFCWCD Properties	n.a.	n.a.	2032
<b>Subtotal, 2032 Activation</b>	<b>257</b>		<b>By 2032</b>
<b>2034 Activation Period</b>			
4 - Syar Lake	240	2034	2034
5 - Teichert Esparto Reiff Lake	128	2032	2034
<b>Subtotal, 2034 Activation</b>	<b>368</b>		<b>By 2034</b>
<b>2046 Activation Period</b>			
3 - Granite Esparto Lake and Trail ( <i>Lake Portion</i> )	201	2046	2046
<b>Subtotal, 2046 Activation</b>	<b>201</b>		<b>By 2046</b>
<b>Total, All Parkway Sites</b>	<b>1,889</b>		

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

### ***Other Potential Operating Revenue Sources***

Upon further study, the County may identify opportunities to generate additional operating revenues from a range of sources, such as donations or sponsors, proceeds from concession operations, partner agreements with specific user groups, additional funding from future gravel mining development agreements, and/or a potential countywide parcel tax, among others. Such additional revenues could allow the County to activate specific uses or activities within the Parkway, as funding opportunities are identified and secured. Additional discussion of potential revenue augmentation opportunities is provided in the final chapter of this report.



# BASELINE PARKWAY FINANCIAL PROJECTIONS

This chapter of the report presents the long-term financial projections for the Baseline Parkway scenario. BAE prepared a spreadsheet-based financial model for the Cache Creek Parkway Plan to project the costs and revenues that would accrue during the time period 2019 through 2050. The property summary sheets contained in Appendices A-1 through A-19 drive the calculations that are included in a series of spreadsheets that calculate the Parkway systemwide operations and maintenance costs over time and compare those costs to anticipated Parkway funding over time. The financial model is intended as a tool that County staff can utilize on an ongoing basis to plan for, and monitor, the financial operation of the Cache Creek Parkway. As mentioned previously, the model is structured so that County staff can update assumptions regarding operating costs and revenue assumptions and observe how those changes flow through the model and affect feasibility. Thus, if changes are made to any of the property-specific worksheets that would affect projected operating costs or revenues, the financial model and the summary tables will automatically update.

## Financial Model Components

For the Baseline scenario, the financial model includes a master schedule of the projected annual operations and maintenance costs and revenues, by Parkway property and by year. The projected annual operations and maintenance costs and revenues build up over time, as the Parkway property inventory expands over time and the County's maintenance costs increase in response. For inclusion in this report the master operations and maintenance annual cost and revenue projections are condensed into a summary of costs by five-year period, following the initial 2019 to 2020 timeframe.

## Baseline Scenario Projections

Based on the methodologies and assumptions previously described, the following is a summary of the financial projections for the Baseline scenario.

### *Capital Costs*

Since the Baseline scenario does not include any capital improvements beyond those already in place at the time the County receives each Parkway property, there are no additional capital improvement costs.

### *Operating Costs*

The upper portions of Table 3 below summarize the operating and maintenance cost for the Baseline scenario. As shown in the table, the operating and maintenance costs in 2019 and 2020 amount to a combined \$475,000 over the two-year period. During the 2021 to 2025 five-year period, operating and maintenance costs are estimated at roughly \$1.6 million (i.e., these costs represent the five-year total of annual operating and maintenance costs projected during this period), and are projected to increase substantially, to \$2.9 million for the five-year

period from 2046 to 2050, based on the projected schedule for dedication of properties over time.<sup>9</sup>

### ***Funding/Revenues***

The lower part of Table 3 summarizes the projected operating revenues associated with the Baseline scenario, displaying the total projected revenues for each five-year period. As shown, the projected revenues begin at a combined \$755,000 for the 2019-2020 time period, and increase to almost \$2.2 million for the 2046-2050 time period due to the estimated increase in user fee revenue associated with the activation of new sites throughout the planning period.

### ***Projected Operating Balance***

The lower part of Table 3 shows that the projected revenues would exceed the projected operating costs through 2030, with the projected operating costs outweighing the projected revenues by a small amount during the 2031 to 2050 time period; however, due to the existing mining fee revenue fund balance and projected cumulative surpluses that are expected to build up through 2030, there is a projected cumulative surplus of \$255,000 by the end of the 2046-2050 time period.

As demonstrated by these results, the financial model projects that the Baseline scenario is financially viable, based on the projected operating costs and the conservative assumptions regarding operating revenues. The projected \$255,000 cumulative surplus might be available to make minor capital improvement investments in Parkway properties that are not currently envisioned for the Baseline scenario.

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<sup>9</sup> For reference, according to the Yolo County Sustainable Parks Study, the 2014/15 Fiscal Year budget of all Yolo County Parks was approximately \$1.6 million, of which 85 percent came from General Fund contributions, ten percent from user fees, and five percent from State and Federal funding.

**Table 3: Schedule of Operating and Maintenance Costs, Baseline Scenario (a)**

Park Site	Total Operating and Maintenance Cost						
	2019-2020	2021-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050
1 - Capay Open Space Park	\$104,261	\$260,651	\$260,651	\$260,651	\$260,651	\$260,651	\$260,651
2 - Granite Capay Lake	\$0	\$68,289	\$166,088	\$206,660	\$206,660	\$206,660	\$206,660
3 - Granite Esparto Lake and Trail	\$0	\$108,900	\$259,250	\$359,484	\$359,484	\$359,484	\$436,606
4 - Syar Lake	\$0	\$0	\$0	\$82,483	\$206,207	\$206,207	\$206,207
5 - Teichert Esparto Reiff Lake	\$0	\$0	\$0	\$93,043	\$162,707	\$162,707	\$162,707
6 - Cemex Snyder Lakes	\$0	\$0	\$0	\$164,966	\$206,207	\$206,207	\$206,207
7 - Millsap Property	\$6,084	\$15,210	\$15,210	\$19,745	\$20,878	\$20,878	\$20,878
8 - YCFCWCD Properties	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9 - Wild Wings Open Space Park	\$6,214	\$17,850	\$21,323	\$21,323	\$21,323	\$21,323	\$21,323
10 - Teichert Coors Storz Bridge (b)	\$0	\$12,727	\$31,818	\$31,818	\$31,818	\$31,818	\$31,818
11 - Cache Creek Nature Preserve	\$207,844	\$519,610	\$519,610	\$519,610	\$519,610	\$519,610	\$519,610
12 - Teichert Woodland Storz Lake	\$0	\$90,436	\$226,090	\$226,090	\$226,090	\$226,090	\$226,090
13 - Teichert In-Channel Haller/Muller	\$0	\$0	\$36,691	\$61,152	\$61,152	\$61,152	\$61,152
14 - County Borrow Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15 - Teichert Woodland Muller Habitat and Trail	\$51,250	\$148,248	\$148,248	\$148,248	\$148,248	\$148,248	\$148,248
16 - Teichert Muller Bridge (b)	\$0	\$0	\$12,409	\$20,682	\$20,682	\$20,682	\$20,682
17 - Granite Woodland Reiff Habitat	\$63,114	\$212,071	\$212,071	\$212,071	\$212,071	\$212,071	\$212,071
18 - Rodgers Property	\$20,772	\$91,962	\$91,962	\$91,962	\$91,962	\$91,962	\$91,962
19 - Correll Property	\$16,620	\$48,091	\$48,091	\$48,091	\$48,091	\$48,091	\$48,091
Additional Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total, All Operating and Maintenance Cost</b>	<b>\$476,158</b>	<b>\$1,594,045</b>	<b>\$2,049,512</b>	<b>\$2,568,078</b>	<b>\$2,803,842</b>	<b>\$2,803,842</b>	<b>\$2,880,965</b>
<b>Revenue (c)</b>	<b>\$754,392</b>	<b>\$1,986,102</b>	<b>\$2,088,551</b>	<b>\$2,160,951</b>	<b>\$2,188,411</b>	<b>\$2,188,411</b>	<b>\$2,196,123</b>
<b>5-Year Surplus/(Shortfall)</b>	<b>\$278,234</b>	<b>\$392,058</b>	<b>\$39,038</b>	<b>(\$407,127)</b>	<b>(\$615,431)</b>	<b>(\$615,431)</b>	<b>(\$684,842)</b>
<b>Cumulative Revenue Surplus/(Shortfall) (d)</b>	<b>\$2,146,443</b>	<b>\$2,538,500</b>	<b>\$2,577,539</b>	<b>\$2,170,412</b>	<b>\$1,554,981</b>	<b>\$939,549</b>	<b>\$254,708</b>

## Notes:

(a) The "Baseline Scenario" includes the cost to operate and maintain the various sites in their existing condition if already owned/controlled by the County or in the condition agreed to by the operator and County in the applicable Development Agreement.

(b) Assumes bridges are dedicated to County with certification of structural integrity for pedestrian use, and County will ensure basic structural maintenance for ongoing use.

(c) Revenue sources include mining fees, current allocations for park maintenance from Yolo County, anticipated user fees, and park sites to be maintained by the Yolo Habitat Conservancy as part of the Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP).

(d) Includes the County's existing fund balance of accumulated mining fee revenue reserved for maintenance and remediation equal to \$1,868,209 as of July 1, 2018.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

# PARKWAY FINANCIAL FEASIBILITY

The results of the financial modeling conducted for Baseline scenario indicate the Cache Creek Parkway will be viable at the initial level of improvements and associated public use through the year 2050. This assumes the County makes no significant additional capital improvements that would expand maintenance demands and costs, without first identifying additional funding for both the one-time improvement costs and the additional ongoing operations and maintenance costs. Although the model projects an annual operating revenue deficit by 2050, the County would have ample time to make adjustments in operations and/or develop additional revenues to ensure there are adequate budgetary resources to maintain the Parkway.

If resources beyond those discussed in this analysis are identified to fund capital improvement costs, and resulting increases in Parkway operating and maintenance costs, the County could consider making improvements and expanding Parkway operations beyond the Baseline level. Possible expansion and additional improvements for the Parkway are discussed separately in the Cache Creek Parkway Plan, Master Plan and Parkway Vision (Master Plan),

The Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements document is a strategic blueprint for demonstrating the long-term vision for the Parkway and to establish and expand a constituency for the use of the Parkway facilities. With the Parkway functioning at a Baseline level, the County will be well-positioned to pursue funding opportunities as they arise, as well as to take a systematic approach to developing additional ongoing funding resources, as discussed below. By drawing greater attention to the Parkway and introducing new users to the available recreational opportunities, operation of the Baseline scenario could make the Parkway more attractive to potential partners who could assist with future expansion, improvements, and maintenance.

The Parkway Baseline Inventory opens up opportunities for grant funding and partnering, identifies important opportunities and constraints, and sets the stage for the Parkway Master Plan which provides a long-term vision for expansion and further development of the Parkway.

## Potential Revenue Augmentation

This analysis incorporates projections of several primary operating revenues (or in-kind contributions) that Yolo County can use to provide for the ongoing maintenance and operational needs of the Baseline Inventory. These include:

- Existing gravel mining fee revenue fund and future annual mining fees
- Continuation of the County's current allocations toward Parkway maintenance
- Continuation of in-kind Parkway maintenance by the Cache Creek Conservancy
- Future in-kind Parkway maintenance contribution by Yolo Habitat Conservancy in exchange for placing conservation easements on specified properties
- Parkway user fees

These funding sources have been included in the analysis because there are existing precedents, established mechanisms, existing plans, and/or adopted agreements for the use of these resources for Parkway maintenance. Thus, the probability of implementation during the planning horizon ranges from relatively high to certain. As shown in the financial projections, these conservative revenue assumptions are sufficient to demonstrate fiscal viability for the Baseline scenario. Additional funding would be necessary to undertake substantial new capital improvements and support an expanded range of activities and usage with appropriate expansions of operations and maintenance expenditures. The Parkway Master Plan document identifies potential expanded facilities and improvements, and is accompanied by a separate Feasibility Study that examines costs and revenues for several possible alternate Master Plan development scenarios.

The discussion below summarizes other possible resources to support long-term operational sustainability and expanded Parkway improvements and operations. A more detailed discussion is provided in the Feasibility Study that accompanies the Parkway Master Plan.

#### ***Future Development Agreement Contributions from Implementation of the Cache Creek Area Plan***

The financial projections prepared for this baseline analysis are tied to the conditions laid out in existing development agreements that Yolo County has entered into with various mining operators along Cache Creek. The County anticipates that within the 2050 planning horizon for this study, Yolo County will establish new development agreements and/or may modify existing development agreements. As part of such actions, the County would have the opportunity to negotiate for, and potentially receive, commitments from the mining operators to provide additional funding and/or in-kind donations that could support Parkway development and/or operations and maintenance. This could include, for example, modification of an existing agreement committing a mining operator to undertake an improvement within the Parkway, at their cost, that is not currently assumed in the Baseline Inventory.

#### ***Potential Increased User Fee Cost Recovery***

By building a track record operating and maintaining the Baseline Inventory, Yolo County will be in a better position to judge whether it will be feasible to budget for user fee cost recovery in excess of the ten percent assumption built into the financial projections prepared for this report. This would increase available revenue for expanded activities and improvements as identified in the Master Plan.

#### ***Concession Operation Revenues***

Many park agencies contract with private concessionaires to operate various amenities, instead of managing and operating such features using public agency staff and resources. Depending on the location and the specific type of activity, and the economics of the operation, a concessionaire may pay the park owner for the rights to operate a concession

(e.g., a lease payment), which could represent net revenues to the park owner that would be available to support other park funding needs.

#### ***Potential Increases or Reallocations of Annual Gravel Mining Fees***

The County has the authority to revise the gravel mining fee ordinance which could include increases in the future, if appropriate. The County also has the authority to make decisions on the expenditure of the fee proceeds for purposes related to the gravel program. If the County found that the need for fee proceeds for other program purposes is reduced in the future, the County could potentially increase the share of fees that could be used for Parkway capital improvements and/or operations and maintenance. In addition, as discussed previously, the County also has the ability to modify the ordinance regarding the timing for the use of the maintenance and remediation fund.

#### ***Revenues or In-Kind Contributions from User Group Partners***

The Cache Creek Parkway properties can potentially provide venues for a wide range of recreational activities, including activities that could be managed by private user groups that could operate within the Parkway under various forms of partnership agreements.

#### ***Grants***

With planned multi-use functionality, the Cache Creek Parkway could be competitive for various State and Federal grant programs that focus on objectives such as water quality, environmental quality and habitat conservation, climate change, parks, recreation, open space, and others. For example, from time to time, California voters have approved bond measures such as Propositions 12, 40, and 84, which have provided billions in funding for local park projects.

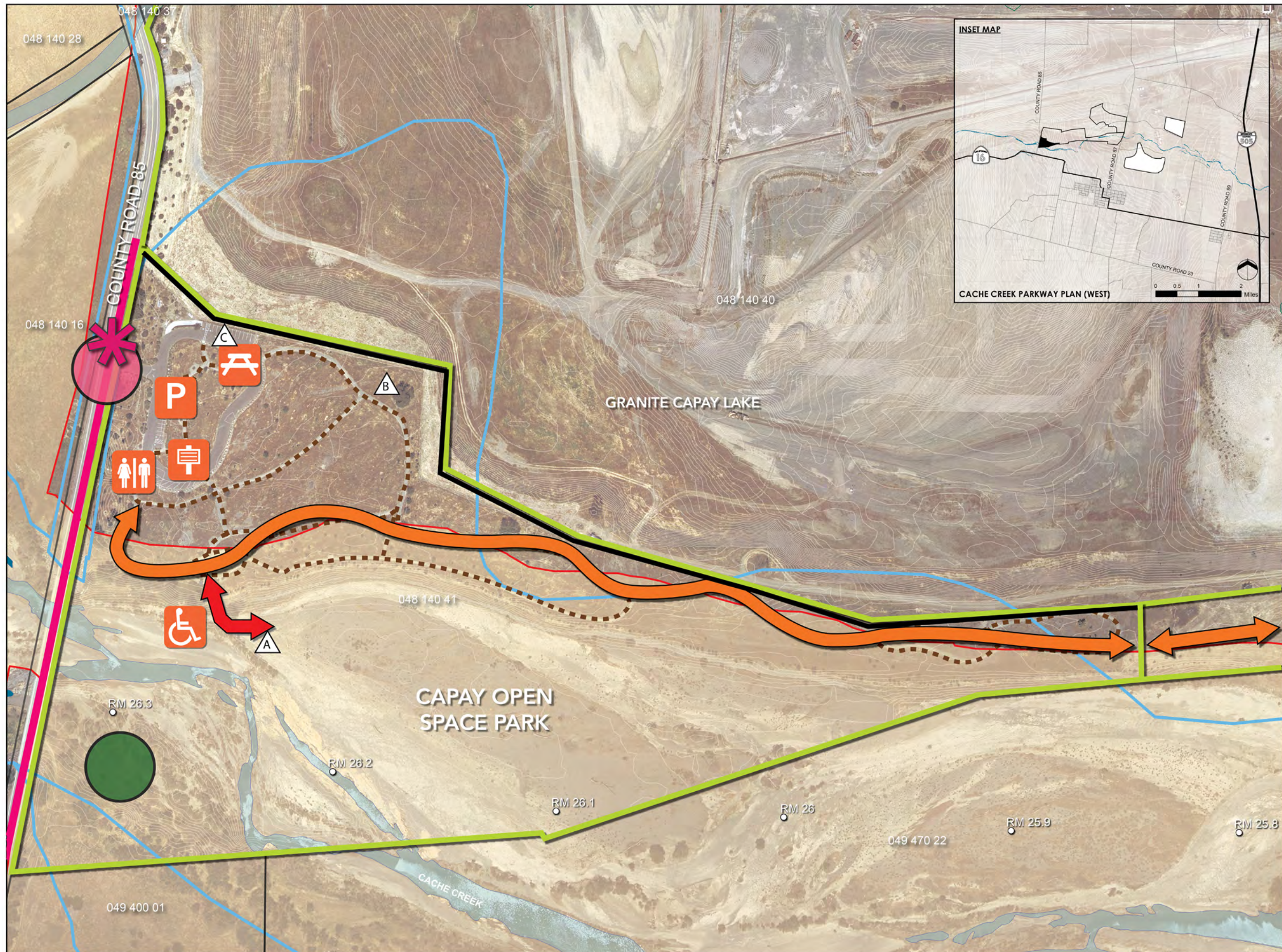
#### ***Donations***

Contributions from private donors, such as individuals or charitable foundations whose interests align with the goals of the Cache Creek Parkway Plan, are another potential source of funds that could support either capital improvements or ongoing operations and maintenance.

#### ***Dedicated Foundation***

Many public amenities are supported by dedicated charitable organizations that are established by supporters specifically to assist in fundraising to support their mission. The Cache Creek Conservancy functions in this capacity to a certain extent, although its mission may not fully encompass all the functions that are envisioned for the Parkway. Such organizations may be particularly effective in conducting outreach to secure donations and in-kind contributions, as well as mobilizing and coordinating volunteers to provide various types of labor that would offset costs for Parkway operations.

# APPENDIX A: PARKWAY SITE MAPS AND SUMMARY SHEETS



**LEGEND**

- ADA ACCESS
- CACHE CREEK TRAIL
- PATH
- PROPERTY BOUNDARY
- 100-YEAR FLOOD BOUNDARY
- FENCE
- ACCESS EASEMENT
- CCRMP BOUNDARIES
- EXISTING PUBLIC RIGHT-OF-WAY
- CCAP RECREATION NODE
- POTENTIAL HABITAT NODE
- PARKING
- PICNIC AREA
- INTERPRETIVE SIGNAGE
- RESTROOMS
- ADA ACCESS
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
ACCESSIBLE TRAIL	0.5 MILES
PARKING AREA	24 (STANDARD), 4 (ADA)
PICNIC SHADE SHELTER	2
PICNIC TABLES	9
TRAIL BENCHES	3
RESTROOM BUILDING	1
INTERPRATIVE SIGNAGE	4
ACCESSIBLE RAMP	1, ALLOWS FOR POTENTIAL ADA IN-CREEK ACCESS
PATH	0.98 MILES
TRAIL	0.50 MILES
TOTAL SITE	± 41 ACRES

# CAPAY OPEN SPACE PARK - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvort GIS, Tschudin Consulting Group. Icons by Noun Project.



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**Appendix A-1: Capay Open Space Park Summary Sheet**

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**Name:** Capay Open Space Park  
**Year of Acquisition:** 2004  
**Year of Activation:** 2028 (a)  
**Acres:** 41  
**Site ID** 1

**Site Information**

Current Conditions: County owned site – open space park

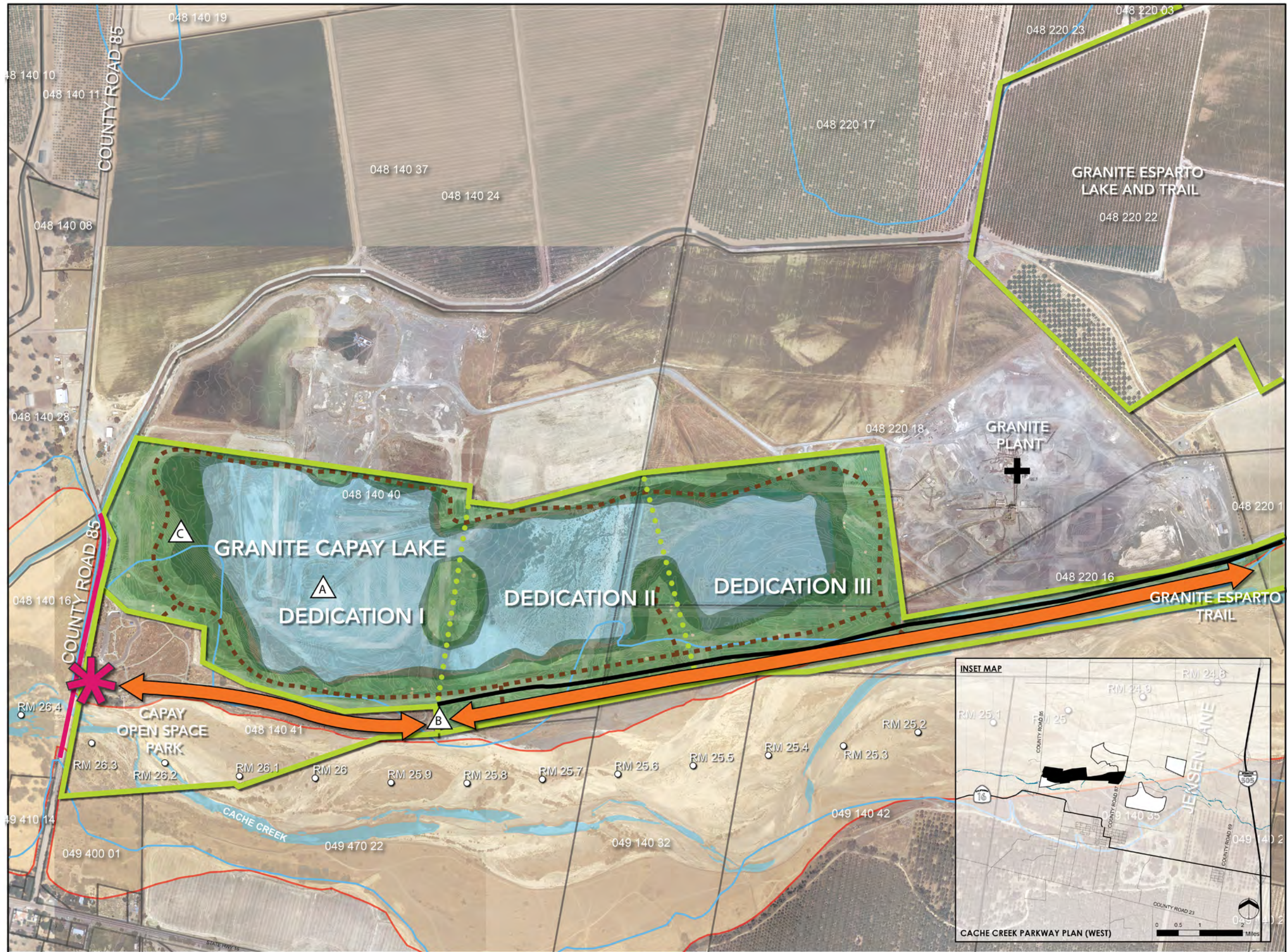
<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	41	Acres	\$7,380	2008	Baseline
	Passive Recreation O&M	41	Acres	\$2,750	2008	Baseline
	Parking/Restroom/Picnic O&M	1	Unit	\$42,000	2008	Baseline

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**Note:**

(a) Given Capay Open Space Park is already fully developed with ongoing user visitation, BAE assumes no change in annual operating costs between current operations and post-activation costs.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

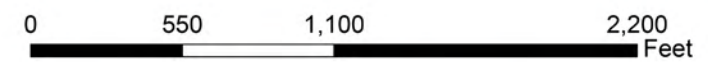


**LEGEND**

- CACHE CREEK TRAIL
- PATH
- PROPERTY BOUNDARY
- FENCE
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- RIPARIAN WOODLAND
- SHALLOW WATER HABITAT
- WETLAND HABITAT / OPEN LAKE
- EXISTING PUBLIC RIGHT-OF-WAY
- PHOTO LOCATION
- AGGREGATE PLANT

YIELD TABLE	
AMENITY TYPE	Q.TY./NOTES
TRAIL	1.10 MILES
PATH	2.54 MILES
LAKE RECREATION	96 ACRES (150' LAKE DEPTH)
TOTAL SITE	± 207 ACRES

# GRANITE CAPAY LAKE - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvurt GIS. Tschudin Consulting Group. Icons by Noun Project.

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## Appendix A-2: Granite Capay Lake Summary Sheet

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<b>Name:</b>	Granite Capay Lake - Area II	Granite Capay Lake - Area III	Granite Capay Lake - Area IV
<b>Year of Acquisition:</b>	2022	2024	2028
<b>Year of Activation</b>	2028	2028	2028
<b>Acres:</b>	89	54	64
<b>Site ID</b>	2		

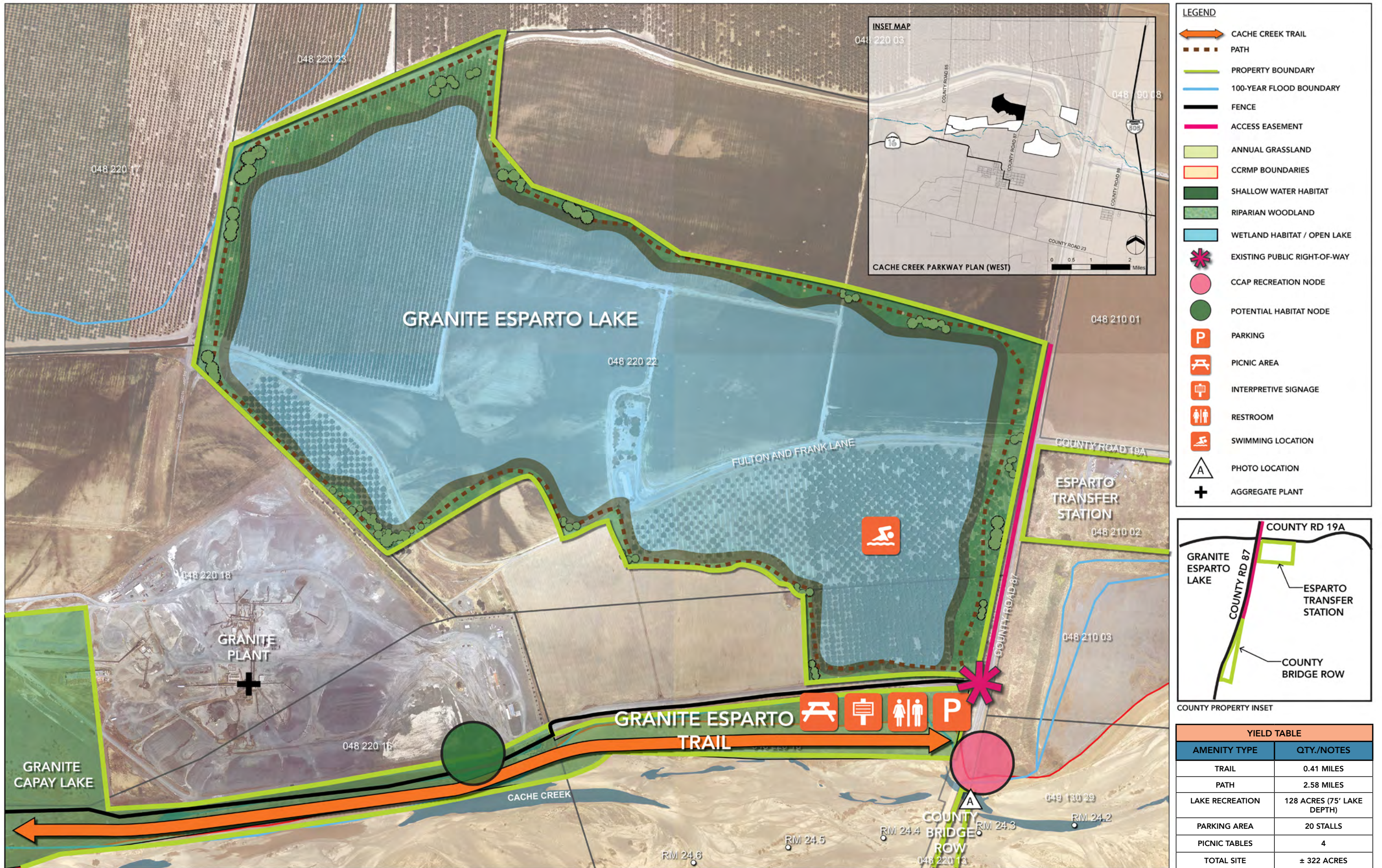
### Site Information

Current Conditions: Active Mining Site

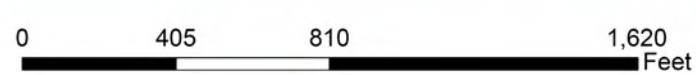
<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Lake O&M (Area II)	19	Acres	\$561	2022	Baseline
	Lake O&M (Area III)	12	Acres	\$340	2024	Baseline
	Lake O&M (Area IV)	14	Acres	\$403	2028	Baseline
	Habitat O&M (A II)	70	Acres	\$12,537	2022	Baseline
	Habitat O&M (A III)	42	Acres	\$7,607	2024	Baseline
	Habitat O&M (A IV)	50	Acres	\$9,016	2028	Baseline
	Passive Recreation O&M (A II)	70	Acres	\$4,672	2028	Baseline
	Passive Recreation O&M (A III)	42	Acres	\$2,835	2028	Baseline
	Passive Recreation O&M (A IV)	50	Acres	\$3,360	2028	Baseline

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Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



# GRANITE ESPARTO LAKE AND TRAIL - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS. Tschudin Consulting Group. Icons by Noun Project.

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### Appendix A-3: Granite Esparto Lake and Trail Summary Sheet

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**Name:** Granite Esparto Lake and Trail  
**Year of Acquisition:** Trail 2021 Lake 2046  
**Year of Activation:** 2028 2046  
**Acres:** 121 201  
**Site ID** 3

**Site Information**

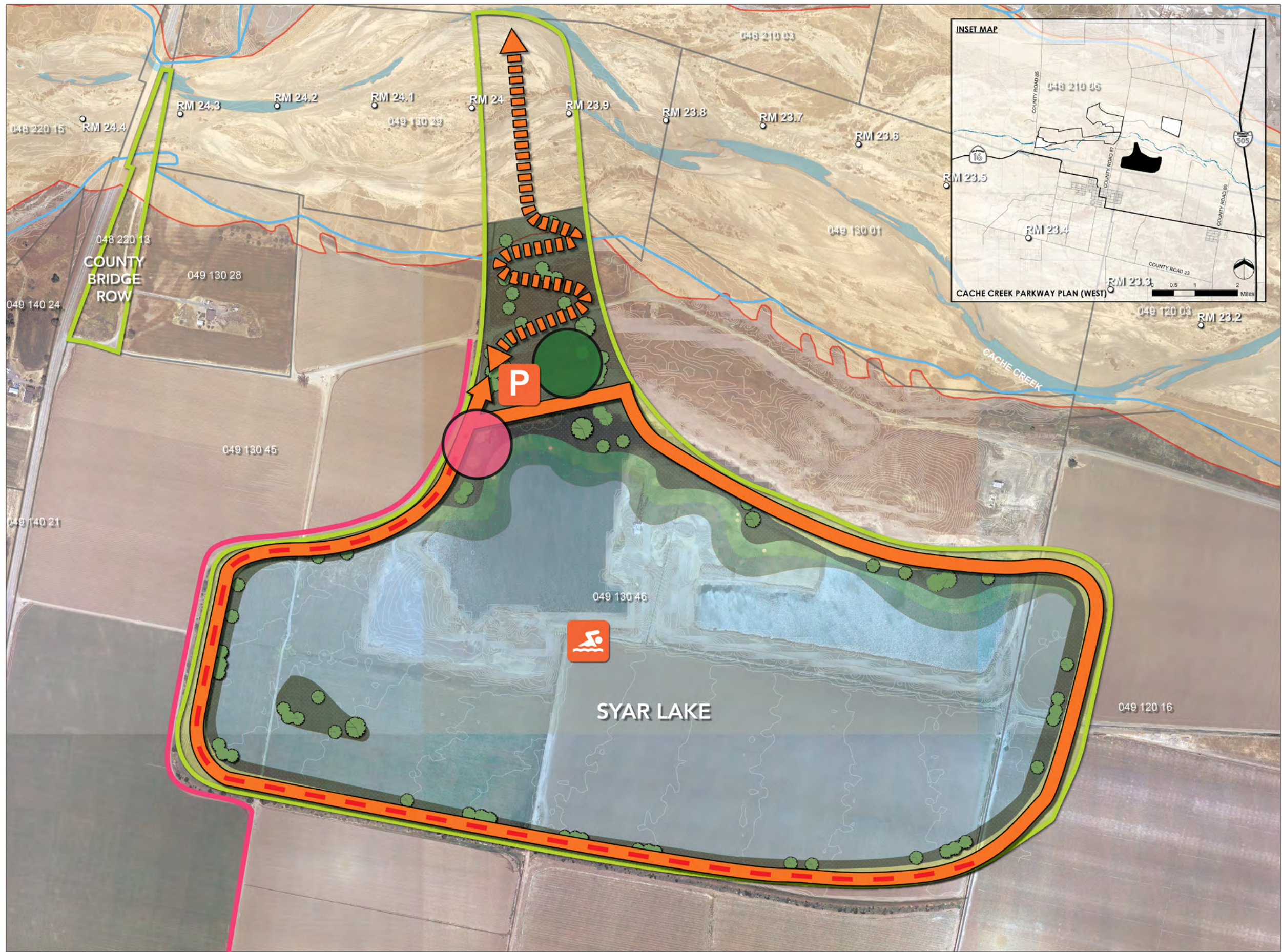
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Current Conditions: Approved future mining site

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	121	Acres	\$21,780	2021	Baseline
	Passive Recreation O&M	121	Acres	\$8,117	2028	Baseline
	Parking/Restroom/Picnic O&M	1	Unit	\$42,000	2028	Baseline
	Lake O&M	157	Acres	\$4,553	2046	Baseline
	Habitat O&M	44	Acres	\$7,920	2046	Baseline
	Passive Recreation O&M	44	Acres	\$2,952	2046	Baseline

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Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- TRAIL CONNECTION
- CACHE CREEK TRAIL
- PROPERTY BOUNDARY, INCLUDES 1000' IN-CHANNEL RECLAIMED LAND EXTENSION TO CENTER OF CREEK (AREA SHOWN IS APPROXIMATE)
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- LANDSCAPED BERM
- CCRMP BOUNDARIES
- GRASSLAND
- FRESHWATER MARSH
- RIPARIAN WOODLAND
- OAK WOODLAND
- WETLAND HABITAT / OPEN LAKE
- CCAP RECREATION NODE
- POTENTIAL HABITAT NODE
- PARKING
- SWIMMING LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
INFORMAL PARKING	20 STALLS
LAKE RECREATION	155 ACRES (140' LAKE DEPTH)
TRAIL	2.97 MILES
TOTAL SITE	± 240 ACRES

SYAR LAKE - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuwert GIS. Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-4: Syar Lake Summary Sheet**

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**Name:** Syar Lake  
**Year of Acquisition:** 2034  
**Year of Activation:** 2034  
**Acres:** 240  
**Site ID** 4

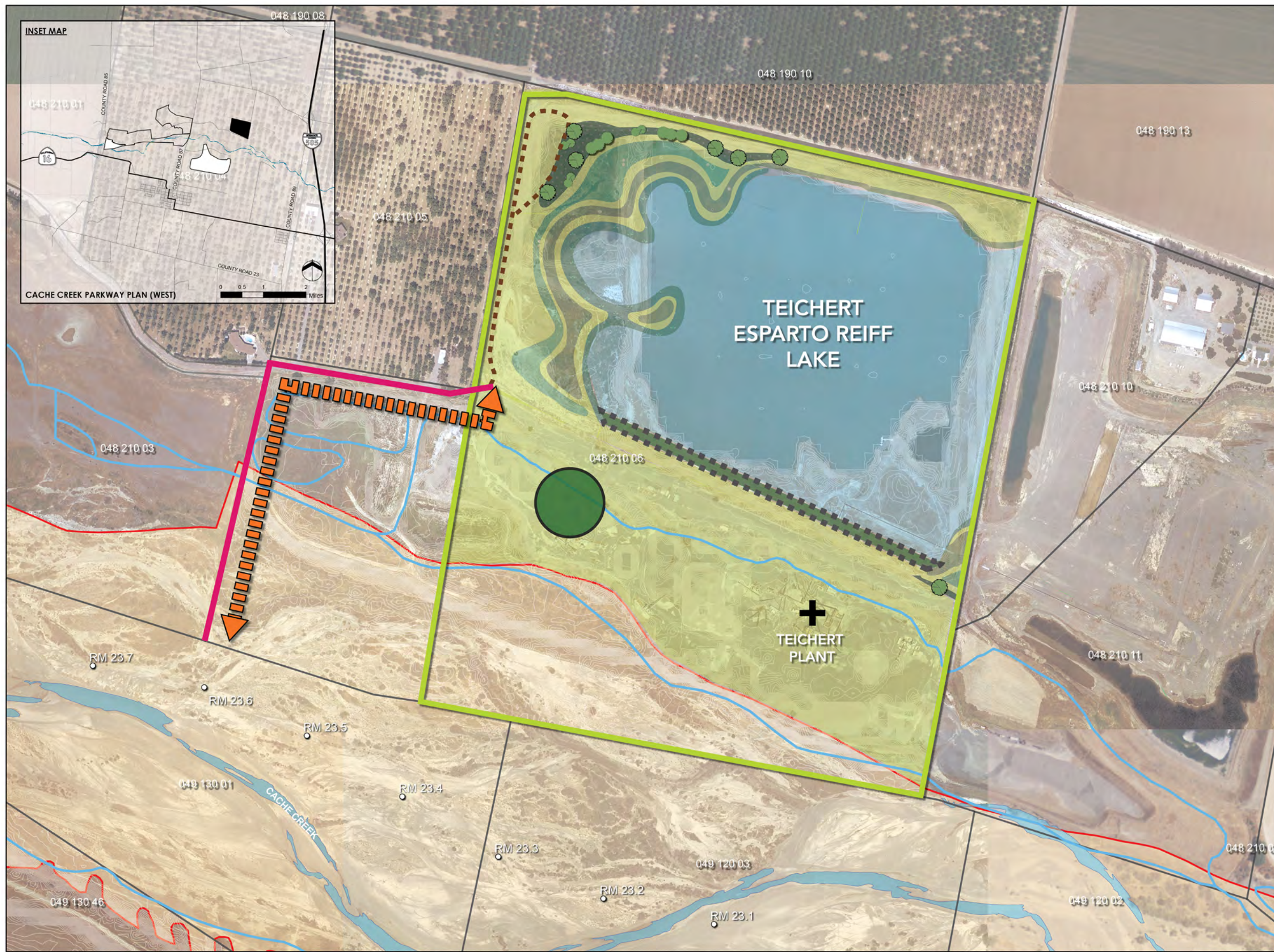
**Site Information**

Current Conditions: Idle mining site

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Lake O&M	147	Acres	\$4,263	2034	Baseline
	Habitat O&M	93	Acres	\$16,740	2034	Baseline
	Passive Recreation O&M	93	Acres	\$6,238	2034	Baseline
	Parking O&M	1	Unit	\$14,000	2034	Baseline

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Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

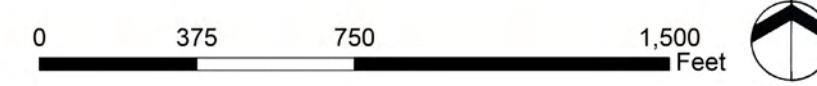


**LEGEND**

- PROPERTY BOUNDARY
- PATH
- TRAIL CONNECTION
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- GRASSLAND
- EMERGENT MARSH
- RIPARIAN TERRACE
- FLOODPLAIN RIPARIAN
- UPLAND
- BANK SWALLOW HABITAT
- WETLAND HABITAT / OPEN LAKE
- POTENTIAL HABITAT NODE
- AGGREGATE PLANT

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	0.44 MILES
PATH	0.38 MILES
LAKE RECREATION	46 ACRES (168' LAKE DEPTH)
TOTAL SITE	± 128 ACRES

TEICHERT ESPARTO REIFF LAKE - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS. Tschudin Consulting Group. Icons by Noun Project.



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**Appendix A-5: Teichert Esparto Reiff Lake Summary Sheet**

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**Name:** Teichert Esparto Reiff Lake  
**Year of Acquisition:** 2032  
**Year of Activation:** 2034  
**Acres:** 128  
**Site ID** 5

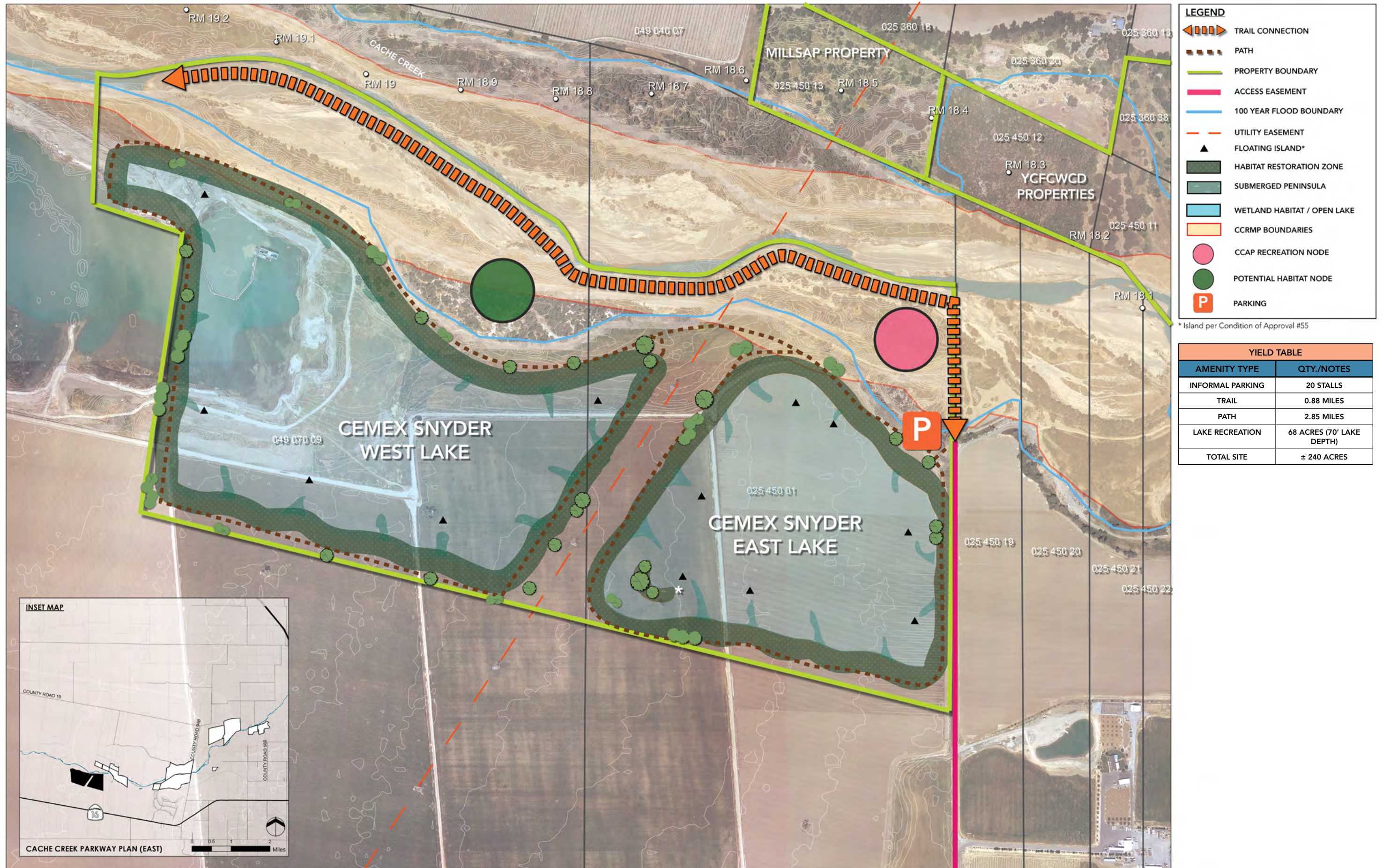
**Site Information**

Current Conditions: Active mining site

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Lake O&M	60	Acres	\$1,740	2032	Baseline
	Habitat O&M	68	Acres	\$12,240	2032	Baseline
	Passive Recreation O&M	68	Acres	\$4,561	2034	Baseline
	Parking O&M	1	Unit	\$14,000	2034	Baseline

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Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

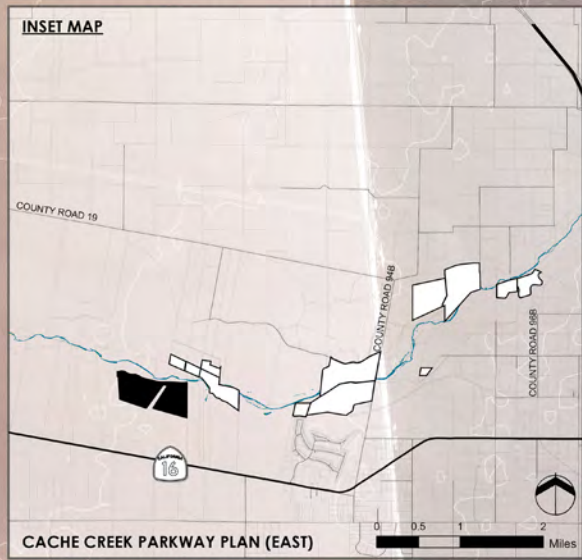


**LEGEND**

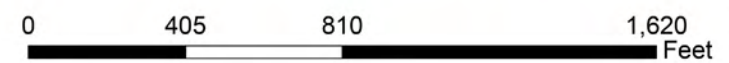
- TRAIL CONNECTION
- PATH
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100 YEAR FLOOD BOUNDARY
- UTILITY EASEMENT
- FLOATING ISLAND\*
- HABITAT RESTORATION ZONE
- SUBMERGED PENINSULA
- WETLAND HABITAT / OPEN LAKE
- CCRMP BOUNDARIES
- CCAP RECREATION NODE
- POTENTIAL HABITAT NODE
- PARKING

\* Island per Condition of Approval #55

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
INFORMAL PARKING	20 STALLS
TRAIL	0.88 MILES
PATH	2.85 MILES
LAKE RECREATION	68 ACRES (70' LAKE DEPTH)
TOTAL SITE	± 240 ACRES



# CEMEX SNYDER LAKES - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvort GIS, Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-6: Cemex Snyder Lakes Summary Sheet**

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**Name:** Cemex Snyder Lakes  
**Year of Acquisition:** 2032  
**Year of Activation:** 2032  
**Acres:** 240  
**Site ID** 6

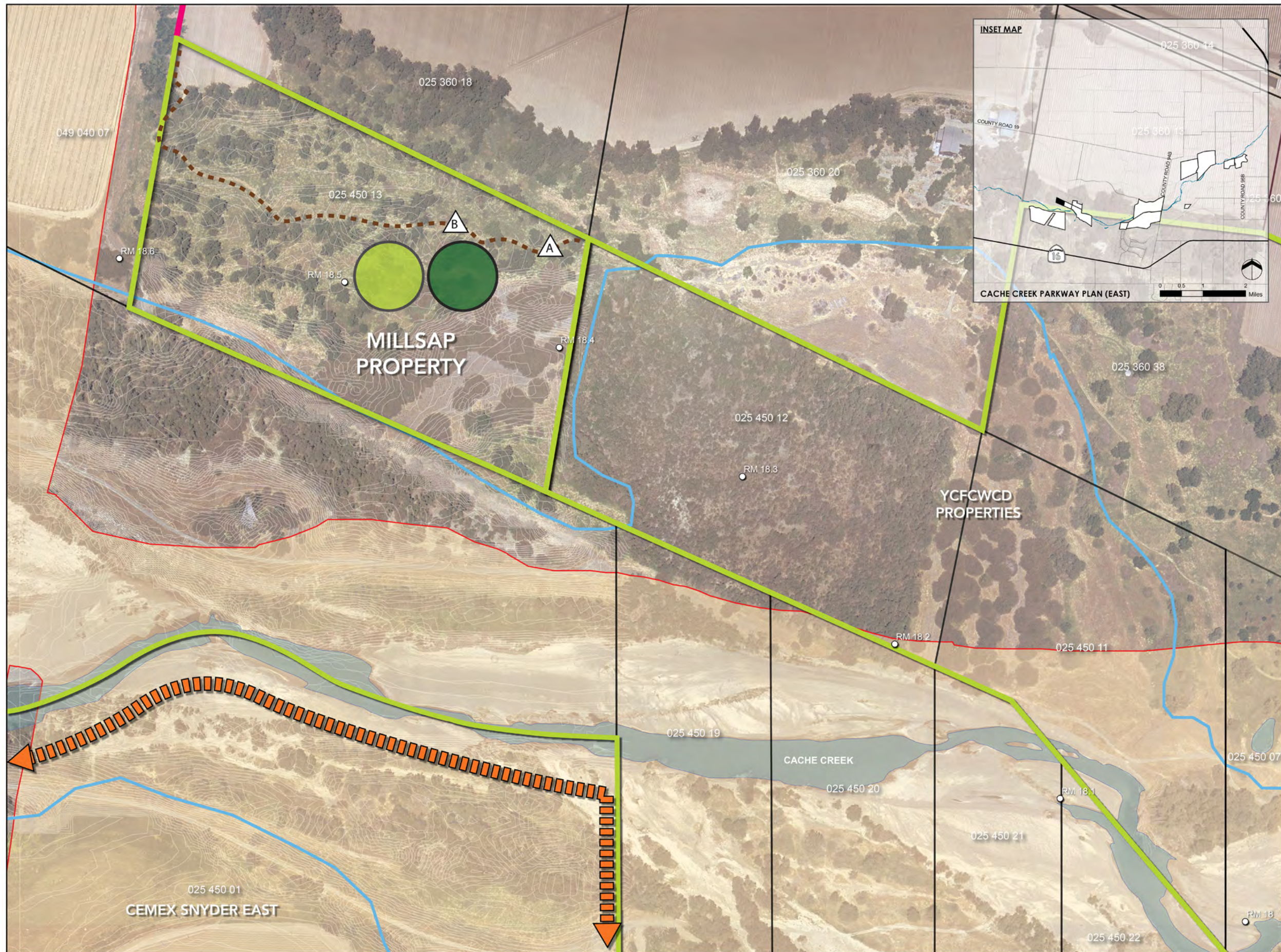
**Site Information**

Current Conditions: Active mining site

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Lake O&M	147	Acres	\$4,263	2032	Baseline
	Habitat O&M	93	Acres	\$16,740	2032	Baseline
	Passive Recreation O&M	93	Acres	\$6,238	2032	Baseline
	Parking O&M	1	Unit	\$14,000	2032	Baseline

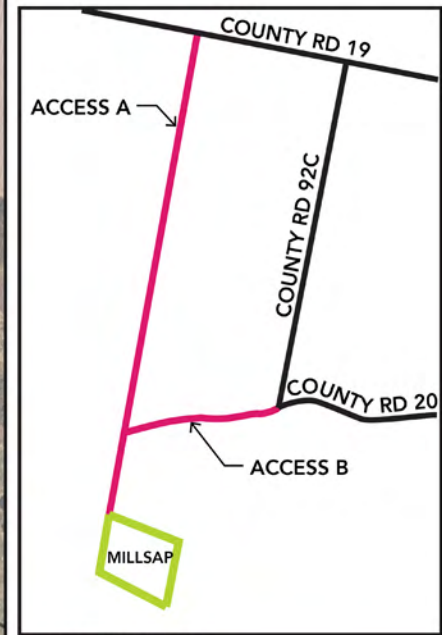
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Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- TRAIL CONNECTION
- PATH
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- CCAP WILDLIFE RESERVE NODE
- POTENTIAL HABITAT NODE
- PHOTO LOCATION



**MILLSAP ACCESS INSET**

Access A= Farnham Easement, 60 feet in width, to CR-19

Access B= Fong Easement, 20 feet in width, to CR 92C/ CR 20

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
PATH	0.25 MILES
TOTAL SITE	± 16.9 ACRES

# MILLSAP PROPERTY - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS. Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-7: Millsap Property Summary Sheet**

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**Name:** Millsap Property  
**Year of Acquisition:** 1999  
**Year of Activation:** 2032  
**Acres:** 16.9  
**Site ID** 7

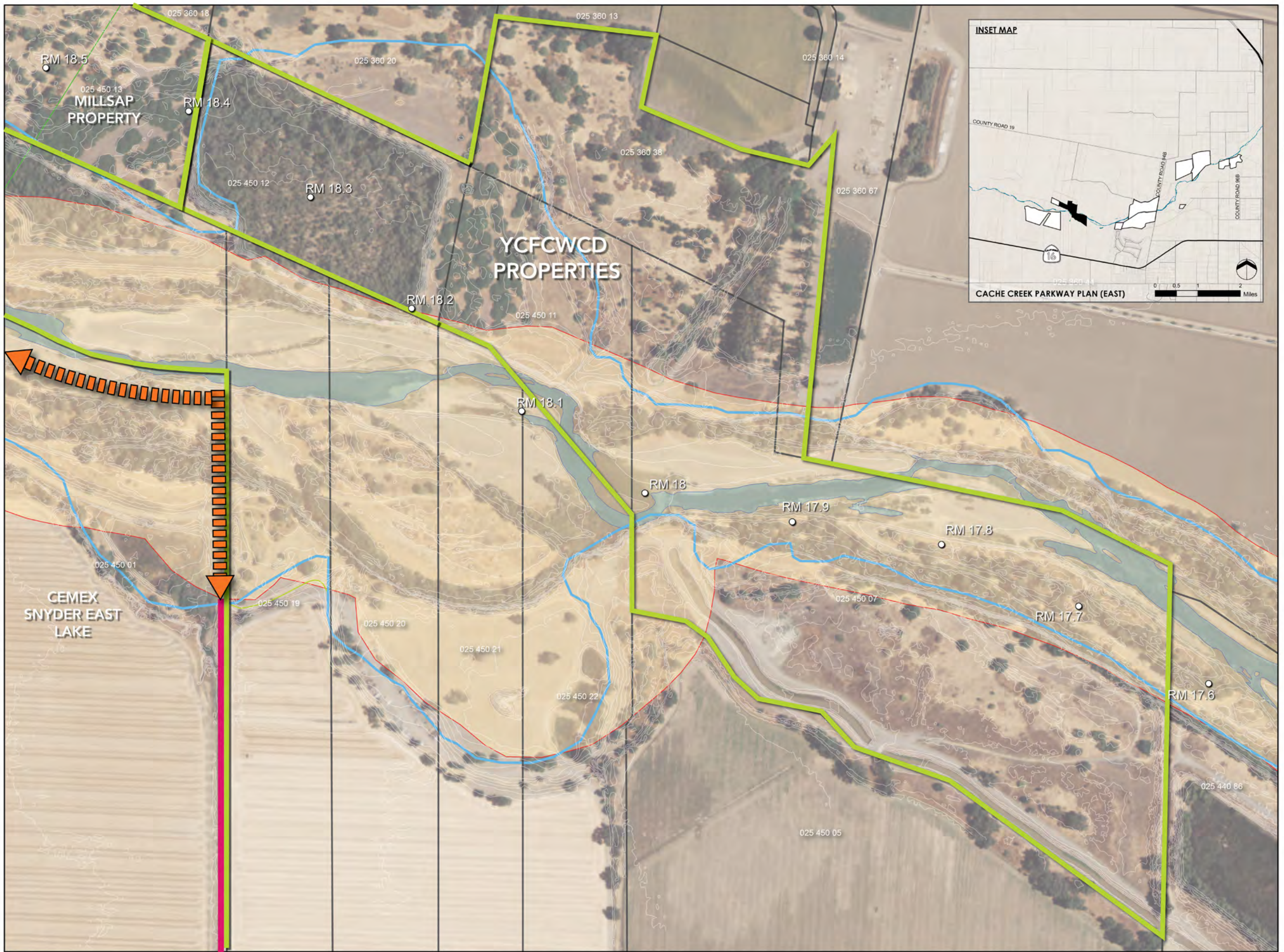
**Site Information**

Current Conditions: County owned site – habitat

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	16.9	Acres	\$3,042	1999	Baseline
	Passive Recreation O&M	16.9	Acres	\$1,134	2032	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- TRAIL CONNECTION
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TOTAL SITE	± 89 ACRES

YCFCWCD PROPERTIES - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvort GIS. Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-8: YFCWCD Properties Summary Sheet**

---

**Name:** YFCWCD Properties  
**Year of Acquisition:** Not in Baseline  
**Year of Activation:** 2032 (a)  
**Acres:** 89  
**Site ID** 8

**Site Information**

Current Conditions: District owned site – habitat

---

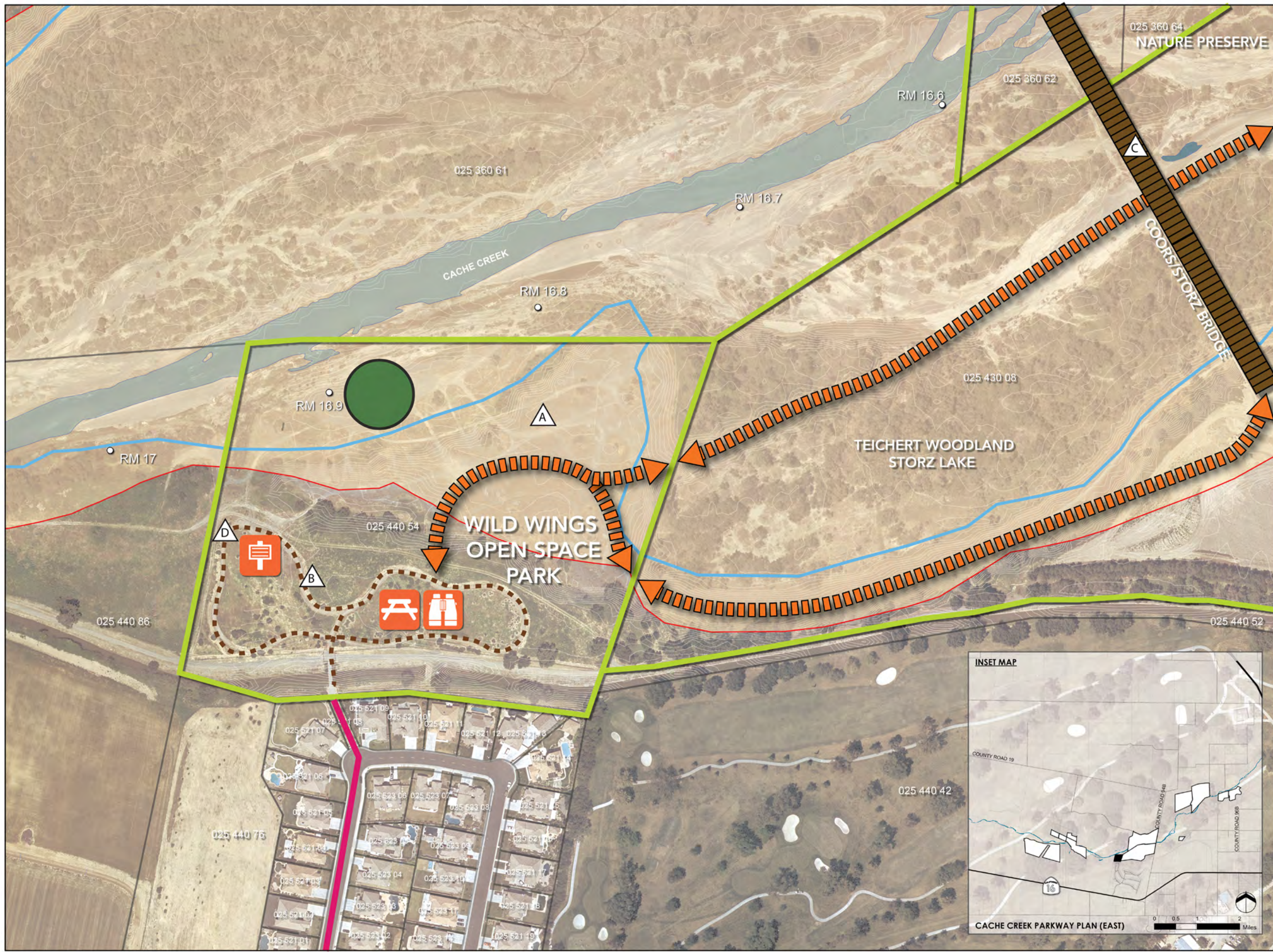
<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
<i>n.a.</i>						

---

Note:

(a) Assumes District-owned acreage is “linked” to County parkway system in 2032 subject to agreement with District.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- TRAIL CONNECTION
- DEDICATED BRIDGE CROSSING
- PROPERTY BOUNDARY
- PATH
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- PICNIC AREA
- INTERPRETIVE SIGNAGE
- LOOKOUT AREA
- POTENTIAL HABITAT NODE
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	0.19 MILES
PATH	0.41 MILES
INTERPRETIVE SIGNAGE	1
PICNIC SHADE SHELTER	1
<b>TOTAL SITE</b>	<b>± 17.26 ACRES</b>

# WILD WINGS OPEN SPACE PARK - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS. Tschudin Consulting Group. Icons by Noun Project.



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**Appendix A-9: Wild Wings Open Space Park Summary Sheet**

---

**Name:** Wild Wings Open Space Park  
**Year of Acquisition:** 2004  
**Year of Activation:** 2024  
**Acres:** 17.3  
**Site ID** 9

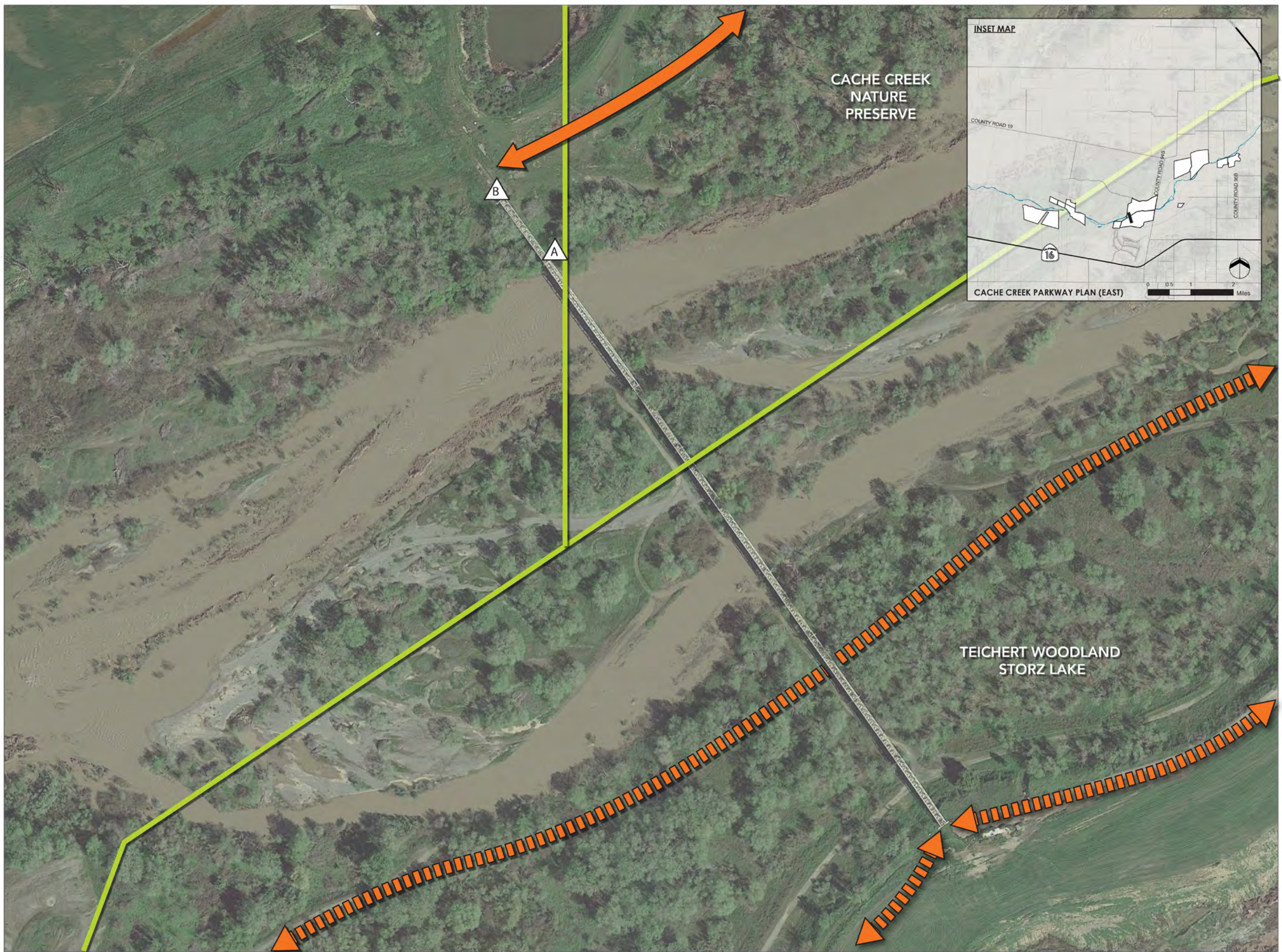
**Site Information**

Current Conditions: County owned site – open space park





<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	17.3	Acres	\$3,107	2004	Baseline
	Passive Recreation O&M	17.3	Acres	\$1,158	2024	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

-  CACHE CREEK TRAIL
-  TRAIL CONNECTION
-  PROPERTY BOUNDARY
-  PHOTO LOCATION

**YIELD TABLE**

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

TEICHERT COORS / STORZ BRIDGE - BASELINE IMPROVEMENTS

NOT TO SCALE 

Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS, Tschudin Consulting Group. Icons by Noun Project.

---

**Appendix A-10: Teichert Coors Storz Bridge Summary Sheet**

---

**Name:** Teichert Coors Storz Bridge  
**Year of Acquisition:** 2024  
**Year of Activation:** 2024  
**Acres:** 1200-Foot Bridge  
**Site ID** 10

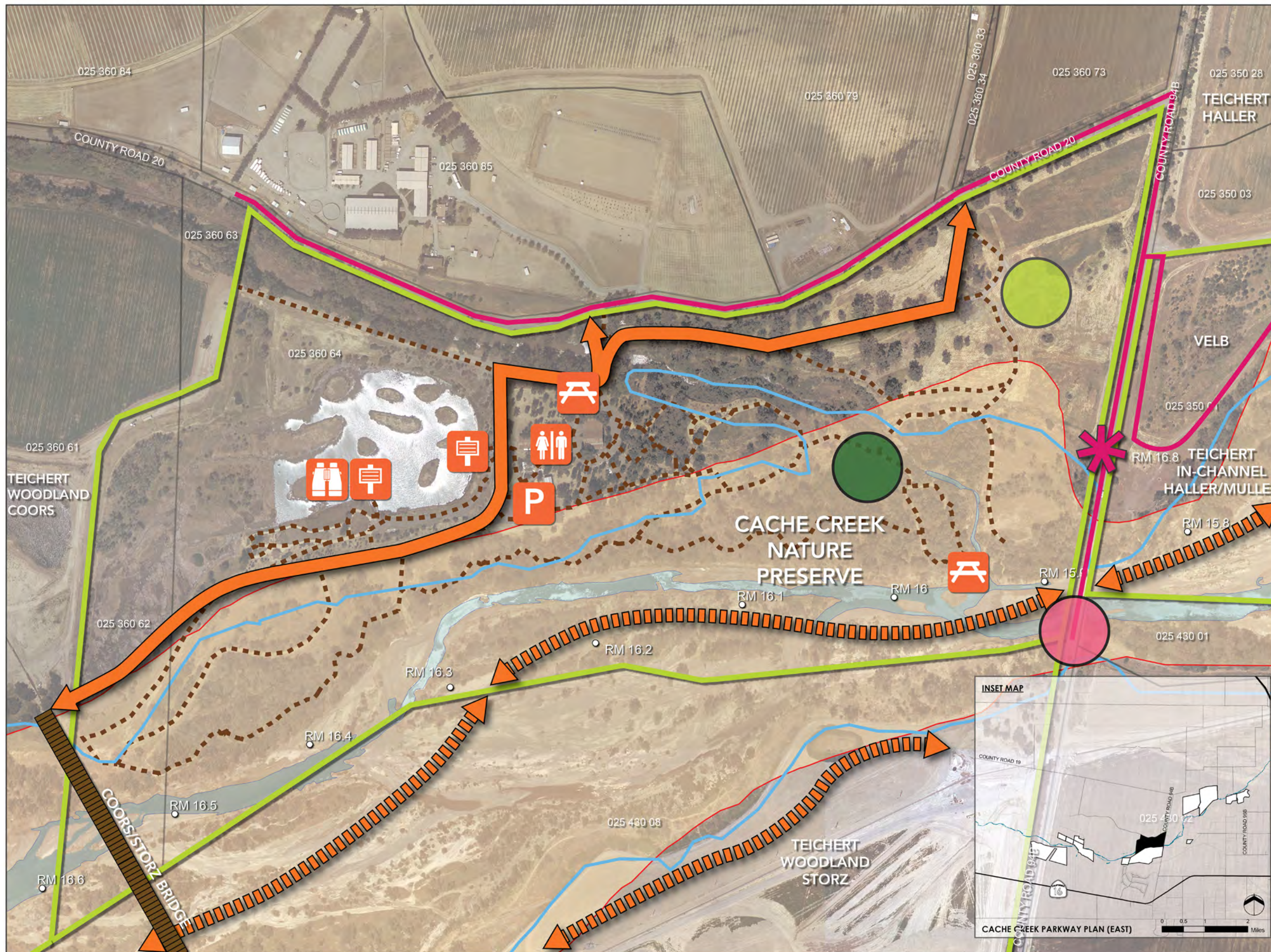
**Site Information**

Current Conditions: Future pedestrian bridge

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Bridge O&M	0.23	Miles	\$6,364	2024	Baseline

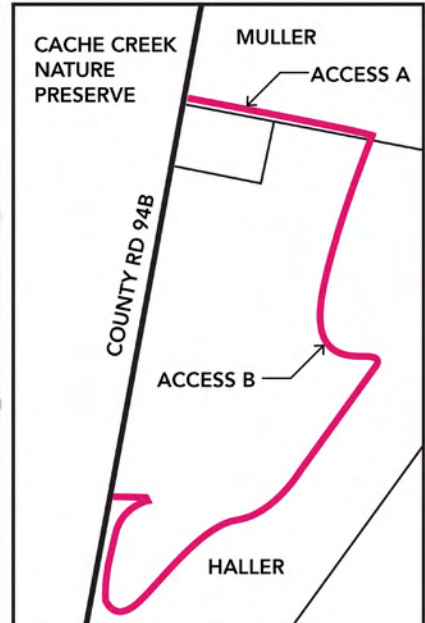
---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

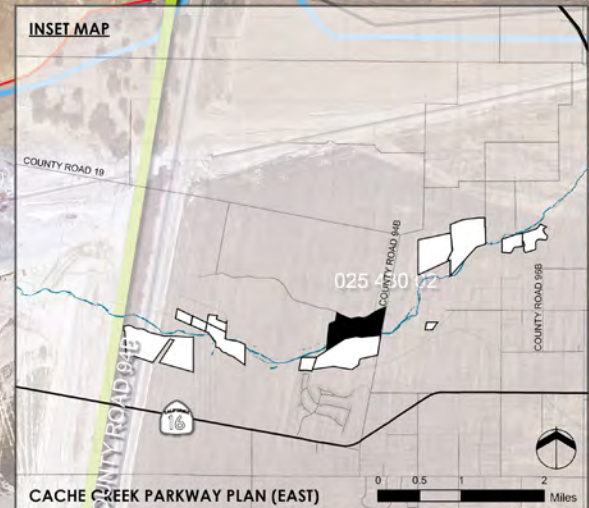
- CACHE CREEK TRAIL
- TRAIL CONNECTION
- DEDICATED BRIDGE CONNECTION
- PATH
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- EXISTING PUBLIC RIGHT-OF-WAY
- CCAP RECREATION NODE
- CCAP WILDLIFE RESERVE NODE
- POTENTIAL HABITAT NODE
- RESTROOMS
- PARKING
- SEATING/PICNIC AREA
- INTERPRETIVE SIGNAGE



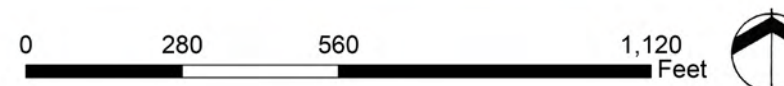
Access A= 40 foot unlimited public access with Muller Habitat dedication; 20 foot emergency access when plant closes.

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

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	1.25 MILES
PATH	3.04 MILES
RESTROOM BUILDING	1
PARKING AREA	18 (Standard), 2 (ADA)
TOTAL SITE	± 122.5 ACRES



# CACHE CREEK NATURE PRESERVE - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS. Tschudin Consulting Group. Icons by Noun Project.

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## Appendix A-11: Cache Creek Nature Preserve Summary Sheet

---

**Name:** Cache Creek Nature Preserve  
**Year of Acquisition:** 1999  
**Year of Activation:** 2024 (a)  
**Acres:** 123  
**Site ID** 11

### Site Information

Current Conditions: County owned site – nature preserve

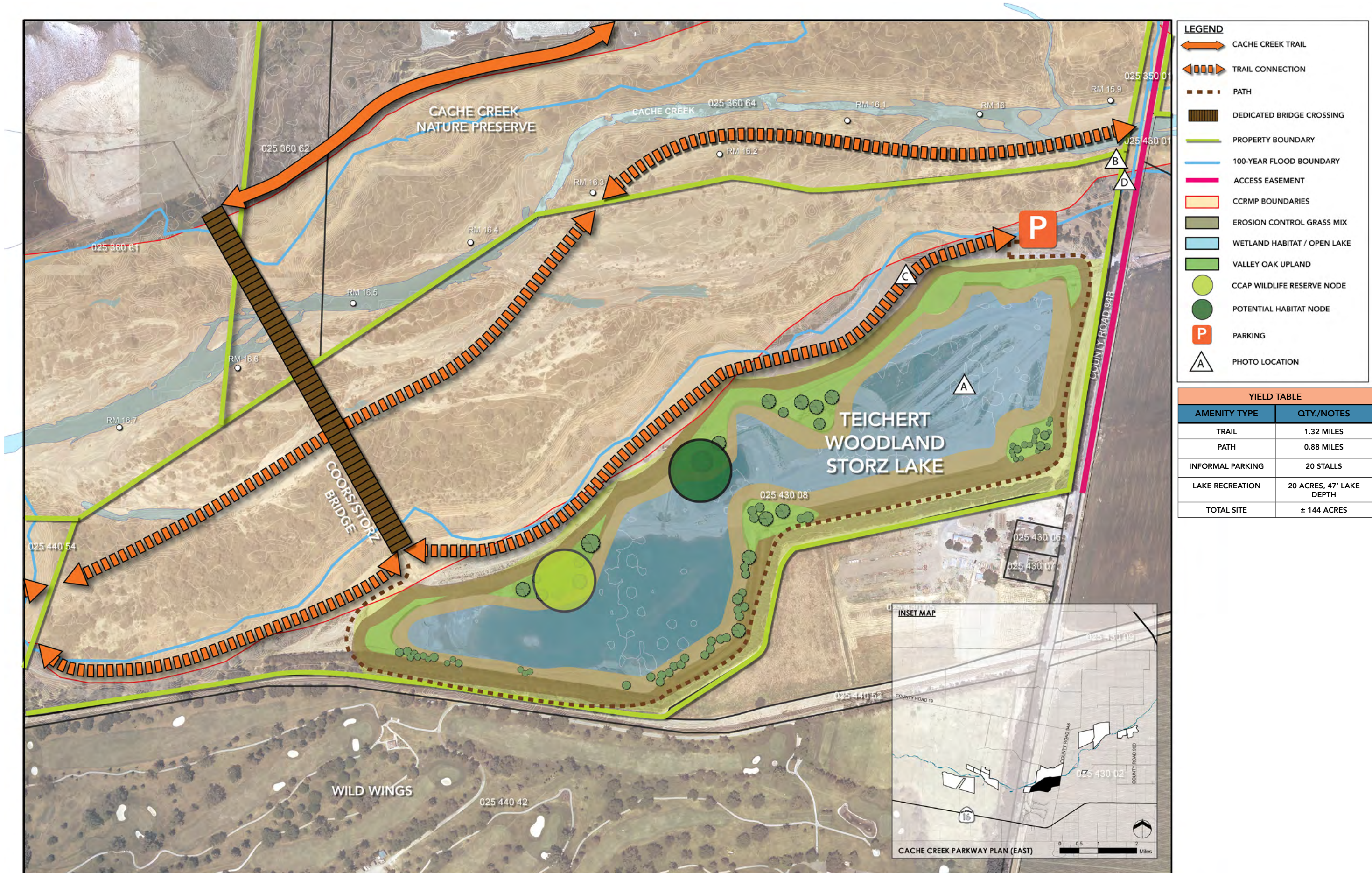
Operating and Maintenance:	Feature	Amt	Units	Total O/M Cost	Year of Delivery	Scenario
	Full Park Cost (b)	1	LS	\$103,922	1999	Baseline

### Note:

(a) Given the Cache Creek Nature Preserve is already fully developed with ongoing user visitation, BAE assumes no change in annual operating costs between current operations and post-activation costs.

(b) Based on the current annual operating cost of the Nature Preserve, as reported by the Cache Creek Conservancy. Reported as one lump sum (LS) annual cost.

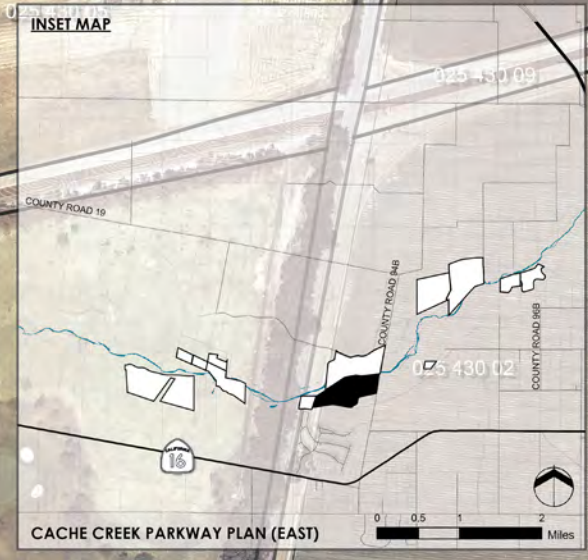
Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- CACHE CREEK TRAIL
- TRAIL CONNECTION
- PATH
- DEDICATED BRIDGE CROSSING
- PROPERTY BOUNDARY
- 100-YEAR FLOOD BOUNDARY
- ACCESS EASEMENT
- CCRMP BOUNDARIES
- EROSION CONTROL GRASS MIX
- WETLAND HABITAT / OPEN LAKE
- VALLEY OAK UPLAND
- CCAP WILDLIFE RESERVE NODE
- POTENTIAL HABITAT NODE
- PARKING
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	1.32 MILES
PATH	0.88 MILES
INFORMAL PARKING	20 STALLS
LAKE RECREATION	20 ACRES, 47' LAKE DEPTH
TOTAL SITE	± 144 ACRES



TEICHERT WOODLAND STORZ LAKE - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvier GIS. Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-12: Teichert Woodland Storz Lake Summary Sheet**

---

**Name:** Teichert Woodland Storz Lake  
**Year of Acquisition:** 2024  
**Year of Activation:** 2024  
**Acres:** 144  
**Site ID** 12

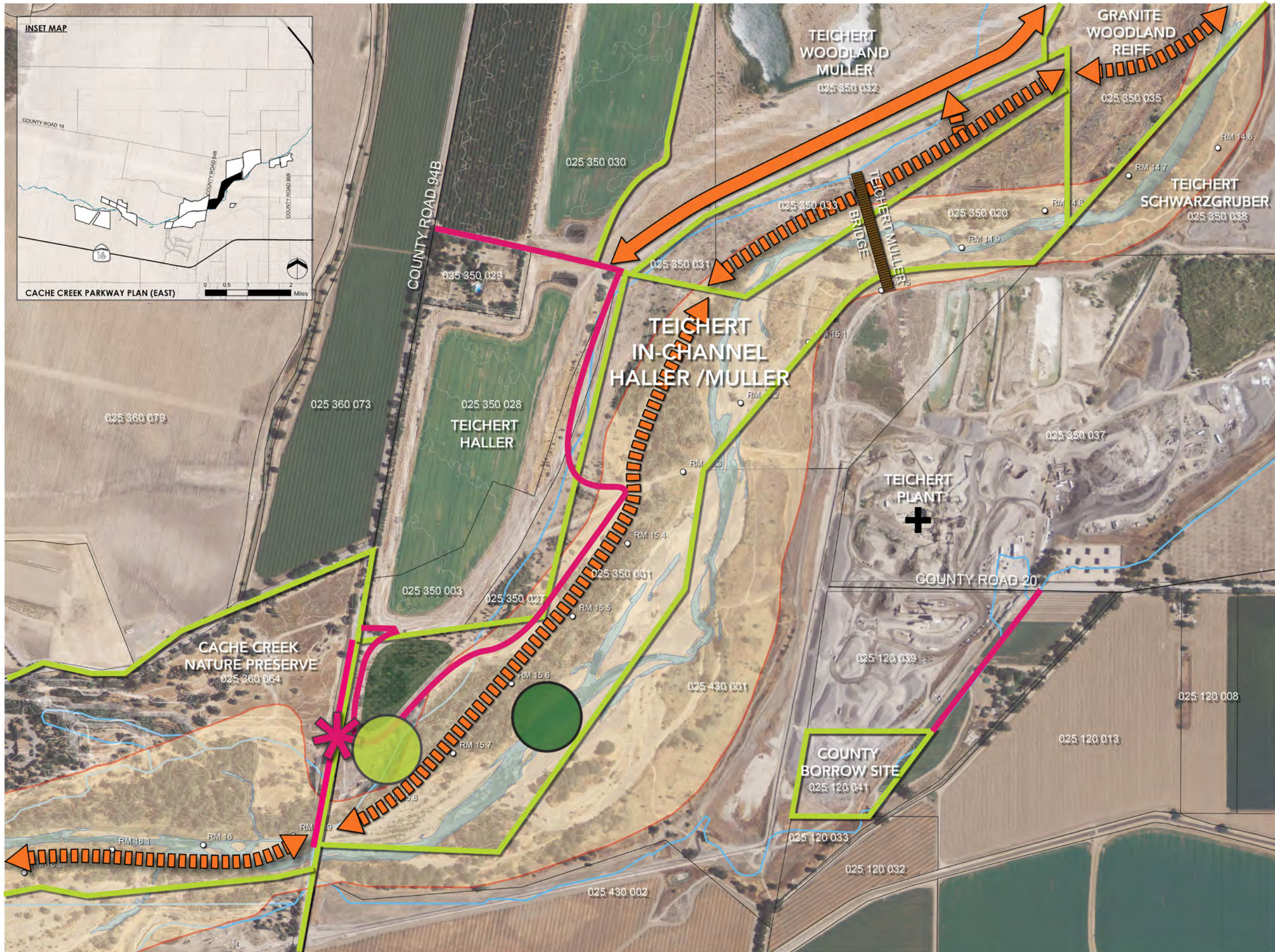
**Site Information**

Current Conditions: Active reclamation site

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Lake O&M	20	Acres	\$580	2024	Baseline
	Habitat O&M	124	Acres	\$22,320	2024	Baseline
	Passive Recreation O&M	124	Acres	\$8,318	2024	Baseline
	Parking O&M	1	Unit	\$14,000	2024	Baseline

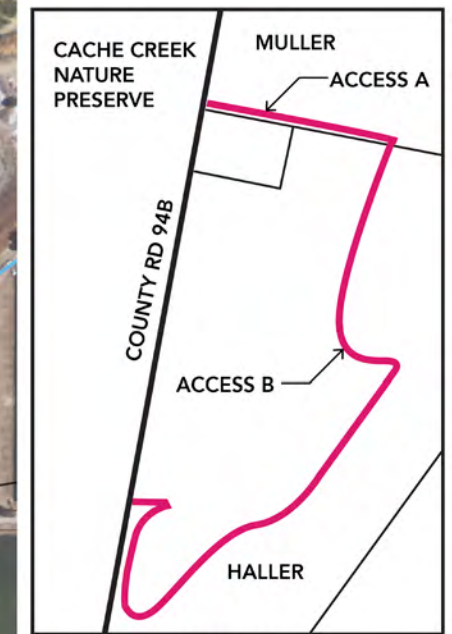
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Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- CACHE CREEK TRAIL
- TRAIL CONNECTION
- DEDICATED BRIDGE CROSSING
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- VELB HABITAT MITIGATION AREA
- EXISTING PUBLIC RIGHT-OF-WAY
- CCAP WILDLIFE RESERVE NODE
- POTENTIAL HABITAT NODE
- AGGREGATE PLANT



**HALLER/MULLER ACCESS INSET**

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.

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	0.36 MILES
TOTAL SITE	± 121 ACRES

TEICHERT IN-CHANNEL HALLER /MULLER - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuwert GIS. Tschudin Consulting Group. Icons by Noun Project.



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**Appendix A-13: Teichert In-Channel Haller/Muller Summary Sheet**

---

**Name:** Teichert In-Channel Haller/Muller  
**Year of Acquisition:** 2028  
**Year of Activation:** 2028  
**Acres:** 99  
**Site ID** 13

**Site Information**

Current Conditions: Future dedication site

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M (a)	99	Acres	\$8,910	2028	Baseline
	Passive Recreation O&M (a)	99	Acres	\$3,320	2028	Baseline

---

**Note:**

(a) Given all acreage is located in-channel and requires less ongoing maintenance, this analysis assumes annual costs are equal to half of the standard habitat and passive recreation O&M costs.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

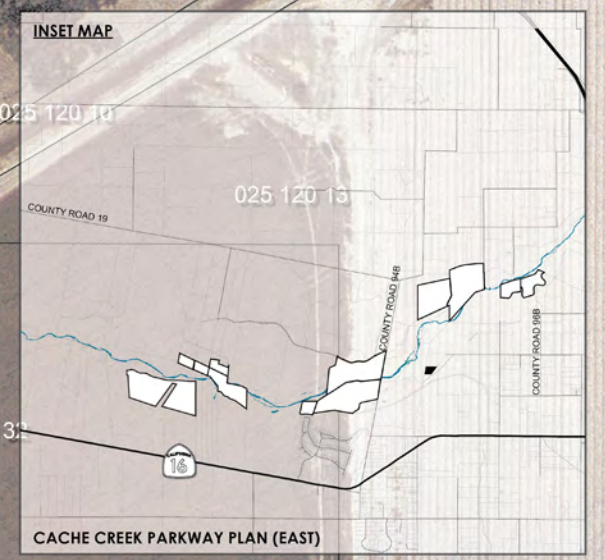


**LEGEND**

- ■ ■ ■ ■ PATH
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- GRASSLAND

**YIELD TABLE**

AMENITY TYPE	QTY./NOTES
PATH	0.39 MILES
TOTAL SITE	± 6.65 ACRES



COUNTY BORROW SITE - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS, Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-14: County Borrow Site Summary Sheet**

---

**Name:** County Borrow Site  
**Year of Acquisition:** Prior to 1980  
**Year of Activation:** 2028 (a)  
**Acres:** 7  
**Site ID** 14

**Site Information**

Current Conditions: County owned site – leased to Teichert

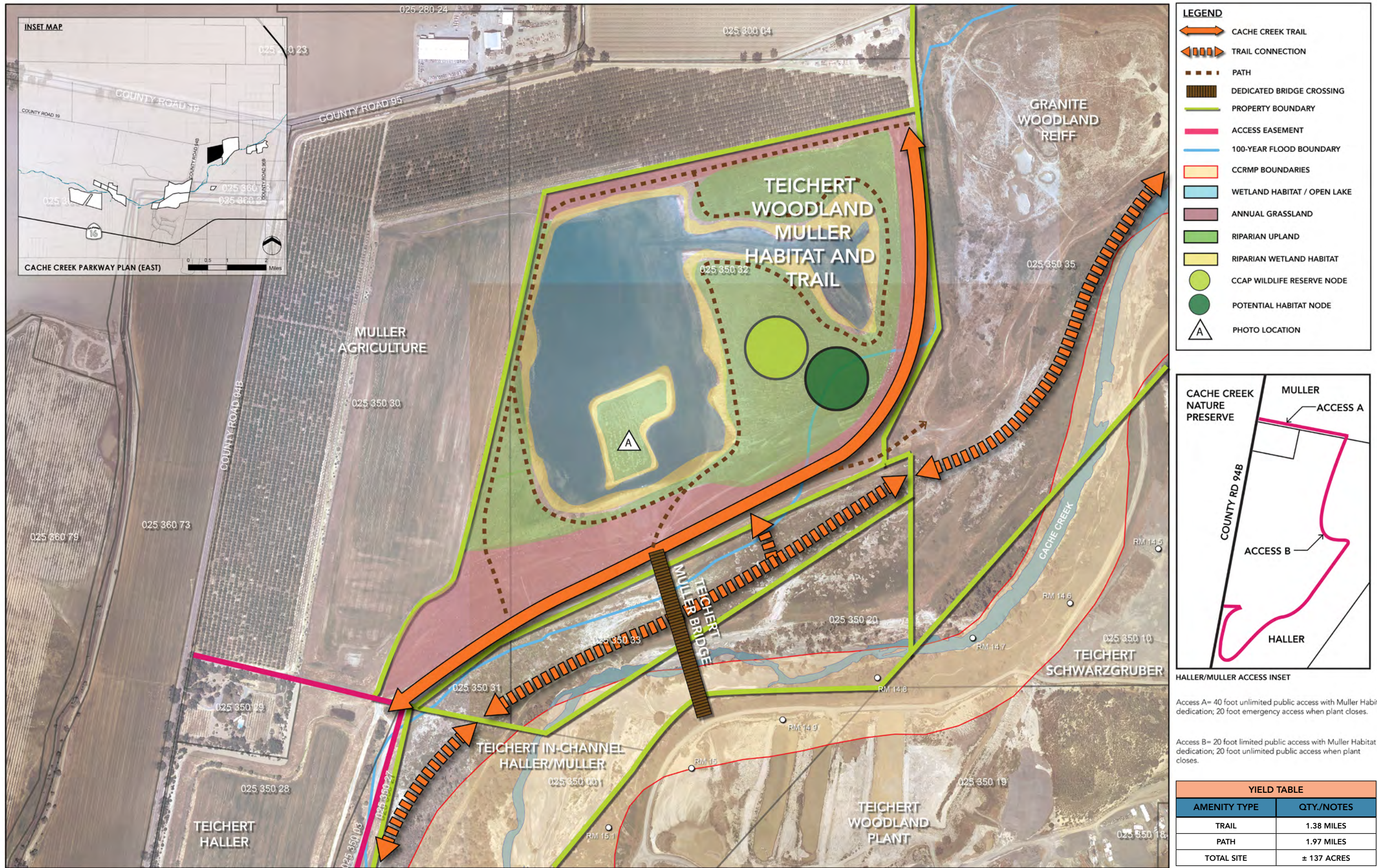
<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	7	Acres	\$1,197	2050+	Baseline
	Passive Recreation O&M	7	Acres	\$446	2050+	Baseline

---

**Note:**

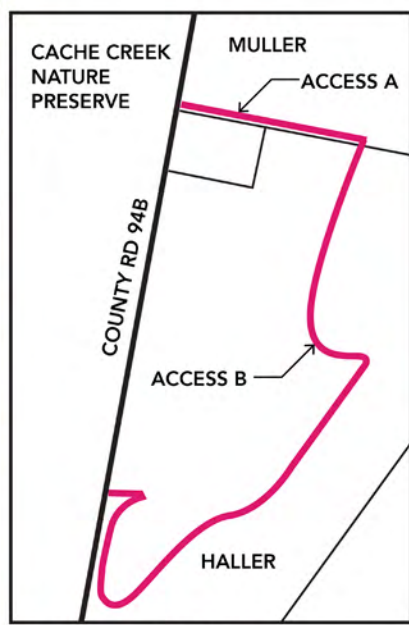
(a) Currently under County ownership, though the County does not anticipate any ongoing operating and maintenance costs until after 2050.

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- CACHE CREEK TRAIL
- TRAIL CONNECTION
- PATH
- DEDICATED BRIDGE CROSSING
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- WETLAND HABITAT / OPEN LAKE
- ANNUAL GRASSLAND
- RIPARIAN UPLAND
- RIPARIAN WETLAND HABITAT
- CCAP WILDLIFE RESERVE NODE
- POTENTIAL HABITAT NODE
- PHOTO LOCATION



**HALLER/MULLER ACCESS INSET**

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.

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	1.38 MILES
PATH	1.97 MILES
TOTAL SITE	± 137 ACRES

TEICHERT WOODLAND MULLER HABITAT AND TRAIL - BASELINE IMPROVEMENTS 0 375 750 1,500 Feet

Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvort GIS. Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-15: Teichert Woodland Muller Habitat and Trail Summary Sheet**

---

**Name:** Teichert Woodland Muller Habitat and Trail  
**Year of Acquisition:** 2018  
**Year of Activation:** 2020  
**Acres:** 120  
**Site ID** 15

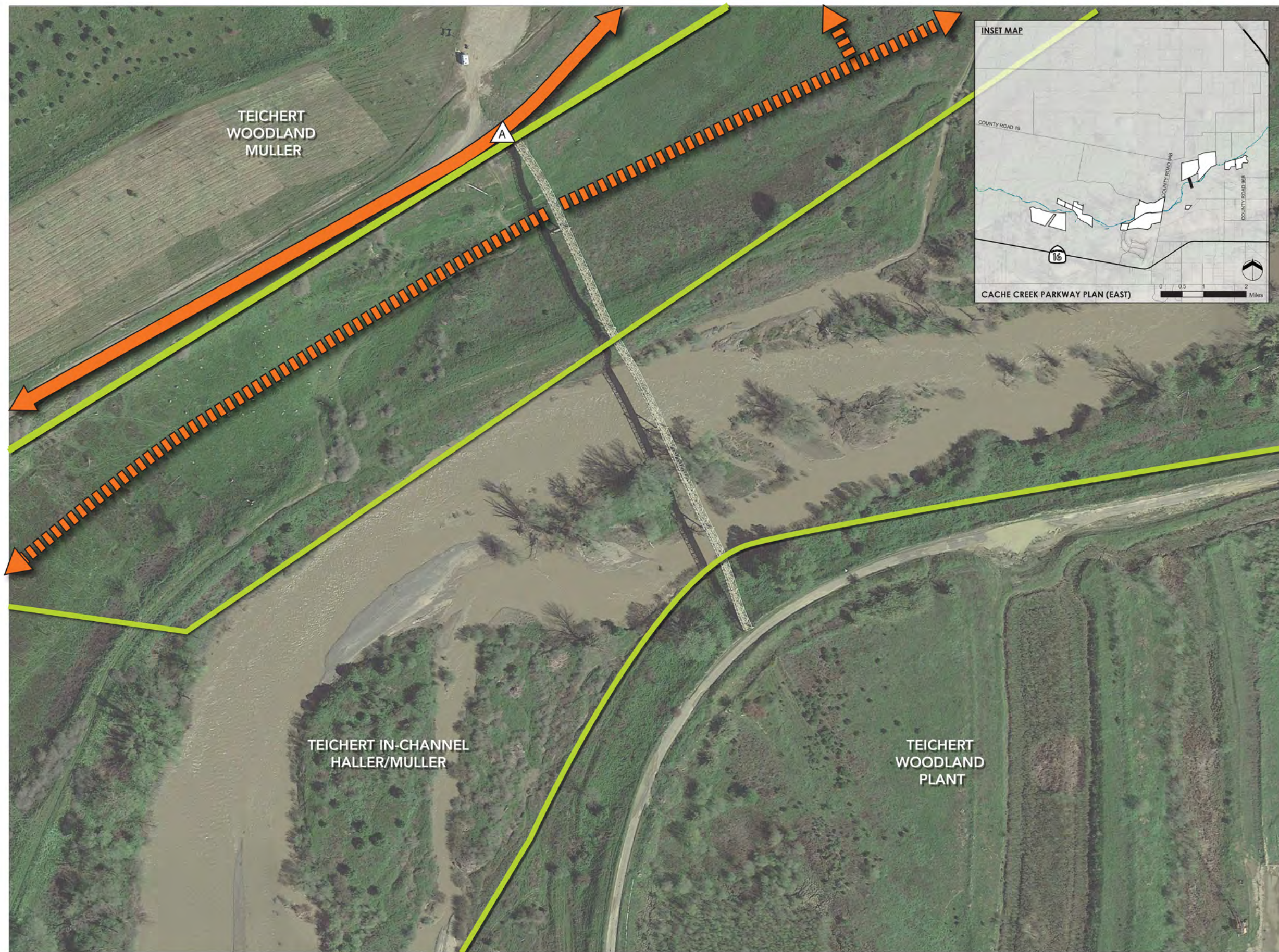
**Site Information**

Current Conditions: Active reclamation site





<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	120	Acres	\$21,600	2018	Baseline
	Passive Recreation O&M	120	Acres	\$8,050	2020	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

-  CACHE CREEK TRAIL
-  TRAIL CONNECTION
-  PROPERTY BOUNDARY
-  PHOTO LOCATION

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

TEICHERT MULLER BRIDGE - BASELINE IMPROVEMENTS

NOT TO SCALE  Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neupert GIS, Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-16: Teichert Muller Bridge Summary Sheet**

---

**Name:** Teichert Muller Bridge  
**Year of Acquisition:** 2028  
**Year of Activation:** 2028  
**Acres:** Bridge  
**Site ID** 16

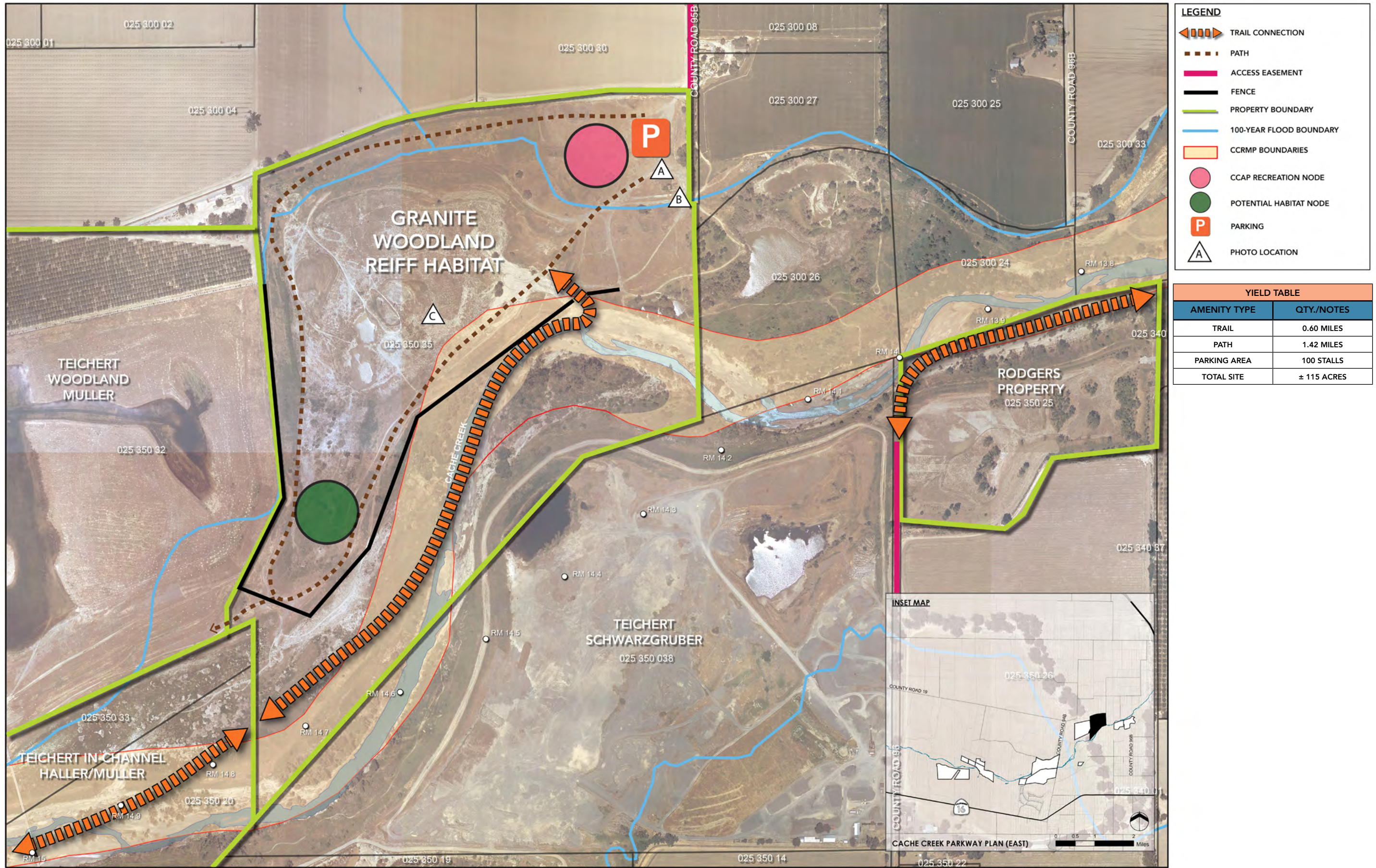
**Site Information**

Current Conditions: Future pedestrian bridge

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Bridge O&M	0.15	Mile	\$4,136	2028	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

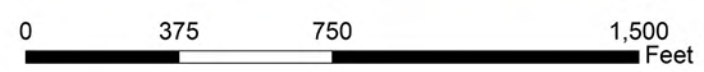


**LEGEND**

- TRAIL CONNECTION
- PATH
- ACCESS EASEMENT
- FENCE
- PROPERTY BOUNDARY
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- CCAP RECREATION NODE
- POTENTIAL HABITAT NODE
- PARKING
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	0.60 MILES
PATH	1.42 MILES
PARKING AREA	100 STALLS
TOTAL SITE	± 115 ACRES

GRANITE WOODLAND REIFF HABITAT - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuwert GIS, Tschudin Consulting Group. Icons by Noun Project.



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**Appendix A-17: Granite Woodland Reiff Habitat Summary Sheet**

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**Name:** Granite Woodland Reiff Habitat  
**Year of Acquisition:** 2019  
**Year of Activation:** 2020  
**Acres:** 115  
**Site ID** 17

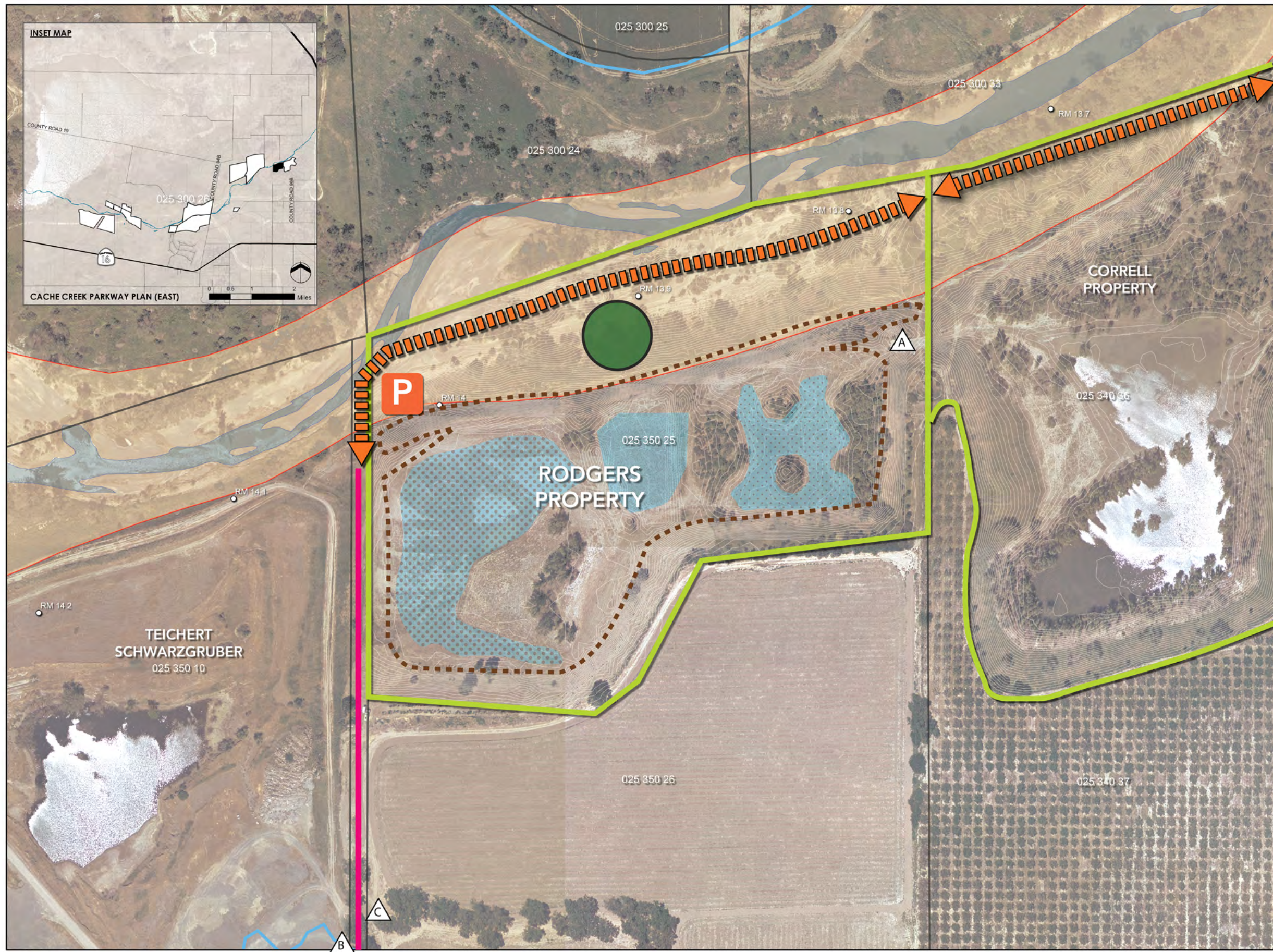
**Site Information**

Current Conditions: Reclaimed site – IOD offered to County

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	115	Acres	\$20,700	2019	Baseline
	Passive Recreation O&M	115	Acres	\$7,714	2020	Baseline
	Parking O&M	1	Unit	\$14,000	2020	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.



**LEGEND**

- TRAIL CONNECTION
- ACCESS EASEMENT
- PATH
- PROPERTY BOUNDARY
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- INFILTRATION POND
- SETTLING POND
- HABITAT POND
- POTENTIAL HABITAT NODE
- PARKING
- PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
INFORMAL PARKING	20 STALLS
TRAIL	0.34 MILES
PATH	0.76 MILES
TOTAL SITE	± 30 ACRES

# RODGERS PROPERTY - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvirt GIS. Tschudin Consulting Group. Icons by Noun Project.

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**Appendix A-18: Rodgers Property Summary Sheet**

---

**Name:** Rodgers Property  
**Year of Acquisition:** 2004  
**Year of Activation:** 2020  
**Acres:** 30  
**Site ID** 18

**Site Information**

Current Conditions: County owned site – habitat













<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Lake O&M	20	Acres	\$580	2004	Baseline
	Habitat O&M	10	Acres	\$1,800	2004	Baseline
	Passive Recreation O&M	30	Acres	\$2,012	2020	Baseline
	Parking O&M	1	Unit	\$14,000	2020	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

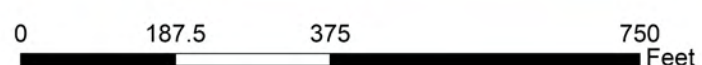


**LEGEND**

-  TRAIL CONNECTION
-  PATH
-  PROPERTY BOUNDARY
-  ACCESS EASEMENT
-  100-YEAR FLOOD BOUNDARY
-  CCRMP BOUNDARIES
-  WETLAND HABITAT / OPEN LAKE
-  CCAP WILDLIFE RESERVE NODE
-  POTENTIAL HABITAT NODE
-  LOOKOUT AREA
-  INTERPRETIVE SIGNAGE/TRAIL MAP
-  PHOTO LOCATION

YIELD TABLE	
AMENITY TYPE	QTY./NOTES
TRAIL	0.30 MILES
PATH	1.21 MILES
PASSIVE RECREATION AREA	3.70 ACRES
LOOKOUT FACILITIES	1
<b>TOTAL SITE</b>	<b>± 38.9 ACRES</b>

# CORRELL PROPERTY - BASELINE IMPROVEMENTS



Sources: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Winters. Neuvort GIS. Tschudin Consulting Group. Icons by Noun Project.

---

**Appendix A-19: Correll Property Summary Sheet**

---

**Name:** Correll Property  
**Year of Acquisition:** 1996  
**Year of Activation:** 2020  
**Acres:** 39  
**Site ID** 19

**Site Information**

Current Conditions: County owned site -- habitat

<b>Operating and Maintenance:</b>	<b>Feature</b>	<b>Amt</b>	<b>Units</b>	<b>Total O/M Cost</b>	<b>Year of Delivery</b>	<b>Scenario</b>
	Habitat O&M	39	Acres	\$7,002	1996	Baseline
	Passive Recreation O&M	39	Acres	\$2,616	2020	Baseline

---

Sources: Cache Creek Parkway Plan, Open Space Inventory and Baseline Improvements, December 2018; BAE, 2018.

## APPENDIX B: PARKWAY O&M COST ASSUMPTION DETAIL

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### Appendix B: Operating and Maintenance Cost Assumption by Parkway Feature

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<u>Feature</u>	<u>O&amp;M Cost</u>	<u>Unit</u>	<u>Time Frame</u>
<b>Baseline Maintenance</b>			
Habitat O&M	\$180 /	Acre /	Year
Lake O&M	\$29 /	Acre /	Year
Parking/Restroom/Picnic	\$42,000 /	Unit /	Year
<i>Parking</i>	\$14,000 /	Unit /	Year
<i>Restrooms</i>	\$14,000 /	Unit /	Year
<i>Picnic Tables</i>	\$14,000 /	Unit /	Year
Passive Recreation O&M	\$67 /	Acre /	Year
Bridge O&M	\$28,000 /	Mile /	Year

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Sources: Interviews with various Park Operators; Various Park Department Budget Documents; BAE, 2018.

## APPENDIX C: ADDITIONAL PARKWAY SITE DETAIL

Appendix C-1: Schedule of Property Acquisition by Planning Time Period and Acreage

#/Site	Present - 2020	2021 - 2025	2026 - 2030	2031 - 2035	2036 - 2040	2041 - 2045	2046-2050
1/COSP <sup>1</sup>	41						
2/G-C		143	64				
3/G-E + Trail		121					201
4/Syar				240 <sup>2</sup>			
5/T-E				128 <sup>2</sup>			
6/Cemex				240 <sup>2</sup>			
7/Millsap <sup>1</sup>	17						
8/YCFCWCD				X <sup>3</sup>			
9/Wild Wings <sup>1</sup>	17						
10/Coors/Storz Bridge		X					
11/CCNP <sup>1</sup>	123						
12/T-W-Storz		144 <sup>2</sup>					
13/T-In-Channel			99 <sup>4</sup>				
14/County Borrow <sup>1</sup>	7						
15/T-W-Muller	120 <sup>5</sup>						
16/Muller Bridge			X				
17/G-W-Reiff	115 <sup>7</sup>						
18/Rodgers <sup>1</sup>	30						
19/Correll <sup>1</sup>	39						
<b>Total Over Time<sup>6</sup></b>	<b>509</b>	<b>408</b>	<b>163</b>	<b>608</b>			<b>201</b>

Source: TSCHUDIN CONSULTING GROUP, January 11, 2019

1/ Already in county ownership.

2/ Includes in-channel acreage per development agreement.

3/Assumes District 89 acres is "linked" to County parkway system in 2032 subject to agreement with District.

4/Excludes 22 acres that will come to County in 2018 with Teichert Woodland Muller.

5/ 98 acres plus 22 acres in-channel that is also a part of Teichert In-Channel Haller/Muller.

6/ Overall total 1,889 acres.

7/IOD offered to County in 2017 – assumes County will accept by 2020.

**Appendix C-2: Schedule of Property “Activation” by Parkway Segment and Planning Time Period**

Site	Fee Point? <sup>2</sup>	Now - 2020	2021 - 2025	2026 - 2030	2031 - 2035	2036 -2040	2041 - 2045	2046 - 2050
<b>West End – Phase 1</b>								
COSP	Yes			x				
G-C + G-E Trail	No			x				
<b>West End – Phase 2</b>								
T-E	No				x			
Syar	Yes <sup>3</sup>				x			
<b>West End - Phase 3</b>								
G-E	Yes							x
<b>Central</b>								
Cemex	Yes <sup>3</sup>				x			
Millsap	No				x			
YCFCWCD	No				X <sup>4</sup>			
<b>East End – Phase 1</b>								
T-W-Muller	No	x						
G-W-Reiff	Yes	x						
Rodgers	Yes <sup>3</sup>	x						
Correll	No	x						
<b>East End – Phase 2</b>								
Wild Wings	No		x					
CCNP	Yes		x					
T-W-Storz	Yes <sup>3</sup>		x					
Coors/Storz Bridge	No		x					
<b>East End – Phase 3</b>								
T-In-Channel	No			x				
Muller Bridge	No			x				
County Borrow	No			x				

Source: TSCHUDIN CONSULTING GROUP, January 17, 2019

1/ Differs from year of acquisition. “Activation” refers to assumption of point in time at which the following will occur: integrated operation with other sites shown as part of the same “cluster”, based on geographic and temporal groupings; fee collection at one or more logical points of entry; and formal public access.

2/ Proposed fee collection point, based primarily on parking locations.

3/ This site has no planned parking area but an informal gravel parking should be easy to accomplish as part of final reclamation grading.

4/ Subject to agreement with District; assumes no O/M costs for County.



**Appendix C-3: Cost Assumptions By Property By Activation Date**

#/Site <sup>1</sup>	Acres	Acquisition Date	Activation Date <sup>2</sup>	Planning Time period
Correll <sup>5</sup>	39	1996	2020	
Rodgers <sup>5</sup>	30	2004	2020	
G-W-Reiff	115	2017	2020	
T-W-Muller	120	2018	2020	
<b>Subtotal</b>	<b>304</b>		<b>By 2020</b>	<b>Now to 2020</b>
CCNP <sup>5</sup>	123	1999	2024	
Wild Wings <sup>5</sup>	17	2004	2024	
Coors/Storz Bridge <sup>6</sup>	X	2024	2024	
T-W-Storz	144	2024	2024	
<b>Subtotal</b>	<b>284 + bridge</b>		<b>By 2024</b>	<b>2021 -2025</b>
COSP <sup>5</sup>	41	2004	2028	
G-E	121	2021 – trail	2028	
G-C	89	2022 – area II	2028	
G-C	54	2024 – area III	2028	
G-C	64	2028 – area IV	2028	
T-In-Channel	99	2028	2028	
County Borrow <sup>4,5</sup>	7	1980	2028	
Muller Bridge <sup>6</sup>	X	2028	2028	
<b>Subtotal</b>	<b>475 + bridge</b>		<b>By 2028</b>	<b>2026 - 2030</b>
Millsap <sup>5</sup>	17	1999	2032	
Cemex	240	2032	2032	
YCFCWCD <sup>3</sup>	X	N/A	2032	
<b>Subtotal</b>	<b>257</b>		<b>By 2032</b>	<b>2031 - 2035</b>
T-E	128	2032	2034	
Syar	240	2034	2034	
<b>Subtotal</b>	<b>368</b>		<b>By 2034</b>	<b>2031 - 2035</b>
G-E	201	2046 - lake	2046	
<b>Subtotal</b>	<b>201</b>		<b>By 2046</b>	<b>2046 - 2050</b>

Source: TSCHUDIN CONSULTING GROUP

1/ Overall total 1,889 acres

2/ Assumes base O/M costs until “activated”. “Activation” refers to assumption of point in time at which the following will occur: integrated operation with other sites shown as part of the same “cluster”, based on geographic and temporal groupings; fee collection at one or more logical points of entry; and formal public access.

3/Assumes no O/M for these properties.

4/ Assumes no O/M for this property until 2050.

5/ These properties are already in County ownership so current costs should reflect actual budgeted expenditures until such time as “activation” is shown. At that time if a property is not already in a more active use, active use should be assumed.

6/Assume that dedication is renegotiated to assume certification of basic structural integrity for pedestrian use at the time of dedication. At the point of “activation” assume a per-lineal-foot O/M cost to ensure basic structural maintenance for ongoing pedestrian use.

Appendix C-4: HCP/NCCP Funding Assumptions

PROPERTY	ACREAGE	PRELIMINARY COMMITMENT TO YHC	NOTES
Acreage Already Owned by County			
County Borrow Site	7	No	No habitat; under long term lease to operator for materials storage
Correll	39	Yes	Good habitat site
Rodgers	30	Yes	Good habitat site
Nature Preserve	120 <sup>2</sup> 3 no	Maybe <sup>2</sup>	Property is held in fee title by Yolo County. A conservation easement was granted to the Cache Creek Conservancy March 1999 for conservation values defined as wildlife, habitat, cultural, historical, interpretive, and educational values possessed by the property.
Millsap	17	Yes	Good habitat site
Capay Open Space	31 no 10 yes	Partial	Good habitat on acreage south of creek (assume 10 ac). Remaining acreage to be part of active future open space area
Wildwings	12 yes 5 no	Partial	Assume all but 5 ac with more active use (trails, benches, etc
Acreage to Be Dedicated			
Granite Woodland Reiff	115 <sup>2</sup>	Maybe <sup>2</sup>	IOD in 2017. Operator retains right to use for mitigation through 2024.
Teichert Woodland Muller	98 <sup>2</sup> + 22 in-channel	Maybe <sup>2</sup>	Dedication 2019. Operator retains right to use for mitigation through until dedication. Reconsider after dedication if no easement.
Granite Esparto Trail Corridor	115 yes 6 no	Partial	Dedication 2021. Assume all but 6 ac containing lot and benches, etc. Easement must acknowledge and accept active future uses along tail and in all dedicated properties along north
Granite Capay Lake #1	89	No	Dedication 2022. Mostly lake. Expect active uses on property including camping, etc.
Teichert Woodland Storz Lake	64 + 80 in-channel	Maybe	Dedication 2024. Mostly lake. Operator retains right to use for mitigation through until dedication. Reconsider after dedication if no easement.
Granite Capay Lake #2	54	No	Dedication 2028. Mostly lake. Expect active uses on property including camping, etc.
Granite Capay Lake #3	64	No	Dedication 2028. Mostly lake. Expect active uses on property including camping, etc.
Teichert In-Channel Haller/Muller	99	Maybe	Good habitat site

Syar Lake	227 no + 13 in-channel	Maybe	Dedication 2034. Mostly lake. Would foreclose too many opportunities for future net gains discussions in that area.
Teichert Esparto Reiff Lake	88 + 40 in-channel	Maybe	Dedication 2032. Mostly lake. Would foreclose too many opportunities for future net gains discussions in that area.
CEMEX Snyder Lakes	147 no + 63 in-channel/ habitat + 30 in-channel/ habitat yes	Partial	Dedication 2032. Mostly lakes. No to lake acreage – would foreclose too many opportunities for future net gains discussions in that area. Yes to 15-ac portion consisting of portion of 78 acre in-channel and/or 15 acre habitat area. Assume 30 ac total.
Granite Esparto Lake	201	No	Dedication 2046. Mostly lake. Expect active uses on property including camping, etc.
TOTALS	Total 1889 <sup>1</sup> Yes 253 Maybe 719 <sup>2</sup> No 917		

Source: TSCHUDIN CONSULTING GROUP, May 6, 2015; revised January 17, 2019.

1/ On December 2, 2014 the Yolo County Board of Supervisors passes Resolution No 14-126 committing to an intention to “donate easements on between 250 and 660 acres of “net gains” or other Cache Creek Area Plan lands consistent with the HCP/NCCP so long as the easements are consistent with the CCAP and the development of the Cache Creek Parkway Plan, the YHC pays for all transaction costs associated with the placement of the easements, and the YHC pays for all habitat related maintenance of these properties in perpetuity.

2/Assume 275 acres of this category as “yes” for purposes of financial feasibility analysis comprised of: 100 acres at CCNP, 100 acres at Granite Woodland Reiff, and 75 acres at Teichert Muller (E. Sabatini, pers. Comm, January 14 and 17, 2019).