



CACHE CREEK PARKWAY PLAN

Open Space Inventory and Baseline Improvements

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TABLE OF CONTENTS

INTRODUCTION	PAGE 1
CACHE CREEK PARKWAY PLAN (WEST) – BASELINE	PAGE 8
CACHE CREEK PARKWAY PLAN (EAST) – BASELINE.....	PAGE 9
LOWER CACHE CREEK PLAN BOUNDARIES AND RIVER REACHES.....	PAGE 10
BASELINE IMPROVEMENT DEFINITIONS.....	PAGE 11
TRAIL MAP SYMBOLS.....	PAGE 12
RECREATION OPPORTUNITIES	PAGE 13
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 38
8. YCFCWCD PROPERTIES.....	PAGE 42
9. WILD WINGS OPEN SPACE PARK	PAGE 46
WILD WINGS TO GRANITE WOOLAND REIFF CONTEXTUAL TRAIL MAP.....	PAGE 49
10. TEICHERT COORS STORZ BRIDGE.....	PAGE 50
11. CACHE CREEK NATURE PRESERVE	PAGE 54
12. TEICHERT WOODLAND STORZ LAKE	PAGE 58
13. TEICHERT IN-CHANNEL HALLER/MULLER	PAGE 62
14. COUNTY BORROW SITE	PAGE 66
HISTORICAL CACHE CREEK MINING PHOTOS.....	PAGE 69
15. TEICHERT WOODLAND MULLER HABITAT AND TRAIL	PAGE 70
16. TEICHERT MULLER BRIDGE	PAGE 74
17. GRANITE WOODLAND REIFF HABITAT	PAGE 78
18. RODGERS PROPERTY	PAGE 82
19. CORRELL PROPERTY	PAGE 86
ACKNOWLEDGEMENTS	PAGE 90

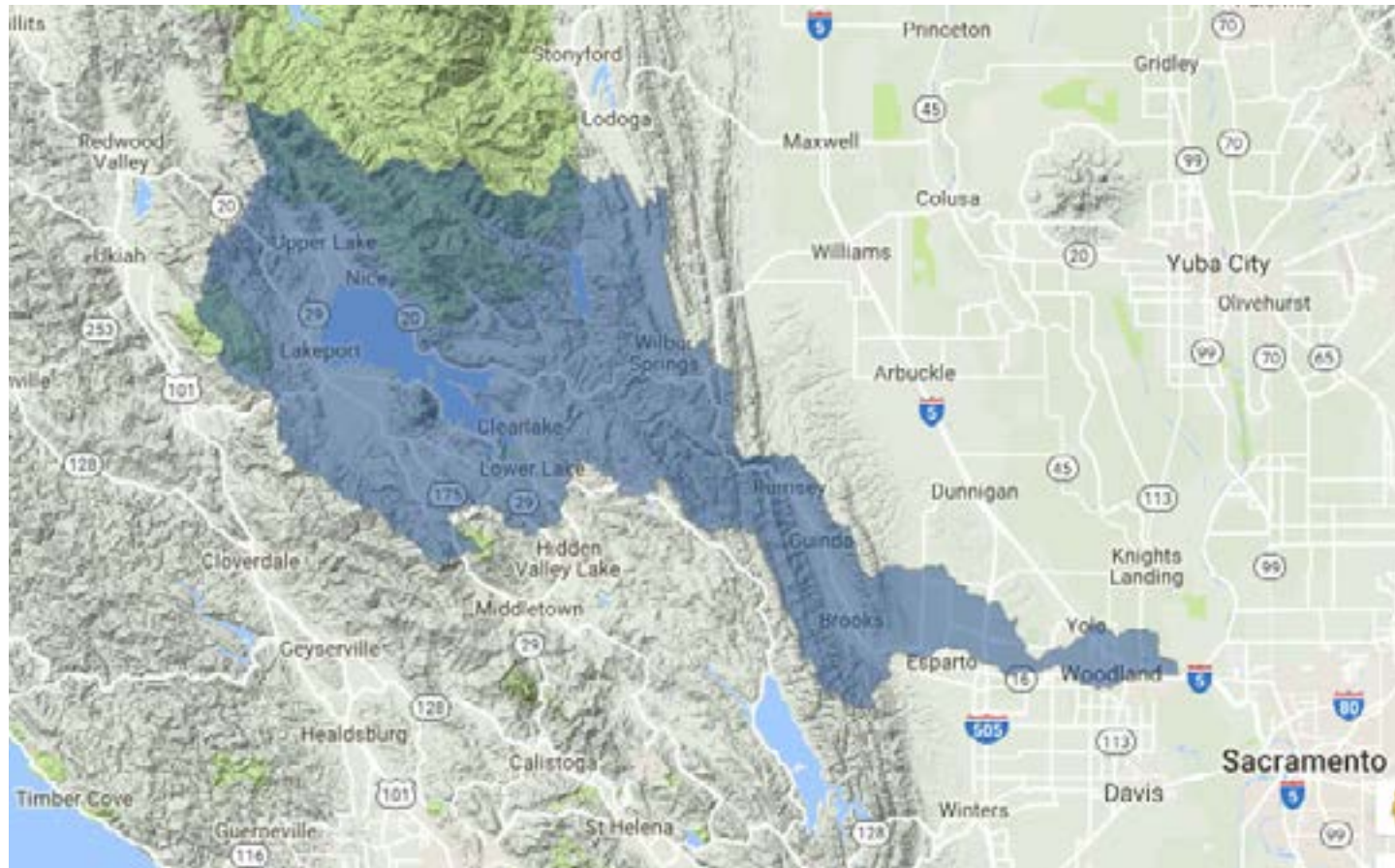


INTRODUCTION

This document is the Open Space Inventory and Baseline Improvements (Baseline Inventory)—one of three components of the Cache Creek Parkway Plan. A background and overview are provided below.

CACHE 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.



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

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.

CACHE CREEK AREA PLAN BACKGROUND

Cache Creek Area Plan

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 watershed management plan that covers 14.5 miles of lower Cache Creek, between the Capay dam and the town of Yolo, in unincorporated Yolo County.

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 designated state mineral resources zones.

Off Channel Mining Plan

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 approximately 25,806 acres of area outside the defined banks of Lower Cache Creek.

Cache Creek Resources Management Plan

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 approximately 2,324 acres of in-channel area. The CCRMP includes the Cache Creek Improvement Program (CCIP) provides the structure and authority for a Technical Advisory Committee (TAC), defines the procedures and methodologies for stream monitoring, maintenance, and stabilization activities.

Land Dedications

As an outcome of permitted aggregate mining within the Lower Cache Creek planning area, and other activities, there are approximately 1,900 acres of land that have or will transfer into public ownership and/or control, including several reclaimed lakes:

Land Dedication Table:

Property	Acreage (±)	Pg#
Capay Open Space Park	41 acres	14
Granite Capay Lake	207 acres	18
Granite Esparto Lake	201 acres	22
Granite Esparto Trail	121 acres	22
Syar Lake	227 acres + area to creek centerline (est. 13 acres)	26
Teichert Esparto Reiff Lake	88 acres + area to creek centerline (est. 40 acres)	30
Cemex Snyder Lakes	147 acres + 15 acres habitat + area to creek centerline (est. 78 acres)	34
Millsap Property	17 acres	38
Wild Wings Open Space Park	17 acres	46
Cache Creek Nature Preserve	123 acres	54
Teichert Woodland Storz Lake	64 acres + area to creek centerline (est. 80 acres)	58
Teichert In-Channel Haller/Muller	99 acres (assumes ± 22 acres included included with Teichert Woodland Muller)	62
County Borrow Site	7 acres	66
Teichert Woodland Muller Habitat	98 acres + area to creek centerline (assumes ± 22 acres from Teichert In-Channel Haller/Muller)	70
Granite Woodland Reiff Habitat	115 acres	78
Rodgers Property	30 acres	82
Correll Property	39 acres	86
Sub Total	1,678 acres + estimated 211 acres to creek centerline	
TOTAL	1,889 acres	

The summary above does not include other government properties identified near or along the creek including the Esparto Transfer Station (10 acres), county Bridge right-of-way at CR87 (5.5 acres), and YCFCWCD Properties (89 acres). It also does not include acreage associated with any trail easements not dedicated in fee title or acreage associated with access to and from the two conveyor bridge structures that will be dedicated.

PARKWAY PLAN OVERVIEW

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 (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 Parkway Plan will establish an integrated system of trails and recreational areas along Cache Creek, examine costs and management for further development and maintenance of a parkway system, and allow for community involvement.

The original OCMP and CCRMP both identified six geographic areas for recreational use generally at or near the current locations of the Capay Open Space Park, Granite Esparto, Syar, CEMEX, Cache Creek Nature Preserve, and Granite Woodland Reiff properties. These sites, located at approximately two-mile intervals, were identified to function as trailheads or staging areas for a future integrated system of trails and recreation areas similar to resources and facilities along the San Joaquin and American Rivers, although at a less intensive scale of development. Frontage on County roads and proximity to State highways were identified as important considerations to ensure adequate public access. A range of recreational uses levels were anticipated from passive activities such as hiking, bird-watching, horseback riding, and educational exhibits to open space to more intensive open space activities such as non-motorized boating, catch and release fishing, bicycle riding, and picnicking.

The CCAP identifies the need for:

- Additional analysis of the recreational needs of the County
- Consideration of potential environmental effects of establishing a parkway
- Consideration of community identified recreation needs
- Coordination where appropriate with recreational plans being developed for other regional trail systems (e.g. Upper Cache Creek, Delta, and American River)

Development of the Parkway Plan

On February 28, 2012, the Yolo County Board of Supervisors authorized County staff to proceed with development of the Parkway Plan. Work commenced at that time documenting existing conditions and exploring possible future conditions, based on opportunities presented through the CCAP and on an assessment of recreational demand.

In June of 2016, the Board adopted the "Yolo County Sustainable Parks Study." This study identified water-based recreation as a primary driver of parks use, and documented that nearly 40 percent of all observed and reported recreational activities in the County were water-based.

uses, including boating, swimming, kayaking, and fishing. Camping and picnicking were also identified as under-met recreational needs in strong demand in the County.

The open space properties coming into County ownership/control through the CCAP provide 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.

The Cache Creek Parkway Plan is comprised of three components published as separate documents, as described below:

Open Space Inventory and Baseline Improvements (Baseline Inventory)

This document contains a map and profile of each of 17 properties and two bridge structures that are already a part of or negotiated to become a part of the CCAP open space system, based on executed development agreements. This inventory provides descriptive information about each property, a brief history, details relating to access and dedication terms, relevant legal documents and technical studies, existing or approved improvements, and known opportunities and constraints related to existing conditions or approved future conditions. Included are:

- 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 already approved agreements.
- Guidelines and specifications for improvements, access, use, operation, management, and maintenance of each property.

This document reflects existing or previously approved outcomes and as such requires no additional County or agency approvals, discretionary permit, or CEQA clearance.

Master Plan and Parkway Vision (Master Plan)

This document contains an overall master plan and vision for future trail connections, identification of gaps and recommendations for future acquisitions, site-specific recreational and open space opportunities, and recommended future improvements, consistent with the goals and aspirations of the CCAP. This document expands on the Baseline Inventory to achieve the following:

- Establish priorities, guidelines, and specifications for development, access, use, operation, management, and maintenance of each property, beyond the baseline conditions.

- Develop a comprehensive trail system beyond baseline conditions, coordinated with other planned trails.
- Provide a planning 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 as it may be expanded and improved over time.
- 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 local, regional, state, and federal partners.
- Identify areas appropriate for consideration as wildlife and habitat reserves, in collaboration with the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP).

The Draft Master Plan 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 Master Plan will be assessed and the Master Plan will ultimately be presented to the Planning Commission and Board of Supervisors for approval.

Feasibility Study

This study examines the financial feasibility of various levels of parkway development. It is informational only, relevant to management of the baseline properties, and consideration of three defined "tiers" of improvements beyond the baseline.

The Feasibility Study identifies costs and potential sources of funding for operation and maintenance of the baseline improvements/conditions for each asset, 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 artificial scenarios defined solely for the purposes of the analysis and remain completely scalable subject to the interests 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. It reflects the land in the condition it is/was acquired/dedicated as reflected in the Baseline Inventory.

- 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, as reflected in the Draft Master Plan.
- Estimates of capital improvement costs and funding for each tier (except the baseline).
 - 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 scenario is financial feasible under current planned conditions, whereas improvements beyond the baseline would require additional sources of revenue to be determined over time based on County interest.

Other Implementation Tools

It will be important to engage in subsequent discussions of an appropriate form and structure for operation and management of the Parkway over time, particularly if improvements beyond the baseline are determined to be desirable.

It will also be important to identify new actual sources of funding, beyond the Mining Fees which have been shown to generally support maintenance and operation of the baseline conditions. The Feasibility Study explores several possibilities.

APPLICABLE GOALS AND POLICIES

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 the 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

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

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

CCRMP 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)

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

CCAP OBJECTIVES

CCRMP 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)

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

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

CCAP ACTIONS

CCRMP 5.4-1: Continue to solicit the dedication of restored habitat areas and/or recreational areas to the County or an appropriate land trust, in order to provide continuous open space along the creek. See also Action 4.4-10. This shall be a consideration in all requests for new or modified mining permits. (Similar to OCMP 7.4-1)

CCRMP 5.4-2: Develop a future Cache Creek Parkway Plan, 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 bird-watching. (Similar to OCMP 7.4-2)

CCRMP 5.4-3: Identify appropriate 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.

CCRMP 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. (The BLM Cache Creek Coordinated Resource Management Plan was adopted in December 2004). (Similar to OCMP 7.4-5)

CCRMP 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. See also Action 4.4-13.

CCRMP 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.

OCMP 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.

OCMP 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 docent/park hosts to patrol the site.

CCAP Performance Standards

The following performance standards from the CCRMP are hereby incorporated into this Parkway Plan. These standards have guided development of the Parkway and are important considerations for implementation:

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. (CCRMP Performance Standard 5.5-1)
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. (CCRMP Performance Standard 5.5-2)
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 docent/park hosts to patrol the site, and escorted tours. (CCRMP Performance Standard 5.5-3)
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. (CCRMP Performance Standard 5.5-4)
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. (CCRMP Performance Standard 5.5-5)

6. Large-scale, high-intensity recreational uses, such as amusement parks, off-road vehicle parks, or uses involving motorized watercraft, are generally not compatible with land uses along Cache Creek and shall not be allowed without prior community outreach, environmental impact analysis, and public hearings. (CCRMP Performance Standard 5.5-6, modified)
7. The recreational use of off-road vehicles and all-terrain vehicles on public property within the Parkway shall be prohibited unless prior community outreach, environmental impact analysis, and public hearings have occurred, and the Board of Supervisors subsequently supports such a proposal. (CCRMP Performance Standard 5.5-7, modified)
8. Hunting and/or other discharge of firearms along Cache Creek shall be prohibited on public property. (CCRMP Performance Standard 5.5-8)
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. (CCRMP Performance Standard 5.5-9)

The following additional performance standards developed by the TAC Biologist provide additional important considerations for implementation:

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

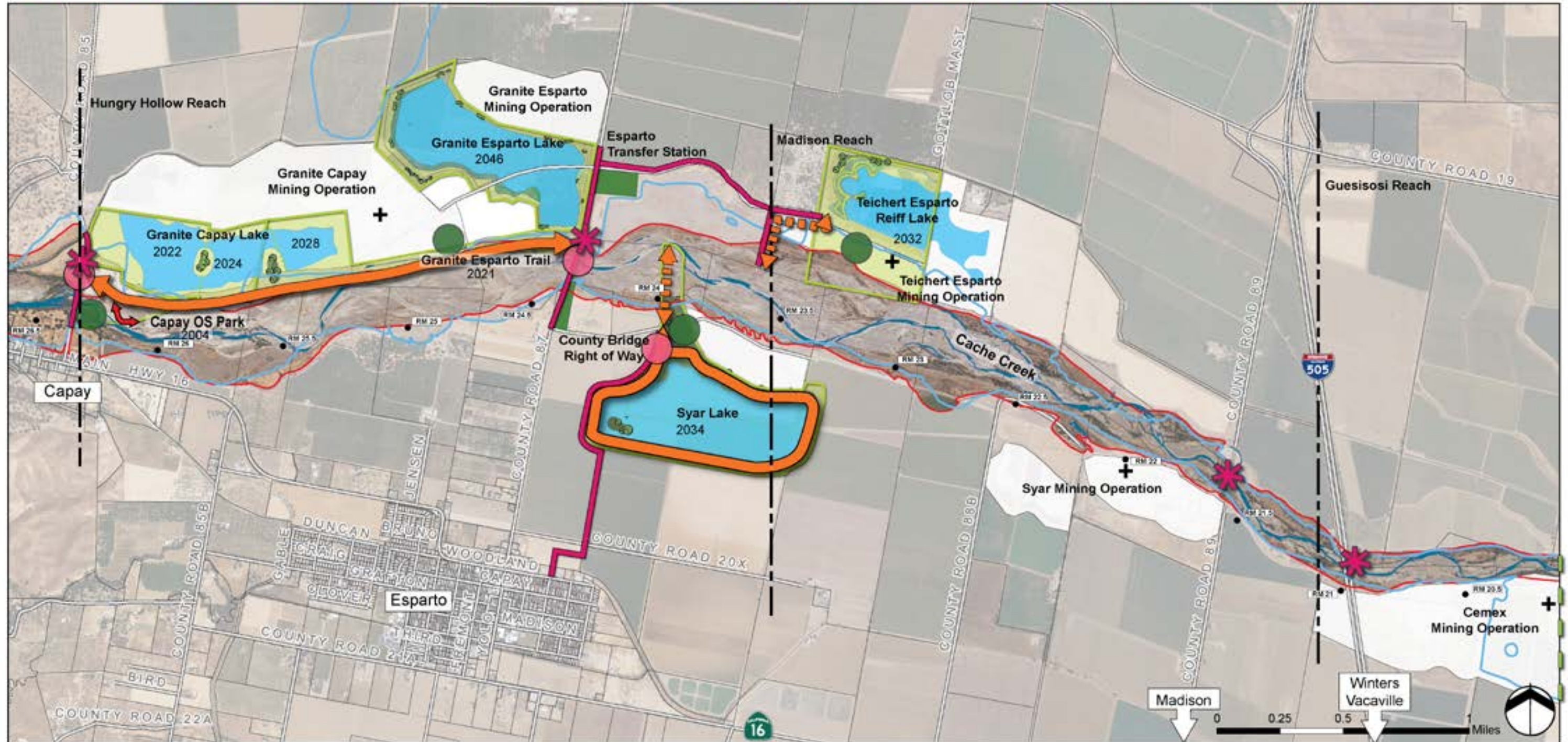
habitat patches, optimizing restoration planning in alignment with the Parkway Plan, and supporting future funding proposals. Elements such as soils, drainage, slopes, and habitat types shall complement one another in a coordinated effort.

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.



Example of completed trail (Putah Creek Nature Preserve Trail)

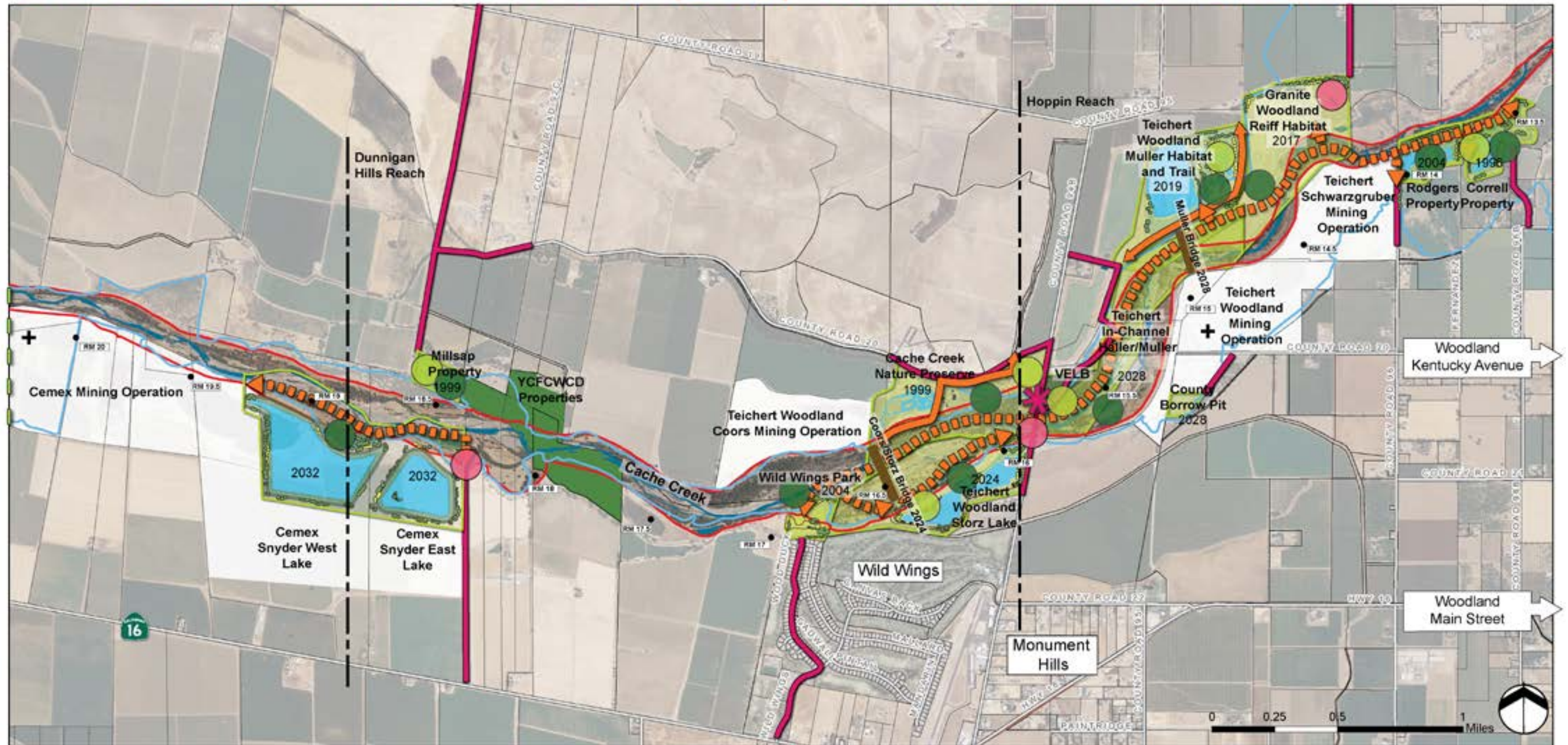
CACHE CREEK PARKWAY PLAN (WEST) - BASELINE IMPROVEMENTS



Map Sources:
 Yolo County GIS Cooperative, Mearns GIS, Tschudin Consulting Group,
 FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10.
 Properties that have already been improved or for which there are no improvements planned
 under the baseline condition are depicted without colored overlays. Properties that have
 planned future improvements are depicted in colored habitat overlays.



CACHE CREEK PARKWAY PLAN (EAST) - BASELINE IMPROVEMENTS

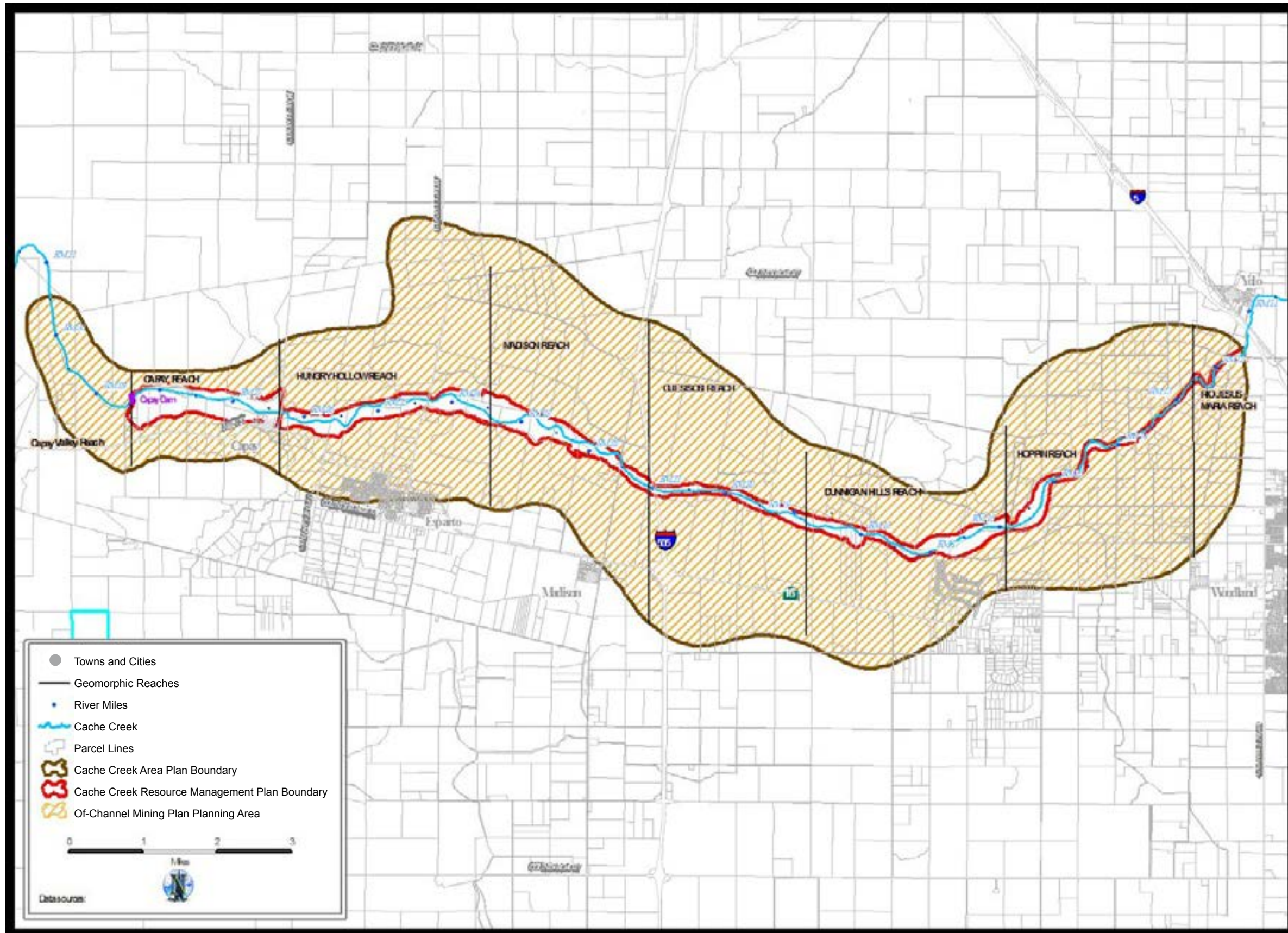


	WETLAND HABITAT / OPEN LAKE		TRAIL CONNECTION		PROPERTY BOUNDARY		DEDICATED PEDESTRIAN BRIDGE
	HABITAT		CACHE CREEK TRAIL		MAP MATCHLINE		EXISTING PUBLIC RIGHT-OF-WAY
	CCRMP BOUNDARY (IN-CHANNEL AREA)		ADA ACCESS		AGGREGATE PLANT		CCAP RECREATION NODE
	OTHER GOVERNMENT PROPERTIES		ACCESS EASEMENT		RIVER MILE		CCAP WILDLIFE RESERVE NODE
	RECLAIM TO AGRICULTURE OR HABITAT		100-YEAR FLOOD BOUNDARY		DEDICATION DATE		POTENTIAL HABITAT NODE
							GEOMORPHIC REACH

Map Sources:
 Yolo County GIS Cooperative, Neupert GIS, Tschudin Consulting Group,
 FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10.
 Properties that have already been improved or for which there are no improvements planned
 under the baseline condition are depicted without colored overlays. Properties that have
 planned future improvements are depicted in colored habitat overlays.
























LOWER CACHE CREEK PLAN BOUNDARIES AND RIVER REACHES



Reference:
2017 Technical Studies and 20-Year Retrospective for the Cache Creek Area Plan, Yolo County, March 2017.

BASELINE IMPROVEMENTS DEFINITIONS

-  **Wetland Habitat/Open Lake:** General characterization of dedication properties with approved reclamation to lake and /or lake habitat.
-  **Habitat:** General characterization of dedication properties with approved reclamation to the “non lake” habitats.
-  **CCRMP Boundary (In-Channel Area):** In-channel area of CCAP as defined in CCRMP. See also Page 8.
-  **Other Government Properties:** Other proximate land owned by a public or quasi-public entity.
-  **Reclaim to Agriculture or Habitat:** Reclamation on approved active mining sites for lands that will remain in private ownership.
-  **Trail Connection:** Undeveloped or informal access available for public use.
-  **Cache Creek Trail:** Existing or planned formal trail. Emergency vehicle accessible.
-  **ADA Access:** Access designed for disabled users.
-  **Access Easement:** Deeded access and any public ROW that fronts a dedicated property.
-  **100-Year Flood Boundary:** Based on FEMA Nation Flood Hazard Area.
-  **Property Boundary:** Property lines for parkway properties.
-  **Dedicated Bridge Crossing:** Planned conveyer bridge crossing.
-  **Geomorphic Reach:** Channel segments of Lower Cache Creek defined as having similar geometric and bank characteristics, based on natural and human induced impacts on the shape of the channel.
-  **Map Matchline:** Indicates split between the west and east maps.
-  **Aggregate Plant:** Approximate location for approved aggregate plants.
-  **River Mile:** Distance in miles along Lower Cache Creek from Capay Open Space Park at river mile 26.3 decreases in the downstream direction to the Correl Property at river mile 13.5. The creek flows from West to East.
- 20XX** **Dedication Date:** Actual date of dedication or estimated date of dedication.
-  **Existing Public ROW (Right-of-Way):** County and State Bridges.
-  **CCAP Recreation Node:** 1996 OCMP and 2002 CCRMP, Figure 10.
-  **CCAP Wildlife Reserve Node:** 2002 CCRMP, Figure 9.
-  **Potential Habitat Node:** Possible habitat conservation sites in cooperation with Yolo HCP/NCCP.
-  **Path:** Existing small trail or pathway.

TRAIL MAP SYMBOLS

ICONS

Trail map symbols indicate existing and planned infrastructure along the parkway that will support passive and active recreational uses.



RECREATION OPPORTUNITIES

Pictures below are passive and active recreation ideas suited to the Cache Creek Parkway. Where applicable, existing and planned activities are called out on each individual property exhibit.



Catch & Release/Flyfishing



ADA Trails



Running Trail



Wetland Habitat



Oak Woodland Habitat



Riparian Habitat



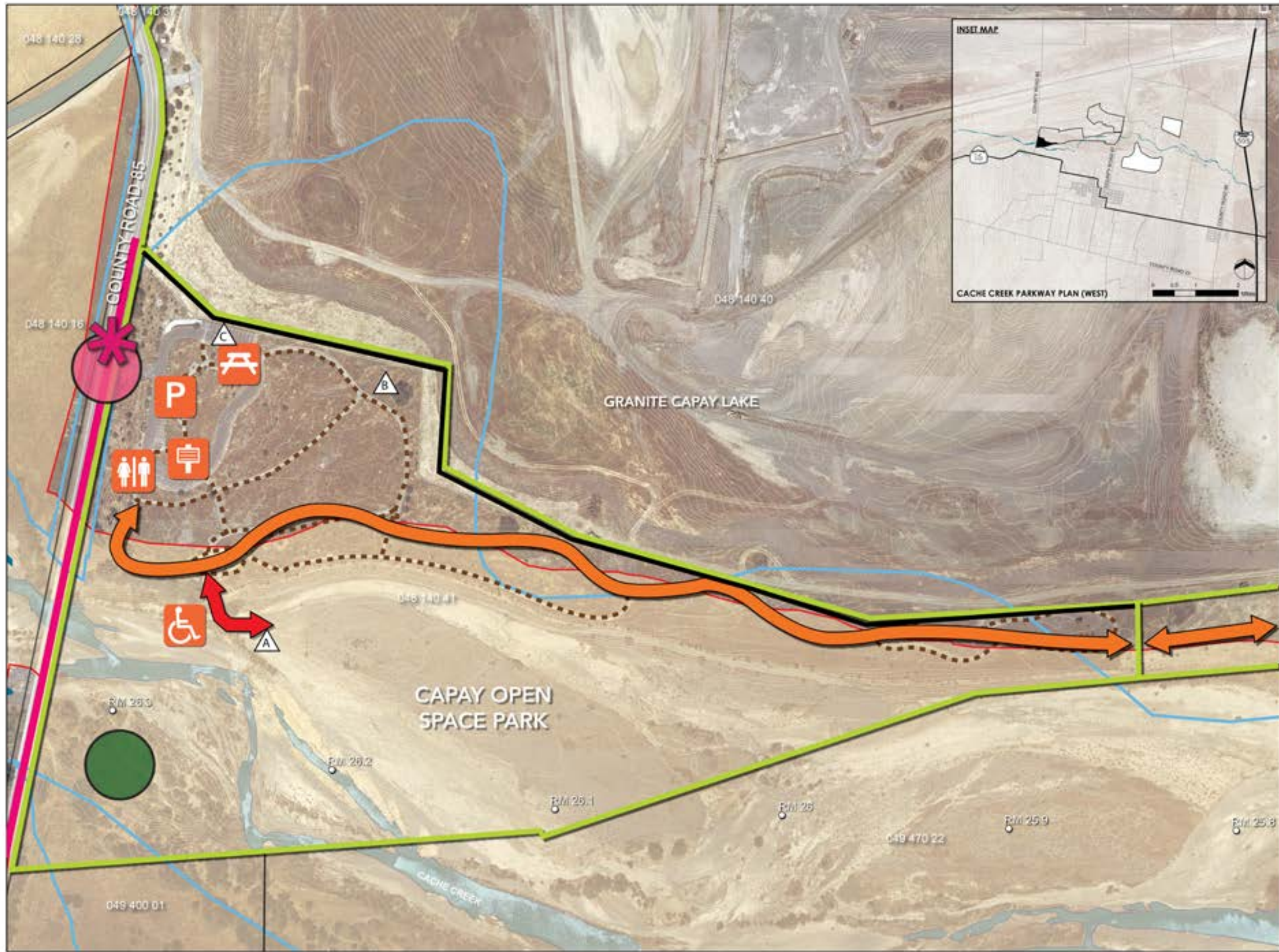
Horse Trail



Interpretive Signage



ADA Ramps



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



Source: Yuba County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Willits, Nevada GIS, Technical Consulting Group, Inc. by Noun Project.

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/park host
- Proximity and connection to Granite Capay Lake dedication, Granite Esparto Trail System dedication, and Granite Esparto Lake dedication
- Passive recreation and habitat
- Well water supply
- County has committed to allow approximately 10.0 acres south of the creek channel 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

- Erosion; bank protection
- Soil conditions; success of revegetation
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Site is located within the Hungry Hollow Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed



Security/Site control

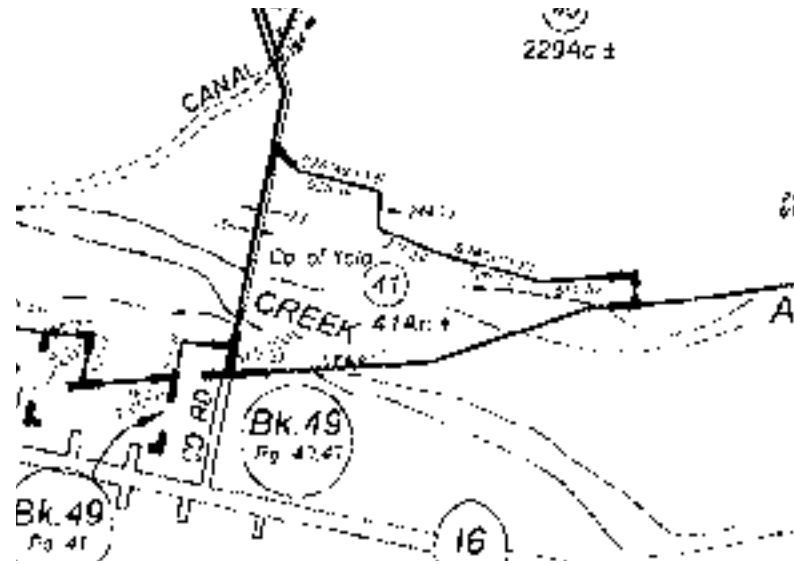


Bank Protection



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 to 25.9

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. The barn was demolished December 21, 2019, which gives the County until December 21, 2024 to utilize or arrange for storage of the reusable material. 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:

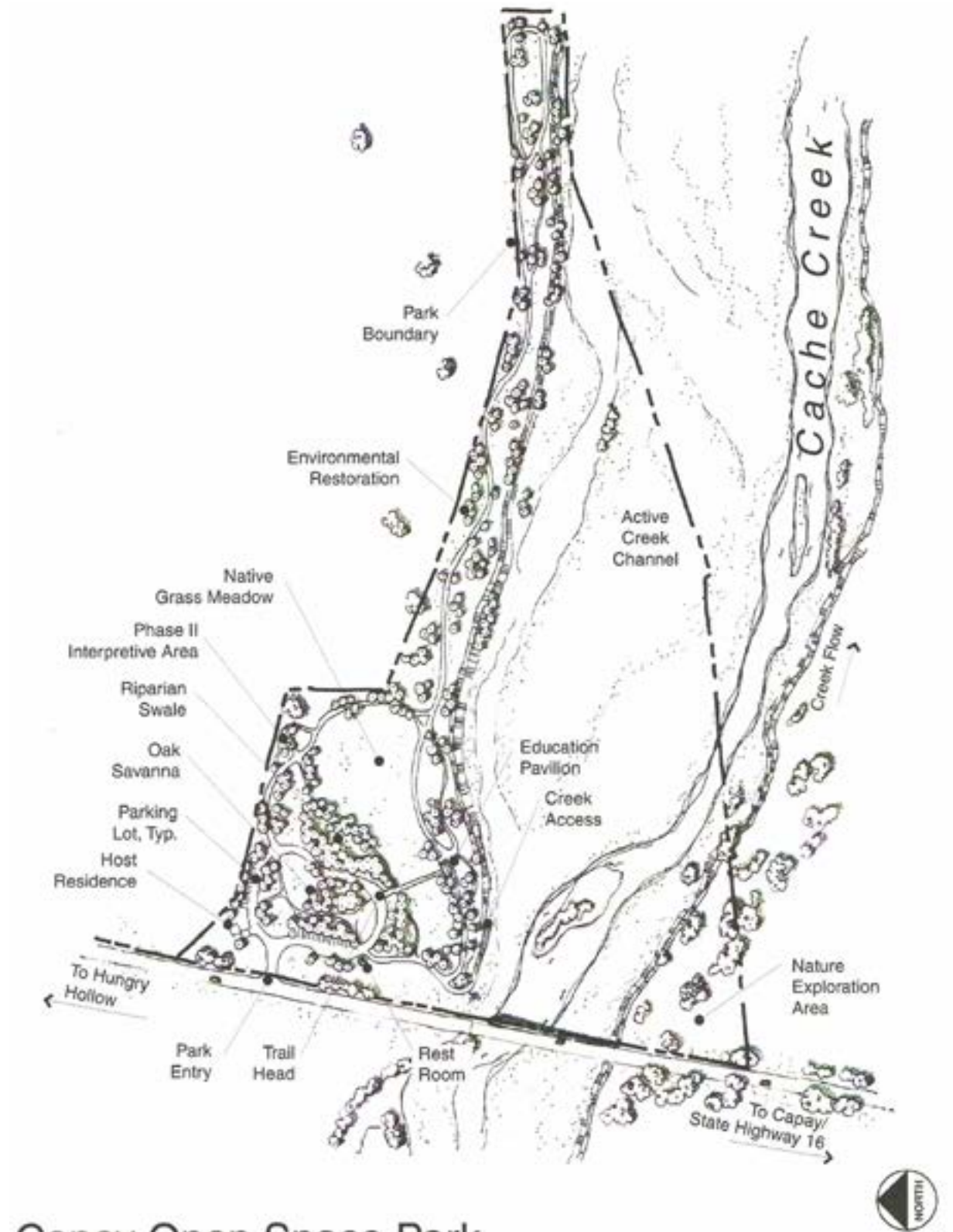
- 1996 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit
- 2002 Ordinance No. 1296, Amendment #1 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit (12/3/02)
- 2000 License Agreement No. 98-331 (with Cache 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)
- 2011 Fourth Amendment to Development Agreement #96-289 (11/8/11)

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).

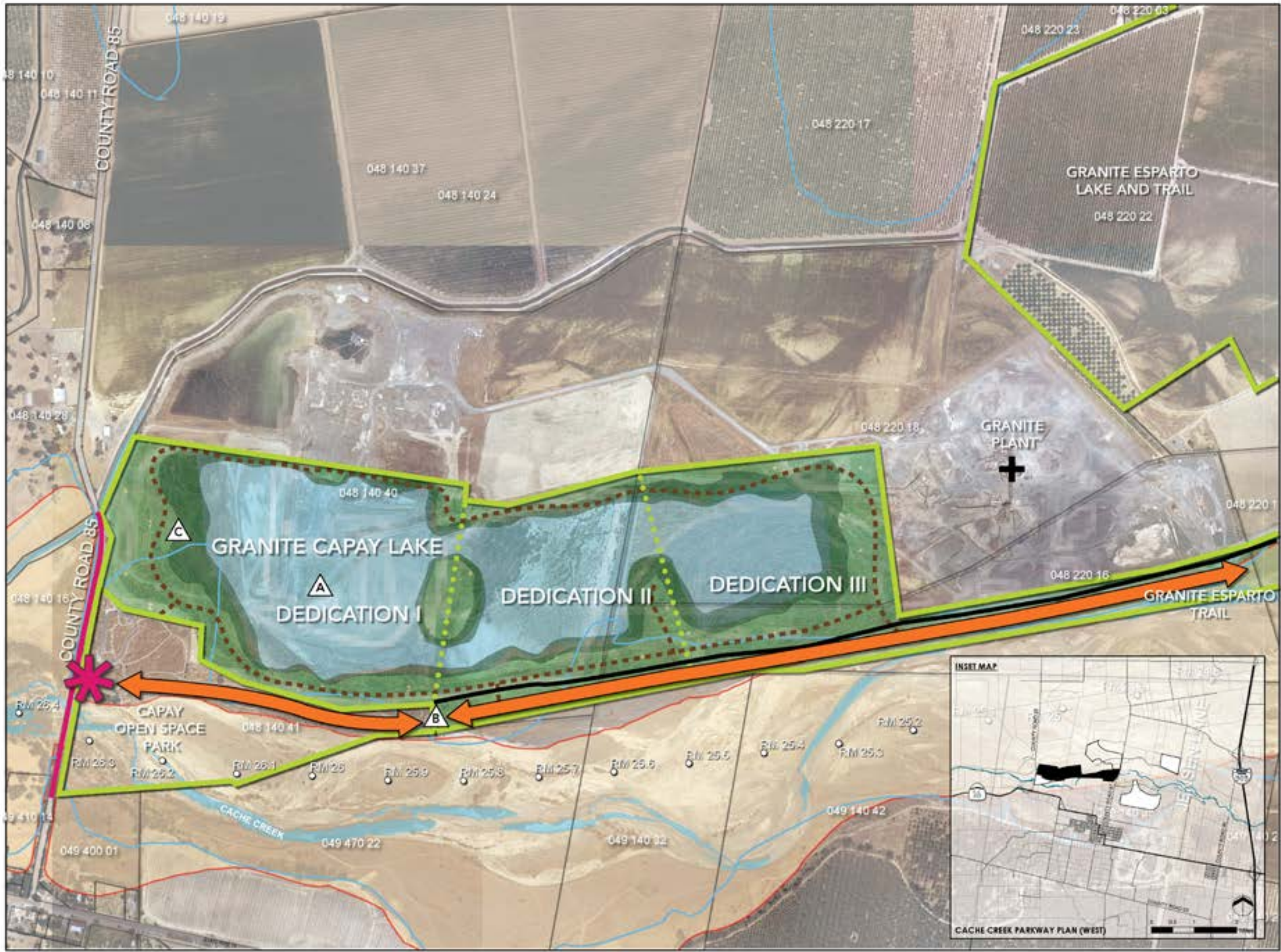
The property is developed with two miles of walking trails, picnic tables, paved parking lots, permanent public restrooms, interpretive panels for environmental education purposes, and limited mobility (ADA) ramp access to Cache Creek. The park has undergone extensive habitat restoration and is now home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



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	QTY/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



Source: Silver County GIS Cooperative, Excludes City of West Linn, City of Woodland, City of Estacada, City of Willamette, Silver Lake, National Consulting Group, based by Silver Project.

2. GRANITE CAPAY LAKE

SITE OPPORTUNITIES

- Lake recreation
- Proximity to Capay and Esparto
- Mitigation/conservation opportunities (if not used by operator)
- Onsite volunteer docent/park host at COSP
- Proximity and connection to Capay Open Space Park, Granite Esparto Trail System dedication, and Granite Esparto Lake dedication
- Passive recreation
- Identified as a recreation node in CCAP
- Stephen's Barn dedication



SITE CONSTRAINTS

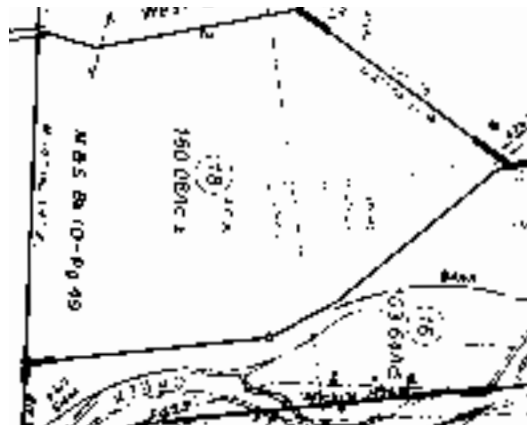
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Intervening private land between Granite Capay dedications and Granite Esparto dedications
- Site is located within the Hungry Hollow Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed
- Lake level will reduce and potentially be dry during summer months



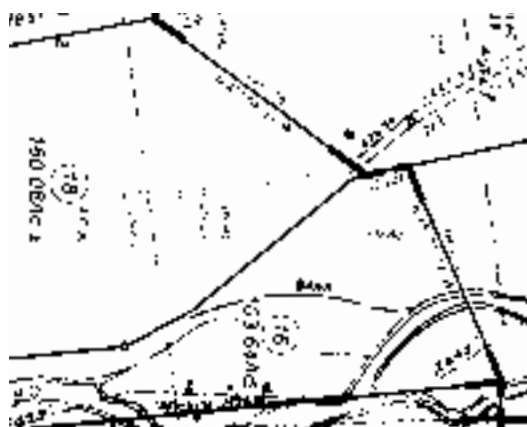
GRANITE CAPAY LAKE



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: 26.3 to 25.2

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.

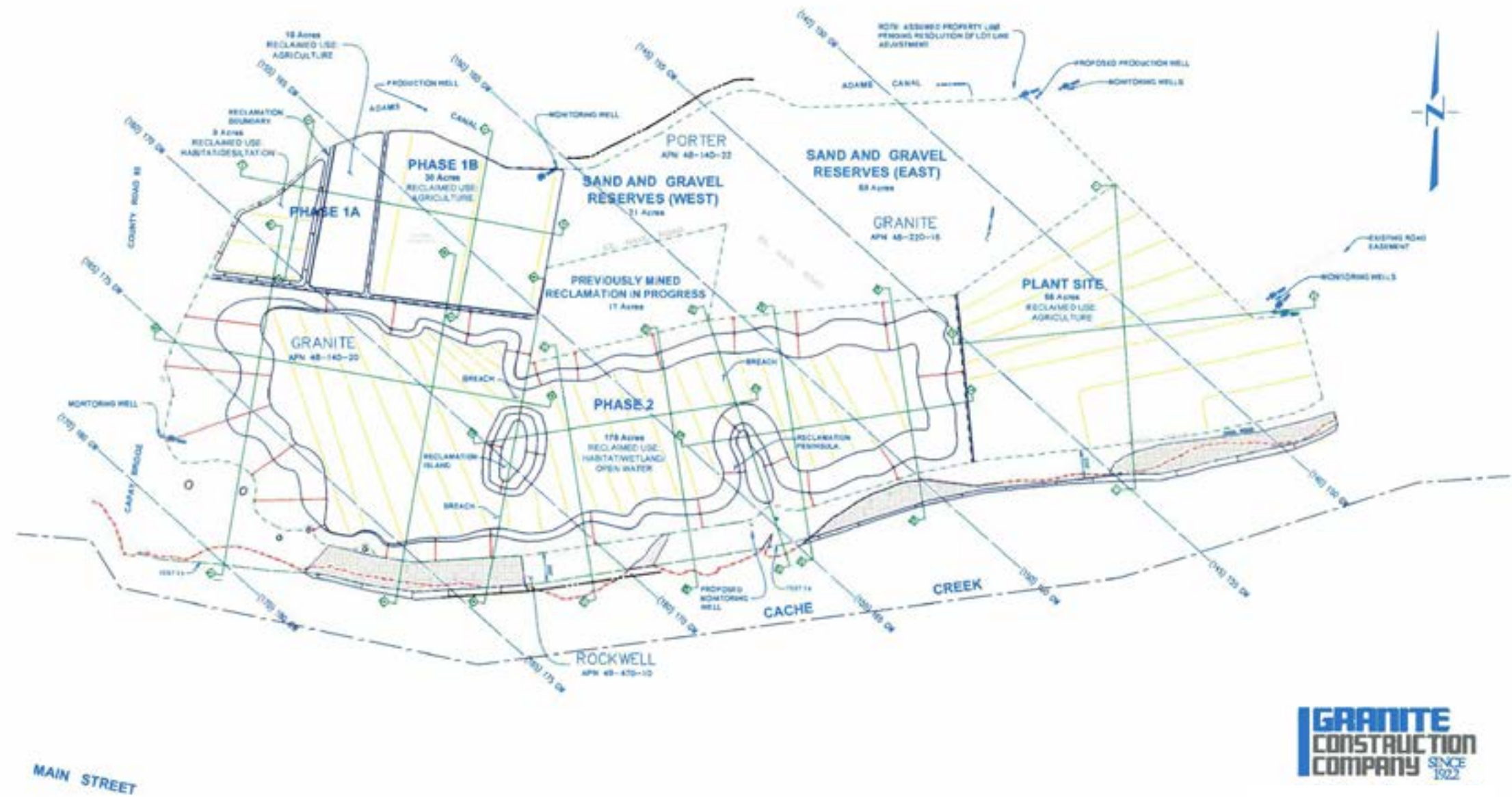
Relevant Legal Documents:

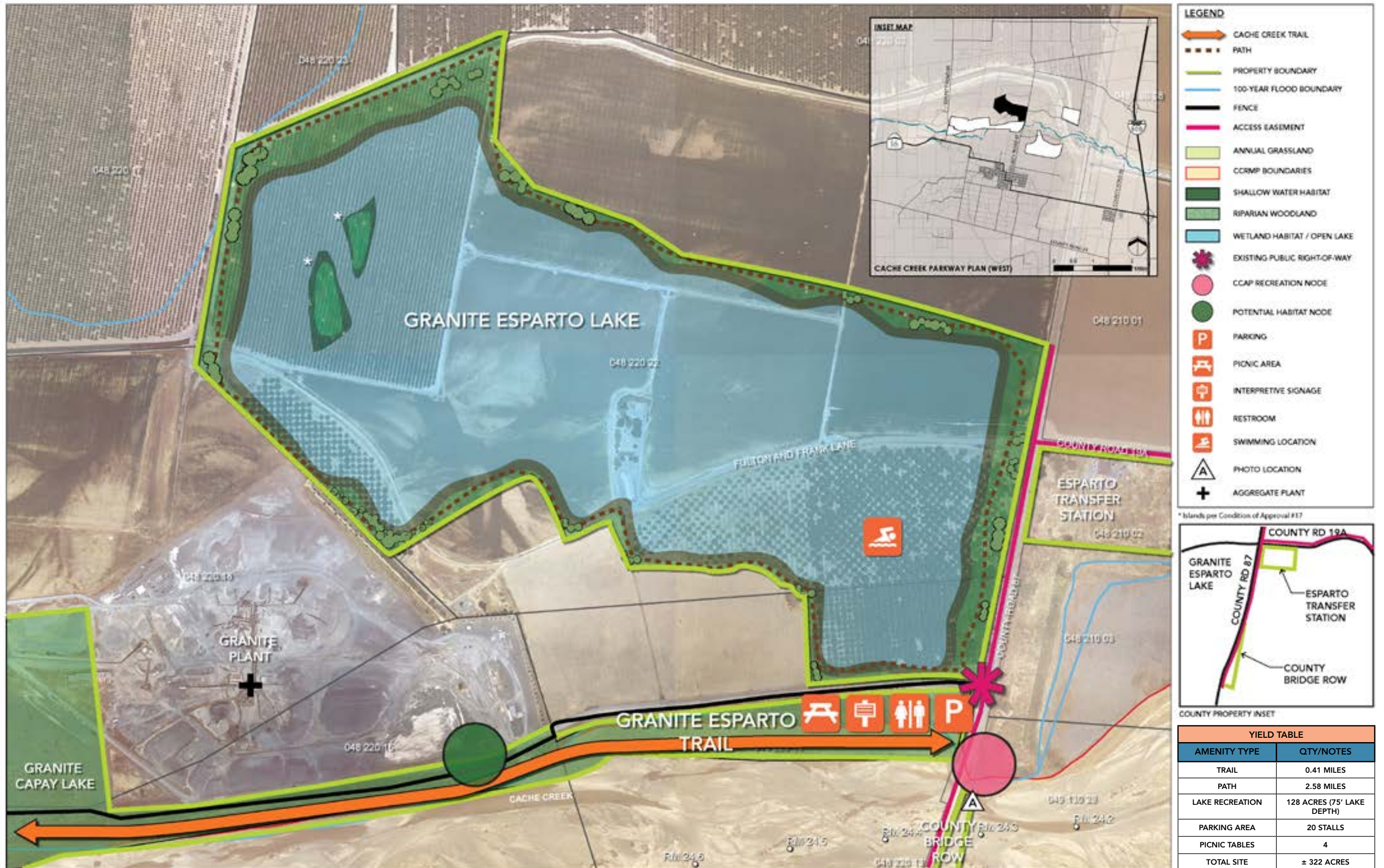
- 1996 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit
- 2002 Ordinance No. 1296, Amendment #1 Development Agreement No. 96-289 for the Cache Creek Aggregates Long-Term Off-Channel Mining Permit (12/3/02)
- 2000 License Agreement No. 98-331 (with Cache 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





GRANITE ESPARTO LAKE AND TRAIL - BASELINE IMPROVEMENTS



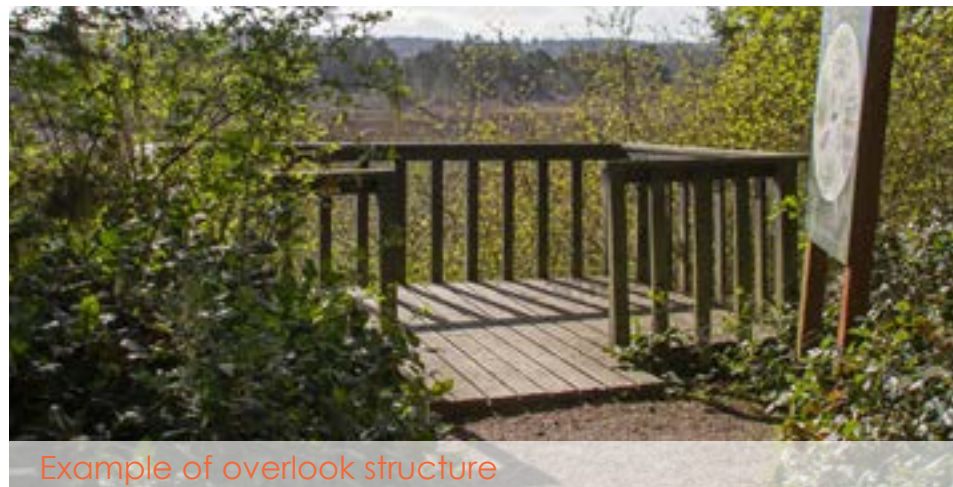
3. GRANITE ESPARTO LAKE AND TRAIL

SITE OPPORTUNITIES

- Lake recreation
- Proximity to Capay and Esparto
- Mitigation/conservation opportunities (none reserved for operator)
- Onsite volunteer docent/park host at COSP
- Proximity and connection to Capay Open Space Park, Granite Esparto Trail System dedication, and Granite Capay Lake dedication
- Passive recreation
- Across CR 87 from County land at Esparto Transfer Station (10 acres)
- Identified as a recreation node in CCAP
- Wide access road and around lake perimeter provides for loop trail and access
- 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
- Proximity to County bridge right-of-way at CR 87 (5.5 acres)
- Two habitat islands and shallow beach access per Condition of Approval #17



Example of parking area



Example of overlook structure

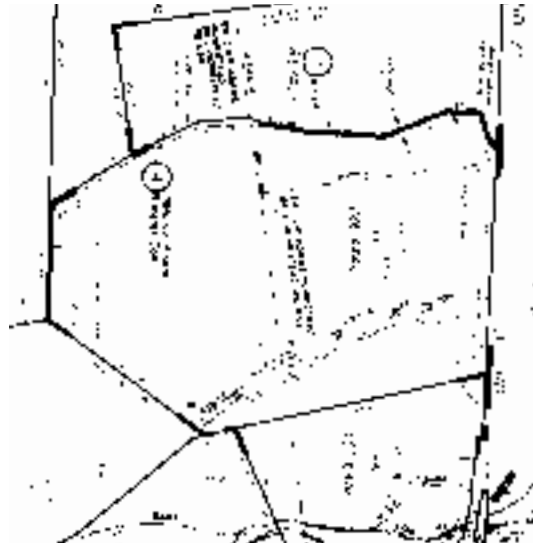


SITE CONSTRAINTS

- Possible future mining that would delay dedications
- Proximity to privately owned property (Stephens Property)
- Narrow area of usable land around open water
- Site is located within the Hungry Hollow Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed.
- Lake level will reduce and potentially be dry during summer months.



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: 25.0 to 24.4

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





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



Source: Kings County GIS Cooperative, Includes City of West Sacramento, City of Woodland, City of Davis, City of Wilton, Newsum GIS, Technical Consulting Group, Irons by Iron Project

4. SYAR LAKE

SITE OPPORTUNITIES

- Identified near a recreation node in CCAP
- Lake recreation
- Passive 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)
- Proximity to Granite holdings to the west
- Negotiate for creek centerline acreage to include area within 700 foot buffer north of northerly lake boundary, to creek centerline per development agreement.
- Proximity to Esparto via connection south from site access, across CR 20x to Woodland Avenue and Mattie Street.
- Bird watching at Oak woodland



Proximity to Esparto



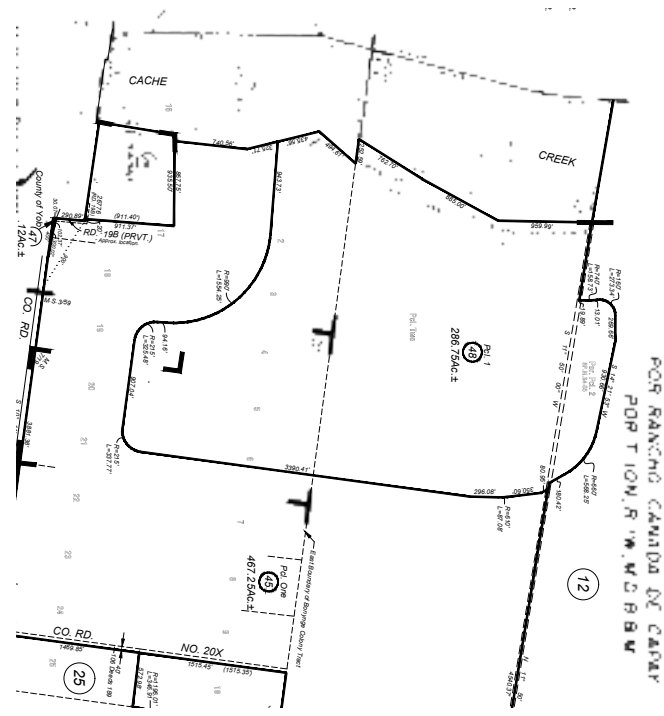
Example of future Oak woodland

SITE CONSTRAINTS

- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Area between CR87 and CR89 is driest section of lower creek (typically no water after May)
- Site is located within the Hungry Hollow Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed.
- Lake level will reduce and potentially be dry during summer months



SYAR LAKE



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

SIZE: ±227 acres (plus ±13 acres from property to creek centerline)

Date of Acquisition: Estimated 2034

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

REACH: Madison

RIVER MILE: 24.3 to 23.2

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 2034:

- 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.

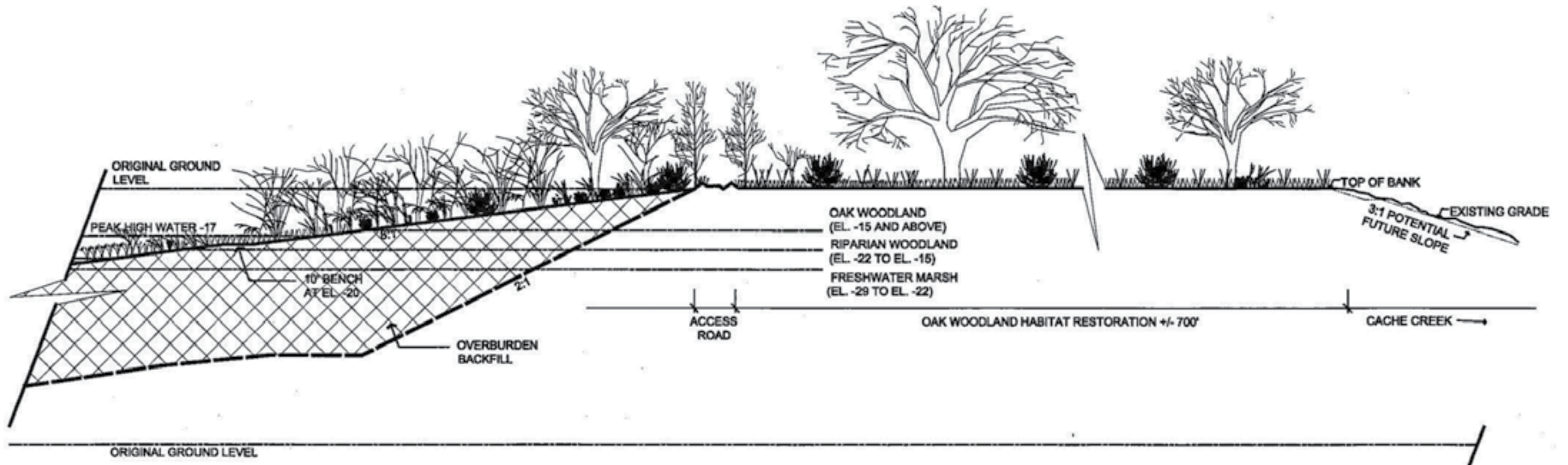
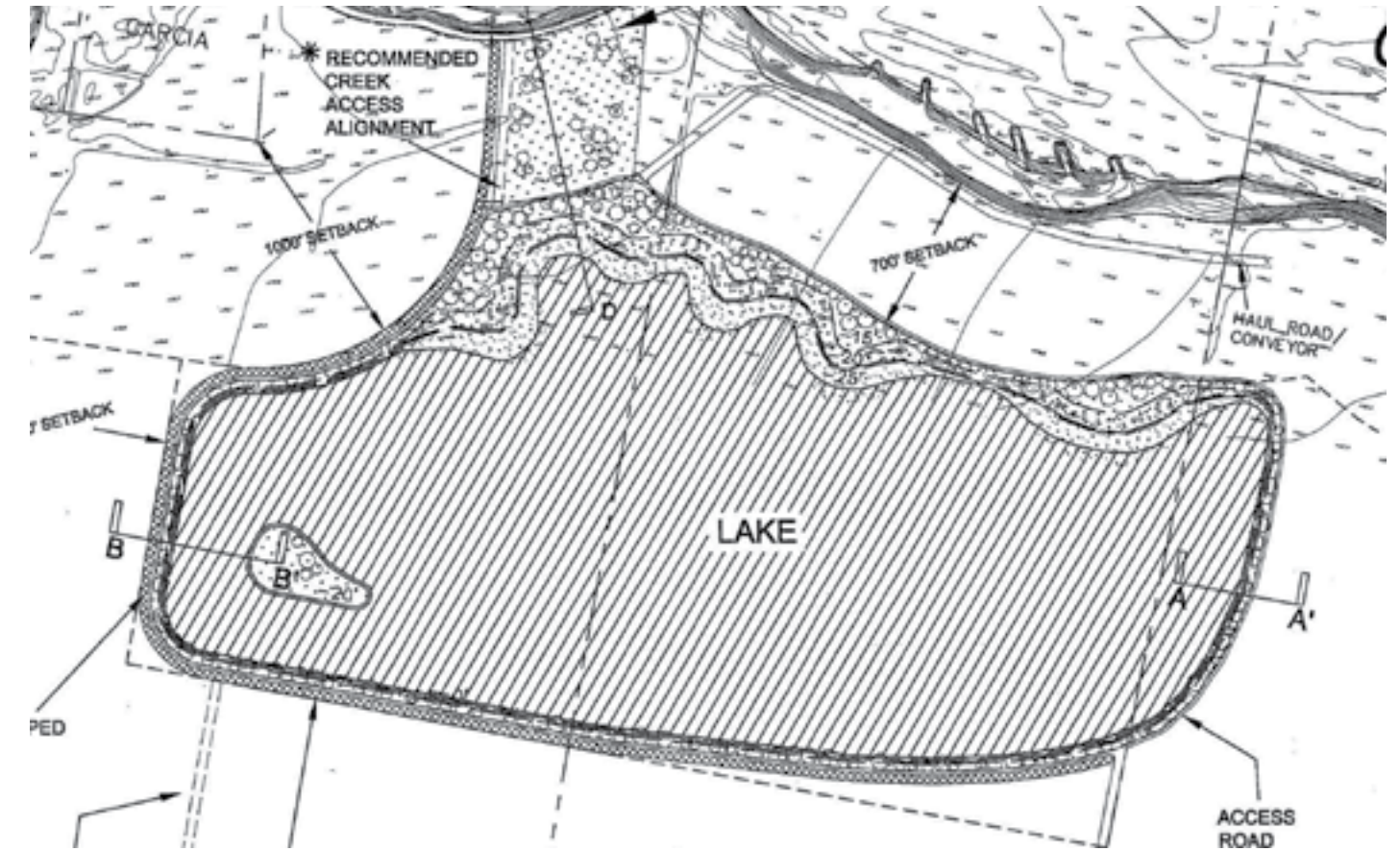
Relevant Legal Documents:

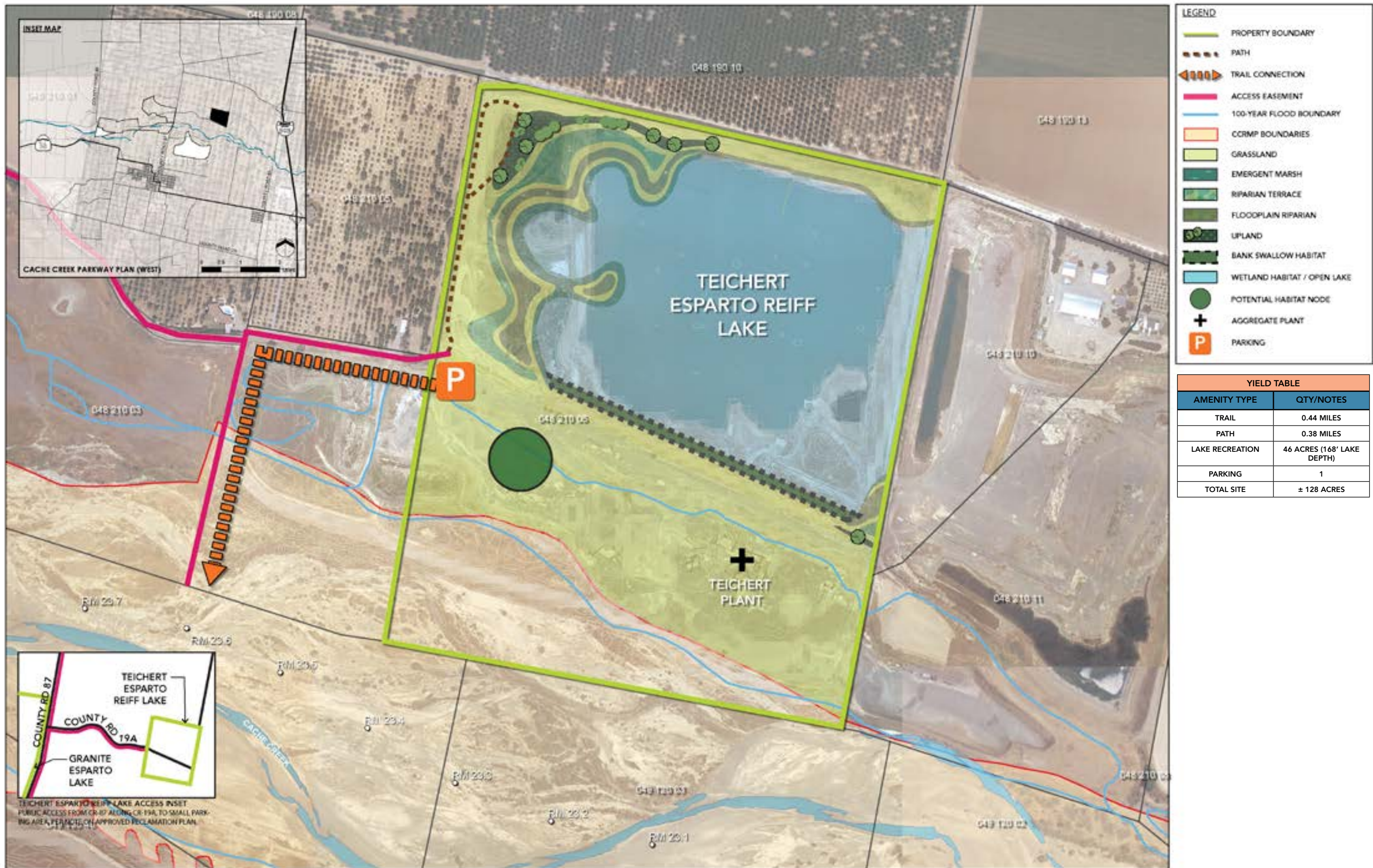
- 1996 Development Agreement No. 96-288 for the Syar Long-Term Off-Channel Mining Permit (12/17/96)
- 1999 Amendment to Development Agreement No. 96-288 for the Syar Long-Term Off-Channel Mining Permit (2/16/1999)
- 2011 Interim Management Plan (12/8/11) approved for five years
- 2016 Interim Management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





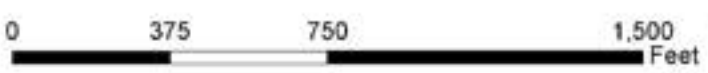
LEGEND

- 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
- PARKING

YIELD TABLE

AMENITY TYPE	QTY/NOTES
TRAIL	0.44 MILES
PATH	0.38 MILES
LAKE RECREATION	46 ACRES (168' LAKE DEPTH)
PARKING	1
TOTAL SITE	± 128 ACRES

TEICHERT ESPARTO REIFF LAKE - BASELINE IMPROVEMENTS



5. TEICHERT ESPARTO REIFF LAKE

SITE OPPORTUNITIES

- Lake recreation
- Passive recreation
- Bank swallow habitat (operator must fund long term operations and maintenance)
- Mitigation/conservation opportunities (if not used by the operator)
- Natural riparian habitat
- Aquifer recharge



Bank swallow habitat

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
- Secluded and limited access; surrounded by non-compatible uses.
- Area between CR87 and CR89 is driest section of lower creek (typically no water after May)
- Site is located within the Madison Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed
- Lake level will reduce and potentially be dry during summer months

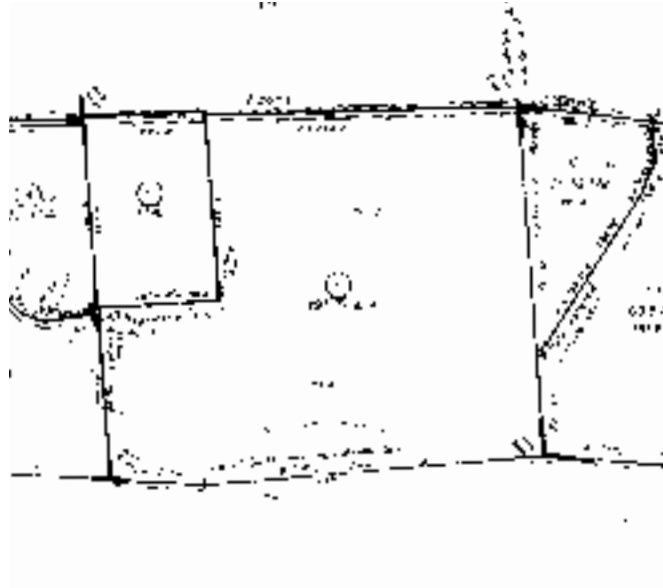


Secluded and limited access



Site security

TEICHERT ESPARTO REIFF LAKE



APN: 048-210-006

SIZE: ±88 acres (plus ± 40 acres 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: 23.4 to 23.0

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.

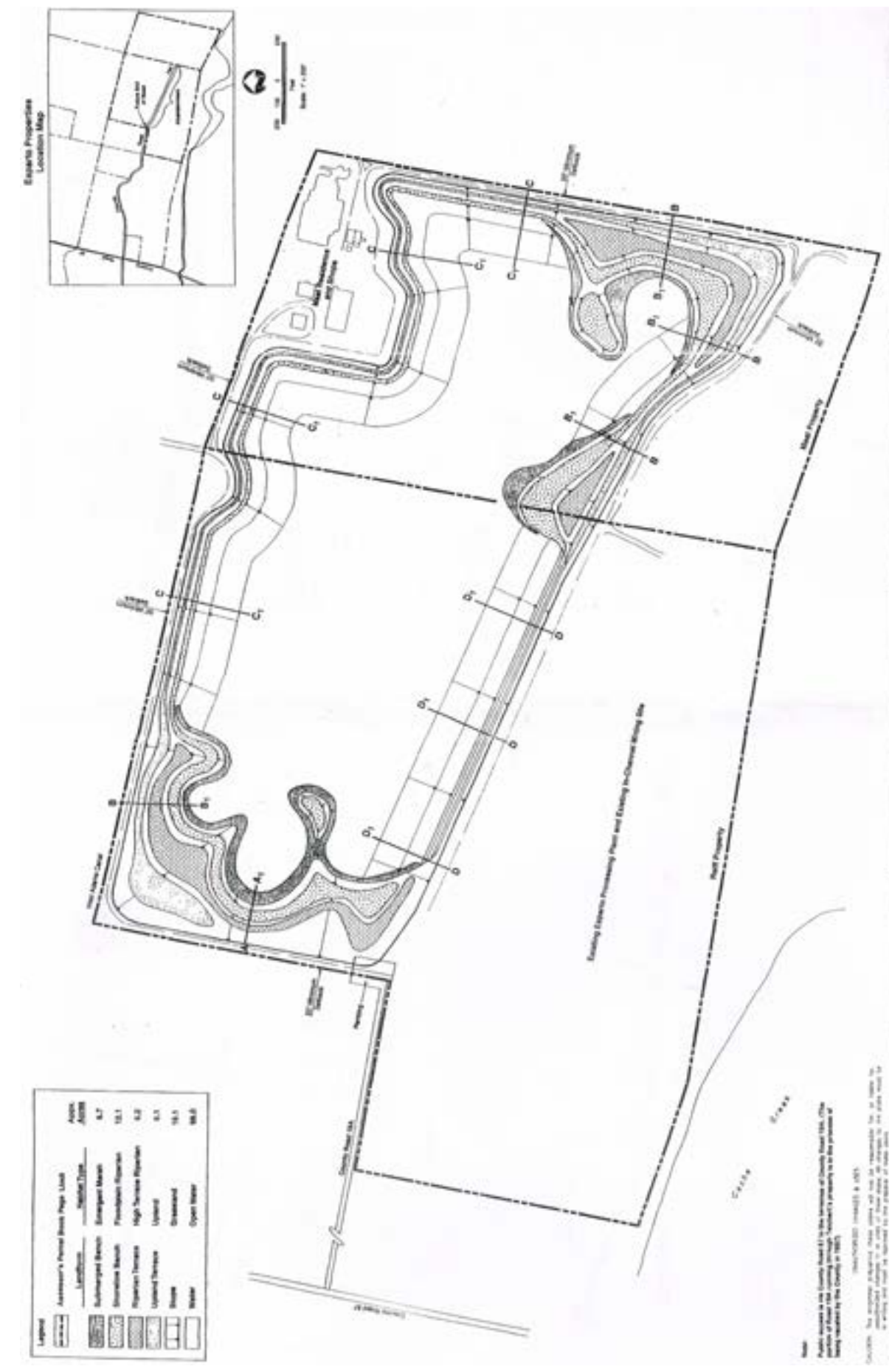
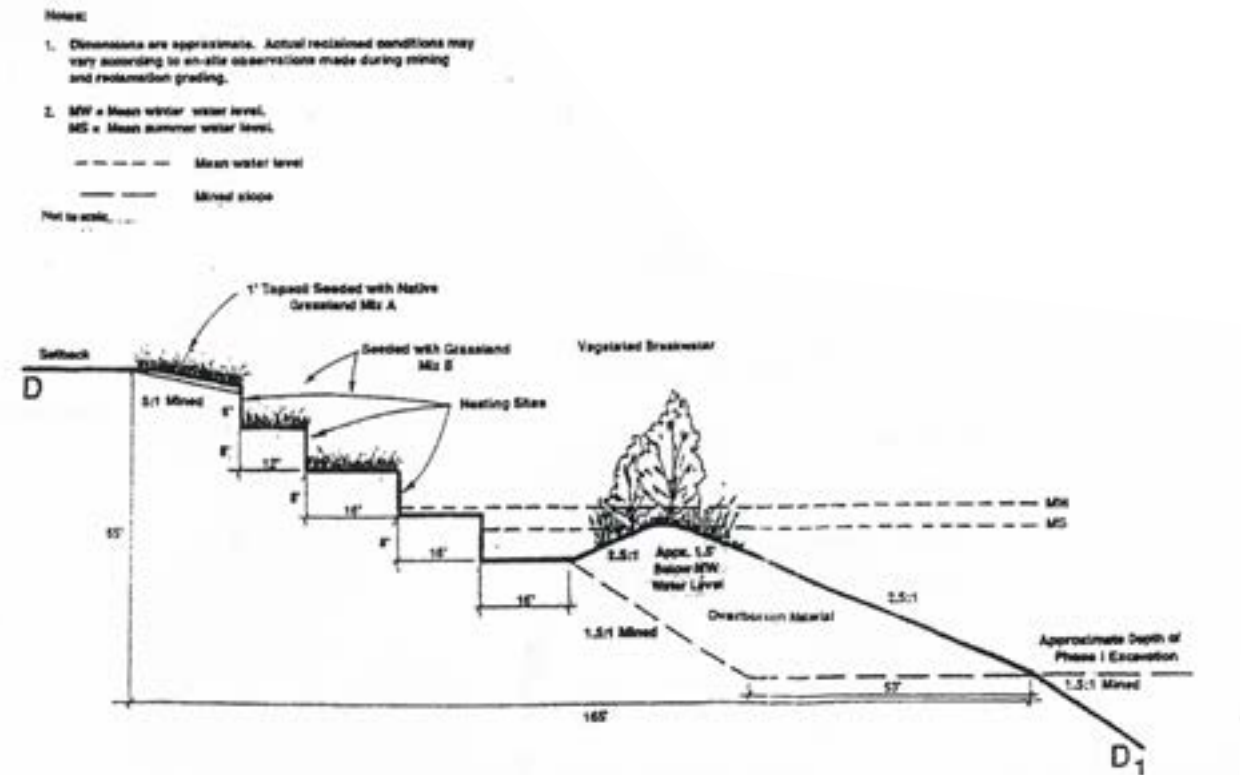
Relevant Legal Documents:

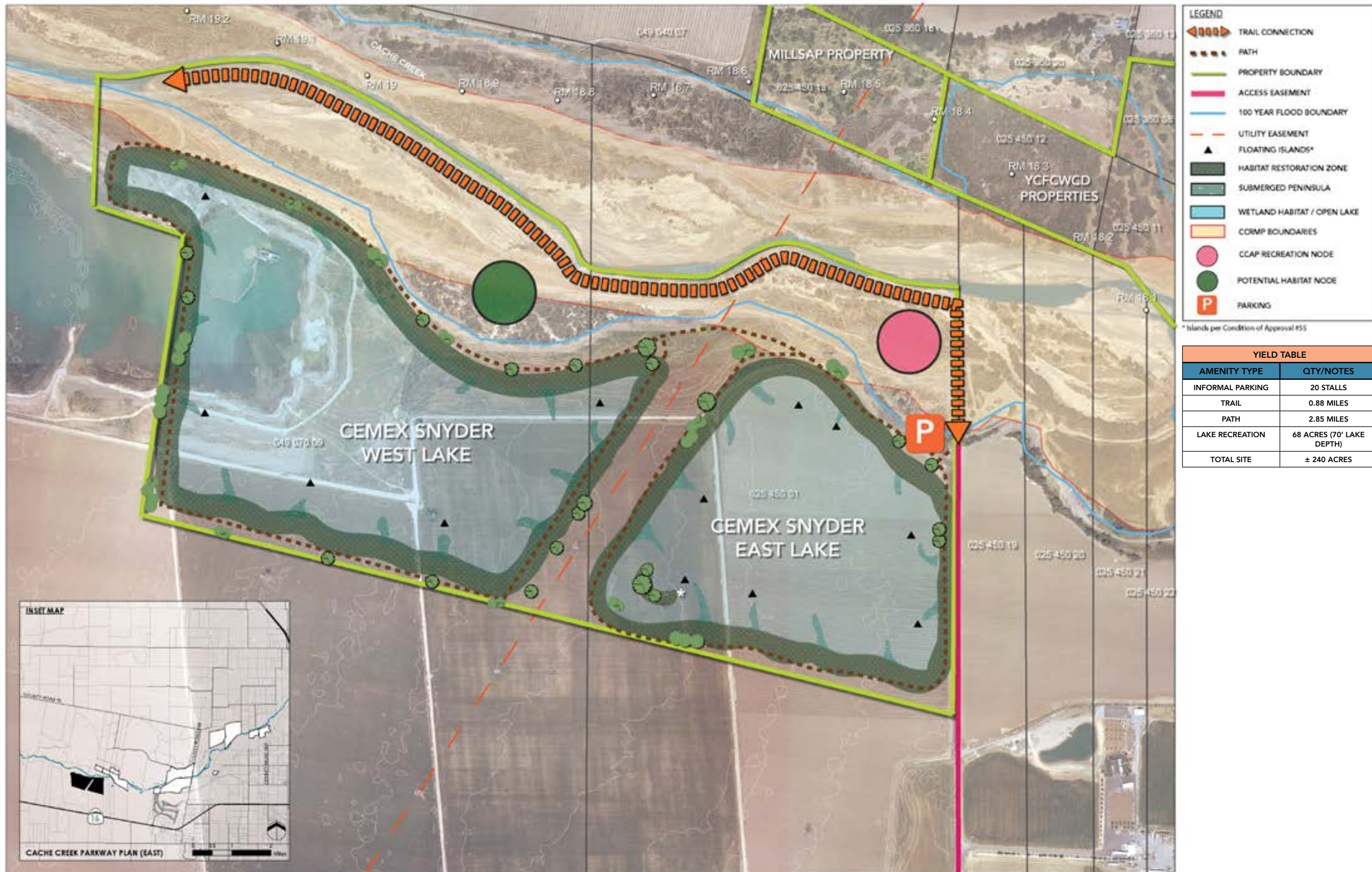
- 1996 Development Agreement No. 96-290 for the Teichert Aggregates Esparto Long-Term Off-Channel Mining Permit (12/17/96)

Physical Characteristics: 60 acres of lake, 12 acres of slopes, 16 acres of riparian habitat. Included in the slopes and habitat acreage is 8 acres of bank swallow habitat described as follows: near-vertical, north-facing banks, along the south bank of the Reiff site, where suitable sandy loam substrate exists for bank swallow nesting habitat. A series of stepped banks with 8-foot walls would be constructed; stepped terraces in between would be seeded with an appropriate native grassland mix. To further limit the establishment of woody vegetation on the banks, a vegetated breakwater would be built appropriately 30-feet offshore.

Relevant Special Studies:

- 1996 Teichert Aggregates Esparto Long-Term Mining Permit Application and EIR (SCH #96012031) certified November 25, 1996.





CEMEX SNYDER LAKES - BASELINE IMPROVEMENTS



Source: Yuba County GIS Cooperative, Inland City of West Sacramento, City of Woodland, City of Davis, City of Wilkes, Inland GIS, Technical Consulting Group, Inc. by Map Project.

6. CEMEX SNYDER LAKES

SITE OPPORTUNITIES

- Identified as recreation node in CCAP
- Identified as a wildlife reserve node in CCAP
- Passive 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
- Proximity to Madison
- Mitigation/conservation opportunities (none reserved for operator)
- Wet creek conditions allow for habitat opportunities
- 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
- Negotiate with Cemex for land dedication between Millsap Property and Cemex Snyder

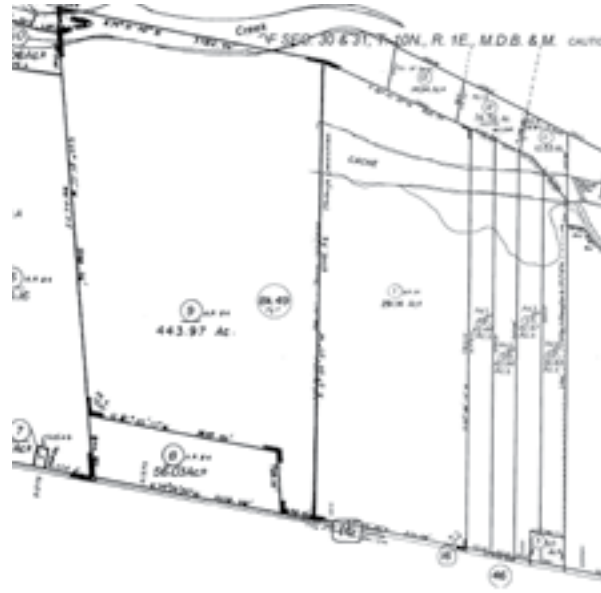


Example of wildlife habitat and possible mitigation sites along creek

SITE CONSTRAINTS

- Proximity to privately owned agricultural property on the east
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Separated by overhead lines
- Cemex Snyder East Lake is primarily located within the Dunnigan Hills Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed
- Lake level will reduce and potentially be dry during summer months
- Direct access to Millsap property to north is precluded by privately owned strip of land
- Connectivity between in-channel and off-channel is precluded by privately held 35 acre habitat strip

CEMEX SNYDER LAKES



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

SIZE: ±147 acres plus, ±15 acre Habitat plus, ±78 acres In-channel

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: 19.4 to 18.4

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) (plus unmined property subject to the PG&E easement)
- 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.

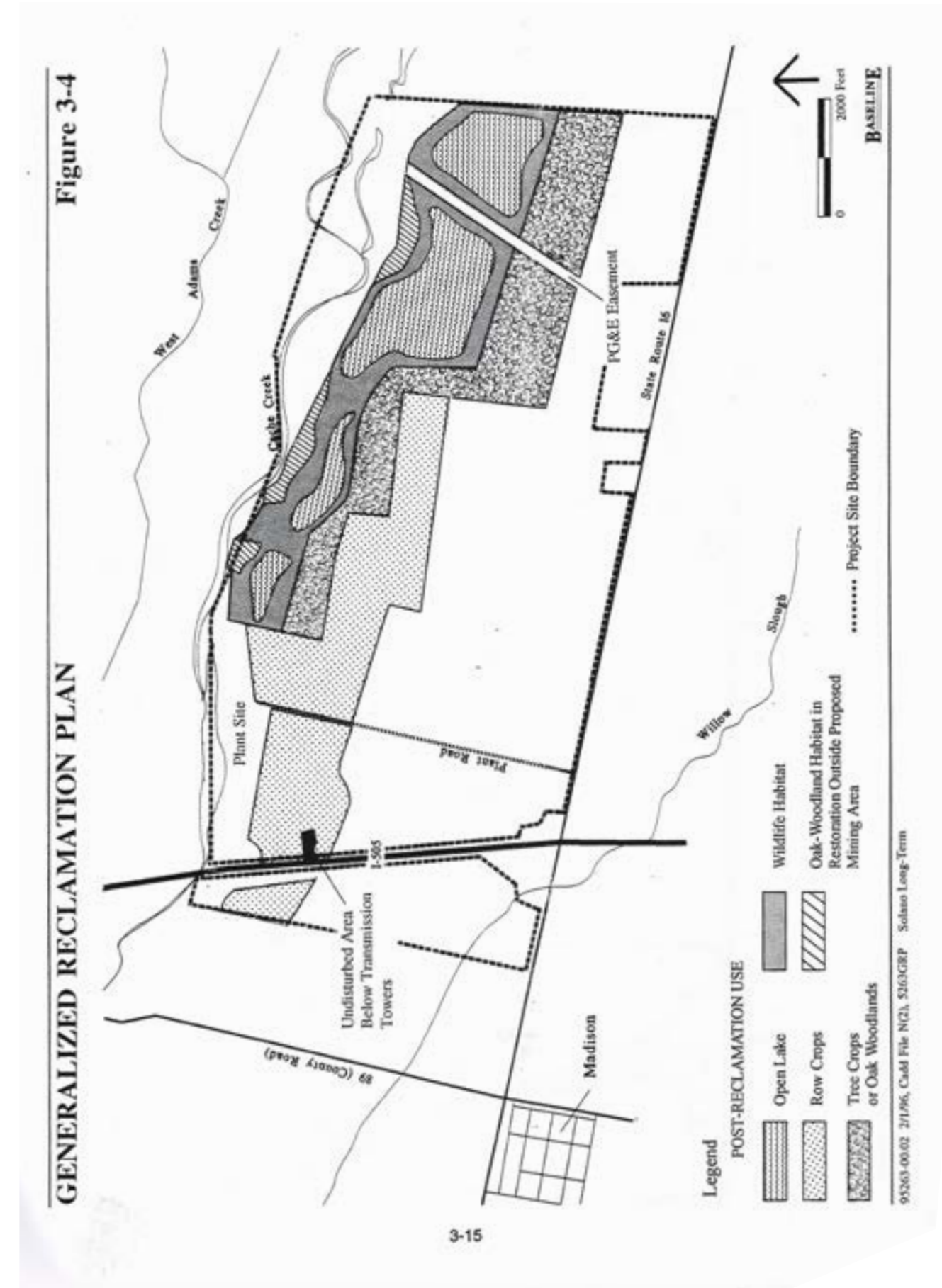
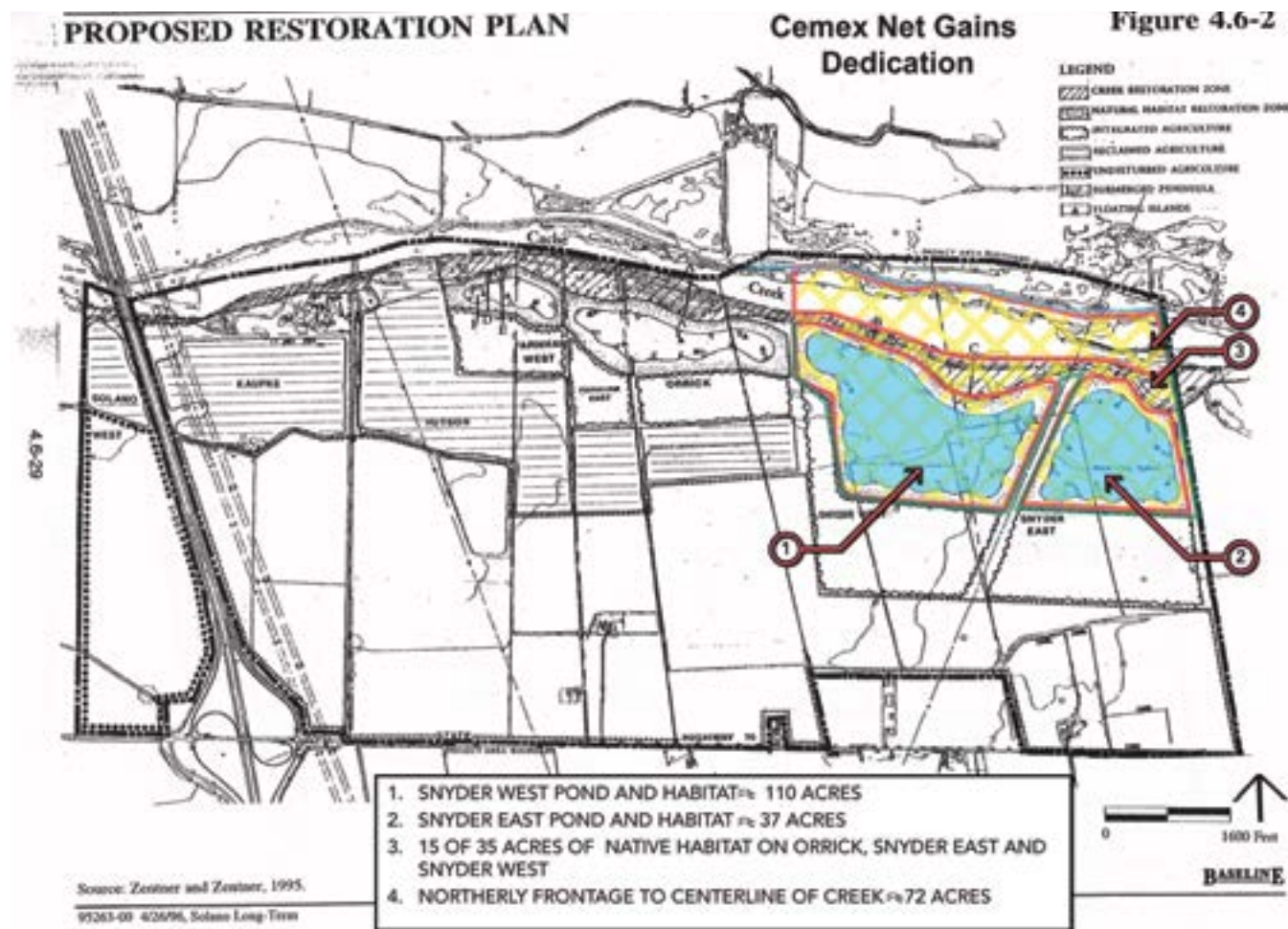
Relevant Legal Documents:

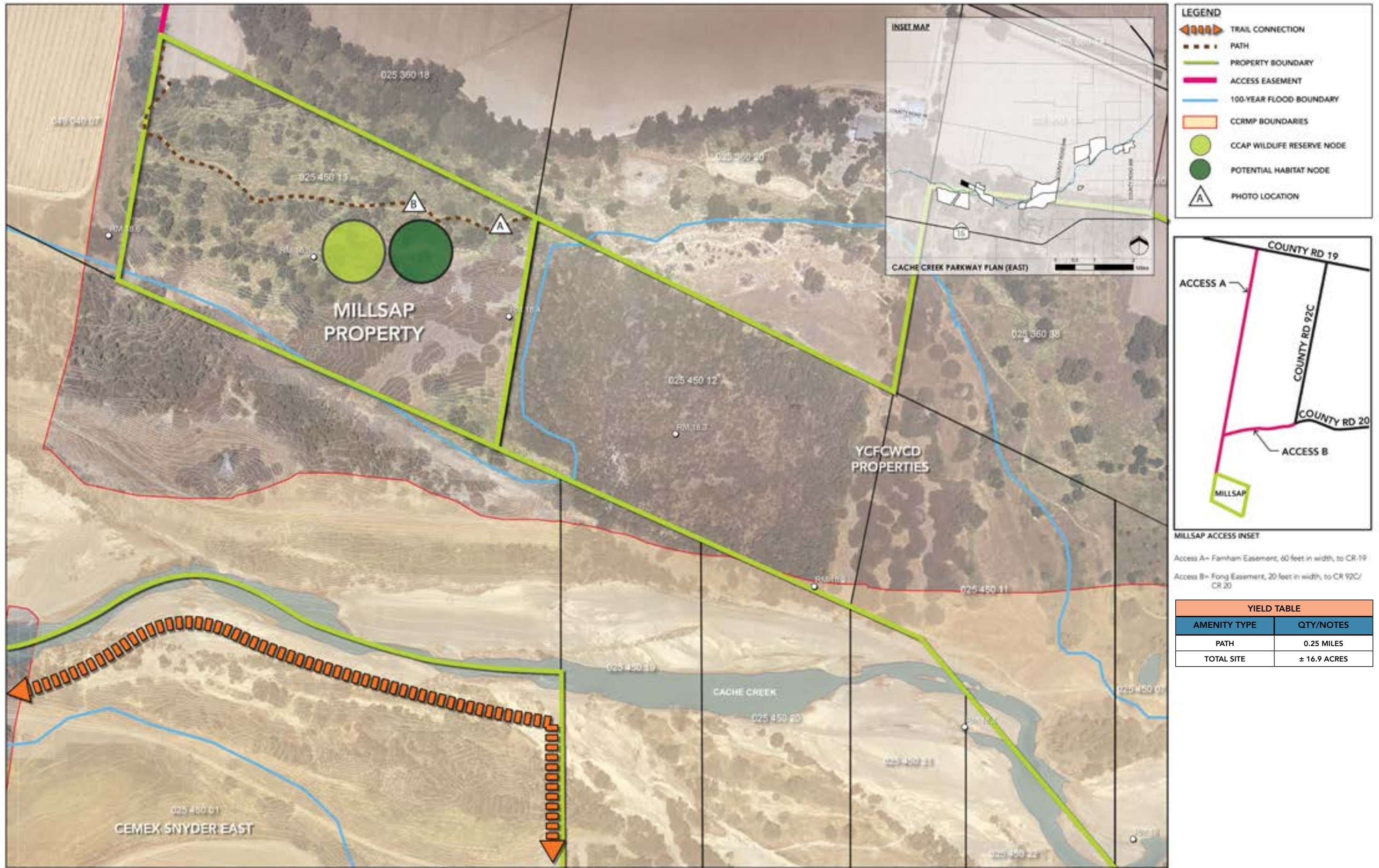
- 1996 Development Agreement No. 96-287 for the Solano Concrete Long-Term Off-Channel Mining Permit (12/17/96)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2009 Agreement No. 09-17 Memorandum of Understanding Between the County of Yolo and the Yolo County Resources Conservation 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.

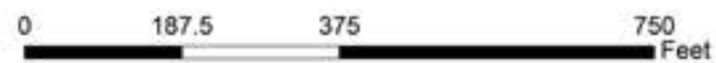
Relevant Special Studies:

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





MILLSAP PROPERTY - BASELINE IMPROVEMENTS



Source: Yuba County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Yuba, Nevada GIS, Techni Consulting Group, Icons by Noun Project.

7. MILLSAP PROPERTY

SITE OPPORTUNITIES

- Identified as wildlife reserve node in CCAP
- Across from Cemex Snyder with access to SR 16 to the south
- 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 YCFCWCD properties to the East
- Wet creek conditions allow for habitat opportunities
- Valued as a “nursery” for habitat and native species
- 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
- Negotiate for land dedication between Cemex Snyder property and Millsap property



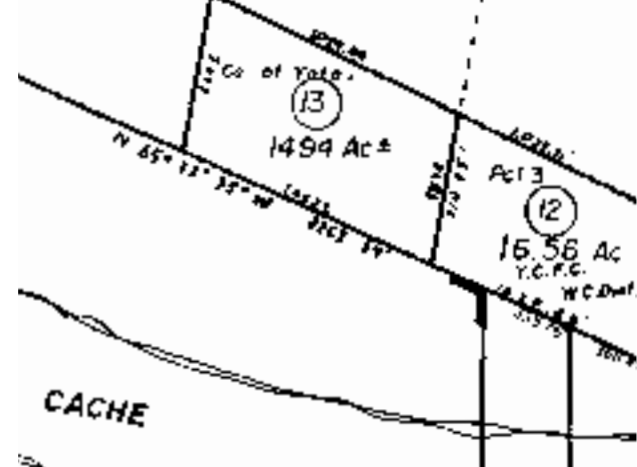
SITE CONSTRAINTS

- Legal access impassable
- Residence adjacent to site
- Restoration is needed in areas where invasives have been removed
- Invasives on adjoining YCFCWCD site could re-invade property
- Site is located within the Dunnigan Hills Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed
- Direct access to Cemex Snyder to south is precluded by privately owned strip of land



MILLSAP PROPERTY

& 31, T. 10N., R. 1E., M.D.1



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: 18.6 to 18.4

OTHER PROPERTY INFORMATION

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

Access: The purchase of this property included an unrestricted 60-foot access for "driveway purposes" to CR19 and an unrestricted 20-foot access for "ingress and egress" to CR92C/CR 20. See grant deed and relevant easements. Recommend surveyor or engineer interpret and plot legal access on updated aerial to determine physical 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. The purchase included a Declaration of Present Intention that property will be used to "protect existing wildlife habitat" that may only be altered with a determination by the Board of Supervisors.

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

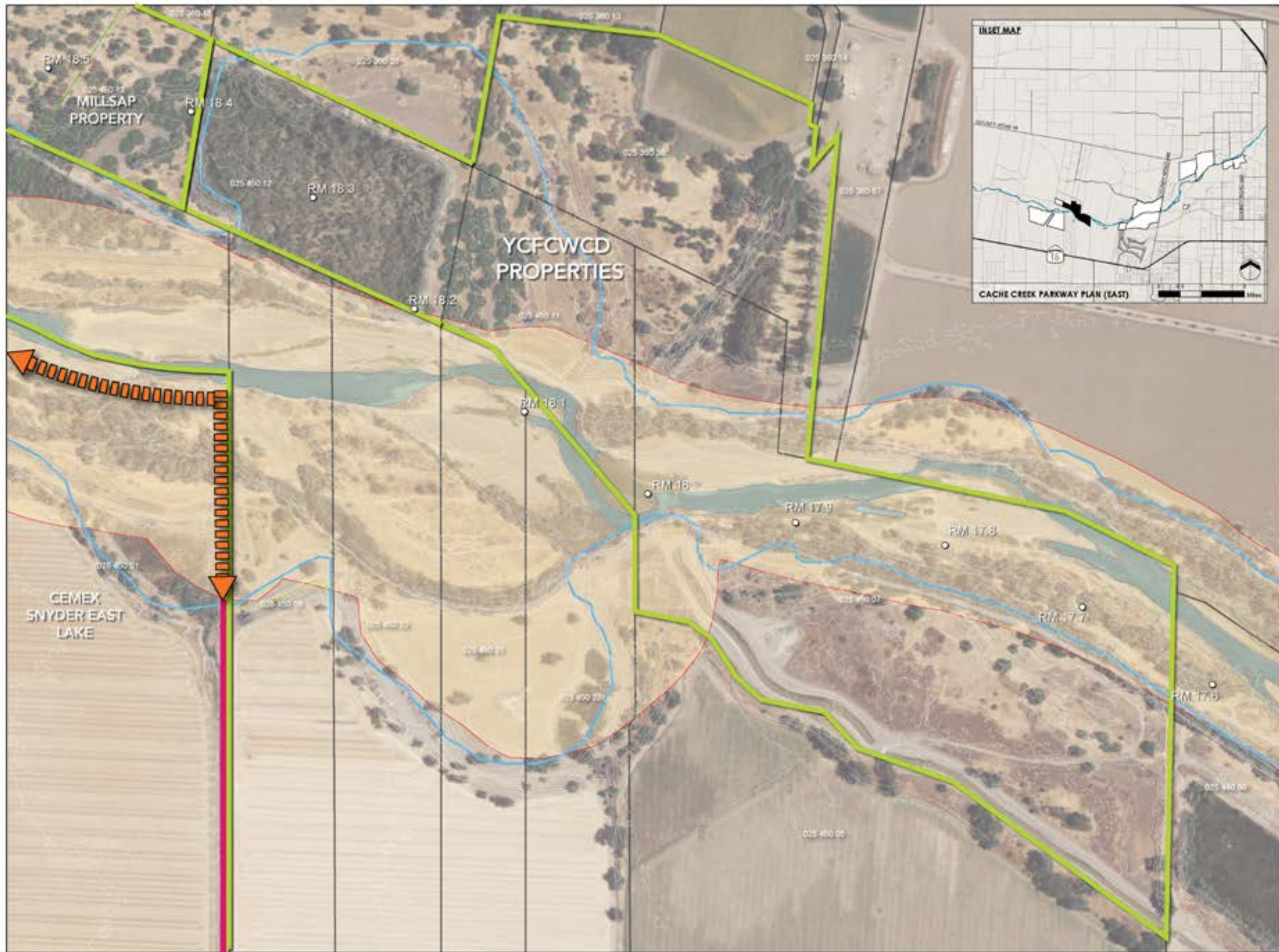
Physical Characteristics: Riparian vegetation on upland terrace of creek. Cottonwoods and low brush dominate the area. The property does not have direct access to the creek channel but is part of an adjoining riparian corridor. Often referred to as an important wildlife nursery site.

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 (*Toxicodendrum diversilobum*) and coyotebrush (*Baccharis pilularis*) on the site.

Relevant Special Studies:

- None





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



Source: Yuba County GIS Cooperative includes City of Marysville, City of Hamilton, City of York, City of Williams, Nevada GIS, Technical Consulting Group, Inc. by West Project.

8. YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PROPERTIES

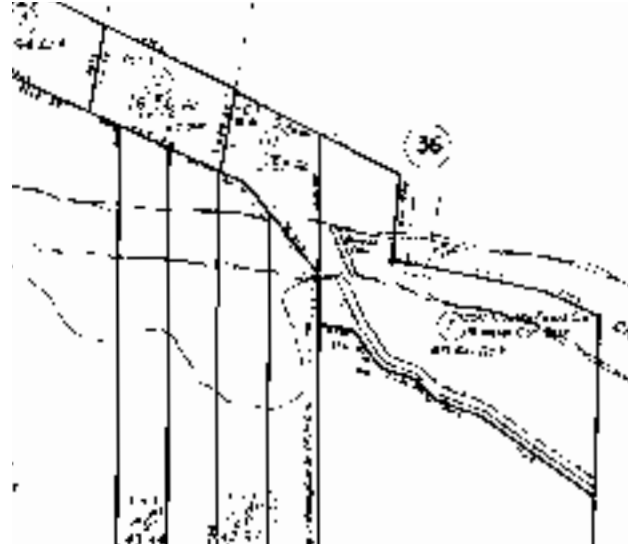
SITE OPPORTUNITIES

- Complementary to County baseline properties
- Limited access promotes protection as 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**
- **Sites are located within the Dunnigan Hills Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed**

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.

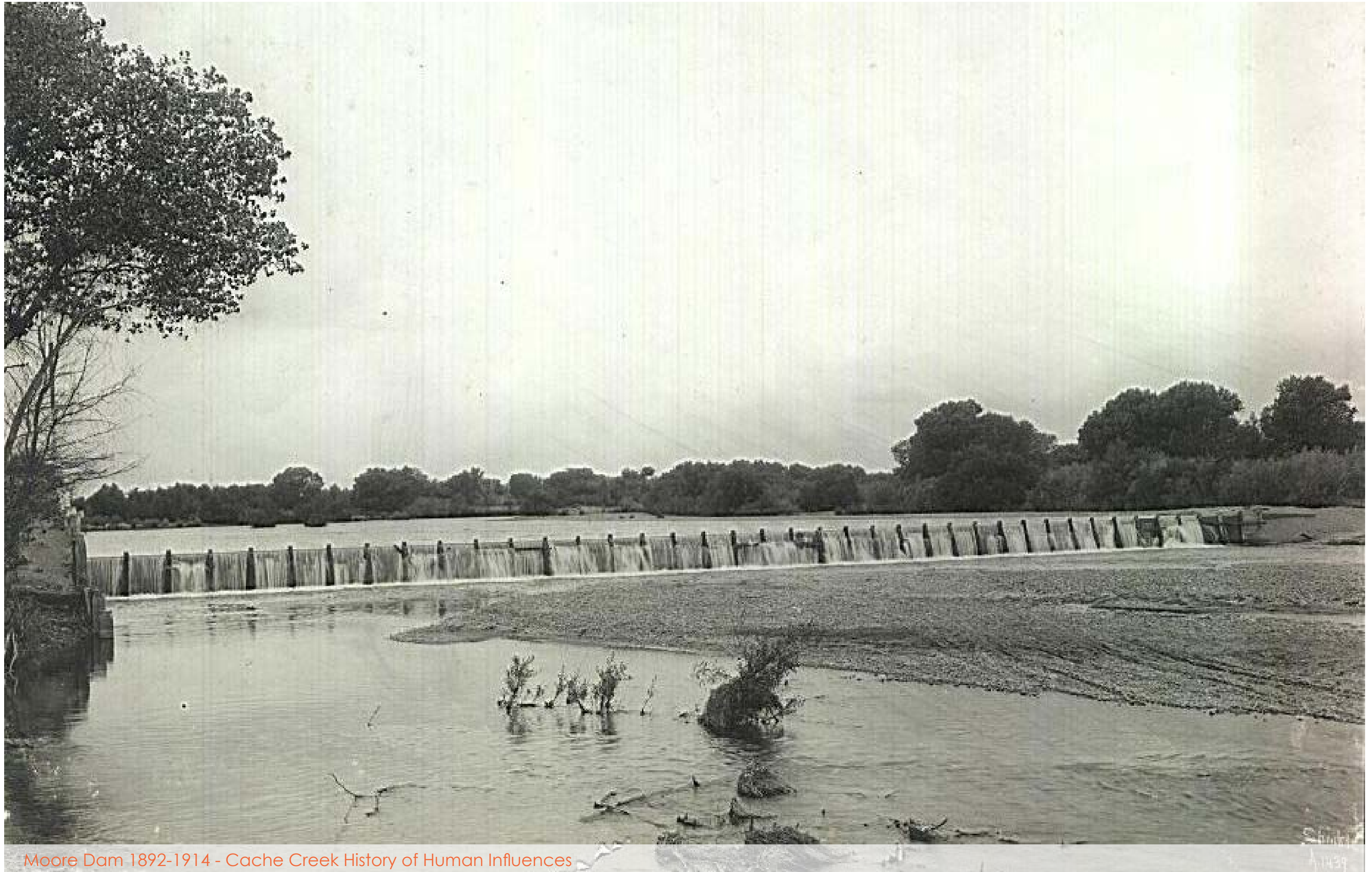
REACH: Dunnigan Hills

RIVER MILE: 18.4 to 17.7

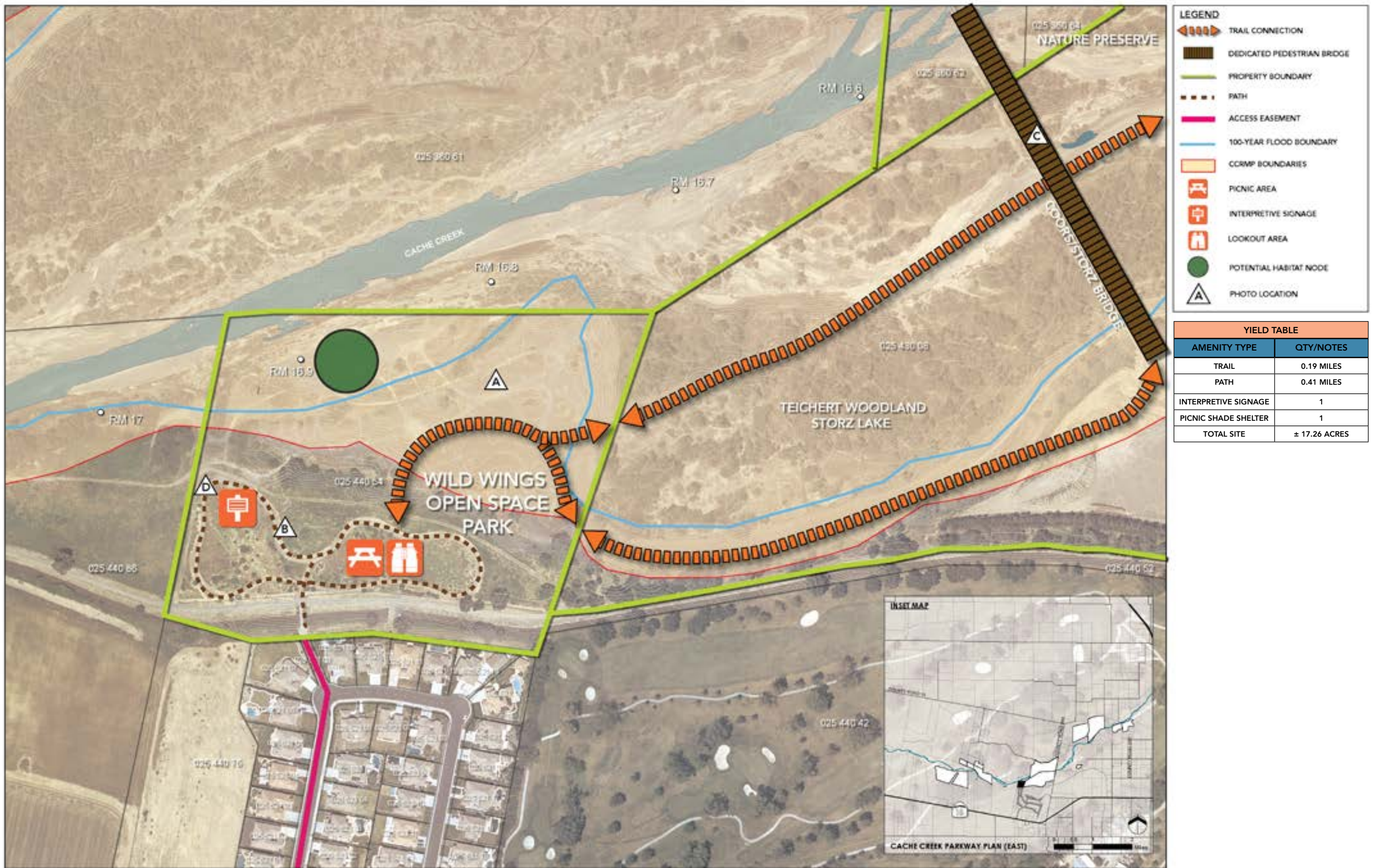
OTHER PROPERTY INFORMATION

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



WILD WINGS OPEN SPACE PARK - BASELINE IMPROVEMENTS

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 Teichert Woodland Coors site
- Direct access to creek
- Wet creek conditions allow for habitat opportunities
- County has committed to allow this site (excluding active use portions such as trails and benches, etc) 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.
- Shares eastern property line with Teichert Woodland Storz Lake

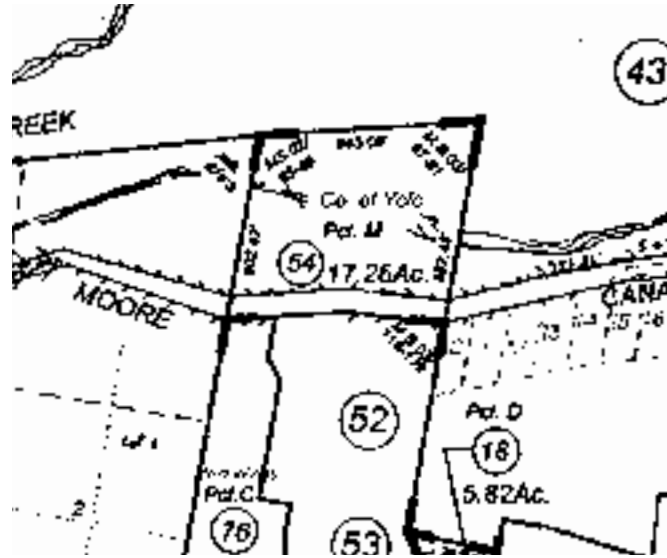


SITE CONSTRAINTS

- Proximity to residential neighborhood
- Conflict between public access and the Wild Wings Community
- Off highway vehicle trespass
- Site is located within the Dunnigan Hills Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed.
- Limited on-street parking



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 to 16.7

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.

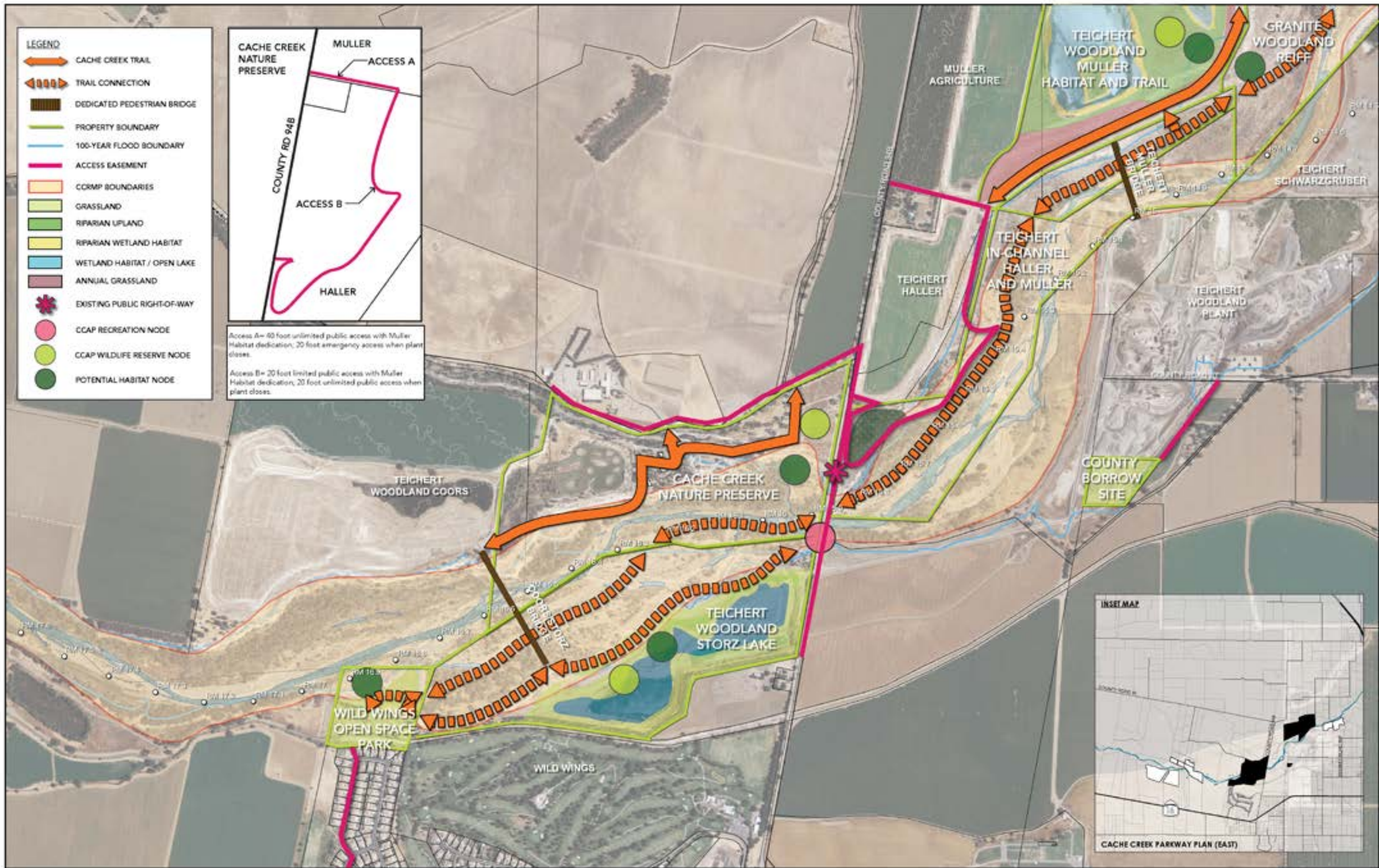
Access: There is public access from the front gate to the park via the private roadway in the Wild Wings community. The roadways in Wild Wings are private but the County has a public easement from the front gate to the park which is available for use by the public to access this park. Parking is available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

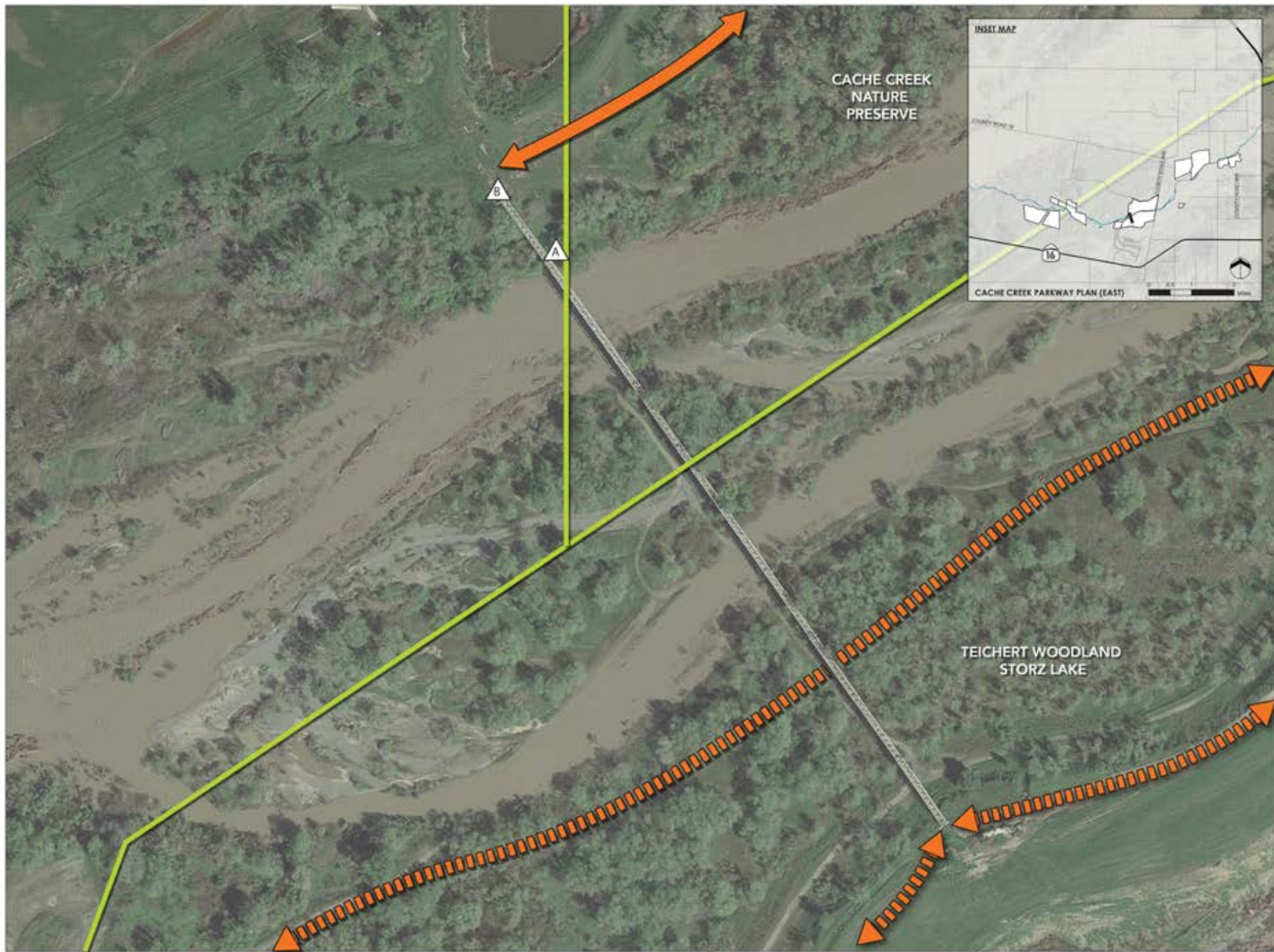
Relevant Legal Documents:

- 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

- 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 Source: This County GIS Cooperative. Includes: City of West Sacramento, City of Woodland, City of Davis, City of Yuba, Naviant GIS, Techdata Consulting Group. 10/14 by Nelson Project.

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
- Links Nature Preserve on the north with Teichert Woodland Storz and Wild Wings Park on south
- State and federal approvals are already in place for structure



SITE CONSTRAINTS

- **Status of property underlying the bridge structure contingent on clarification of boundary of final Storz dedication which is required to extend to the creek centerline**
- **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**
- **Conveyance may not be usable without additional construction of a walking surface and safety feature.**
- **Increased public use of Cache Creek Nature Preserve may require modification of the terms of use in the Master Agreement**



TEICHERT COORS/STORZ BRIDGE



APN: Crosses APNs. See below.

SIZE: :N/A

Date of Acquisition: Estimated 2024

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 2024.

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:

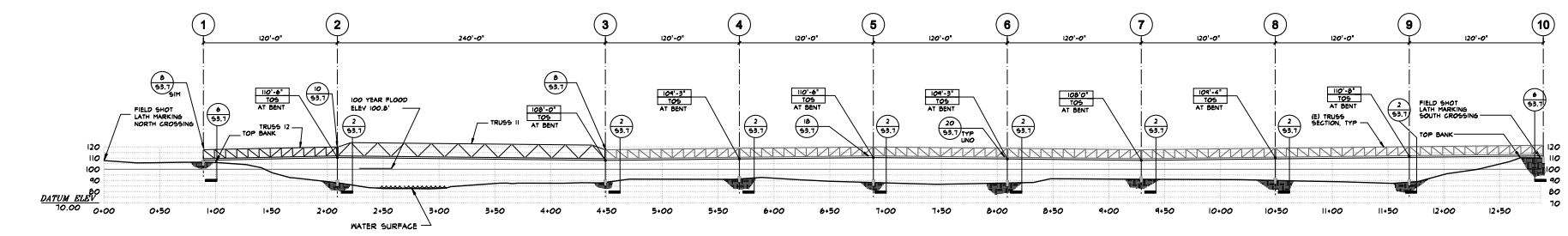
- 2005 First Amendment to Master Agreement Between the County of Yolo and Teichert Land Co Regarding the Cache Creek Nature Preserve (9/27/05)
- Electronic mail from Jason Smith, Teichert to Elisa Sabatini, Yolo County dated November 16, 2016 containing bridge plan documents.

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:

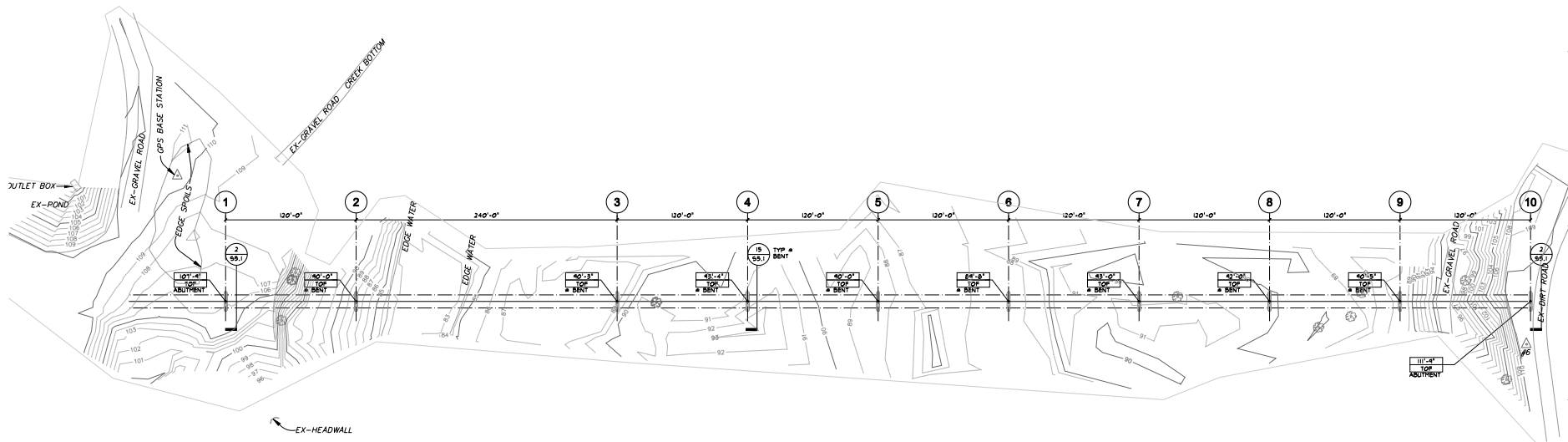
None

Lionakis Beaur Design Group I
 1979 Minnerath Street
 Sacramento, CA 95814
 P: 916-688-1700 F: 916-688-1719
 www.lbdg.com
 Architecture • Planning
 Engineering • Interiors

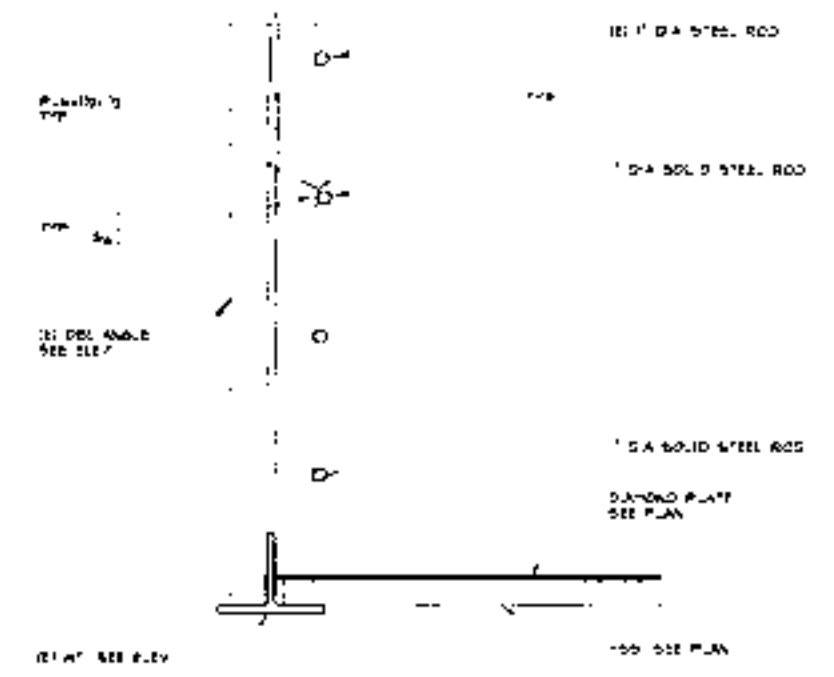


CONVEYOR BRIDGE ELEVATION
 SCALE: 40' = 1'-0"

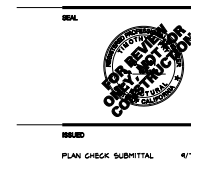
CONVEYOR BRIDGE NOTES
 1. TOP OF FOOTING ELEVATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BEFORE FABRICATION BEGINS. NOTIFY THE STRUCTURAL ENGINEER OF ELEVATIONS THAT DO NOT MATCH THOSE NOTED ON THE DRAWINGS.
 2. VERIFY (B) TRUSS LENGTHS PRIOR TO LOCATING GRIDS.



CONVEYOR BRIDGE PLAN
 SCALE: 40' = 1'-0"



10 DETAIL
 SCALE: 12" = 1'-0"

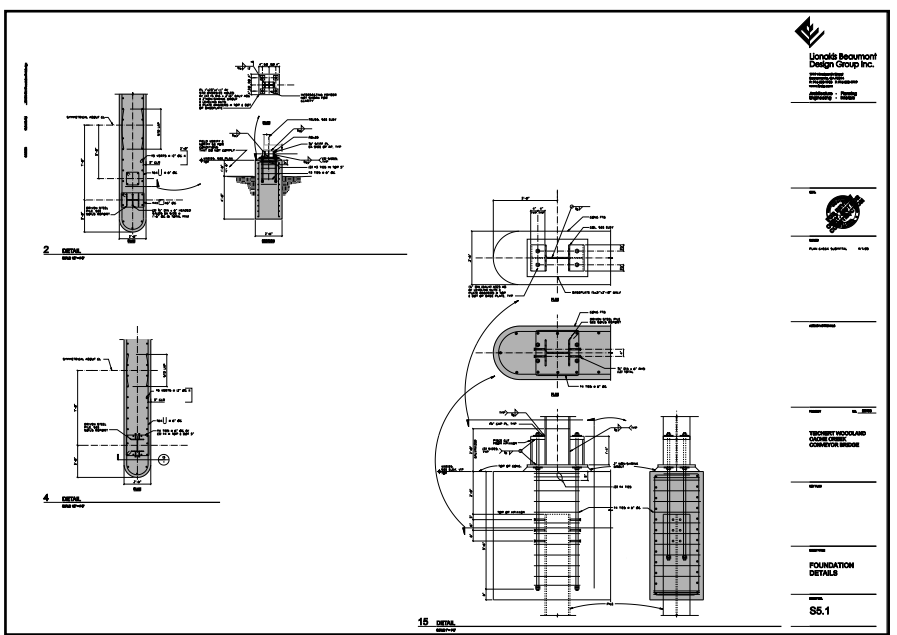


AGENCY APPROVALS

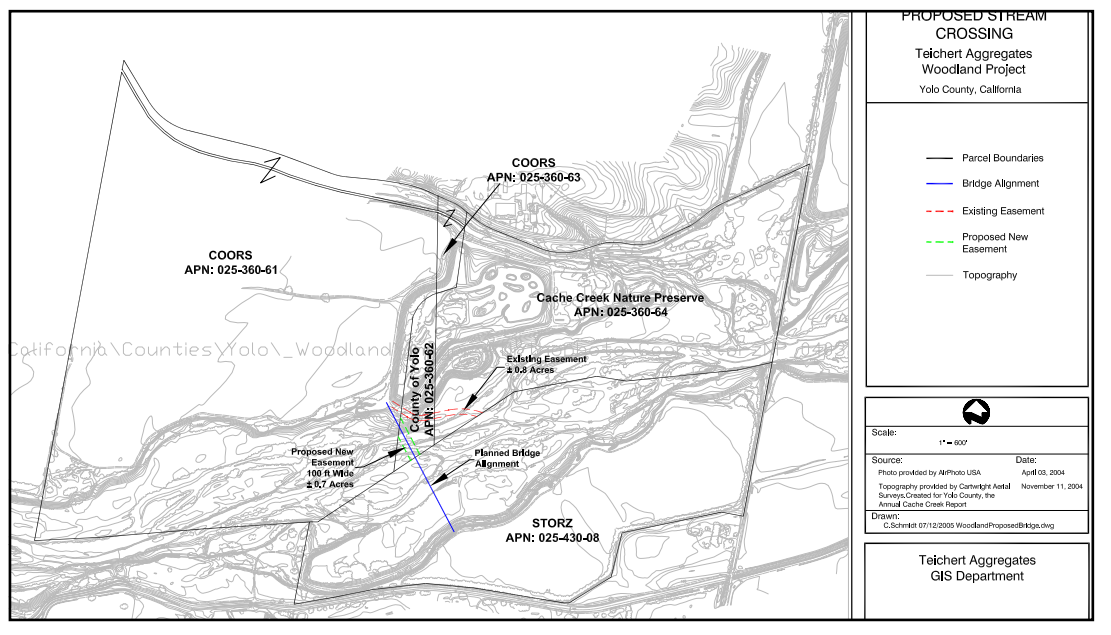
PROJECT NO. _____
 TEICHERT WOODLAN
 CACHE CREEK
 CONVEYOR BRIDGE

REVISION

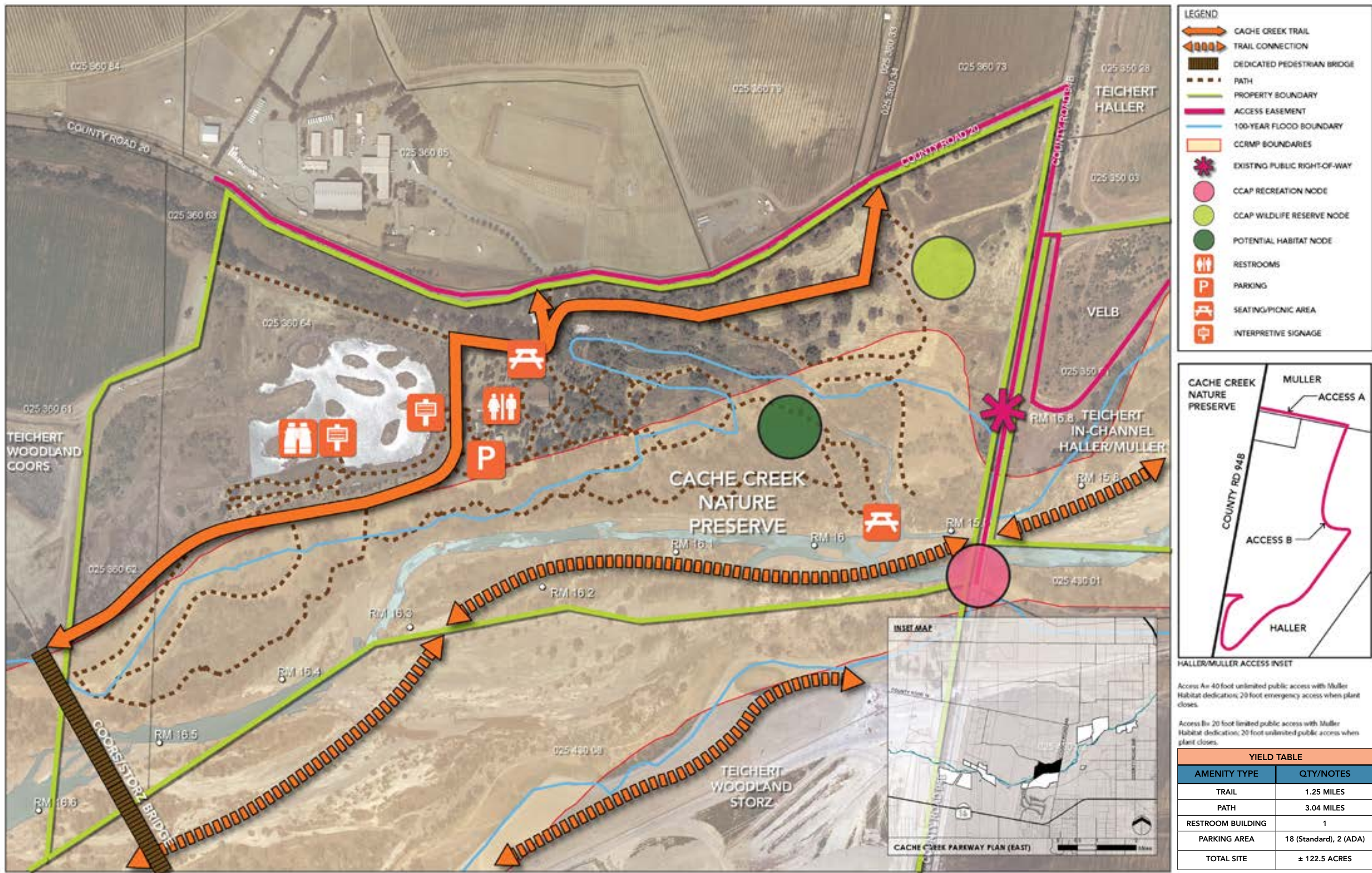
Project	TEICHERT CONVEYOR BRIDGE	
Revision	AS BUILT	25-23
Reference	SE 2	NOTED
Date	10/04/06	0000
11/10/06		



Proposed Cache Creek Bridge and Conveyor Alignment
 7 September 2007
 Teichert Aggreg Woodland SI Yolo County, C
 Orthophoto Date October 4, 2007
 scale: 1"=80'
 TEICHERT AGGREGATES

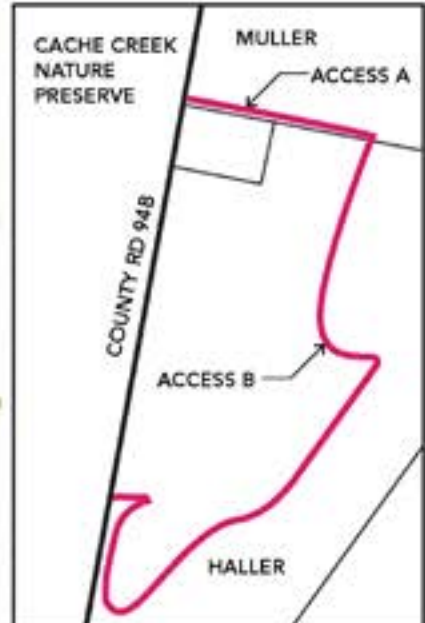


PROPOSED STREAM CROSSING Teichert Aggregates Woodland Project Yolo County, California	
Parcel Boundaries	—
Bridge Alignment	—
Existing Easement	- - -
Proposed New Easement	- · - · -
Topography	—
Scale:	1" = 60'
Source:	Photo provided by APhoto USA April 03, 2004
Date:	November 11, 2004
Drawn:	C. Schmitt 07/12/2005 WoodlandProposed@lbdg.com
Teichert Aggregates GIS Department	



LEGEND

- CACHE CREEK TRAIL
- TRAIL CONNECTION
- DEDICATED PEDESTRIAN BRIDGE
- 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



Scale: 1 inch = 1,120 feet. Prepared by: [unreadable]

11. CACHE CREEK NATURE PRESERVE

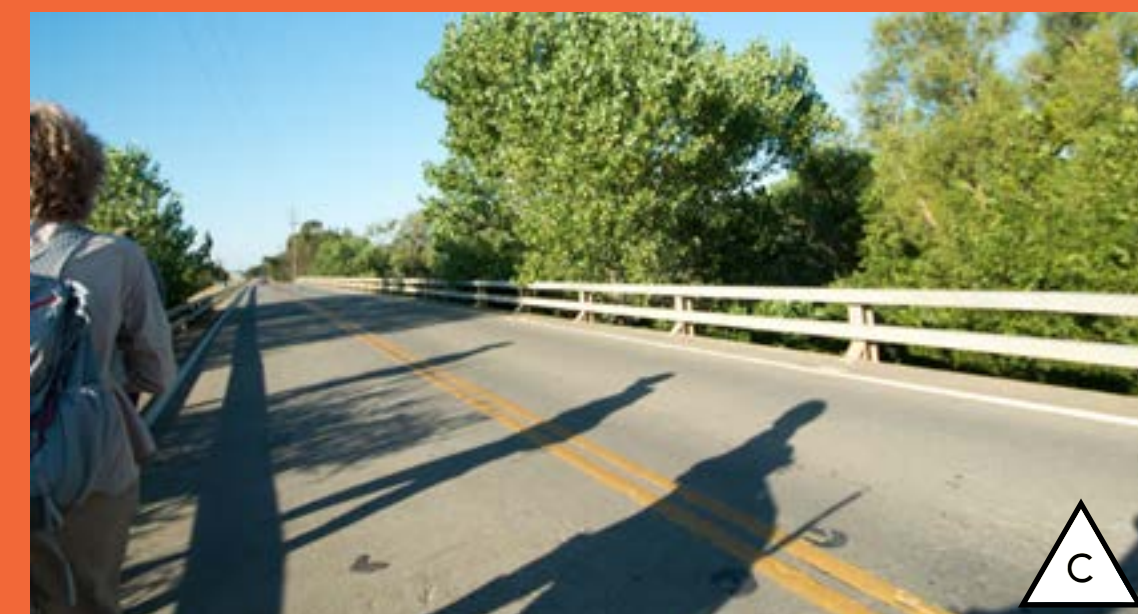
SITE OPPORTUNITIES

- Existing facility receives high usage within County 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
- Main trailhead/restroom facility
- Wet creek conditions allow for habitat opportunities

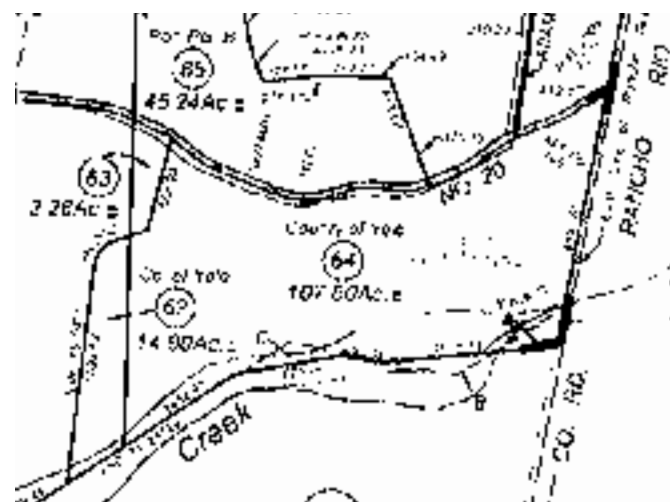


SITE CONSTRAINTS

- Increased public use of Cache Creek Nature preserve may require modification of the terms of use in the Master Agreement
- Security and control of illegal activities
- Conservation easement constraints
- Proximity to Watts-Woodland airport runway (bird strike concern)
- Connection across CR94B
- Site is located within the Dunnigan Hills Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed.



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: Dunnigan Hills

RIVER MILE: 16.6 to 15.9

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. An opinion from County Counsel issued in 2012 discusses this section.

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).

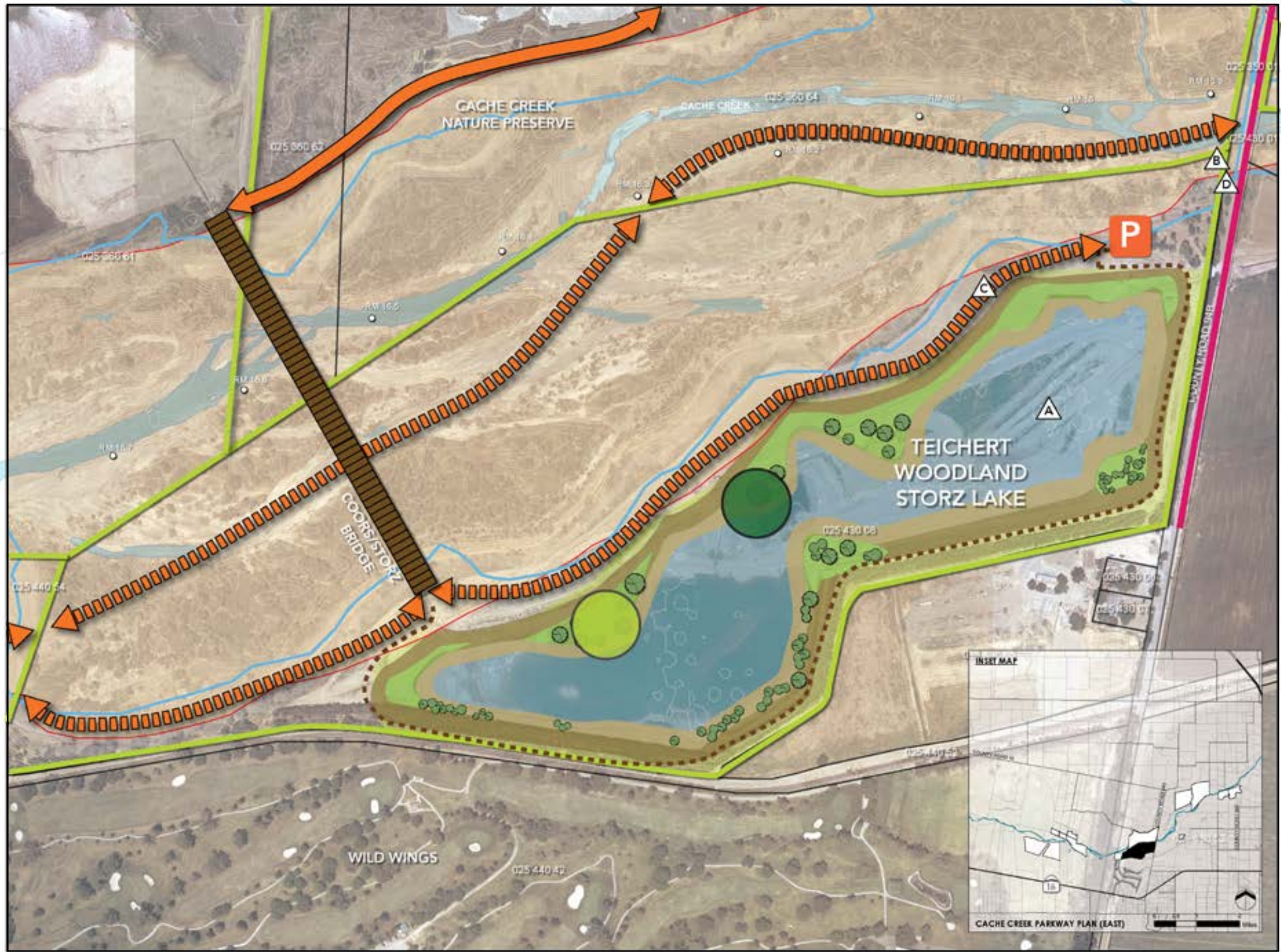
Relevant Legal Documents:

- 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)
- 2012 Counsel opinion (10/20/2012 letter from P. Pogledich to M. Smith, Teichert Aggregates)

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.





LEGEND

- CACHE CREEK TRAIL
- TRAIL CONNECTION
- PATH
- DEDICATED PEDESTRIAN BRIDGE
- PROPERTY BOUNDARY
- 100-YEAR FLOOD BOUNDARY
- ACCESS EASEMENT
- CCRMP BOUNDARIES
- EROSION CONTROL GRASS MIX
- WETLAND HABITAT / OPEN LAKE
- VALLEY OAK UPLAND
- CCRMP 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: Yuba County GIS Cooperative, Inland City of West Sacramento, City of Woodland, City of Davis, City of Western Reconn, GIS, ProPublica Consulting Group, Inland Bay News Project

12. TEICHERT WOODLAND STORZ LAKE

SITE OPPORTUNITIES

- Lake recreation
- Directly south of Nature Preserve
- Directly east of Wild Wings Park
- 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 for parking lot
- Passive recreation
- Mitigation/conservation opportunities (if not used by operator)
- County has agreed to consider inclusion of this site in the HCP/NCCP reserve system provided the operator does not exercise mitigation option, the YHC pays for operation and maintenance related to habitat values, and the easement does not constrain uses identified herein
- Proximity to YCFCWCD facilities provides opportunity for beneficial conjunctive use

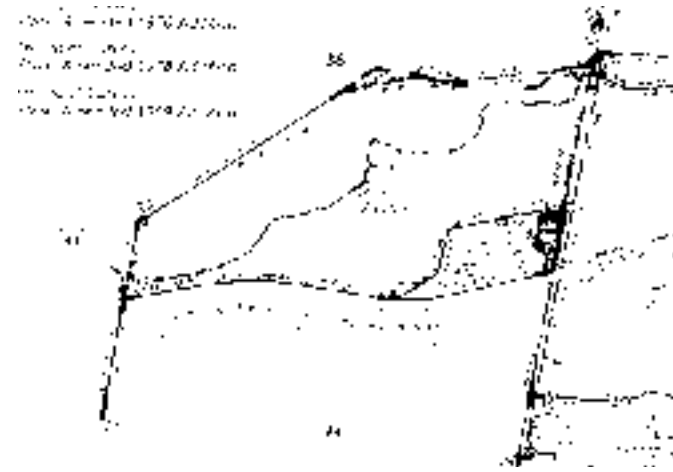


SITE CONSTRAINTS

- Proximity to Wild Wings community to the west
- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Proximity to Watts-Woodland airport runway (bird strike concern)
- Deep pit; difficult to gain public access to lake
- Site is located within the Dunnigan Hills Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed
- Lake level will reduce and potentially be dry during summer months



TEICHERT WOODLAND STORZ LAKE



APN: 025-430-008

SIZE: ±64 acres (plus ± 80 acre from property to creek centerline)

Date of Acquisition: Estimated 2024

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

REACH: Dunnigan Hills and Hoppin

RIVER MILE: 16.5 to 15.9

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 2024.

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.

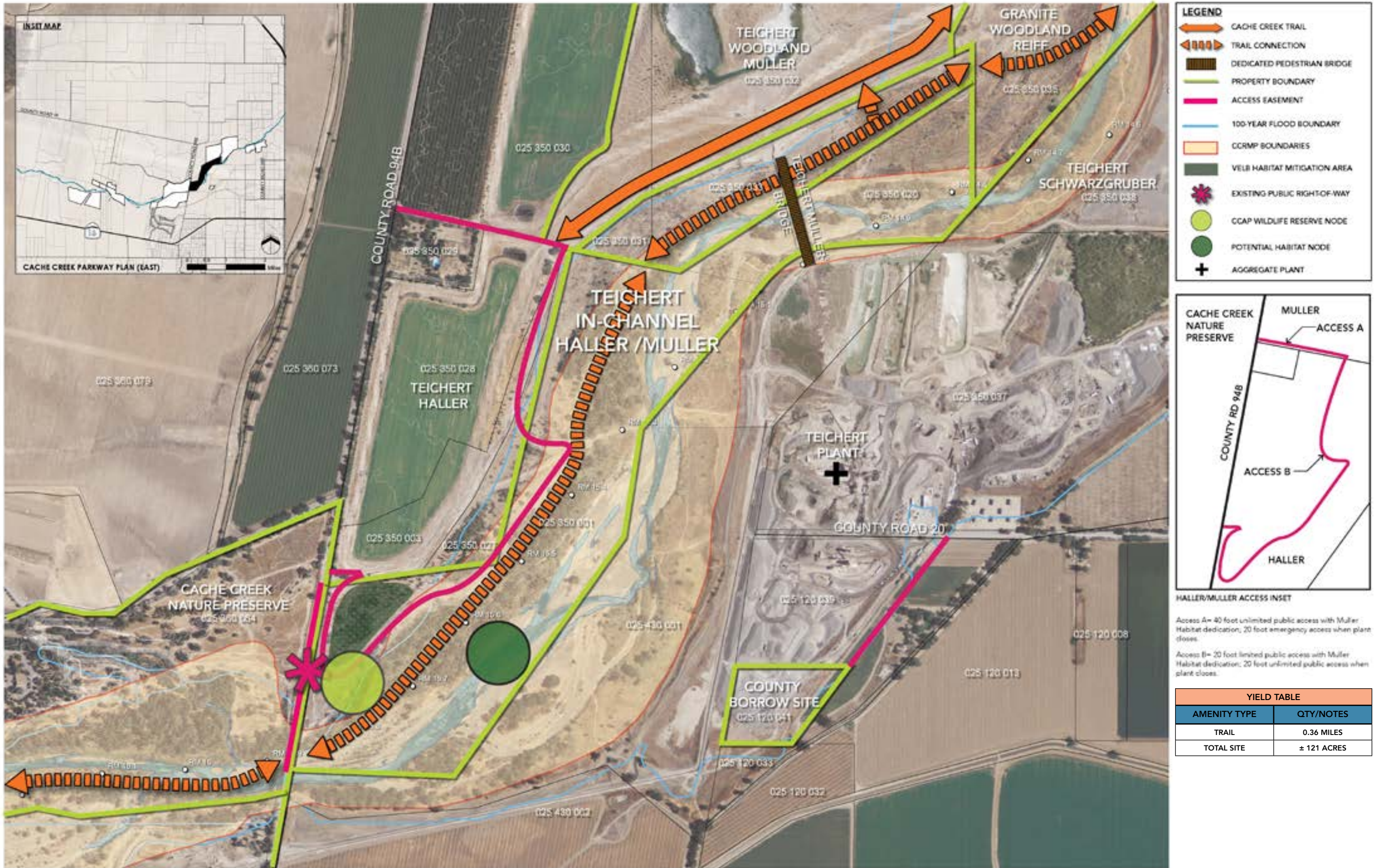
The northern landing of the Coors/Storz bridge is on the Coors parcel APN 025-360-61. The Coors/Storz bridge is the subject of a separate dedication that occurs later (see separate discussion of the Teichert Coors/Storz Bridge).

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)



LEGEND

- CACHE CREEK TRAIL
- TRAIL CONNECTION
- DEDICATED PEDESTRIAN BRIDGE
- PROPERTY BOUNDARY
- ACCESS EASEMENT
- 100-YEAR FLOOD BOUNDARY
- CCRMP BOUNDARIES
- VELIB 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



Source: Two County GIS Cooperative, including City of West Sacramento, City of Woodland, City of Davis, City of Wilton, Nevada GIS, Schmidt Consulting Group, Sonoma Post Project.

13. TEICHERT IN-CHANNEL HALLER/MULLER

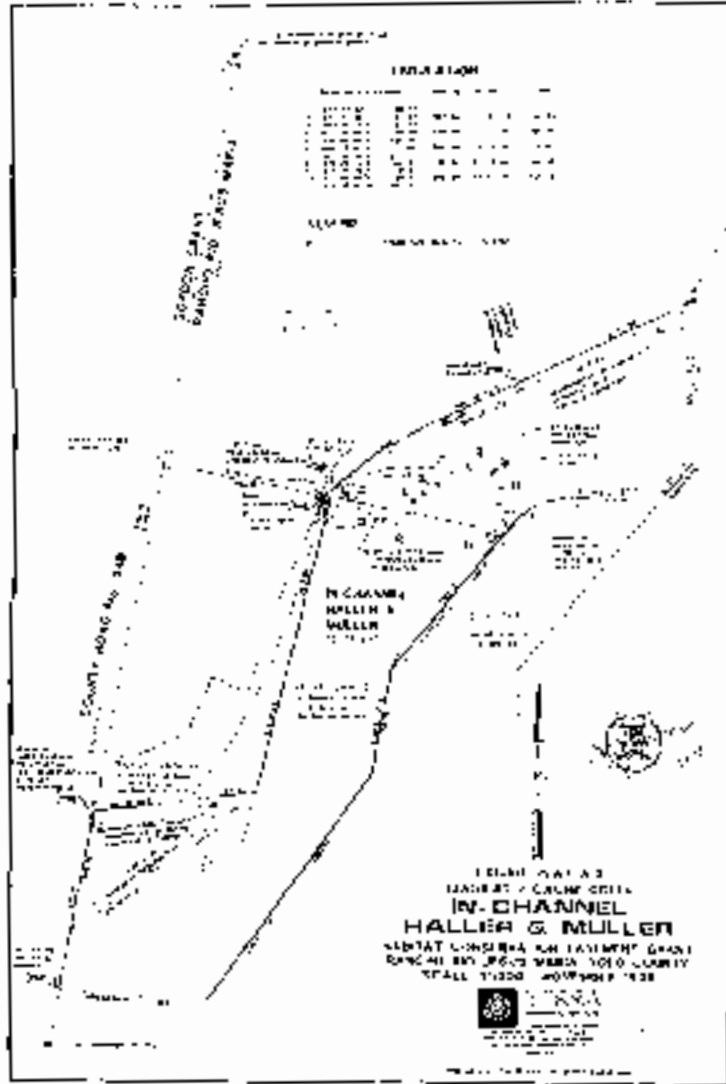
SITE OPPORTUNITIES

- Mitigation/conservation opportunities
- Passive recreation and habitat
- Connects multiple other dedication properties
- Direct access to CR 94B
- Preserve and protect Swainson's Hawk and bank swallow habitat on property
- Direct creek access
- Adjacent to Cache Creek Nature Preserve on west
- Property exceeds the original habitat mitigation obligation by 25 acres
- County will consider this site for inclusion in the HCP/NCCP reserve system provided YHC pays for operation and maintenance related to habitat values, and the easement does not constrain uses identified herein

SITE CONSTRAINTS

- **Off highway vehicle trespass**
- **When creek area is wet, use of property is limited**
- **Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed**
- **Property is encumbered by habitat conservation easement to "preserve and protect" conservation values for Swainson Hawk and Bank Swallow; and small portion is also restricted for VELB**
- **County will have a six-month window to accept the property once the dedication is offered**
- **Financial responsibility for ongoing operation and maintenance of the site to support the habitat conservation obligations must be defined**
- **Overlaps with Teichert Woodland Muller Habitat**
- **Date of acquisition contingent on closure of Woodland Plant**

TEICHERT IN-CHANNEL HALLER/MULLER



APN: 025-350-01, 025-350-31, 025-350-33 and a portion of 025-350-20

SIZE: : ±99 acres (excludes ±22 acres that will be dedicated with Teichert Woodland Muller, see page 72)

Date of Acquisition: 2028

LOCATION: Cache Creek near Roads 94B and 20 in Yolo County

REACH: Hoppin

RIVER MILE: 15.9 - 14.8

OTHER PROPERTY INFORMATION

History: This property will be offered for dedication to the County by Teichert pursuant to the terms of the In-Channel Haller and Muller Habitat Conservation Easement Grant (Agreement No. 98-383) executed December 8, 1998 between Teichert and Yolo County.

Access: The property has access off CR 94B.

Terms of Acquisition: Pursuant to the Agreement the dedication will consist of ±121 acres of in-channel habitat offered to the County in fee title within one year after return of the financial assurances for the existing Teichert Woodland aggregate processing plant. The County will have six months to accept or decline the offer. Based on information from the operator the County has estimated that acquisition may occur in 2028.

The property is described as having general wildlife and habitat values ("conservation" values) including habitat for the Swainson's hawk and bank swallow, described as State-listed threatened species. The easement is described as satisfying Teichert Woodland permit condition of approval #44, Teichert Esparto permit condition #37, and Teichert California Endangered Species Act (CESA) Memorandum of Understanding (MOU) No. 2081-1997-93-2 (Recital 5.10.2) requiring compliance with California Department of Fish and Wildlife (CDFW) Code Section 2081 regarding the placement of conservation easements on 96.3 acres of property. The subject property totals 121 acres.

The terms of the agreement include:

- The habitat conservation protection is in perpetuity.
- The easement acknowledges that allowed activities and reservation of rights are "not completely compatible with the purposes of the Habitat Conservation Easement Grant" but that benefits overall greatly exceed any detriment.
- The purpose is to preserve and protect the conservation values of the property and, in particular, habitat for Swainson's hawk and bank swallow "as it exists on the date of" the grant.
- The County is required to monitor for compliance and enforce the terms of the easement six times per year.

Teichert reserves various rights including: the ability to expand habitat mitigation onto a specified 9.9 acre area of the site; the right to use and develop portions of the property for described mining related activities; the right to construct and maintain low-flow stream crossings, conveyor systems, and roads; the right to construct a tunnel under CR 94B which was subsequently exercised; the right to continued access and usage; the right to comply with present and future mining conditions; and the right to construct and maintain groundwater monitoring wells.

Upon acquisition by the County most if not all of these rights appear expire except specified road access related to Teichert mining processes. If the County takes possession of the property the easement states that it "may utilize the property in any lawful manner it chooses." The habitat conservation easement may

be extinguished by agreement of the parties if a replacement conservation easement is established at an alternative location that satisfies the purposes of the easement.

CDFW is identified as having a right to enforce the terms of the easement pursuant to the terms of the CESA MOU.

The easement property overlaps with land required to be dedicated to the County with the Muller reclamation, as described in the Teichert Woodland Development Agreement. The Muller dedication must include southerly frontage to the centerline of Cache Creek. In 2019 the County and Teichert executed a memorandum of understanding (MOU) to clarify this overlap.

The Teichert Woodland Development Agreement 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. The 2019 MOU clarifies the overlap between the various Teichert Woodland properties.

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 property sheet entitled Teichert Muller Bridge). Among other things Section 2.2.9 (ii) of the Teichert Woodland Development Agreement retains for Teichert establishment of conservation easements on the in-channel portion of the Muller property (see separate property sheet entitled Teichert Woodland Muller Habitat and Trail).

The Section 4.1 of the easement terms reserve the right for Teichert to expand the habitat mitigation on the property within a 9.9-acre site. This has not been exercised. The 9.9-acre area appears to include all or a portion of a 4.75-acre VELB mitigation habitat restoration area defined as part of the Teichert Woodland project approval in the Teichert Woodland Development Agreement. This VELB mitigation restoration was described as occurring on privately held land not identified for public dedication, with the ongoing obligation for operations and maintenance the responsibility of the landowner (Teichert) (see Exhibit A.2 of the 1996 Development Agreement). Based on the terms of the habitat easement, however, this 4.75-acre habitat will transfer to the County along with the rest of the 121-acre easement area of which it is a part, when the required future dedication occurs. The 4.75-acre area was successfully restored to VELB habitat in 1997 as a part of the restoration of the Haller habitat peninsula. Monitoring by Teichert ended in 2002. Monitoring reports identified 93 percent success rates for the elderberry plantings.

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)

- 1998 Agreement No 98-383 In-Channel Haller and Muller Habitat Conservation Easement Grant (Swainsons Hawk and Bank Swallow) (12/8/98) (provides 121 acres of mitigation for 96.3 acres of impact)
- 2000 Agreement No. 00-63 Haller/Muller Agricultural and Open Space Conservation Easement Grant (3/7/2000)
- 2019 Memorandum of Understanding Re: Teichert Woodland Dedications between Teichert Aggregates and Yolo County. The purpose of this document is to clarify expectations regarding the overlap between the Teichert Woodland Development Agreement, the Teichert Schwarzgruber Development Agreement, and the In-Channel Haller and Muller Habitat Conservation Easement Grant (7/17/2019).

Physical Characteristics: 121 acres of in-channel riparian habitat

Relevant Special Studies:

- 1996 Teichert Aggregates Woodland Long-term Mining Permit Application and EIR (SCH #96013031) certified November 25, 1996.
- Haller Habitat Restoration Monitoring Reports (1997 through 2002)



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



Source: Yuba County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Yuba City, Yuba County GIS, Techstar Consulting Group, Inc. by Yuba Projects.

14. COUNTY BORROW SITE

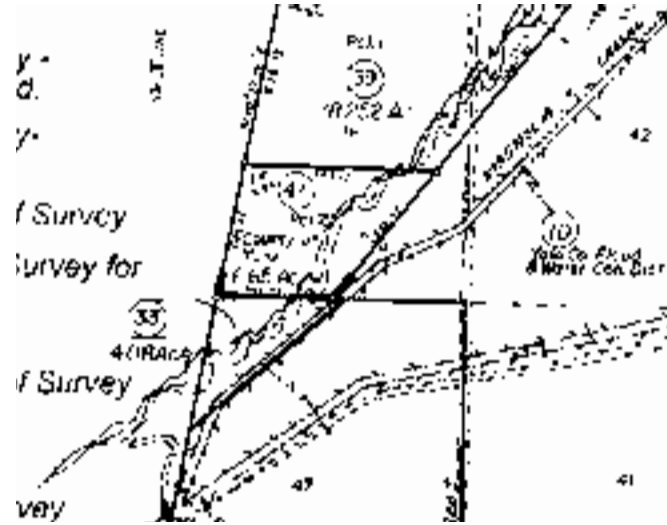
SITE OPPORTUNITIES

- Teichert responsible for maintenance during term of lease
- Adjacent to the Teichert Woodland aggregate plant site
- “Graveyard” for donated outdated mining machinery
- Negotiate with Teichert for reclamation of site

SITE CONSTRAINTS

- **No public right to access or use property until after the lease expires.**
- **Lease runs through January 1, 2018 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**
- **Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed**

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. The agreement allows for Teichert to seek approval of an extended lease term to match term of any extension of mining at the Woodland property if such approval is granted. The terms of the lease cannot exceed the term of extended mining.

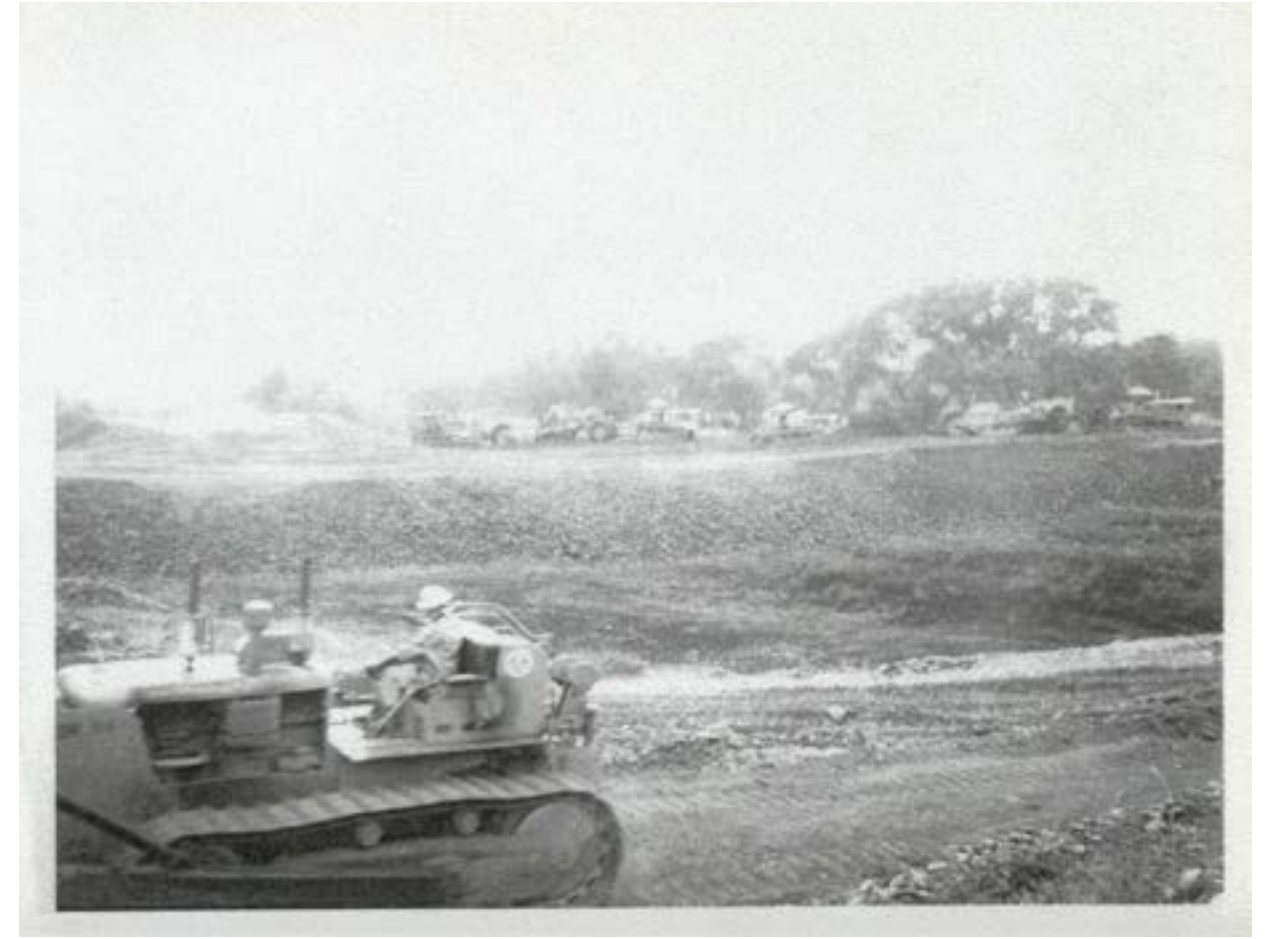
Relevant Legal Documents:

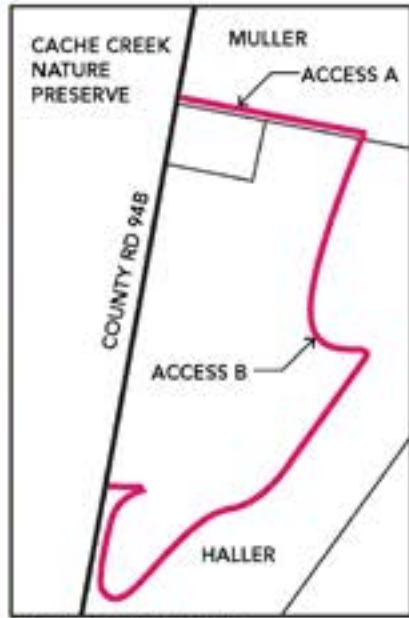
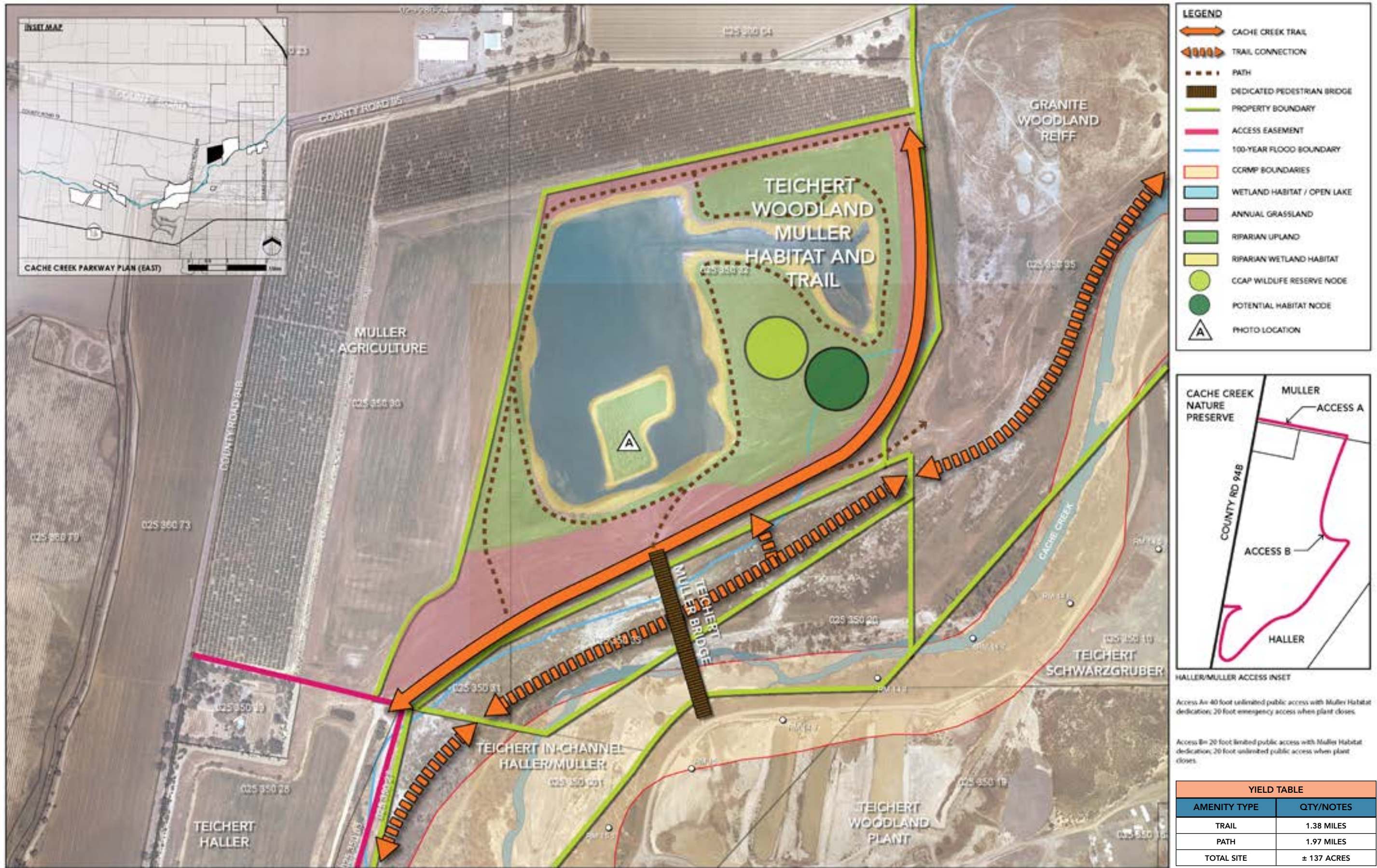
- 1980 Mining and Reclamation Plan (10/29/80; Planning Commission)
- 2002 Agreement to Lease County Property (3/26/2002)
- 2012 Teichert Schwarzgruber Approvals (11/13/2012)

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





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

15. TEICHERT WOODLAND MULLER HABITAT AND TRAIL

SITE OPPORTUNITIES

- 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
- Secluded passive opportunity
- Wet conditions allow for habitat opportunities
- County has agreed to consider inclusion of this site in the HCP/NCCP reserve system provided the operator does not exercise mitigation option, the YHC pays for operation and maintenance related to habitat values, and the easement does not constrain uses identified herein
- Dedication includes cash or in-kind services totalling \$20,000 for trail improvements

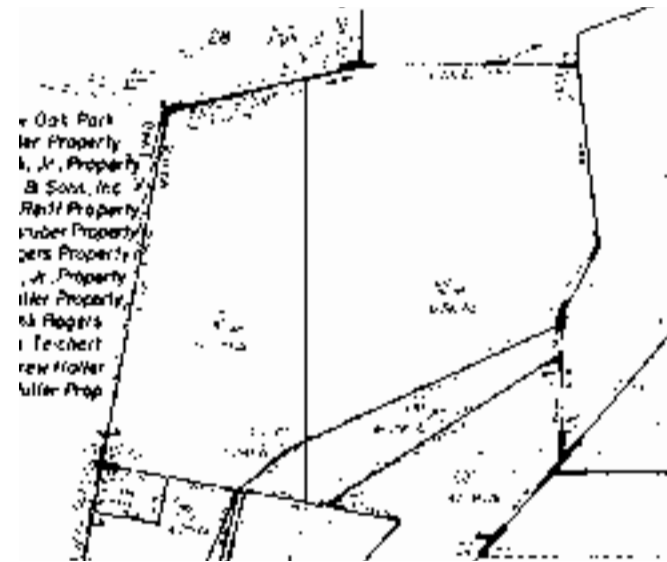


SITE CONSTRAINTS

- Off highway vehicle trespass
- Illegal hunting
- Ability to provide ongoing security/site control
- Restrictions in conservation easement for in-channel dedication property between Muller and creek may restrict uses
- Potential for trespass onto Muller agricultural land and Haller agricultural land
- Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed.
- Lake levels will reduce and potentially be dry during summer months
- Initial access easement (Access A) does not align well with access to Cache Creek Nature Preserve



TEICHERT WOODLAND MULLER HABITAT AND TRAIL



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

SIZE: ±120 acres (includes ±22 acres from property line to a portion of creek centerline, included with In-Channel Haller/Muller acreage on page 64)

Date of Acquisition: Estimated 2019

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

REACH: Hoppin

RIVER MILE: 15.1 to 14.7

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 will occur in 2019.

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 portions of APN 025-350-031, -033, and -020 south of the Muller reclamation boundary, in order to fulfill the terms of this requirement. The Haller/Muller Agricultural Easement documents indicate that APN 025-350-031, -033, and 0-020 were separately placed in a habitat conservation easement December 29, 1998 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 (see separate property sheet entitled Teichert In-Channel Haller/Muller Habitat).

Among other restrictions established in the habitat easement, County access to the property is restricted to six times per year, with required prior notification, and solely 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 are more narrow and more restrictive than the terms of the DA.

The DA terms for timing of the offer to dedicate the Muller Habitat property also conflict with the dedication timing of the easement agreement. The former would occur in 2019. The latter would occur with reclamation of the plant site estimated to occur in 2028 or beyond.

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 property sheet entitled 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. Under the terms of the 1998 habitat conservation easement item #3 has already occurred.

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).

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 (which is located within the Teichert In-Channel Haller/Muller Habitat dedication area and would no longer be privately held at such time as dedication occurs in the future); 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.

As modified in 2012 with the Teichert Schwarzgruber Development Agreement, the operator will contribute \$20,000 (combined cash and in-kind services) for specified trail improvements (see DA 12-152).

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)

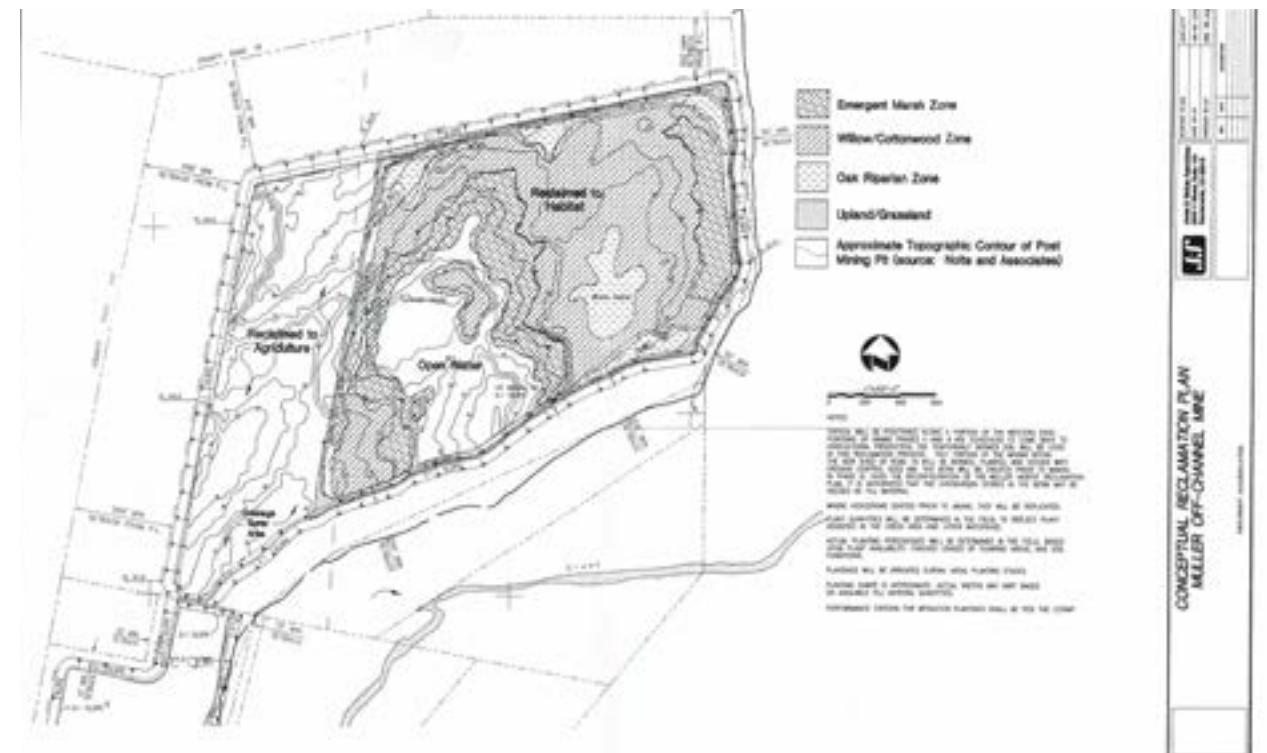
- 2019 Memorandum of Understanding Re: Teichert Woodland Dedications between Teichert Aggregates and Yolo County. The purpose of this document is to clarify expectations regarding the overlap between the Teichert Woodland Development Agreement, the Teichert Schwarzgruber Development Agreement, and the In-Channel Haller and Muller Habitat Conservation Easement Grant (7/17/2019)

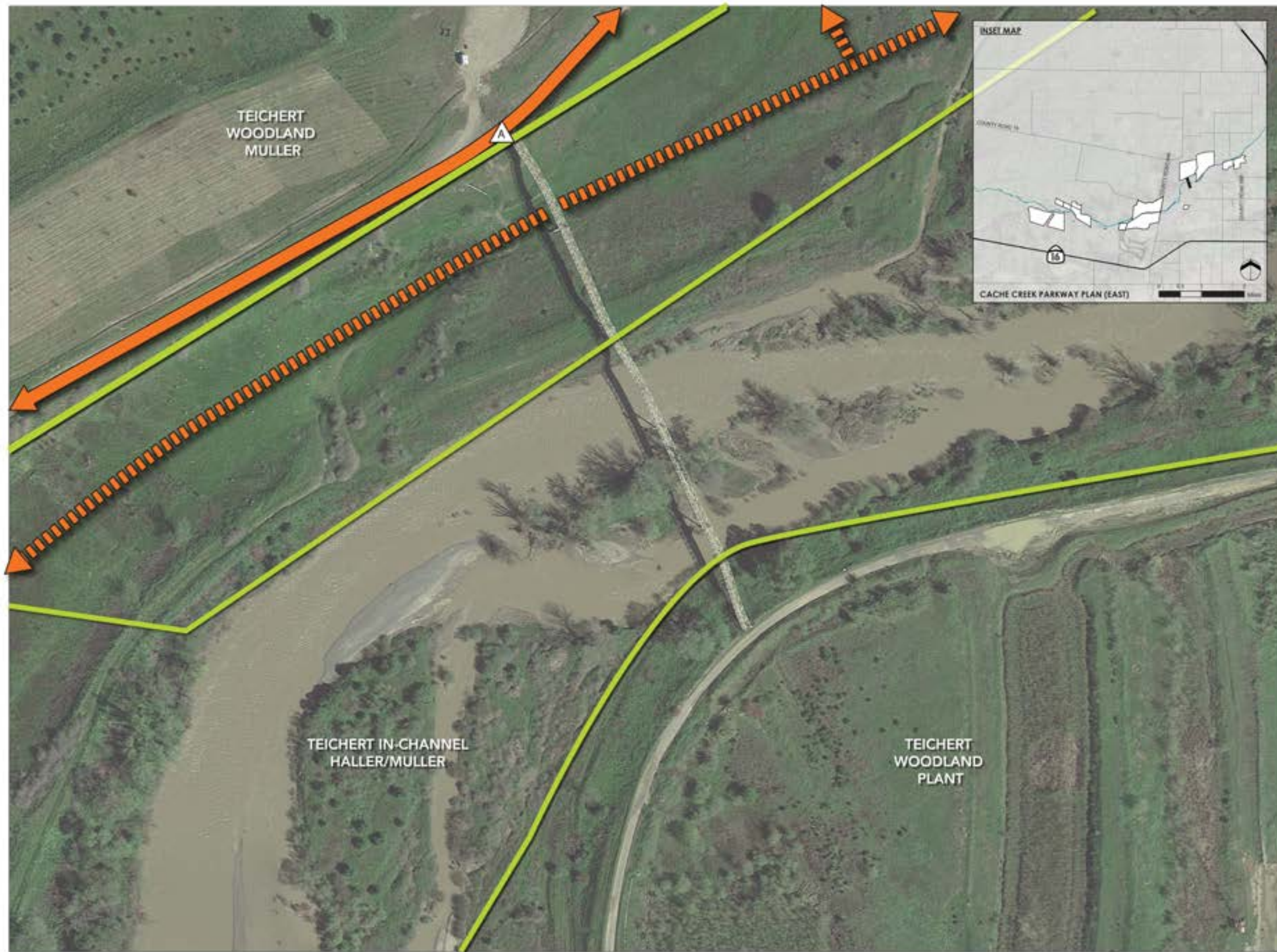
Physical Characteristics: The upland portion of this site is characterized by restored California native grasslands mixed with annual grassland species, and restored Valley oaks (*Quercus lobata*). The lowland areas have been restored with California native shrubs and trees, including Valley oaks, western 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

-  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  Source: West County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Wilkes, Newham GIS, Teichert Consulting Group, Irons by Iron Projects.

16. TEICHERT MULLER BRIDGE

SITE OPPORTUNITIES

- Creates a pedestrian bridge crossing opportunity between Stephens Bridge at CR 94B and I-5 bridge further east
- Links to trails on adjoining Granite Woodland Reiff property to the east
- State and Federal approvals already in place for structure



SITE CONSTRAINTS

- **No access to southerly bridge landing. The Teichert Woodland Plant site where bridge lands on the south is not a planned dedication property**
- **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.**
- **Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed**
- **Dedication contingent on closure of Woodland Plant**

TEICHERT MULLER BRIDGE



APN: Crosses APNs. See below.

SIZE: :N/A

Date of Acquisition: 2028

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: approx 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)
- Electronic mail from Jason Smith, Teichert to Elisa Sabatini, Yolo County dated November 16, 2016 containing bridge plan and elevation

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



**LIONAKIS-BEAUMONT
DESIGN GROUP**

1919 19TH STREET SACRAMENTO, CA 95814
916-558-1900 FAX 558-1919

ARCHITECTURE ENGINEERING PLANNING INTERIORS

JOSHUA W. REYNVELD, AIA, PE C 17227
BRUCE R. STARKWEATHER, AIA C 9487
TIMOTHY J. FRY, SE SE 3381

PROJECT NO. 95061 DATE 4/11/96

DRAWN BY T.D. CHECKED BY

ARCHITECT ENGINEER

CONSULTANT

NO.	REVISIONS	AUTHORIZATIONS	DATE	BY
1	REVISED PER FIELD OPTION		4/11/96	T.D.
2	REVISED PER FIELD OPTION			
3				
4				
5				

PROJECT

CACHE CREEK
CONVEYOR CROSSING

TEICHERT AGGREGATES

KEY PLAN

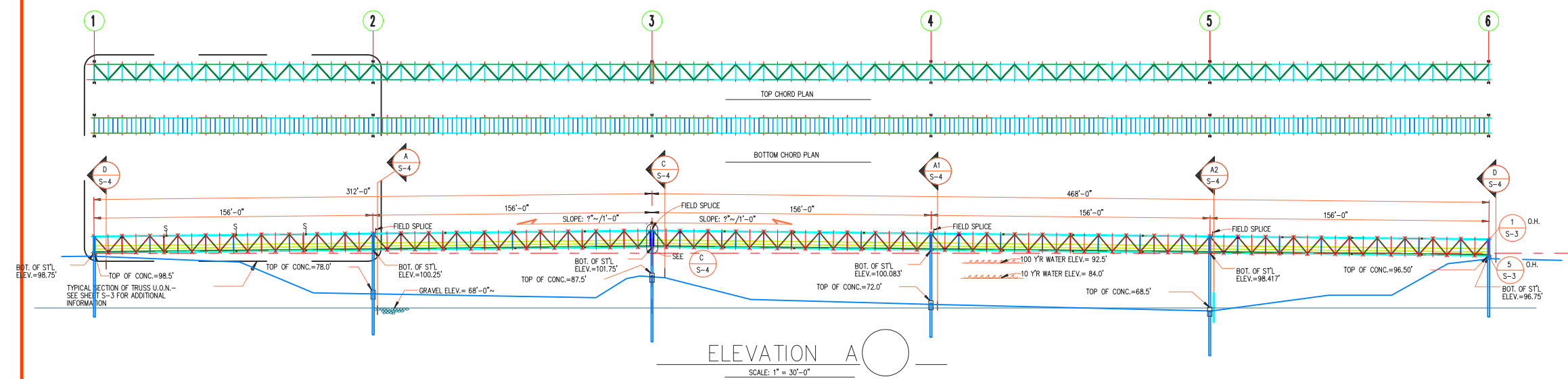
SHEET TITLE

TRUSS CONVEYOR
CROSSING- ELEVATION
AND PLANS

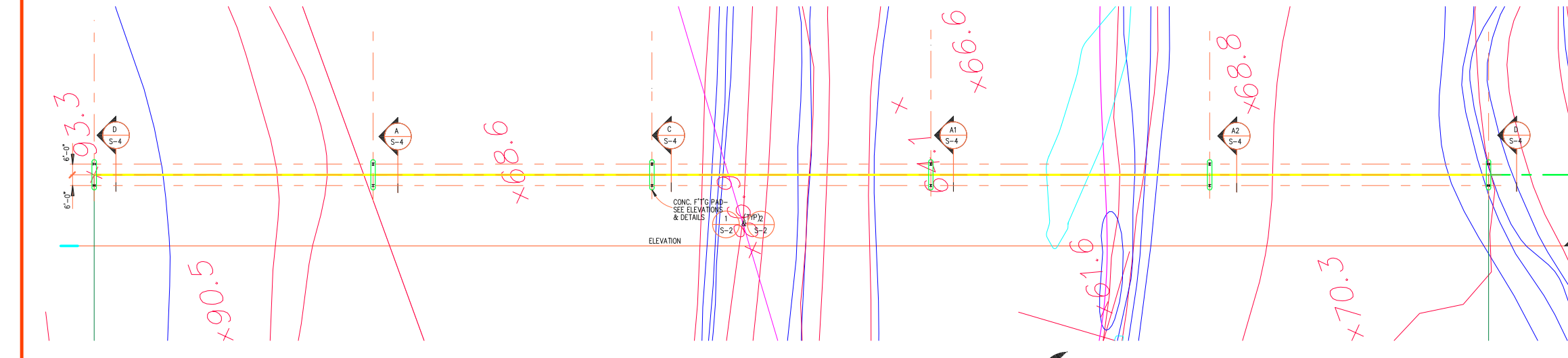
SHEET NO.

S-2

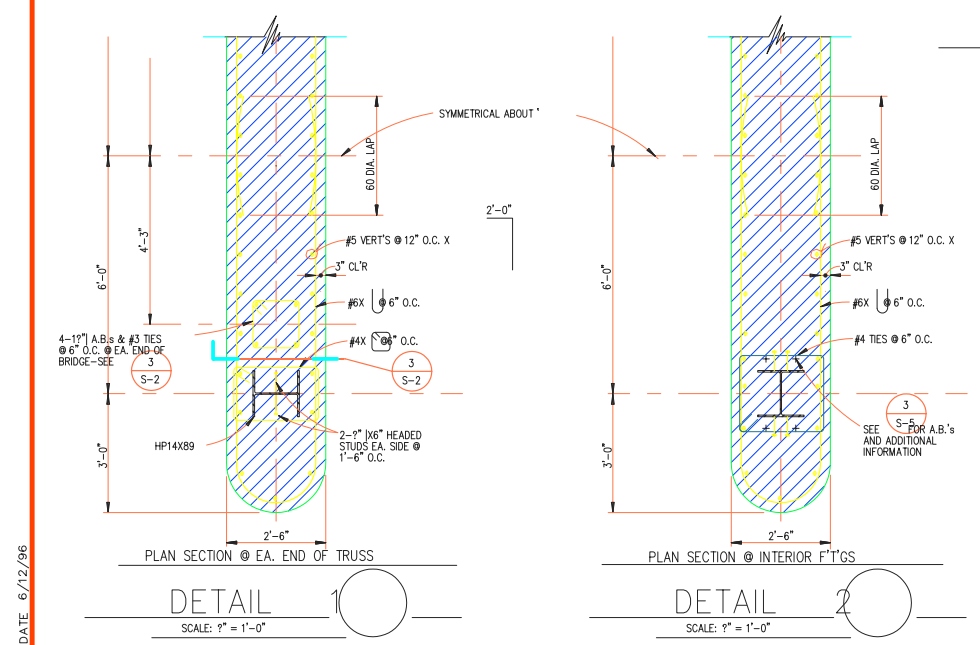
SHEET NO. 2 OF 5 TOTAL SHEETS



ELEVATION A
SCALE: 1" = 30'-0"

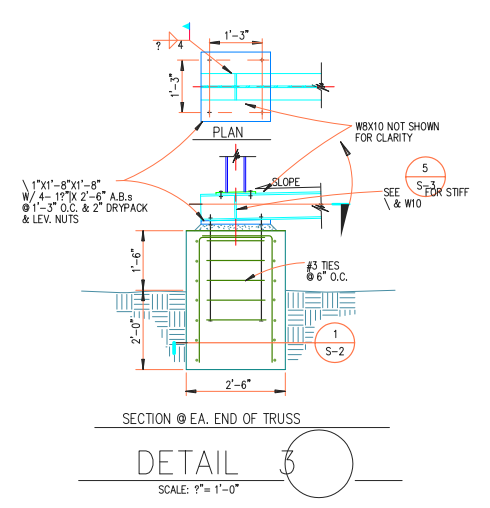


FOUNDATION PLAN
SCALE: 1" = 30'-0"



DETAIL 1
SCALE: 1" = 1'-0"

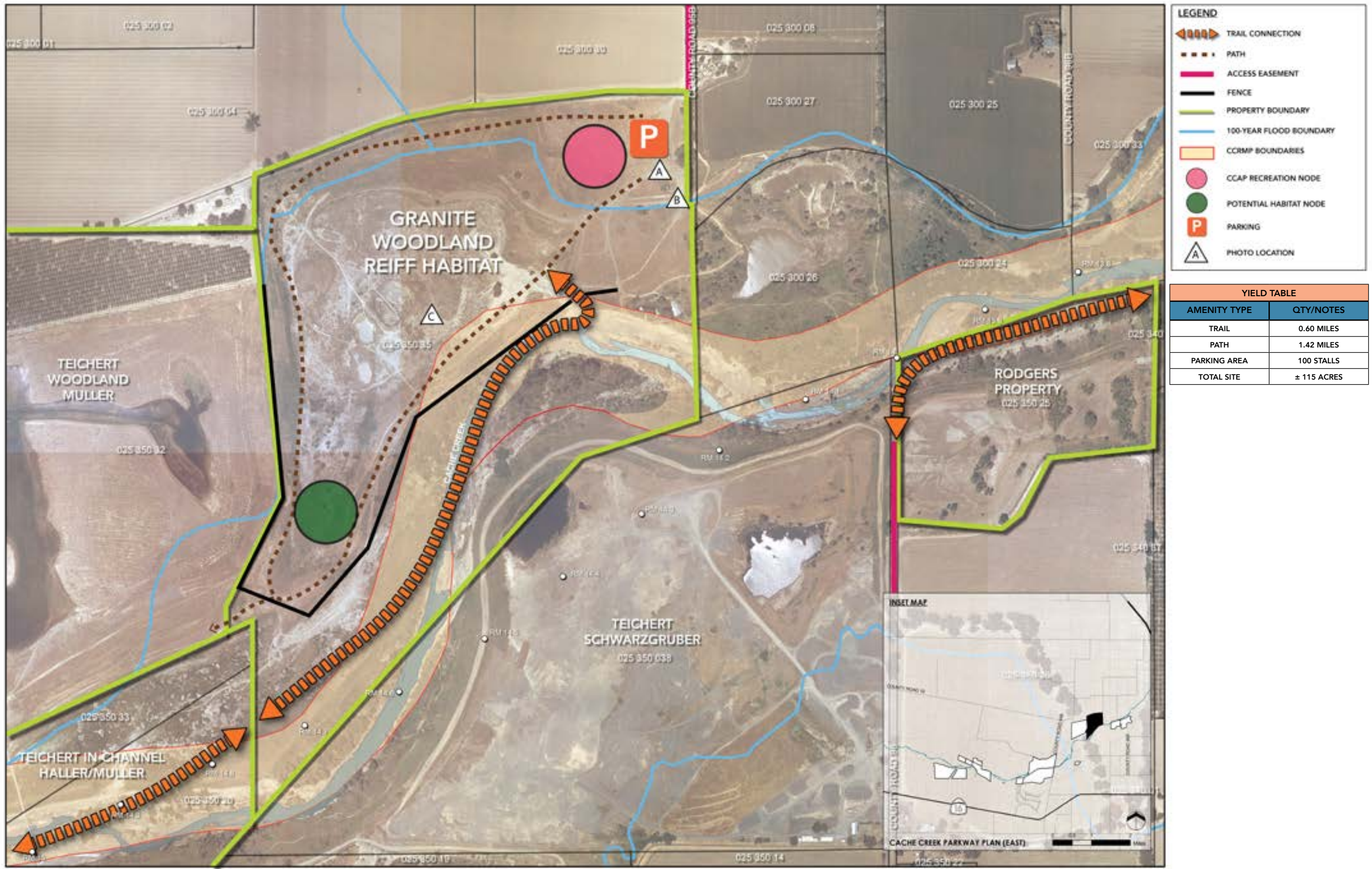
DETAIL 2
SCALE: 1" = 1'-0"



DETAIL 3
SCALE: 1" = 1'-0"

- NOTES
1. LINES & GRADES TO BE DETERMINED BY TEICHERT AGGREGATE. CONTRACTOR SHALL ADJUST PIER ELEVATIONS ACCORDINGLY.
 2. ABUTMENT PILES SHALL EXTEND A MINIMUM OF 5 FEET INTO GRAVEL. INTERMEDIATE BENT PILES (TOTAL-4 BENTS) SHALL EXTEND A MINIMUM OF 15 FEET INTO GRAVEL.
 3. GEOTECHNICAL REPORT (DATED DEC. 1995) BY WALLACE-KUHL & ASSOC. INC..
 4. PILE SPECIFICATIONS- APPENDIX A OF GEOTECHNICAL REPORT.

PLOT DATE 6/12/96



GRANITE WOODLAND REIFF HABITAT - BASELINE IMPROVEMENTS



Source: Yolo County GIS Cooperative. Includes City of West Sacramento, City of Woodland, City of Davis, City of Willits, ResourceGIS, Technical Consulting Group, Storm by Nature Project.

17. 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
- 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
- Negotiate with Teicher for trail easement through Schwarzgruber to Rodgers



SITE CONSTRAINTS

- Soils (loams and riverwash) challenging for revegetation (excessively drained; little clay; little ability to hold water or nutrients for plant health)
- Areas may be overly compacted from prior mining thus inhibiting revegetation
- 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
- Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed
- No access east to Rodgers



GRANITE WOODLAND REIFF HABITAT



APN: 025-350-035

SIZE: ±115 acres

Date of Acquisition: August 2019

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

REACH: Hoppin

RIVER MILE: 14.7 to 14.2

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). The County accepted the IOD and it was recorded August 13, 2019.

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.

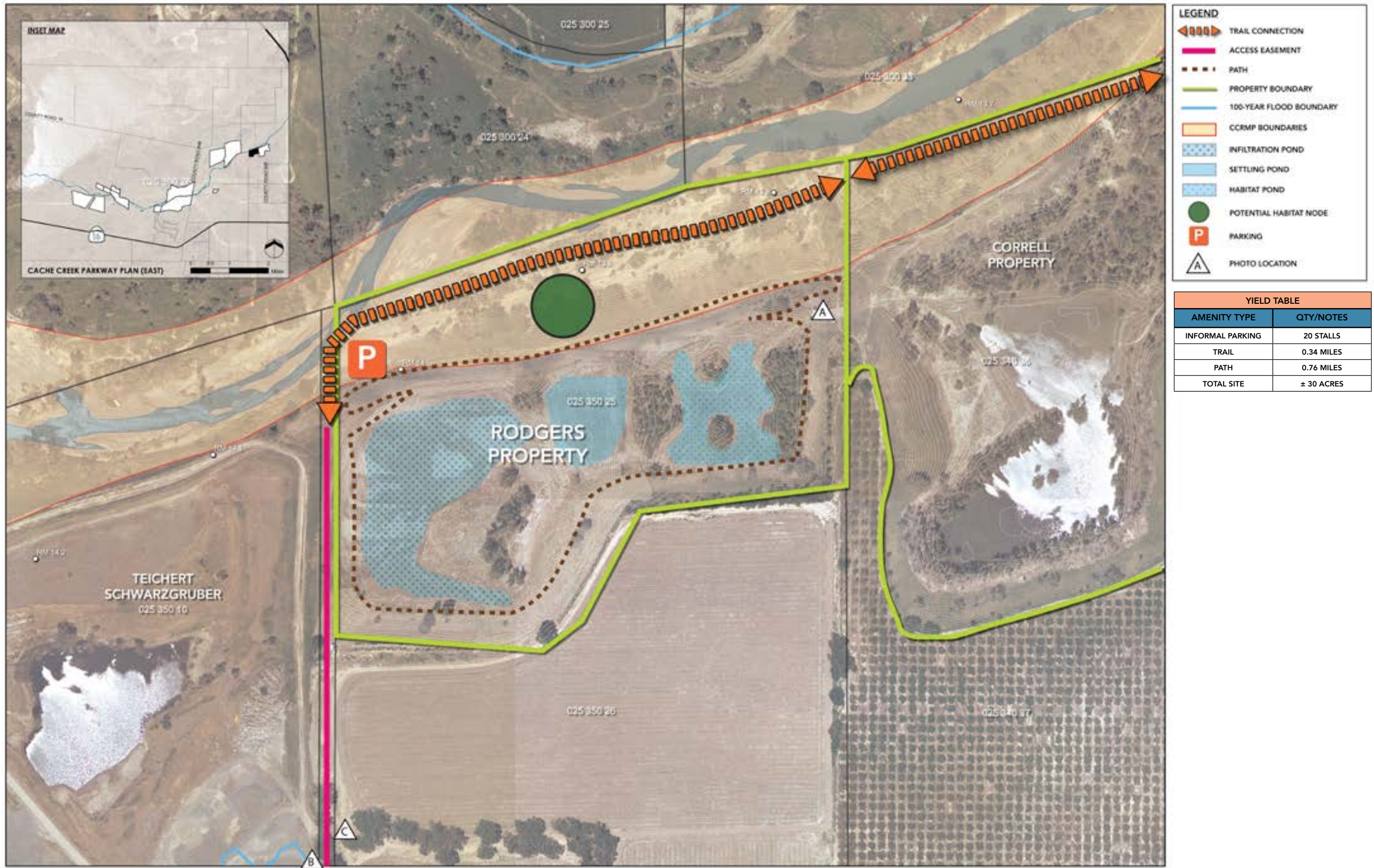
The operator is responsible for maintenance of all plants and habitat installed in reclamation and net gain areas for a period of five years after installation. Upkeep of the property remains the responsibility of Granite Construction until the County accepts the property.

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)



RODGERS PROPERTY - BASELINE IMPROVEMENTS



Source: Yolo County GIS Cooperative, Includes City of West Sacramento, City of Woodland, City of Davis, City of Yuba, Newsum GIS, Techstar Consulting Group, Icons by Nelson Project

18. 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 and Granite Woodland Reiff
- Mitigation/conservation opportunities
- County has agreed to possible inclusion of this site 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
- Negotiate for dedication/acquisition of all or a portion of Teichert Schwarzgruber property
- Proximity to Woodland via CR96 south to CR20/West Kentucky Avenue East

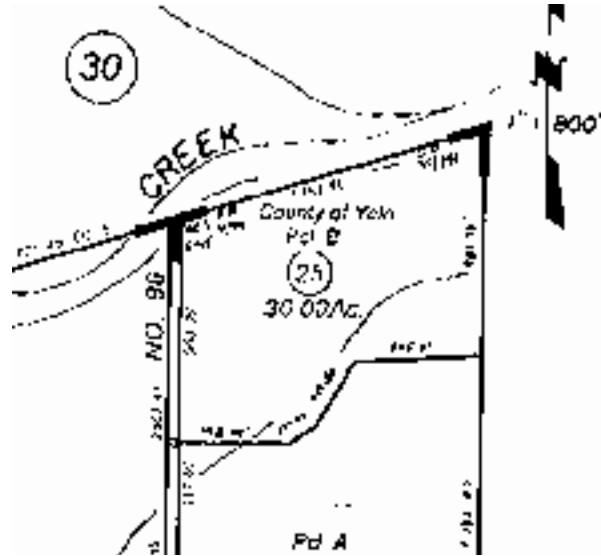


SITE CONSTRAINTS

- **Vegetation management (control of non-natives)**
- **Fluctuating water levels**
- **Off highway vehicle trespass**
- **Illegal hunting**
- **Ability to provide ongoing security/site control**
- **Adjacent neighbors**
- **Steep pit; difficult to provide safe public access to bottom**
- **Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed**
- **Pond levels will reduce and potentially be dry during summer months**
- **No access to Granite Woodland Reiff**



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: 14.0 to 13.8

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:

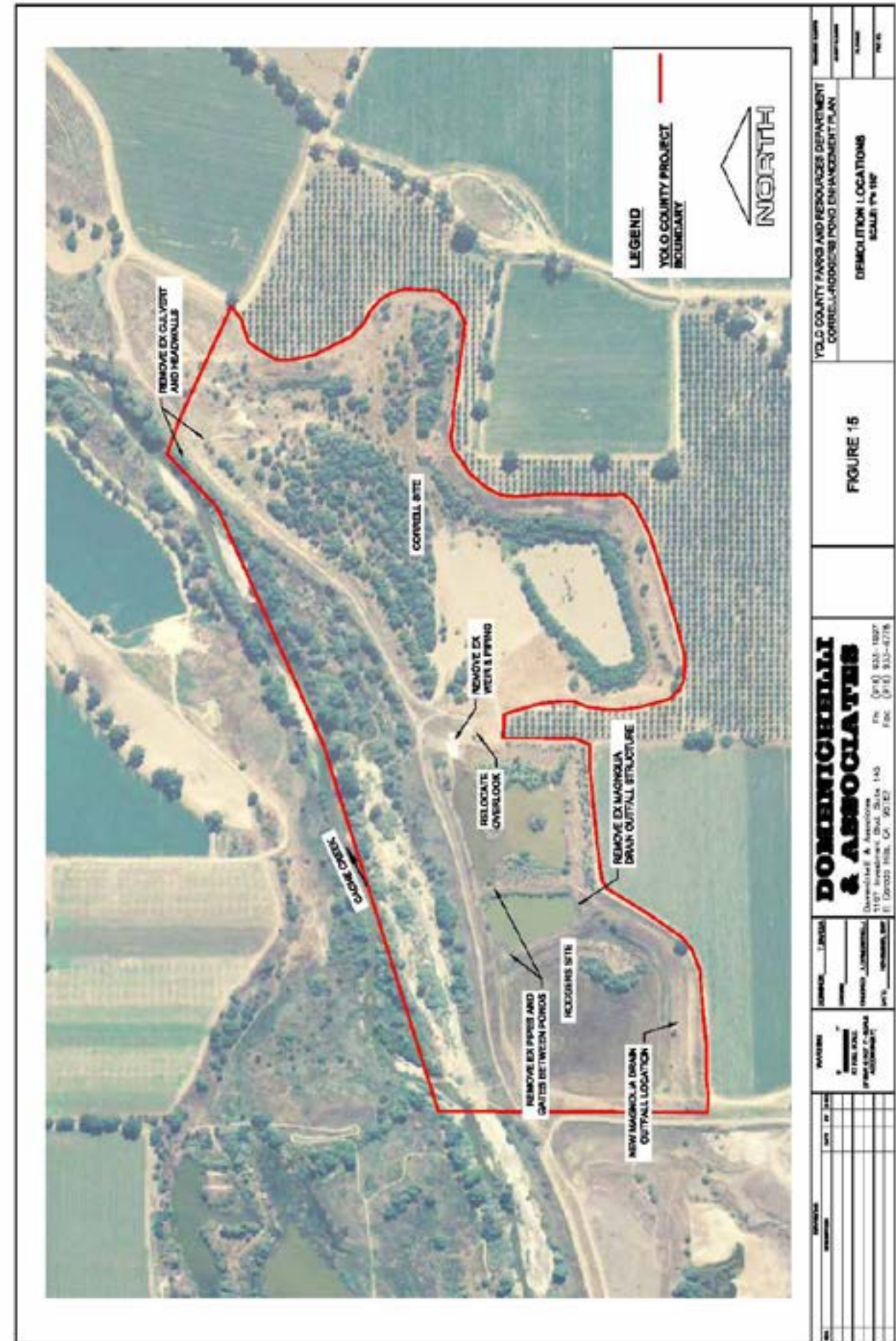
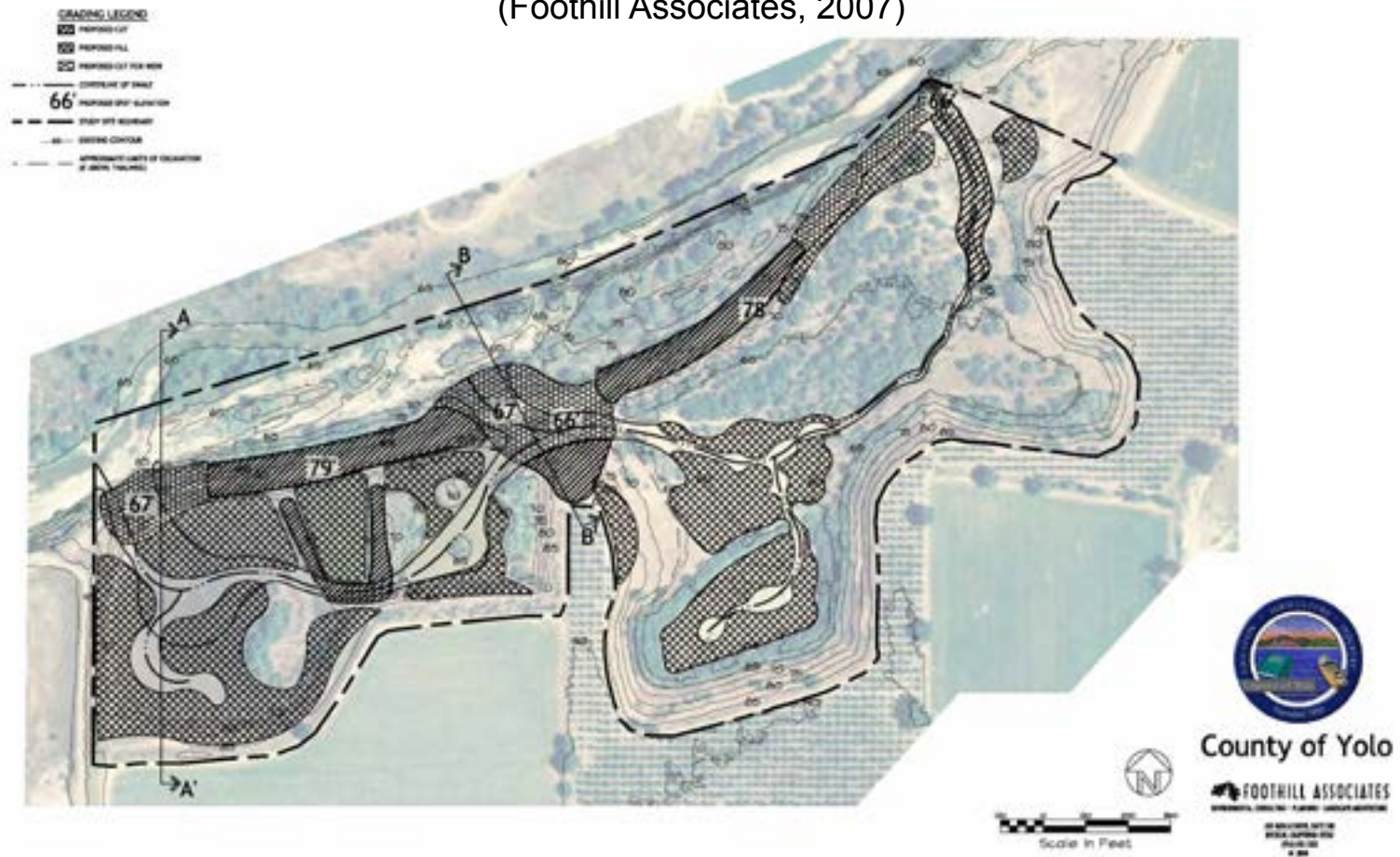
- 1996 Development Agreement No. 96-286 Teichert Woodland Long-Term Off-Channel Mining Permit (12/17/96)
- 2000 License Agreement No. 98-331 (with Cache Creek Conservancy)
- 2004 Grant Deed (10/29/04)
- 2004 BOS Resolution 04-169 Accepting Transfer of Dedicated Real Property (10/8/04)
- 2010 Agreement 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.

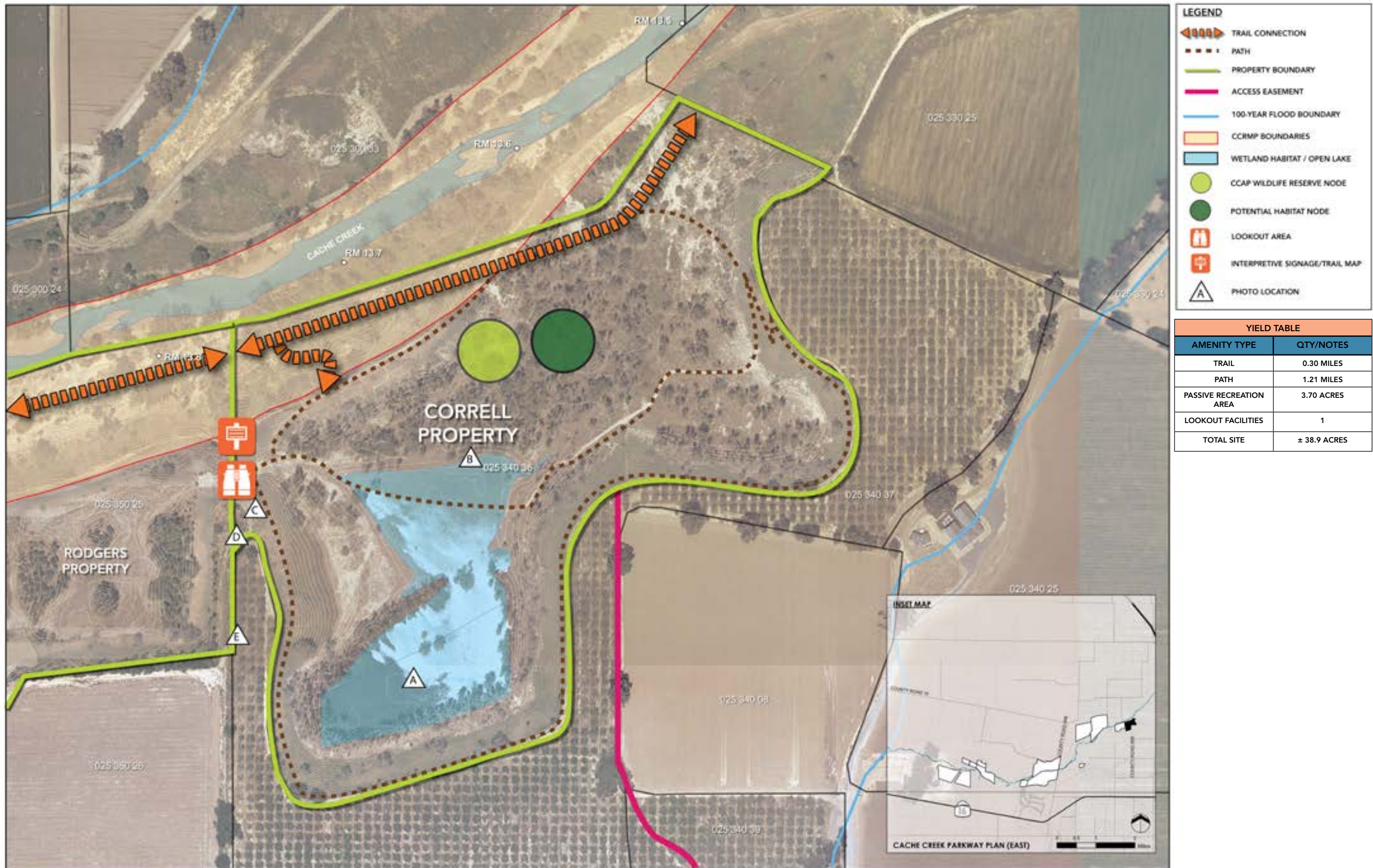
Physical Characteristics: There is a settling basin in the center, a habitat basin on the east and an infiltration basin on the west. The site is dominated by native and non-native grasses, and willow trees (*Salix* spp.). The willow trees are stunted by what appears to be lack of water. As with the 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 ±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)



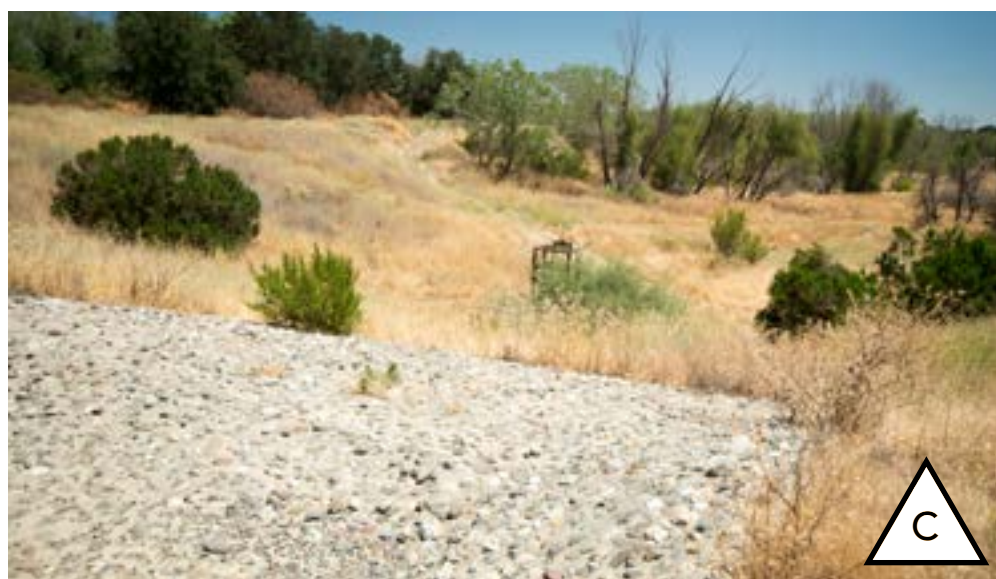


CORRELL PROPERTY - BASELINE IMPROVEMENTS

19. 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 to the east
- Mitigation/conservation opportunities
- County has agreed to consider inclusion of this site 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.
- Proximity to Woodland

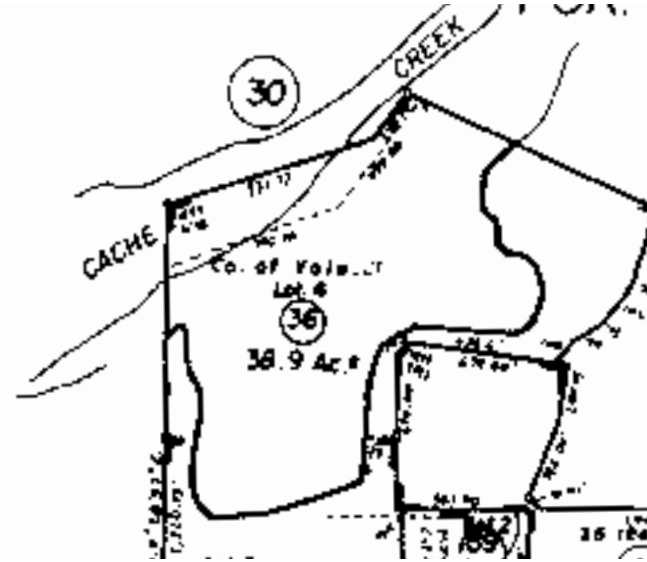


SITE CONSTRAINTS

- Erosion in low-lying area that connects 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
- Site is located within the Hoppin Reach of the creek which is considered a losing reach (surface flows lost to groundwater) due to lower groundwater levels that are generally below the channel bed



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: 13.8 to 13.5

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

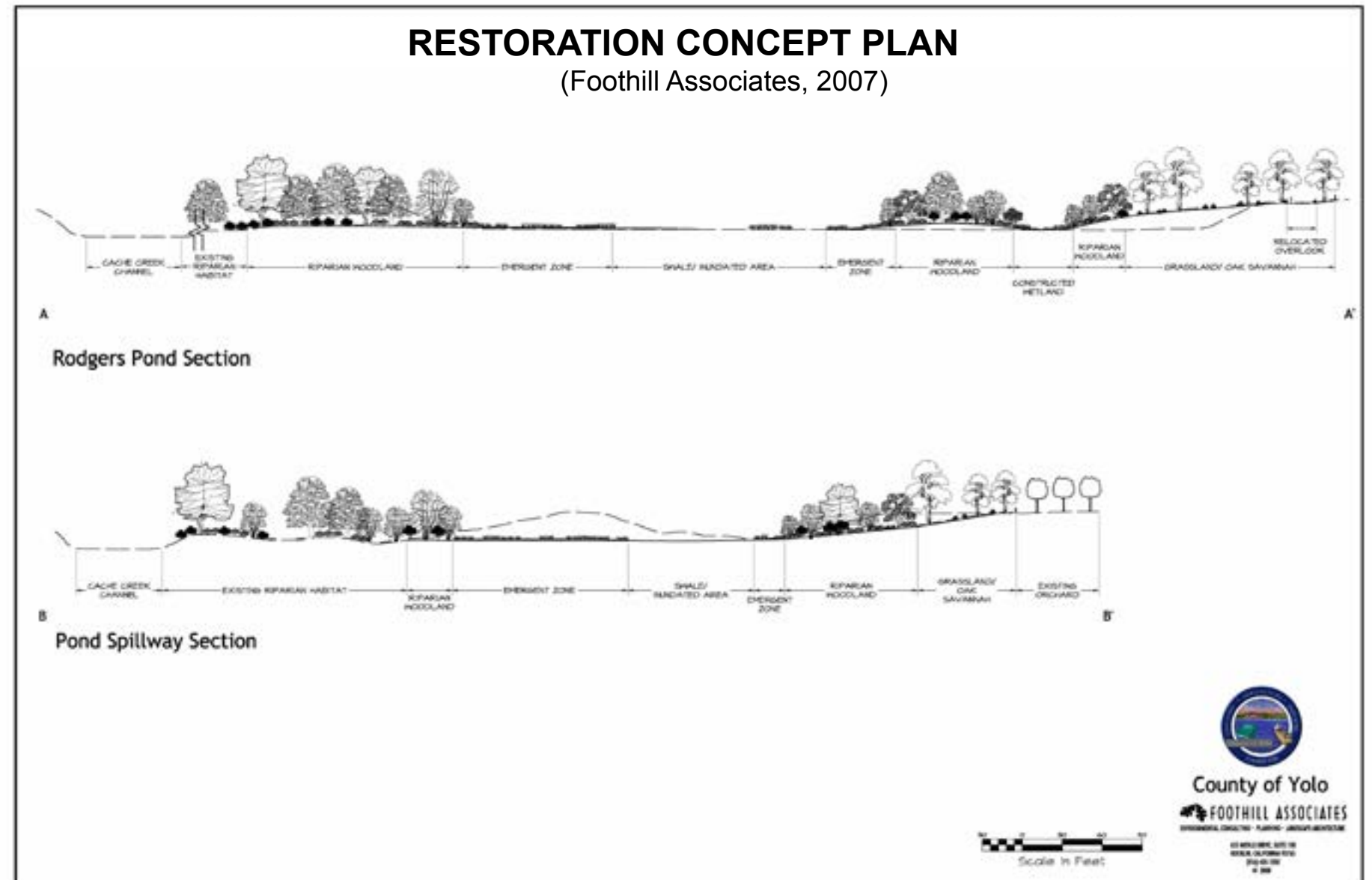
Physical Characteristics: A portion of the south bank was lowered to allow sediment to enter and increase riparian vegetation, oak trees were planted, and invasive species were removed. Native trees congregate in the bottom of the pit, the area around the pond was resloped and revegetation occurred in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



ACKNOWLEDGEMENTS

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TEICHERT MATERIALS



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:

**HEIDI TSCHUDIN, TSCHUDIN CONSULTING GROUP
DAVID MORRISON, FORMER RESOURCES MANAGEMENT COORDINATOR
BOB MACARTHUR, NORTHWEST HYDRAULIC CONSULTANTS**