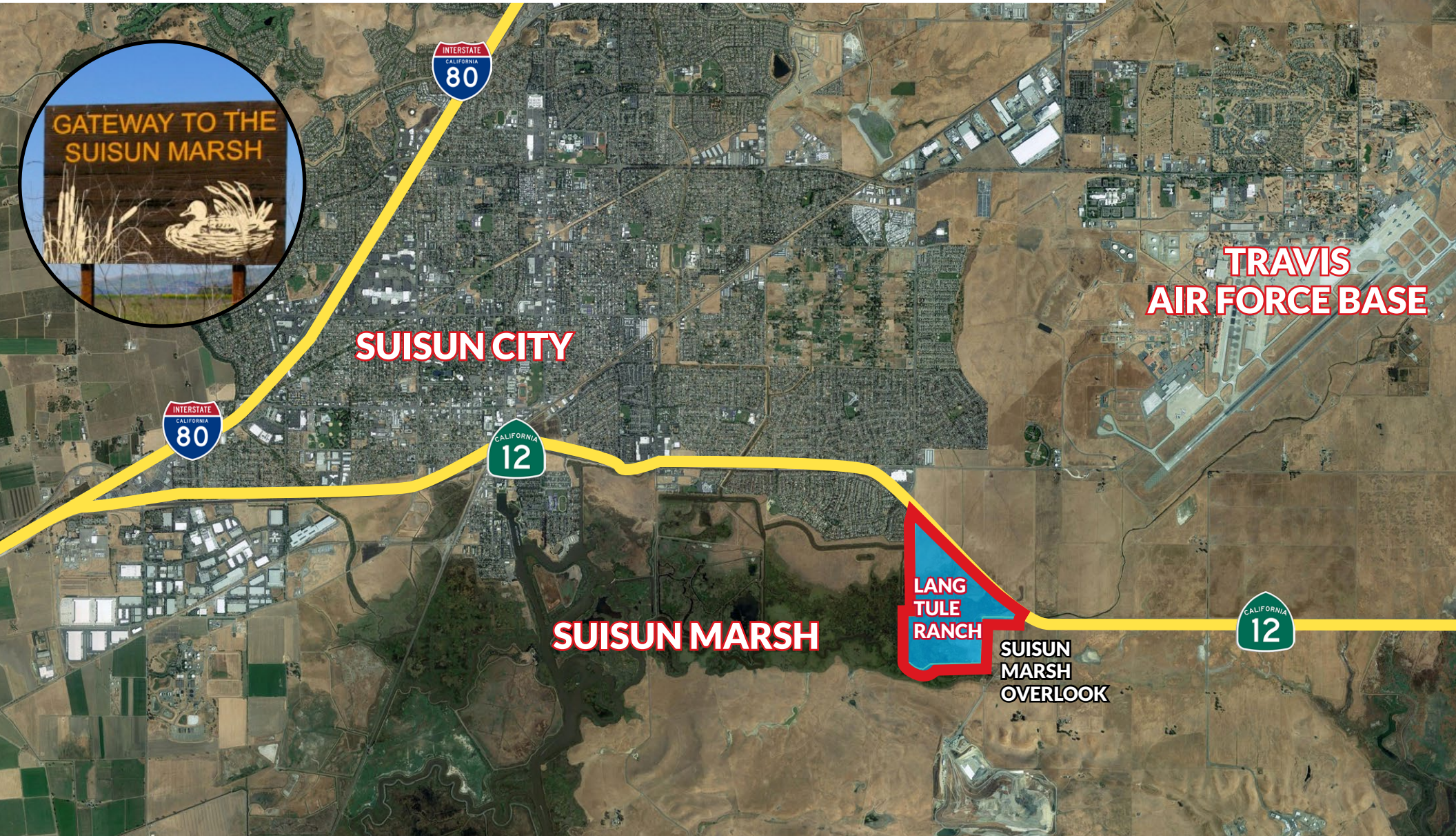


# FOR SALE

## LANG TULE RANCH, SUISUN MARSH

### PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

## SOLANO COUNTY LAND ±252 ACRES



**NEWCASTLE  
PROPERTIES  
GROUP**

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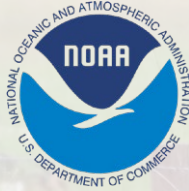
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# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

### SOLANO COUNTY LAND ±252 ACRES



## GATEWAY TO THE SUISUN MARSH



The stretch of the Capitol Corridor route between Martinez and Davis is one of the prettiest anywhere, and just looking out the window it's easy to see that nature is alive and well here. Passengers experience the Suisun Marsh first-hand though, as they zip past the Suisun/Fairfield station on their way to Davis and Sacramento to the east, or Bay Area destinations to the west.

Few people realize that Suisun City is situated by the largest contiguous estuarine marsh in the United States. Abundant with wildlife, and especially birds, the Suisun Marsh is comprised of nearly 100,000 acres of land, bays, and sloughs. Take the train to Suisun and experience this unique and protected habitat.

source: Amtrack



**SUISUN CITY**

# **FOR SALE** LANG TULE RANCH, SUISUN MARSH PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE SOLANO COUNTY LAND ±252 ACRES

CALIFORNIA  
12

**WALMART**

PETERSEN ROAD

GATEWAY TO THE  
SUISUN MARSH



SUISUN  
MARSH  
OVERLOOK

KILDEER ROAD

CALIFORNIA  
12

POTRERO HILLS LANE

SCALLY LANE





# **FOR SALE** LANG TULE RANCH, SUISUN MARSH PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE **SOLANO COUNTY LAND ±252 ACRES**

## **SOLANO COUNTY APNs:**

0046-130-050

0174-190-010

0174-190-020

## **GENERAL PLAN LAND USE:**

Marsh - Resource Conservation (RCO)

## **ZONING:**

MP- Marsh Preservation



## **The Location:**

“Lang Tule Ranch” is located along the south side of Highway 12 and adjacent to Suisun City. The Ranch serves as a gateway and connection to the ecologically important Suisun Marsh Preserve. In fact, the “Suisun Marsh Overlook” public parking area and trailhead are just off the property and look out over the Lang Tule Ranch. Solano County itself is at the eastern edge of the burgeoning Bay Area and a prime location for workforce housing, logistics and e-commerce.

## **The Property:**

The Lang Tule Ranch has long been a valuable property for its prime tidal marsh wetlands and restoration potential. This ranch is truly unique for its varied and plentiful biology, and a cornerstone for regional habitat mitigation and restoration.

## **The Opportunity:**

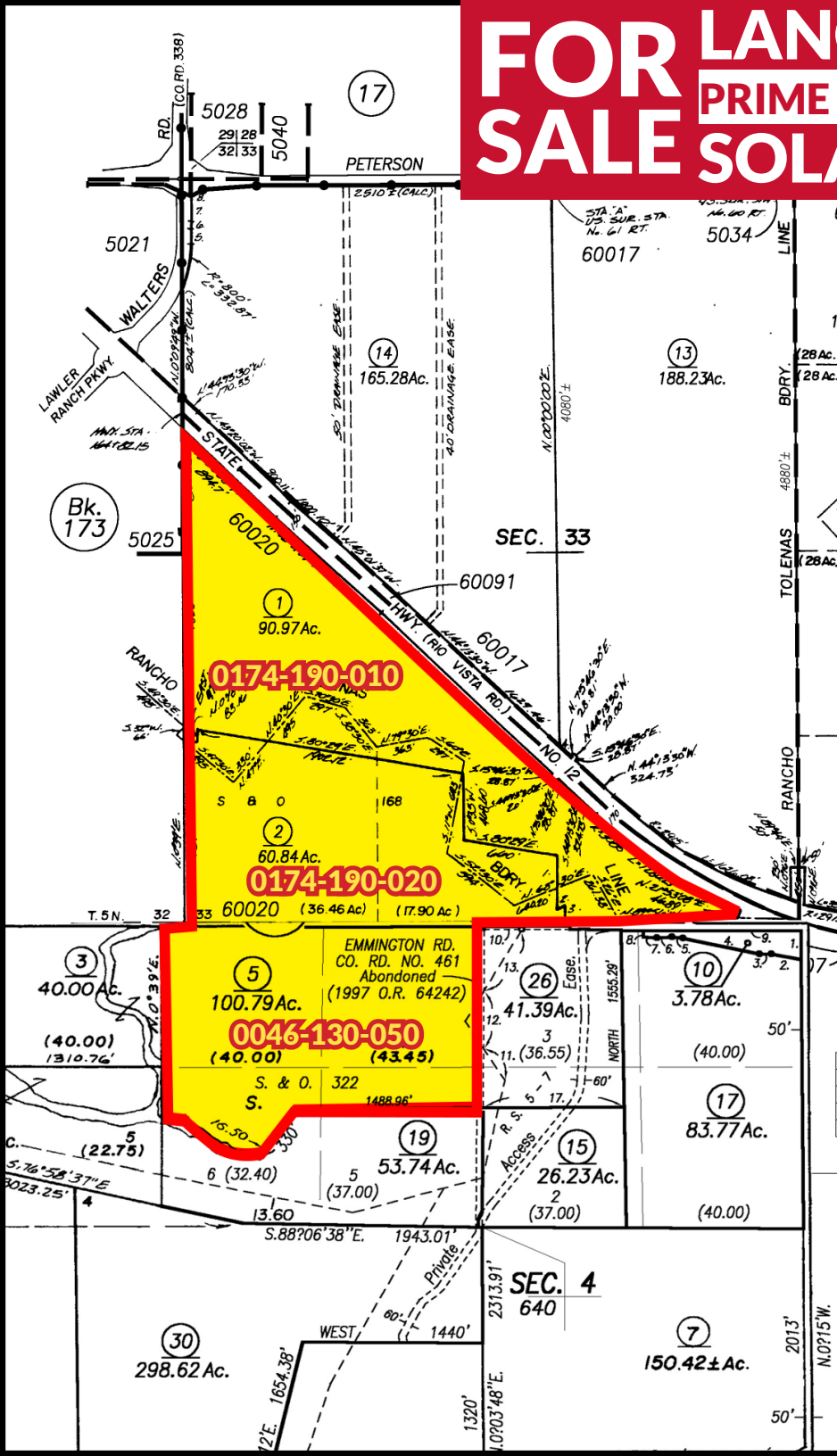
Lang Tule Ranch may be the single most valuable property of biological importance available in Solano County. Acreage of this type does not often come to the market and can serve the requirements of entities needing mitigation lands. The ranch is a potential fit for conservation organizations, habitat restoration entities, developers, recreational buyers, and others. In September 2015 LSA Associates, Inc. completed a draft *Tidal Marsh Restoration Plan* for the property detailing the property attributes and potential.



# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

### SOLANO COUNTY LAND ±252 ACRES



## PARCELS, ACREAGE AND ZONING

SOLANO COUNTY PARCEL NUMBERS	ACREAGE	ZONING
0046-130-050	±90.97 acres	MP (Marsh Preservation)
0174-190-010	±60.81 acres	MP
0174-190-020	±100.79 acres	MP
<b>TOTAL ACRES</b>	<b>±252.57 acres</b>	

### SIZE DISCLAIMER:

The acreage measurements are approximate only. The use of approximate acreage figures does not mean that a more accurate measurement do not exist.



# FOR SALE

## LANG TULE RANCH, SUISUN MARSH

### PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

# SOLANO COUNTY LAND ±252 ACRES



**NEWCASTLE  
PROPERTIES  
GROUP**



# FOR SALE **LANG TULE RANCH, SUISUN MARSH** **PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE** **SOLANO COUNTY LAND ±252 ACRES**

## **Solano County's Biological Importance**

*The Delta and surrounding areas are among the most diverse ecosystems in the world. Studies comparing species richness and rarity have identified the greater San Francisco Bay region as one of the five most valuable biological areas within the United States and one of the 25 most valuable regions in the world.*

*Solano County contains extensive marshlands critical to the health and vitality of the estuary ecosystem in the San Francisco Bay and Sacramento–San Joaquin Delta (Bay-Delta). The county is home to the largest contiguous brackish water marsh remaining on the west coast of North America and encompasses more than 10 percent of California's remaining natural wetlands. These areas provide habitat for a diverse number of species and also provide valuable ecosystem services. The county's marsh and Delta areas serve as the resting and feeding ground for thousands of waterfowl migrating on the Pacific Flyway and support 80 percent of the state's commercial salmon fishery by providing important tidal rearing areas for juvenile fish.*

*The biodiversity of Solano County is notable. Forty species found within the county have been identified as rare, threatened, or species of special concern. Urban development, agriculture, roadway construction, hydrological alterations, and invasive species have had profound effects on the structure, composition, and function of ecosystems.*



**NEWCASTLE  
PROPERTIES  
GROUP**

## **Solano Multi-Species Habitat Conservation Plan**

The Solano County HCP is believed to be nearing adoption after well over a decade of planning. The Suisun Marsh is of particular biological importance.

*The Bureau of Reclamation, Solano County Water Agency (SCWA), and its eight member agency contracts, including the City of Vacaville, the City of Fairfield, Suisun City, the City of Vallejo, the Solano Irrigation District, and the Maine Prairie Water District, have agreed to implement conservation measures to ensure the protection of threatened and endangered species and their habitat within the SCWA service area. The SCWA and member agencies developed the Solano Multi-Species Habitat Conservation Plan (HCP) for use within the Solano Project's contract service area and other participating areas of the county. The HCP is intended to support the issuance of an incidental take permit under the ESA for activities associated with future water use in these areas. HCP participants also intend to secure incidental take authorizations from DFG for state-listed species.*

*The HCP establishes a framework for complying with federal and state regulations for endangered species while accommodating future urban growth, development of infrastructure, and ongoing operations and maintenance activities associated with flood control, irrigation facilities, and other public infrastructure undertaken by or under the permitting authority/control of the HCP participants within the plan area. Covered activities under the HCP include development; irrigation district service area inclusions, expansions, and annexations; operation and maintenance activities of public facilities; recreation facilities and management; management, enhancement, habitat restoration/construction, monitoring, scientific collection, and associated compatible activities on designated reserves; mitigation sites/banks; open space lands and adjacent lands; and relocation of covered species.*

Source: *Italicized print is from the Solano County General Plan, Chapter 4 "Resources" Section*



**FOR SALE** **LANG TULE RANCH, SUISUN MARSH**  
**PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE**  
**SOLANO COUNTY LAND ±252 ACRES**



**NEWCASTLE  
PROPERTIES  
GROUP**

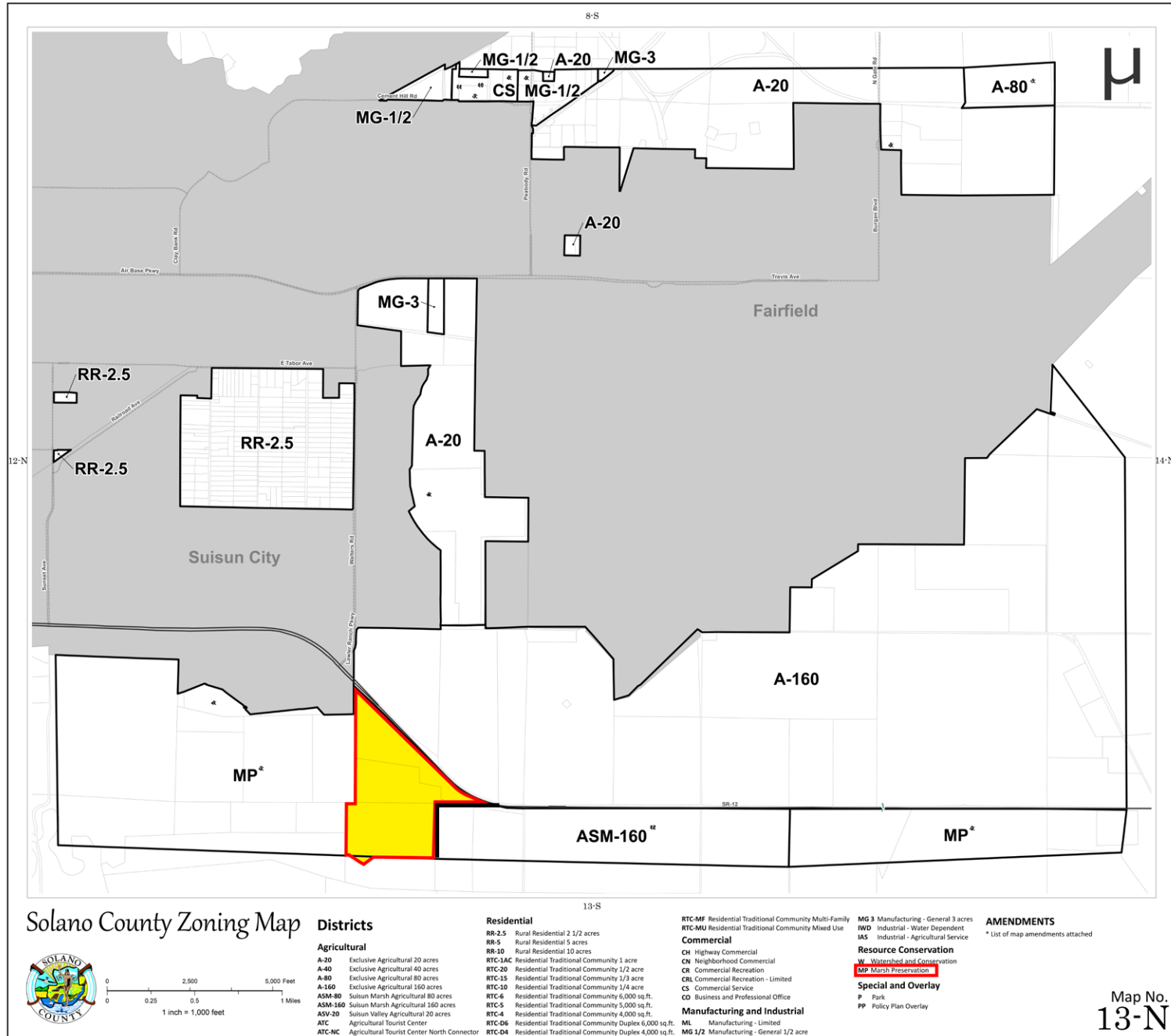


# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

# SALE SOLANO COUNTY LAND ±252 ACRES

## SOLANO COUNTY ZONING MAP





**SUISUN CITY**

# **FOR SALE** LANG TULE RANCH, SUISUN MARSH PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE SOLANO COUNTY LAND ±252 ACRES



SUISUN  
MARSH  
OVERLOOK

POTRERO HILLS LANE

KILDEER ROAD



SCALLY LANE



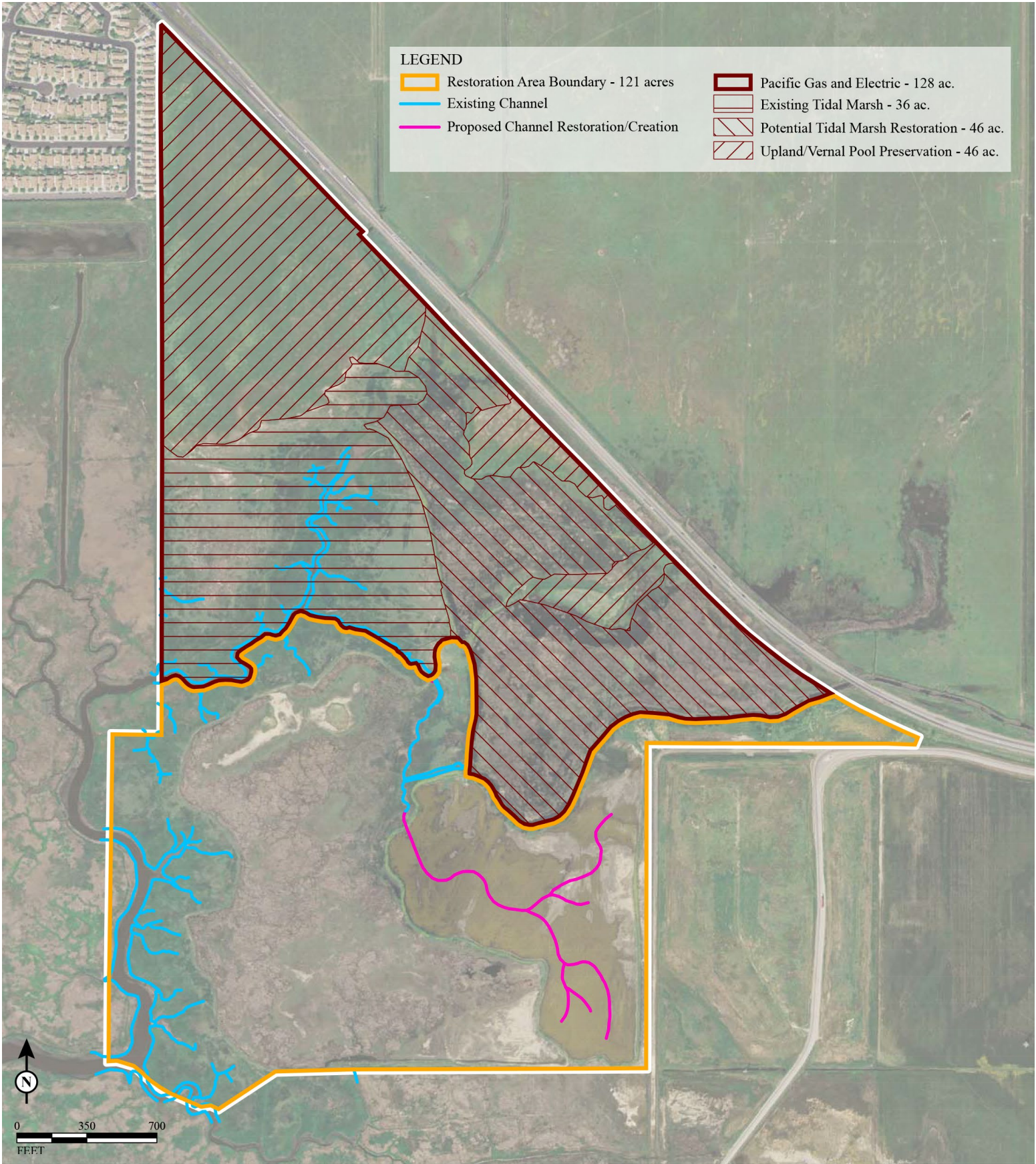


# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

### SOLANO COUNTY LAND ±252 ACRES

Source: LSA Associates, Inc. draft *Tidal Marsh Restoration Plan*



SOURCE: AERIAL IMAGERY FROM DIGITAL GLOBE(04/2009) 1:VN10901\GIS\MAPS\RESTORATION PLAN 2014\FIGURE1\_ COMMITTED HABITAT AREAS.MXD (2/23/2015)



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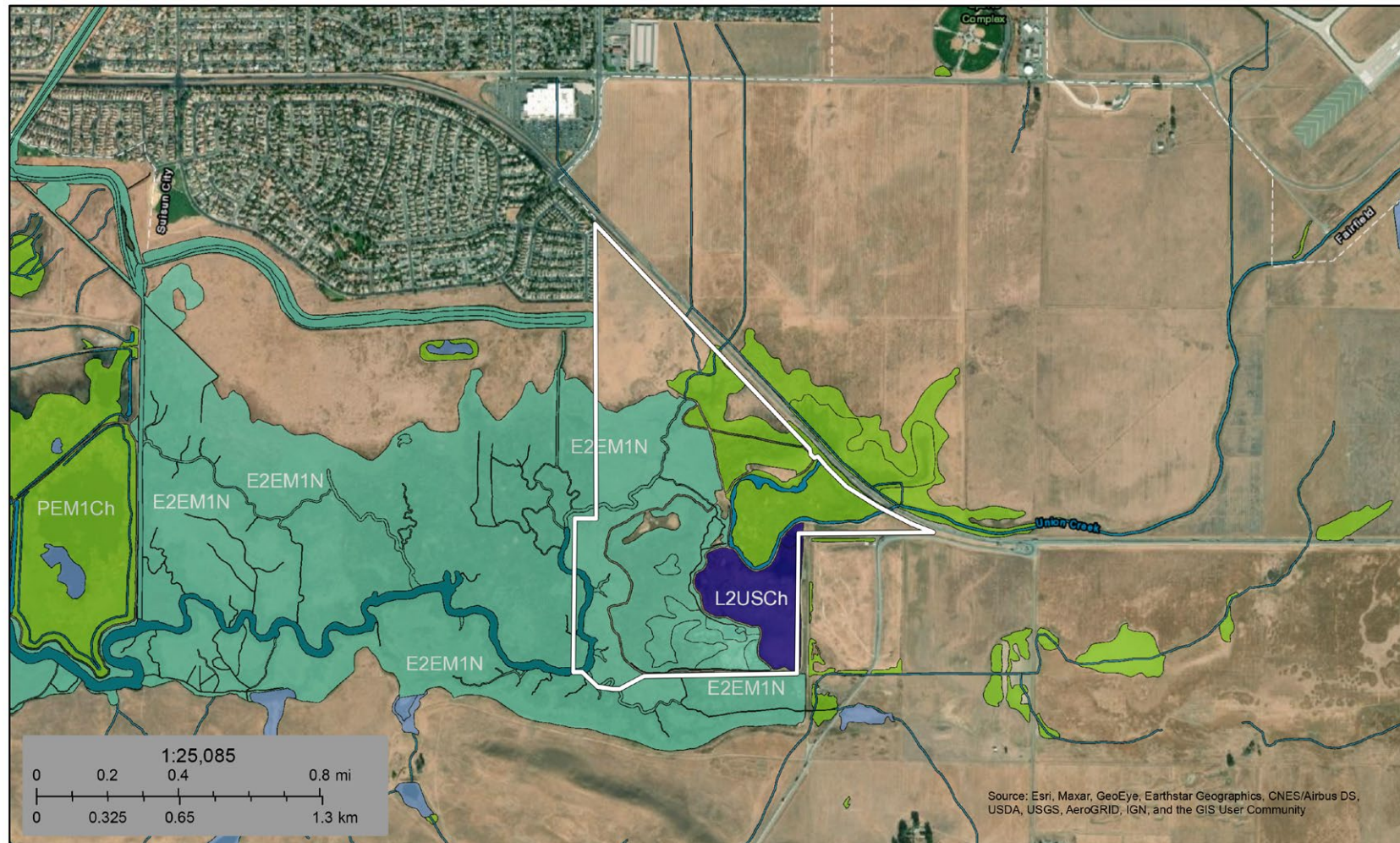
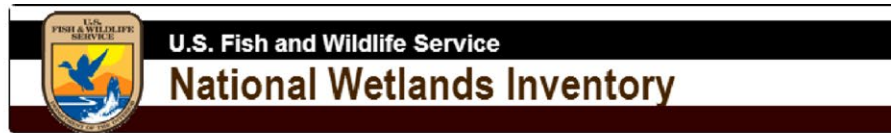
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May 04, 2009






# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

### SOLANO COUNTY LAND ±252 ACRES



#### Wetlands

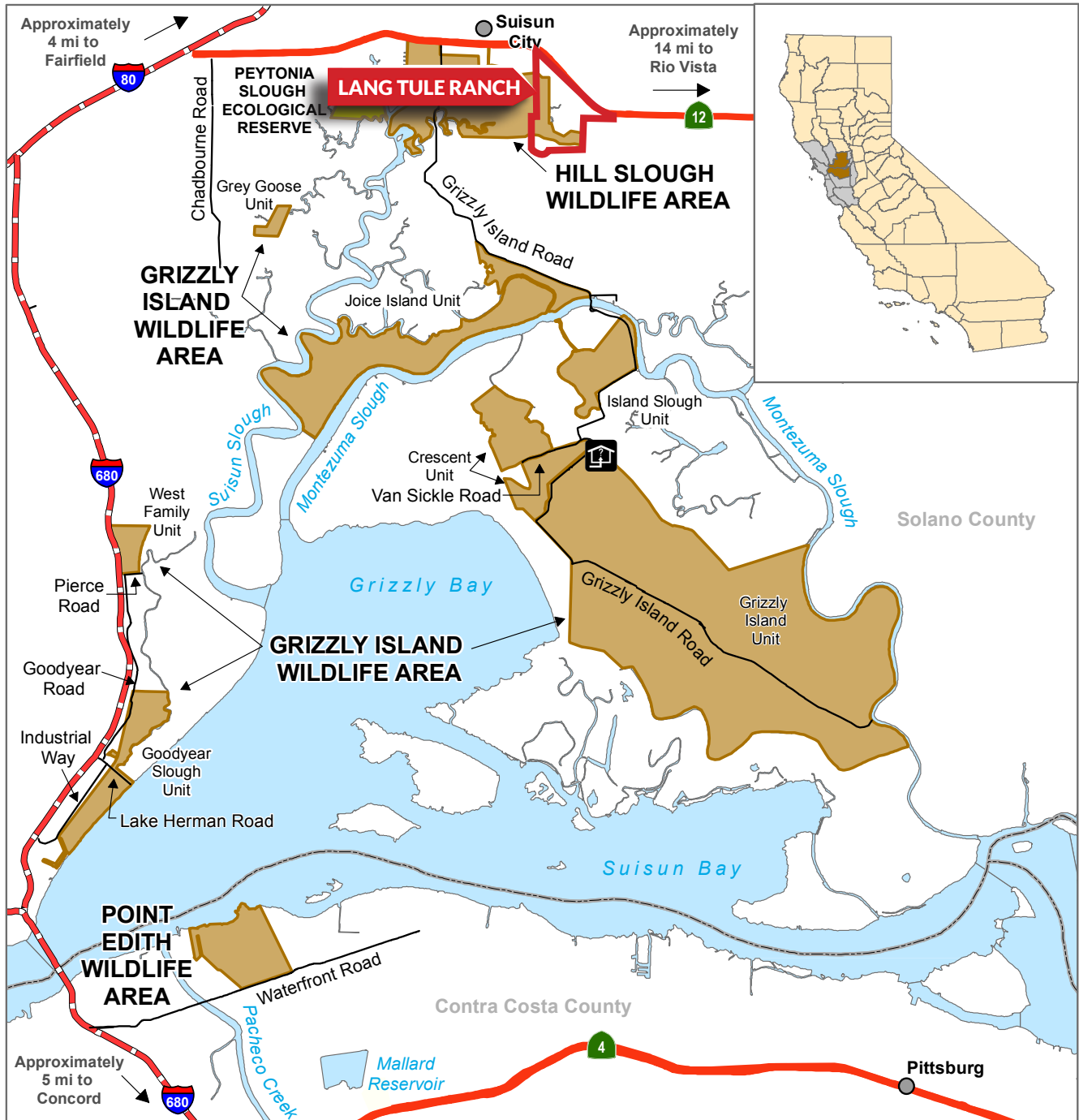
	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# FOR SALE **LANG TULE RANCH, SUISUN MARSH** PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE SOLANO COUNTY LAND ±252 ACRES

California Department of Fish and Wildlife  
Bay Delta Region  
**GRIZZLY ISLAND WILDLIFE AREA**  
**HILL SLOUGH WILDLIFE AREA**  
**POINT EDITH WILDLIFE AREA**  
Contra Costa, Solano Counties



Disclaimer: Boundaries are approximate.  
Maps are intended for general purposes only.

March 2019 - WLB



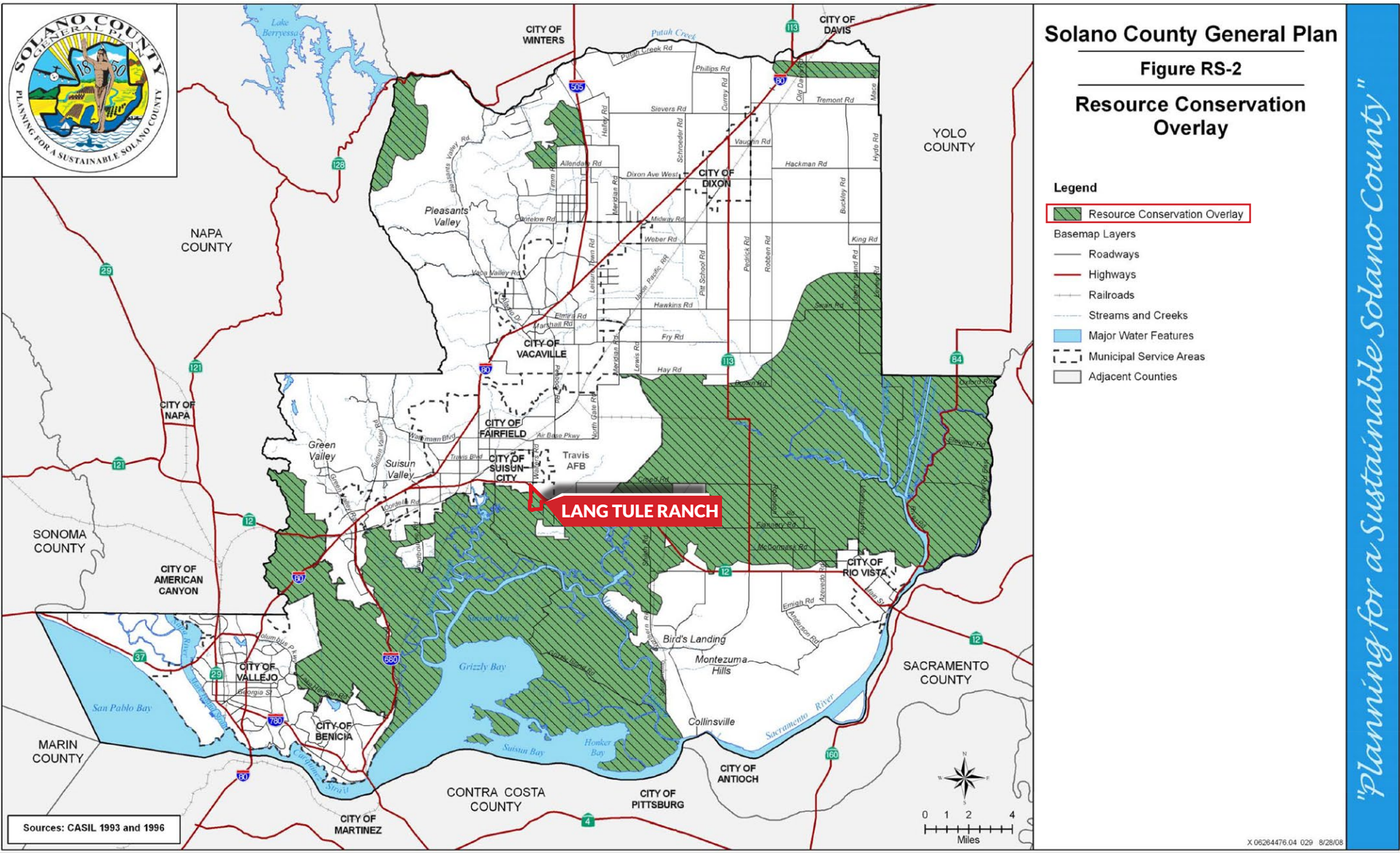
# FOR SALE

## LANG TULE RANCH, SUISUN MARSH

### PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

# SOLANO COUNTY LAND ±252 ACRES

## SOLANO COUNTY GENERAL PLAN RESOURCE CONSERVATION OVERLAY MAP



"Planning for a Sustainable Solano County"



# FOR SALE

## LANG TULE RANCH, SUISUN MARSH

### PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

## SOLANO COUNTY LAND ±252 ACRES



### Suisun Marsh Protection Plan Map

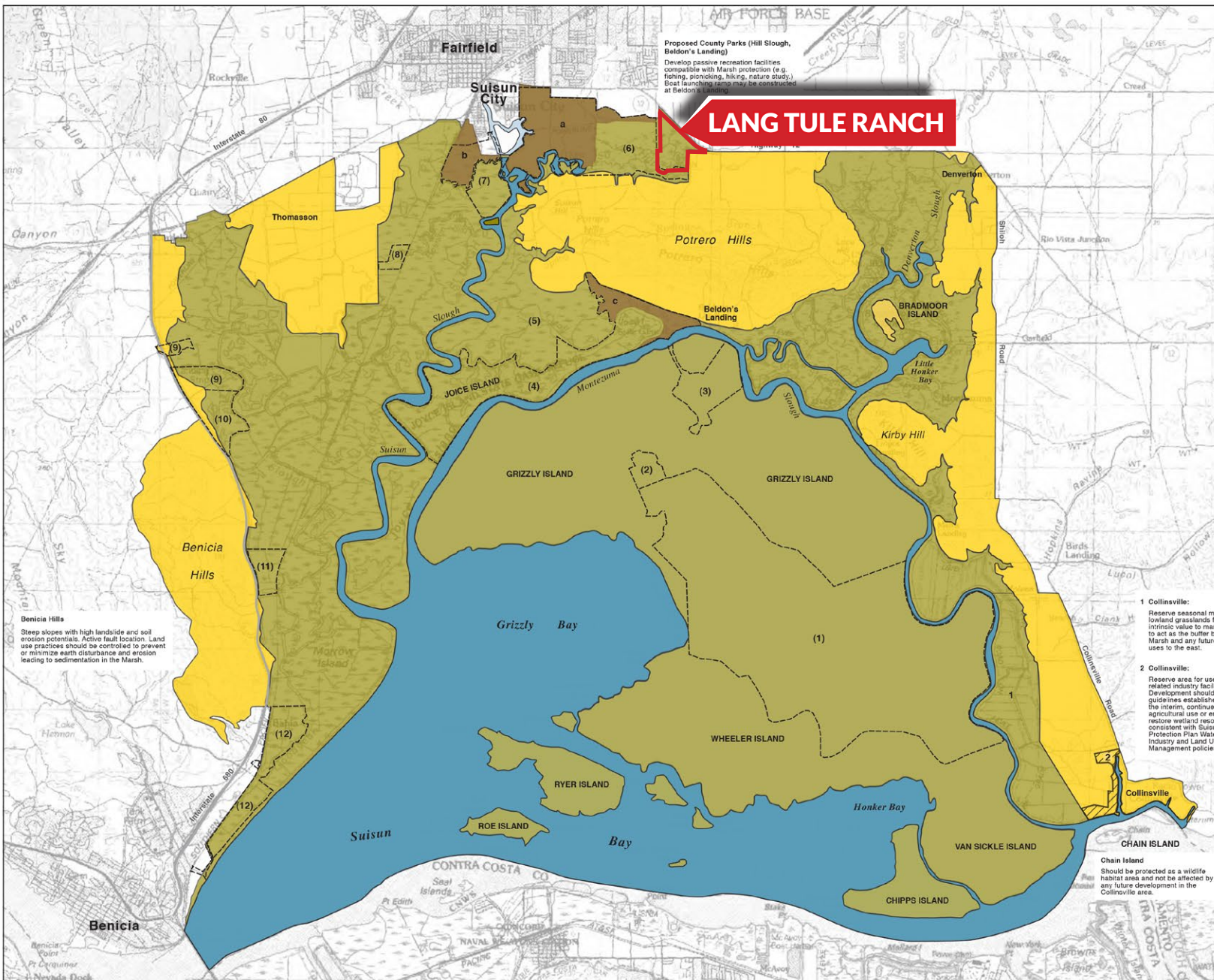
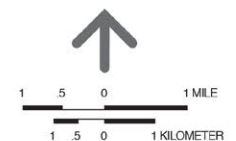
San Francisco Bay Conservation and Development Commission  
December 1976

- Primary Management Area
  - Secondary Management Area
  - Water-Related Industry Reserve Area
  - Boundary of Wildlife Areas and Ecological Reserves
- (1) Grizzly Island Unit
  - (2) Crescent Unit
  - (3) Island Slough Unit
  - (4) Joice Island Unit
  - (5) Rush Ranch National Estuarine Ecological Reserve
  - (6) Hill Slough Wildlife Area
  - (7) Peytonia Slough Ecological Reserve
  - (8) Grey Goose Unit
  - (9) Gold Hills Unit
  - (10) Garibaldi Unit
  - (11) West Family Unit
  - (12) Goodyear Slough Unit

#### Area Recommended for Acquisition

- a. Lawler Property
- b. Bryan Property
- c. Smith Property

Amended 2011



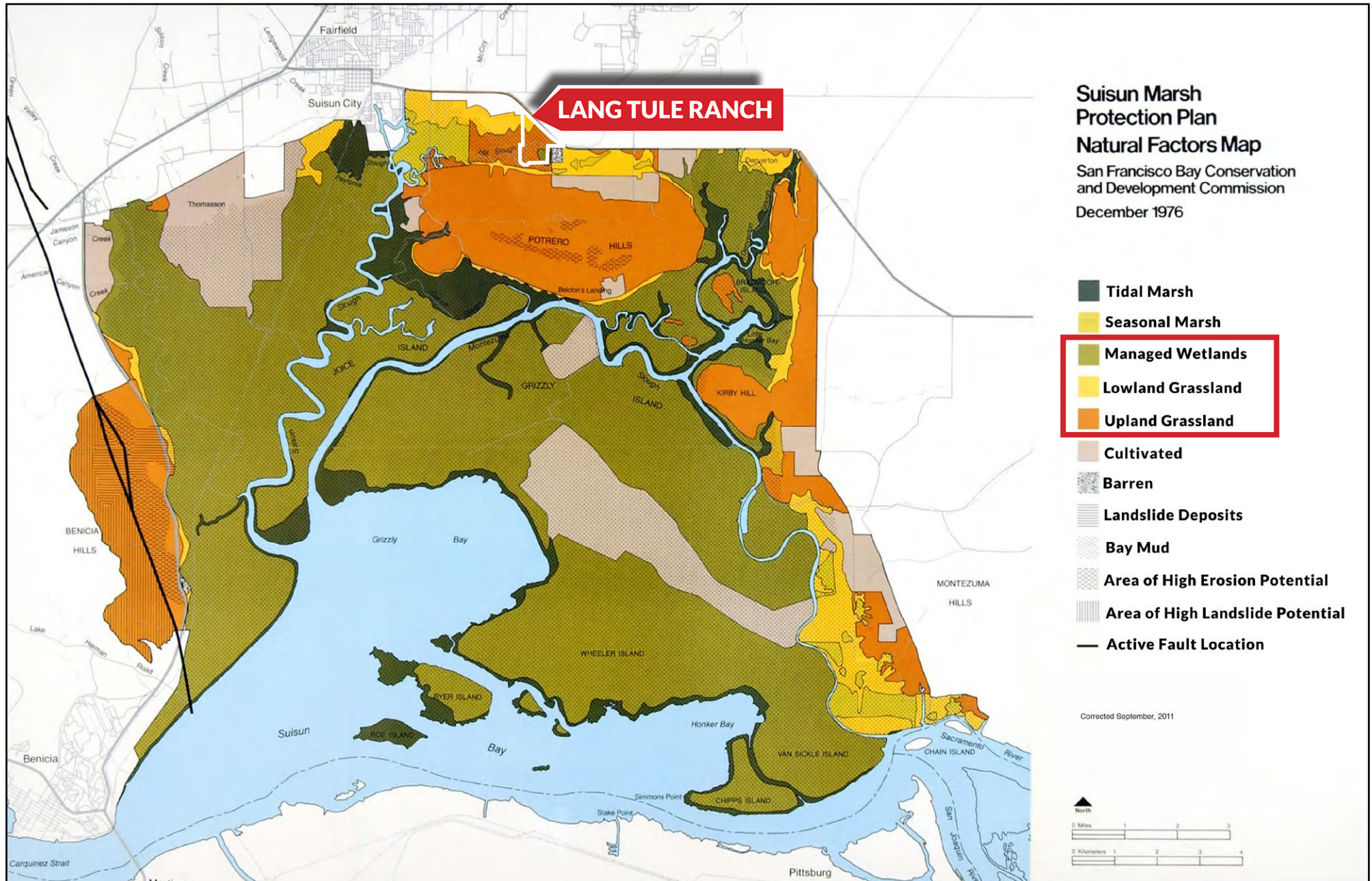


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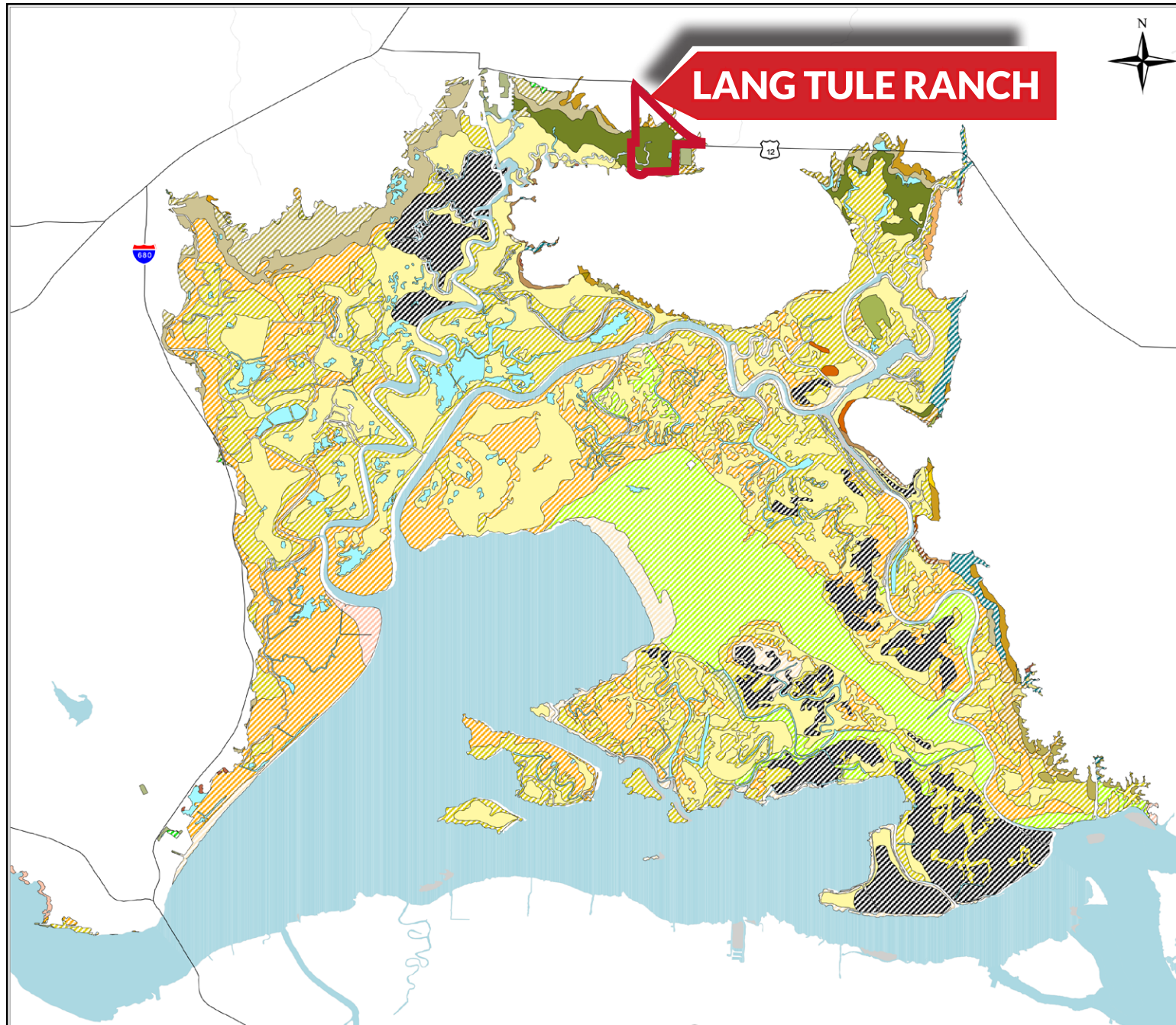


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## LANG TULE RANCH, SUISUN MARSH

### PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

## SOLANO COUNTY LAND ±252 ACRES



### Suisun Marsh Soils

- Altamont clay, 2 to 9 % slopes
- Altamont clay, 9 to 30 % slopes
- Altamont-San Ysidro-San Benito complex, 2 to 9 % slopes
- Altamont-Diablo clays, 2 to 9 % slopes
- Alviso silty clay loam
- Antioch-San Ysidro complex, 0 to 2 % slopes
- Antioch-San Ysidro complex, 2 to 9 % slopes
- Antioch-San Ysidro complex, thick surface, 0 to 2 % slopes
- Antioch-San Ysidro complex, thick surface, 2 to 9 % slopes
- Borrow pit
- Capay silty clay loam
- Clear Lake clay, 0 to 2 % slopes
- Clear Lake clay, 2 to 5 % slopes
- Clear Lake clay, saline, 0 to 2 % slopes
- Conejo gravelly loam
- Diablo-Ayar clays, 2 to 9 % slopes
- Diablo-Ayar clays, 9 to 30 % slopes, eroded
- Dibble-Los Osos loams, 2 to 9 % slopes
- Dibble-Los Osos clay loams, 2 to 9 % slopes
- Dibble-Los Osos clay loams, 9 to 30 % slopes
- Dibble-Los Osos clay loams, 30 to 50 % slopes, eroded
- Hambright loam, 15 to 40 % slopes
- Joice muck
- Joice muck, clay subsoil variant
- Made land
- Millsap sandy loam, 0 to 2 % slopes
- Millsap-Los Osos complex, 2 to 9 % slopes
- Millsholm loam, 15 to 30 % slopes
- Millsholm loam, moderately deep variant, 2 to 9 % slopes
- Millsholm loam, moderately deep variant, 9 to 30 % slopes
- Pescadero clay loam
- Royes silty clay
- Rincon clay loam, 0 to 2 % slopes
- Rincon clay loam, 2 to 9 % slopes
- San Ysidro sandy loam, 2 to 5 % slopes
- Solano loam
- Solano loam, dark surface variant
- Suisun peaty muck
- Sycamore silty clay loam
- Sycamore silty clay loam, drained
- Sycamore silty clay loam, saline
- Tamba mucky clay
- Tidal marsh
- Valdez silty loam drained
- Valdez silty clay loam
- Valdez silty clay loam, wet
- Valdez silty clay loam, clay substratum
- Water
- Yolo loam, clay substratum

Source: USDA Soil Survey Geographic (SSURGO) database



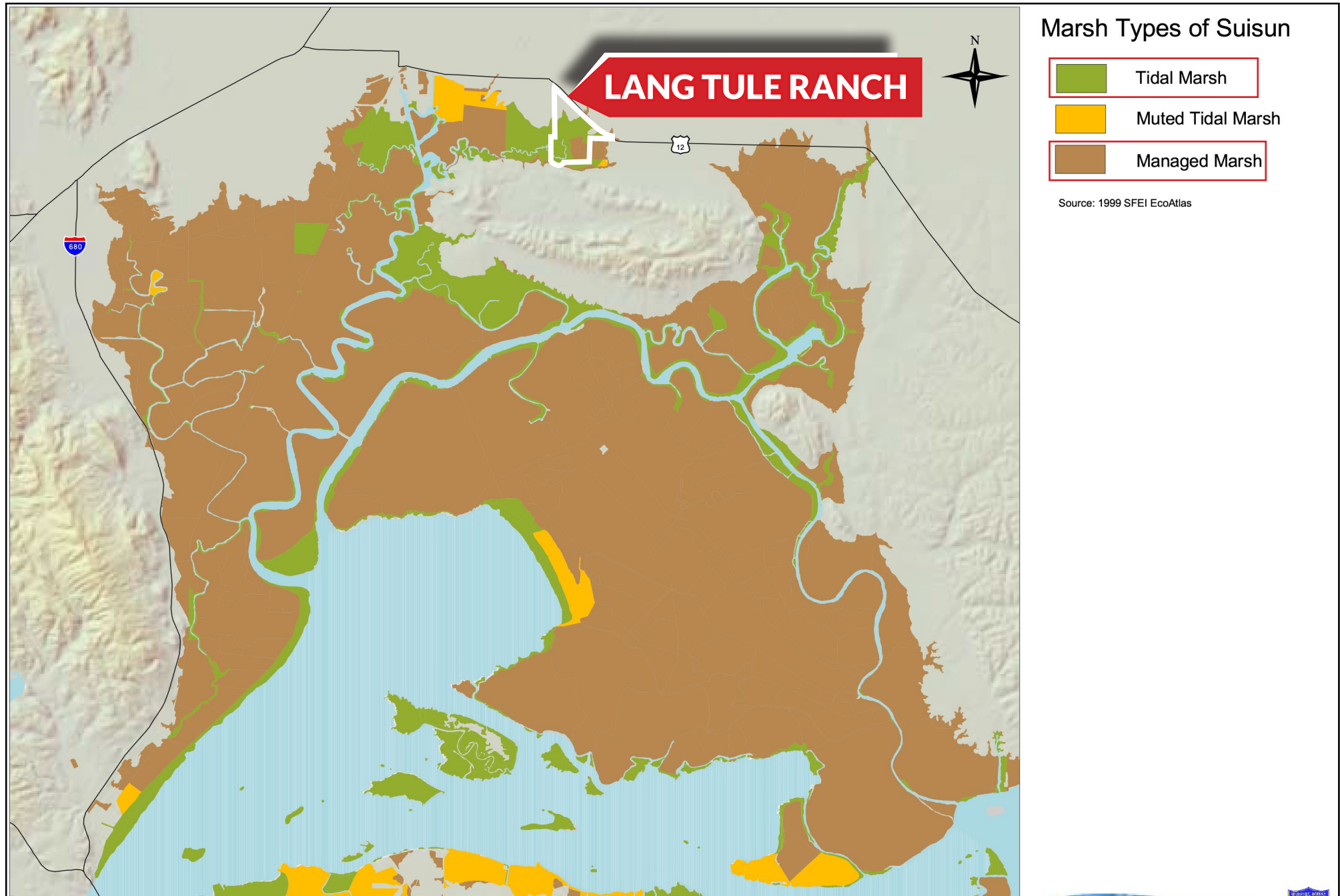


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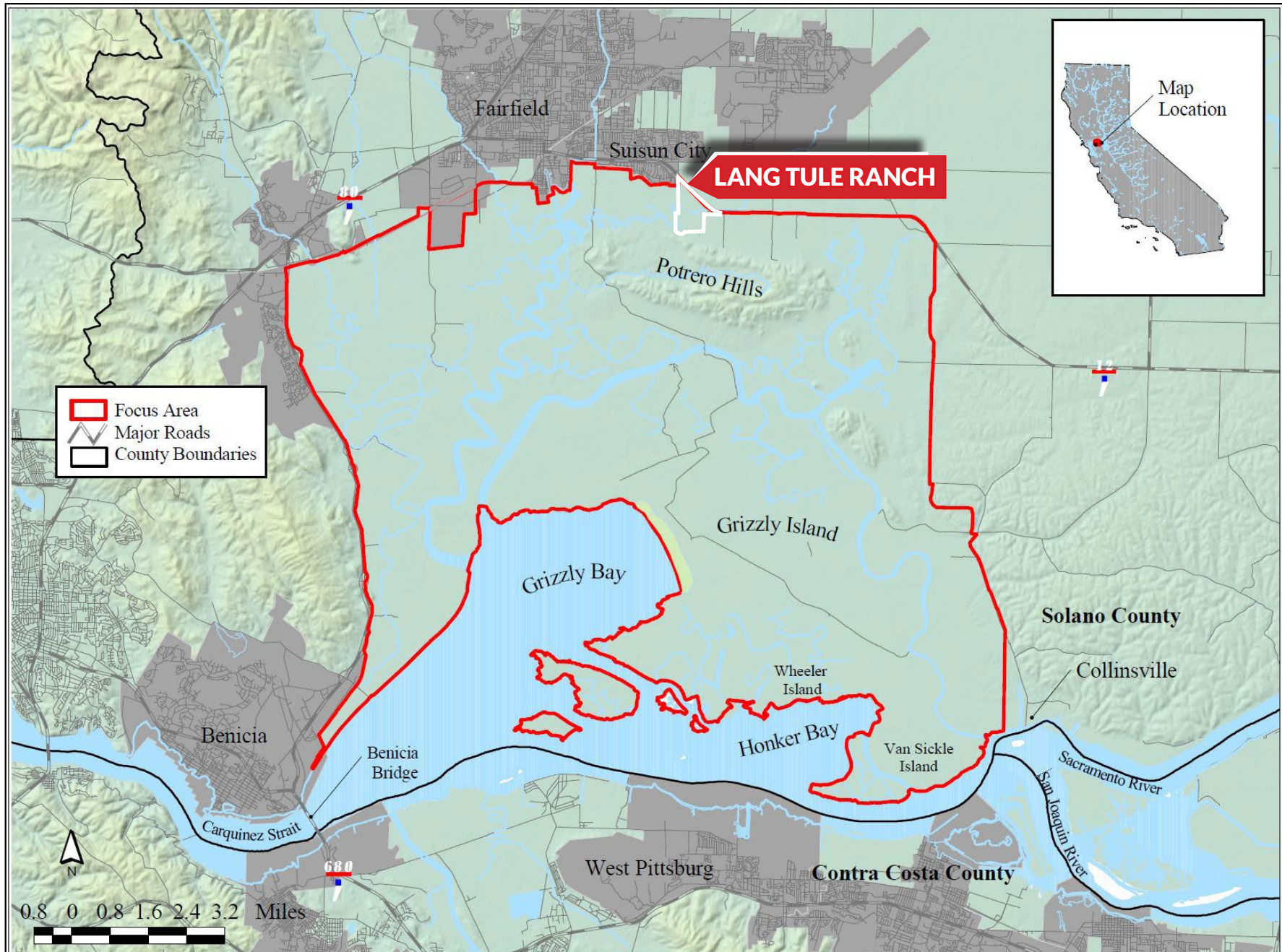


# FOR SALE

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Appendix B: Proposed Focus Area for The Habitat Management, Preservation, and Restoration Plan for the Suisun Marsh

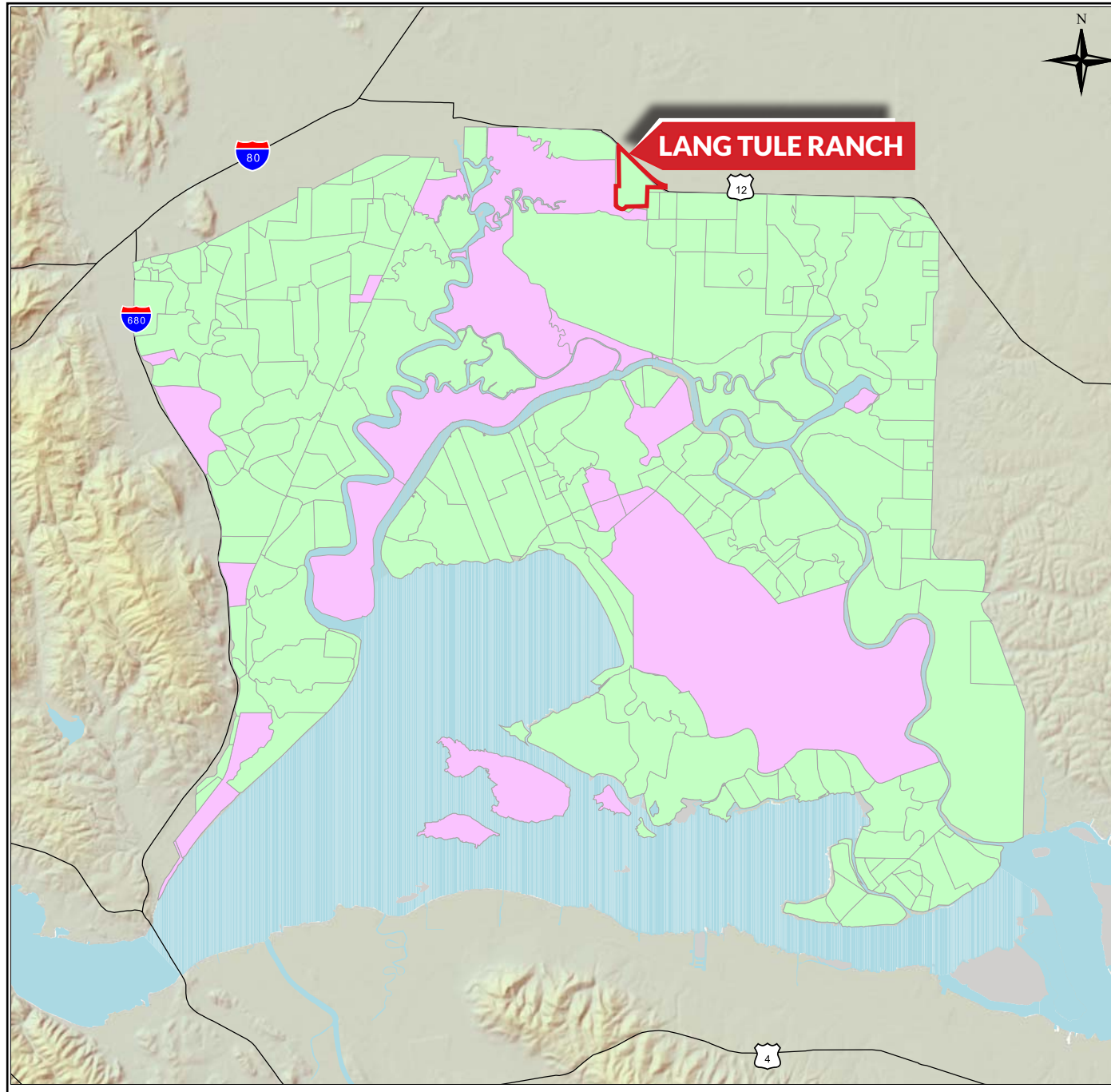


# FOR SALE

## LANG TULE RANCH, SUISUN MARSH

### PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

## SOLANO COUNTY LAND ±252 ACRES



## Ownership



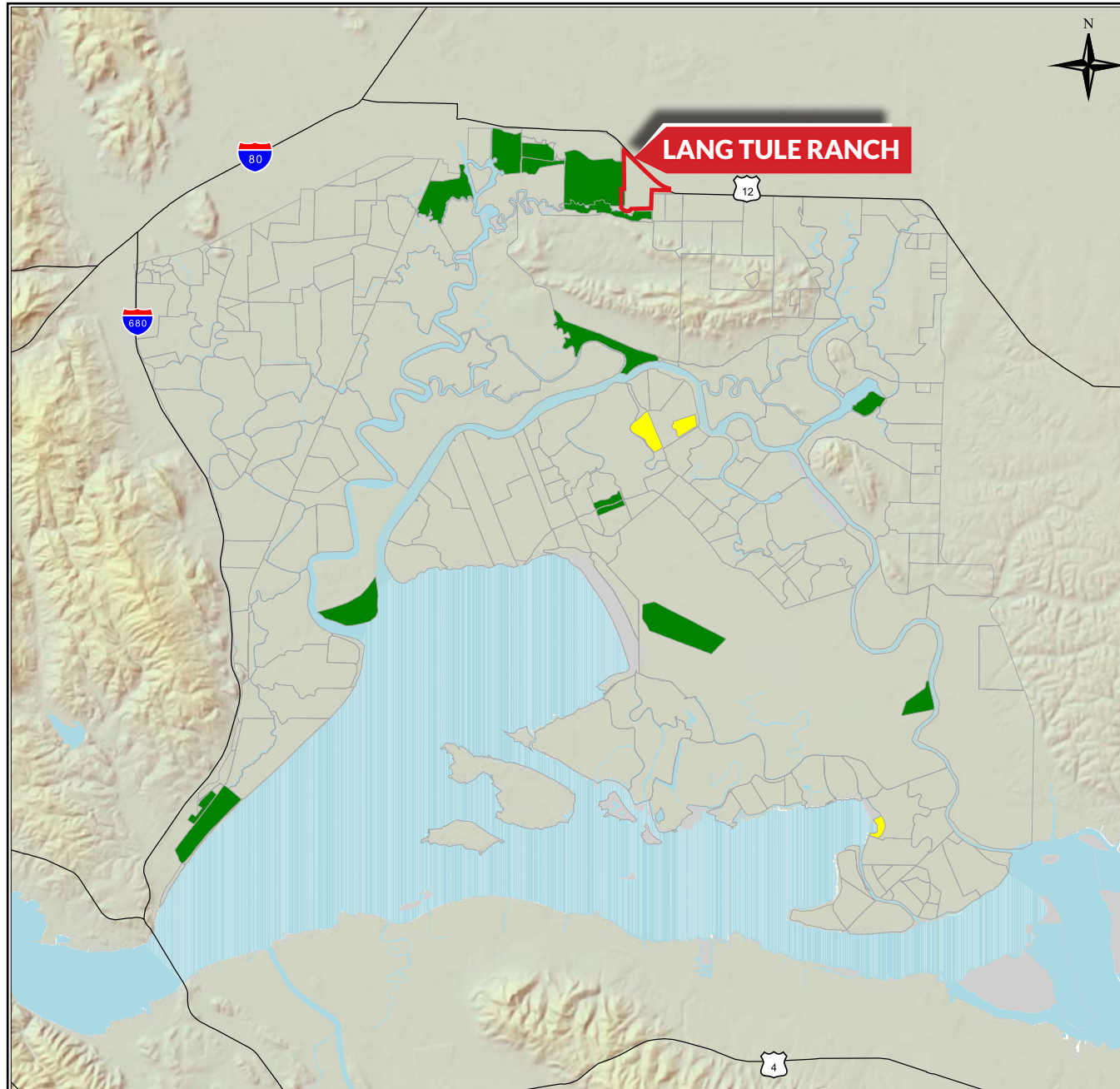
Source: SRCD, DFG





# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

# SALE SOLANO COUNTY LAND ±252 ACRES



### Salt Marsh Harvest Mouse Conservation Areas

-  Existing SMHM Conservation Areas
-  Other SMHM Mitigation Areas

Source: SRCD, DFG

SAN FRANCISCO BAY-DELTA  
SCIENCE CONSORTIUM



2 0 2 Kilometers

A graphical scale bar showing distances in kilometers, with markings for 2, 0, and 2 kilometers.



# FOR SALE LANG TULE RANCH, SUISUN MARSH

## PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

### SOLANO COUNTY LAND ±252 ACRES



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