

# LAND CONVERSION EVALUATION

State of California

The Natural Resources Agency  
DEPARTMENT OF FISH & WILDLIFE

July 29, 2025

1. PROPERTY NAME:

Knights Landing Fishing Access, Yolo County

2. JUSTIFICATION FOR CONVERSION:

CDFW is requesting to transfer ownership of Knights Landing Fishing Access (KLFA, Property), APNs 56-0160-001 (3.9 acres, Figures 1-4), to Yolo County (County). Acquired 1958 for angling access and eventual construction of a permanent boat ramp (completed in 1970 and improved after 1978 and in 2020). The County has managed the Property, via cooperative agreement, since 1978.

The latest management agreement expired on 6/30/2023 but remains in effect via mutual agreement in anticipation of a lands transfer. The County's long-term operation and knowledge of the property make them the ideal partner to own and manage long-term. CDFW lacks staff and ability to manage the property in a way that is consistent with current management and the objectives of the acquisition. Mainly, CDFW does not have the availability to perform routine maintenance involving trash pickup, pumping of vault toilets, and removal of silt after high water events.

Yolo County operates 13 parks covering 1,748 acres for various user groups within the County and has successfully managed other CDFW owned properties for public use including Putah Creek Fishing Access and the Clarksburg Boat Ramp.

No loss of habitat, recreation or public access will occur because of the proposed transfer. CDFW and the County are agreeable to a conversion of these lands and CDFW will transfer the property to Yolo County at no cost.

a. Listed species or species of special concern:

KLFA is an improved site with little habitat for wildlife. Riverine portions of the property contain habitat for steelhead – Central Valley DPS (federal threatened), longfin smelt (state threatened, federal candidate), green sturgeon (federal threatened), and Sacramento splittail (species of special concern).

b. Mitigation lands:

These parcels were not acquired for mitigation.

c. General wildlife/habitat lands:

Knights Landing Fishing Access is located on the Sacramento River at the terminus of Sycamore Slough and the Colusa Basin Drain. KLFA contains small amounts of riverine and valley foothill riparian habitats, but the majority is an asphalt parking lot and associated boat ramp facilities.

d. Public access lands:

Yolo County manages KLFA, under a long-term lease for angling access, outdoor education, boating, and wildlife-oriented recreation. KLFA has been developed to include a two-lane boat ramp, floating dock, access road, parking area and permanent toilets. In 2020, the property was improved with a longer boat ramp, automated pay station and security cameras. KLFA is open 365 days a year and only closed for high water events when water enters the parking lot.

e. Administrative or management problems:

The Property is subject to occasional vandalism to signs and facilities. CDFW North Central Region lacks local staff for management activities including fee collection, ramp maintenance and restroom pumping. In addition, the parking lot becomes silted after high water events and needs to be cleaned using heavy machinery.

Transferring to Yolo County will maintain a level of service that the public expects. It will also allow Yolo County to improve management of the site expeditiously because the requirement to consult CDFW will be abolished.

3. GEOGRAPHIC LOCATION AND DESCRIPTION:

Yolo County, California  
Latitude 38.801800, -121.723441  
Township 11 North Range 2 East Section 14 Mount Diablo Meridian

The Property is located at the terminus of Sycamore Slough and the Colusa Basin Drain.

4. PRIMARY ACQUISITION PURPOSE AND SPECIES/HABITAT VALUES:

KLFA was acquired in 1958 to provide the local community with a river access point. It has been improved since as provides year-round access for boating, shore-based fishing, and other boat-based activities. The nearest public boat ramp, Elkhorn Regional Park (also managed by Yolo County), is > 20 river miles away.

KLFA public access site is bordered by a small wetland/riparian woodland that supports various small mammals and bird fauna.

5. MANAGEMENT HISTORY AND PUBLIC USE:

In 1958, WCB acquired the property for CDFW and it was managed as a public access point with an earthen boat ramp. A permanent one-lane ramp concrete ramp

was installed in 1970. Yolo County and CDFW entered into a management agreement in 1978 and has operated and maintained the site since. Improvements completed in 1978 included a ramp extension and aluminum boarding floats and associated wooden pilings. Additional improvements were added in 2020.

The Property is well used for fishing, but also for hunting access, water skiing, incidental shore fishing and day use activities. Primary fish targets from a boat are striped bass, sturgeon, salmon, steelhead and catfish. Shore anglers catch mainly catfish with some black bass, sunfish spp. and crappie.

The KLFA is one of three public river access points along the Sacramento River Managed by Yolo County; the others being at Elkhorn Regional Park, 20 river miles south of Knights Landing, and in the Delta at Clarksburg. Upstream on the Sacramento River, the nearest boat launch is 29 river miles to the north at Tisdale Bypass.

Discussions of Yolo County potentially taking fee title originated in 2017. In 2023, Yolo County confirmed that they would be willing to own and operate the property

6. DATE ACQUIRED AND FUNDING SOURCE:

KLFA was acquired on January 16, 1958, using Wildlife Restoration Funds. The total cost was \$2,100.

7. PRESENT ENCUMBRANCES:

State Lands Commission (SLC) granted CDFW a lease (Agreement 5791.9) for the operation of the Knights Landing Boat Launch Facility on 11/1/79 for the term of 50 years (ending in 2028). The lease was amended on 9/14/2011 for a 25-year term ending 9/13/2036. CDFW would like to transfer the SLC lease to Yolo County along with the property to maintain a single point of contact related to management.

No other current encumbrances are known for this property.

8. IMPROVEMENTS ON SITE:

KLFA has been improved several times. Following the acquisition in 1958, an earthen boat ramp was created in addition to a parking lot and bathroom facilities. A permanent paved ramp was installed in 1970. Improvements completed since 1978 included a ramp extension and aluminum boarding floats and associated wooden pilings. Improvements funded in 2017 and completed in 2020 include:

- Replacement of the existing boat ramp with a longer and wider two-lane boat launch ramp and the installation of an 8-foot-wide cabled fiberglass boarding float centered within the ramp for docking boats on either side.
- Expansion, re-pavement, striping, and curbing of the parking lot.
- Construction of a permanent waste vault for the park host site, and a fully contained restroom.
- Construction of a basic host reception/operations facility with essential utility hookups: electrical, phone, security, potable water, above ground water tank.

- Replacement of the existing Iron Ranger with an automated pay station.
- Construction of a new facility sign and interpretive kiosk adjacent to the public restroom.
- Stabilization of the slough banks with confinement fabric to reduce wake damage, and planting of native vegetation to stabilize the slopes and provide wildlife habitat.

9. HAZARDOUS MATERIALS:

There are no known hazardous materials at PCFA.

10. MINERAL AND WATER RIGHTS RETENTION:

CDFW R2 staff do not see a need to retain mineral or water rights that may belong to this parcel.

11. DEED RESTRICTIONS, CONDITIONS OF SALE, OR REVERSIONARY INTERESTS:

A Right of Reversion will be placed in the Grant Deed that will ensure, if at any point in the future Yolo County fails to manage the Property for public access, public recreation, and habitat preservation, the State will have the ability to retake title to the Property.

12. ESTIMATED VALUE:

Currently unknown

13. TYPE OF CONVERSION REQUESTED: TRANSFER

CDFW will transfer fee title to Yolo County due to their increased capacity for management with no loss of value for recreation, or fish and wildlife habitat. The County has maintained KLFA for 46 years with a proven track record of success.

14. REGIONAL CONTACT FOR ADDITIONAL INFORMATION:

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 Region II Wildlife Management  
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 Rancho Cordova 95670  
 (916) 827-6851

15. PERSON PREPARING LCE:

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 Senior Environmental Scientist Specialist  
 Unit Wildlife Biologist - Colusa, Glenn, Lake and Yolo County  
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16. REGIONAL STAFF WHO HAVE REVIEWED PROPOSAL:

**1) NCR Lands Program:**

Joshua Bush

**2) Wildlife Branch Lands Program:**

Michelle Selmon, Kristi Cripe, Sharon Taylor

**3) Region Supervisors and Program Managers:**

Jason Holley and Caitlin Roddy

**4) Regional Manager:**

Morgan Kilgour

Figure 1. Vicinity Map

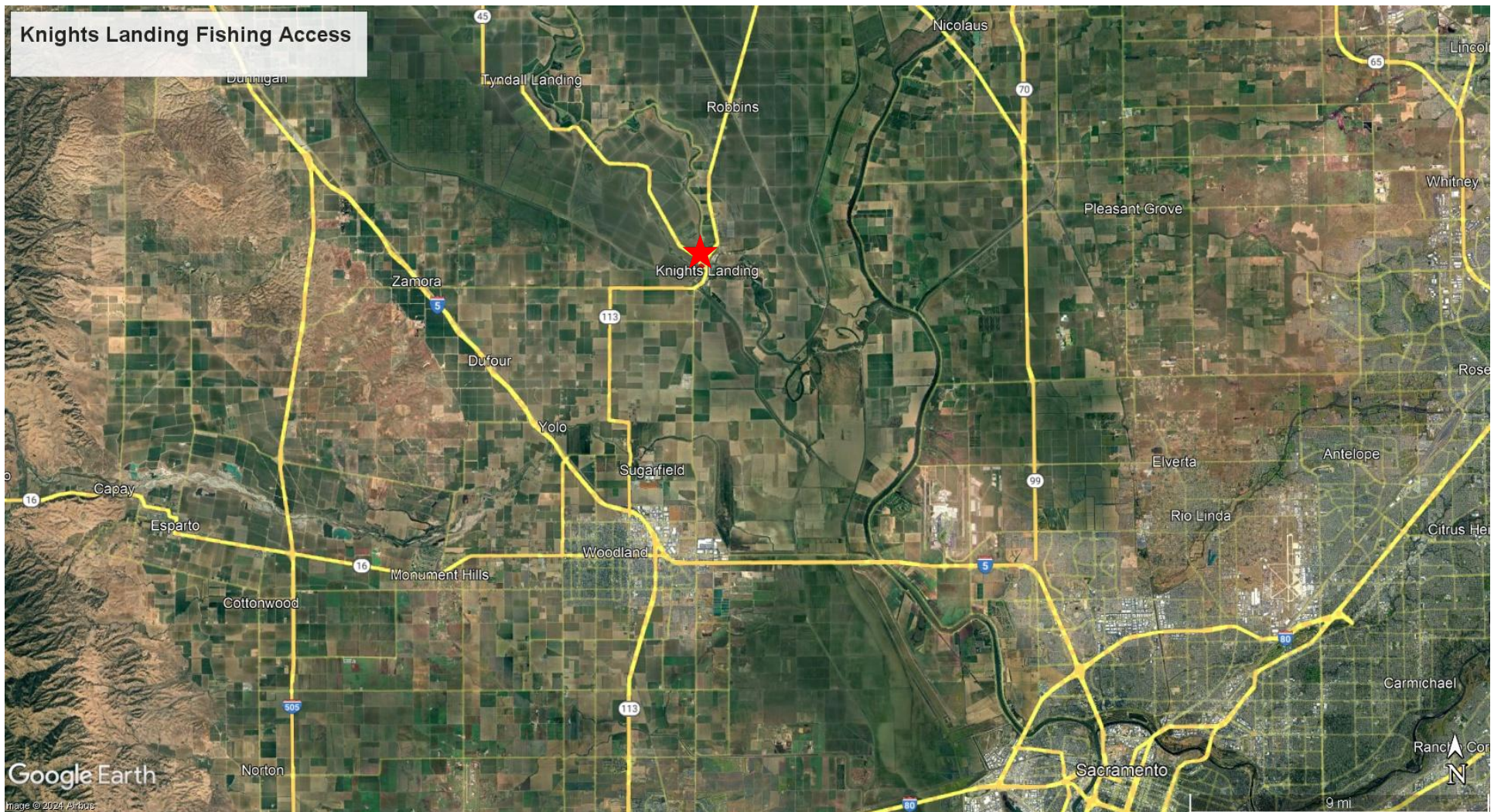


Figure 2. Vicinity Map – zoomed

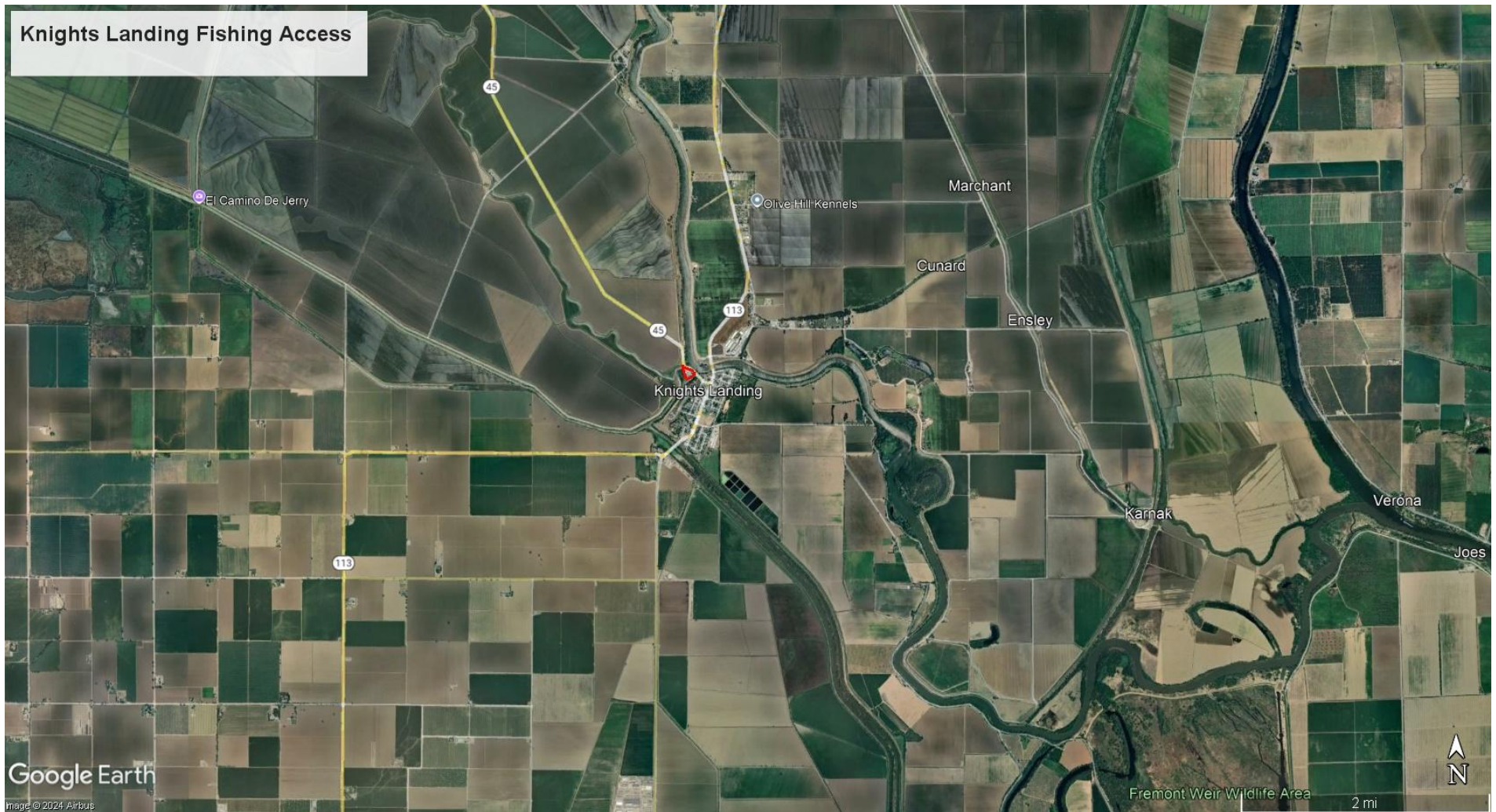


Figure 3: Knights Landing Fishing Access and Boat Launch Facility



Figure 4: KNFA Photos



KNFA Entrance and Restroom



KLFA Parking Area and Payment Kiosk



KLFA 2-lane Boat Ramp