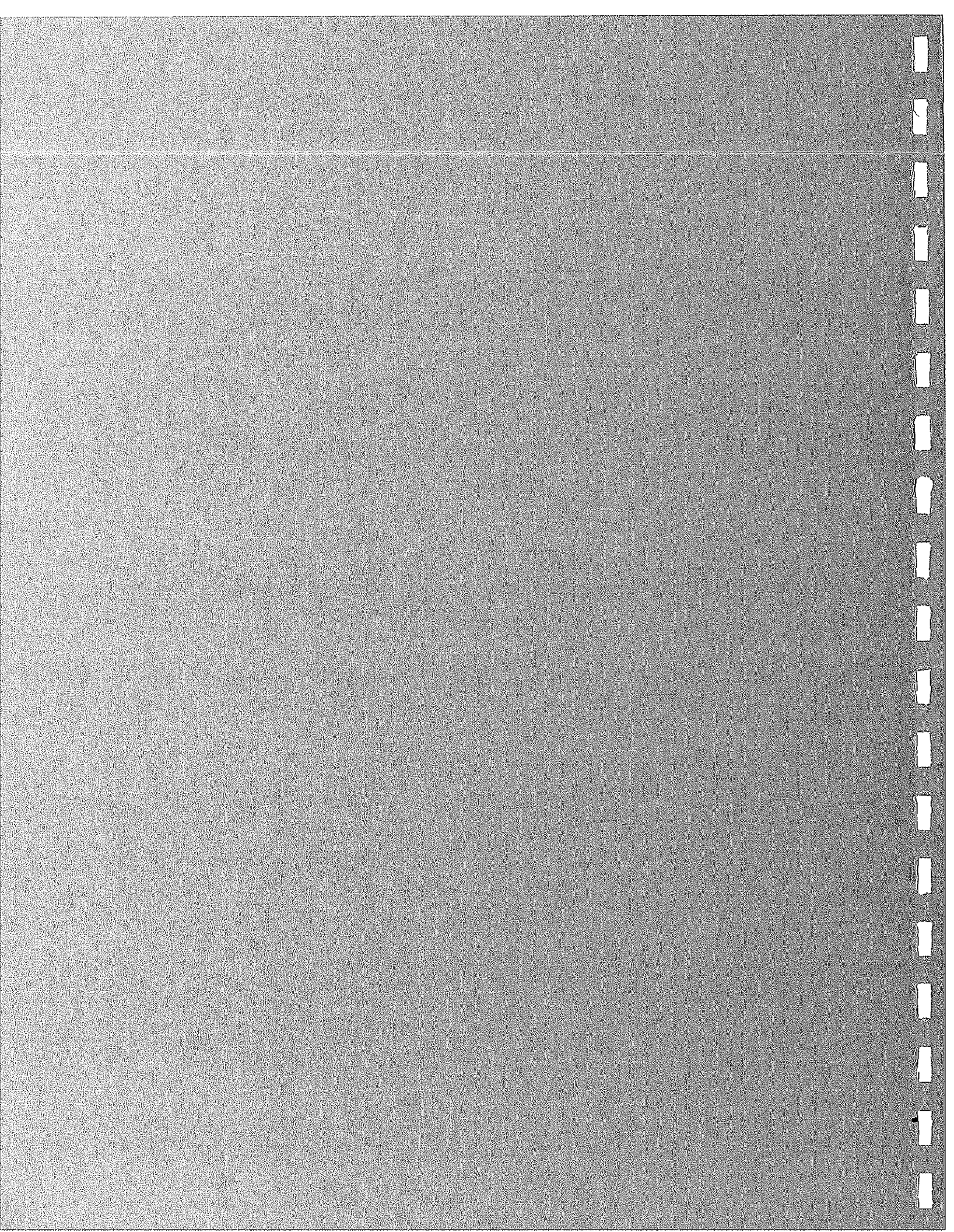


4.2 LAND USE AND PLANNING



4.2 LAND USE AND PLANNING

INTRODUCTION

This section comparatively examines the issues of land use and planning consistency associated with implementation of the OCMP and project alternatives. The main issues addressed in this section include:

- potential conflicts with general plan designations;
- potential conflicts with applicable plans and policies;
- potential creation of incompatible land uses; and
- potential changes in land use intensity.

The extensive reserves of PCC-grade aggregate resources in the lower Cache Creek basin allows for the development of surface mining and reclamation activities, which would occur under the OCMP. The purpose of this section is to evaluate the cumulative land use effects of all proposed mining that would occur over the term of the OCMP, as well as any planning consistency issues that may be raised.

The following discussion of land use and planning issues is based on a site reconnaissance, prior environmental documentation for short-term mining and reclamation projects in the area, the Technical Studies for the Cache Creek Resource Management Plan (EIP et al., 1995), and the various local, regional and state plans and regulations applicable to the area.

SETTING

Description of Regional Environment

Cache Creek is located in Yolo, Lake and Colusa counties in northern California. Its drainage basin extends from the upper basin highlands north and northeast of Clear Lake, to the Yolo Bypass east of the City of Woodland (see Figure 3.2-1). The 14.5-mile segment of lower Cache Creek that would be subject to the requirements of the OCMP and its implementing ordinances occurs between Capay Dam and the town of Yolo, at the western margin of the Sacramento Valley in central Yolo County (see Figure 3.2-2). Unincorporated communities in the vicinity of the project area include Capay, Esparto, Madison, Yolo, Monument Hills and Willow Oaks. The City of Woodland, the county seat, is several miles to the southeast of the project area. The topography in the lower Cache Creek area consists of low rolling hills and broad alluvial plains formed at the base of the eastern flank of the California Coast Range. The level soils support intensive, irrigated agriculture as the predominant rural land use, giving way to dryland farming and rangeland grazing to the north and west where the slopes are steeper.

Description of Project Area

While intensive agriculture is the dominant land use in the project area, there are also several large aggregate (sand and gravel) extraction operations within and along the creek. The creek boundaries are currently defined by the 1979 In-Channel Mining Boundary established for Cache Creek (Figure 3.4-1). Using this definition, the in-channel area includes approximately 1,600 acres, of which about 70-75 percent is currently being mined. There are currently four mining areas considered off-channel, including: (1) a 17-acre pit permitted to Schwarzgruber and Son, at the northern extension of Road 96; (2) two pits totalling 92 acres operated by Teichert Aggregates, just east of Road 94B (known as the Haller-Muller site); (3) a 57-acre pit operated by Teichert Aggregates, just north of Road 19A (known as the Reiff-Esparto site); and (4) a pit of approximately 100 acres in the process of being reclaimed and a 30-acre area being mined by Solano Concrete, located north of State Highway 16 and east of Interstate 505 (known as Hutson and Farnham West sites). Together, there are about 266 acres permitted for off-channel mining at present.

Regulatory Setting

Surface Mining and Reclamation Act (SMARA) and the State Mining and Geology Board Reclamation Regulations

Yolo County's regulatory efforts are complemented and directed by the California Surface Mining and Reclamation Act (SMARA) of 1975, as amended through January 1, 1996 (Pub. Res. Code, Div. 2, Chp. 9, Sec. 2710 et seq.). The SMARA created a regulatory framework for the mining industry, requiring all new excavations to obtain approval of a reclamation plan describing the methods to be employed in ensuring that the site could be beneficially used once operations had been completed. Over the past five years, substantial amendments have been added to address problems not covered in the original legislation. Lead agencies are required to annually inspect each mine located within their jurisdiction to monitor permit compliance. Each operator is required to put up financial assurances as a guarantee that money will be available to properly reclaim the property, should the mining company abandon the site. In addition, the State Mining and Geology Board has adopted standards to ensure that reclamation work is consistently carried out. The requirements of SMARA must be followed by all lead agencies as a minimum; the County of Yolo, however, is seeking to adopt stricter measures where it deems appropriate, as it may do under SMARA.

One problem that SMARA was designed to address concerns the loss of regionally significant aggregate deposits to land uses, such as urban growth, that preclude mining. Included within SMARA is a requirement for the State Geologist to map out areas of the state which are subject to urban expansion. This is done to detect the presence or absence of significant mineral resources. This information is then transmitted to the lead agency, so that policies can be incorporated into the General Plan. These policies are

intended to protect identified significant mineral deposits from inappropriate uses, so that they may be harvested in the future.

The State Department of Conservation released Special Report 156 in 1988 (as discussed further, below), which identified the extent of sand and gravel deposits along Cache Creek. Section 2662(a) of SMARA requires that the lead agency incorporate mineral resource management policies into its General Plan within twelve months after receiving a mineral land classification report prepared by the State Geologist. These policies must accomplish the following:

1. Acknowledge the information provided by the State Geologist regarding the extent of mineral resources within the jurisdiction.
2. Coordinate the management of land uses within and surrounding areas of statewide and regional significance to restrict the encroachment of incompatible uses.
3. Emphasize the conservation and development of identified mineral deposits.

In addition, Section 3676 of the State Mining and Geology Board Regulations requires that mineral resource management policies incorporate, but not be limited to, the following:

1. A summary of the information provided by the classification study, including, or incorporated by reference, maps of the identified mineral deposits as provided by the State Geologist; and a discussion of state policy as it pertains to mineral resources.
2. Statements of policy as required in Section 2762(a) of SMARA.
3. Implementation of measures that:
 - a. Discuss the location of identified mineral deposits and distinguish within those areas between resources designated for conservation and those permitted for future extraction.
 - b. Provide appropriate maps to clearly define the extent of identified mineral deposits, including those resources designated for conservation and those permitted for future extraction.
 - c. Include at least one of the following:
 - i. Adopt appropriate zoning that identifies the presence of identified mineral deposits and restricts the encroachment of incompatible land uses in those resource areas that are to be conserved.
 - ii. Require that a notice describing the presence of identified mineral deposits be recorded on property titles within the affected area.
 - iii. Impose conditions of approval upon incompatible land uses in and around areas that contain identified mineral deposits, to mitigate any significant land use conflicts.

Section 2774 of SMARA requires that every lead agency adopt ordinances that establish procedures for the review and approval of reclamation plans, financial assurances, and

surface mining permits. Regulations must be periodically reviewed and revised, as necessary to ensure that they remain in accordance with State policy.

Special Report 156

The aggregate deposits within the Sacramento-Fairfield region were formed through the deposition of large volumes of sand, gravels, and cobbles from mountain streams. As these streams enter the flat Sacramento Valley from the adjoining mountain ranges, the abrupt change in slope causes the heavy aggregate to fall out and form alluvial fan deposits. The extent of these deposits was determined using a wide range of information, including: geologic maps, engineering test results, aerial photos, data from the mining industry, interviews, well and drilling records, and field investigations. From this information, the areas along Cache Creek were divided by the Department of Conservation into one of three Mineral Resource Zones (MRZ) as shown in Figure 3.2-3. These zones are used by the State to define areas containing valuable deposits. Once a Mineral Resource Zone has been identified, then the local jurisdiction must take the mineral resources into account when making land use decisions, including the discouragement of uses that would inhibit harvesting, and consideration of the importance of the mineral to the market region as a whole. The guidelines for establishing these MRZs are as follows:

MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone is applied where, based upon economic principles and geologic data, it is determined that the likelihood for the occurrence of significant mineral deposits is slight or nonexistent.

MRZ-2: Areas where adequate information indicates that significant mineral deposits are present, or where it is determined that a high likelihood for their presence exists. In addition, there are two economic requirements that must be met if land is to be classified as MRZ-2: (1) the deposit must be composed of material that is suitable as a marketable commodity; and (2) the deposit must meet a threshold value (gross selling price) equal to at least \$5,000,000 (1978 dollars).

MRZ-3: Areas containing mineral deposits, the significance of which cannot be evaluated from available data.

The aggregate resources along Cache Creek composed of a high grade sand and gravel called "Portland Cement Concrete" or PCC. Much of this material has not been identified as PCC-grade (Portland Cement Concrete) through formal engineering tests. Where MRZ-2 mineral resources have not been tested, they are believed to be of PCC quality because the materials are of a similar age and composition, and were deposited under similar geologic conditions as those aggregates which have been proved to be of PCC-grade. The use of extrapolation was done only when the unproven deposit extended from a formation where PCC-grade aggregate has been produced.

The Sacramento-Fairfield Production-Consumption Region

Aggregate is a low-value, high-bulk commodity. The relatively inexpensive cost of production, combined with the heavy weight of the material, means that transportation

represents a major component in the price charged for sand and gravel. The shipping costs of aggregate can account for as much as 50 percent of the price of the delivered product. Because transportation costs are critical in determining the price of sand and gravel, the economic feasibility of developing deposits is evaluated on a regional basis.

The Sacramento-Fairfield Production-Consumption Region encompasses portions of El Dorado, Placer, Sacramento, Solano, and Yolo Counties; the greater Sacramento metropolitan area; the Cities of Fairfield, Vacaville, Davis, and Woodland; and the Cache Creek aggregate resource area. The classification study originally focused on the Sacramento metropolitan region. It was assumed that the Sacramento market was largely self-sufficient, relying on the extensive deposits located along the American River. As information became available, however, it was determined that a significant portion of Sacramento's aggregate needs (about 8 percent) was being met by the deposits along Cache Creek. As a result, Cache Creek and the American River were designated as the two primary production districts in the region. The market distribution patterns were then analyzed, to determine the extent of the area in which sand and gravel from these two production districts were being sold. Finally, the production-consumption (P-C) boundary was adjusted to include all existing urban areas with populations in excess of 10,000 people within the region.

California Land Conservation Act of 1965 (The Williamson Act)

The California Land Conservation Act, also known as the Williamson Act, was adopted by the State of California in 1965 to encourage the preservation of the State's agricultural lands. To carry out the Act, a land contract is established, whereby the County Board of Supervisors stabilizes taxes on qualifying lands. In return, the land owner guarantees to provide for the exclusion of uses other than agricultural, and other than those compatible with agricultural uses, for the 10 year duration of the contract. Each year, on its anniversary date, the contract is automatically renewed unless a Notice of Non-Renewal is filed.

The Williamson Act was amended in 1994 to restrict the types of uses allowed on contracted land. All new uses must meet all of the findings described in Section 51238.1 to protect agricultural activities and agricultural land. Section 51238.1 includes the following principles of compatibility:

- (a) Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:
 - (1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
 - (2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the

production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

- (3) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use. In evaluating compatibility a board or council shall consider the impacts on noncontracted lands in the agricultural preserve or preserves.
- (b) A board or council may include in its compatible use rules or ordinance conditional uses which, without conditions or mitigations, would not be in compliance with this section. These conditional uses shall conform to the principles of compatibility set forth in subdivision (a) or, for non-prime lands only, satisfy the requirements of subdivision (c).
- (c) In applying the criteria pursuant to subdivision (a), the board or council may approve a use on non-prime land which, because of on-site or off-site impacts, would not be in compliance with paragraphs (1) and (2) of subdivision (a), provided the use is approved pursuant to a conditional use permit that shall set forth findings, based on substantial evidence in the record, demonstrating the following:
 - (1) Conditions have been required for, or incorporated into, the use that mitigate or avoid those on-site or off-site impacts so as to make the use consistent with the principles set forth in paragraphs (1) and (2) of subdivision (a) to the greatest extent possible while maintaining the purpose of the use.
 - (2) The productive capability of the subject land has been considered as well as the extent to which the use may displace or impair agricultural operations.
 - (3) The use is consistent with the purposes of this chapter to preserve agricultural and open-space land or supports the continuation of agricultural uses, as defined in Section 51205, or the use or conservation of natural resources, on the subject parcel or on other parcels in the agricultural preserve. The use of mineral resources shall comply with Section 51238.2.
 - (4) The use does not include a residential subdivision. For the purposes of this section, a board or council may define non-prime land as land not defined as 'prime agricultural land' pursuant to subdivision (c) of Section 51201 or as land not classified as 'agricultural land' pursuant to subdivision (a) of Section 21060.1 of the Public Resources Code. Nothing in this section shall be construed to overrule, rescind, or modify the requirements contained in Sections 51230 and 51238 related to non-contracted lands within agricultural preserves.

Section 51238.2 specifically addresses the compatibility of mineral extraction activities on contracted lands, and for the purposes of the OCMP and project alternatives, should be read together with Section 51238.1. It reads as follows:

Mineral extraction that is unable to meet the principles of Section 51238.1 may nevertheless be approved as compatible use if the board or council is able to document that (a) the underlying contractual commitment to preserve prime land as defined in subdivision (c) of Section 51201, or (b) the underlying contractual commitment to preserve non-prime land for open-space use as defined in subdivision (c) of Section 51201, will not be significantly impaired.

Conditions imposed on mineral extraction as a compatible use of contracted land shall include compliance with the reclamation standards adopted by the Mining and Geology Board pursuant to Section 2773 of the Public Resources Code, including the applicable performance standards for prime agricultural land and other agricultural land, and no exception to these standards may be permitted. For purposes of this section, 'contracted land' means all land under a single contract for which an applicant seeks a compatible use permit.

The consistency of the proposed project and alternatives with the Williamson Act is discussed in Section 4.5, Agriculture.

Regional Water Quality Control Board's Basin Plan

The Basin Plan is a regulatory reference for meeting the State and Federal requirements for water quality control in the Central Valley Region. The preparation of basin plans is supported by the Federal Clean Water Act and required by the State's Porter-Cologne Water Quality Control Act. The Central Valley Regional Water Quality Control Board, which is responsible for implementation of the Basin Plan in Yolo County, evaluates discharges that may impact water quality and, if appropriate, issues numerical standards and monitoring requirements for the discharge. This would be relevant to the proposed project in that Cache Creek has been identified as a degraded stream, and the OCMP could affect its water quality, as discussed in Section 4.4, Hydrology and Water Quality.

Yolo County General Plan, Zoning Ordinance and County Code

General Plan

In its final report in 1977, the Aggregate Resources Committee stressed the need for a coordinated approach to resource management, stating that "adoption of a Countywide (resource) management policy and plan should maximize the benefits of an aggregate industry in the County." This recommendation led to the adoption of Conservation Policies 34 and 35, as follows:

- CON 34** Mineral Resources: Yolo County shall adopt a Mining Ordinance to implement these policies as they apply to mineral resources, including sand and gravel.
- CON 35** Cache Creek: Yolo County shall adopt a Cache Creek Management Program for the carefully managed use and conservation of Cache Creek and its sand and gravel resource, its riverside environment, its relationship to ground and surface water characteristics and its value as a fishery and recreation resource.

Other General Plan policies with relevance to off-channel surface mining and reclamation are set forth below:

- CON 1** Yolo County shall conserve its land and other resources through available means of land use controls, regulations, and advice and guidance, and through coordination with the other elements of [this] General Plan, as amended, and with other agencies.
- CON 2** Yolo County shall foster conservation of its resources and avoid natural hazards by planning, encouraging, and regulating the development and use of these resources and the areas where they exist.
- CON 4** Yolo County shall adopt a list and maps of the distribution of the natural features, characteristics, and things cited above for use in carrying out these policies.
- CON 5** In order to avoid conflict with [this] General Plan, as amended, or to avoid environmental hazards, Yolo County shall require conservation of natural resources, in the development and

managed utilization including: water and its hydraulic force; forests; tree borders along roads and highways; soils; rivers and other surface waters; harbors (marinas); fisheries; wildlife; minerals; other natural resources including as, oil, and geothermal; the reclamation of lands and waters; flood control; prevention and control of the pollution of streams and other waters; regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan; prevention, control, and correction of the erosion of soils, beaches, and shores; protection of watersheds; and the location, quantity, and quality of rock, sand, and gravel resources.

- CON 6** Yolo County shall plan, encourage, and regulate to ensure that natural resources are maintained for their long-term ecological values as well as for their more direct and immediate benefits.
- CON 9** Yolo County shall ensure the protection, maintenance, and wise use of the State's natural resources, especially scarce resources and those that require special control and management.
- CON 10** Yolo County shall plan, encourage, and regulate public and private agencies to prevent the wasteful exploitation, destruction, or neglect of the State's resources.
- LU 43** In areas designated for industry and commerce, Yolo County shall encourage the initiation and growth of appropriate industry and commerce, with required environmental mitigations, for the purpose of job creation for [our] citizens, development of [our] tax base, and as a foundation for the development and maintenance of a healthy and balanced, diversified economy.
- LU 46** Non-urban and resource oriented industrial uses required in specific locations outside of urban communities (such as quarries, mines, gas wells, and similar uses) should be required to control or mitigate hazardous and obnoxious products of those activities to prevent them from impinging upon the adjoining properties and persons.
- LU 49** Yolo County shall control encroachment by nearby land uses which would conflict with existing or planned industrial uses or commercial centers.
- OS 1** Yolo County shall preserve appropriate open space land through available means of land use controls, regulations, and advice or guidance and through coordination with other elements of [this] General Plan, as amended, and with other agencies.
- OS 2** Yolo County shall use the Land Use Element policies, together with Specific Plans, zoning, use permits, site plan review, building permits, subdivision maps, the Agricultural Preserve-Land Conservation Act of 1965, assessment practices, coordination with the Soil Conservation Service, and other available means to preserve all lands defined as Open Space.

Zoning Ordinance

Surface mining operations within Yolo County may only occur within the SG (Sand and Gravel) Zone. The SG Zone may be combined with either the A-1 (General Agriculture) or A-P (Agricultural Preserve) Zones, within the Cache Creek channel boundary, and may only be combined with the A-1 Zone outside of the creek channel (see Figure 3.4-1). The only aggregate extraction currently permitted in the A-P Zone must have creek bank protection and/or erosion control as its primary purpose.

County Code

In-stream surface mining is presently governed by Chapter 3 of Title 10 of the Yolo County Code. The "Interim In-Channel Surface Mining Regulations of Yolo County" apply only to in-stream mining within Cache Creek. They were intended to be a temporary three-year set of regulations, to be revised by the Resource Management Plan being drafted by the Aggregate Technical Advisory Committee in the early 1980s. As subsequent planning efforts resulted in stalemate, however, the interim regulations were never revised. They remain the standards by which in-stream mining is regulated.

Mining areas located outside of the Cache Creek channel are governed by Chapter 2 of Title 8 of the Yolo County Code, which provides procedures for the processing of use permits, including off-channel mining permits.

Chapter 5 of Title 10 is the "Yolo County Surface Mining Reclamation Law" and applies to all surface mines located within the unincorporated areas of the County, both in-channel and off-channel. Like the in-stream regulations, the Reclamation Ordinance has not been substantially updated since the early 1980s and was intended to be revised by the AgTAC Resource Management Plan. The Reclamation Ordinance is now considered long overdue for modification. Over the past five years, SMARA has been extensively amended, especially in the area of reclamation plans. Minimum reclamation standards, interim management plans, annual reporting, and financial assurances have all been added to the state legislation. These are being considered in the update of the County's regulations proposed under the OCMP.

Other Relevant General Plans

Town of Esparto Draft General Plan

In February 1993, Yolo County issued the draft Esparto General Plan, a proposed supplement to the Yolo County General Plan (the plan is expected to be adopted by the end of 1996). It provided specific guidance for allowing limited amounts of development in Esparto, located and designed in such a way as to protect, preserve and perpetuate its small town characteristics and qualities. The Esparto General Plan observes that Cache Creek is a sensitive biological resource that provides habitat for a variety of plant and animal species. It also notes that the creek is an important recreation and open space resource for Esparto and other communities. The General Plan finds that continued or expanded aggregate mining could result in the loss of these values if not properly managed.

The following policies from the Esparto General Plan would apply to the proposed project and alternatives:

Conservation Policy R.6: Prior to approving any proposal to expand existing gravel mining operations or for new such operations, the County shall require submission of a haul road plan including routes and expected traffic volumes.

Conservation Policy R.7: If off-channel mining is deemed acceptable by the County, associated recreation features shall be incorporated into such operations, including, but not limited to, a public trail along Cache Creek. Any off-channel mining proposal shall include a reclamation/restoration plan.

Capay Valley Area General Plan

In May 1982, Yolo County adopted the Capay Valley Area General Plan. Like the Esparto General Plan discussed above, the Capay Valley Area General Plan is a supplement to the Yolo County General Plan; it provides specific guidance for the future distribution and timing of development within the communities of Capay, Guinda, and Rumsey, and for the retention and preservation of agricultural lands in the hills, the foothills and the valley floor. The goal of the Natural Resources Element of the Plan is the protection and preservation of natural resources that possess scenic and/or agricultural productive values. To attain this goal, the element includes the following resource extraction policy:

Extraction of mineral resources should only be permitted with appropriate environmental controls.

The General Plan includes four implementation strategies to achieve this policy, including:

- 1) Require existing and proposed mining operations to conform to noise, water, air, soil, and visual pollution standards.
- 2) Require the restoration of areas affected by mining to standards suitable for agricultural production equal to, or better than, the original state of the area mined. This requires as a minimum, return of the land to its original, long-term productivity or better, and consistent with State law.
- 3) Enforcement of the State and Federal statutes and County ordinances on Surface Mining Activities and the requirement for reclamation plans prior to commencement of any mining activity.
- 4) Erosion control measures are to follow the Guidelines contained in the California Regional Water Quality Control Board's Basin Plan for the Sacramento River Basin (5-A).

Yolo County Resource Conservation District

The Yolo County Resource Conservation District (RCD) is empowered by State law (Division IX State Resources Code) to develop and carry out natural resource conservation programs that protect, improve, and sustain the natural resources of Yolo County. The District recognizes the need for land use changes and development, but requires that all new projects must be developed in a manner such that "core resources, including land, water, waterways, and air, are not unduly diminished or permanently damaged." The District is particularly concerned with farmland resources in the County, "not only because it is the foundation for the County's economic health, but [it is our] most valuable, finite, and non-renewable resource."

The following agriculture policies of the RCD would have bearing on the proposed project and alternatives:

- **Policy 5a:** Any change in land-use or designation of land-use which results in the permanent conversion of agricultural land to a non-agricultural land-use will be discouraged.
- **Policy 5f:** Proposals which provide farming-compatible wildlife habitat areas in urban or rural areas are encouraged.
- **Policy 5c:** Proposals for urban growth or proposals requiring a significant increase in water use, losses to groundwater recharge, increased flooding or overall increase in air pollution will be discouraged unless plans for alternate water supplies (through development or conservation) and air pollution reduction are also provided for review, approval, and subsequent implementation.

City of Woodland Draft General Plan

The City of Woodland General Plan was adopted in February 1996 and consists of nine elements: land use, circulation, housing, open space, conservation, noise, safety, parks and recreation, and historic preservation. A comprehensive update of the General Plan has recently been approved. The primary changes between the 1988 General Plan and the updated General Plan include: extending the period of the plan, identifying a higher population and employment holding capacity, redefining the Planning Area, expanding the Urban Limit Line, re-designation of the area north of Kentucky Avenue, and phasing of residential development.

Key principles and policies of the draft plan that would apply to the proposed project and alternatives:

- **Policy 7.A.1:** The City shall cooperate with Yolo County in the conservation of Cache Creek for the protection of its water resources and its open space. To this end, the City shall oppose the introduction of new potential sources of pollution to Cache Creek.
- **Policy 7.A.2:** The City shall cooperate with other jurisdictions in jointly studying the potential for using surface water sources to balance the groundwater supply so as to protect against aquifer overdrafts and water quality degradation.
- **Policy 7.A.3:** The City shall help protect groundwater resources from overdrafts by promoting water conservation and groundwater recharge efforts.
- **Policy 8.B.6:** The City shall continue to work closely with the U.S. Army-Corps of Engineers, the Yolo County Resource Conservation District, the Federal Emergency Management Agency, the State Department of Water Resources, and the Yolo County Flood Control and Water Conservation District, in defining existing and potential flood problem areas and solutions.
- **Policy 8.B.7:** The City shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit and, where possible, shall view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses.

Watts-Woodland Airport Comprehensive Land Use Plan

The Watts-Woodland Airport is located at the southeastern margin of the planning area, at County Road 94B and State Highway 16. A portion of one mining/reclamation

application (Teichert-Woodland) is located within the approach/departure and overflight safety zones established by the Watt-Woodland Airport Comprehensive Land Use Plan (CLUP).

The CLUP considers mining and quarrying to be a compatible use within the approach/departure safety zone, subject to the following two conditions:

- Uses [are] compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during any 24 hour period ending at midnight, not to exceed 50 persons per acre at any time.
- Uses [are] compatible only if they do not result in a possibility that a water area may cause ground fog or result in a bird hazard.

IMPACTS AND MITIGATION MEASURES

Standard of Significance

The project would have a significant effect on land use if it would:

- Conflict with general plan designations or zoning.
- Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project.
- Be incompatible with existing land use or planned growth in the vicinity.
- Disrupt or divide the physical arrangement of an established community.
- Substantially alter the present or planned land use of the area.
- Alter the type or intensity of land use within the area.

Impact 4.2-1

Consistency with Yolo County and Other General Plans

Draft OCMP and Implementing Ordinances

The draft OCMP (and the draft CCRMP) has ~~as~~ its genesis in Yolo County General Plan Conservation Policies 34 and 35, and would be consistent with other key policies contained therein. Under the proposed project, Conservation Policies 34 and 35 would be fully implemented.

The draft OCMP would also be consistent with Conservation Policies 1, 2, 4, 5, 6, 9, and 10. These policies call for the conservation and wise use of the County's natural

resources, through a coordinated planning effort involving other responsible resource agencies.

Land Use Policy 43 of the General Plan calls for the County to encourage the development of appropriate industry and commerce provided environmental impacts are mitigated. Land Use Policy 46 requires resource oriented industrial uses to prevent adverse impacts to adjoining properties or persons. And Land Use Policy 49 requires the County to control the encroachment by nearby land uses which would conflict with existing or planned industrial uses or commercial centers. The draft OCMP would be consistent with these land use policies from the Yolo County General Plan.

Chapter 7 of the draft OCMP, Open Space and Recreation Element, sets forth goals, objectives, actions and performance standards that are consistent with the Open Space policies of the Yolo County General Plan, specifically Open Space Policies 1 and 2. This chapter also addresses the recreation requirements set forth under Conservation Policy R.7 of the draft Esparto General Plan, regarding off-channel mining reclamation to recreational uses, including a public trail along Cache Creek.

The Capay Valley Area Plan (a supplement to the Yolo County General Plan), states that extraction of mineral resources should only be permitted with appropriate environmental controls. The purpose of Implementation Strategy #2 in the Capay Valley Area Plan is to reach this goal by requiring restoration of areas affected by mining to standards suitable for agricultural production equal to, or better than, the original state of the area mined. The only activities proposed under the OCMP which would occur within the Capay Valley Area Plan boundaries would be creek maintenance, and these activities would occur on land not currently in agricultural production. Therefore the OCMP would be considered consistent with Implementation Strategy #2.

In summary, the proposed draft OCMP and its implementing ordinances would be consistent with the policies contained in the Yolo County General Plan, and no significant impact is anticipated.

Many relevant Yolo County General Plan policies relate to agriculture, and are evaluated for consistency in Section 4.5 of this EIR.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. All regulations in place as of December 1, 1995 are assumed to be in effect, including existing "interim" County surface mining regulations, the Williamson Act and SMARA. Since neither the OCMP or the CCRMP would be adopted under this alternative, however, this alternative would be inconsistent with Conservation Policies 34 and 35 from the Yolo County General Plan. This is considered to be a significant impact.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. All regulations in place as of December 1, 1995 are assumed to be in effect, including existing "interim" County surface mining regulations, the Williamson Act and SMARA. For the same reasons described above for Alternative 1a, this alternative would be inconsistent with the Yolo County General Plan. This is considered a significant impact.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP or CCRMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside Yolo County. Without adoption of the OCMP or CCRMP, the County would be without a comprehensive management policy and plan for off-channel aggregate mining or creek restoration. This alternative would therefore be inconsistent with the Yolo County General Plan. This is considered to be a significant impact.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted and existing mining permits would be voided, but existing plants would continue to operate at approved levels. Without adoption of the OCMP or CCRMP, the County would be without a comprehensive management policy and plan for off-channel aggregate mining or creek restoration. This alternative would therefore be inconsistent with the Yolo County General Plan. This is considered a significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). The modified OCMP under this alternative would be consistent with the Yolo County General Plan.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. This alternative would be consistent with the Yolo County General Plan, and no significant impact is expected.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. This alternative would be

consistent with the Yolo County General Plan. Consequently, no significant impact is expected.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. The modified OCMP under this alternative would be consistent with the Yolo County General Plan. The General Plan consistency analysis for the proposed project would equally apply to this alternative. Consequently, this alternative would be consistent with the Yolo County General Plan.

Mitigation Measure 4.2-1a (OCMP, A-4, A-5a, A-5b, A-6)

None required. However, the amendment to draft OCMP Objective 5.3-1 proposed in Mitigation Measure 4.2-5a would reinforce Implementation Strategy #2 of the Capay Valley Area Plan (as discussed above under "Draft OCMP and Implementing Ordinances") by encouraging the reclamation of land within the Capay Valley Area to agricultural uses (i.e., areas of creek maintenance). This action would enhance the compatibility of the OCMP, A-4, A-5a, A-5b, and A-6 with the Capay Valley Area Plan.

Mitigation Measure 4.2-1b (A-1a, A-1b, A-2, A-3)

In lieu of adopting an OCMP and its implementing ordinances, the County must develop an alternate approach for responding to the requirements of General Plan Conservation Policies 34 and 35. An alternate approach would be to amend the General Plan to include several additional conservation policies, to read as follows:

- CON 42** *Yolo County shall recognize the mineral classification study referred to in the California Division of Mines and Geology Special Report 156 and shall consider this information when planning or approving development within the MRZ area.*
- CON 43** *The development of land uses which are inherently incompatible with surface mining operations shall be discouraged through the continued maintenance of agricultural zoning within the MRZ area.*
- CON 44** *Yolo County shall permit surface mining only within lands designated with the SG (Sand and Gravel) overlay zone, except as otherwise provided for in the A-P (Agricultural Preserve) Zone. Parcels within the MRZ area, which do not have the SG zoning, shall remain zoned for agricultural production and the mineral reserves therein shall be considered as designated for conservation.*
- CON 45** *Yolo County shall encourage the conservation and development of identified mineral deposits, while giving consideration to recreation, watershed,*

wildlife, range and forage, aesthetic enjoyment, and other environmental factors.

Implementation of this mitigation measure would not fulfill a Creek Management Program to coordinate fisheries, recreation, and water. General Plan Conservation Policy 35 would still not be met and the resulting inconsistency would be considered a significant and unavoidable impact under A-1a, A-1b, A-2, A-3.

Impact 4.2-2

Consistency with the Yolo County Zoning Ordinance and County Code

Draft OCMP and Implementing Ordinances

Zoning Ordinance

The proposed project would rezone approximately 2,256 acres of land (including a 45-acre borrow area) in lower Cache Creek area with an SG (Sand and Gravel) Zone overlay, and revise the A-P (Agricultural Preserve) Zone to allow for the operation of surface mining on land under Williamson Act contract. This would be a significant impact, reduced to a less-than-significant impact level by implementing the mitigation measure provided below.

Nearly two-thirds of the land proposed for mining over the next 30 years is currently located within the A-P Zone. Rather than require that this acreage be taken out of agricultural preserve, the County is proposing that the A-P Zone be amended (for mined areas only) to allow off-channel mining, consistent with provisions of the Williamson Act. This revision would not only further the goal of the County to retain land under Williamson Act contract, but would also bring the County into conformance with State law and reduce potential regulatory conflict.

Action 5.4-2: Revise the A-P (Agricultural Preserve) Zone to allow for the operation of surface mining on contracted land, in accordance with the provisions of the California Land Conservation (Williamson) Act. The primary purpose of the Williamson Act is to preserve open space, including agriculture, scenic areas, wildlife habitat, and recreational uses. Where surface mining operations propose to reclaim sites to one of the above uses, the land may remain in contract.

Action 5.4-4: Ensure that all proposed surface mining operations that include reclamation to agricultural uses comply with the requirements of the Land Conservation (Williamson) Act and the State Mining and Geology Board Reclamation Regulations.

Action 5.4-2 would revise the A-P (Agricultural Preserve) Zone "to allow for the operation of surface mining on contracted land, in accordance with the provisions of the California Land Conservation (Williamson) Act." As discussed in greater detail in Chapter 4.5, Agriculture, the primary purpose of the Williamson Act is to preserve open space, including agriculture, scenic areas, wildlife habitat, and recreational areas. Under the OCMP, where surface mining operations propose to reclaim sites to one of these uses, the land could remain under contract, in accordance with Section 51238.1 of the Act.

Actions 5.4-2 and 5.4-4 would require that amendments be made to the current Yolo County Zoning Ordinance. It is assumed that the mining ordinance would be self-contained and would not be dependent upon the use permit ordinance. In essence, mining permits would become a separate category of entitlement, so that no changes to the use permit ordinance are anticipated.

Goal 2.2-1: Protect lands containing identified mineral deposits from the encroachment of incompatible land uses so that aggregate resources remain available for future use, as needed.

Obj. 2.3-2: Discourage the encroachment of incompatible land uses into areas designated for future off-channel surface mining operations.

Action 2.4-5: Rezone those lands necessary for the County to meet [regional] aggregate demands for the next fifty (sic)¹ years with an S-G (Sand and Gravel) Zone overlay. The S-G Zone will serve to notify existing and future property owners that mining operations may occur within these properties, in order to discourage the encroachment of incompatible uses.

As described above, Goal 2.2-1, Objective 2.3-2, and Action 2.4-5 are also intended to protect lands containing identified mineral deposits from the encroachment of incompatible land uses, in compliance with SMARA Section 2762(a).

The OCMP would also allow for the designation of 676 acres for future surface mining to meet the aggregate needs of Yolo County and the surrounding region in the 30 to 50 year planning period. As such, this area would be rezoned with the SGR overlay in order to identify the land as being appropriate for mining in the decades to come. The SGR Zone would also serve to notify existing and future property owners, as well as land use decision-making bodies, that mining would likely occur in these areas. Land uses proposed to be located on sites adjoining the SGR-zoned properties could take the likelihood of future mining into account and be designed accordingly. The following section discusses changes that would be required to the Yolo County Zoning Ordinance to implement Actions 5.4-2 and 5.4-4.

Section 8-2.404 sets forth conditional uses that are permitted in the A-P Zone, including rock, sand, and gravel extraction primarily for the purpose of creek bank protection and/or erosion control [subsection 8-2.404(g)]. This would have to be amended to allow commercial rock, sand, and gravel operations as a conditional use within this zone, as long as all necessary findings were met. In addition, ancillary uses associated with sand and gravel mining would be conditionally permitted, including processing facilities, scale houses, batch plants, underground tanks, offices, and other types of facilities. The provision for allowing commercial mining within the A-P Zone would have to specifically state that such activities would only be conditionally allowed within the boundaries of the OCMP.

¹ This should read "thirty" years, not "fifty" years.

Subsection 8-2.404(j) states the following regarding conditional uses permitted in the A-P Zone:

Privately-owned reservoirs and/or water retention basins, with associated water transmission facilities, in conjunction with mining activity or the reclamation plan for such mining activity, other than rock, sand, and/or gravel mining; provided that such reservoir or retention facility is found to have the potential either to provide flood control, fire suppression, water supply, wildlife habitat improvement, or groundwater recharge or enhancement benefits, and that such facilities are compatible with the existing uses in the same agricultural preserve as the proposed facilities. The application for such permit shall detail all uses proposed for the facility, the water stored therein, the applicant's water rights, and the effects thereof on the surrounding agricultural land.

This section would have to be amended to delete the prohibition on banning reservoirs associated with sand and gravel mining, as well as to allow reservoirs that have the potential to provide recreational opportunities. It should be specified that this provision would only apply within the OCMP and CCRMP. In addition, it should be noted that private reservoirs are not currently designated as either an allowed or a conditional use in the A-1 Zone. The amended language within this subsection would also be inserted into Article 6 (A-1 Zone).

A new subsection titled "Land Use Contracts in the A-P Zone", should be added to the ordinance, to incorporate or reference the findings for compatible land uses that were recently added to the Williamson Act.

Section 8-2.604(n) of the Zoning Ordinance sets forth the conditional uses permitted in the A-1 Zone. Subsection 8-2.604(n) states the following:

Mines, quarries, and gravel pits, commercial, after the approval of a Special Sand and Gravel Combining Zone (SG) pursuant to Article 23.1 of this chapter in off-channel locations, or after the issuance of a permit pursuant to Chapter 3 of Title 10 of this Code in areas within a channel as defined in Section 10-3.204 of Article 2 of Chapter 3 of Title 10 of this Code.

This section would have to be amended to require off-channel permits pursuant to Chapter 4 of Title 10 of this Code. References to mining within the channel would be deleted.

Article 23.1 of the Yolo County Zoning Ordinance deals with the Special Sand and Gravel Combining Zone (SG). Section 8-2.2311 states the following as the purpose of the zone:

The Special Sand and Gravel Combining Zone (SG) classification is intended to be combined with the A-1 Zone and with the A-P Zone in the channel as defined by Chapter 3 of Title of this Code so as to indicate land areas in which surface mining operations may be conducted.

This section would have to be amended to allow mining outside of the channel, restricted to the study area of the OCMP.

Section 8-2.2312(a), Land Use Regulations (SG), states the following regarding the SG Zone:

Applicability for in-channel surface mining. The Special Sand and Gravel Combining Zone (SG) may be combined with the existing zoning of any land, including A-1 and A-P zoned land, located within a channel as defined by Chapter 3 of Title 10 of this Code.

The use of any land within a channel and designated by the Special Sand and Gravel Combining Zone (SG) for mining purposes shall be allowed only pursuant to Chapter 3 of Title 10 of this Code entitled 'Interim In-Channel Surface Mining Regulations,' or successors thereto.

Since commercial mining would not be allowed within the channel, and the County is considering rezoning the channel to OS, this subsection would be deleted.

Section 8-2.2312(b), presented below, would have to be amended to allow the SG Zone to be combined with the A-P Zone outside the channel, within the OCMP and CCRMP. It would also have to be changed to allow use permits for commercial mines in lands that are zoned A-P/SG.

Applicability in off-channel locations. The Special Sand and Gravel Combining Zone (SG) may be combined with any A-1 Zone located outside the channel as defined by Chapter 3 of Title 10 of this Code pursuant to the following regulations:

- (1) in all areas outside a channel, the SG zone may only be combined with the Agricultural General Zone (A-1) as defined in Article 6 of this Chapter.
- (2) No use permits for mines, quarries, and/or gravel pits, commercial, shall be issued pursuant to subsection (n) of Section 8-2.604 of Article 6 of this chapter for any land which is not zoned A-1/SG pursuant to this section.
- (3) This article is not intended and shall not be construed as allowing any use inconsistent with the General Plan and all its elements, any specific plan applicable to the site, or the zoning of the site, nor shall this article limit the existing discretion of the Commission or the Board to impose conditions on the granting of a use permit for off-channel mining.

A new article would be added to the Zoning Ordinance, entitled Article 23.8. Special Sand and Gravel Reserve Combining Zone (SGR). This article would describe the purpose and regulations governing areas that would not be mined until some point in the future. The SGR would be a holding zone, to allow long-range planning for lands that have been identified within the OCMP and CCRMP as appropriate for future mining. In order for mining to occur on a parcel zoned SGR, the operator would have to obtain approval of a mining permit and reclamation plan, as well as rezoning to the SG Zone. A focused EIR would also have to be prepared, if the OCMP Program EIR were determined to still be valid. Property not presently studied in the OCMP will also require a General Plan Amendment.

County Code

The County Board of Supervisors approved Minute Order 94-73 in June of 1994, approving the development of an Off-Channel Mining Ordinance, in recognition of the need to accommodate the potential shift of emphasis from mining within the creek to off-channel terrace-pit mining. The Minute Order also provided for the submittal of long-term, off-

channel mining permit applications. A draft Off-Channel Mining Ordinance has been prepared to provide implementation of the OCMP; however, the draft ordinance contains application requirements different from those specified in Minute Order 94-73. As a result, the Minute Order will be rescinded upon adoption of the draft ordinance to avoid any potential conflicts between the two documents.

To simplify the administration of surface mining within Yolo County, off-channel mining regulations have been assigned a separate chapter within the County Code. The reclamation ordinance will continue to govern off-channel mining. The ordinances have been revised to include recent changes in SMARA and the State Reclamation Regulations, and policy directives issued by the State Department of Conservation. Specific performance standards for both mining and reclamation have been included, beyond those already mandated by the State. These standards have been developed through the recommendations of the Technical Studies prepared for Cache Creek, and the experience and practices of other jurisdictions in the regulation of mining.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. All regulations in place as of December 1, 1995 are assumed to be in effect, including existing "interim" County surface mining regulations, the Williamson Act and SMARA. Under this alternative, existing conditions would persist, consistent with the Yolo County Zoning Ordinance and County Code. This would be a less-than-significant impact, and no mitigation would be required.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. This alternative would be consistent with the Yolo County Zoning Ordinance and County Code. This would be a less-than-significant impact, and no mitigation would be required.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. This alternative would be consistent with the Yolo County Zoning Ordinance and the County Code. This would be a less-than-significant impact, and no mitigation is required.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. There would be no inconsistency with the Zoning Ordinance or County Code. This would be a less-than-significant impact, and no mitigation is required.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining. This alternative differs from the proposed project in the type of mining that would be allowed, but not in its relationship to current zoning requirements. Therefore, the policy analysis under Impact 4.2-2 for the OCMP and its implementing ordinances would apply equally to this alternative. This would be a significant impact, reduced to a less-than-significant level by implementation of the mitigation measure set forth below.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. This alternative differs from the proposed project in the amount of mining that would be allowed, but not in its relationship to current zoning requirements. Therefore, the policy analysis under Impact 4.2-2 for the OCMP and its implementing ordinances would apply equally to this alternative. This would be a significant impact, reduced to a less-than-significant level by implementation of the mitigation measure set forth below.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. This alternative differs from the proposed project in the period during which mining that would be allowed, but not in its relationship to current zoning requirements. Therefore, the policy analysis under Impact 4.2-2 for the OCMP and its implementing ordinances would apply equally to this alternative. This would be a significant impact, reduced to a less-than-significant level by implementation of the mitigation measure set forth below.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. This alternative differs from the proposed project in its requirements for mining reclamation, but not in its relationship to current zoning requirements, with one exception: additional properties would have to serve as borrow areas to meet the agricultural reclamation minimum standard, so the total area subject to rezoning would be increased as compared to the project. The policy analysis under Impact 4.2-2 for the OCMP and its implementing ordinances would apply equally to this alternative. This would be a significant impact, reduced to a less-than-significant level by implementation of the mitigation measure set forth below.

Mitigation Measure 4.2-2a (OCMP, A-4, A-5a, A-5b, A-6)

The following sections of the Yolo County Zoning Ordinance should be amended to implement the OCMP and its implementing ordinances: Section 8-2.404(g), 8-2.404(j), 8-2.604(n), 8-2.2311, 8-2.2312(a), and 8-2.2312(b). New sections should be added to the Yolo County Zoning Ordinance at Section 8-2.404 (to address land use contracts in the A-P Zone), and at 8-2.23.8 (to address the Special Sand and Gravel Combining Zone (SGR)).

Implementation of this mitigation measure would reduce this impact to a less-than-significant level for the OCMP and Alternatives 4, 5a, 5b, and 6.

Mitigation Measure 4.2-2a (A-1a, A-1b, A-2, A-3)

None required.

Impact 4.2-3

Consistency with the State Mining and Reclamation Act (SMARA) and the State Mining and Geology Board Reclamation Regulations

Draft OCMP and Implementing Ordinances

The State Mining and Geology Board Reclamation Regulations establishes state policy for the reclamation of mined lands and the conduct of surface mining operations in accordance with the Surface Mining and Reclamation Act of 1975. Section 3676 of the Regulations sets forth the minimum content requirements of lead agency mineral resource management policies, which are outlined in the Regulatory Setting section above. The draft OCMP contains all the information required under Section 3676.

The Yolo County OCMP has been prepared in accordance with Sections 2761-2764 of Division 2, Chapter 9, of the Public Resources Code (SMARA). The draft plan is also in conformance with Article 9, Sections 3675-3676 of Division 2, Chapter 9, of the Code of Reclamation Regulations of the State Mining and Geology Board.

Adoption of the OCMP would be consistent with Section 2662(a) of SMARA, which requires the County to incorporate mineral resource management policies into its General Plan after receiving a mineral land classification report from the State Geologist. It would also be consistent with Section 3676 of the State Mining and Geology Board Regulations, which requires adoption of mineral resource management policies by a lead agency.

The proposed Off-Channel Surface Mining Ordinance and Surface Mining Reclamation Ordinance would serve as new and revised ordinances to the Yolo County Code governing off-channel surface mining and reclamation. The ordinances include performance standards to carry out the policies of the OCMP, and procedures for several requirements mandated in recent SMARA amendments. Adoption of these ordinances

would be consistent with the SMARA Section 2774, which requires that such ordinances be adopted.

Prior to adoption of the OCMP, State Mining and Geology Board review and comment is required under Section 2762(a) of SMARA. Any future proposed amendments to the OCMP and its policies must also be sent to the Mining and Geology Board for review and comment, before their adoption. Similarly, Section 2774.3 of SMARA requires the off-channel surface mining and reclamation ordinances be reviewed by the State Mining and Geology Board, and certified as being in accordance with State policy if it meets or exceeds the requirements of SMARA and the Reclamation Regulations.

In summary, the OCMP and its implementing ordinances would be consistent with SMARA and the Reclamation Regulations. This would be a less-than-significant impact and no mitigation is required.

Alternative 1a: No Project (Existing Conditions)

Section 3676 of the State Mining and Geology Board and Reclamation Regulations sets forth the minimum content requirements of lead agency mineral resource management policies; the draft OCMP and its implementing ordinances are intended to satisfy these requirements. Under Alternative 1a, no OCMP would be adopted and the project would be inconsistent with Section 3676.

Over the last five years, SMARA has been extensively amended, especially in the area of reclamation plan requirements. Minimum reclamation standards, interim management plans, annual reporting, and financial assurances have all been added to the state legislation and are needed to be addressed in the County's regulations. Under Alternative 1a, however, the County's existing Reclamation Ordinance would not be amended to take into account recent and significant changes in state law.

The Off-Channel Surface Mining Ordinance and Surface Mining Reclamation Ordinance, the implementing ordinances of the draft OCMP, would not be updated under this alternative. Therefore, this alternative would also be inconsistent with Section 2774 of SMARA, which requires that such ordinances be revised to be in accordance with State policy. This alternative would not be consistent with SMARA or the State Mining and Geology Board Reclamation Regulations for the reasons discussed above. This would be a significant impact.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

For the same reasons discussed above for Alternative 1a, Alternative 1b would be inconsistent with State Reclamation Regulations Section 3676 and SMARA Sections 2662(a) and 2774. This would be a significant impact.

Alternative 2: No Mining (Alternative Site)

For the same reasons discussed above for Alternative 1a, Alternative 2 would be inconsistent with State Reclamation Regulations 3676. This would be a significant impact.

Alternative 3: Plant Operation Only (Importation)

For the same reasons discussed above for Alternative 1a, Alternative 3 would be inconsistent with State Reclamation Regulations Section 3676. This would be a significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation would be primarily agricultural (80 percent). The approach to mineral resource management under this alternative would differ from that under the proposed project; however, it would still meet all statutory requirements set forth in SMARA and the State Reclamation Regulations. This would be a less-than-significant impact.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. This alternative would satisfy and be consistent with SMARA and the State Reclamation Regulations. This would be a less-than-significant impact.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. This alternate approach to OCMP implementation would be consistent with SMARA and the State Reclamation Regulations. This would be a less-than-significant impact.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. This alternate approach to OCMP implementation would be consistent with SMARA and the State Reclamation Regulations. This would be a less-than-significant impact.

Mitigation Measure 4.2-3a (OCMP, A-4, A-5a, A-5b and A-6)

None required.

Mitigation Measure 4.2-3b (A-1a, A-1b, A-2 and A-3)

In lieu of adopting an OCMP and its implementing ordinances, the County shall amend the mining regulations and ordinances to ensure consistency with SMARA and the State Reclamation Regulations.

Implementation of this mitigation measure would reduce this impact to a less-than-significant level for Alternatives 1a, 1b, 2, and 3.

Impact 4.2-4

Consistency with the Regional Water Quality Control Board's Basin Plan

Draft OCMP and Implementing Ordinances

As discussed under Impacts 4.4-2 and 4.4-3 in the Hydrology and Water Quality section of this EIR, the proposed project has the potential to adversely affect water quality during mining and post-reclamation. Chapter 3.0 of the draft OCMP contains a number of policies and performance standards intended to prevent contamination of surface water and groundwater; these are also examined in the Hydrology and Water Quality section. The analysis finds that, despite the policies it currently contains, the OCMP could potentially be inconsistent with the objectives of the Basin Plan. This would be a significant impact.

Alternative 1a - No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. Discharges of agricultural tailwater directly to Cache Creek are common throughout the planning area and could continue under this alternatives. As discussed further under Impacts 4.4-2 and 4.4-3, this could be potentially inconsistent with the objectives of the Basin Plan. This would be considered a significant impact.

Alternative 1b - No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. This alternative could potentially be inconsistent with the objectives of the Basin Plan, for the reasons described above for Alternative 1a and discussed in greater detail under Impacts 4.4-2 and 4.4-3. This would be a significant impact.

Alternative 2 - No Mining (Alternative Site)

Under this alternative mining would be discontinued within the planning area and no new off-channel wet pits would be created. As described in greater detail under Impacts 4.4-2 and 4.4-3, the requirement for regrading of reclaimed areas to drain toward detention basins and not into Cache Creek, would not be enforceable. The County does not require

drainage controls for other agricultural lands. Agricultural runoff draining into Cache Creek represents a significant impact to water quality, and thus would be potentially inconsistent with the objectives of the Basin Plan.

Alternative 3 - Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. The potential impacts of this alternative would be the same as described for Alternative 2, above.

Alternative 4 - Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). The modified OCMP under this alternative would contain a number of policies intended to prevent contamination of surface water and groundwater; these are also examined in the Hydrology and Water Quality section. The analysis finds that, despite the policies it would contain, the OCMP could potentially be inconsistent with the objectives of the Basin Plan. This would be a significant impact.

Alternative 5a - Decreased Mining (Restricted Allocation)

For reasons described above for the proposed project, this alternative would potentially be inconsistent with the objectives of the Basin Plan. This would be a significant impact.

Alternative 5b - Decreased Mining (Shorter Mining Period)

For reasons described above for the proposed project, this alternative would potentially be inconsistent with the objectives of the Basin Plan. This would be a significant impact.

Alternative 6 - Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. For reasons described above for the proposed project, this alternative would potentially be inconsistent with the objectives of the Basin Plan. This would be a significant impact.

Mitigation Measure 4.2-4a (OCMP, A-1a, A-1b, A-2, A-3, A-4, A-5a, A-5b, A-6)

Implementation of Mitigation Measures 4.4-2a and 4.4-3a would reduce this impact to a less-than-significant level for the OCMP and all alternatives.

**Impact 4.2-5
Consistency with the RCD Agriculture Policies**

Draft OCMP and Implementing Ordinances

The draft OCMP and its implementing ordinances would allow increased surface mining operations in the lower Cache Creek area over the next 30 years. This would result in the long-term, temporary conversion of approximately 2,000 acres of farmland to surface mining, which would eventually be reclaimed to one of the following uses: lakes; row crops; tree crops; habitat; slopes and maintenance roads; and pasture land.

The RCD's agricultural Policy 5a discourages the permanent conversion of agricultural land to a non-agricultural land-use. Policy 5f encourages proposals which provide farming-compatible wildlife habitat areas in urban and rural areas. Objective 5.3-1 from the OCMP, set forth below, would be consistent with the RCD land preservation and protection policies. It reads:

Encourage the preservation of prime and important farmland along Cache Creek, while giving consideration to other compatible beneficial uses, such as groundwater storage and recharge facilities, surface mining operations, riparian habitat, and public recreation.

This would be a less-than-significant impact and no mitigation is required.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. All regulations in place as of December 1, 1995 are assumed to be in effect, including existing "interim" County surface mining regulations, the Williamson Act and SMARA. Existing regulations require off-channel reclamation to agriculture, and this alternative would be consistent with the RCD's agricultural land preservation and protection policies. This would be a less-than-significant impact, and no mitigation is required.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. All regulations in place as of December 1, 1995 are assumed to be in effect, including existing "interim" County surface mining regulations, the Williamson Act and SMARA. Existing regulations require off-channel reclamation to agriculture, and this alternative would be consistent with the RCD's agricultural land preservation and protection policies. This would be a less-than-significant impact, and no mitigation is required.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside Yolo County, and thus outside the jurisdiction of the RCD. Existing regulations require off-channel reclamation to agriculture, and this alternative would be consistent with the RCD's agricultural land preservation and protection policies. This would be a less-than-significant impact, and no mitigation is required.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside Yolo County, and thus outside the jurisdiction of the RCD. Existing regulations require off-channel reclamation to agriculture, and this alternative would be consistent with the RCD's agricultural land preservation and protection policies. This would be a less-than-significant impact, and no mitigation is required.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). This alternative would result in the long-term, temporary conversion of farmland to surface mining, which would eventually be reclaimed to farmland; it would also result in the permanent conversion of farmland to other uses.

Under this alternative, the OCMP would retain Objective 5.3-1 (set forth above), which is consistent with RCD Agricultural Policies 5a and 5f. This would be a less-than-significant impact and no mitigation is required.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. It is assumed that farmland would be converted to non-agricultural uses during mining, and that some reclamation would be to non-farmland uses, including habitat and open water features.

Under this alternative, the OCMP would retain Objective 5.3-1 (set forth above), which is consistent with RCD Agricultural Policies 5a and 5f. This would be a less-than-significant impact and no mitigation is required.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. It is assumed that farmland would be converted to non-agricultural uses during mining (despite the shorter period), and that some reclamation would be to non-farmland uses.

Under this alternative, the OCMP would retain Objective 5.3-1 (set forth above), which is consistent with RCD Agricultural Policies 5a and 5f. This would be a less-than-significant impact and no mitigation is required.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Extensive earth-borrows from non-mining areas would be required to generate pit-fill material; these earth-borrow areas themselves would require reclamation to predominantly agricultural uses. This alternative would be consistent with the RCD's agricultural policies, a less-than-significant impact for which mitigation is not required.

Mitigation Measure 4.2-5a (OCMP, A-4, A-5a, A-5b, A-6)

None required. As an improvement measure, however, it is recommended that the following language be added to Objective 5.3-1 of the OCMP:

Reclamation of agricultural lands to other uses, however, is discouraged, wherever agricultural reclamation is feasible.

Mitigation Measure 4.2-5b (A-1a, A-1b, A-2, A-3)

None required.

Impact 4.2-6

Compatibility with Existing and Planned Land Uses

Draft OCMP and Implementing Ordinances

The lower Cache Creek area consists of low rolling hills and broad alluvial plains formed at the base of the eastern flank of the California Coast Range. The level soils support intensive, irrigated agriculture as the predominant rural land use; there are also several large sand and gravel extraction operations located within and along the creek. Unincorporated communities in the vicinity of the project area include Capay, Esparto, Madison, Yolo, Monument Hills and Willow Oaks. The City of Woodland, the county seat, is several miles to the southeast of the project area. As described above in the Setting

section, the project area is expected to sustain a modest level of urban development over the duration of the planning period, but will retain its predominantly rural characteristics.

The draft OCMP contains several goals, objectives, actions and performance standards that are intended to reduce the overall area affected by surface mining and reclamation, and the potential for incompatible land uses. The OCMP estimates that as much as 216 million tons of aggregate material could feasibly be mined from approximately 2,887 acres over the next 50 years. Most of the land that would be mined is currently in agricultural use. Actions 2.4-12 and 5.4-6 from the OCMP (which are duplicate actions and are set forth below) would reduce the total area of mining by encouraging off-channel excavation operations to access additional aggregate reserves using wet pits. The purpose of these actions would be to increase mining efficiency and to reduce the surface land area disturbed by mining, particularly agricultural land. While having a beneficial effect on the area of land disturbance, the use of wet pit mining may have adverse impacts relating to flooding and water quality; these potential impacts are discussed in Section 4.4 of this EIR.

Action 2.4-12 and

Action 5.4-6: Encourage off-channel excavation operations to access additional aggregate reserves through the use of wet pits, in order to increase mining efficiency and to minimize the surface land area disturbed by mining.

Goal 2.2-1 is intended to protect lands containing mineral deposits from the encroachment of incompatible land uses. In this case, an incompatible land use is considered any use of the land, such as residential or commercial development, which would foreclose opportunities for future surface mining and reclamation. Objective 2.3-2 emphasizes this goal by discouraging the encroachment of incompatible land uses into areas designated for future off-channel surface mining operations. This is consistent with SMARA Section 2762(a), which requires a lead agency to incorporate mineral resource management policies into its general plan after receiving a mineral land classification report from the State Geologist. Section 2762(a) further requires that these policies help in coordinating the management of land uses within and surrounding areas designated as of statewide and regional significance for aggregate resources (such as the project area), and that they emphasize the conservation and development of identified mineral resources.

Goal 2.2-1: Protect lands containing identified mineral resource deposits from the encroachment of incompatible land uses so that aggregate resources remain available for future use, as needed.

Obj. 2.3-2: Discourage the encroachment of incompatible land uses into areas designated for future off-channel surface mining operations.

Goal 4.2-2 and Performance Standard 4.4-5 would contribute to reducing the potential incompatibility of land uses that could result from plan implementation.

Goal 4.2-2: Coordinate land uses and improvements along Cache Creek so that the adverse effects of flooding and erosion are minimized.

PS 4.4-5: Manage activities and development within the floodplain to avoid hazards and adverse impacts on surrounding properties. This shall be accomplished through enforcement of the County Flood Ordinance and ensuring that new development complies with the requirements of the State Reclamation Board.

Actions 2.4-1 and 5.4-1 of the OCMP are intended to prevent incompatible land use problems from developing in the future, specifically as related to the spheres-of-influence of the surrounding communities of Esparto, Yolo and Madison (see Figure 4.2-1).

Action 2.4-1: Maintain the existing A-1 (General Agricultural) or A-P (Agricultural Preserve) Zoning within the off-channel planning area, except where it serves as a holding area within community spheres of influence. This will provide a buffer for surface mining operations to discourage the encroachment of incompatible uses.

Action 5.4-1: Maintain the existing A-1 (General Agriculture) or A-P (Agricultural Preserve) Zoning within the off-channel planning area, except where it serves as a holding area within the community spheres of influence for Madison, Esparto and Yolo, so as to preserve the agricultural character of the region.

Goal 2.2-2 of the OCMP encourages the production and conservation of mineral resources, but balances this with the need to give consideration to other County objectives. Objective 5.3-1 compliments Goal 2.2-2, by encouraging the preservation of farmland along Cache Creek, while considering other compatible beneficial uses.

Goal 2.2-2: Encourage the production and conservation of mineral resources, while giving consideration to recreation, watershed, wildlife, agriculture, aesthetics, flood control, and other environmental factors.

Obj. 5.3-1: Encourage the preservation of prime and important farmland along Cache Creek, while giving consideration to other compatible beneficial uses, such as groundwater storage and recharge facilities, surface mining operations, riparian habitat, and public recreation.

In summary, the draft OCMP and its implementing ordinances would discourage land use incompatibility in the project area. This would be consistent with the provisions of SMARA, as well as the anticipated growth scenarios described in the Woodland, Esparto and Capay Valley General Plans. The potential for site-specific land use conflicts will be addressed in the project-level EIRs on the five pending mining applications.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. No new mining would take place under this alternative, and no new land uses would be introduced into the area which could be incompatible with existing or planned land uses. This would therefore be a less-than-significant impact.

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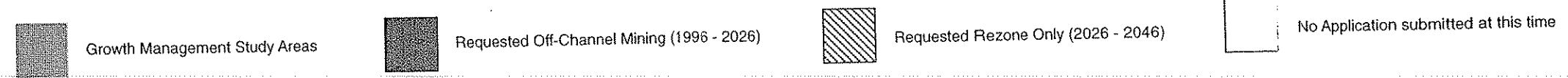
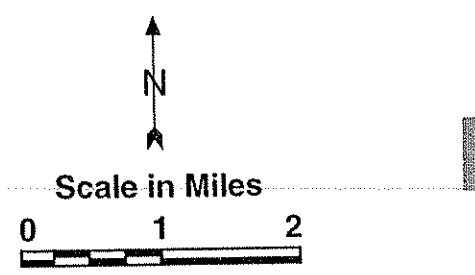
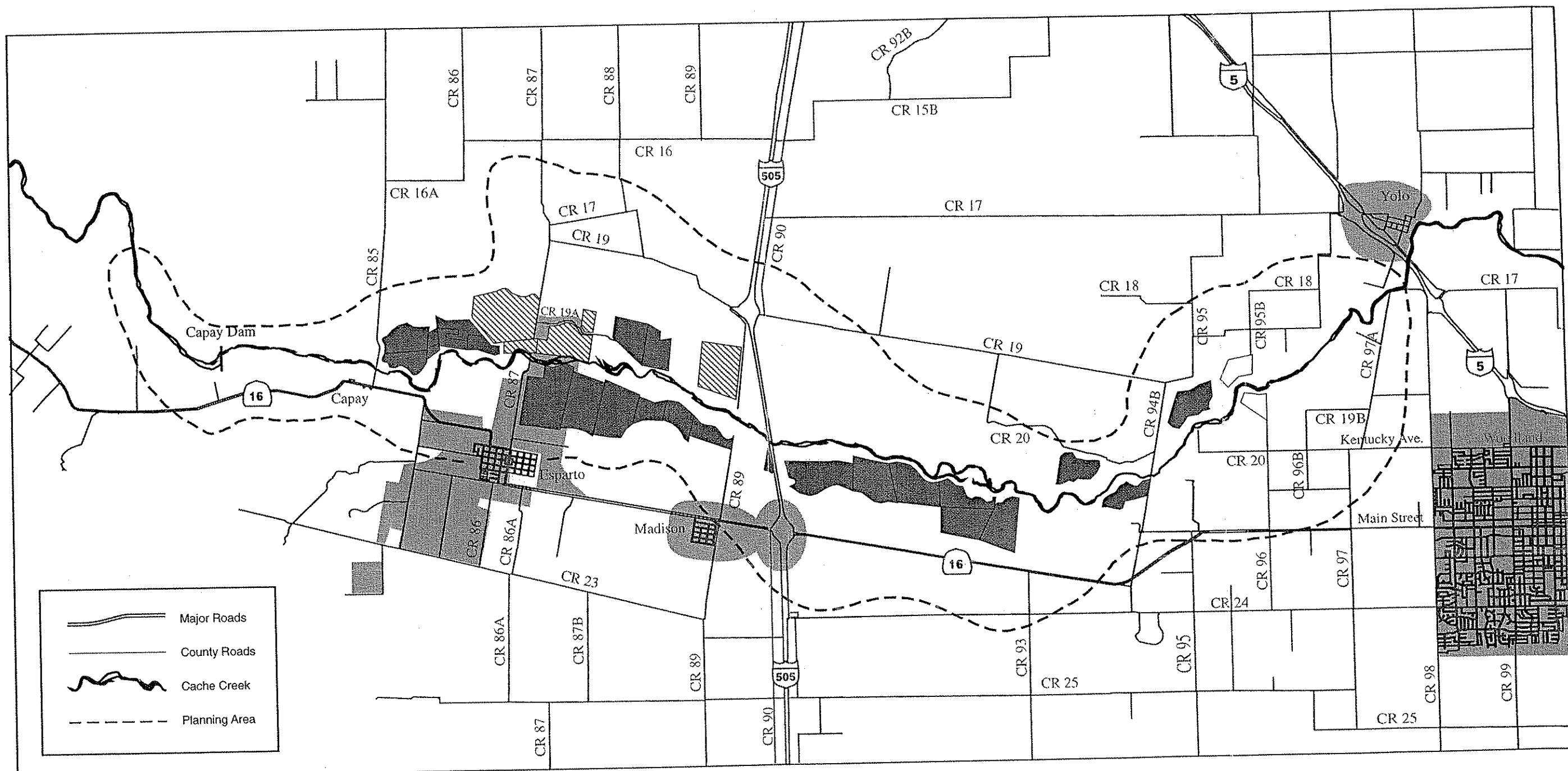


Figure 4.2-1 Relevant Community Spheres of Influence

SOURCE: YOLO COUNTY LAFCo; CITY OF WOODLAND GENERAL PLAN DRAFT EIR

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Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. No new mining would take place under this alternative, and no new land uses would be introduced into the area which could be incompatible with existing or planned land uses. This would therefore be a less-than-significant impact.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. No new mining would take place under this alternative, and no new land uses would be introduced into the area which could be incompatible with existing or planned land uses. This would therefore be a less-than-significant impact.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. No new mining would take place under this alternative, and no new land uses would be introduced into the area which could be incompatible with existing or planned land uses. This would therefore be a less-than-significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent), with some open water (15 percent) and habitat restoration (5 percent). The modified draft OCMP and its implementing ordinances would discourage land use incompatibility in the project area, consistent with SMARA Section 2762(a). The potential for site-specific land use conflicts will be addressed in the project-level EIRs on the five pending mining applications.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. The modified draft OCMP and its implementing ordinances would discourage incompatible land uses, consistent with SMARA Section 2762(a); the potential for site-specific land conflicts will be addressed at the project level.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. The modified draft OCMP and its implementing ordinances would discourage incompatible land uses, consistent with

SMARA Section 2762(a); the potential for site-specific land conflicts will be addressed at the project level.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. The modified draft OCMP and its implementing ordinances would tend to discourage incompatible land uses (consistent with SMARA Section 2762(a)); however, the extensive earth-borrows required under this alternative could result in some incompatible land uses in the project area. The potential for site-specific land conflicts will be addressed at the project level.

Mitigation Measures 4.2-6a (OCMP, A-1a, A-1b, A-2, A-3, A-4, A-5a, A-5b, A-6)

None required.

**Impact 4.2-7
Change in Land Use Intensity**

Draft OCMP and Implementing Ordinances

The draft OCMP and its implementing ordinances would increase the intensity of land uses in the project area, allowing large agricultural areas to be mined for sand and gravel. The increased intensity of land use activity would correspond with the phasing-in of mining. As reclamation activities are phased in, the level of intensity would diminish as land is returned to agriculture, open water, or habitat use (see Figures provided under Impact 4.2-9 discussion). The primary result of the intensification of land use activity during mining would be a substantial increase in the number of truck trips on local County roads, and the corresponding impacts to roadway levels of service, ambient noise levels, and air quality. The physical effects associated with land use changes in the project area are analyzed in the corresponding sections of this EIR; site specific effects of proposed mining and reclamation activities will be addressed in the project level EIRs. This would not be a significant impact at the program level.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. The intensity of land use activity in the project area would increase under this alternative during mining activities, and would decrease as reclamation plans were implemented. The physical effects associated with land use changes in the project area under this alternative, including truck traffic, noise and air quality, are analyzed in the corresponding sections of this EIR; site specific effects of

proposed mining and reclamation activities will be addressed in the alternatives section of the project level EIRs. This would not be a significant impact at the program level.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. The potential change in land use intensity under this alternative would be similar to that described for Alternative 1a. This would not be a significant impact at the program level.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. This alternative would result in a general reduction in land use intensity in the planning area, as mining operations are terminated and reclamation activities are established. This would not be a significant impact at the program level.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. The level of land use intensity in the planning area would decrease over time as mining areas are reclaimed. This would not be a significant impact at the program level.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). The potential changes in land use intensity under this alternative would be similar to that for the proposed project. This would not be a significant impact at the program level.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. The potential changes in land use intensity under this alternative would be similar to that for the proposed project; the total area where increases and decreases in activity would occur, however, would generally be smaller under this alternative. This would not be a significant impact at the program level.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. The potential changes in land use intensity under this alternative would be similar to that for the proposed project; the

timeframes when increases and decreases in activity, however, would generally be of shorter duration under this alternative. This would not be a significant impact at the program level.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. The potential changes in land use intensity would generally be the same as under the proposed project. This would not be a significant impact at the program level.

Mitigation Measure 4.2-7a (OCMP, A-1a, A-1b, A-2, A-3, A-4, A-5a, A-5b, A-6)

None required at the program level.

Impact 4.2-8

Land Use Incompatibility Due to Changes in the Creek Boundary

Draft OCMP and Implementing Ordinances

Adoption of the new creek boundary is not expected to result in incompatible land uses. The new creek boundary would be a more accurate measure of delineating the boundary between in-channel and off-channel uses. The new boundary would reflect the nature of the Creek as it currently exists. The only permanent structures within the new creek boundary would be limited to existing power line towers and access roads (which would be protected) and levees (which may be removed or breached to restore the floodplain). Decision-making would be improved by allowing the County to regulate the creek in a more systematic and responsive manner. Activities and development within the channel would be better managed to avoid hazards and adverse land use impacts on surrounding properties. The in-channel boundary (and other concepts such as the Test 3 Run Boundary) would provide initial starting points for repairing the creek. Off-channel excavations would need to take the boundary changes into account. Furthermore, the boundary would be revised based on information provided by recommended monitoring programs and will account for habitat restoration and channel stabilization efforts which are expected to occur. Therefore, no significant impacts are anticipated and no mitigations are required.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP or Cache Creek Resources Management Plan (CCRMP) would be adopted and surface mining would continue based on 1995 actual production levels of each producer. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. Decisions based on current regulations would not reflect the existing hydrologic nature of the creek, and management of the

creek's resources would not occur in a comprehensive and integrated manner. However, activities and development would be managed under existing requirements to avoid hazards and adverse impacts on surrounding properties. This would not be a significant impact.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP or CCRMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. Decisions based on current regulations would not reflect the existing hydrologic nature of the creek, and management of the creek's resources would not occur in a comprehensive and integrated manner. However, activities and development would be managed under existing requirements to avoid hazards and adverse impacts on surrounding properties. This would not be a significant impact.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP or CCRMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside of Yolo County. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. Decisions based on current regulations would not reflect the existing hydrologic nature of the creek, and management of the creek would occur in a piecemeal manner. This would not be a significant impact.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. This alternative would not realign the in-channel/off-channel boundary, and existing conditions would persist. Decisions based on current regulations would not reflect the existing hydrologic nature of the creek, and management of the creek would occur in a piecemeal manner. This would not be a significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). The OCMP under this alternative would contain the same provisions for realignment of the in-channel/off-channel boundary as the proposed project, and the issue of land use compatibility would be the same. This would therefore be considered a less-than-significant impact.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. The OCMP under this alternative would contain the same provisions for realignment of the in-channel/off-channel boundary as the proposed project, and the issue of land use compatibility would be the same. This would therefore be considered a less-than-significant impact.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. The effects on land use compatibility under this alternative would be the same as the proposed project. This would therefore be considered a less-than-significant impact.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. The effects on land use compatibility under this alternative would be the same as the proposed project. This would therefore be considered a less-than-significant impact.

Mitigation Measures 4.2-8a (OCMP, A-1a, A-1b, A-2, A-3, A-4, A-5a, A-5b, A-6)

None required.

Impact 4.2-9 Land Disturbance During Mining

Draft OCMP and Implementing Ordinances

Over the 30-year life of the OCMP, a total of approximately 2,211 acres would be mined; Table 3-1 in the Project Description section of this EIR outlines the reasonably foreseeable mining operations that would occur under the OCMP, based on the five individual mining applications. Each application proposes its own phasing scheme: Teichert-Woodland would be mined/reclaimed in three phases; Teichert-Esparto would be mined/reclaimed in four phases; Syar would be mined/reclaimed in six phases; and Solano and R.C. Collet would be mined/reclaimed in seven phases.

Figures 4.2-2 through 4.2-8 show the anticipated status of all phased mining activities in five-year increments, for the years 2001, 2006, 2011, 2016, 2021, 2026, and 2031.

Due to the phased implementation of mining and reclamation that would occur under the OCMP, only a small fraction of the total acreage to be mined might be disturbed in any given year. This would not be a significant impact.

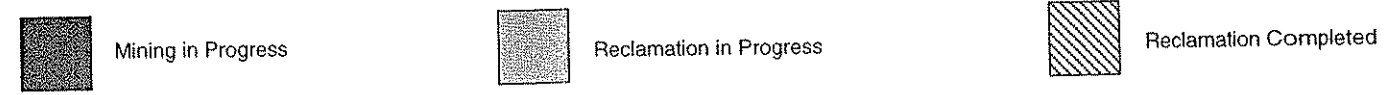
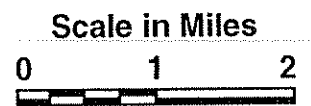
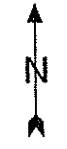
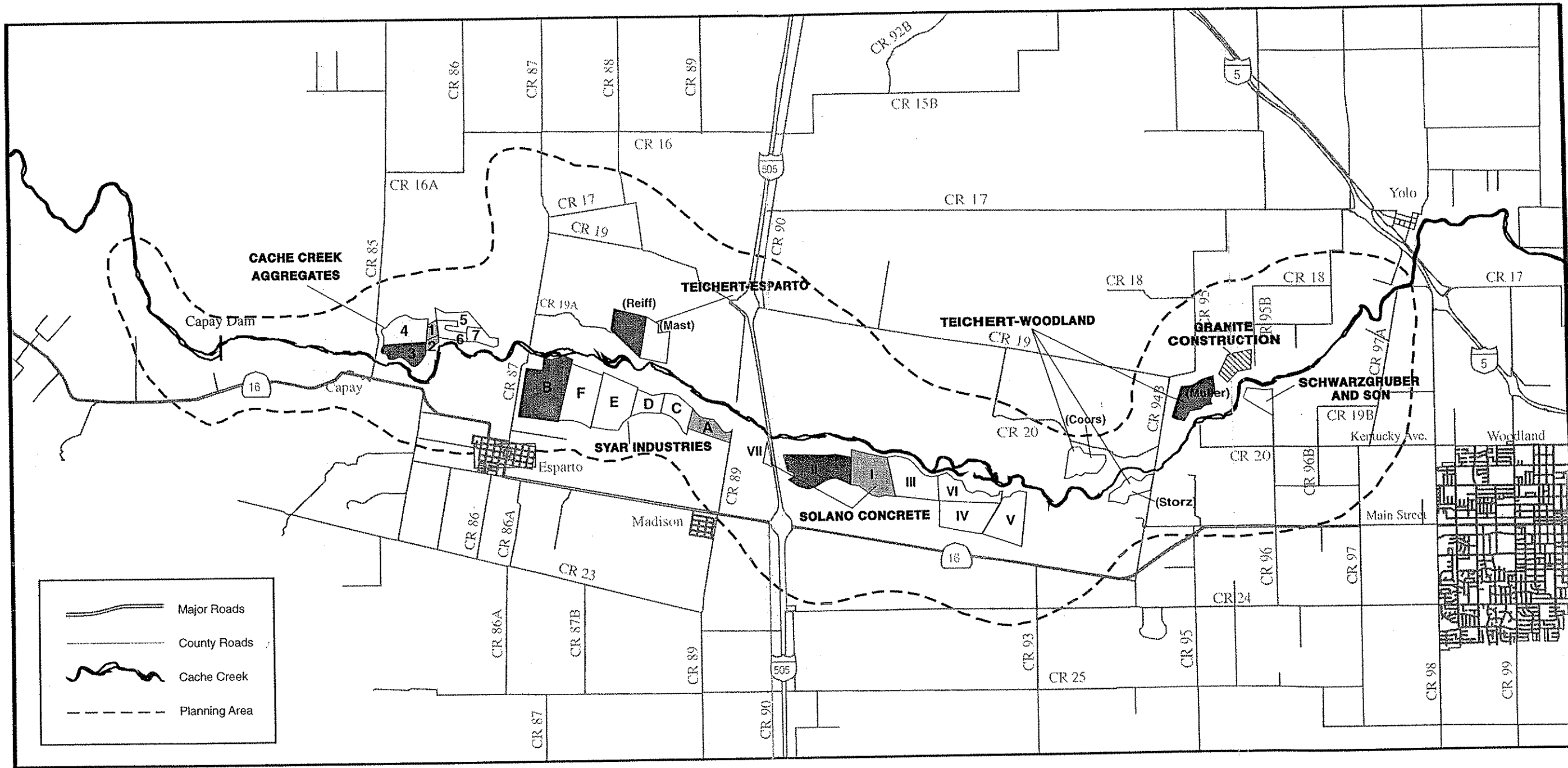
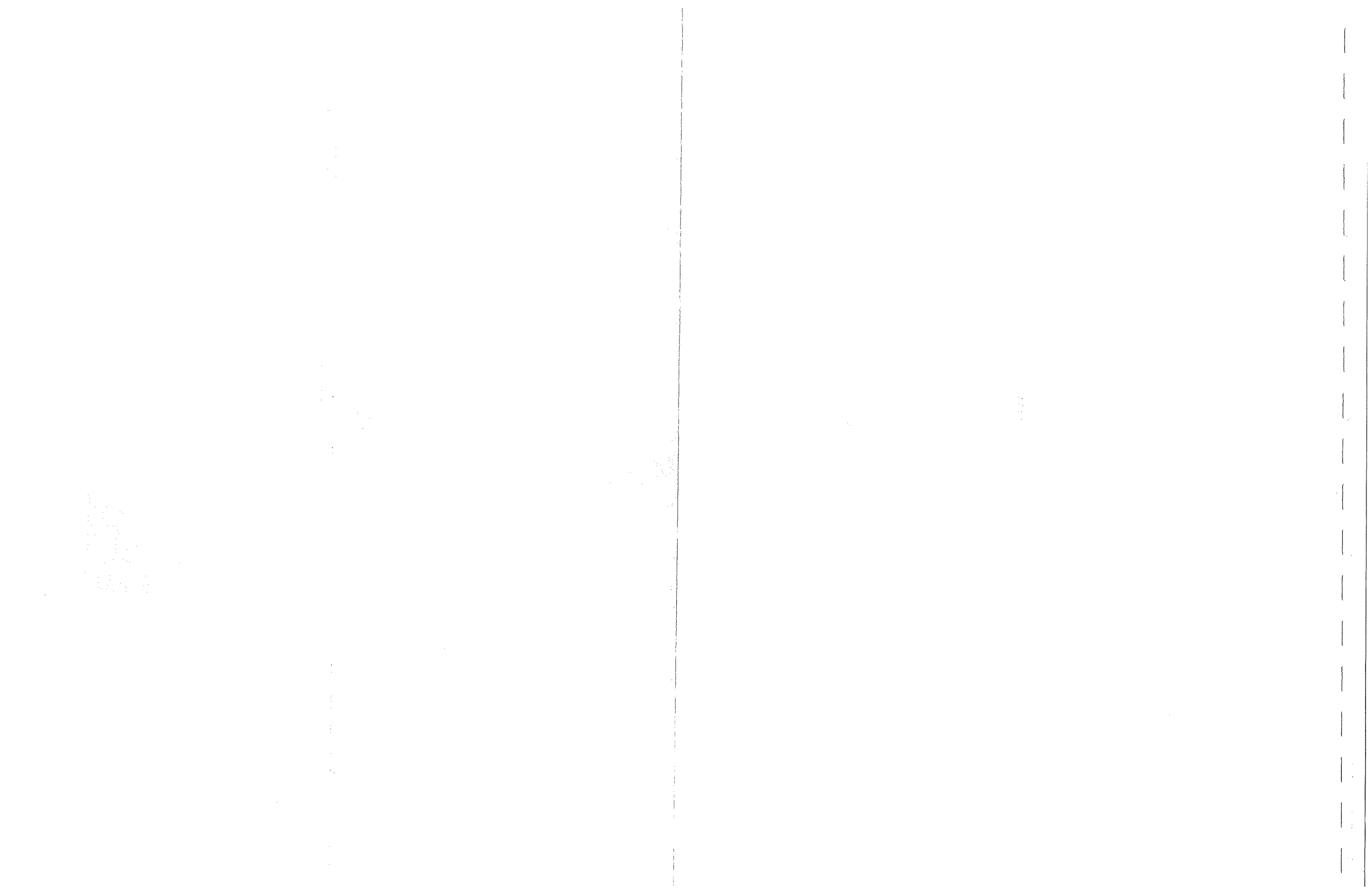


Figure 4.2-2 Mining and Reclamation Phasing under the OCMP - Year 2001

SOURCE: INDIVIDUAL MINING APPLICATIONS



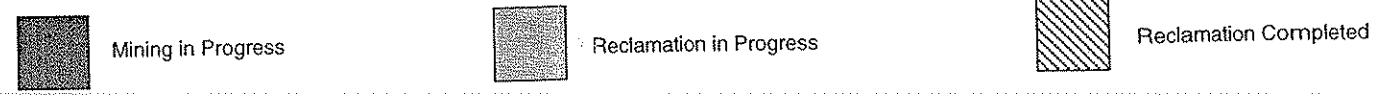
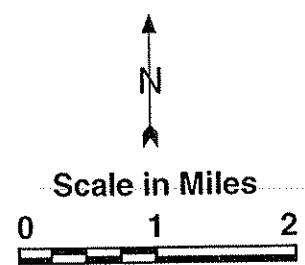
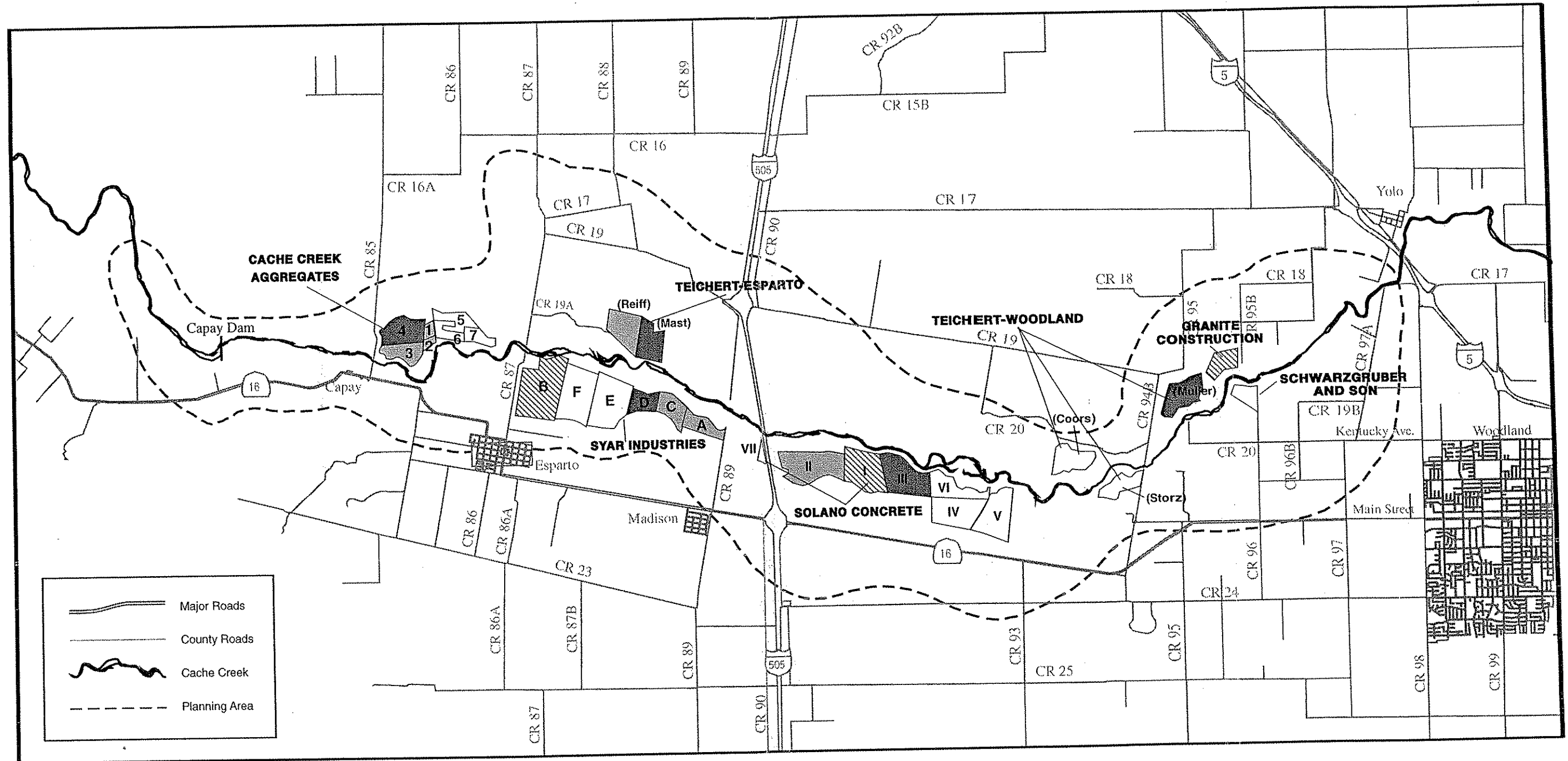


Figure 4.2-3 Mining and Reclamation Phasing under the OCMP - Year 2006

SOURCE: INDIVIDUAL MINING APPLICATIONS

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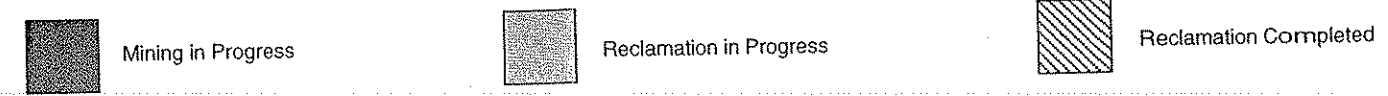
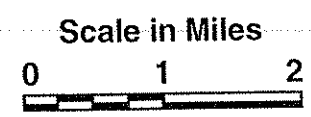
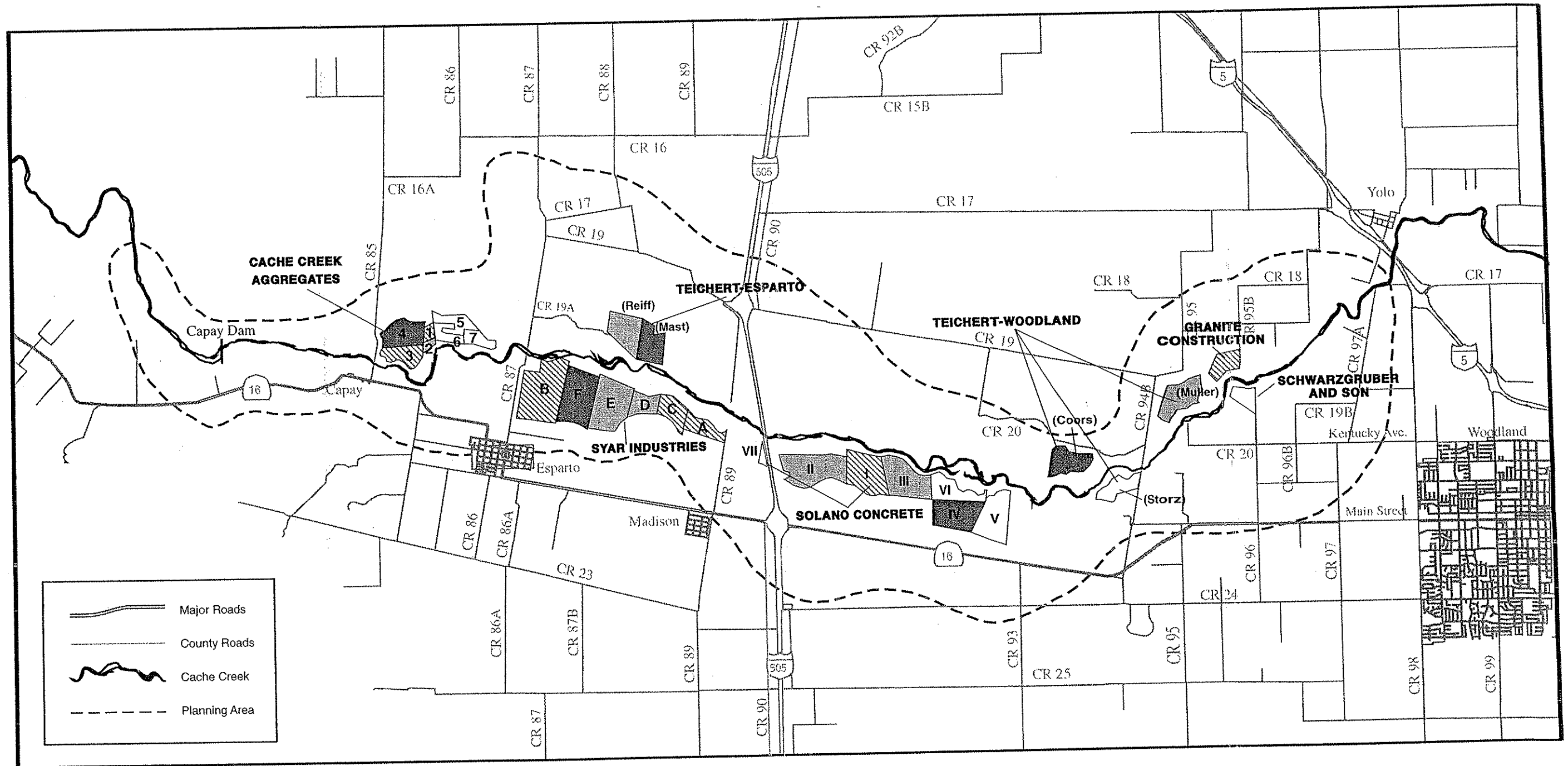


Figure 4.2-4 Mining and Reclamation Phasing under the OCMP - Year 2011

SOURCE: INDIVIDUAL MINING APPLICATIONS

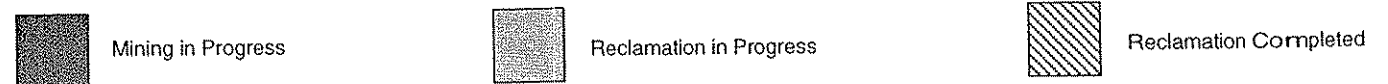
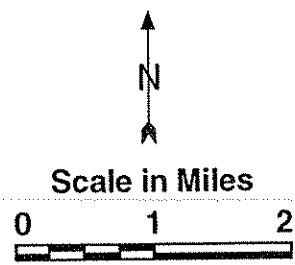
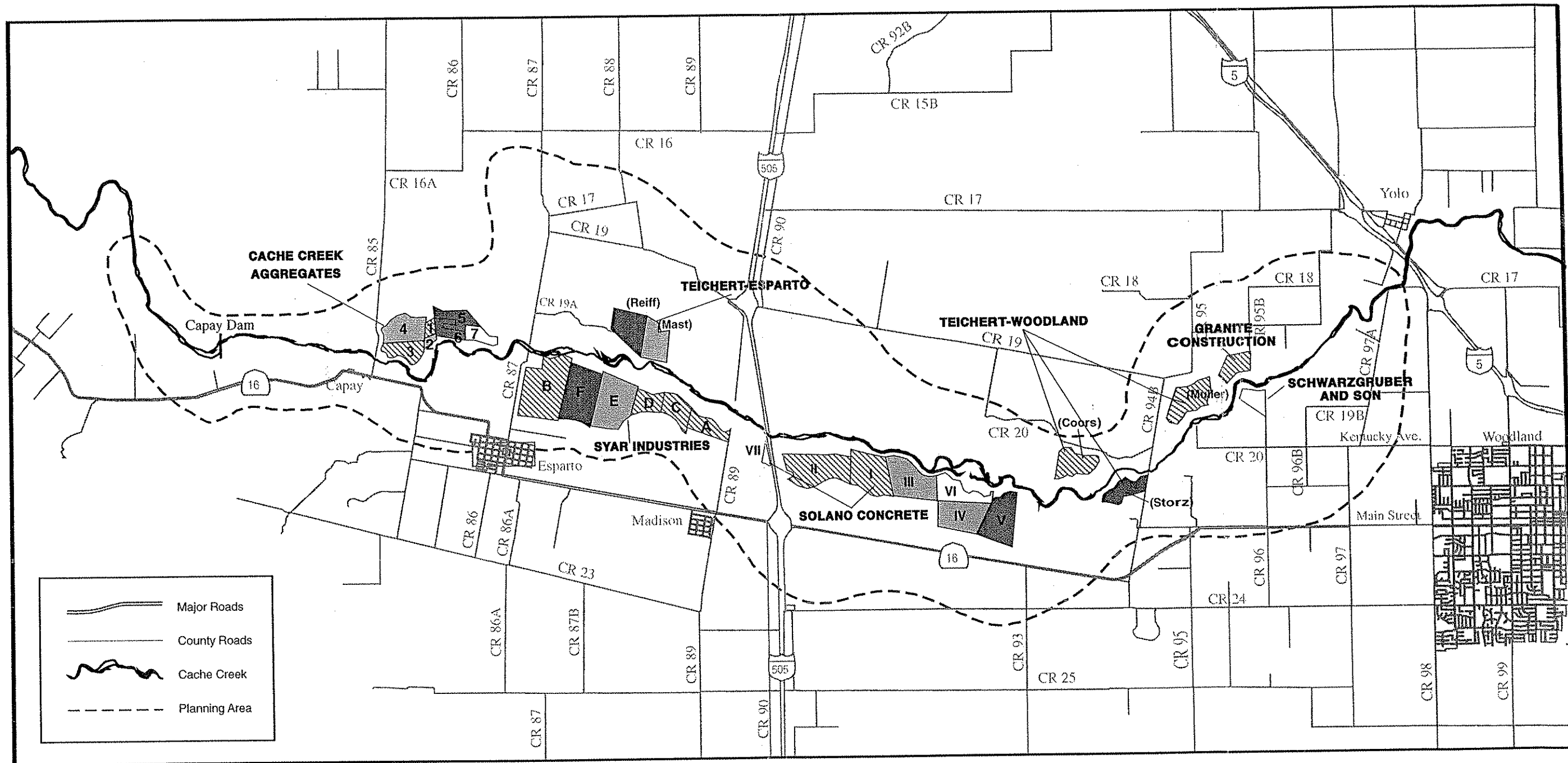


Figure 4.2-5 Mining and Reclamation Phasing under the OCMP - Year 2016

SOURCE: INDIVIDUAL MINING APPLICATIONS

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utilize their plant for processing. Otherwise, the importation of those materials to another plant location, or the need for a new plant would both trigger the need for re-analysis because the original conditions would not have addressed these concerns. This would be a significant impact.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. Current mining/reclamation applications would not be given further consideration under this alternative. This would be a less-than-significant impact.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. Current mining/reclamation applications would not be given further consideration under this alternative. This would be a less-than-significant impact.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside of Yolo County. Current mining/reclamation applications would not be given further consideration under this alternative. This would be a less-than-significant impact.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. Current mining/reclamation applications would not be given further consideration under this alternative. This would be a less-than-significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). It is likely that current applications for mining and reclamation would be amended to satisfy the requirements of the modified OCMP under this alternative. However, there would still be potential impacts from the future sale or transfer of property included within those applications, as described above for the proposed project. This would be a significant impact.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current allocation. It is likely that current applications for mining and reclamation would be amended to satisfy the requirements of the modified OCMP under this alternative. However, there would still be potential impacts from the future sale or transfer of property included within those applications, as described above for the proposed project. This would be a significant impact.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. It is likely that current applications for mining and reclamation would be amended to satisfy the requirements of the modified OCMP under this alternative. However, there would still be potential impacts from the future sale or transfer of property included within those applications, as described above for the proposed project. This would be a significant impact.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. It is likely that current applications for mining and reclamation would be amended to satisfy the requirements of the modified OCMP under this alternative. However, there would still be potential impacts from the future sale or transfer of property included within those applications, as described above for the proposed project. This would be a significant impact.

Mitigation Measure 4.2-11a (OCMP, A-4, A-5a, A-5b, A-6)

The OCMP and its implementing ordinances shall be expanded and clarified to address the issue of transferability of mining permits. The clarification shall indicate that if a property is sold or transferred, the tonnage attributed to that property transfers as well. If that tonnage is still processed at the original plant site pursuant to the original permit approval, no additional environmental assessment or permits would be required. If that transferred tonnage is processed elsewhere, additional analysis and approvals would be required.

Implementation of this mitigation measure would reduce this impact to a less-than-significant level of the OCMP and Alternatives 4, 5a, 5b, and 6.

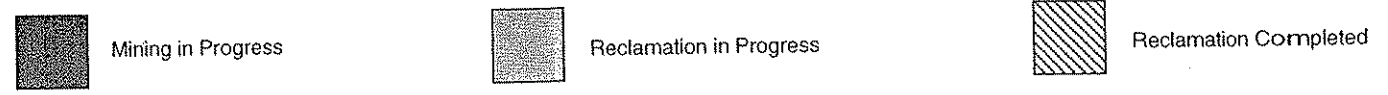
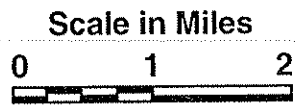
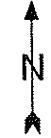
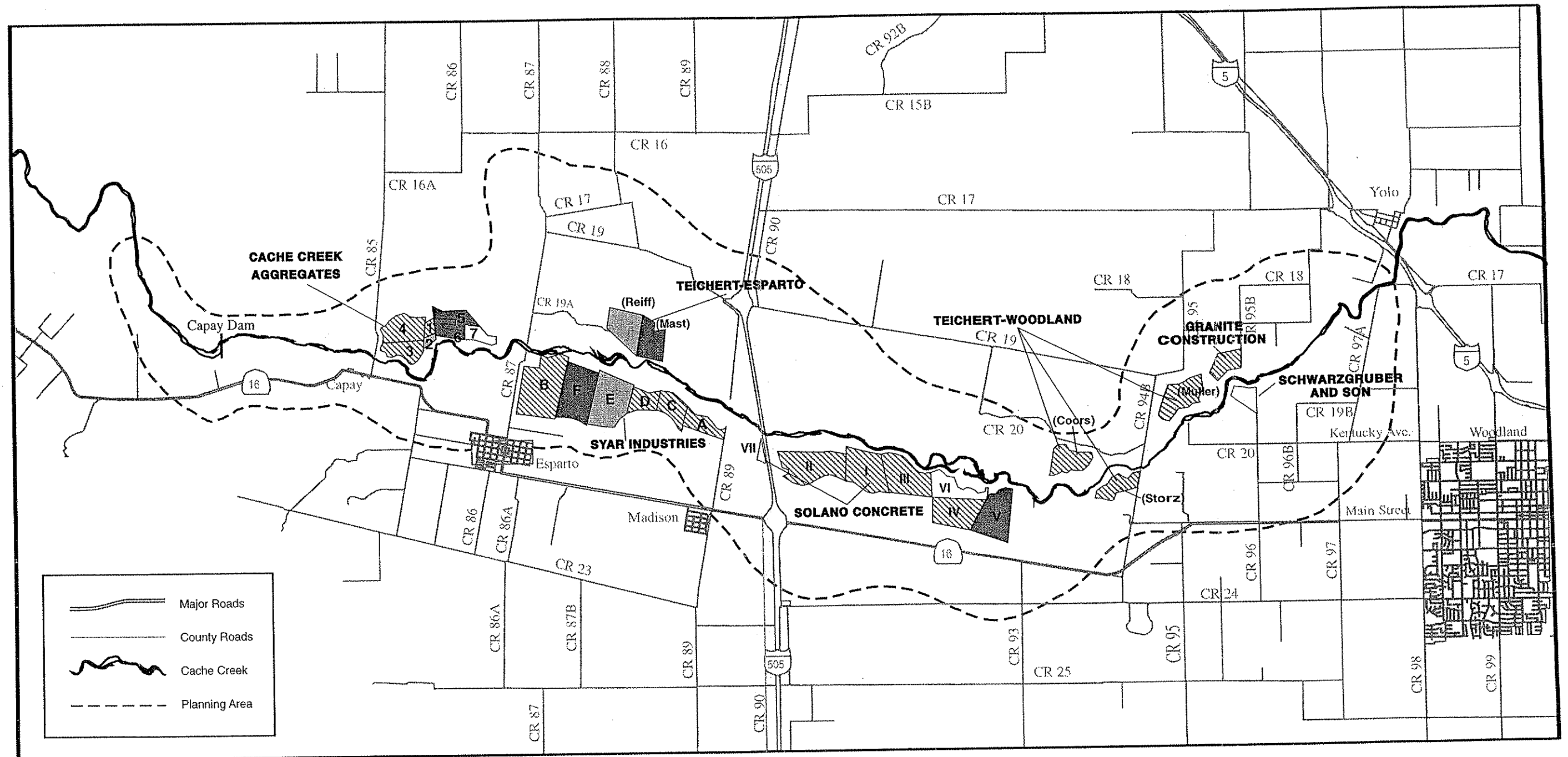


Figure 4.2-6 Mining and Reclamation Phasing under the OCMP - Year 2021

SOURCE: INDIVIDUAL MINING APPLICATIONS

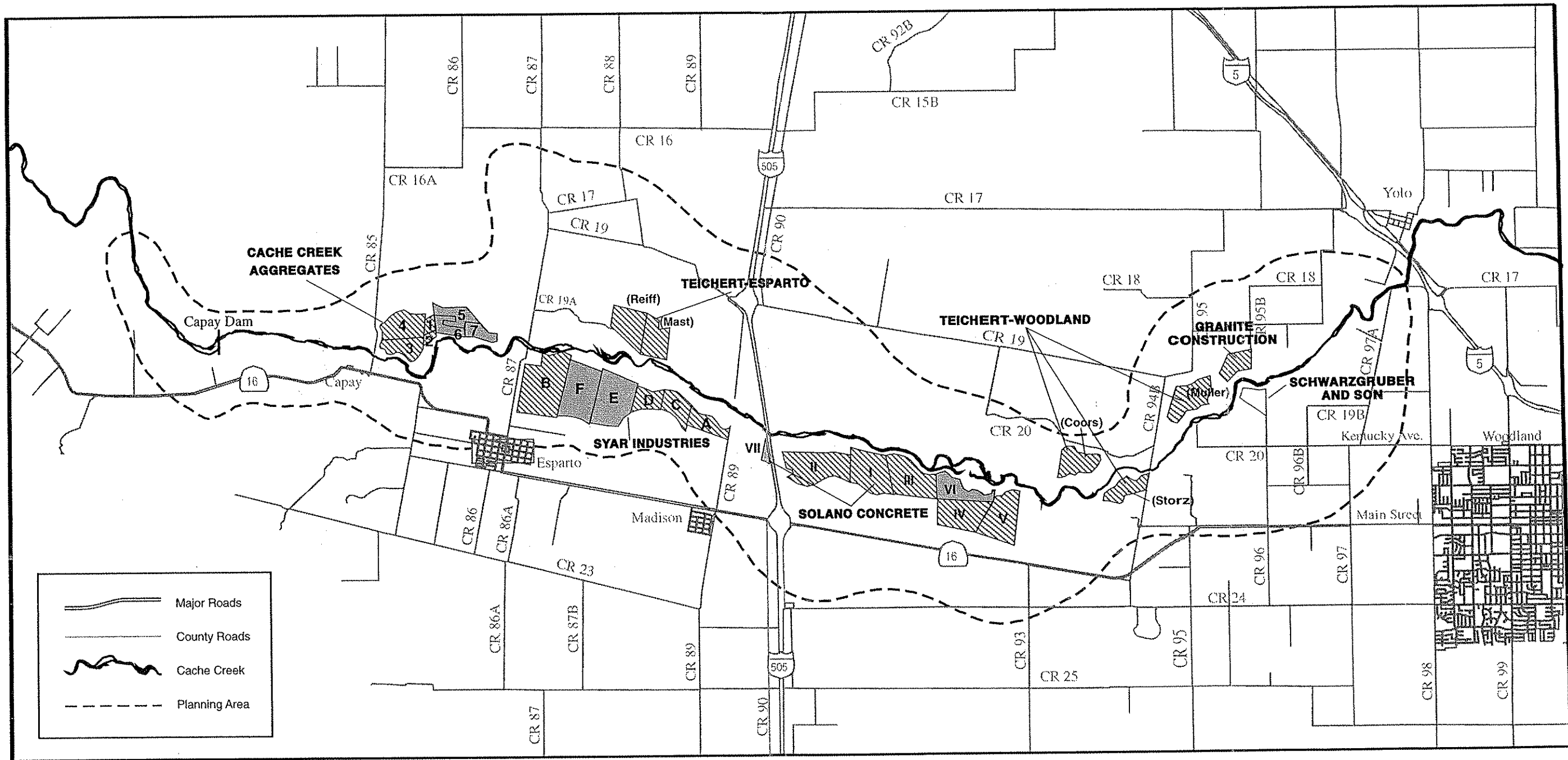
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1000

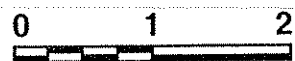
1000

1000

1000



Scale in Miles



Mining in Progress



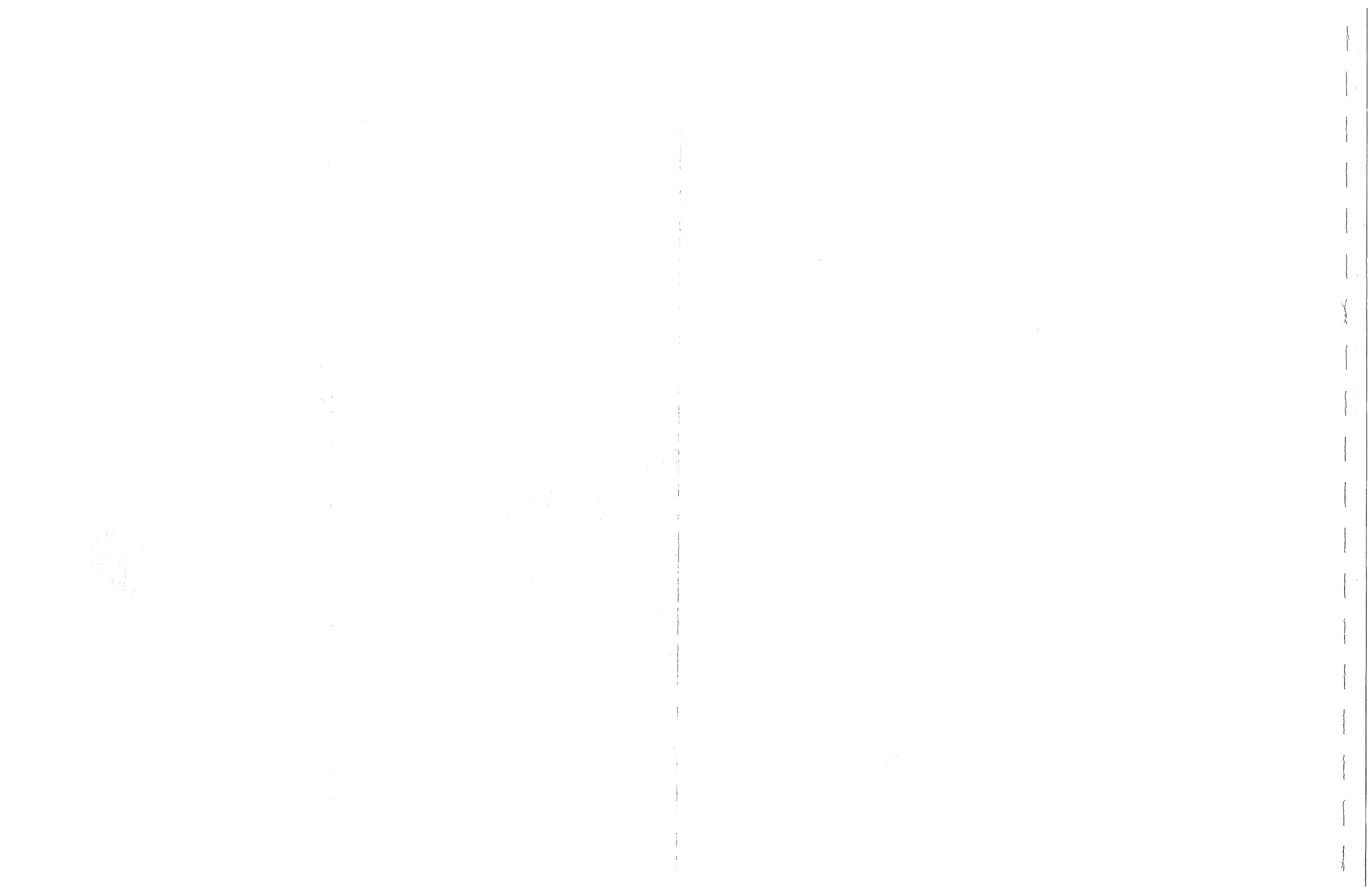
Reclamation in Progress



Reclamation Completed

Figure 4.2-7 Mining and Reclamation Phasing under the OCMP - Year 2026

SOURCE: INDIVIDUAL MINING APPLICATIONS



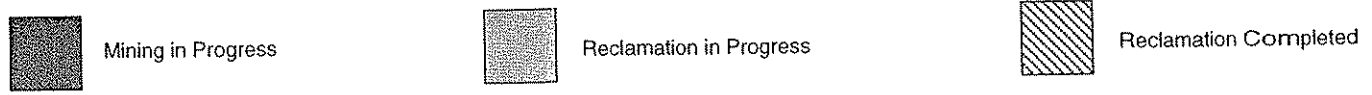
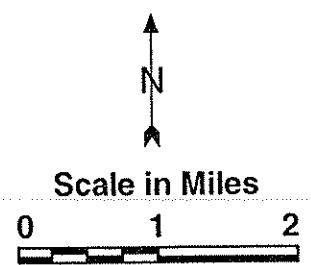
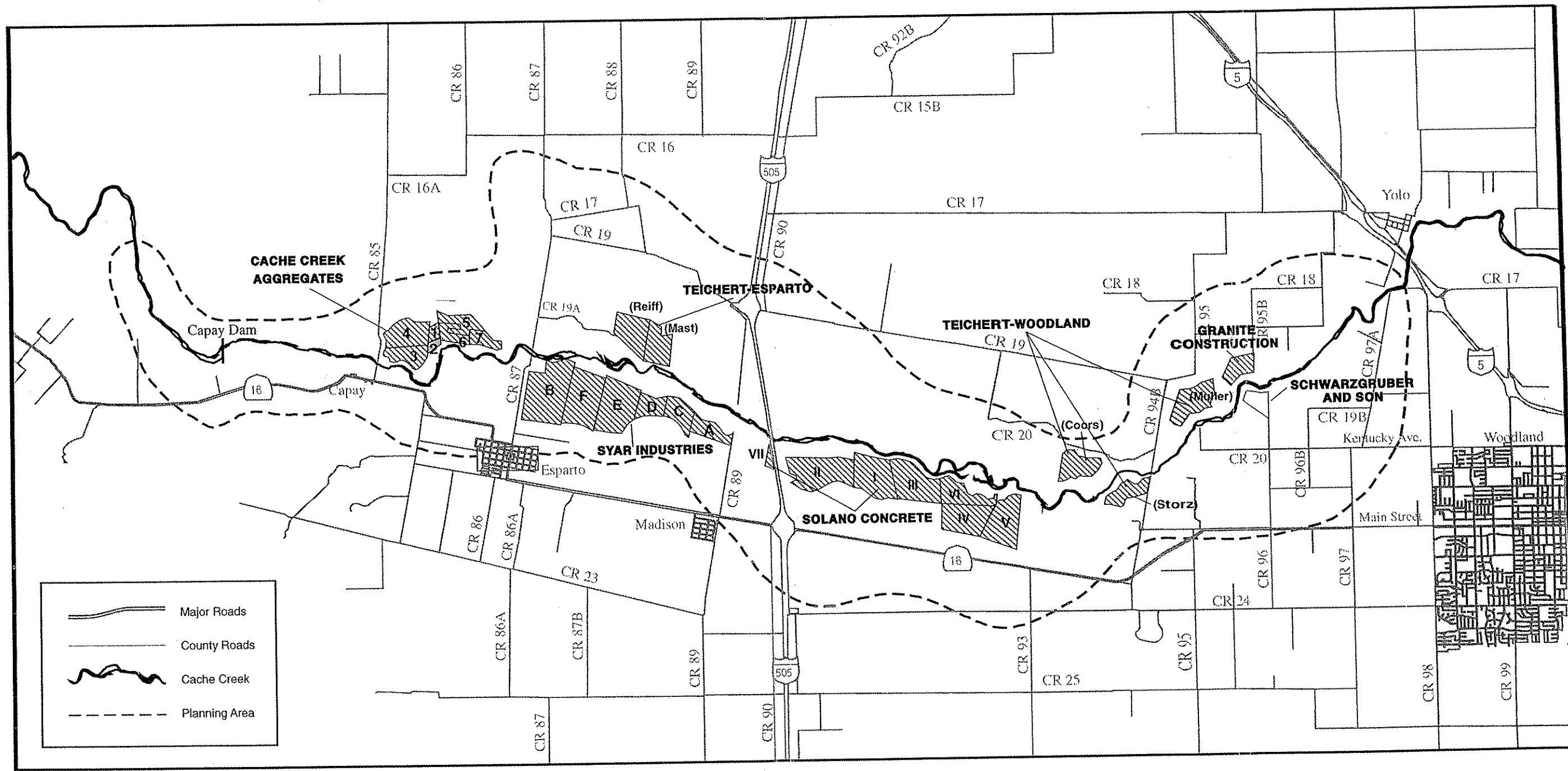
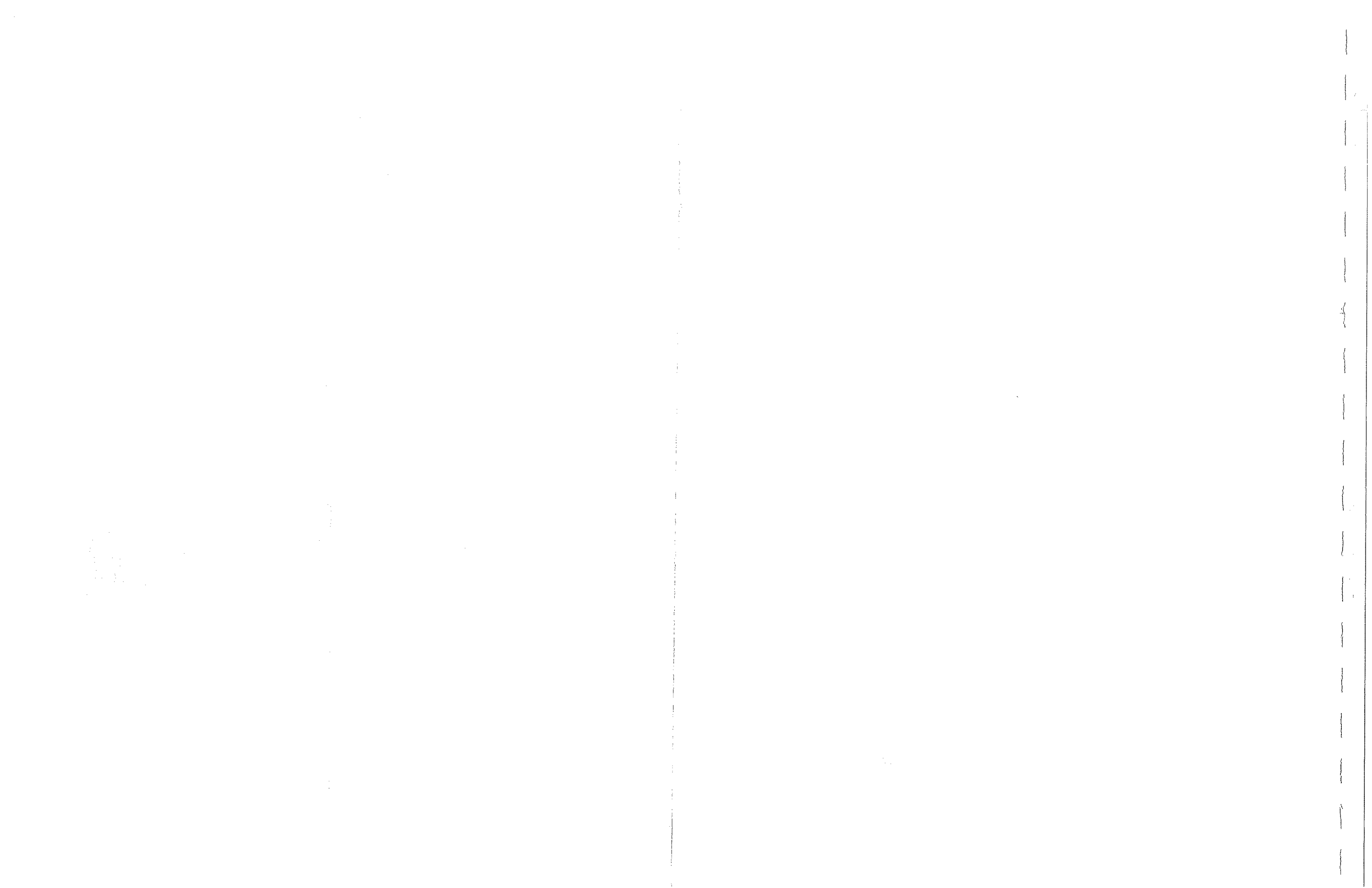


Figure 4.2-8 Mining and Reclamation Phasing under the OCMP - Year 2031

SOURCE: INDIVIDUAL MINING APPLICATIONS



Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and land disturbance from surface mining would continue based on 1995 actual production levels of each producer. Approximately 543 acres of land would be disturbed under this alternative over a period of approximately 7.6 years. Surface mining and reclamation activities under this alternative would occur in phases. This would be a less-than-significant impact.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and land disturbance would result from surface mining based on currently approved maximum annual allocations. A total area of approximately 543 acres would be disturbed over a period of approximately 4.25 years. Surface mining and reclamation activities under this alternative would occur in phases, modified to fit the shortened timeframe and maximum allocations. This would be a less-than-significant impact.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside of Yolo County. Under this alternative, land disturbance from mining would occur outside the County, in the alternative site locations. This would be a less-than-significant impact.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. Under this alternative, land disturbance from mining would occur outside the County, in locations where raw materials were mined for importation to lower Cache Creek plants. This would be a less-than-significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). A total of approximately 2,211 acres would be disturbed under this alternative over a 30-year period; however, the phasing of disturbance would be different than that depicted in Figures 4.2-2 through 4.2-8. This would be a less-than-significant impact.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current allocation. A total of

approximately 1,105 acres would be disturbed over a 30-year period, and phasing plans would be revised. This would be a less-than-significant impact.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. A total of approximately 1,105 acres of land would be disturbed over a 15-year period. Mining phasing plans would be revised to fit the shortened mining period. This would be a less-than-significant impact.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. A total area of approximately 5,250 acres would be temporarily disturbed (including extensive earth-borrow areas), and phasing plans contained in the individual applications would be revised. This would be a less-than-significant impact.

Mitigation Measures 4.2-9a (OCMP, A-1a, A-1b, A-2, A-3, A-4, A-5a, A-5b, A-6)

None required.

Impact 4.2-10

Potential for Additional Mining above that which is Currently Known

Draft OCMP and Implementing Ordinances

Based on the applications received and the draft OCMP and CCRMP, the County has identified that the reasonably foreseeable implementation of the OCMP over 50 years would result in mining on approximately 2,887 acres for 216 million tons of aggregate. The OCMP alone, however, covers a land area of 23,174 acres where mining theoretically could occur given an interested party and County approval. This would require an SG Overlay Zone, a mining permit, and appropriate project-level environmental review. This potential of substantial amounts of additional mining could pose a significant adverse impact.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. This alternative would not have the potential for additional mining above that which is currently known. This would be a less-than-significant impact.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. This alternative would not have the potential for additional mining above that which is currently known. This would be a less-than-significant impact.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside of Yolo County. This alternative would not have the potential for additional mining above that which is currently known within the planning area. This would be a less-than-significant impact.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. This alternative would not have the potential for additional mining above that which is currently known within the planning area. This would be a less-than-significant impact.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). While the mining applications received by the County would likely be revised under this alternative, the reasonably foreseeable implementation of the modified OCMP would result in mining on approximately 2,887 acres for 216 million tons of aggregate. The modified OCMP covers a land area of 23,174 acres where mining theoretically could occur, however, given an interested party and County approval. This would require an SG Overlay Zone, a mining permit, and appropriate project-level environmental review. This potential of substantial amounts of additional mining could pose a significant adverse impact.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current allocation. This alternative would have the potential for additional mining once the reduced amounts proposed for extraction are exhausted. This would be a significant impact.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. This alternative would have

the potential for additional mining once the reduced amounts proposed for extraction are exhausted. This would be a significant impact.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. While the mining applications received by County would likely be revised under this alternative, the reasonably foreseeable implementation of the modified OCMP would result in mining on approximately 2,887 acres for 216 million tons of aggregate. An additional 2,994 acres would be required for sufficient borrow material to carry out agricultural reclamation. The modified OCMP covers a land area of 23,174 acres where mining theoretically could occur, however, given an interested party and County approval. This would require an SG Overlay Zone, a mining permit, and appropriate project-level environmental review. This potential of substantial amounts of additional mining could pose a significant adverse impact.

Mitigation Measure 4.2-10a (OCMP, A-4, A-5a, A-5b, A-6)

The final OCMP boundaries shall be defined as including only those 2,932 acres (including a 45-acre borrow area) presently under consideration for rezoning.

Implementation of this mitigation measure would reduce this impact to a less-than-significant level for the OCMP and Alternatives 4, 5a, 5b, and 6.

Mitigation Measure 4.2-10b (A-1a, A-1b, A-2, A-3, A-4)

None required.

Impact 4.2-11

Potential Impacts from the Future Sale or Transfer of Property Included within a Current Mining/Reclamation Application

Draft OCMP and Implementing Ordinances

The OCMP does not speak specifically to the issue of transferability of mining approvals, should they be granted. Conditional permits for other land uses in the County are understood to run with the land. As long as a new owner operates a particular use within the conditions of approval, the fact that ownership has changed is irrelevant. Applying a similar logic to mining permits issued under the OCMP would be an appropriate means of ensuring that unanticipated environmental impacts are avoided. The potential for conflict regarding allocation of maximum allowable mining tonnage, however, could result in a significant impact. For example, while the existing operators have plant facilities to process mined materials, a new operator would need an agreement with the previous operator to

Mitigation Measure 4.2-11b (A-1a, A-1b, A-2, A-3)

None required.

Impact 4.2-12

Compatibility with Watts-Woodland Airport Comprehensive Land Use Plan

Draft OCMP and Implementing Ordinances

Portions of the OCMP planning area and the Watts-Woodland Airport CLUP area overlap in the vicinity of the airport. The OCMP and its implementing ordinances would allow deep, wet pit mining (below the water table), and reclamation to open water uses such as recreation, and wetland habitat. While these types of water areas have the potential to cause ground fog or attract birds, it does not appear that they would have any different effect than existing habitat and water bodies in the area. Therefore, the OCMP would not generally result in a hazard or be inconsistent with the CLUP.

Teichert-Woodland, one of the five mining/reclamation permit applications being processed by the County under the OCMP, is located within the approach/departure and overflight safety zones established by the Watt-Woodland Airport CLUP. It would therefore be subject to land use compatibility provisions contained in that plan. Teichert-Woodland is proposing wet pit mining of approximately 180 acres, and open water reclamation of approximately 154 acres. Compatibility of the specific Teichert application with the airport safety zones will be addressed in the project-level EIR for that application.

Alternative 1a: No Project (Existing Conditions)

Under Alternative 1a, no OCMP would be adopted and surface mining would continue based on 1995 actual production levels of each producer. This alternative would be compatible with the Watts-Woodland Airport CLUP.

Alternative 1b: No Project (Existing Permits and Regulatory Condition)

Under Alternative 1b, no OCMP would be adopted and surface mining would be allowed based on currently approved maximum annual allocations. This alternative would be compatible with the Watts-Woodland Airport CLUP.

Alternative 2: No Mining (Alternative Site)

Under Alternative 2, no OCMP would be adopted and all existing permits to mine and/or operate plants would be voided. Regional demand for PCC-grade aggregate material would be satisfied from reserves occurring outside of Yolo County, and thus outside the area covered under the Watts-Woodland Airport CLUP. The alternate site would, however, be within the jurisdiction of the Airport Land Use Commission, which oversees airport operations in Sacramento, Sutter, Yolo and Yuba Counties.

Alternative 3: Plant Operation Only (Importation)

Under Alternative 3, no OCMP would be adopted, existing mining permits would be voided, but existing plants would continue to operate at approved levels. The compatibility of this alternative with local and regional airports would be the same as described above for Alternative 2.

Alternative 4: Shallow Mining (Alternative Method/Reclamation)

Under Alternative 4, the draft OCMP would be modified to allow only shallow mining, and reclamation is assumed to be primarily agricultural (80 percent). Under this alternative the Teichert-Woodland mining application would likely be revised. A determination of project-specific compatibility with the CLUP will be made in the project-level EIR for that application.

Alternative 5a: Decreased Mining (Restricted Allocation)

Under Alternative 5a, the OCMP and its implementing ordinances would be adopted, but mining proposals would be restricted to one-half of the current annual allocation. Under this alternative the Teichert-Woodland mining application would likely be revised. A determination of project-specific compatibility with the CLUP will be made in the project-level EIR for that application.

Alternative 5b: Decreased Mining (Shorter Mining Period)

Under Alternative 5b, the OCMP and its implementing ordinances would be adopted, but individual permit and renewal periods would be shortened. Teichert-Woodland would be subject to land use compatibility provisions contained in that plan. The Teichert-Woodland proposal for wet pit mining and open water reclamation could occur under this alternative. A determination of project-specific compatibility with the CLUP will be made in the project-level EIR for that application.

Alternative 6: Agricultural Reclamation (with Mining Operations as Proposed)

Under Alternative 6, all new mining would occur off channel, and a minimum performance standard for individual producers of 80 percent agricultural reclamation would be established. Earth-borrow areas under this alternative would themselves require reclamation to predominantly agricultural uses. Under this alternative, the Teichert-Woodland mining application would likely be revised. A determination of project-specific compatibility with the CLUP will be made in the project-level EIR for that application.

Mitigation Measure 4.2-12a (OCMP, A-4, A-5a, A-5b, A-6)

None required at the program level. The OCMP Alternatives 4, 5a and 5b would generally be compatible with the Watts-Woodland Airport Comprehensive Land Use

Plan. The one exception could occur at the Teichert-Woodland site, where water bodies created during mining and reclamation could be incompatible with the airport safety zones. This determination will be made at the project level in the Teichert-Woodland EIR.

Mitigation Measure 4.2-12b (A-1a, A-1b, A-2, A-3)

None required.