



# County of Yolo

## DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, AICP  
DIRECTOR

### Planning & Public Works

292 West Beamer Street  
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(530) 666-8775  
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### Environmental Health

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### Integrated Waste Management

44090 CR 28H  
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## ATTENTION: REVIEWING AGENCIES

The proposal listed below has been filed with the Department of Community Services. Your agency is invited to comment because the proposal or project impacts may affect your property or services/district or jurisdiction. Please send comments to the project planner via mail, email, or phone. You may attach additional pages as necessary.

Please provide comments by **September 13, 2016** to aid in staff's review of the application to determine completeness. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name, File Number and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary.

The following proposal is for a Text Amendment of the Yolo County Code and Use Permit Modification:

ASSESSOR PARCEL NUMBER: **APN: 048-210-006, -010, & -011**

TAX RATE AREA: **63003**

FILE NUMBER: **ZF #2016-0035**

APPLICANT/OWNER: **Jason Smith, Teichert Materials (Applicant)**  
**Teichert Land Co./Calvin & Delavandra Mast (Property Owners)**

ZONING: **A-N/SG-O (Agricultural Intensive, Sand and Gravel Overlay)**

FLOOD ZONE: **A, AE, X**

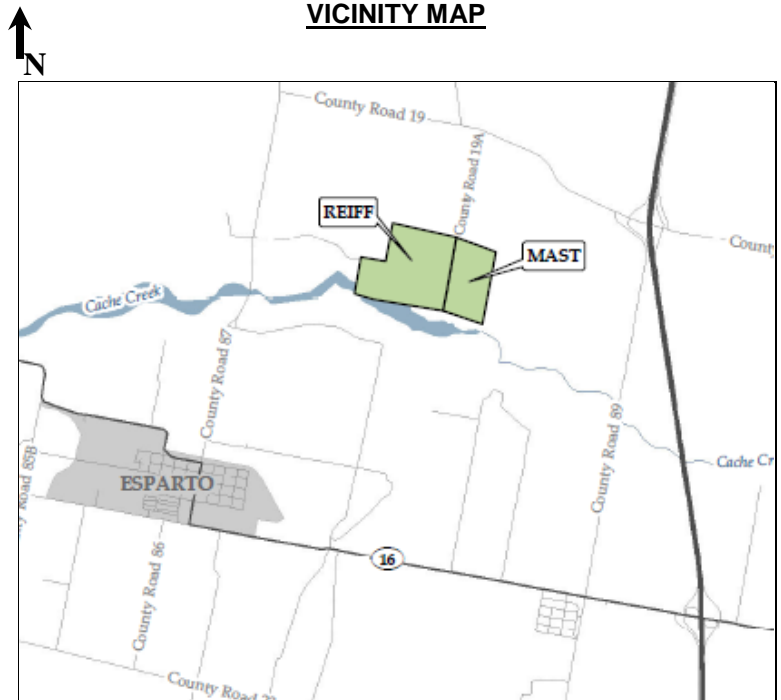
FIRE SEVERITY: **Moderate, Non-Wildland/Non-Urban**

IN (or Near) THE COMMUNITY OF: **Esparto**

LOCATION: **27944 County Road 19A, approximately 1.5 miles North of the town of Esparto**

CONTACT PERSON: **Jeff Anderson, Associate Planner**  
**292 West Beamer Street**  
**Woodland, CA 95695**  
**530.666.8036**  
**jeff.anderson@yolocounty.org**

### VICINITY MAP





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#### PROJECT DESCRIPTION:

The proposed request by Teichert is to amend Section 10-4.412 of the Yolo County Off-Channel Surface Mining Ordinance (OCSMO) and modify an existing mining permit (ZF 95-094) to allow for limited dewatering activities. In April 2015, County staff received a complaint that Teichert was employing dewatering practices in the Mast pit. In short, Teichert began discharging aggregate wash water from the Esparto Plant to the Reiff mining pit in 2004, pursuant to Central Valley Water Quality Control Board (RWQCB) permit, instead of into settling ponds located within the 100-year floodplain. At this time, Teichert also began pumping water directly from the Reiff pit to the Plant site for use as process wash water. Beginning in 2013/2014, Teichert began pumping water from the Mast pit to the Reiff pit to supply make-up water for the Esparto Plant. Aggregate wash water from the Plant continued to be discharged to the Reiff pond and recycled for re-use at the Plant.

The OCSMO prohibits dewatering activities. Section 10-4.412 of the OCSMO states: "Under no circumstances, shall any off-channel excavation use dewatering as a part of their surface mining operations." Though dewatering is prohibited in the OCSMO, the term is not defined. Typically in the mining industry, dewatering involves the lowering of groundwater or surface water by pumping to allow mining in relatively dry conditions to improve the efficiency of mining methods. This did not appear to be the case with Teichert's use of pumping surface water.

Staff requested information and analysis, and held numerous meetings with Teichert over the course of several months, to figure out the scope and scale of the pumping activities. In August 2015, staff notified Teichert that the pumping activities were inconsistent with the OCSMO and resulted in a "condition of concern" pursuant to the Administrative Policy. Teichert began preparation of the Correction Plan and retained a Professional Geologist/Certified Hydrogeologist (Luhdorff and Scalmanini Consulting Engineers (LSCE)) to prepare detailed analysis to determine if the operational change may constitute an increased risk to groundwater resources or imminent impacts to health, safety, or the environment. The County retained the services of a Professional Geologist/Certified Hydrogeologist (Baseline Environmental Consulting (Baseline)) to review all documents submitted by Teichert and to aid in our determination.

LSCE found that there is no indication that mining activities have had an impact on groundwater levels over the period of record reviewed, and specifically current mining activities since 2011, even in the wells that are located immediately adjacent to the mining pits. LSCE concluded that there is no apparent physical mechanism introduced by the operational change that could constitute an increased risk to groundwater resources or imminent impacts to health, safety, or the environment. Similarly, after reviewing all of the available information, the County's consultant (Baseline) found that there is substantial evidence to support a determination that there is no imminent and substantial endangerment to the public health, safety, or environment related to the ongoing extraction of water from the on-site wet pits for use in the aggregate processing plant, as long as the water use does not substantially exceed the amount used during the monitoring period (i.e., 160 acre-feet per year) and the washwater is returned to the Reiff or Mast ponds (so that the aquifer can be recharged).

Based on the determinations by LSCE and Baseline, and continued meetings with county staff, Teichert submitted a revised Correction Plan on March 15, 2016, which proposes a timeline for coming into compliance with the OCSMO. Teichert proposes to amend the OCSMO to allow dewatering on a site-specific basis if surface mining operators can demonstrate that the proposed dewatering would not adversely affect the surrounding environment. Teichert submitted the application to amend OCSMO in July 2016. The item will go before the Planning Commission later in 2016. Should the ordinance amendment be successful, Teichert would then apply to amend their mining permit to provide for conditions under which dewatering can occur at the Teichert Esparto site (Reiff pit, Mast pit, and plant). As part of the mining permit amendment application, Teichert will submit a technical analysis from a Registered Civil Engineer or Certified Hydrogeologist that demonstrates that the proposed dewatering will comply with the proposed OCSMO ordinance requirements.



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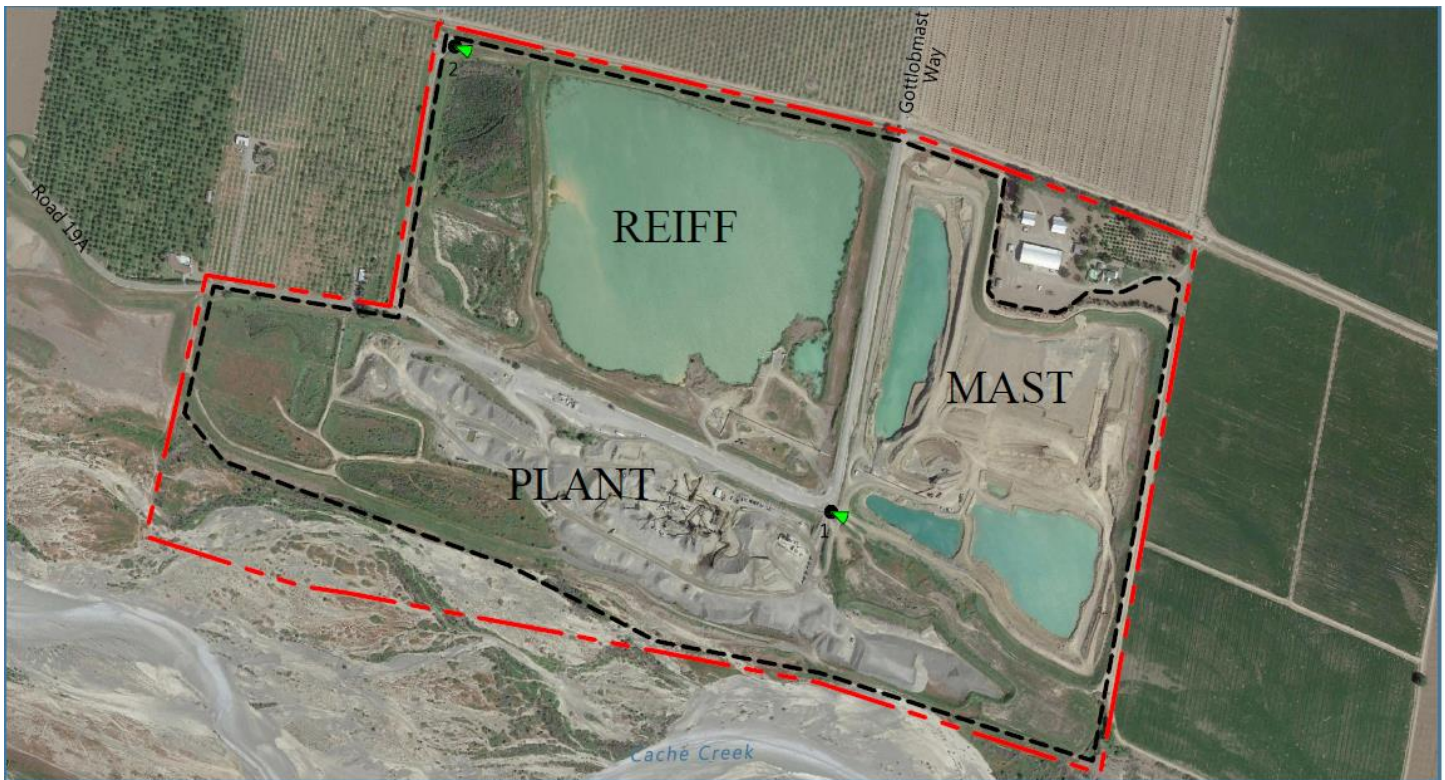
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## Project Site



SOURCE: Google Earth Pro Aerial (2015-04-01)

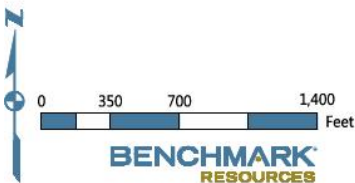
### LEGEND



Photo Viewpoint and Detail #  
(see Figure 2)

--- Site Boundary ±290 acres

--- Surface Disturbance ±231 acres



### Site Conditions

ESPARTO - 91-57-0011

2015 SMARA INSPECTION - 2015-12-1

Figure 1

### Attachments:

- Project Description provided by applicant
- Application materials
- Correction Plan Memorandum to Planning Commission dated 5.12.16 with attachments

**PLEASE SEND COMMENTS BY MAIL, EMAIL, OR PHONE TO THE PROJECT PLANNER.**