

Planning Commission  
 Meeting Date: 09/12/2019

Information

SUBJECT

**ZF #2018-0078:** Public Scoping Meeting on the Teichert Shifler Mining and Reclamation Project Environmental Impact Report (EIR). (S. Cormier/H. Tschudin)

SUMMARY

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| <b>FILE # ZF2018-0078</b>   |   |
| <b>APPLICANT:</b><br>Jason Smith<br>Teichert Materials<br>PO Box 15002<br>Sacramento, CA 95851                            | <b>OWNER:</b><br>Shifler Family Trust<br>c/o Les Shifler<br>988 Glennfinnan Way<br>Folsom, CA 95630 |
| <b>LOCATION:</b> North of CR 22, and east of CR 94B. APNs 025-120-032 (portion) and -033; 025-430-001 (portion) and -002. | <b>SOILS:</b> Rh (riverwash); Lm (loamy alluvial); Ya (Yolo silt loam); SmD (Sehorn-Balcom complex) |
| <b>GENERAL PLAN:</b> Agriculture (AG) / Open Space (OS)/ Mineral Resource Overlay (MRO)                                   | <b>FLOOD ZONE:</b> AE, X  |
| <b>ZONING:</b> Agricultural Intensive (A-N); Sand and Gravel Overlay (SGO); Public Open Space (POS)                       | <b>FIRE SEVERITY ZONE:</b> Moderate, None   |
| <b>SUPERVISORIAL DISTRICT:</b> 5 (Chamberlain)  |   |
| <b>ENVIRONMENTAL DETERMINATION:</b> Environmental Impact Report (EIR)   |   |

RECOMMENDED ACTION

Staff recommends that the Planning Commission :

1. Hold a public hearing;
2. Receive a staff report on the proposed Teichert Shifler Mining and Reclamation Project and associated CEQA Notice of Preparation (NOP)/Initial Study (IS); and
3. Receive comments on the scope and content of the Environmental Impact Report (EIR)

REASONS FOR RECOMMENDED ACTIONS/BACKGROUND

The CEQA Notice of Preparation and Initial Study (NOP/IS) was released for public review on August 16, 2019 and can be viewed at the web site provided below. Comments on the NOP/IS are due by 5:00pm September 16, 2019. A summary of the proposed project and proposed scope of the EIR will be provided at the meeting.

<https://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>

**PROJECT LOCATION:** The project site consists of approximately 319 acres located north of County Road (CR) 22 and east of CR 94B, southwest of Teichert’s existing mining operation which is

approximately three miles west of the City of Woodland in Yolo County, California. Mining is proposed on approximately 277 acres.

**PROJECT DESCRIPTION:** The proposed project is mining of 41.6 million tons (35.25 million tons sold) of aggregate resources (sand and gravel) over a requested 30-year period at an annual rate not to exceed 2.6 million tons mined per year (2.2 million tons sold). Mining is proposed in two phases. Reclamation is proposed in three phases to reclaim 116 acres to agricultural uses and 161 acres to pond and habitat uses. As a component of the project, the applicant proposes relocation of the Moore Canal to the northerly portion of the project site. The project requires the following approvals from Yolo County (if additional approvals are required, they will be identified during the course of conducting the environmental review):

- General Plan Amendment
- Cache Creek Area Plan (CCAP) Amendment
- Rezoning
- Mining Permit Approval
- Reclamation Plan Approval
- Yolo County Code Section 10.4-405 Twenty Percent Exceedance Approval
- Streambank Stabilization Plan
- Flood Hazard Development Permit (FHDP)
- Development Agreement

#### **Environmental Impact Analysis**

The County has determined that an environmental impact report (EIR) will be prepared to analyze the potential for significant adverse environmental impacts caused by the project. The NOP/IS on the proposed scope of the EIR was released August 16, 2019 for a 30-day comment period ending September 16, 2019. The subject meeting is to allow for public and agency comments on the appropriate scope and content of the project EIR.

Written comments may be sent anytime during the NOP/IS review period. All views and comments on how the proposed project may affect the environment, and what potential environmental impacts should be addressed in the EIR, are welcomed. For state and federal agencies, comments are limited under state law to the statutory/regulatory responsibilities of each respective agency.

There will be no transcription of oral comments provided at this meeting. Oral comments will be summarized by staff for inclusion in the EIR. Those who wish to have their comments incorporated verbatim into the record must submit their comments in writing. Please send your written comments, including your contact information, to the County at the address identified in the NOP/IS or you may submit them at the meeting.

A Draft EIR will be prepared and circulated for a 45-day review and comment period. The county will consider and provide responses to comments received on the Draft EIR. The Final EIR will be considered by the Planning Commission and Board of Supervisors in deliberating the merits of the proposed project in hearings anticipated to be held in the Spring of 2020.

#### **ATTACHMENTS**

The Teichert Shifler Notice of Preparation/Initial (NOP/IS is available online at the web site provided above.

#### **COLLABORATIONS**

The Department of Community Services, Planning Division, and the County Administrator's Office, Natural Resources Division, together with Tschudin Consulting, are coordinating the project review. Raney Planning & Management, Inc., have been retained to provide CEQA services.

## APPEALS

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within **fifteen (15) days** from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

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### Attachments

NOP

Initial Study

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### Form Review

| Inbox                              | Reviewed By   | Date                            |
|------------------------------------|---------------|---------------------------------|
| Eric May                           | Eric May      | 09/03/2019 11:01 AM             |
| Leslie Lindbo                      | Leslie Lindbo | 09/03/2019 11:37 AM             |
| Taro Echiburu                      | Taro Echiburu | 09/03/2019 02:35 PM             |
| Form Started By: Stephanie Cormier |               | Started On: 08/22/2019 05:30 PM |
| Final Approval Date: 09/03/2019    |               |                                 |