

# Teichert Shifler Mining and Reclamation Project

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SCH# 2019089053

## Draft Environmental Impact Report

Volume I of III (Chapters 1-8)

Prepared for  
Yolo County



December 2020

Prepared by



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# County of Yolo

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### NOTICE OF AVAILABILITY AND PUBLIC MEETING for the DRAFT ENVIRONMENTAL IMPACT REPORT on the TEICHERT SHIFLER MINING AND RECLAMATION PROJECT

DATE: December 18, 2020  
TO: Interested Agencies and Individuals  
FROM: Yolo County Department of Community Services

**The Draft Environmental Impact Report (DEIR) (SCH #2019089053) for the Teichert Shifler Mining and Reclamation Project is now available for review. Public comment on this document is invited for a 46-day period extending from Friday, December 18, 2020, to Tuesday, February 2, 2021. An online public meeting in front of the Planning Commission will be held on Thursday January 21, 2021, at 8:30 am to accept oral comments on the DEIR. More information is provided herein.**

Yolo County is the Lead Agency for the preparation and review of a DEIR for the Teichert Shifler Mining and Reclamation Project. The project site consists of approximately 319.3 acres located three miles west of the City of Woodland in unincorporated Yolo County, California. The project site is bounded by Cache Creek to the north, County Road 94B to the west, County Road 22 to the south, and unpaved dirt access roads to the east. The site contains all, or portions of, the following Assessor's Parcel Numbers (APNs): 025-120-032, 025-120-033, 025-430-001, 025-430-002, 025-430-009, and 025-430-011.

Teichert Aggregates has submitted an application to the County to conduct mining and reclamation activities on 277.1 acres and undertake proposed modifications to portions of the Moore and Magnolia Canals. The proposal provides for setbacks, visual screening, noise and safety berms, aggregate conveyors, access roads, and other project-related uses on an additional 42.2 acres. The key proposed elements of this project are as follows: 1) relocation of a segment of Moore Canal to the northerly portion of the site and modification of Magnolia Canal to align with the relocated Moore Canal; 2) transfer of tonnage from the Teichert Esparto and Teichert Schwarzgruber operation to the Teichert Shifler operation; 3) continued operation and expansion of the Teichert Woodland Plant facilities (including new equipment and increased processing capacity); 4) excavation at the Shifler site; 5) reclamation of the Shifler site; 6) delayed reclamation at Woodland Plant site; 7) dedication of various reclaimed properties to the County; and 8) completion of an in-channel gravel bar removal project.

The applicant proposes 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 moving from north to south, commencing with Phase A on

the north. Reclamation is proposed in three phases, resulting ultimately in approximately 85.8 acres of agricultural land on the west, approximately 30.9 acres of agricultural land on the east, a 112.9-acre open water lake in the central portion of the proposed mining area, 23.9 acres of riparian habitat along the lake frontage, and 23.6 acres in grassy slopes and access roads.

The aggregate excavated from the subject site would be processed at the adjoining Teichert Woodland Plant, which has been operating since the 1950s. The processing plant and associated processing facilities are located on 132.2 acres comprised of three parcels (APNs 025-350-018, 025-350-037, and 025-120-039). Teichert also has a long-term lease agreement with the County for the use of a fourth parcel as a part of their plant operations. This parcel, totaling 6.65 acres, is known as the County Borrow Site (APN 025-120-041). The plant, including associated processing facilities, is considered part of the proposed project; however, no new areas of disturbance at the Woodland Plant site are proposed.

The project requires the following County approvals: General Plan Amendment (GPA) to extend the Mineral Resources Overlay (MRO) land use designation over approximately 212 acres of the 319-acre project site; rezoning to add a Sand and Gravel Overlay (SG-O) over the entire project site; approval of the proposed 30-year Off-Channel Surface Mining Permit for excavation on the Shifler site and to allow continued operation at the Woodland Plant site; approval to transfer permitted tonnage allocation from the Teichert Esparto and Teichert Schwarzgruber operations to the Teichert Shifler operation; approval of the proposed Reclamation Plan; authorization to exceed the maximum annual “base” permitted tonnage by up to 20 percent as provided in Section 10.4-405 of the Yolo County Off-Channel Surface Mining Ordinance (OCSMO); approval to mine closer than 700 feet from the channel bank pursuant to Section 10-4.429(d) of the OCSMO; and approval of a new Development Agreement between Yolo County and Teichert Aggregates.

The County and its consultant, Raney Planning and Management, have prepared a DEIR pursuant to the California Environmental Quality Act (CEQA). The DEIR identifies significant impacts in the following analysis areas: agricultural resources; air quality, greenhouse gas emissions, and energy; biological resources; cultural and tribal cultural resources; geology and soils, mineral resources, and paleontological resources; hazards and hazardous materials; hydrology and water quality; noise; transportation and circulation; and cumulative impacts (agricultural resources and transportation and circulation). A Final EIR (Response to Comments) will be prepared following public review and comment period. The County will consider this information when deliberating the project. Following certification of the Final EIR, the County may take action to adopt the proposed project.

The DEIR is now available for public review at the following website: [www.yolonaturalresources.org](http://www.yolonaturalresources.org). Printed or electronic copies (via flash drive) may be ordered at cost (including costs for delivery). An electronic copy of the document has been provided to the Woodland Public Library (250 First Street, Woodland, CA 95695) and the Esparto Regional Library (17065 Yolo Avenue, Esparto, CA 95627); however, access to these facilities may be restricted or prohibited due to COVID-19 orders. Please contact Stephanie Cormier, Principal Planner (Planning Division), at (530) 666-8041 or [Stephanie.Cormier@yolocounty.org](mailto:Stephanie.Cormier@yolocounty.org) for more information or to request a flash drive of the EIR.

**You may submit comments on the DEIR during the 46-day public review period, which begins Friday, December 18, 2020, and ends Tuesday, February 2, 2021, at 4:00 pm.** All comments on the DEIR must be received by the Yolo County Community Services Department by 4:00 pm on Tuesday, February 2, 2021, in order to be considered. Comments may be submitted by postal service, electronic mail, hand delivery, or

provided verbally at the Yolo County Planning Commission meeting on Thursday, January 21, 2021. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the County's discretion.

**All comments must be directed to:**

Stephanie Cormier, Principal Planner  
Yolo County Department of Community Services, Planning Division  
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Please note that County offices may have limited or modified hours due to COVID-19 orders. It is recommended to verify hours by visiting <https://www.yolocounty.org/community-services>. Additionally, the Community Services Department will be closed for the holidays from Friday, December 24, 2020, to Friday, January 1, 2021, and will reopen on Monday, January 4, 2021.

**An online public meeting in front of the Planning Commission will be held on Thursday January 21, 2021, at 8:30 am to accept oral comments on the DEIR.** There will be no transcription of oral comments at this meeting. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing (via US postal service delivery or electronically to the contact information listed above).

You may watch and/or participate, in the meeting via computer by clicking on the link below and entering the Meeting ID Number: <https://zoom.us/j/91217693177?pwd=bHRTaGxoSUIKOEION1E1czBjeVIEdz09>, Meeting ID: 912 1769 3177. You can also listen and/or participate by phone by calling: 1-669-900-9128, Meeting ID: 912 1769 3177# Passcode: 174319

If you require special accommodations to participate in the public hearing, please contact the Yolo County Department of Community Services at (530) 666-8078. Please make your request as early as possible and at least one-full business day before the start of the meeting.

In compliance with CEQA Guidelines Section 15087(c)(6), the project site (including the plant site) is not identified as a known hazardous waste or disposal site on lists specified under Government Code Section 65962.5.5 (see page 4.7-4 of the DEIR).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public meeting or described in written correspondence delivered for consideration before the meeting is closed.

For more specific questions about the project, please contact Stephanie Cormier at the phone number or email identified above.

# **Teichert Shifler Mining and Reclamation Project Draft Environmental Impact Report**

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SCH# 2019089053

## **Lead Agency**

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## **Prepared By**

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