Teichert Aggregates
Schwarzgruber Reclamation Plan (ZF# 2011-0035) Minor Modification
Project Description and Justification
January 2021

1. Introduction

Teichert Aggregates ("Teichert") proposes a minor modification to the reclamation plan for its approved Schwarzgruber aggregate mining property ("Project Site") for the purpose of enhancing proposed habitat reclamation on the Project Site.

2. Project Location and Setting

The Project Site is located approximately 2 miles west of the City of Woodland, in unincorporated Yolo County (Figure 1, Project Location). The Project Site consists of a single parcel (APN 025-350-010) of approximately 132.3 acres. The site is bounded by Cache Creek to the north and west, the unimproved right-of-way for County Road 96 to the east, and the Woodland Plant and Magnolia Canal to the south. Land uses in the vicinity of the Project Site consist of active and former aggregate mining operations, agriculture, and some farm residences.

3. Project Background

The Project Site has been mined since 1938. Prior to its purchase by Teichert in 2012, the Project Site was mined by Schwarzgruber & Sons under a surface mining permit and reclamation plan that were approved in the early 1980s. That reclamation plan was based upon a 50-foot mining setback from the creek and passive reclamation consisting of notching the levee and allowing flood flows to periodically inundate the site.

In 2012, Teichert purchased the Project Site from Schwarzgruber & Sons after obtaining approvals from the Yolo County Board of Supervisors for a surface mining permit (SMP), reclamation plan, and development agreement for the Project Site. The SMP incorporated a 700-foot mining setback from the creek and authorized mining of up to 4 million tons sold of aggregate material from the Project Site for a 15-year period ending January 1, 2028. Teichert commenced mining the Project Site in 2017.

4. Existing Reclamation Plan

The reclamation plan addressed the entire off-channel portion of the Project Site, including areas previously mined under the prior Schwarzgruber & Sons entitlements, and additional acreage used for visual screening of the Project Site. The reclamation plan called for reclamation of the site to habitat uses consisting of seasonal pond, riparian wetland, riparian enhancement, oak riparian woodland, visual landscape buffer, grasslands, and grassland slopes, as shown in Figure 2 (Existing Reclamation Plan and Proposed Reclamation Plan Modification) and Table 1 below.

TABLE 1 SCHWARZGRUBER RECLAMATION PLAN SUMMARY OF HABITAT TYPES	
Habitat Type	**Acreage**
Seasonal Pond	32.4
Riparian Wetland	2.5
Riparian Enhancement	4.5
Oak Riparian Woodland	1.7
Visual Landscape Buffer	1
Grasslands	35.2
Grassland Slopes	14
Existing Pond	3.9
Existing Riparian Vegetation	1
Total	**96.2**
Source: *Schwarzgruber Reclamation Plan*, November 2013.	

Section 10-5.533 of the Yuba County Surface Mining Reclamation Ordinance (SMRO) provides:

> Off-channel excavations that are proposed to be reclaimed to permanent lakes shall include riparian and/or wetland habitat. The creation of riparian and/or wetland habitat along the perimeter of permanent lakes shall include appropriate features such as: scalloped basin perimeters with extended peninsulas, islands, and stepped benches of various widths at approximately three (3') foot vertical intervals both above and below the groundwater level. Where wetlands are not proposed, either grassland and/or woodland habitat, or agricultural fields separated from the lake by a berm, shall be established using only native species in order to provide continuous habitat value around the permanent lakes.

(Yolo County Code Section 10-5.533.

Consistent with this requirement, the existing Schwarzgruber reclamation plan provides for riparian and wetland habitat through the removal of rocky soils and gravel and replacement with fine sediment ("fines") from aggregate washing and processing operations to boost the habitat value of the reclaimed site. Specifically, the Reclamation Plan provides:

> The development of riparian wetland habitat will be accomplished largely by excavating areas (i.e., in the proposed enhancement areas within 700-foot setback) or creating terraces using existing waste fines from Teichert's Woodland processing facility (i.e., riparian wetland habitat proposed in the mining areas). Waste fines will be either trucked or routed in slurry form during the reclamation process. Slopes and riparian

> benches for the riparian wetland community will be created at an elevation around average high groundwater level to some distance (approximately 2 to 3 feet above and below that.

(Schwarzgruber Reclamation Plan, p. 22.)

The Schwarzgruber mining site was an existing mining site that had very little topsoil available for reclamation purposes. Thus, the bulk of the soil needed for reclamation would have to come from fines from the aggregate washing process. When the Schwarzgruber reclamation plan was originally proposed in 2010 and approved in 2012, it was uncertain whether there would be sufficient fines available to allow for the creation of more riparian or wetland habitat than was proposed in the approved reclamation plan.

5. Proposed Reclamation Plan Revisions

As discussed above, the Schwarzgruber mining site was an existing mining site that had very little topsoil available for reclamation purposes. Thus, the bulk of the soil needed for reclamation would have to come from fines from the aggregate washing process. When the Schwarzgruber reclamation plan was originally proposed in 2010 and approved in 2012, it was unknown whether there would be sufficient fines available to allow for the creation of more wetland and riparian habitat than was proposed in the approved reclamation plan. However, since then, the Woodland Plant site has accumulated additional fines from the processing of aggregate mined from the Storz and Schwarzgruber mining sites. Based on the availability of those fines, Teichert now proposes a minor modification to the Schwarzgruber reclamation plan to allow for the creation of additional riparian habitat.

Teichert proposes to modify the approved Schwarzgruber reclamation plan to provide for more riparian habitat, as shown in Figure 2 (Proposed Reclamation Plan Minor Modification). As shown in Table 2 below, the proposed reclamation plan revisions would result in the reclamation of the off-channel portion of the Project Site to the same habitat types, but the amount of riparian enhancement proposed would increase by 7.5 acres from 4.5 acres under the existing reclamation plan to 12 acres under the proposed reclamation plan modification. The area of reclaimed grasslands would be reduced by a corresponding 7.5 acres under the proposed reclamation plan modification. The acreages of the remaining habitat types would not change from the existing reclamation plan.

The proposed reclamation plan modification would occur consistent with the existing Reclamation Plan description. Implementing the proposed reclamation plan revisions would require excavation within the 700-foot setback area for the purposes of increasing the amount of riparian habitat enhancement under the reclamation plan.

TABLE 2 SCHWARZGRUBER RECLAMATION PLAN MODIFICATION SUMMARY OF HABITAT TYPES		
Habitat Type	**Acreage**	**Change in Acreage**
Seasonal Pond	32.4	0
Riparian Wetland	2.5	0
Riparian Enhancement	**12**	**+7.5**
Oak Riparian Woodland	1.7	0
Visual Landscape Buffer	1	0
Grasslands	**27.7**	**-7.5**
Grassland Slopes	14	0
Existing Pond	3.9	0
Existing Riparian Vegetation	1	0
Total	**96.2**	**0**

6. Project Justification

The proposed modifications to the Schwarzgruber reclamation plan, which will result in increased areas of desirable native habitat, warrant approval because they will help to further achieve numerous State and County policy objectives. The proposed enhancements will result in improved wildlife habitat on the site and associated aesthetic benefits, consistent with the objectives of the Surface Mining and Reclamation Act. (SMARA §2712.) Furthermore, the proposed change to the reclaimed site will increase the amount and quality of soils necessary to sustain desired riparian habitat. The result will be an increase from 4.5 to 12 acres of riparian habitat and a corresponding reduction in seasonal grasslands. By improving the quality and increasing the area of a desired habitat type, the proposed enhancements will improve the reclaimed mining site's overall consistency with the Yolo County General Plan[1], the Cache Creek Area Plan (CCAP) and the County's vision for the forthcoming Cache Creek Parkway Plan.

The enhanced reclamation will be achieved in a manner consistent with prior site approvals and is therefore appropriate to approve as a minor modification. The Yolo County Surface Mining Reclamation Ordinance (SMRO) provides that changes to a reclamation plan may be approved as a minor modification if the changes do not substantially alter the intent or the conditions of the approved reclamation plan (Yolo County Code §10-5.218). A minor modification to a reclamation plan must also not alter the findings of the prior CEQA document (Yolo County Code §10-5.804) nor require a deviation from any reclamation standard, which are located in the SMRO at Yolo County Code §§ 10-5.501 through 10-5.534.

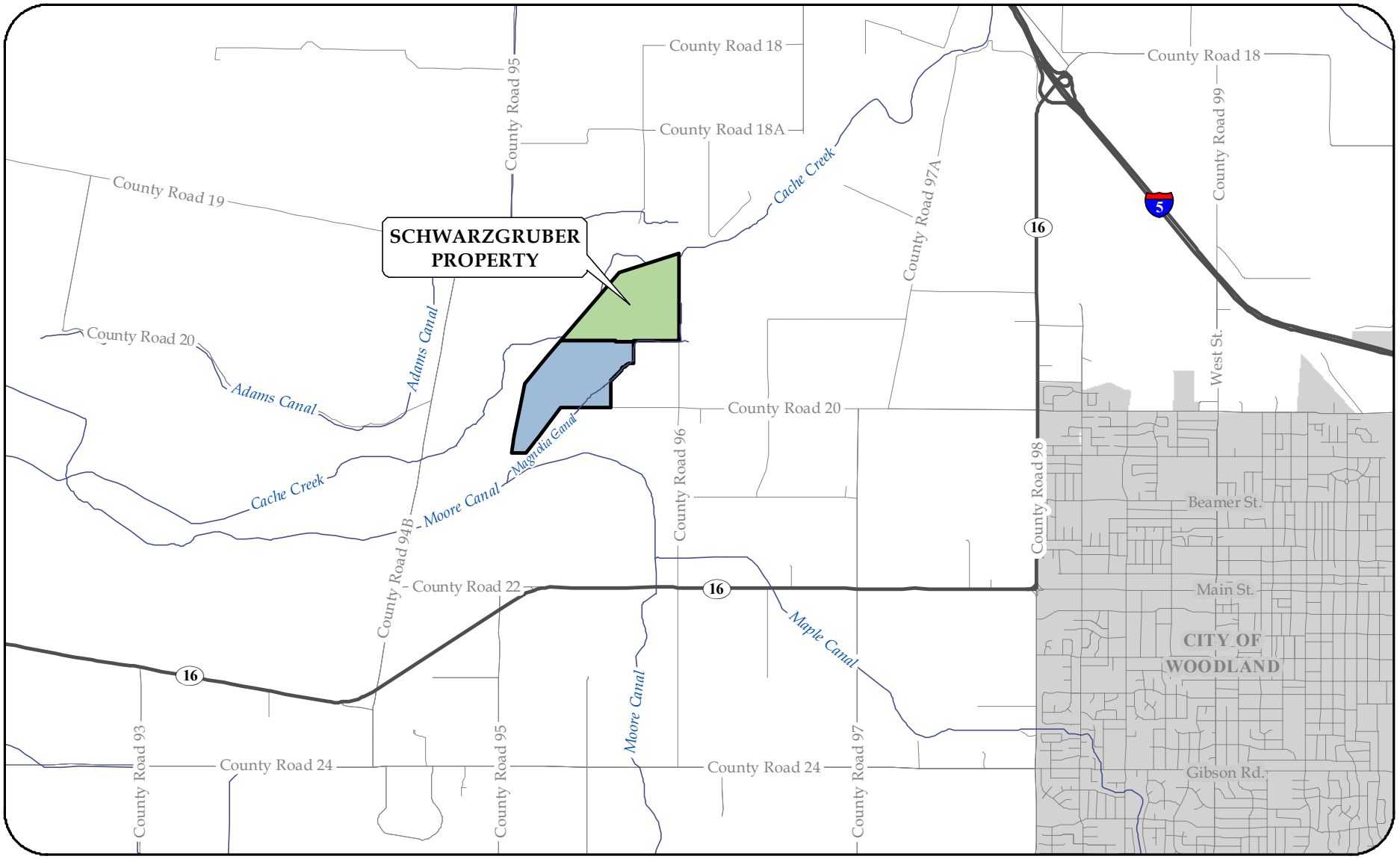
[1] General Plan Action CO-A44 provides: "Coordinate individual surface mining reclamation plans so that the development of an expanded riparian corridor along Cache Creek may be achieved."

The proposed change to the reclamation plan is consistent with, and does not require any modifications to, the Project's conditions of approval (ZF# 2011-0035). Moreover, the reclamation enhancements will not result in any new and/or previously undisclosed environmental impacts. (See enclosed draft EIR addendum with attached technical memoranda addressing biological resources, cultural resources, groundwater hydrology, and slope stability/pit capture.) Lastly, the proposed reclamation plan modification is consistent with and does not require a deviation from any of the thirty-four reclamation standards of the SMRO. (Yolo County Code §§10-5.501-534.) In fact, the proposed minor modification to the reclamation plan will allow Teichert to better comply with several of the reclamation standards; particularly:

> **10-5.502 Aesthetics** – which encourages the use of special plant materials, grading, slopes, and contouring the sides and top surfaces of modified landforms to mimic surrounding landforms. The reclamation modifications will mimic surrounding landforms and increase the area of riparian habitat.
>
> **10-5.514 Habitat Conservation Plan Compliance** – which requires consistency with the Yolo HCP/NCCP, a plan that identifies riparian vegetation and riparian habitat as a desirable habitat type with high value. The modification increases the area of high-value habitat while removing low value grasslands.
>
> **10-5.520.1 Parkway Plan Consistency** – which requires reclamation further the goals of the Cache Creek Parkway Plan. By increasing a desired habitat type, the modification will increase biodiversity within the Parkway Plan, thereby providing biological and aesthetic enhancements to the Parkway.
>
> **10-5.523 Planting Plans** – which requires reclamation plans include provisions to enhance habitat for special-status species, where feasible. The addition of 7.5 acres of riparian habitat improves the reclamation plans consistency with this standard.
>
> **10-5.532 Use of Overburden and Fine Sediments in Reclamation** – which mandates the use overburden and processing fines whenever possible to support reclamation activities, including the creation and restoration of habitat areas, and requires an appropriate soil profile to support the desired vegetation. The reclamation enhancement will utilize fines and overburden to increase the area and depth of an appropriate soil profile necessary to support increased riparian habitat.
>
> **10-5.533 Wetland habitat** – which establishes a preference for riparian habitat along the perimeter of permanent lakes within reclamation sites. The proposed change increases the acreage of riparian habitat, linking on-site wetland and pond features.

As has been demonstrated, the proposed reclamation enhancements do not result in any new environmental impacts, do not necessitate modification to any condition of

approval, and do not require a deviation from but, rather, better achieves consistency with the County's SMRO reclamation standards. Therefore, in consideration of the aesthetic and biological benefits provided by the proposed change to reclamation, coupled with the enhancements the revision will provide to the CCAP and the Parkway Plan, the proposed modifications to the Schwarzgruber reclamation plan should be accepted and approved by the County as a minor modification to the existing reclamation plan.



TEICHERT AGGREGATES

LEGEND:

- Highways
- Streets
- Creeks, Streams & Rivers
- City of Woodland
- Schwarzgruber Parcel Boundary
- Teichert Woodland Plant Site

0 0.4 0.8 Miles

The data was mapped for planning purposes only.
No liability is assumed for the accuracy of the data shown.

FIGURE 1

SCHWARZGRUBER & WOODLAND PLANT SITE SITE VICINITY

TEICHERT AGGREGATES

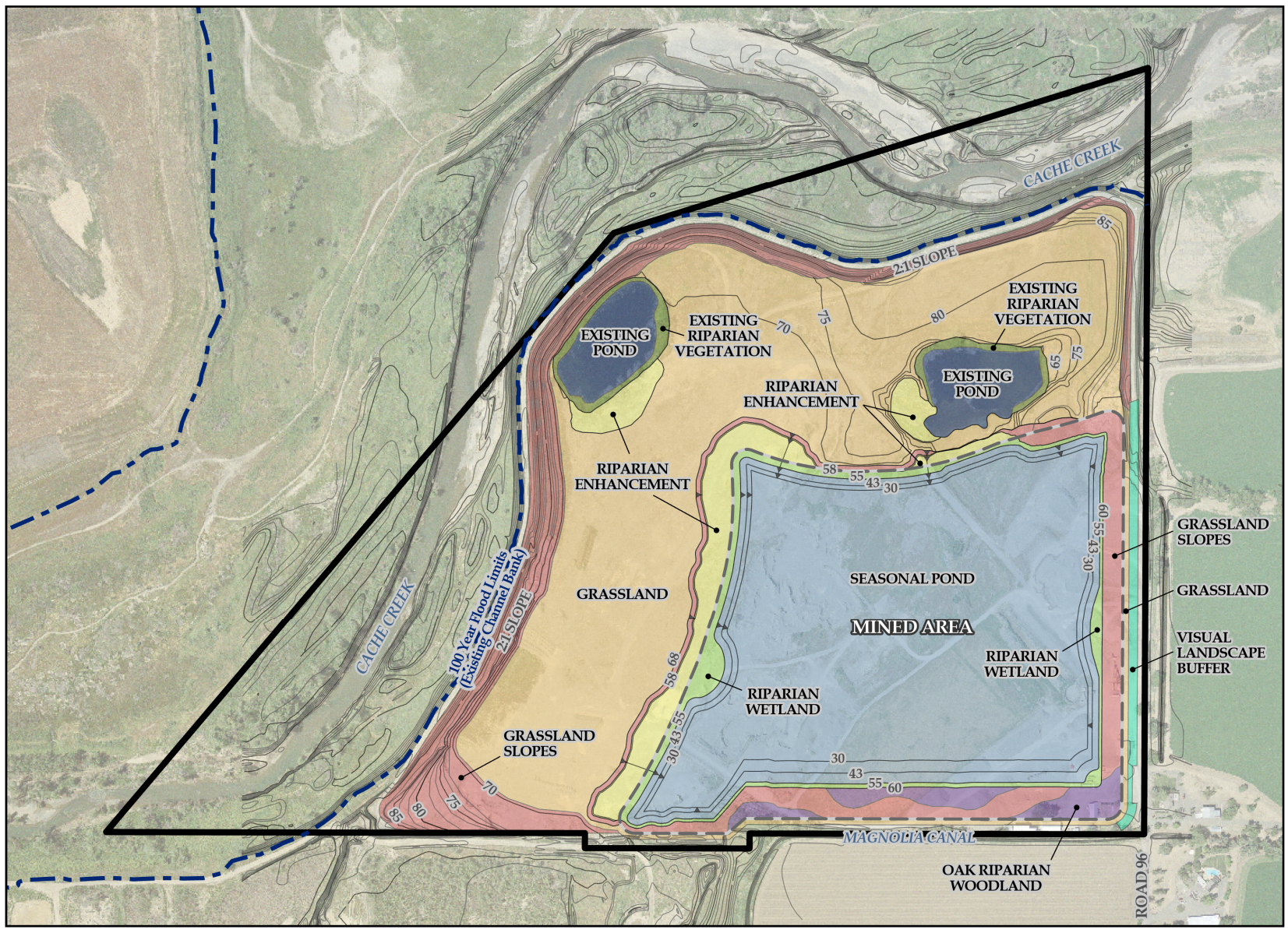
YOLO COUNTY, CALIFORNIA

C. Cornejo 03/14/2013 SWZ_RecPlan_Fig1_Vicinity_8x11_201303.mxd

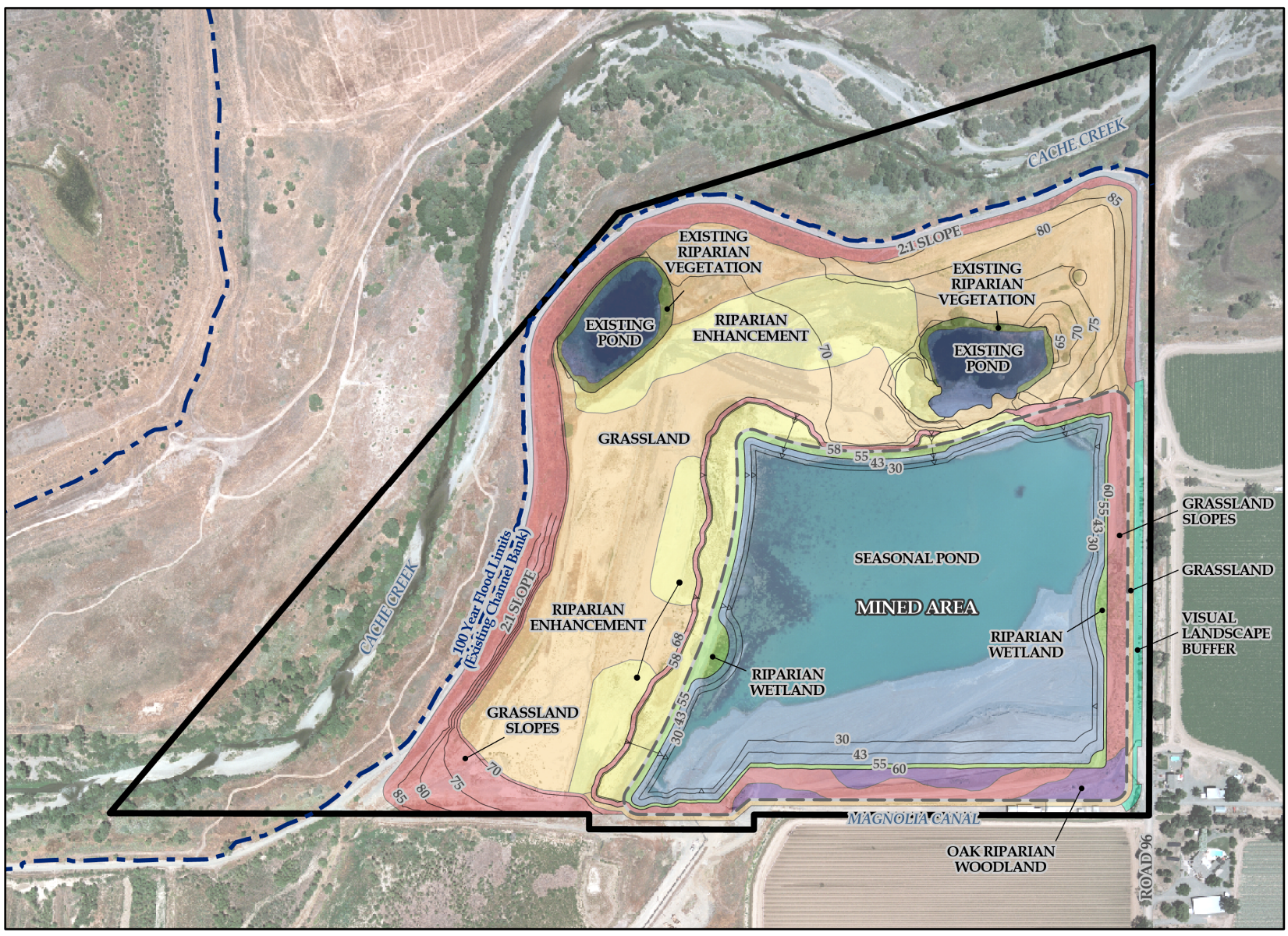
Figure 2

SCHWARZGRUBER RECLAMATION PLAN MINOR MODIFICATION
YOLO COUNTY, CALIFORNIA

Original Reclamation Plan (Application Approved November 13, 2012)



Reclamation Plan Minor Modification (January 2021)



TEICHERT AGGREGATES

LEGEND:

- Index Contour
- Intermediate Contour
- 100 Year Flood Limits (Existing Channel Bank)
- Existing Pond
- Existing Riparian Vegetation
- Grassland
- Grassland Slopes
- Oak Riparian Woodland
- Riparian Enhancement
- Riparian Wetland
- Seasonal Pond
- Visual Landscape Buffer
- Mined Area Boundary
- Schwarzgruber Parcel Boundary

N

0 250 500 Feet

Approved Rec Plan (Nov. 13, 2012) Provided by Cunningham Engineering (March 2013)

Rec Plan Minor Modification Provided by Cunningham Engineering (Jan. 2021)

Orthophoto Provided by Point Co. (April 30, 2010 & May 28, 2020)