

# Teichert Shifler Mining and Reclamation Project

SCH# 2019089053

## Final Environmental Impact Report

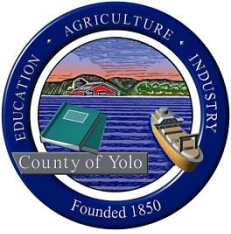
Prepared for  
Yolo County



**October 2021**

Prepared by





# County of Yolo

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## **NOTICE OF AVAILABILITY for the FINAL ENVIRONMENTAL IMPACT REPORT on the TEICHERT SHIFLER MINING AND RECLAMATION PROJECT and NOTICE OF PUBLIC HEARING to Take Action on the Project**

DATE: October 15, 2021  
TO: Interested Agencies and Individuals  
FROM: Yolo County Department of Community Services

**The Final Environmental Impact Report (FEIR) (SCH #2019089053) for the Teichert Shifler Mining and Reclamation Project is now available for review. An online public hearing in front of the Planning Commission will be held on Wednesday, November 10, 2021, at 8:30 a.m. to take final action on the project in the form of a recommendation to the Board of Supervisors. More information is provided herein.**

Yolo County is the Lead Agency for the preparation and review of a Final EIR 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. 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) transfer of tonnage from the Teichert Esparto and Teichert Schwarzgruber operations to the Teichert Shifler operation; 2) continued operation and expansion of the Teichert Woodland Plant facilities (including new equipment and increased processing capacity); 3) excavation at the Shifler site; 4) reclamation at the Shifler site; 5) delayed reclamation at the Woodland Plant site; 6) dedication of various reclaimed properties to the County; and 7) completion of an in-channel gravel bar removal project.

As analyzed in the Draft EIR the application originally included a proposal to relocate a segment of Moore Canal to the northerly portion of the site and modification of Magnolia Canal to align with the relocated Moore Canal. This request is no longer feasible based on information provided by the Yolo County Flood Control and Water

Conservation District, which owns the canal facilities. Therefore, the applicant is proposing approval of the Moore Canal Avoidance Alternative (Alternative 4) of the Draft EIR, which excludes relocation of the Moore Canal and would reduce the area of mining and reclamation from 277.1 acres to 264.0 acres. Pursuant to the Moore Canal Avoidance Alternative, the applicant is proposing to mine 35.4 million tons (30.0 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 113.2 acres of agricultural land, 90.9 acres of open water lake in the central portion of the proposed mining area, 24.7 acres of riparian habitat along the lake frontage, 32.8 acres in grassland slopes, and 2.5 acres in 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 Draft EIR analyzed the proposed project and six alternatives. Subsequent to release of the Draft EIR, the applicant has requested the County consider approval of CEQA Alternative 4, Moore Canal Avoidance Alternative, rather than the project as originally 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 Final EIR (which includes the Draft EIR) 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). The Yolo County Community Services Department can also provide a copy of the Final EIR for public review during counter hours, which are currently 8:00 a.m. to 12:00 p.m., Monday through Friday. 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.

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/government/general-government-departments/community-services>.

**An online public hearing in front of the Planning Commission will be held on Wednesday, November 10, 2021, at 8:30 a.m. to take action on the project in the form of a recommendation to the Board of Supervisors.** Based on guidance from the California Governor’s Office and the California Department of Public Health, in order to minimize the spread of COVID-19, you can participate in the Planning Commission hearing online or by phone.

**Participation Information**

By Computer:

<https://yolocounty.zoom.us/j/97388566818?pwd=OENhdE9LVTVXY0EwNzUxdEhqNWZtdz09>

Meeting ID: 973 8856 6818

Passcode: 146225

By Telephone:

1-408-638-0968

Meeting ID: 973 8856 6818#

Meeting agendas, staff reports, and related information will be available at least 72 hours prior to the meeting at the following link:

<https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/planning-commission-information/planning-commission-meeting-materials>

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.

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# **Teichert Shifler Mining and Reclamation Project**

## **Final Environmental Impact Report**

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SCH# 2019089053

### **Lead Agency**

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