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COUNTY OF YOLO

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MEMORANDUM

TO: Esparto Citizens Advisory Committee
FROM: Yolo County Natural Resources Division
DATE: October 15, 2021
SUBJECT: Teichert Shifler Mining and Reclamation Project (ZF #2018-0078; GPA #2021-03)

****Note:** The parcels proposed for mining and reclamation in this project do not fall within a Citizens Advisory Committee comment area boundary. However, the proposed project includes transfer of permitted tonnage allocation from the Teichert Esparto Plant site to the Teichert Woodland Plant site. The Teichert Esparto facility does fall within the Esparto Citizens Advisory Committee comment area. Therefore, the Natural Resources Division is requesting the Esparto CAC discuss the project and make a recommendation to the Planning Commission at its October 19, 2021, meeting. Staff will be present at the October 19th Esparto CAC meeting to discuss the project.

All relevant project documents are accessible online at www.yolonaturalresources.org.

Project Name: Teichert Shifler Mining and Reclamation Project (Zone File #2018-0078; GPA # 2021-03).

Project Location: The project site is located three miles west of the City of Woodland in unincorporated Yolo County, California. The 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.

Project Information: Teichert Aggregates has requested to conduct mining and reclamation activities on 264.1 acres of a 319.3-acre site, with setbacks, visual screening, noise and safety berms, aggregate conveyors, access roads, and other project-related uses occurring on the remaining 55.2 acres. 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. 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.

Required Approvals: The project requires the following County approvals:

- Certification of the Final EIR.
- 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.
- Approval of a new Development Agreement between Yolo County and Teichert Aggregates.

Schedule:

- October 15, 2021 – Release of Final EIR
- October 19, 2021 – Esparto CAC Meeting (7:00 p.m.)
- October 20, 2021 – Monument Hills Community Workshop (6:30 p.m.)
- November 10, 2021 – Planning Commission Public Hearing (8:30 a.m.)
- December 7, 2021 – Board of Supervisors Public Hearing (9:00 a.m.)

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