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Interim County Administrator

Office of the County Administrator  
**COUNTY OF YOLO**



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**THE YOLO COUNTY NATURAL RESOURCES DIVISION INVITES YOU TO ATTEND A VIRTUAL  
COMMUNITY WORKSHOP ON THE TEICHERT SHIFLER MINING AND RECLAMATION PROJECT  
ON **MONDAY, OCTOBER 25, 2021**, AT 6:30 P.M.**

County staff will provide an overview and update on the project. Project information and related materials are available at [www.yolonaturalresources.org](http://www.yolonaturalresources.org).

**Participation Information:** Attendees can participate in the workshop by computer via <https://yolocounty.zoom.us/j/84474458763>, or via telephone by dialing 408-638-0968 and entering a Webinar ID of 844 7445 8763.

**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.

**Documents and Meetings:** The Final EIR was released on **October 15, 2021**. A virtual public meeting before the Esparto Citizens Advisory Committee (CAC) will be held **October 19, 2021, at 7:00 p.m.** The Esparto CAC will be asked to make a recommendation on the project to the Planning Commission. A virtual public hearing before the Planning Commission is scheduled for **November 10, 2021, at 8:30 a.m.** The Planning Commission will be asked to make a recommendation on the project to the Board of Supervisors. The public hearing before Board of Supervisors is scheduled for **December 7, 2021, at 9:00 a.m.**

If you have questions about this project, feel free to contact Natural Resources Division staff at [naturalresources@yolocounty.org](mailto:naturalresources@yolocounty.org) or 530-666-8150. Thank you!

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