

Teichert Shifler Mining and Reclamation Project

Yolo County Planning Commission
Wednesday, November 10, 2021

HEARING OVERVIEW

1. Staff Presentation
2. Applicant Presentation
3. Questions from Commissioners
4. Public Hearing
5. Commission Discussion
6. Commission Action

RECOMMENDED ACTIONS

RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD:

- Certify EIR (Att. B)
- Approve General Plan Amendment (Att. C)
- Approve Rezoning (Att. D)
- Approve Mining Permit (Att. E and Att. G)
 - Approve Tonnage Transfers
 - Reject 20% Exceedance
 - Authorize Mining in Streamway Influence Zone
- Approve Reclamation Plan (Atts. E, F, and G)
- Authorize Execution of Development Agreement (Att. H)
 - Approve Acceptance of Equivalent Net Gains

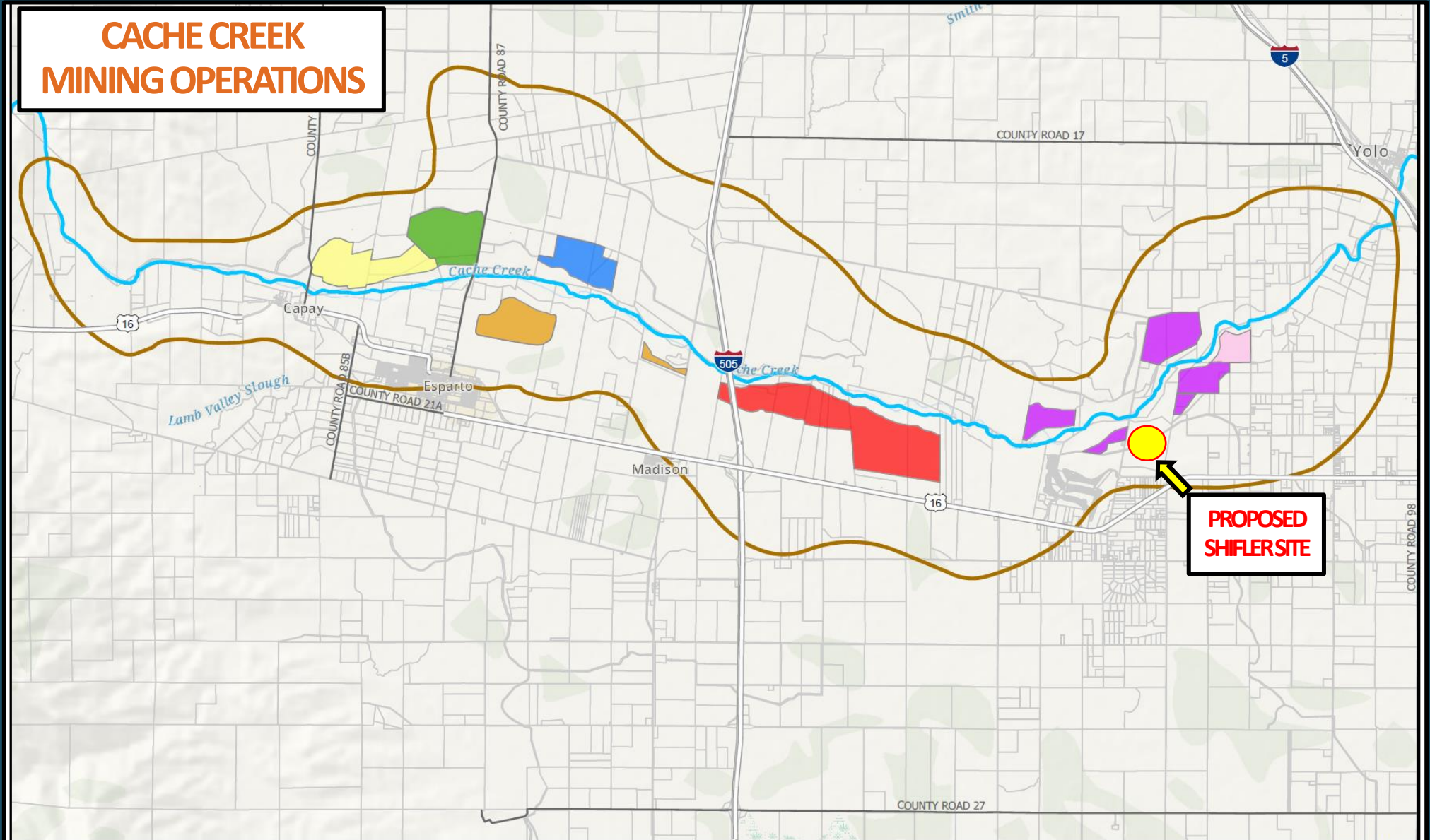
RECOMMENDED CHANGES TO PROJECT

Component	Original	Recommended	Difference
Mining Area	277 acres	264 acres	-13 acres
Reclamation Area	277 acres	319 acres	+42 acres
Total Tonnage	41.6 mil tons mined	35.4 mil tons mined	-6.2 mil tons mined
20% Market Exceedance	Yes	No	No market exceedance option
Creek Buffer	200 feet minimum	250 feet minimum	+50 feet
Canal Relocation	Yes	No	Canals stay in place

PROJECT PROPOSAL

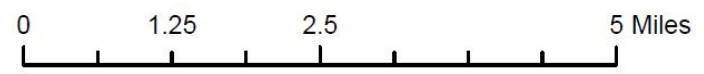
- Proposed project site – 319 acres of 442-acre Shifler property
- Proposed mining area – 264 acres (other mining-related activity on 55 acres)
- Mining of 35.4 mil tons total (30.0 mil tons sold) over 30 years
- Maximum mining of 2.6 mil tons annually (2.2 mil tons sold) with 20% Exceedance
- Transfer of tonnage allocation from Esparto and Schwarzgruber permits
- Mining depths of 40 to 110 feet
- Authorize mining within Streamway Influence Zone
- Processing to occur at Teichert Woodland Plant
- No change in approved haul route or hours of operation
- Reclamation to agriculture, lake, and habitat

CACHE CREEK MINING OPERATIONS



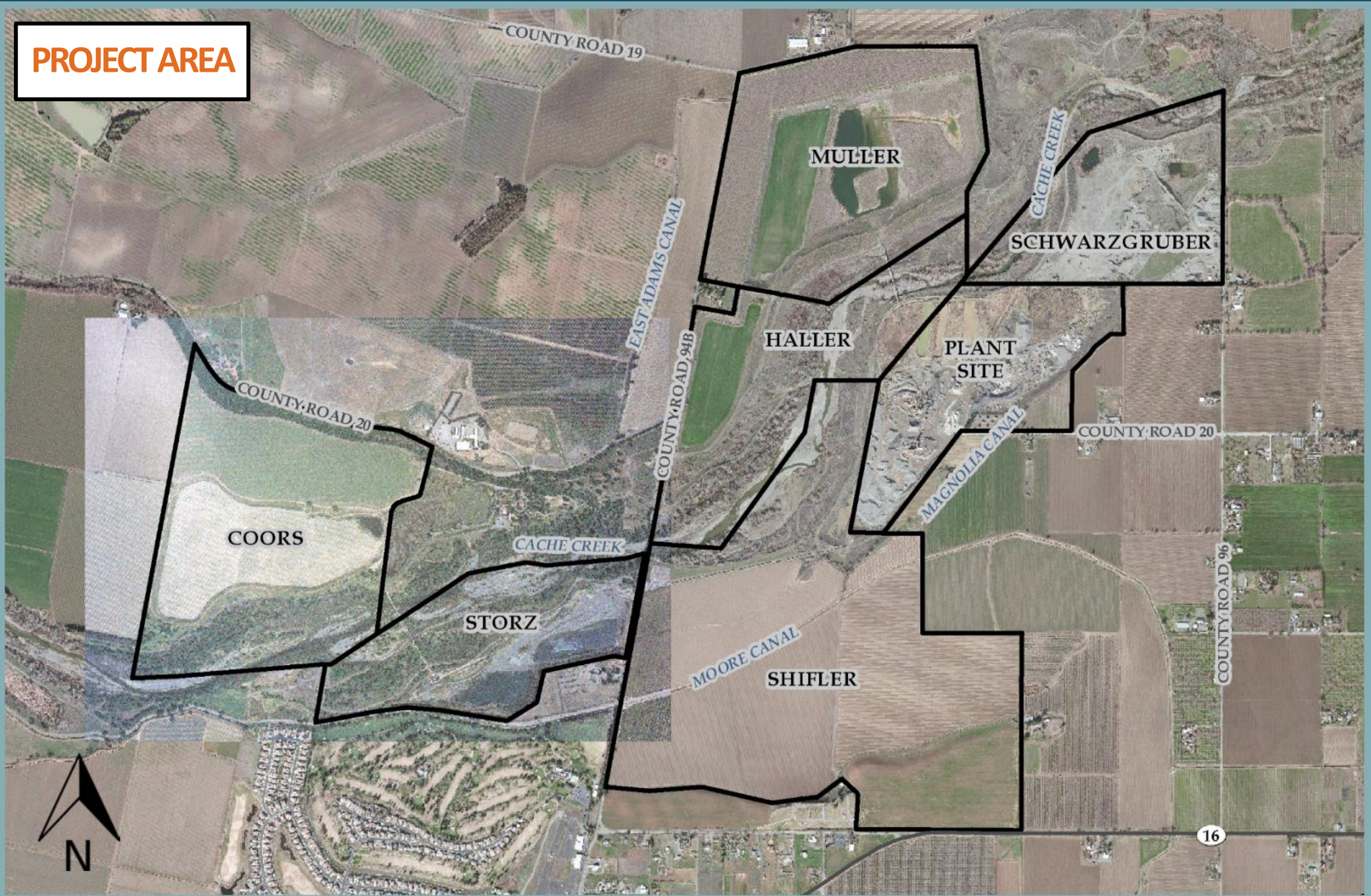
Legend

- Highways
- Roads
- Cache Creek
- Cache Creek Area Plan Boundary
- Parcels
- Cemex
- Granite Capay
- Granite Esparto
- Syar
- Teichert Esparto
- Teichert Woodland
- Teichert Schwarzgruber

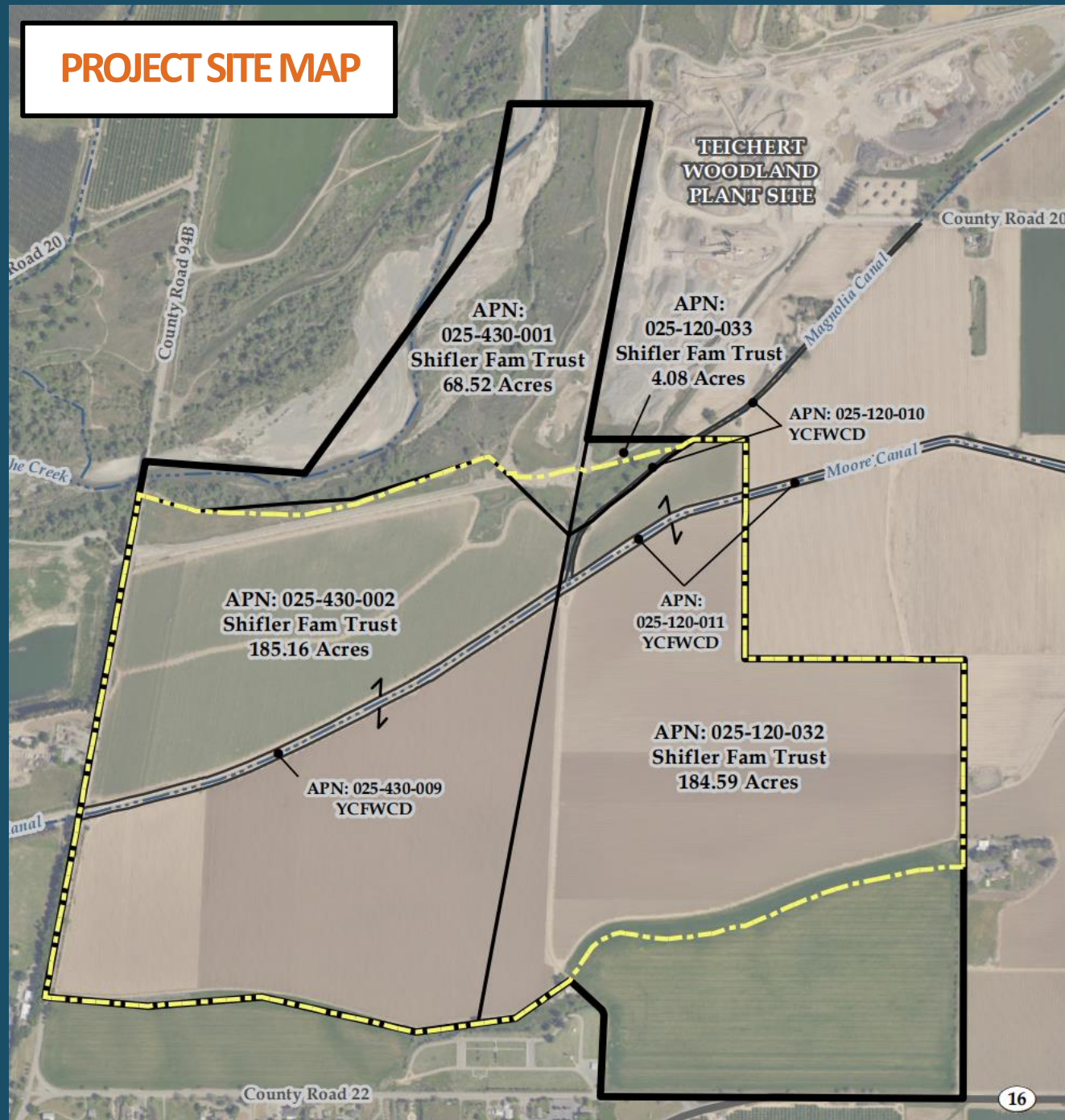


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PROJECT AREA

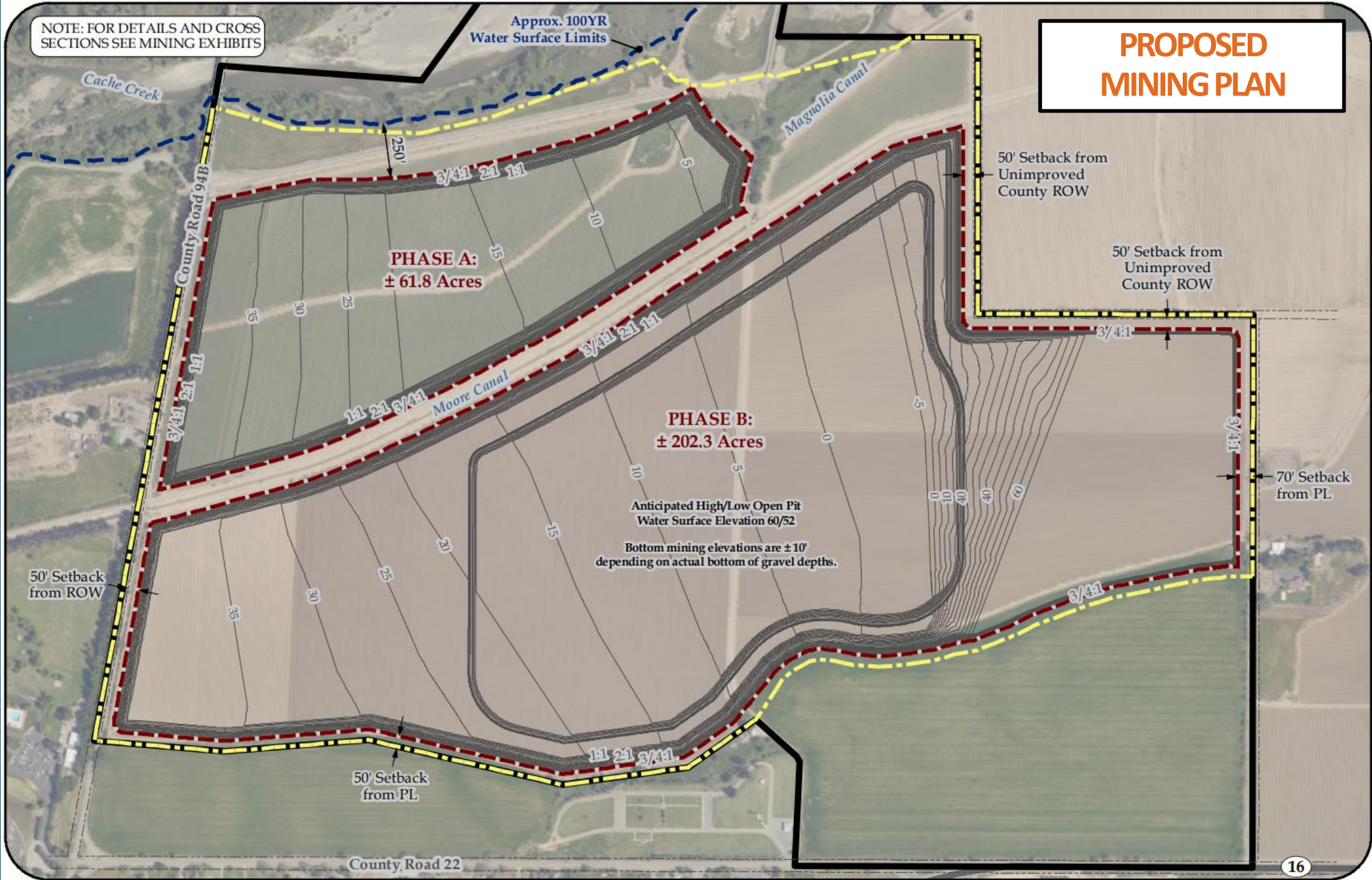


PROJECT SITE MAP



NOTE: FOR DETAILS AND CROSS SECTIONS SEE MINING EXHIBITS

PROPOSED MINING PLAN



Approx. 100YR
Water Surface Limits

Cache Creek

Magnolia Canal

County Road 94B

PHASE A:
± 61.8 Acres

PHASE B:
± 202.3 Acres

Anticipated High/Low Open Pit
Water Surface Elevation 60/52
Bottom mining elevations are ± 10'
depending on actual bottom of gravel depths.

50' Setback from
Unimproved
County ROW

50' Setback from
Unimproved
County ROW

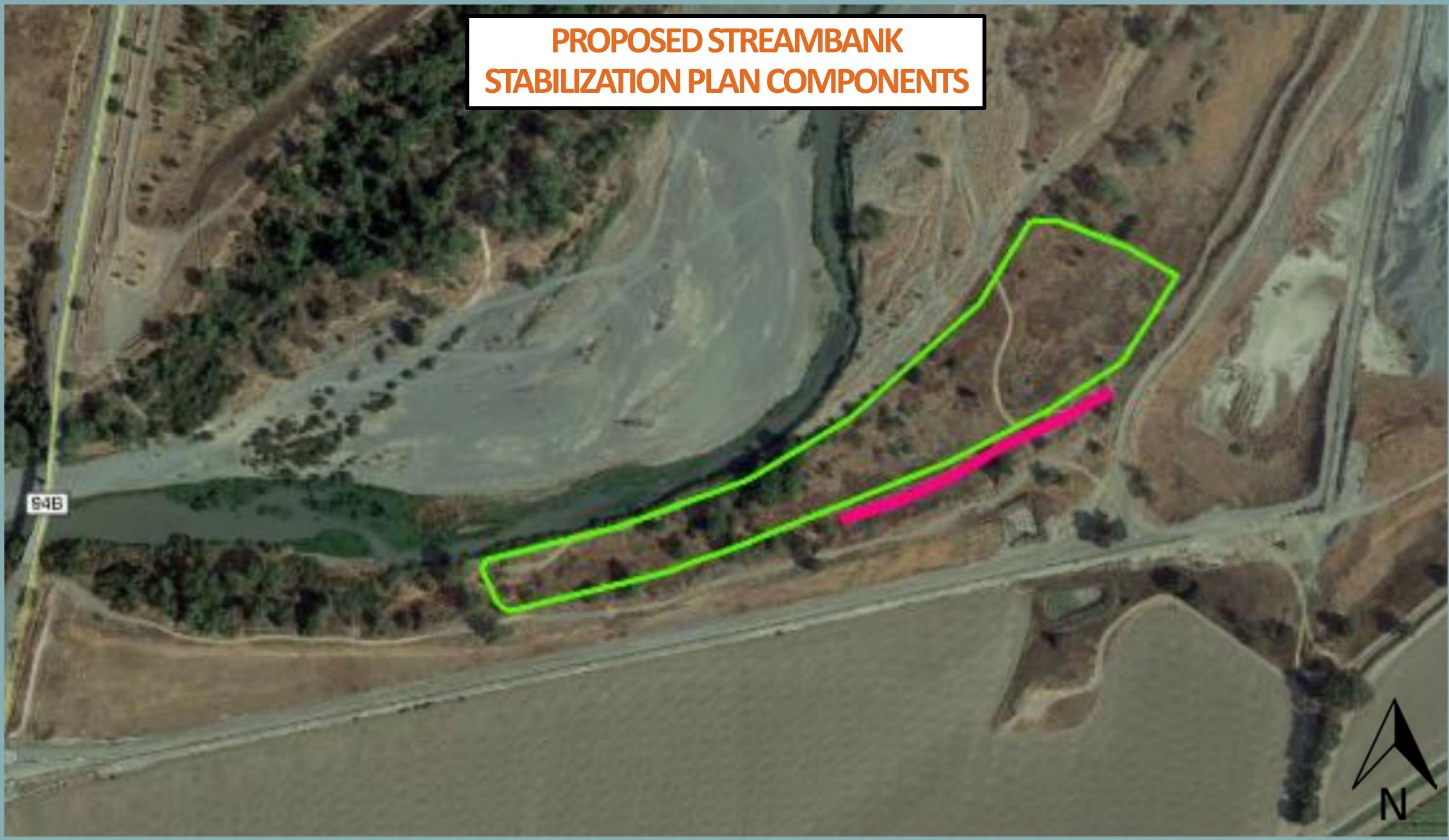
50' Setback
from ROW

70' Setback
from PL

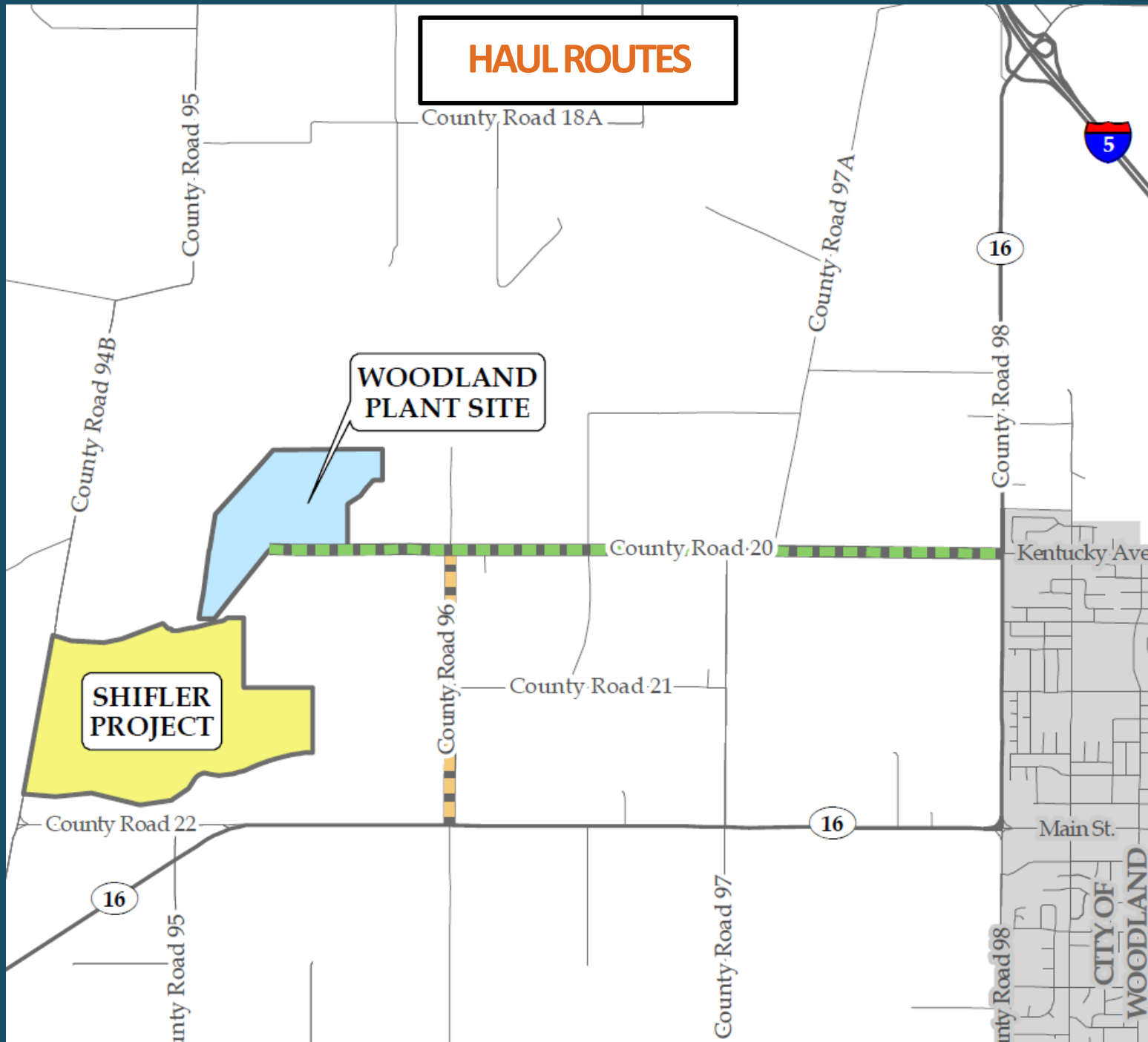
50' Setback
from PL

County Road 22

**PROPOSED STREAMBANK
STABILIZATION PLAN COMPONENTS**



HAUL ROUTES



HAUL ROUTE AND OPERATING HOURS

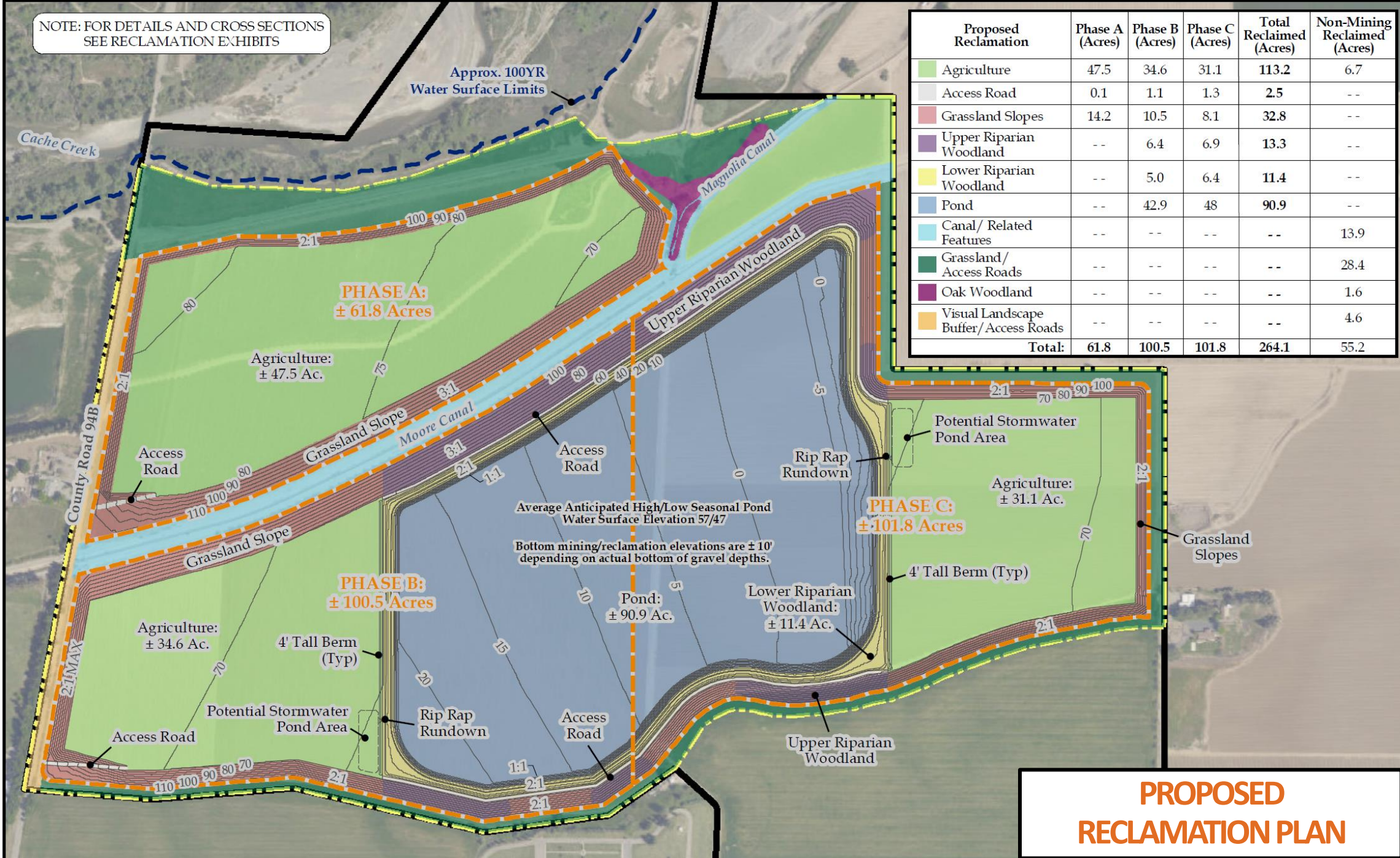
HAUL ROUTE

- East on CR 20 to CR 98/SR 16 north to I-5
and/or
- South on CR 96 to SR 16 west to I-505

OPERATING HOURS

- 6 a.m. – 6 p.m. Mon-Sat (mining)
- 6 a.m. – 6 p.m. Mon-Fri (plant)
- August to October
 - 6 a.m. – 10 p.m. Mon-Fri
 - 6 a.m. – 6 p.m. Sat/Sun
- 24-hours (as needed to meet contracts)

NOTE: FOR DETAILS AND CROSS SECTIONS SEE RECLAMATION EXHIBITS

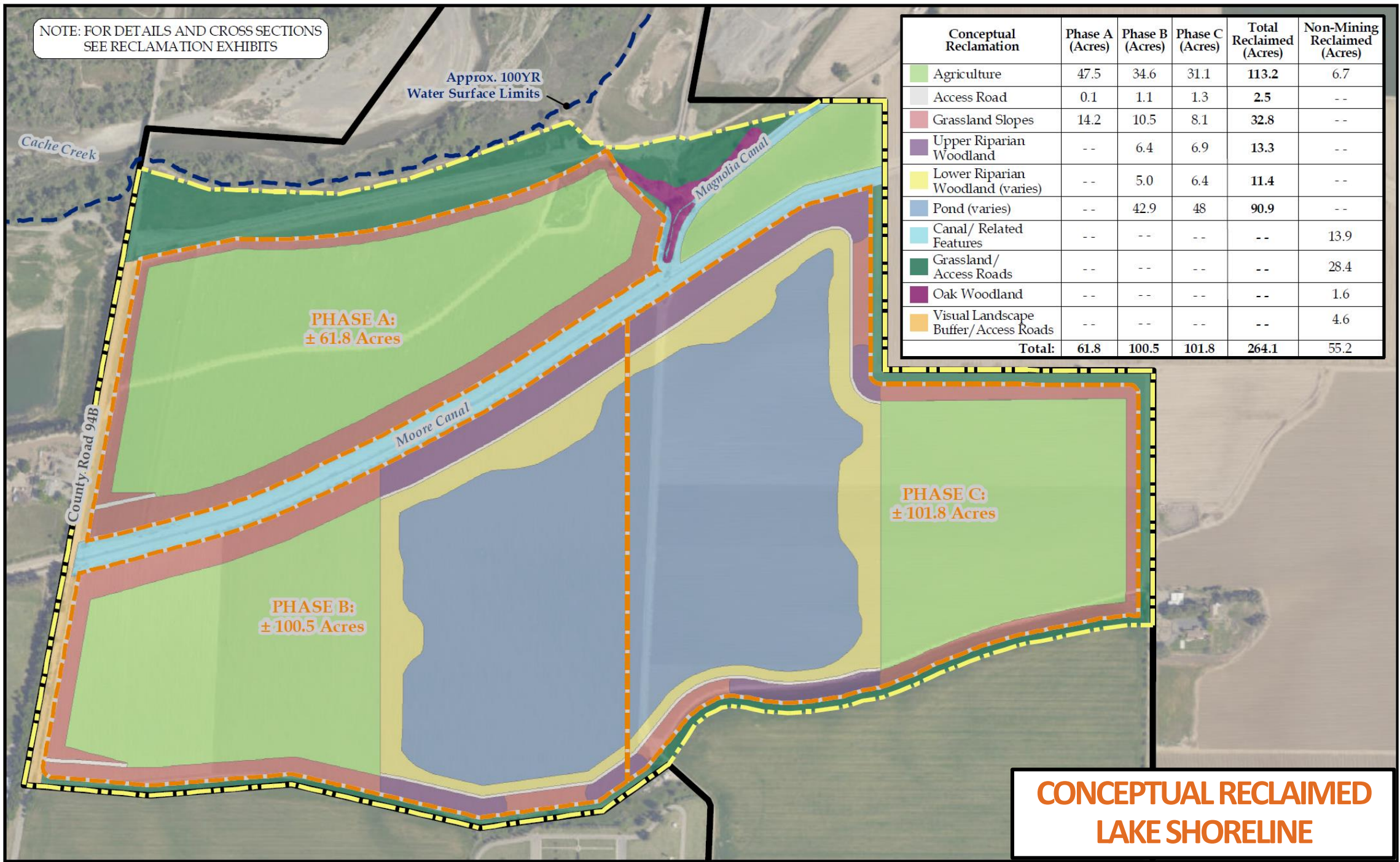


Proposed Reclamation	Phase A (Acres)	Phase B (Acres)	Phase C (Acres)	Total Reclaimed (Acres)	Non-Mining Reclaimed (Acres)
Agriculture	47.5	34.6	31.1	113.2	6.7
Access Road	0.1	1.1	1.3	2.5	--
Grassland Slopes	14.2	10.5	8.1	32.8	--
Upper Riparian Woodland	--	6.4	6.9	13.3	--
Lower Riparian Woodland	--	5.0	6.4	11.4	--
Pond	--	42.9	48	90.9	--
Canal/ Related Features	--	--	--	--	13.9
Grassland/ Access Roads	--	--	--	--	28.4
Oak Woodland	--	--	--	--	1.6
Visual Landscape Buffer/ Access Roads	--	--	--	--	4.6
Total:	61.8	100.5	101.8	264.1	55.2

Average Anticipated High/Low Seasonal Pond Water Surface Elevation 57/47
 Bottom mining/reclamation elevations are ± 10' depending on actual bottom of gravel depths.

PROPOSED RECLAMATION PLAN

NOTE: FOR DETAILS AND CROSS SECTIONS
SEE RECLAMATION EXHIBITS



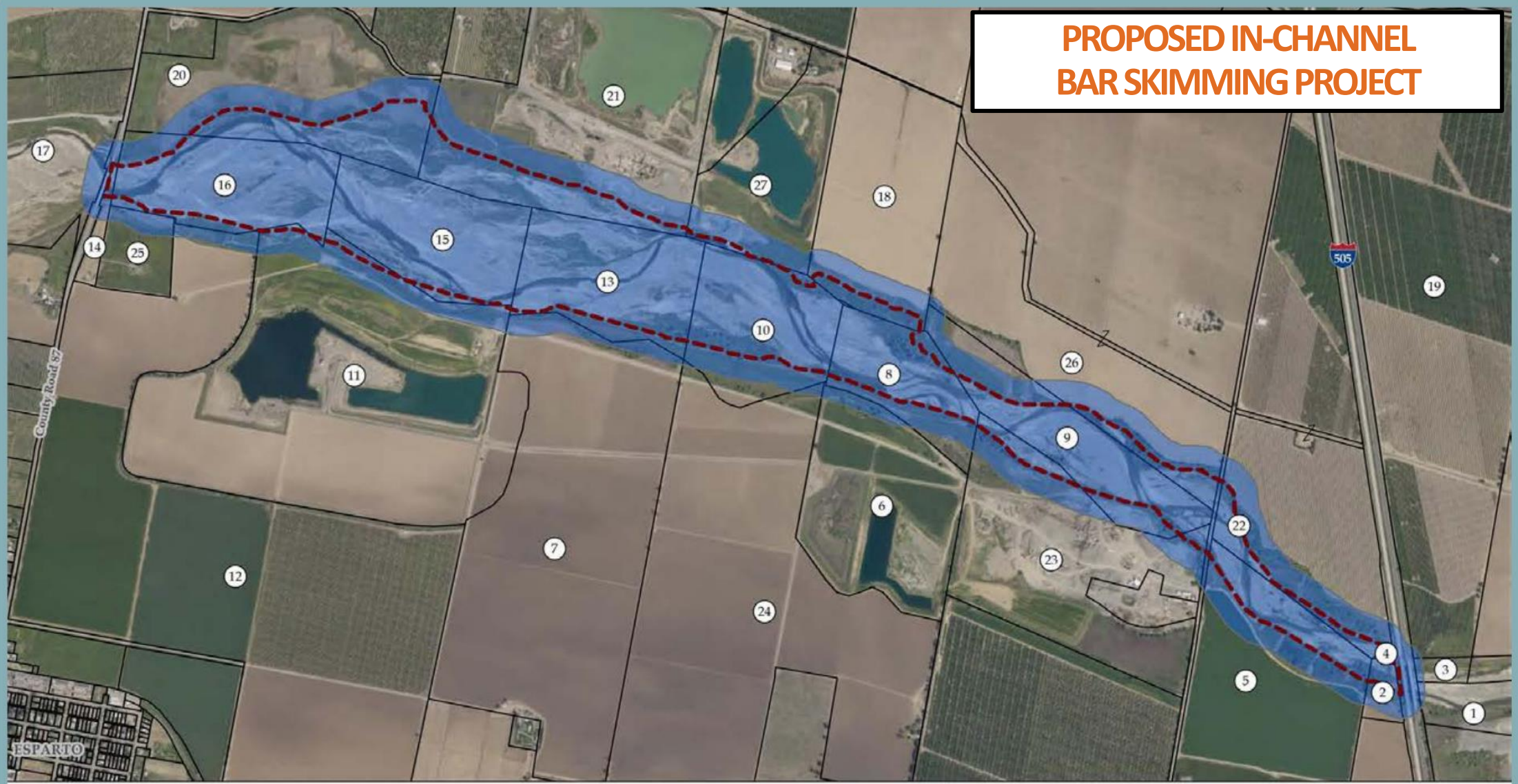
Conceptual Reclamation	Phase A (Acres)	Phase B (Acres)	Phase C (Acres)	Total Reclaimed (Acres)	Non-Mining Reclaimed (Acres)
Agriculture	47.5	34.6	31.1	113.2	6.7
Access Road	0.1	1.1	1.3	2.5	--
Grassland Slopes	14.2	10.5	8.1	32.8	--
Upper Riparian Woodland	--	6.4	6.9	13.3	--
Lower Riparian Woodland (varies)	--	5.0	6.4	11.4	--
Pond (varies)	--	42.9	48	90.9	--
Canal/ Related Features	--	--	--	--	13.9
Grassland/ Access Roads	--	--	--	--	28.4
Oak Woodland	--	--	--	--	1.6
Visual Landscape Buffer/ Access Roads	--	--	--	--	4.6
Total:	61.8	100.5	101.8	264.1	55.2

**CONCEPTUAL RECLAIMED
LAKE SHORELINE**

DEVELOPMENT AGREEMENT PUBLIC BENEFIT ITEMS (“NET GAINS”)

- In-Channel Maintenance – Bar Skimming (CR 87 to I-505)
- Property Dedications
 - Shifler Lake
 - Shifler In-Channel
 - Schwarzgruber
- Cash Donations to Nature Preserve and Parkway Plan
- Safe Pedestrian Crossing of CR 94B for Trail Connection
- Woodland Plant as Sales Tax Place of Sale
- Early Dedication of Teichert In-Channel Haller/Muller
- Enhanced Reclamation of County Borrow Site Property
- Future Trail from Muller Bridge to Schwarzgruber Property
- Removal of Restrictions on Muller Access “B”

PROPOSED IN-CHANNEL BAR SKIMMING PROJECT



LEGEND:

- 300 Ft Buffer
- In-Channel Bar Skimming Project Limit
± 422.61 Acres
- Parcel Boundaries

SOURCE:

Parcel Boundaries Provided by Yolo County GIS (2020)
 Parcel Ownership Provided by ParcelQuest (November 2020)
 Aerial Photography Provided by ESRI Basemap & Affiliates (Yolo County: April 13, 2018)

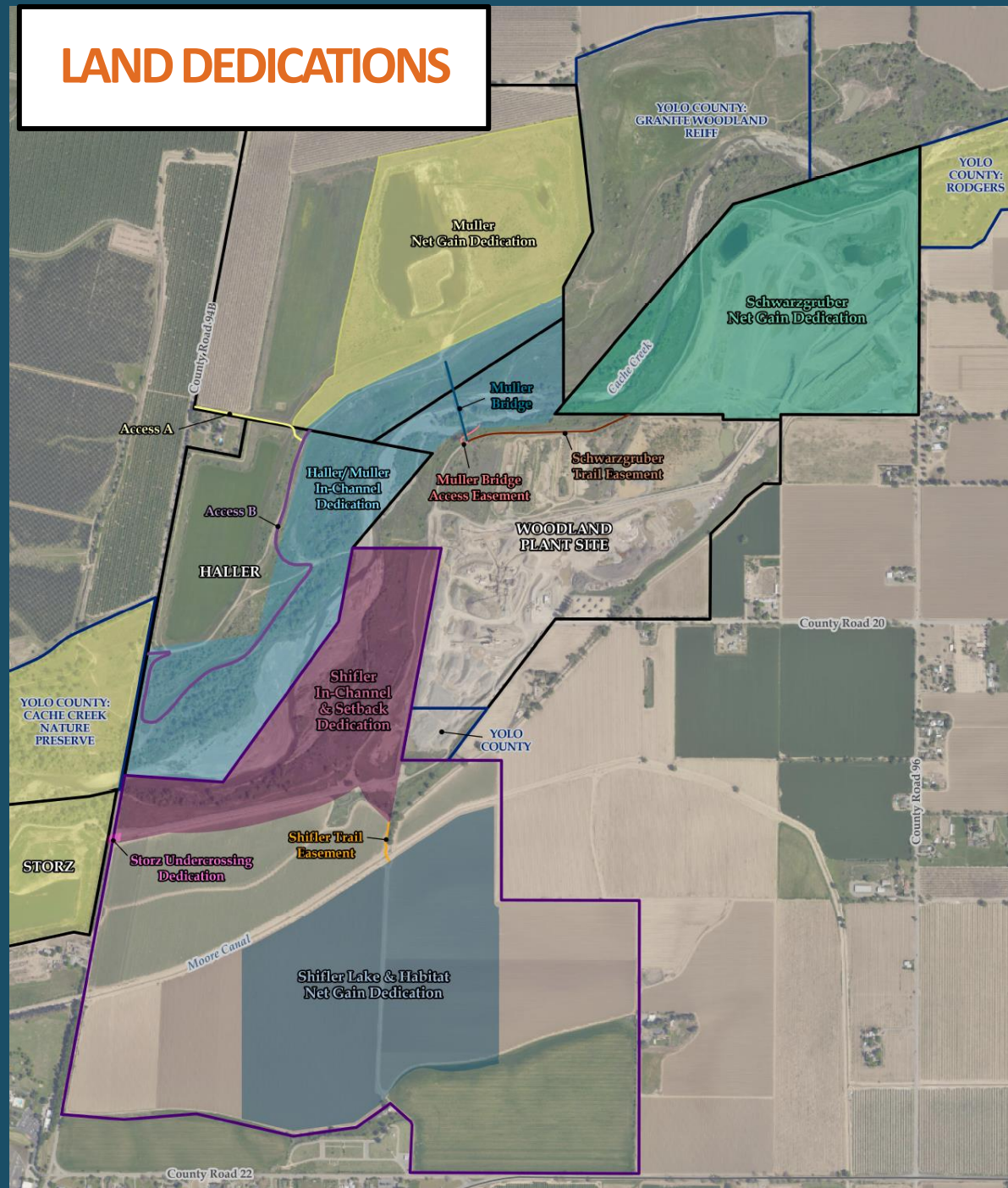


0 600 1,200 Feet

DISCLAIMER:

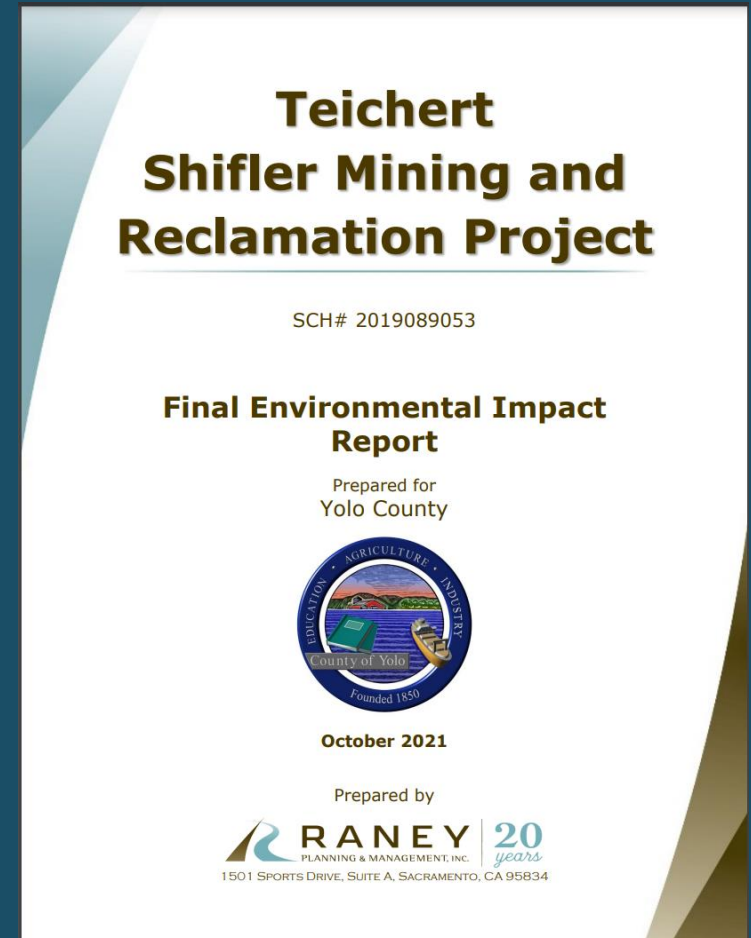
The data was mapped for assessment purposes only. No liability is assumed for the accuracy of the data shown.

LAND DEDICATIONS



ENVIRONMENTAL IMPACT REPORT

- Draft EIR Released – December 11, 2020
- Final EIR Released – October 15, 2021
- 6 Project Alternatives
- 4 Unavoidable Impacts
- 38 Comment letters
- 5 Master Responses
 - Merits of the Project
 - Property Values
 - Transportation and Circulation
 - Hydrology and Water Quality
 - Agricultural Concerns



SUSTAINABILITY

- Consistent with Climate Action Plan
- Consistent with CEQA (Section 15183.5(b))
- Consistent with CCAP Update Final EIR
- Local Source of Gravel
- Proximity to Market
- Upgrades Woodland Plant
- Electric Conveyor System
- Project-Level GHG Reduction Plan (MM 4.3-7)
- Electric Vehicle Charging Plan (MM 4.3-8)
- Applicant Green Energy Portfolio Commitments (Appendix I, Final EIR)

TRIBAL CONSULTATION

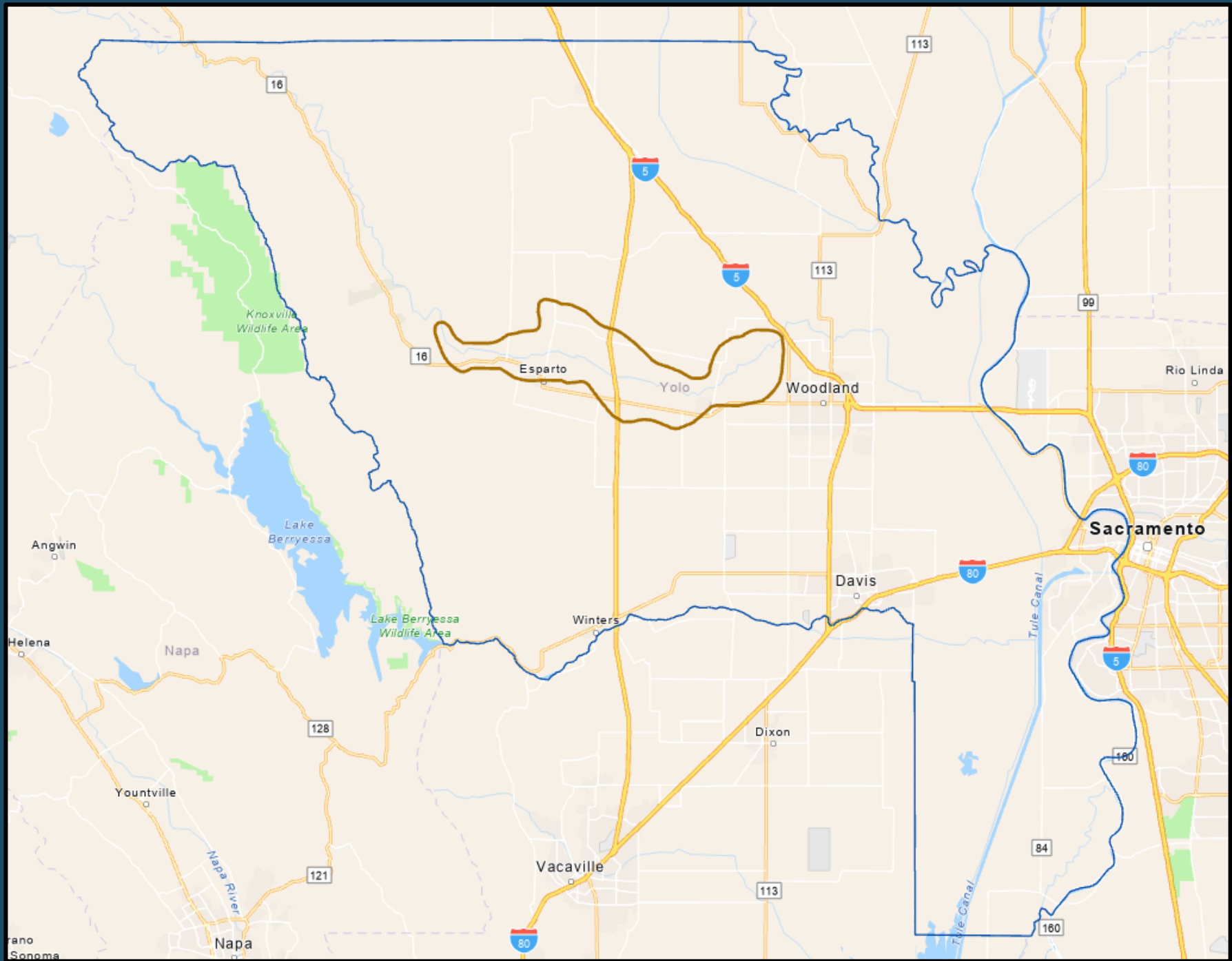
- CEQA Coordination
- Cultural Resources Assessment and Peer Review
- Tribal Cultural Resources Consideration and Field Testing
- Tribal Consultation
- Tribal Monitoring Agreement
- Operator Awareness Training

AGRICULTURAL MITIGATION

- CCAP Requirement
- CEQA Requirement
- Analyzed in CCAP Update FEIR
- Project impacts to 258 acres of farmland
- Reclamation of a minimum of 113 acres to agriculture
- Permanent protection of a minimum of 145 acres of farmland
- Dedication of 212 acres of additional Parkway land as “equivalent” net gains

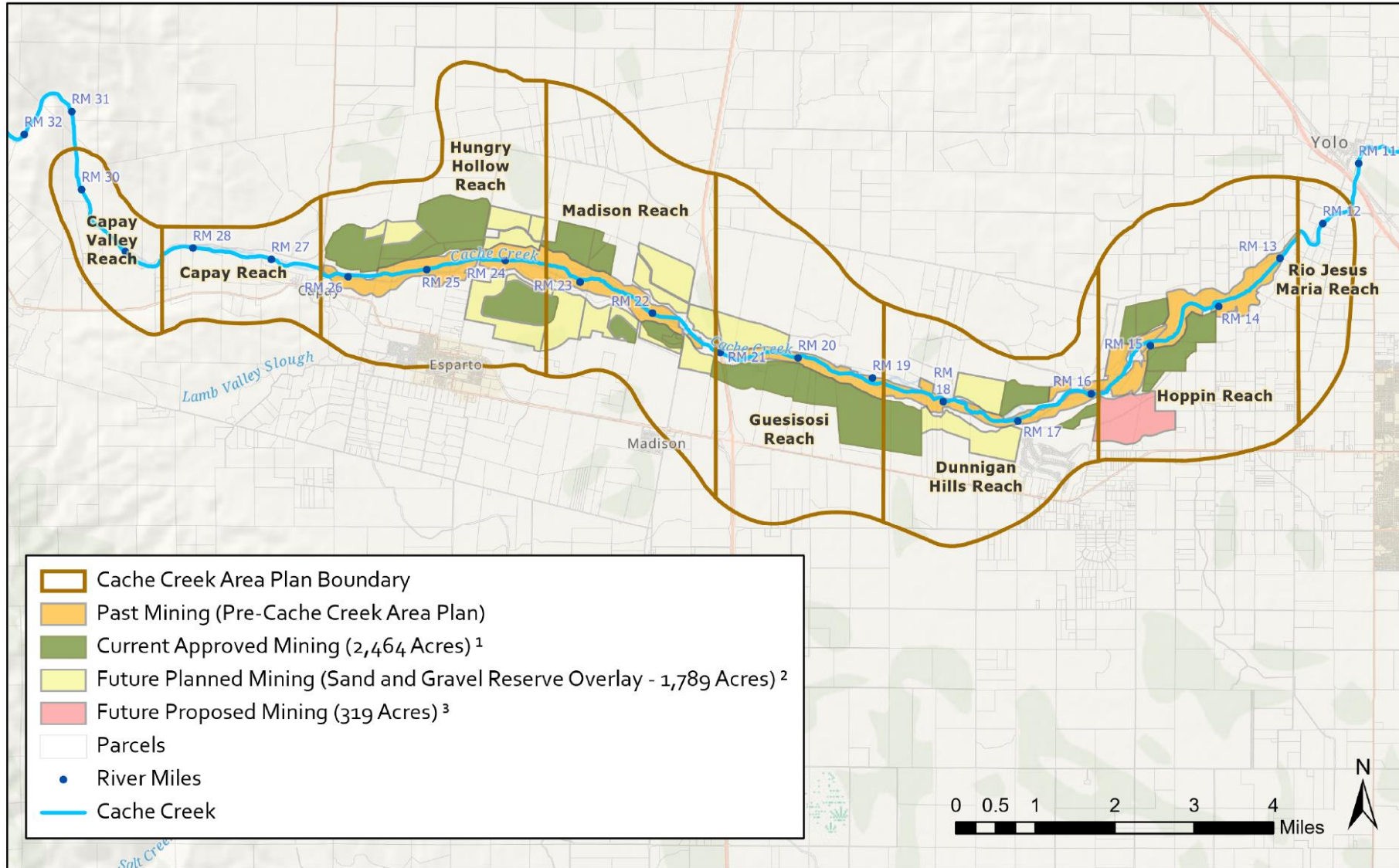
CACHE CREEK AREA PLAN

- State Mandate – SMARA
- 1995 Technical Studies
- Adopted and Public Vote 1996
- Rigorous Regulatory Framework (plans, policies, regulations)
- Adaptive Management – Watershed Focus – Science Based
- Governs land uses along Lower Cache Creek (14.5 miles)
- 2017 Technical Studies
- Cache Creek Parkway Plan (Baseline Inventory) 2018
- Comprehensive Update 2019
- Balances Multiple Priorities



Cache Creek Area Plan - Past, Current, and Future Mining

9/17/2020

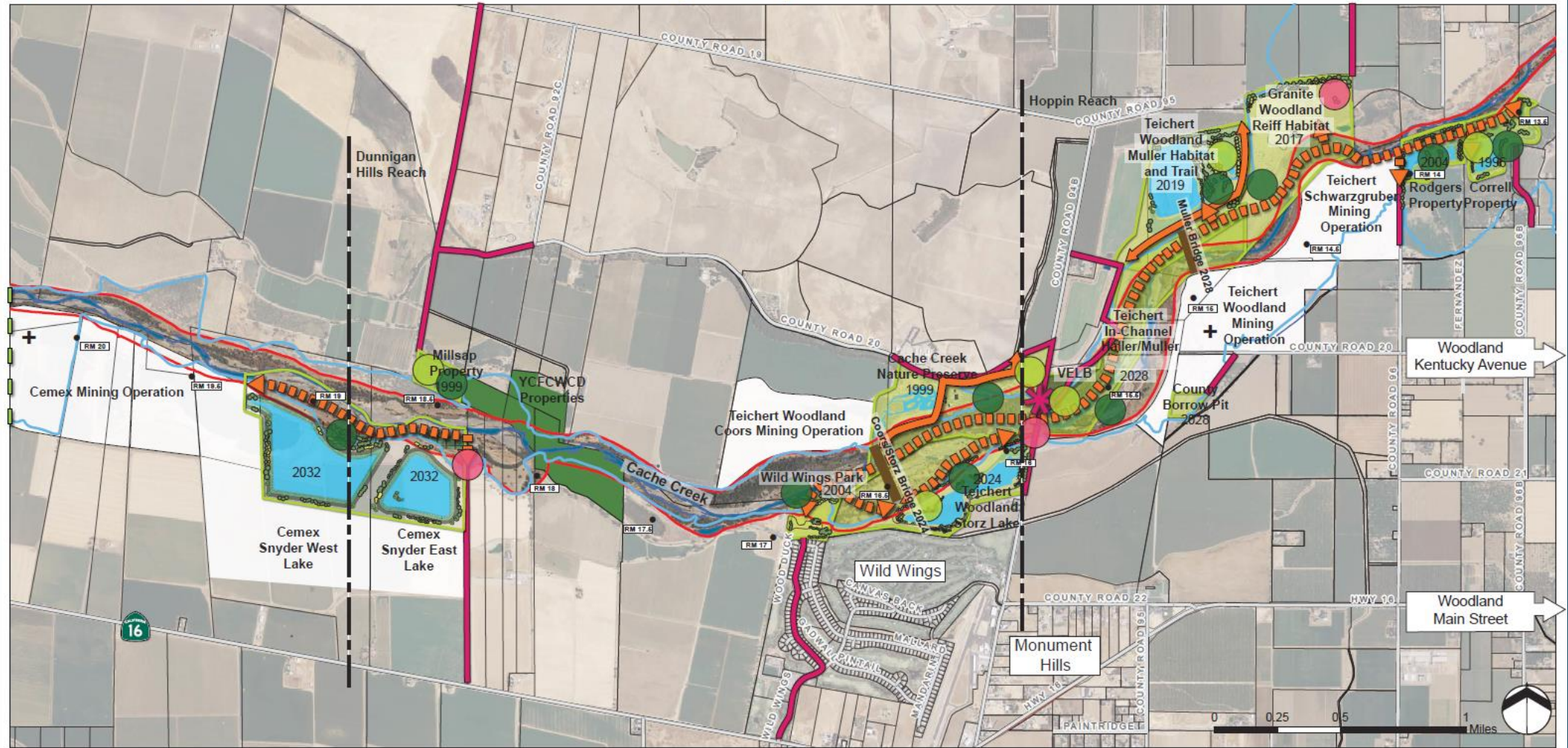


¹ Due to minor inaccuracies in the database and polygon boundaries, this total may be overstated by +/- 5 acres.

² Prior to adoption of the CCAP Update in December 2019, total SGRO zoned acreage was 1,001 acres. With adoption of the CCAP Update, the SGRO was added to an additional 788 acres, for a total of 1,789 acres.

³ This reflects the actual proposed mining acreage in the Teichert Shifler application. An additional +/- 81 acres assumed for rezoning as a part of the CCAP Update represented portions of the Shifler property not ultimately included in the Teichert Shifler application.

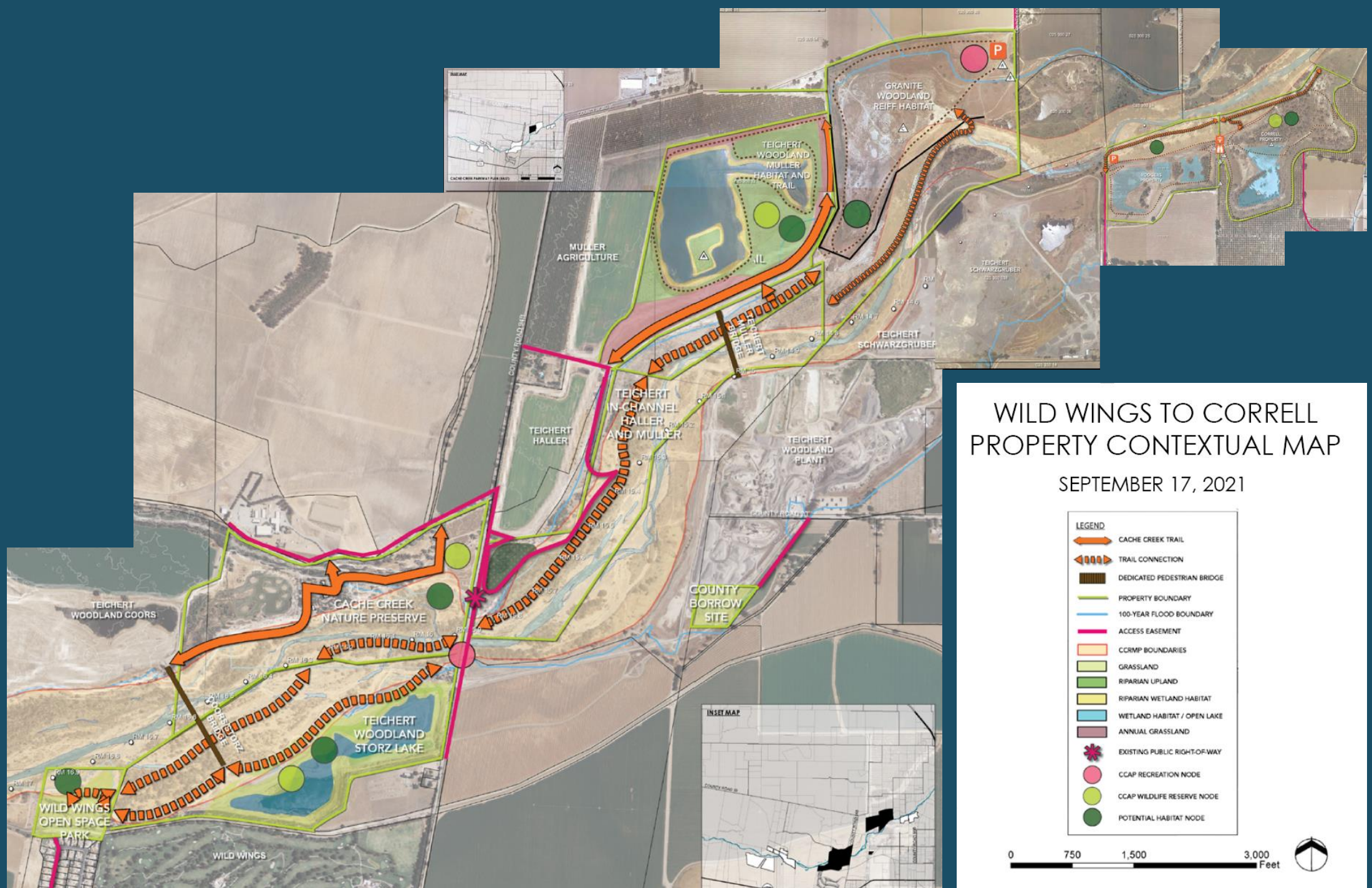
CACHE CREEK PARKWAY PLAN (EAST) - BASELINE IMPROVEMENTS



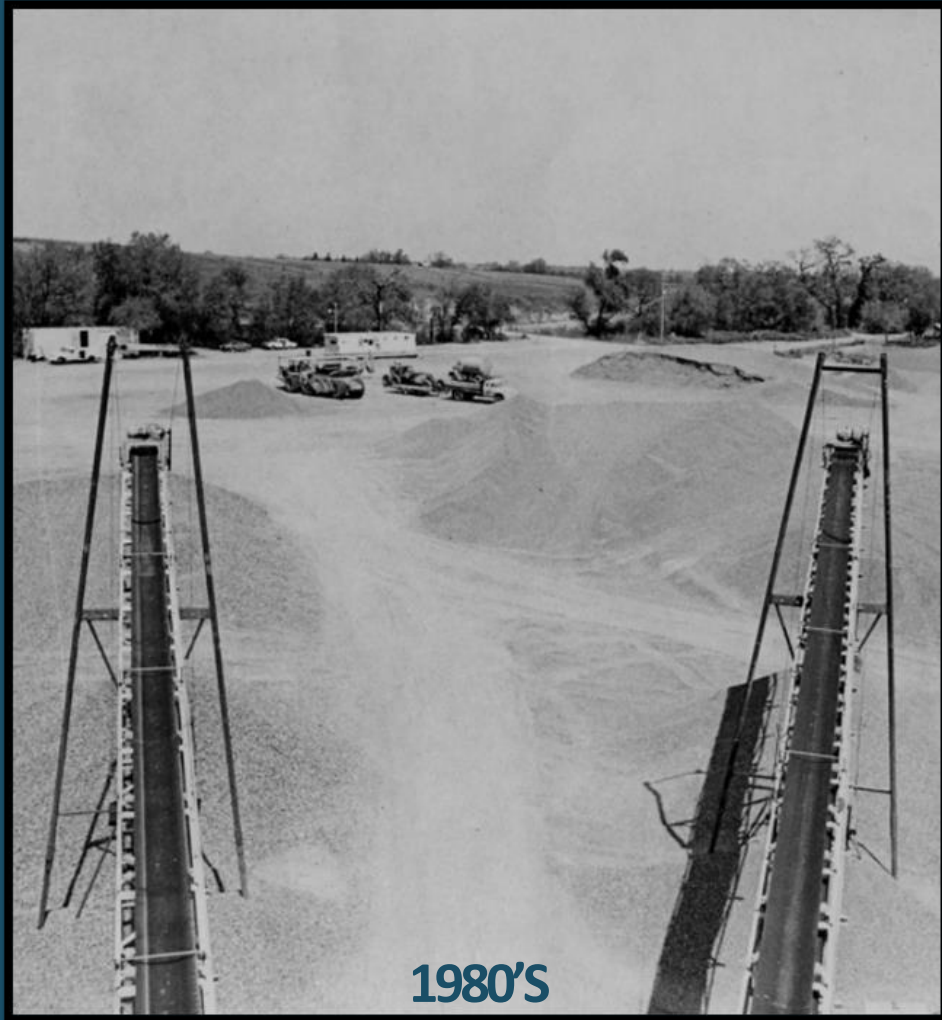
	WETLAND HABITAT / OPEN LAKE		TRAIL CONNECTION		PROPERTY BOUNDARY		DEDICATED PEDESTRIAN BRIDGE
	HABITAT		CACHE CREEK TRAIL		MAP MATCHLINE		EXISTING PUBLIC RIGHT-OF-WAY
	CCAMP BOUNDARY (IN-CHANNEL AREA)		ADA ACCESS		AGGREGATE PLANT		CCAP RECREATION NODE
	OTHER GOVERNMENT PROPERTIES		ACCESS EASEMENT		RIVER MILE		CCAP WILDLIFE RESERVE NODE
	RECLAIM TO AGRICULTURE OR HABITAT		100-YEAR FLOOD BOUNDARY		20XX DEDICATION DATE		POTENTIAL HABITAT NODE
							GEOMORPHIC REACH

Map Sources:
 Yolo County GIS Cooperative, Neuvier GIS, Tschudin Consulting Group,
 FEMA National Flood Hazard Layer, Cache Creek Resources Management Plan, Figure 9 and 10.
 Properties that have already been improved or for which there are no improvements planned
 under the baseline condition are depicted without colored overlays. Properties that have
 planned future improvements are depicted in colored habitat overlays.





CACHE CREEK NATURE PRESERVE



REASONS FOR RECOMMENDATION

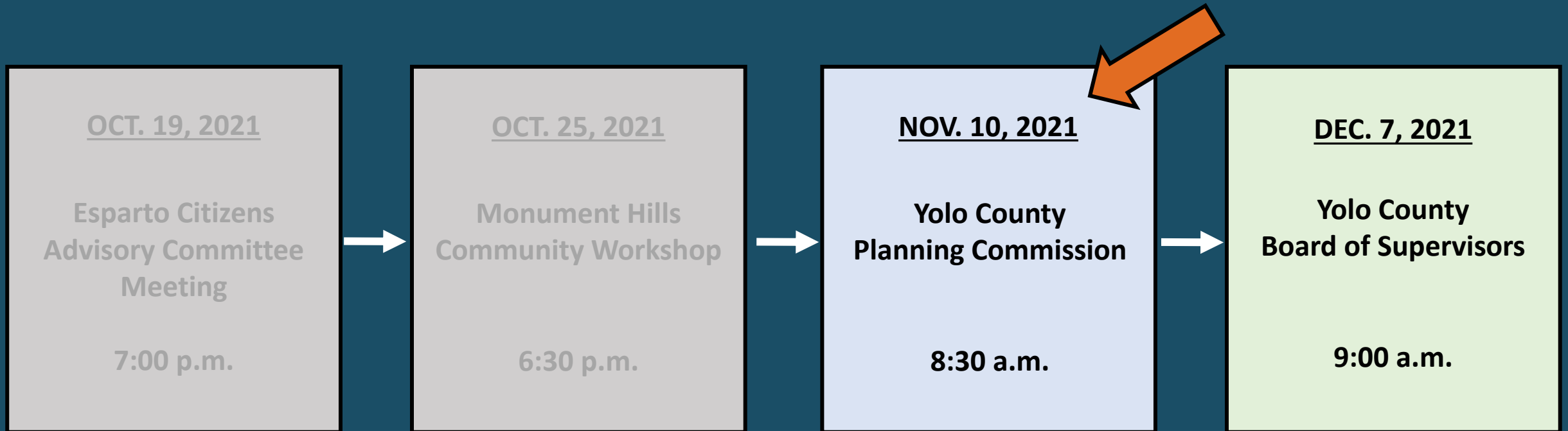
- Documented important gravel reserve
- Consistent with General Plan, CCAP, and CAP
- Minimizes impacts to surrounding land uses and environment
- Minimizes and mitigates impacts to farmland
- Reduction in annual and total tonnage
- Consolidates plant sites and upgrades Woodland Plant
- Important net gains and open space benefits
- Economic and fiscal benefits

RECOMMENDED ACTIONS

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FALL 2021 SCHEDULE



Project information can be accessed online at:
www.yolonaturalresources.org

The following slide(s) are extra slides and will be shown as needed.

PROXIMITY TO WILD WINGS

