

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019089053

## Project Title: Teichert Shifler Mining and Reclamation Project

Lead Agency: County of Yolo, Department of Community Services Contact Person: Stephanie Cormier, Principal Planner  
Street Address: 292 W. Beamer Street Phone: (530) 666-8041  
City: Woodland Zip: 95695 County: Yolo

**Project Location:** County: Yolo City/Nearest Community: Woodland  
Cross Streets: Northeast of County Road 94B/County Road 22 Zip Code: 95695  
Lat./Long/: 38 ° 40 ' 44.15 " N / 121 ° 51 ' 52.72 " W Total Acres: 319  
Assessor's Parcel No.: 025-120-032 and -033; 025-430-001 and -002 Section: 28 Twp: 10N Range: 1E Base: MDBM  
Within 2 miles: State Hwy#: State Route 16 Waterways: Cache Creek; Magnolia Canal; Moore Canal  
Airports: Watts-Woodland Airport Railways: None  
Schools: None

### Document Type:

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

### Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Reclamation Plan; Development Agreement

### Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral Aggregate \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

### Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual  Fiscal  Public Services/Facilities  Traffic/Circulation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Vegetation  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Quality  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Water Supply/Groundwater  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Wetland/Riparian  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Drainage/Absorption  Noise  Solid Waste  Land Use  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Other: Energy

**Present Land Use/Zoning/General Plan Designation:** The central and southern portions of the site are actively managed for agricultural use. The project site is designated Agriculture (AG) and zoned Agriculture Intensive (A-N), while a portion of the site is covered by the General Plan Mineral Resource Overlay (MRO) designation.

**Project Description:** Subsequent to the release of the Draft EIR, Teichert Aggregates informed the County of their intent to request approval of the Moore Canal Avoidance Alternative (Alternative 4) rather than the originally proposed project. The Moore Canal Avoidance Alternative excludes relocation of the Moore Canal and would reduce the area of mining and reclamation from 277.1 acres to 264.0 acres. The proposed project includes mining 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 project would also require a General Plan Amendment to extend the Mineral Resource Overlay over the entire project site and a rezone to add a Sand and Gravel Overlay (SG-O) to the existing A-N zoning.

**Reviewing Agencies Checklist**

*continued*

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Emergency Services                   |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input checked="" type="checkbox"/> Office of Historic Preservation     |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Office of Public School Construction           |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u>        | <input type="checkbox"/> Parks & Recreation                             |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input type="checkbox"/> Pesticide Regulation, Department of            |
| <input type="checkbox"/> Caltrans Planning (Headquarters)               | <input checked="" type="checkbox"/> Public Utilities Commission         |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input checked="" type="checkbox"/> Reclamation Board                   |
| <input type="checkbox"/> Coastal Commission                             | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>           |
| <input type="checkbox"/> Colorado River Board Commission                | <input type="checkbox"/> Resources Agency                               |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> S.F. Bay Conservation & Development            |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &       |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Mountains Conservancy                          |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> San Joaquin River Conservancy                  |
| <input type="checkbox"/> Office of Public School Construction           | <input type="checkbox"/> Santa Monica Mountains Conservancy             |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> State Lands Commission                         |
| <input checked="" type="checkbox"/> CDFW Region # <u>3</u>              | <input type="checkbox"/> SWRCB: Clean Water Grants                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> SWRCB: Water Quality                |
| <input checked="" type="checkbox"/> Cal Fire                            | <input type="checkbox"/> SWRCB: Water Rights                            |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Tahoe Regional Planning Agency                 |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Toxic Substances Control, Department of        |
| <input type="checkbox"/> Housing & Community Development                | <input checked="" type="checkbox"/> Water Resources, Department of      |
| <input checked="" type="checkbox"/> Integrated Waste Management Board   | <input checked="" type="checkbox"/> Other: U.S. Army Corps of Engineers |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other:   |

**Local Public Review Period**

Starting Date October 15, 2021 Ending Date October 25, 2021

Lead Agency: County of Yolo, Department of  
Community Services Applicant: Teichert Materials

Consulting Firm: Raney Planning & Management, Inc. Address: P.O. Box 15002

Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95815

City/State/Zip: Sacramento, CA 95834 Phone: ( 916 ) 484-3317

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: 10/15/21

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.