Todd Smith, Planning Director
Planning and Environmental Review

Troy Givans, Director
Department of Community Development

County of Sacramento

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
NOTICE OF PREPARATION

August 26, 2024

To: All Interested Parties

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report for Sacramento County Teichert Aspen VIII & IX Use Permit Amendment Project (PLNP2024-00068)

Sacramento County will be the CEQA Lead Agency for preparation of a Supplemental Environmental Impact Report (SEIR) to the Aspen VIII and IX Final EIR (State Clearinghouse No. 2015022062) for the Teichert Aspen VIII & IX Use Permit Amendment Project (PLNP2014-00201) (project). This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at:

https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2024-00068

Please send your Agency's response to this Notice to:

Kurtis Steinert, Associate Planner
Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814

or via e-mail at: CEQA@saccounty.gov.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Kurtis Steinert, Project Manager, at steinertk@saccounty.gov for further information.

COMMENT PERIOD

August 26, 2024 to September 25, 2024

SCOPING MEETINGS:

One scoping meeting has been scheduled for the proposed project. Interested parties and agency representatives are invited to learn more about the proposed project and submit comments and suggestions concerning the analysis in the EIR.

The scoping meeting will be conducted virtually via Zoom. The date, time, and login information for the meeting is as follows:

September 17, 2024, 2:00 PM Pacific Time (US and Canada)
Location:https://saccounty-net.zoomgov.com/j/1615425458?pwd=jgfHfO2BFIni2LrdS4yk4QypjLSaSG.1
Meeting ID: 161 542 5458
Passcode: 865471

PROJECT TITLE:

Sacramento County Teichert Aspen VIII & IX Use Permit Amendment Project

CONTROL NUMBER:

PLNP2024-00068

PROJECT PROPONENT(S):

Owner: Triangle Properties, Inc.

Applicant: Teichert Materials

Engineer: Cunningham Engineering

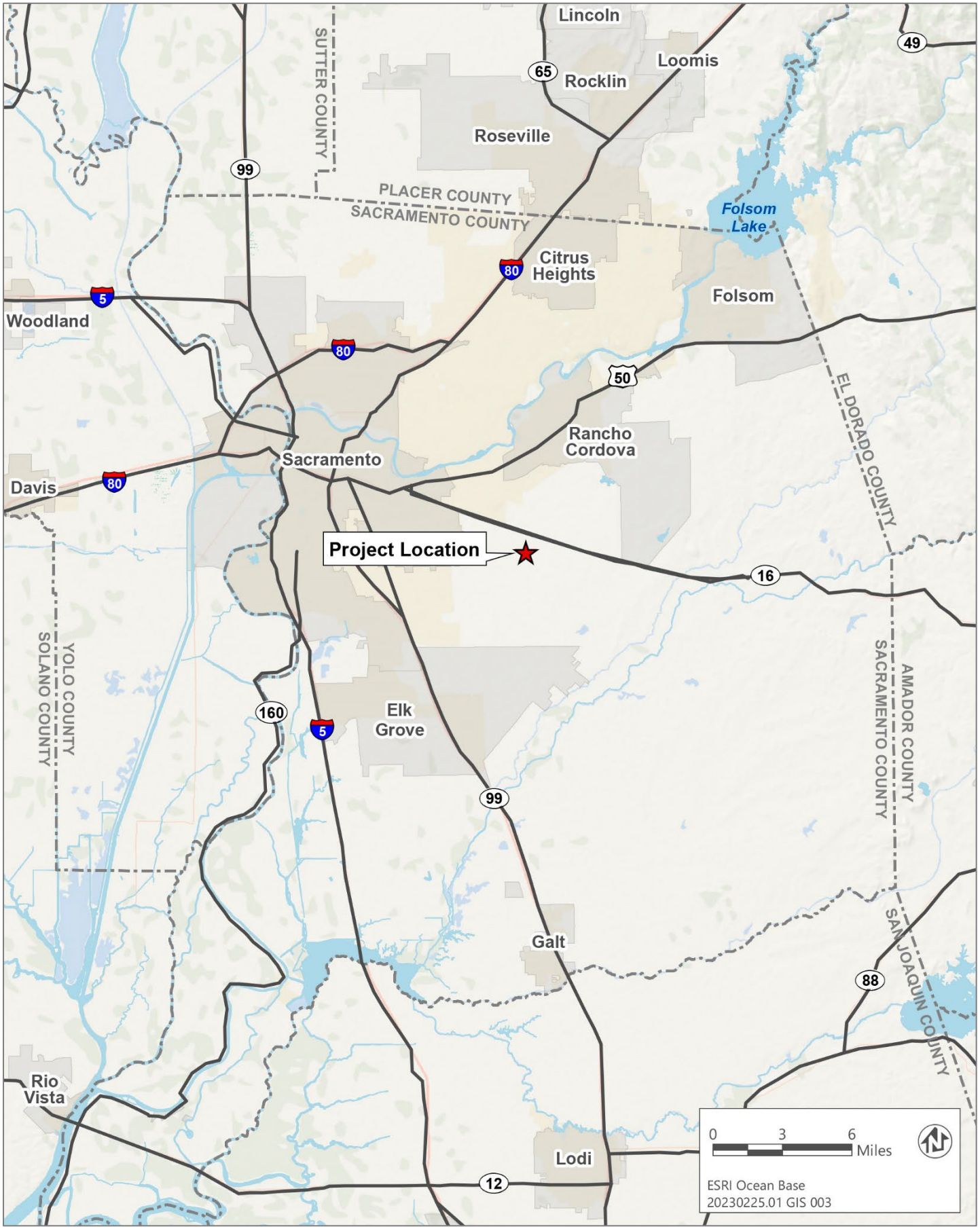
PROJECT LOCATION:

The project site is located within Sacramento County, east of the City of Sacramento limits, south of Jackson Road (State Route 16), and approximately one-half mile east of Bradshaw Road (**Plate NOP-1**)**.** Elder Creek Road divides the project site, with Aspen VIII being located north of Elder Creek Road and its proposed expansion area extending the mining operation north up to the boundary of the previously mined Aspen V South site (**Plate NOP-2**). Aspen IX is located south of Elder Creek Road with mining currently occurring north of Elder Creek. The expansion of Aspen IX would allow mining of the property south of Elder Creek down to the Vineyard Surface Water Treatment Plant and Knox Road. The project site is in the Vineyard community of unincorporated Sacramento County.

The project is located within Township 8 north, Range 6 east, Sections 27, 28, 33, and 34 of the USGS 7.5-minute series Carmichael, California quadrangles. The latitude and longitude are 38º30’39” North and 121º19’03” West. The assessor’s parcel numbers (APN’s) are as follows:

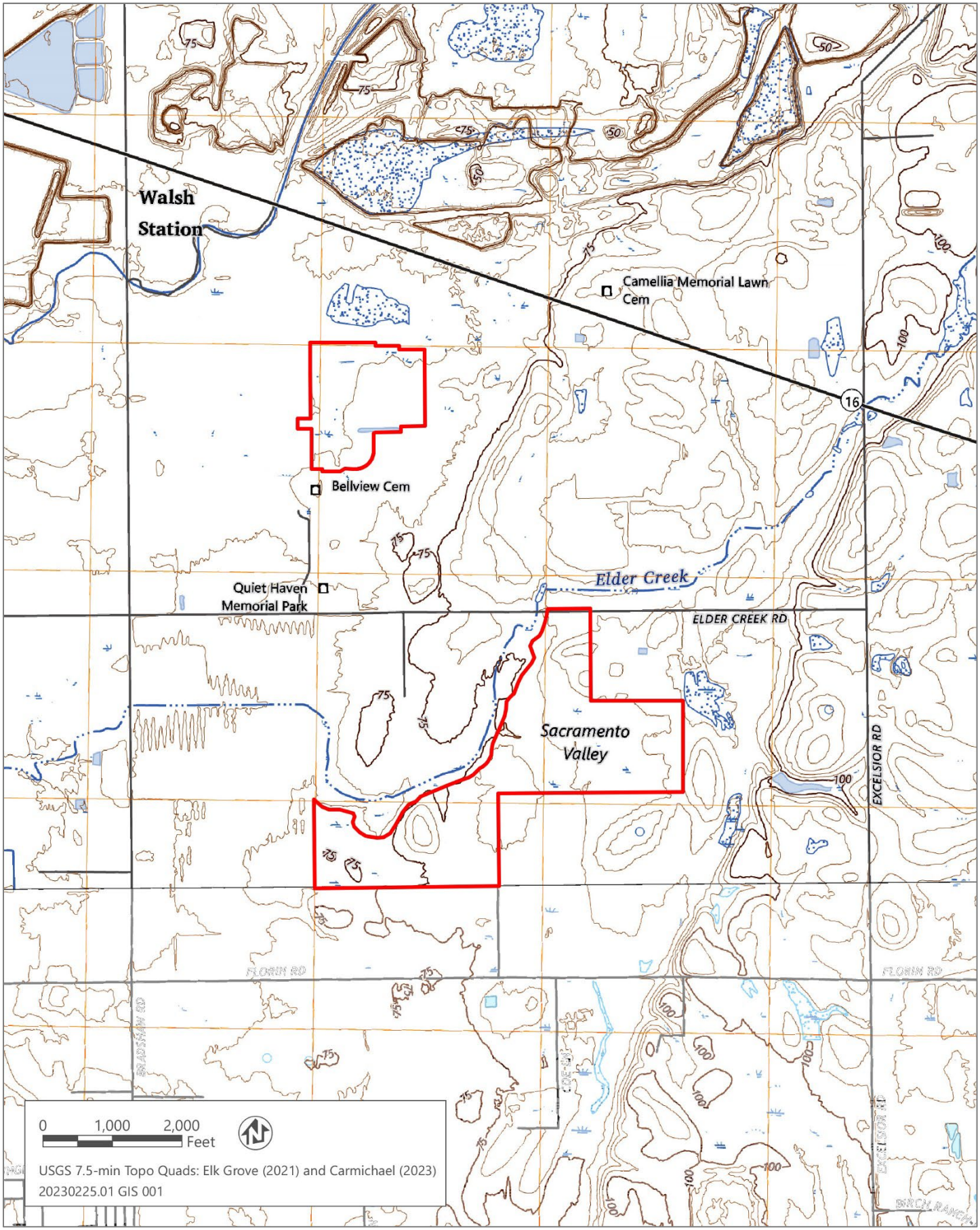
- Aspen VIII: APN’s 063-0180-005, 063-0180-006, 063-0190-014, 063-0190-015, 063-0190-021, 063-0190-028, 063-0190-029, 063-0190-027
- Aspen XI South: APN’s 066-0020-006, 066-0050-003, 066-0030-001
- Conveyor Extension South to Aspen IX South: APN 066-0020-006

PLATE NOP-1: PROJECT LOCATION



Source: Adapted by Ascent in 2024.

PLATE NOP-2: ASPEN VIII AND IX SITES



Source: Adapted by Ascent Environmental in 2023.

ENVIRONMENTAL/LAND USE SETTING:

Elder Creek traverses the southern portion of the project site from a northeasterly to southwesterly direction. Site topography generally slopes gently downward from east to west. Existing habitat includes annual grasslands, scattered wetlands and other waters, including Elder Creek. The majority of the site was historically used as rangeland for livestock. The surrounding land uses include industrial and agricultural use. Teichert's Aspen V South mine site is undergoing reclamation to the north and west of the Aspen VIII expansion area. The Everde Growers' wholesale nursery is located to the west of the Aspen IX expansion area and to the south are agricultural grazing lands, an equipment storage area, and the Vineyard Surface Water Treatment Plant. Knox Road currently abuts and dead ends into the Aspen IX site. Other nearby uses include rural residential homes and cemeteries.

PROJECT DESCRIPTION:

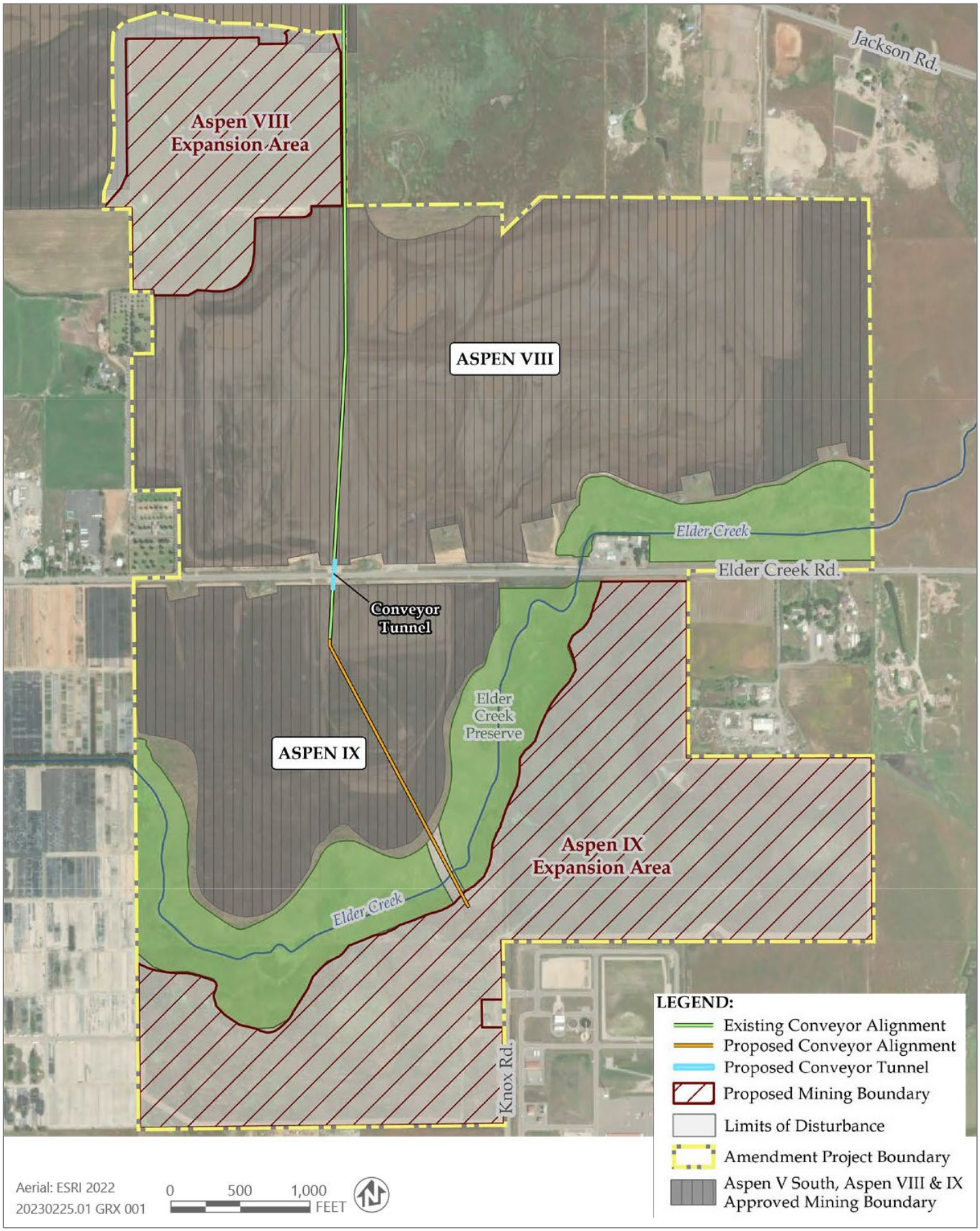
Teichert, as the Applicant, is proposing to amend its existing Mining Use Permit and Reclamation Plan for the Aspen VIII and IX Project (PLNP2014-00201) to expand mining of aggregate material (sand and gravel) to 245.6 acres of unmined areas adjacent to the approved mine site in the northwest corner of Aspen VIII and south of Elder Creek on Aspen IX (project). The project would expand the surface mining operations at Teichert's existing Aspen VIII and IX mining site, which is currently covered by an existing County Mining Use Permit (Control Number PLN2014-00201). The existing Mining Use Permit allows surface mining on approximately 353 acres of a 683-acre project site, with mining to be completed by December 31, 2031, and the site to be reclaimed by December 31, 2033.

The proposed amendment to the existing Mining Use Permit would expand the existing mine both to the north and south, adding 63.26 acres of surface mining operations for sand and gravel near the northwest corner of Aspen VIII (referred to as Aspen VIII Expansion Area) and adding 182.38 acres to Aspen IX south of Elder Creek (referred to as Aspen IX Expansion Area), thereby expanding the total mine area by 245.6 acres. The project would also include the extension of the existing conveyor belt system over Elder Creek to reach the unmined southern areas of the Aspen IX site, which would allow material to continue to be conveyed to the existing Perkins process plant rather than transported by truck (**Plate NOP-3**). Construction equipment would be brought onsite at the beginning of the project and would remain onsite for the duration of the mining operation. Approximately nine employees are expected to work onsite at any given time. Aggregate material would not be sold directly from the project site. The project also includes a new site access point along Knox Road to allow employees to access the Aspen IX Expansion Area.

The expansion of mining to areas adjacent to Aspen VIII and IX would require amendments to the existing Mining Use Permit, Reclamation Plan, and Development Agreements for Aspen VIII and IX. The project would also include amendments to several conditions of approval on the Mining Use Permit that are necessary to incorporate the expanded mine areas. In addition, the project would also amend the term of the existing Mining Use Permit (Condition of Approval #7) to extend mining until December 31, 2046, with reclamation to be complete by December 31, 2048. Approval of the amended Use Permit would extend the duration of current mining operations into the expanded mine area, after which time the project site would be reclaimed to open space grassland in a manner consistent with the current reclamation plan and permits/approvals. Although approval of the amended Use Permit would expand the mining areas (within the overall total acreage allowed under the current permit), it would not result in an increase in the annual rate of aggregate extraction and would therefore not result in increased operational intensity. As such, no additional heavy truck or employee trips would result from the proposed amended Use Permit.

All the included APNs for the project include a Surface Mining Combining Zone (SM) designation, which is a County zoning overlay indicating that these parcels have been determined to be appropriate for surface mining with the grant of a use permit. Due to the existing SM zoning designation, the project does not require any rezoning.

PLATE NOP-3



Source: Adapted by Ascent in 2024.

REQUESTED ENTITLEMENTS:

The following entitlements are requested from Sacramento County:

1. Use Permit Amendment –
    - To expand the mine boundary and allow for a continuation of surface mining onto adjacent lands previously not identified for mining.
    - To amend condition of approval 6 to allow for utilization of the electronic conveyor system on portions of APNs 063-0190-014, 063-0190-015, 063-0190-027, 063-0190-028, 063-0190-029, 066-0050-003, and 066-0030-001.
    - To amend condition of approval 7 to extend the term of the permit to December 31, 2046 with reclamation to be completed within two years of Use Permit expiration.
    - To amend condition of approval 17 regarding embankment and slope design adjacent to Elder Creek in the Aspen IX South expansion area.
2. Reclamation Plan Amendment – to amend the area identified for reclamation, amend the associated text of the plan, and extend anticipated date of completion.
3. Development Agreement Amendment – modifying the agreement term to be applicable to the duration of this amendment. Specially, this would require a modification to section 1.7 of the current Development Agreement.

PROJECT OBJECTIVES:

The primary objectives of the proposed project include:

1. To mine an alluvial sand and gravel deposit, specifically resources that can be used to create Portland Cement Concrete (PCC).
2. To extract available alluvial aggregate resources located near the urban core prior to encroachment by future urban land uses.
3. To continue to supply construction materials to the Sacramento County market utilizing Teichert's existing Perkins processing facility and associated infrastructure.
4. To locate the mining operation in close proximity to Teichert's Perkins processing facility such that mined aggregate can continue to be transported to the facility via an electric conveyor belt system, the use of which minimizes the economic and environmental (i.e., air quality, traffic, noise) impacts associated with hauling material from the mining site to the processing facility.
5. To expand existing mining operations before seeking to permit entirely new sites.
6. To utilize lands for resource extraction that are already zoned to allow surface mining.
7. To mine in an area that would contain a buffer between mining operations and any use potentially incompatible with mining including, but not limited to, residential neighborhoods, schools, or offices.

PROBABLE ENVIRONMENTAL EFFECTS/SEIR FOCUS:

The SEIR will primarily focus on evaluating new and/or potentially altered impacts identified in the Aspen VIII and IX Final EIR. The SEIR will describe direct and indirect environmental impacts associated with the project and will identify feasible mitigation measures to reduce potentially significant impacts in addition to incorporating the adopted mitigation measures from the Aspen VIII and IX Final EIR. The SEIR will focus on significant or potentially significant impacts to the following resources:

Aesthetics

The SEIR will evaluate the project's impact on aesthetics, including those to the surrounding visual landscape and scenic vistas or roadways. To support the SEIR's aesthetics analysis, a landscape plan for Elder Creek Road has been included as part of the proposed project, which includes a plan for revegetation of the project site. In addition, the SEIR will evaluate whether the project would introduce new sources of light or glare that could affect off-site uses. While no mining would be conducted overnight, mining activities could occur till 10 PM, where portable lighting may be used during dark hours. However, the proposed project does not include the installation of any additional lights along Knox Road but could include limited lighting at the new access point to the project site from this roadway. To support the SEIR's evaluation, a landscape plan and a lighting plan will be included as part of the analysis.

Agricultural Resources

The SEIR will evaluate whether implementation of the project would impact agricultural resources through either the conversion of Prime or Unique Farmland or Farland of Statewide Importance to a non-agricultural use or via a change in or conflict with agricultural zoning.

Airport Compatibility

Due to the presence of airports in the vicinity of the project site, the SEIR will evaluate the project's consistency with applicable airport land use compatibility plan requirements, specifically analyzing the potential for bird strike hazards. To support the SEIR's evaluation, a wildlife hazard analysis (bird strike hazards) will be included as part of the analysis.

Air Quality and Greenhouse Gas (GHG) Emissions

While the project would include new construction activities, operational activities would be similar to existing conditions. The SEIR will evaluate the project's potential to impact air quality both during construction and operation. To support the SEIR's evaluation, an Air Quality and Greenhouse Gas Study (AQ/GHG Study) will be prepared for the project. This study will reference the Aspen VIII and Aspen IX Mining Project Air Quality and Greenhouse Gas Study (Ascent 2014) prepared for the Aspen VIII and IX Draft EIR. The AQ/GHG Study will include a brief discussion of applicable federal, state, and local regulations (e.g., US Environmental Protection Agency [EPA], Sacramento Metropolitan Air Quality Management District [SMAQMD], California Resources Board [CARB]), as well as regional and local air quality conditions and the current state of the science as it relates to air quality and climate change. Construction emissions of criteria air pollutants, ozone precursors, and GHG emissions will be quantified and compared to thresholds of significance established by SMAQMD. The AQ/GHG Study will evaluate the project against these applicable laws, regulations, and plans, many of which have been updated since the Aspen VIII and IX Draft EIR was certified. In addition, a Construction Health Risk Assessment will be prepared to evaluate the project's potential to increase health risks to nearby sensitive uses (i.e., residential uses).

Biological Resources

The project site is currently undeveloped, vacant land that is traversed by Elder Creek, where there is the potential for biological resources to be present on-site. The project is located with the Urban Development Area of the South Sacramento Habitat Conservation Plan. According to the base land cover map, the project site contains valley grassland, freshwater marsh, vernal pools, swale, irrigated grassland, disturbed, and Elder Creek. These land cover types could support the following species: Dwarf downingia, Boggs lake hedge hyssop, Sanford's arrowhead, Legenere, Vernal pool tadpole shrimps, Midvalley fairy shrimp, western spadefoot, Western pond turtle, Swainson's hawk, Ferruginous hawk, White-tailed kite, Burrowing Owl, Northern harrier, Loggerhead shrike, Tricolor blackbird, American badger, Pallid Bat, Yuma myotis, Western red bat. The SEIR will evaluate the project's potential to impact biological resources, both on-site and off-site, during construction and

operation. To support the SEIR's evaluation, a biological resources assessment is being prepared to be included as part of the analysis.

Cultural Resources

Because the project site is currently undeveloped, vacant land, there is the potential for ground-disturbing activities to inadvertently encounter unknown, buried cultural resources and/or human remains, which could also be considered as tribal cultural resources. For this reason, the SEIR will evaluate the project's potential to impact cultural resources.

Energy

Implementation of the project, as an expansion of the current mining operations, may increase energy usage at the project site as well as within the overall mining facility, including the extension of the conveyor system. The SEIR will evaluate the project's potential for energy impacts related to the construction and operation of the project.

Geology and Soils

As the project includes ground-disturbing activities during construction and during mining operations, the SEIR will evaluate the project's potential to impact geology and soils, including paleontological resources. Specifically, the SEIR will evaluate the potential for on- and off-site erosion during construction and mining operations as well as with stockpiled materials; unstable soils, particularly as a result of mining activity; seismic geologic hazards, such as ground rupture, liquefaction, and ground-shaking; and the potential to encounter unknown buried paleontological resources. The SEIR will review the applicable federal, state, and local laws and regulations, including those specific to mining operations, to determine the project impacts.

Hazards

Hazardous materials that will be used at the project site could include but are not limited to fuels, motor oil, lubricants, and other chemicals associated with mining operations. During construction and mining operation, construction equipment will be required to be refueled at the project site and as such, routine use of hazardous materials would occur with implementation of the project. For that reason, the SEIR will evaluate the project's potential to result in impacts associated with hazards and hazardous materials.

Hydrology and Water Quality

The project site is currently undeveloped, vacant land that is traversed by Elder Creek, where development of the project would have the potential to impact the water quality of Elder Creek and downstream water bodies through erosion and changes in drainage patterns. Therefore, the SEIR will evaluate the project's potential to impact hydrology and water quality as well as will review the applicable federal, state, and local laws and regulations. To support the SEIR's evaluation, a wetland delineation and a drainage plan will be included as part of the analysis.

Public Services

As the project would develop currently undeveloped, vacant land, the SEIR will evaluate the project's potential to impact public services, particularly fire protection and police services.

Noise

Implementation of the project would generate noise from ground-disturbing activities associated with construction and mining operations. In addition, since the project is an expansion of an existing mining operation, the SEIR will evaluate the project's potential to increase on- and off-site noise levels. To

support the SEIR's evaluation, the Noise Study, prepared by Bollard Acoustical Consultants, Inc. in September 2023, will be included as part of the analysis.

Transportation

Implementation of the project would not increase existing vehicle or truck trips compared to existing conditions. However, the project includes a new site access point from Knox Roadway and Vineyard Road to allow employees to access the Aspen IX Expansion Area, which would redistribute existing vehicle trips from other existing site access points. Due to this new site access point, the SEIR will evaluate the project's potential to affect the local circulation system, which will be based on the Traffic Impact Analysis, prepared by Fehr and Peers for the initial Aspen VIII & IX application.

Tribal Cultural Resources

In accordance with Assembly Bill (AB) 52, Sacramento County, as lead agency under CEQA, will initiate tribal consultation with the tribes affiliated with the project site and region. The results of tribal consultation will be summarized within the SEIR.

INTENDED USES OF THE SEIR:

The Sacramento County Board of Supervisors will use the information contained in the SEIR in evaluating the proposed project and rendering a decision to approve or deny the requested entitlements. The SEIR will serve as an informational document for the general public as well. Responsible agencies may also use the SEIR as needed for subsequent discretionary actions.

Table 1 below summarizes the permits and/or approvals required from the County and each responsible agency for the project.

Table 1: Subsequent Permits, Approvals, Review, and Consultation Requirements

Agency	Approval
Sacramento County Board of Supervisors	Final Supplemental Environmental Impact Report Certification
Sacramento County Board of Supervisors	Use Permit, Special Development Permit and Design Review
Sacramento County Planning Commission	Recommendation to the Board of Supervisors regarding Use Permit, Special Development Permit, and Design Review
South Sacramento Habitat Conservation Plan	SSHCP Permit
Sacramento Municipal Utility District	Various Agreements
County of Sacramento Site Improvement Section	Grading Permit or Improvement Plans
County of Sacramento Department of Transportation	Encroachment Permit
Sacramento County Environmental Management Department	On-site Wastewater Disposal Permit or Well Certification
Sacramento Metropolitan Air Quality Management District	Fugitive Dust Prevention and Control Plan
Regional Water Quality Control Board – Central Valley Region	Section 402 National Pollutant Discharge Elimination System Permit Compliance
Regional Water Quality Control Board – Central Valley Region	Waste Discharge Permit
Regional Water Quality Control Board – Central Valley Region	Section 401 Certification

Agency	Approval
California Department of Fish and Wildlife	Section 1602 Lake and Streambed Alteration Agreement, California Endangered Species Act Take Permit
California Department of Conservation, Division of Mine Reclamation	Approve Revised Reclamation Plan