

2 PROJECT DESCRIPTION


INTRODUCTION

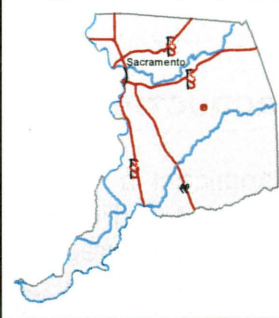
The applicant is requesting to expand surface mining (Project) on the 160.98-acre Carli expansion site (Project Site) adjacent to the applicant's approximately 394 acre existing Sacramento Aggregates mine and processing plant located at 11501 Florin Road in Sacramento County, California. The Carli expansion site (APN 067-0120-073) is located immediately west of the existing Sacramento Aggregates mine site and currently has a compost facility and cell-tower on-site (Plates PD-1 and PD-2).

The mining and processing operation at the Sacramento Aggregates facility was originally approved in 1997 with the approval of Use Permit 1994-CZB-UPB-0715 (ZMA 5296). In addition to the surface mining, the use permit included a materials processing facility that is centrally located. The approved mining operation is located on approximately 394 acres (the mining area is approximately 338 acres) to the north, east and southeast of the proposed Carli Expansion Site. The mining operation is approved to extract approximately 10.3 million tons of sand and gravel at a rate of 1 to 1.5 million tons per year. As shown on the mining plan (Plate PD-3), the Sacramento Aggregates mining operation involves Phases I–X and Expansion Phase E (phased as E-1, E-2, and E-3). The proposed Project will be Phase T. Nine phases (Phases I–IX) of the existing operations are completed. The final extraction of aggregate material in Phase E (2009 Expansion – south of Florin Road) would overlap for several months with initiating the extraction of mining material in the Project (Phase T). This is necessary to allow for overburden removal and blending to assure that the aggregate supply is not disrupted. The 2009 expansion area was approved by Use Permit PLNP2007-CZB-UPB-REB-00397 by the Board of Supervisors on February 25, 2009. Phase X, which contains the existing aggregate processing plant, will be conducted after Phase T.

The Project is also proposing to add a portable recycling plant to crush broken concrete and asphalt, and also add a Ready Mix Concrete (RMC) plant within the existing processing plant area. While there are proposed additions of processing equipment to the processing operation there are no proposed changes to the approved production rate or processing rate for the existing mining operation or processing plant. The conditions of approval state that the Sacramento Aggregate mining activities will cease on February 5, 2033 and reclamation shall be completed by February 5, 2035 with monitoring continuing until February 5, 2040. As proposed, the Carli Expansion Site is expected to have the same closeout dates as the previously approved use permits.

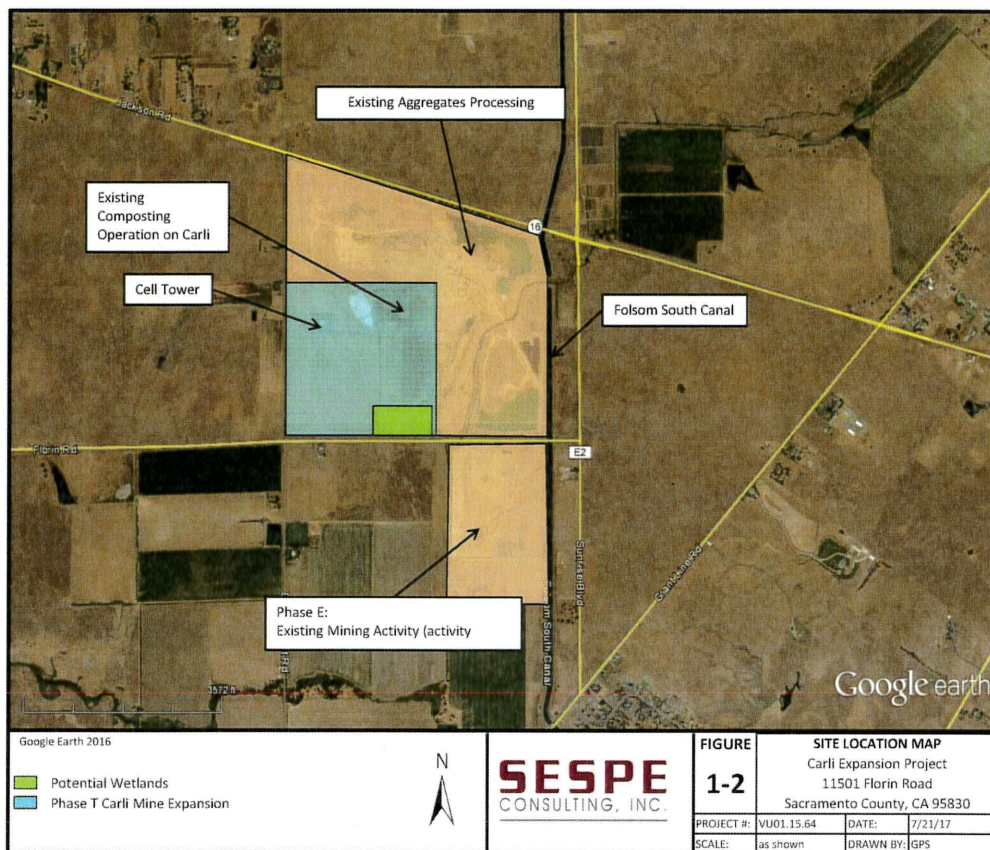
Legend

-  Carli Expansion Project Area
-  Area Not to be Mined
-  Sacramento Aggregates Current Mining Facility



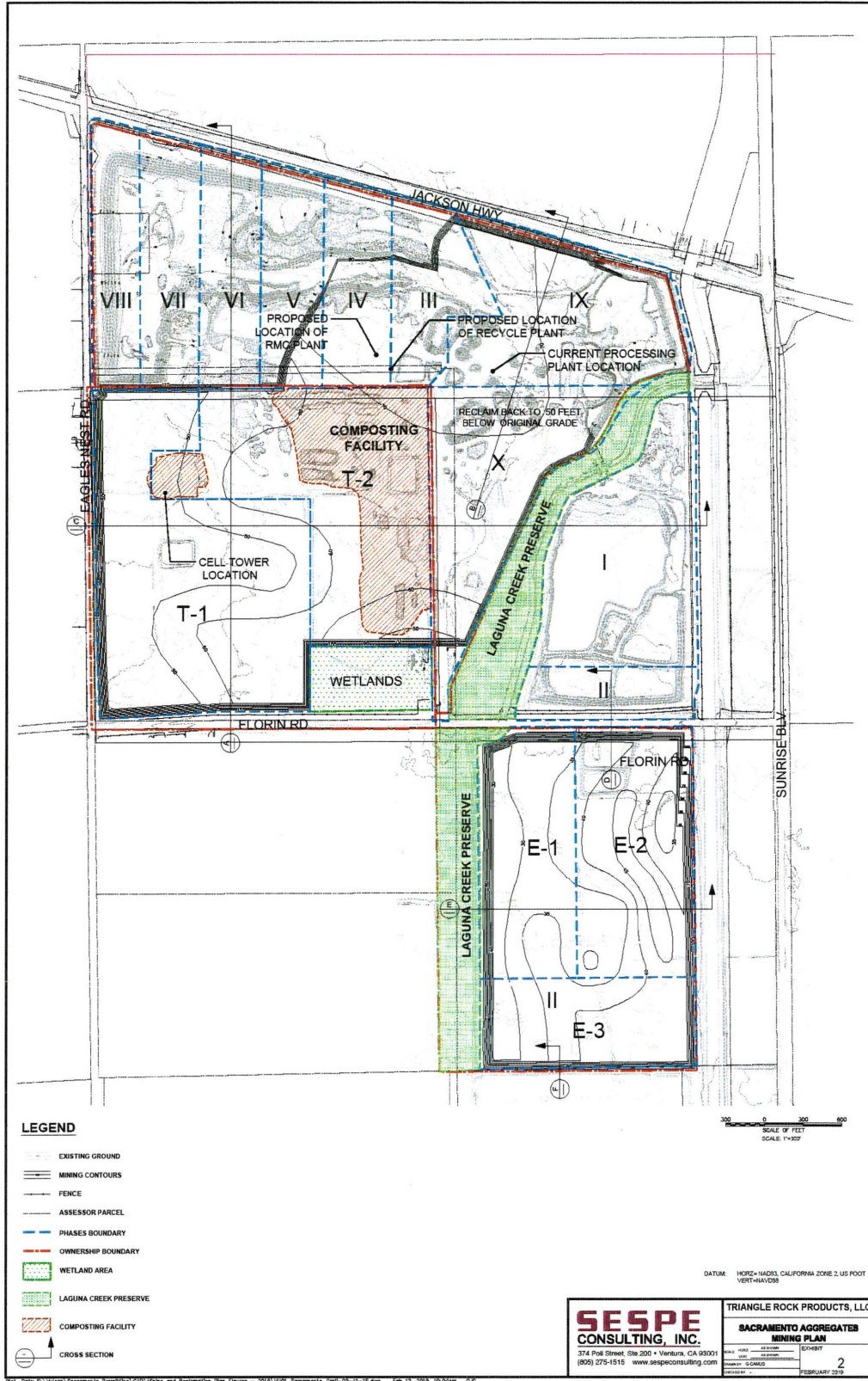
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Plate PD-2: Site Location Map



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Plate PD-3: Mining Plan



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The proposed Carli mining pit is approximately 141 acres and is located within the 161 acre Carli Expansion parcel. Approximately 11 acres of the Carli Expansion parcel is a potential wetland area in the southeast corner of the Carli Site that will not be directly disturbed by implementation of the project. The remaining approximately 9 acres consists of Florin Road right-of-way (6 acres) and setback area (3 acres). The 141 acres of the project site would provide an estimated 10 million tons of reserves. The aggregate materials will be transported to the existing processing plant located adjacent to the project site via electric powered conveyors or haul trucks.

The environmental analysis for the proposed Project includes, as described in each chapter in this Environmental Impact Report, an analysis of the following project components: (1) surface mining of sand and gravel on 141 acres of a 161 acre parcel, with the aggregate transported to the processing via a conveyor system or haul trucks; (2) the operation of a portable recycle plant to crush broken concrete and asphalt on the existing processing plant site, (3) the installation of a Ready Mix Concrete (RMC) plant on the existing processing plant site, and (4) the proposed amended reclamation plan.

PROJECT LOCATION

The Project Site is located within unincorporated Sacramento County. The Project Site is located at 11509 Florin Road, at Latitude N 38° 30' 7.2" and Longitude W 121° 15' 18" (Plate PD-1). The Project is on the south side of Jackson Road (HWY 16) between Eagles Nest Road and Sunrise Blvd., in the Vineyard Community.

ASSESSOR'S PARCEL NUMBERS

Carli Expansion Mine: 067-0120-073.

Existing Processing Plant: 067-0120-069.

PROJECT PROPOSAL

Project Site is currently zoned AG-160 (Permanent Agricultural) zone (Plate PD-4).

The proposal includes:

- A use permit to allow mining and transport of aggregate materials (sand and gravel) from the Project Site to an adjacent processing plant,
- A request to rezone the subject parcel to add the Surface Mining Combining zone (SM),
- The rezone to add the SM zone will include the entire 161 acres of the Project Site (Plate PD-5).

Plate PD-4: Project Site Zoning

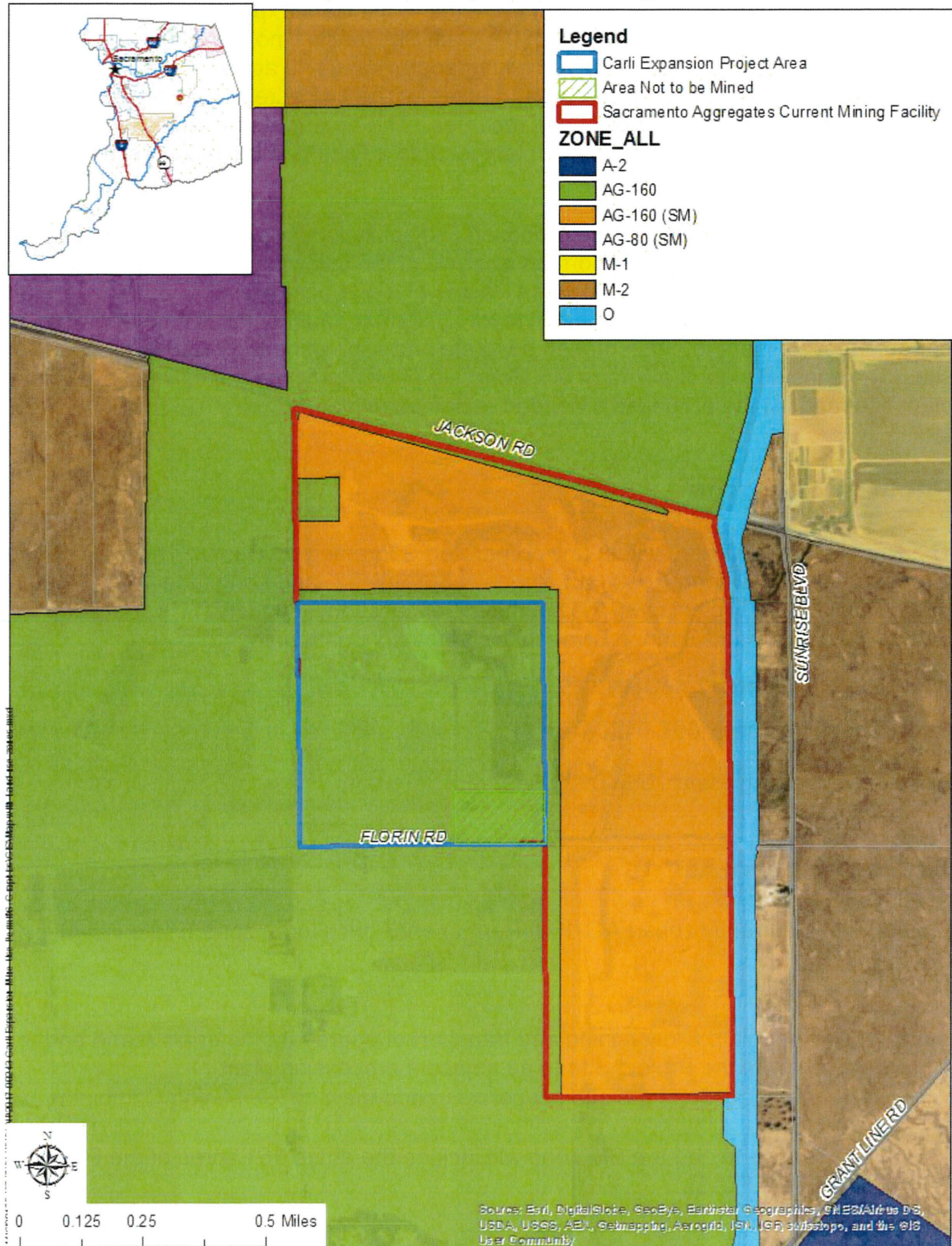
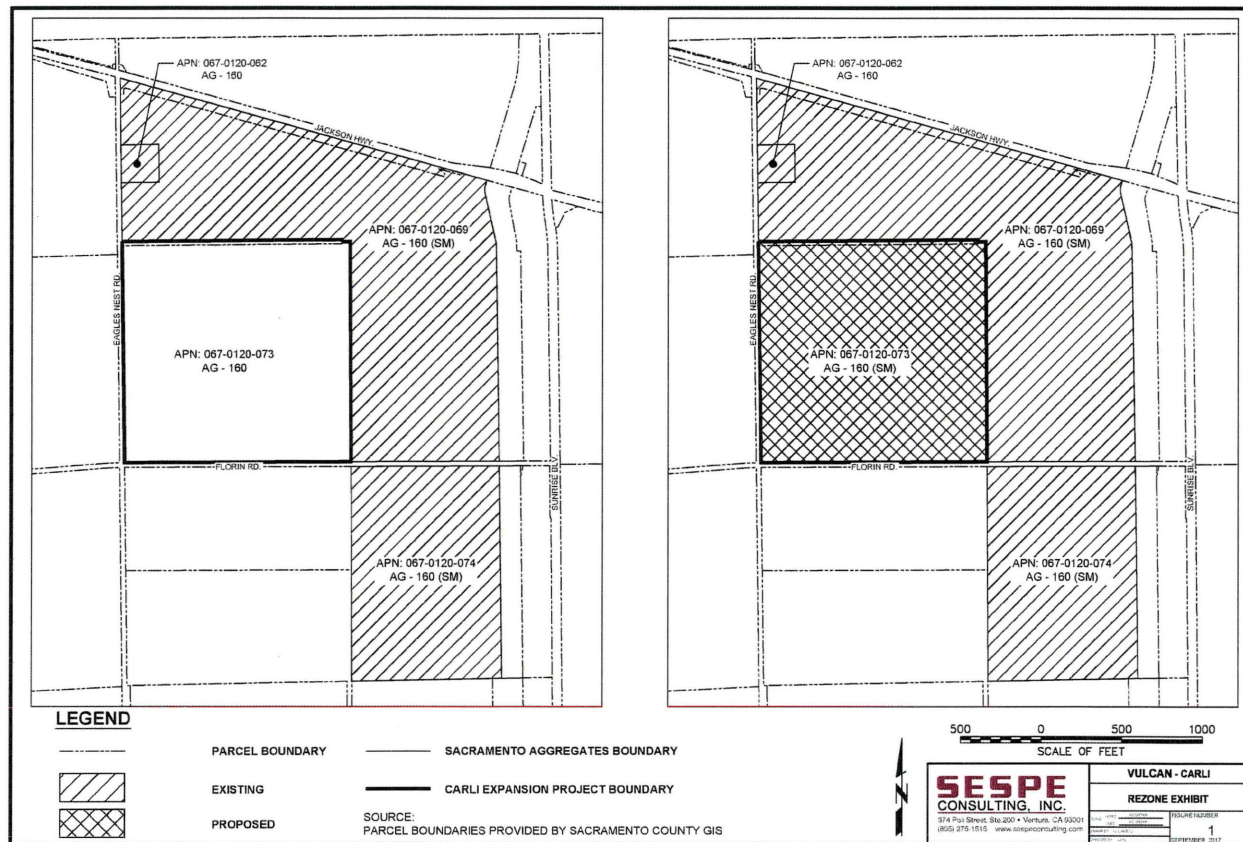


Plate PD-5: Rezone Map



The approximately 141 acres portion of the Project Site proposed to be mined will occur in one mining pit developed in two different phases. The actual area excavated would be less than 141 acres due to setbacks and landscaping areas. The depth of the mine is proposed to be mined to a depth of approximately 50 to 75 feet below original grade or stated another way, approximately 70 feet to 50 feet above mean sea level (amsl) (Table PD-1).

Table PD 1: Depth of Mining Pit

0 feet at original grade	120 feet above mean sea level
10 feet below original grade	110 feet amsl
20 feet below original grade	100 feet amsl
30 feet below original grade	90 feet amsl
40 feet below original grade	80 feet amsl
50 feet below original grade	70 feet amsl
60 feet below original grade	60 feet amsl
70 feet below original grade	50 feet amsl
75 feet below original grade	45 feet amsl

The Project Site would be mined in two phases; T-1 and T-2 (see Plate PD-3). The mining is scheduled to begin at the northwest portion of the site and is anticipated to proceed to the south towards Florin Road. Then the mining will go east and around a composting facility currently operating on the site. The composting facility will be removed during the T-2 phase of Project implementation.

Phase T-1 is an 74.58-acre area that could yield 6.136 million tons of aggregate and 3.785 million cubic yards of overburden. Mining activities would proceed to Phase T-2 after removal of the existing composting facility. During Phase T-2, mining on the Project Site would connect with the previously mined areas to the north and east of Florin Road and adjacent to the Sacramento Aggregate mining and processing site with no setbacks. Phase T-2 covers 66.64 acres and could yield 4.194 million tons of aggregate and 2.587 million cubic yards of overburden.

Topsoil and overburden from the Project Site will be removed using the existing equipment from the adjacent mining facility. Excavated aggregate will be transported by an electric conveyor system or existing haul trucks northeast to the existing processing plant. The aggregate is crushed and sorted at the processing plant for transport off-site to customers. Other existing mobile equipment will include bulldozer, motor-grader,

water truck and service truck. No sand and gravel processing will occur on the Carli Expansion Site. Once mining has been completed the site will be reclaimed to open space and dry-grazing uses. During the reclamation the stockpiled overburden and topsoil will be re-applied to the mining pit floor. This will raise the pit floor level from approximately **75 feet below grade (50 feet amsl) to 35 feet below grade (85 feet amsl).**

The applicant is also proposing to place a portable recycling plant to crush broken concrete and asphalt on the existing processing plant site and a Ready Mix Concrete (RMC) plant as shown on Plate PD-3 above. This would allow the applicant to import 100,000 tons per year of broken concrete and asphalt from nearby demolition projects such that the material can be reprocessed and used in future construction projects. In addition, the applicant is requesting the ability to import 50,000 tons of outside aggregate products per year to mix with existing products to provide to customers. Even though outside aggregate products would be brought on-site, the operation of the portable processing plant to crush broken concrete and asphalt would not result in an increase of the overall permitted annual output of 1.5 million tons of sold material.

The applicant's proposal for placing the portable processing plant to crush broken concrete and asphalt is because the areas previously and currently mined were found to contain a higher content of clay and silt material; thus the amount of aggregate was much less than originally estimated. Thus, the additional imported aggregate and the aggregate from the Project Site area would not extend the duration of mining or increase the total production of aggregate from the entire operation. The importation of material may result in haul trucks bringing material to be crushed and also being used to leave the project site loaded with processed materials.

The Project also includes a request to allow the extension and continued use of an electric conveyor system to transport mined materials to the existing processing plant located adjacent to the Project Site to the northeast.

The approved Reclamation Plan for the existing Sacramento Aggregates operation was approved in 1997 and amended in 2003 and 2008. The proposed end use of the current Reclamation Plan is open space and dry-land grazing with the exception that Phase E will include some seasonal wetlands (i.e. the Laguna Creek Corridor Preserve). SMARA requires that when a mining operator has a current approved reclamation plan and proposes to utilize a new surface area not included within the existing reclamation plan, the operator must amend the existing plan to include the new area. Therefore, the proposed project includes an amended Reclamation Plan for the Project. The end use of the Project Site is proposed to be open space and dry-land grazing which is the same as the rest of the mining facility along with the 11 acre portion that is set aside for the wetlands area. The 11 acres of wetlands set aside on the Project Site is separate from the Laguna Creek Corridor Preserve.

The operating hours of the original use permit (94-0715) are conditioned to be Monday through Friday 6 am to 9 pm; Saturday 6 am to 3 pm; and no mining or processing is permitted on Sunday and labor union holidays. The subsequent use permits did not modify those hours and remain in effect. The proposed use permit for the Project would not alter the operating hours.

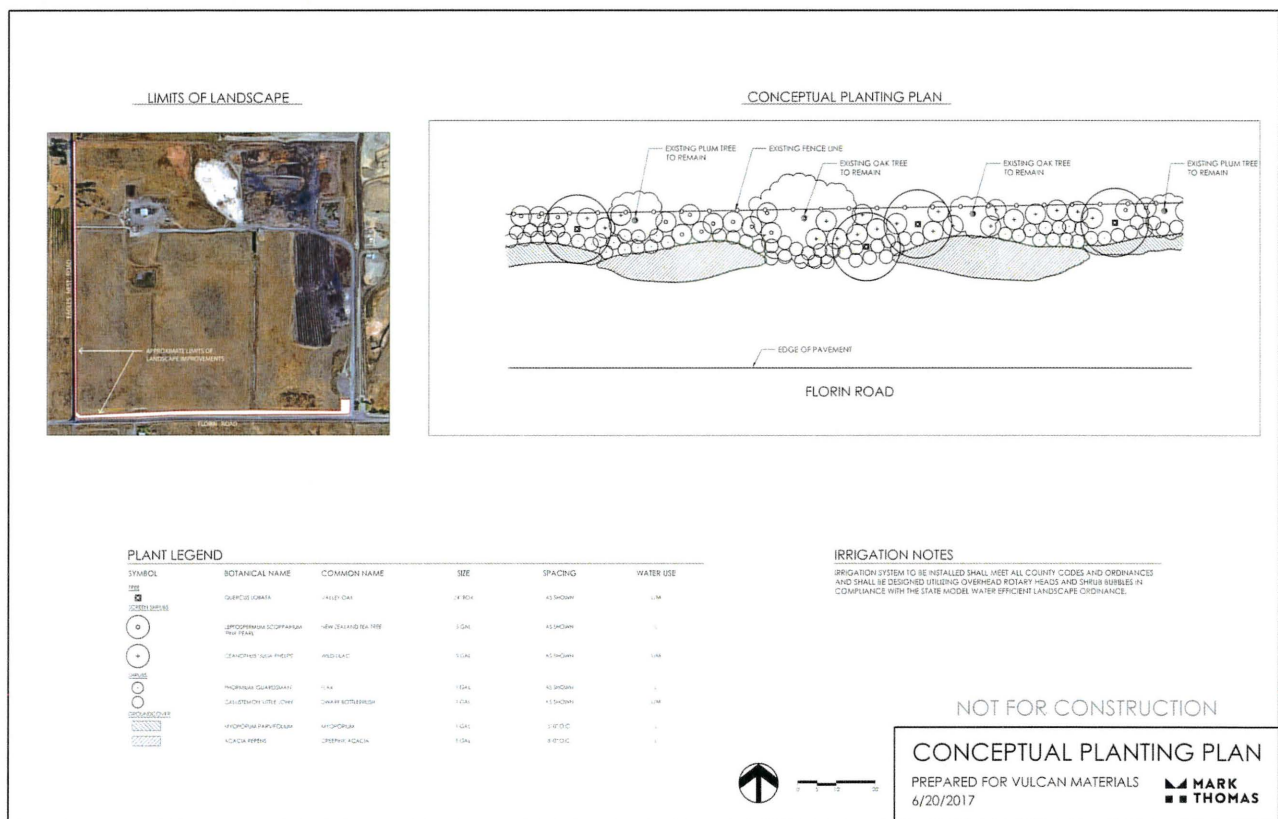
As part of the use permit to allow surface mining, the applicant will install fencing prior to the start of mining activities. The Project Site will be secured by a chain-link fence along Florin Road and Eagle Nest Road. The new fencing will augment existing fencing to ensure the security of the site. Gates would be installed and will be the same height as the fencing. The fence will be kept in good repair and warning and trespass signs will be posted advising of the mining operation on the fences at intervals of not less than 500 feet.

The proposed mining facility will be setback the same distance as the existing mining facility from adjacent roads. The mining face or excavation area shall be setback 30 feet from Florin Road and Eagles Nest Road. The setback areas shall be landscaped in accordance with the landscaping plan (Plate PD-6). The landscaping area is 15 feet wide and will match the existing landscaping on the northeast and southeast sides of Florin Road. The landscaping will create a visual barrier between the roads and the mining activities. The landscaping would include the same native and/or non-native landscape varieties of plants within a 15 feet wide planting area. The mining area will have no setbacks on the north and east boundaries, which are adjacent to the applicant's existing mine operations.

The overburden will be used as backfill and topsoil used as the final growth medium for reclamation. Topsoil and overburden will be stored separately and revegetated for such use in later reclamation. The topsoil stockpile will be labeled as required by the Surface Mining and Reclamation Act (SMARA). The Project's phases T-1 and T-2 will be backfilled with overburden topped by topsoil, graded and reclaimed back to rolling grazing lands at an elevation approximately 35 feet below original grade with final undulating side slopes of 1.75 units of horizontal to 1 unit of vertical (Plate PD-7).

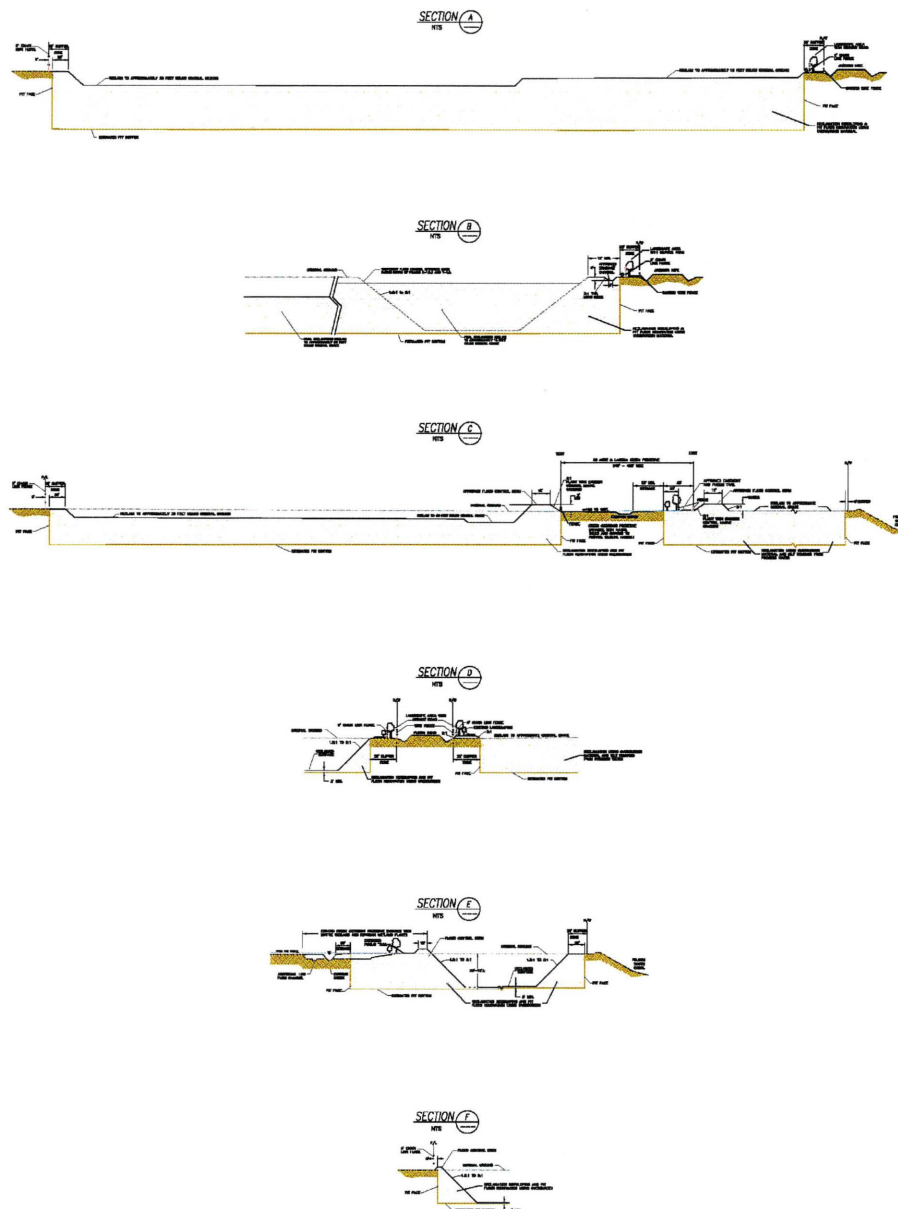
Lastly, the proposed Project includes a request for a Development Agreement (DA) between the County of Sacramento and the applicant. A DA is a formal agreement between a developer and a local jurisdiction, and is intended as a planning tool utilized for large complex projects to provide security for the developer. The DA's for all the new mines located in the area of the Construction Material Market Equalizer (the southeast portion of unincorporated Sacramento County) have a Cents per Ton Funding Section. The Cents per Ton Funding Section states that the mining operators pay a cent per ton fee pursuant to the DA. These funds must be paid for each ton of aggregate material sold by the mining operator. The DA's are designed to have each of the mines' comparable cents per ton fees to be at the same rate.

Plate PD-6: Landscaping Plan



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Plate PD-7: Mining Slopes



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TOLERANCES—UNLESS NOTED			
ANGLES:	± 1/8"		
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REQUESTED ENTITLEMENTS

1. A Use Permit to allow surface mining on one parcel totaling 161 acres. The mining activities will disturb approximately 141 acres.
2. A Community Plan Amendment and Rezone to change the community plan land designation and corresponding zoning for 161 acres from Permanent Agriculture-Extensive (AG-160) to Permanent Agriculture-Extensive with Surface Mining Combining Zone (SM).
3. Amendments to Reclamation Plan to include open space and dry grazing as the end use of the mine including the Carli Expansion.
4. A Development Agreement between the applicant and the County of Sacramento.

PROJECT PROPONENTS

APPLICANT AND OWNER

CalMat Co. dba Vulcan Materials Company, West Region
4101 Dublin Boulevard PMB # 144, Suite F
Dublin, CA 94568
Attention: Kevin Torell

OPERATOR

Triangle Rock Products, LLC
4101 Dublin Boulevard PMB # 144, Suite F
Dublin, CA 94568

PROJECT OBJECTIVES

The applicant has provided the following project objectives:

1. To mine an alluvial sand and gravel deposit suitable for the production of a full-range of construction materials congruent with Vulcan's existing aggregate mining and processing facility.
2. To develop a mine site that can efficiently provide a minimum 10 year supply of saleable sand and gravel reserves, within the lifespan of the existing conditional use permit.

3. To provide for an environmentally responsible beneficial use of mined and reclaimed land, and minimize environmental effects so that mined lands are reclaimed to a condition that is readily adaptable for alternative land uses, as codified by the legislature in the Surface Mining and Reclamation Act (PRC 2710, et seq.).
4. To continue to supply an economic and reliable source of construction materials to the Sacramento County market, leveraging Vulcan's existing permitted aggregate mining and processing operations.
5. To allow Vulcan to extract the originally permitted 27.5 million tons of aggregates from the Sacramento Aggregates mining area.
6. To continue employment for 25 on-site employees.

ENVIRONMENTAL SETTING

The 160.98-acre Project Site currently consists of a commercial composting operation, cell tower and non-native grassland. There are no residences located on the Project Site. The composting operation is located on the northern and northeastern portion of the Project Site. The composting operation commenced in 2000 and it is anticipated that the composting operation will continue until the final phase (T-2) of the mining of the Project Site. The cell tower is currently in operation and there are three use permits (1996-0014, 1999-0507, and 2006-0317) for the cell tower approved by the Zoning Administrator on May 8, 1996, February 9, 2000, and September 20, 2006 respectively. The cell tower will remain in operation until phase T-2. The implementation of the Project will remove the cell tower and the applicant has no plans of reconstructing the cell tower.

The Project Site is 160.98 acres of which 9.07 acres are associated with the Florin Road ROW and setbacks; the Biological Resources Evaluation prepared for the Project surveyed (i.e., Biological Study Area) 154.82 acres (Plate PD-8). The Biological Study Area includes 43.62 acres of development area (composting facility); 107.88 acres of non-native grassland; 1.25 acres of open water (farm stock pond); and 2.49 acres of seasonal wetlands. There are trees located along Florin Road; however, these would be part of the proposed landscaping of the project (see Plate PD-6) and outside of the proposed mining area. Special status plant and wildlife species have been observed or have the potential to occur in the Biological Study Area.

The Project Site is about 120 feet above mean sea level. The topography of the site is gentle with the site sloping primarily north to south-southeast, except for the western portion of the site that slopes to the southwest. There is an area of potential wetlands located in the southeast corner of the Carli parcel adjacent to Florin Road. While this area would be rezoned, it would not be disturbed.

Plate PD-8 Biological Study Area Map



As shown on Plates PD-2 and PD-3 above, the surrounding land uses consist of Sacramento Aggregates' current mining operations located to the north and east of the Project Site. North of the Sacramento Aggregates' operation is Jackson Road. To the east and south of the Project Site beyond Florin Road is the Phase E mining operation. East of the Sacramento Aggregates' operation is the Folsom South Canal with Sunrise Boulevard beyond. Also to the east of the Project Site the Laguna Creek Corridor Preserve (previously granted by Vulcan) crosses the Sacramento Aggregates' operation (see Plate PD-3). The Corridor Preserve is separated from the project site by the existing entrance road. Located to the west and south of the project site are agricultural uses including, cattle, horse and sheep grazing, and several farm residences. While the areas to the west are agricultural land, the parcels located immediately to the west of Eagles Nest Road and to the South of Florin Road and additional properties more distance to the west are designated as Resource Conservation lands. A habitat preserve, granted by Vulcan for the original project, is also located west of the Project Site.

The Project Site is located in the Vineyard Community Plan area (Plate PD-9). The community plan was adopted by the County Board of Supervisors on June 12, 1985. The Vineyard Community Plan designation for the Project Site is Permanent Agricultural Extensive 160. As surface mining is a permitted use in the community plan, surface mining is a major land use in the Vineyard Community. The majority of the northwestern quadrant of the Vineyard Community is covered by the surface mining combining land use category and the project is located directly south of this surface mining designated area.

In the vicinity of the Project area are two proposed specific plans; New Bridge Specific Plan and Jackson Township Specific Plan. North across Jackson Road is the New Bridge Specific Plan and to the west of this plan is the Jackson Township Specific Plan. The New Bridge Specific Plan encompasses approximately 1,095 acres. The New Bridge Specific Plan proposes a variety of urban land uses, including residential and commercial uses. The Jackson Township Specific Plan is a proposed master planned community approximately 1,391 acres in size. The proposed uses for the Jackson Township Specific Plan include 6,143 housing units; 2 million square feet of commercial, office and mixed use development; schools; a fire station/community center; parks; wetland preserve; open space and agriculture.

In addition to being within the Vineyard Community Plan area the Project Site is located within the Urban Development Area of the South Sacramento Habitat Conservation Plan (SSHCP) adopted by Sacramento County in 2018. The proposed Project is located within Preserve Planning Unit 3 of the SSHCP. As discussed above, a large area to the west of the Project Site contains Resource Conservation easements and are identified within the SSHCP as preserve lands. Within the SSHCP mining is identified as a Covered Activity. Mining includes the surface extraction of rock or mineral resources and construction of associated infrastructure, buildings, and facilities. Facilities may include surface mining pits, processing sites, and aggregate transfer systems such as conveyors and access roads and similar facilities. This Covered Activity includes construction and operation of detention basins to capture and reuse

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water on site. In addition, the SSHCP also includes Covered Activities as follows: reclamation of previously mined land in accordance with the federal Surface Mining and Reclamation Act of 1977 and the California Surface Mining and Reclamation Act of 1975. Reclamation may include restoration of original topography, revegetation of mined areas, and other measures as would be included in a reclamation plan approved by the California Geological Survey.

As such, mining within the SSHCP would be subject to the policies and the Avoidance and Minimization Measures (AMMs) of the SSHCP.

AREAS OF KNOWN CONTROVERSY

A Notice of Preparation (NOP) described the proposed project and requested comments from responsible agencies and the public. The NOP comment period was from November 18, 2018 to December 18, 2018. In addition, a public scoping meeting was held on December 6, 2018. During the scoping meeting the project applicant answered questions about the project but no specific comments were received. Six written comments were received by the close of the comment period (See Appendix A). Comments included requests for analysis of electric utilities, energy use/efficiency, climate change, sensitive habitats and species of concern, water quality including groundwater, noise and the hours of operation, and cultural resources. While there were requests for analysis of specific topics, there are no known areas of controversy associated with environmental impacts for the proposed Project.

INTENDED USES OF THE EIR

The EIR will be used by the Sacramento County Planning Commission and Board of Supervisors in evaluating the proposed Project and rendering a recommendation or decision to approve or deny the proposed Project. In addition, the EIR will be used as an informational document by the public and by other responsible agencies including, but not limited to: the California Department of Fish and Wildlife, Regional Water Quality Control Board, U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service.

Table PD-2 below includes information required by Section 15124 of the CEQA Guidelines and summarizes the following intended used of the EIR:

- A list of agencies that are expected to use the EIR in their decision making.
- A list of permits and other approvals required to implement the project.
- A list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or polices.

Table PD-2: Subsequent Permits, Approvals, Review, and Consultation Requirements

Agency	Approval
Sacramento County Board of Supervisors	Final Environmental Impact Report Certification
Sacramento County Board of Supervisors	Rezone, Use Permit, Reclamation Plan Amendment, Development Agreement
Sacramento County Planning Commission	Recommendation to the Board of Supervisors regarding Rezone, Use Permit, Reclamation Plan Amendment, Development Agreement
Sacramento County Environmental Management Department	On-site Wastewater Disposal Permit
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
California Department of Fish and Wildlife	Streambed Alteration Agreement
U.S. Army Corps of Engineers	Section 404 Permit