



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

February 19, 2019

To: Reviewing Agencies

Re: OE3 Training Center  
SCH# 2019029097

Attached for your review and comment is the Notice of Preparation (NOP) for the OE3 Training Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Tim Hawkins**  
Sacramento County  
827 Seventh Street, Room 225  
Sacramento, CA 95814

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2019029097  
**Project Title** OE3 Training Center  
**Lead Agency** Sacramento County

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**Type** **NOP** Notice of Preparation

**Description** The applicant is requesting a new use permit and an amendment to the existing reclamation plan to build and operate a new campus and equipment training activities. This new use permit along with the reclamation plan amendment would replace the existing mining use permit on the subject property. The new campus and training center includes the following: 1) construction and operation of a new campus facility (without dormitory); and 2) allowance for field instruction with construction equipment on the property. The project will include the relocation of existing classrooms and equipment training from the Rancho Murieta Training Center.

The field instruction area will cover 435 acres; however, only 80 acres will be actively disturbed at one time. The applicant proposes a five year rotation cycle, so that the land can rest and revegetate.

Sacramento County Planning Entitlement Requests:

1. A use permit for a private school to allow 450-acre of 1,500 acre site to be utilized as an Operating Engineers training center in the AG-80 zone.
2. A design review to comply with countywide design guidelines.
3. A Williamson Act Contract to re-enter into contract and prevent non-renewal scheduled to occur December 2024 on portions of the subject property.
4. Williamson Act Cancellation to cancel the existing contract on the 15-acre campus site.

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**Lead Agency Contact**

<b>Name</b>	Tim Hawkins		
<b>Agency</b>	Sacramento County		
<b>Phone</b>	(916) 874-5909	<b>Fax</b>	
<b>email</b>			
<b>Address</b>	827 Seventh Street, Room 225		
<b>City</b>	Sacramento	<b>State</b> CA	<b>Zip</b> 95814

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**Project Location**

<b>County</b>	Sacramento				
<b>City</b>	Rancho Murieta				
<b>Region</b>					
<b>Cross Streets</b>	Meiss Rd/Dillard Rd				
<b>Lat / Long</b>	38° 26' 56" N / 121° 7' 59" W				
<b>Parcel No.</b>	128-0090-032, -0110-011, -0060-001				
<b>Township</b>	7N	<b>Range</b>	8E	<b>Section</b>	17-20
				<b>Base</b>	MD

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**Proximity to:**

<b>Highways</b>	16
<b>Airports</b>	Rancho Murieta
<b>Railways</b>	
<b>Waterways</b>	Cosumnes River
<b>Schools</b>	
<b>Land Use</b>	Ag-mining/AG-80 (surface mining overlay)/Gen ag 80

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**Project Issues** Agricultural Land; Air Quality; Archaeologic-Historic; Wetland/Riparian; Wildlife

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 2; Central Valley Flood Protection Board; Office of Historic Preservation; Department of Parks and Recreation; California Department of Education; Department of General Services; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 3 N; Regional Water Quality Control Bd., Region 5 (Sacramento); Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report**  
**State Clearinghouse Data Base**

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***Date Received*** 02/15/2019

***Start of Review*** 02/19/2019

***End of Review*** 03/20/2019

# Notice of Completion

SEE NOTE BELOW

Control Number # **PLNP2017-00199**

SCH # \_\_\_\_\_

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

## Project Title: **OE3 Training Center**

Lead Agency: Sacramento County  
Mailing Address: 827 7<sup>th</sup> Street, Rm 225  
City: Sacramento Zip: 95814

Contact Person: Tim Hawkins  
Phone: (916) 874-5909  
County: Sacramento

## Project Location

County: Sacramento City/Nearest Community: Rancho Murieta

Cross Streets: Meiss Road/Dillard Road Zip Code: 95683

Lat. / Long.: 38° 26' 56" N/ -121° 7' 59" W

Total Acres: 1,500

Assessor's Parcel No.: 128-0090-032, 128-0110-011, 128-0060-001

Section: 17-20 Twp: 7N Range: 8E Base: Mt.

Diablo

Within 2 Miles: State Highway # 16 Waterways: Cosumnes River

Airports: Rancho Murieta Railways: N/A Schools: N/A

## Document Type

CEQA: ☒ NOP ☐ Draft EIR  
☐ Early Cons ☐ Supplement/Subsequent EIR  
☐ Neg Dec (Prior SCH No.) \_\_\_\_\_  
☐ Mit Neg Dec Other: \_\_\_\_\_

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI  
OTHER: ☐ Joint Document ☐ Final Document ☐ Other: \_\_\_\_\_  
**STATE CLEARINGHOUSE**

## 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: Williamson  
Act Contract,  
Reclamation Plan  
Amendment

## Development Type

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Commercial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Industrial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☒ Education: Private School: Operating Engineers  
☐ Recreational: \_\_\_\_\_  
☐ Water Facilities: Type: \_\_\_\_\_ MGD: \_\_\_\_\_  
☐ Transportation: Type: \_\_\_\_\_  
☐ Mining: Mineral: \_\_\_\_\_  
☐ Power: Type: \_\_\_\_\_ MW: \_\_\_\_\_  
☐ Waste Treatment: Type: \_\_\_\_\_ MGD: \_\_\_\_\_  
☐ Hazardous Waste: Type: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

## Project Issues Discussed in Document

☐ Aesthetic/Visual ☐ Floodplain/Flooding ☐ Schools/Universities ☐ Water Quality  
☒ Agricultural Land ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater  
☒ Air Quality ☐ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian  
☒ Archeological/Historical ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☒ Wildlife  
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Growth Inducing  
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic Hazardous ☐ Land Use  
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Cumulative Effects  
☐ Fiscal ☐ Recreation/Parks ☐ Vegetation ☐ Other: \_\_\_\_\_

## Present Land Use/Zoning/General Plan Use

Agricultural-Mining/AG-80(Surface Mining Overlay)/General Agricultural 80

## Project Description

The applicant is requesting a new use permit and an amendment to the existing reclamation plan to build and operate a new

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it in.

campus and equipment training activities. This new use permit along with the reclamation plan amendment would replace the existing mining use permit on the subject property. The new campus and training center includes the following: 1) construction and operation of a new campus facility (without dormitory); and 2) allowance for field instruction with construction equipment on the property. The project will include the relocation of existing classrooms and equipment training from the Rancho Murieta Training Center.

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APPROVED FOR THE BOARD OF SUPERVISORS

DATE: 11/11/2024

BY: [Signature]

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

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

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### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable)

Consulting Firm: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: (\_\_\_\_\_) \_\_\_\_\_

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: (\_\_\_\_\_) \_\_\_\_\_

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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



# NOP Distribution List

County: Sacramento

SCH#

2019029097

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☐ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Elsa Contreras

☒ Dept. of Conservation  
Crina Chan

☐ Cal Fire  
Dan Foster

☒ Central Valley Flood Protection Board  
James Herola

☒ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☐ Dept. of Water Resources  
Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☒ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☒ California Department of Education  
Lesley Taylor

☐ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☒ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☐ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent

### Commissions, Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☐ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☒ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

☒ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☒ Caltrans, District 3  
Susan Zanchi

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☐ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

☐ Air Resources Board

☐ Airport & Freight  
Jack Wursten

☒ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☒ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☒ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☐ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_