

## THE TEICHERT MEADOW VISTA ASPHALT PLANT PROPOSAL

### **CONFIRMED FACTS as of 2-24-05 (updated 3-5-05)**

- ❑ **Teichert** has a CalTrans contract to resurface I-80 from Newcastle to Colfax, working **April through October 2005** - they **must work at night**, when lane closures are less disruptive.
- ❑ In 2004, Teichert proposed placing the asphalt plant at their Cool Cave Quarry on Highway 49 "... [for a period not to exceed 4 years...](#)", but was denied a permit by El Dorado County.
- ❑ **Chevreaux** agreed to supply the aggregate and locate the asphalt plant in their quarry at the end of Combie Road in Meadow Vista. The agreement between Chevreaux and Teichert will expire on February 1, 2006. Once cold weather hits, the operation will be shut down and be dismantled. According to Teichert, their asphalt plant will be gone by Feb. 1, 2006. **What about Chevreaux's own plan for an asphalt plant? Is that already approved?**

### **The current proposal:**

- ❑ The Teichert asphalt plant has one **30,000 gallon propane tank** and two **30,000 gallon (heated) liquid asphalt tanks**. Propane and 5-7 hot asphalt deliveries will arrive daily.
- ❑ Pavement will be ground up and added to the asphalt mix, brought in by **full loads delivered to the quarry** (day and night).
- ❑ Each night, up to **140 truckloads will conduct a round trip** on Combie & Placer Hills Rd., **passing each residence around 250-280 times (every 3 min.) from 7 pm to 5 am**.
- ❑ Placer Hills Fire District requested a water source for fighting fire - Teichert is **digging a pond to hold 120,000 gallons of water** (with a pump and hydrant) and providing the Fire District with **foam fire retardant** (on site and in a fire truck) for attacking an asphalt fire.

### **Background:**

- ❑ In 1972, Placer County issued Chevreaux a permit for an asphalt batch plant with a number of restrictions, but did not restrict the hours of operation. This was before passage of the California Environmental Quality Act, or CEQA, and **there was no Environmental Impact Report** - a "negative declaration" claimed this had no significant environmental impact. In 1987, Chevreaux wrote a letter to Placer County Planning to confirm that the permit was still in effect.
- ❑ Placer County rezoned the parcel that Chevreaux uses for the plant from "Recreation-Forest" to "Residential-Forest" in 1995 – **asphalt manufacturing is not a permitted use under this zoning classification**.
- ❑ Despite this zoning change, Kiewit Pacific installed an asphalt plant at the Chevreaux location in 2000 - it produced about 22 truckloads daily and was removed in 2001.
- ❑ **In 2004, Placer County issued a permit to Chevreaux for a permanent asphalt plant**, not to be installed at the same time as the Teichert plant - but could follow its removal.
- ❑ The quarry operation was begun in 1946 and is considered "vested" – meaning not subject to local ordinances and restrictions that appear later in time. **Whether "vesting" prevents application of California environmental law is unclear**.
- ❑ California **CEQA law requires supplemental environmental review** if "substantial changes are proposed in the project" or if "substantial changes occur with respect to the circumstances under which the project is being undertaken".

*Residents are concerned about **PUBLIC HEALTH & SAFETY IMPACTS** - AIR and WATER POLLUTION, DANGER on our roads and trails, risk of FIRE & EXPLOSION from HAZARDOUS MATERIALS, NOISE, and INDUSTRIAL ACCIDENTS. **POTENTIAL ECONOMIC IMPACTS** include DEPRESSING PROPERTY VALUES, RISING INSURANCE PREMIUMS or LOSS of INSURANCE,*

*requirements for DISCLOSURE of hazardous conditions on Real Estate sales.*

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