



NOTICE OF PREPARATION

DATE: May 6, 2009

TO: Responsible Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Elk Grove
Contact: Taro Echiburú
8401 Laguna Palms Way
Elk Grove, CA 95758

SUBJECT: Environmental Impact Report for the Elk Grove Corporation Yard

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Elk Grove (as Lead Agency) intends to prepare an Environmental Impact Report for the Elk Grove Corporation Yard project. In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report was made by the City of Elk Grove. An Initial Study has been prepared pursuant to CEQA Section 15063, which identifies the anticipated environmental effects of the project.

As specified by the CEQA Guidelines, the Notice of Preparation would be circulated for a 30-day review period. The City of Elk Grove welcomes agency and public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

Comments may be submitted in writing during the review period and addressed to:

Taro Echiburú
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

The comment period closes on June 5, 2009

PROJECT SUMMARY

A. PROJECT LOCATION

The existing Corporation Yard is located at 10250 Iron Rock Way in Elk Grove, California. The site is approximately ¼ mile west of Waterman Road and ½ mile north of Grant Line Road. The site is surrounded by vacant lands, industrial uses and warehouses.

A specific site for construction of the Transfer Station component of the project has not yet been determined and will be analyzed at a programmatic level. However, the site would be 15-20 acres in size, be located within City Limits, and zoned M-1.

B. PROJECT DESCRIPTION

Corporation Yard Expansion (Program Level)

Currently, the Corporation Yard consists of 11.2 acres and includes a 60,000 square foot warehouse/maintenance building. The 2007 addition of a 7,000 square foot Police Fleet operations building and fueling area is located to the north of the warehouse building. The Corporation Yard is currently being used by Neighborhood Services (which includes Transit Services, Animal Services, Community Enhancement/Code Compliance, and Integrated Waste) Police Fleet, and Public Works.

The proposed project would include implementing recommendations contained in the January 2008 Corporation Yard Facilities Master Plan Update. The City is uncertain at this point in time what facilities will be constructed on the Corporation Yard site and in what order those facilities will come on line. Recommendations for the following service departments were made and would be implemented by the proposed project:

Police Fleet Services and K-9 (Existing 2006 square footage 8,943)

- Police Fleet Services and K-9 unit shall remain at the existing Corporation Yard site.
- Expand the existing office, assembly, and locker/shower building as necessary to accommodate future needs.
- Expand the existing site area to accommodate additional employee and patrol vehicle parking as necessary.
- Total projected growth square footage to 2020 15,372 square feet for a total of 24,315 square feet.

Animal Services (existing 1,060 square feet), Community Enhancement (existing 1,052 square feet), Code Compliance, and Public Works (existing 10,559 square feet)

- Animal Services would be expanded 10,786 square feet for a total of 11,846 square feet.
- Community Enhancement would be expanded 706 square feet for a total of 1,758 square feet.
- Public Works would be expanded 48,500 square feet for a total of 59,059 square feet.
- Provide 77 employee parking spaces.
- Provide parking for Public Works and other City fleet vehicles.
- Provide outside yard storage space for Public Works and other City departments.
- Upon construction of new office and support space for Animal Services, Community Enhancement and Code Compliance, Public Works, and Transit, the existing 5.6 acre parcel along Elmont Way can be vacated and or declared surplus and sold or reserved

for future possible City uses.

Transit Yard (existing 28,262 square feet)

- Expand the existing transit yard 12,642 square feet for a total of 40,904 square feet.
- Provide vehicle fueling and wash facilities.
- Provide 211 employee parking spaces.
- Provide parking for 193 buses and vans.

Corporation Yard Expansion (Project Level)

Construct a 29,140 square foot household hazardous waste facility on the existing Corporation Yard site. It is important to note that the construction of the household hazardous waste facility is also included as part of the off-site transfer station project analyzed at the programmatic level and presented below. The City is uncertain at this point in time as to whether the household hazardous waste facility will occur on the existing Corporation Yard site or off-site.

Transfer Station (Program Level)

Integrated Waste has identified a need to develop a household hazardous waste facility, solid waste transfer station, and recyclable material recovery facility to better serve the public. Presently, residents must take their household hazardous waste materials to a number of available drop-off and collection centers located outside of City limits. Refuse collection trucks must transport household and commercial solid waste to the Elder Creek Transfer station located outside of City limits. Additionally, recyclable material must be transported to a recycling station located in San Jose, more than 100 miles away. The January 2008 Corporation Yard Facilities Master Plan Update presented the following recommendations that will be analyzed in this EIR at the programmatic level:

- Purchase a 15-20 acre site.
- Colocate the household hazardous waste facility, transfer station, and material recovery facility at this new site. It is important to note that the household hazardous waste facility is also included at the project level under expansion of the Corporation Yard.
- Construct a 30,000 square foot household hazardous waste facility.
- Construct a 110,351 square foot transfer station and material recovery facility.
- Provide vehicle maintenance, fueling, and wash facilities.
- Provide outside storage for refuse and recyclable material collection bins.
- Provide employee and fleet vehicle parking.

A specific site for construction of the Transfer Station has not yet been determined. However, the site would be 15-20 acres in size, be located within City Limits, and zoned M-1. Given the programmatic nature of the environmental analysis for this component of the proposed project, additional CEQA review (Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report) is anticipated once a definitive site is selected.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

See attached Initial Study.

D. ISSUES SCOPED OUT FROM ANALYSIS IN THE EIR

Based on the analysis contain in the Initial Study, the following issues have been determined to be less than significant and will not be analyzed in the EIR:

- *Agricultural Resources*
- *Geology and Soils*
- *Land Use and Planning*
- *Mineral Resources*
- *Population/Housing*
- *Public Services*
- *Recreation*
- *Utilities/Service Systems*