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NOTICE OF PREPARATION

DATE: July 23, 2008

TO: Responsible Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Elk Grove
Contact: Jessica Shalamunec
8401 Laguna Palms Way
Elk Grove, CA 95758

SUBJECT: Environmental Impact Report for the Elk Grove Transfer Station Project

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 Transfer Station 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 (EIR) was made by the City of Elk Grove following preliminary review of the project. Probable environmental effects of the project are described below.

As specified by the CEQA Guidelines, the Notice of Preparation will 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.

The City is scheduled to hold a scoping hearing during the Planning Commission meeting on **August 14, 2008 at 4:00 p.m.** in the City Hall Council chambers, located at 8400 Laguna Palms Way, Elk Grove, CA. Copies of the Notice of Preparation are available at City Hall.

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

Jessica Shalamunec
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

The comment period closes on August 22, 2008.

PROJECT SUMMARY

The City of Elk Grove is proposing to build a solid waste transfer station facility within the southern portion of the City. The Elk Grove Transfer Station Project (proposed project) would be located on approximately 20 acres of land designed to accept, process, load and ship (via truck) municipal solid waste, green waste, recyclable/reusable materials, household hazardous waste and special wastes. The site and the facility will be owned and managed by the City and operated under contract with a private company or companies. Rail hauling waste is not being considered at this time but could become a viable option at some point in the future.

A. PROJECT COMPONENTS

The following elements are considered to be part of the proposed project:

- A transfer station. This includes an approximately 50,000 square-foot building where solid waste is off-loaded from commercial, franchise collection vehicles and private cars and trucks. Inside the building waste is processed and consolidated then loaded into large transfer trucks/trailers for shipment to a landfill. The transfer station's permitted peak tonnage is proposed to be 500 tons per day for the first five years of operation with an ultimate peak capacity of 1,000 tons per day.
- A materials recovery facility (MRF). This includes an approximately 50,000 square-foot building where recyclable materials (including but not limited to cans, bottles, paper and other materials) are received, processed and sorted by machinery and hand labor, baled or placed into containers, loaded onto large trucks and/or rail cars then shipped to other facilities for further processing and remanufacturing. The transfer station and MRF would be housed inside of one 100,000 square-foot building. The MRF's permitted peak tonnage is proposed to be 100 tons per day for the first five years of operation with an ultimate peak of 200 tons per day.
- Household hazardous waste (HHW) collection center. This approximately 30,000 square-foot collection center building (separate from the transfer station) would include the collection, processing and storage of HHW (materials such as antifreeze, batteries, oil, paint, drain cleaners, insecticides and herbicides) that is received from residents and small businesses. The HHW is off-loaded from private self-haul vehicles, under a roof, inside of a containment area by trained staff then brought inside of the HHW building, packed in drums or other containers and shipped to special disposal sites or processing centers. Intact containers of still useable chemicals, compounds and paints may be set aside for redistribution to the public.
- Special wastes collection center. Special wastes include but are not limited to items and materials such as tires, white goods (washers, dryers, refrigerators), electronic waste (anything containing a circuit board or a chip) and construction/demolition debris. It will be off-loaded from private and/or commercial collection vehicles inside of a containment area, under a roof (not necessarily inside of the transfer station building), processed, placed in containers or moved into a building for further processing, sorting and consolidation then shipped to other facilities or disposal sites. "Special wastes" may include other items and materials not yet restricted from disposal but potentially requiring diversion from landfills at some point in the future.

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- A second hand store may also be located at the project site. This could include a building and an outdoor storage yard where various reusable items and materials such as appliances, clothing and building materials would be available for redistribution.
 - The site may also include an educational center, office space, employee facilities, equipment maintenance facilities, a truck wash, a fueling station, truck scales, a scale house, outdoor storage areas, outside lighting, security fencing (with vegetative screening at various locations), pavement and storm water management facilities.

B. PROJECT LOCATION

The City of Elk Grove completed a siting study in January 2008 that identified seven parcels at three locations in the southern part of the City as potential locations for the proposed transfer station project. The industrially-zoned parcels are all located near the intersection of Waterman Road and Grant Line Road. In February 2008, the City Council selected five of the seven parcels at two locations for further evaluation. At a subsequent meeting in May, 2008, the City Council directed staff to consider another grouping of industrially-zoned parcels located on Iron Rock Way at Elkmont. The primary sites identified for detailed consideration in the EIR are shown in Figure 1. Access to these sites would be provided from Survey Road or Iron Rock Way. Figure 1 also shows sites that will be evaluated as alternatives to the primary sites in the EIR.

C. HOURS OF OPERATION

The facility may be in operation 365 day per year. Generally, it will be open to the public Monday through Friday between 5:30 a.m. and 6:30 p.m. and Saturday between 8 a.m. and 5 p.m. and closed on Sunday and on designated holidays (311 days per year). Extended public hours (until 8 p.m. Monday through Saturday) may be established during the summer months. These hours may be extended or modified, at the request of the City or the operator and in cases of an emergency (such as fires, floods, earthquakes or natural disasters). Depending upon the flow of materials into the facility, waste transfer operations including shipment of wastes off-site, processing of recyclables, maintenance, and cleaning activities may occur 24 hours per day, seven days per week. The City's noise ordinance will be taken into consideration in determining allowed after hours activities. Except for the transport operations, activities occurring at night (8 p.m. to 5 a.m.) would take place inside of a building.

D. PROJECT OBJECTIVES

The objectives of the proposed project include the following:

1. Provide convenient, cost-effective and environmentally sound waste management services to the citizens of Elk Grove;
2. Stabilize the rising costs of managing solid wastes for the City;
3. Reduce regional vehicular traffic and associated air pollution;
4. Comply with AB 32 (California Global Warming Solutions Act of 2006);
5. Comply with AB 939 (California's Integrated Waste Management Act of 1989); and
6. Create local jobs.

