CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 19, 2007

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

AGENDA

REGULAR MEETING – CALL TO ORDER

Call to Order

Roll Call: Council Members Cooley, McGarvey, Skoglund, Budge and Mayor Sander

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Mayor Sander will call on an invocator.

Presentation

2. Introduction of New City Employees.

ORAL COMMUNICATIONS

3. **Public Comment**

   Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard.** Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note: *Time listed on the agenda is approximate and for convenience only

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

4. **Subject:** Minutes of City Council Meetings:
   a. Special Meeting of November 14, 2006
   b. Special Meeting of January 8, 2007
   c. Special Meeting of January 22 & 23, 2007
   d. Special Meeting of February 13, 2007
   e. Regular Meeting of February 20, 2007
   f. Special Meeting of February 27, 2007 (Community Workshop)
   g. Special Meeting of February 27, 2007 (Work Session)
   h. Regular Meeting of March 5, 2007

   Recommendation: Adopt Minutes.

5. **Subject:** Ordinance Temporarily Suspending Residential Photovoltaic Solar System Permit Fees as Found in Section 16.90.030 of the Rancho Cordova Municipal Code.
   Recommendation: Waive first reading and introduce Ordinance No. 07-2007. **(Roll Call Vote)**
   Result of Recommended Action: In order to encourage solar energy use within Rancho Cordova, permit fees relating to the installation and construction of photovoltaic solar systems will be waived for a period of 3 years.
   Staff Report: Tom Trimberger, Building and Safety Department
   Advances Goals: 1, 7, 8, 10 and 13

6. **Subject:** Approval of Revised Final Map of Capital Village Phase I – Subdivision No. RC-04-123.1A.
   Recommendation: Approve "Revised Final Map of Capital Village Phase I", consisting of 271 proposed lots, located between International Drive and Disc Drive at Prospect Park Drive.
   Result of Recommended Action: Approval of this recommended action will result in the Council approving the recording of the "Revised Final Map of Capital Village Phase I".
   Staff Report: Cyrus Abhar, Public Works Department
   Advances Goals: 4 and 7

7. **Subject:** Approval of Revised Final Map of Capital Village Phase II – Subdivision No. RC-04-123.2A.
   Recommendation: Approve "Revised Final Map of Capital Village Phase II", consisting of 187 proposed lots, located between International Drive and Disc Drive at Prospect Park Drive.
   Result of Recommended Action: Approval of this recommended action will result in the Council approving the recording of the "Revised Final Map of Capital Village Phase II".
   Staff Report: Cyrus Abhar, Public Works Department
   Advances Goals: 4 and 7

8. **Subject:** Resolution Approving, Authorizing and Directing Execution of a Joint Powers Agreement (JPA) Relating to the California Municipal Finance Authority (CMFA) and Effecting Membership in the CMFA.
Recommendation: Adopt Resolution No. 27-2007.
Result of Recommended Action: On February 20, 2007, Council adopted Resolution No. 20-2007 approving revenue bond financing to be issued by the California Municipal Finance Authority to benefit Allied Waste for the purpose of improving existing collection (hauling) facilities. In order for CMFA to issue the bonds, it is necessary for the City to become a member of CMFA by executing the JPA. It was an administrative oversight that approval of JPA was not completed on February 20th along with approving the issuance of bond financing. Adoption of Resolution No. 27-2007 completes all the legal requirements to proceed forward.
Staff Report: Sandy Salerno, Finance Department and Joe Chinn, City Manager's Office
Advances Goal: 4

CONSENT PUBLIC HEARING ITEMS

9. **Subject:** Star Industries Design Review, Project Number RC-06-258, Located at Luyung Drive North of Hydraulic Drive. **(Continued from February 20)**
Recommendation: Approve applicant's request for a continuance to April 2 to allow more time to prepare amended exhibits.
Result of Recommended Action: Council continues the item to the April 2 agenda, allowing the applicant sufficient time to supply the color building exhibits for the amended project. The proposed building has been reduced in size in order to accommodate fire access requirements.
Staff Report: William Campbell, Planning Department
Advances Goal: 1

10. **Subject:** Urgency Ordinance Extending a Temporary Moratorium on the Establishment and Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations.
Recommendation: Adopt Urgency Ordinance No. 08-2007.
Result of Recommended Action: Adoption of this ordinance will extend an existing moratorium on the establishment or expansion of sexually-oriented businesses while the City undertakes a comprehensive City zoning review and update, which may impact zoning regulations applicable to sexually-oriented businesses.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 1, 5 and 12
Fosters Strong Neighborhood Initiative

PUBLIC HEARING ITEM

11. **Subject:** Aerojet GET KA Tentative Parcel Map, Conditional Use Permit and Design Review, Project No. RC-06-232, Located at 10557 Coloma Road. **(Continued from December 18, 2006)**
Recommendation: Staff recommends the Council consider the Planning Commission recommendation to deny along with, all the attached materials that have been prepared subsequently, and the testimony to be presented at the meeting and take one of the following actions:

a) Affirm the Planning Commission denial and instruct staff to prepare a resolution to deny the project.
b) Approve the applicants request for all entitlements and instruct staff to prepare a resolution to approve the project.

Result of Recommended Action: Council direction will allow staff to return to the next City Council meeting for final action on this application. Direction to support the Planning Commission's recommendation of denial would result in further consideration of alternate treatment plan locations and would delay Aerojet's efforts to remediate groundwater contamination.
Staff Report: William Campbell, Planning Department
Advances Goal: 6

*7:00 P.M. - BREAK

REGULAR CALENDAR ITEM

12. **Subject:** Sacramento Public Library Joint Powers Authority Membership.
Recommendation: Adopt Resolution No. 26-2007.
Result of Recommended Action: The City of Rancho Cordova will be a party to the JPA and will select a representative from the City Council to sit on the Library Authority Board, starting in July 2007.
Staff Report: Joe Chinn, City Manager's Office
Advances Goals: 4, 8, 11 and 13

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
3.	Champion Employee Development & High Performance Work Environment
5.	Establish a Vibrant Downtown
7.	Improve the Quality of Housing In Rancho Cordova
9.	Drive Diverse Economic Opportunities
11.	Practice Sound Fiscal Management

Note: *Time listed on the agenda is approximate and for convenience only

ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

CITYWIDE GOALS - (Adopted March 20, 2006)	
13.	Continue To Provide Regional Leadership
2.	Improve Transportation & Connectivity
4.	Ensure the Availability of the Best Public Services in the Region
6.	Ensure a Safe Community
8.	Sustain a Livable Community
10.	Foster Responsible Citizenship
12.	Establish Logical (City) Boundaries

UPCOMING MEETINGS	
Tuesday, March 27, 2007	***5:30 p.m. Work Session on Folsom Blvd. Revitalization Strategy and Folsom Blvd. Streetscape Improvement Project Phase II***
Monday, April 2, 2007	***4:00 p.m. Study Session Topic TBD 5:30 p.m. Regular Meeting***
Tuesday, April 10, 2007	***5:30 p.m. Work Session on Rio del Oro Project Workshop & Update***
Monday, April 16, 2007	***5:30 p.m. Regular Meeting***
Monday, April 30, 2007	***5:30 p.m. Work Session Jt. Mtg. w/Council & Planning Commission on Zoning Code Discussion and Redevelopment Agenda and Economic Development Strategies***
Monday, May 7, 2007	***4:00 p.m. Study Session on Folsom Blvd. Streetscape Improvement Project Phase 2 5:30 p.m. Regular Meeting***
Tuesday, May 15, 2007	***5:30 p.m. Work Session on Transportation Fee Update***
Monday, May 21, 2007	***5:30 p.m. Regular Meeting***
Tuesday, May 22, 2007	***5:30 p.m. Work Session I on Budget - Tentative***

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the

Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is also available for check out from any library branch. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 19, 2007 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on March 15, 2007 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 15th day of March 2007 at Rancho Cordova, California.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk

Note: *Time listed on the agenda is approximate and for convenience only

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CITY COUNCIL SPECIAL MEETING
City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, November 14, 2006
5:00 p.m. – Closed Session

MINUTES

CALL TO ORDER

Call to Order

Mayor Sander called the Closed Session to order in the Community Board Room at 5:24 p.m.

Present: Council Members McGarvey, Skoglund, and Mayor Sander
Absent: Council Members Cooley and Budge
Staff Present: Gaebler, Perkins, and Lindgren

Public Comment

None

CLOSED SESSION

Closed Session

1. Council will meet in Closed Session in accordance with Government Code Section 54957 – Public Employee Performance Evaluation – City Manager

OPEN SESSION

Closed Session Report

The City Attorney Adam Lindgren reported that there was no reportable action from Closed Session discussion.

ADJOURNMENT

Mayor Sander adjourned the Closed Session at 10:15 p.m.

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Anna Olea-Moger, CMC, City Clerk

AGENDA ITEM # 4

CITY COUNCIL SPECIAL MEETING
City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, January 8, 2007
3:30 to 5:00 p.m. - Closed Session

MINUTES

CALL TO ORDER

Call to Order

Mayor Sander called the Closed Session to order in the Community Board Room at 3:44 p.m.

Present: Council Members McGarvey, Skoglund, Budge and Mayor Sander
Absent: Council Member Cooley
Staff Present: Treadwell, Silver, Meyer, Lindgren, Gaebler, Chinn

Public Comment

None

CLOSED SESSION

Council Met in Closed Session for the Following Purpose:

A. Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(a)) City of Rancho Cordova vs. Sacramento Local Agency Formation Commission, Sacramento County Superior Court Case No. 06CS00962.

B. Conference with Legal Counsel – Initiation of Litigation (Government Code Section 54956.9(c)) one case.

OPEN SESSION

Closed Session Report

The City Attorney Adam Lindgren reported that there was no reportable action from Closed Session discussion.

ADJOURNMENT

Mayor Sander adjourned the Closed Session at 5:47 p.m.

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Anna Olea-Moger, CMC, City Clerk

CITY COUNCIL AND PLANNING COMMISSION
JOINT SPECIAL MEETING

CSUS Aquatic Center
1901 Hazel Avenue
Gold River, CA 95670

8:00 A.M. to 5:00 P.M. – Monday, January 22, 2007
8:00 A.M. to 5:00 P.M. – Tuesday, January 23, 2007

MINUTES

WORK SESSION

Call to Order

Mayor Sander called the Joint Special meeting to order on January 22, 2007 at 8:36 a.m.

Council Members Present:	Cooley, McGarvey, Skoglund, Budge and Mayor Sander
Planning Commissioners Present:	Vance, Savorn and Cummings
Planning Commissioners Absent:	Burke, Konarski, Moe, and Smith
Staff Present:	Meeks, Lindgren, Chinn, Trimberger, Hadley, Foell, Edmond, All, Baker, Flory, Gaebler, Snyder, Haven, Junker, Abhar, Leitner, Salerno, Treadwell, Simpson, Olea-Moger, and Mette

Mayor Sander called the Joint Special meeting to order on January 23, 2007 at 8:39 a.m.

Council Members Present:	McGarvey, Skoglund, Budge and Mayor Sander
Council Members Absent:	Cooley
Planning Commissioners Present:	Vance, Savorn and Cummings
Planning Commissioners Absent:	Burke, Konarski, Moe, and Smith
Staff Present:	Meeks, Lindgren, Chinn, Trimberger, Hadley, Foell, Edmond, All, Baker, Flory, Gaebler, Snyder, Haven, Junker, Abhar, Leitner, Salerno, Treadwell, Simpson, Olea-Moger, and Mette

Oral Communications

1. Public Comment: None

Work Session Topic

2. Council and Staff Learning Retreat.

ACTION: Discussion item only; no action taken.

ADJOURNMENT

Mayor Sander adjourned the Joint Special meeting on January 22, 2007 at 5:50 p.m.
Mayor Sander adjourned the Joint Special meeting on January 23, 2007 at 4:30 p.m.

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Anna Olea-Moger, CMC, City Clerk

CITY COUNCIL SPECIAL MEETINGS

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, February 13, 2007

8:00 a.m. – Work Session
12:00 p.m. – Closed Session

MINUTES

WORK SESSION

Call to Order

Mayor Sander called the special meeting to order in the American River North Community Room at 8:42 a.m.

Present: Council Members Cooley (departed at 10:00 am), McGarvey, Budge and Mayor Sander (arrived at 9:00 a.m.)
Absent: Council Member Skoglund
Staff Present: Gaebler, Chinn, Salerno, Haven, Behrends, Meisner, Borre, Haworth, Boerger, Pinole, Snyder, Miller, Lindgren, Olea-Moger, Trimberger, Larsen, Leitner, Brown, Treadwell, Hall, Junker, Abhar, Flory, and Simpson

Oral Communications

1. Public Comment

   None

Work Session Item

2. **Subject:** First Annual Work Session on Financial Issues.
   Recommendation: Receive information and discuss.
   Result of Recommended Action: This is an educational work session in which the Council, public and staff will have the opportunity to gain a better understanding of the City's fiscal health, including future projections.
   Staff Report: Joe Chinn, City Manager's Department
   Advances Goals: 1 through 13

ACTION: No action taken; discussion item only.

ADJOURNMENT

Mayor Sander adjourned the Work Session at 1:14 p.m.

CLOSED SESSION

Call to Order

Mayor Sander called the closed session to order in the Community Board Room at 1:25 p.m.

Present: Council Members McGarvey, Budge, and Mayor Sander
Absent: Council Members Cooley and Skoglund
Staff Present: Gaebler, Chinn, Lindgren, Haven, Junker, and Abhar

Council met in Closed Session for the Following Purpose:

(A) Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a): Name of case: Vineyard Area Citizens for Responsible Growth, et al. v. City of Rancho Cordova et al.; Sacramento County Superior Court Case No. S132972
(B) Conference with Legal Counsel – Anticipated Litigation – Government Code Section 54956.9(b): Two cases.

OPEN SESSION

Closed Session Report

The City Attorney reported that there was no reportable action from Closed Session discussion.

ADJOURNMENT

Mayor Sander adjourned the Closed Session at 2:22 p.m.

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Anna Olea-Moger, CMC, City Clerk

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, February 20, 2007

5:30 P.M. - Regular Meeting

MINUTES

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the David B. Council Chambers at 5:37 p.m. and announced the cablecast playback schedule.

Present: Council Members Skoglund, Cooley (arrived at 5:47 p.m.), McGarvey, Budge, and Mayor Sander.
Staff Present: Gaebler, Olea-Moger, Lehr, Lindgren, Abhar, Junker, Campbell, Haven, Chinn, Snipes, Evans, Becker, Simpson, Sanchez, Haworth, Snyder, Treadwell

Pledge of Allegiance

Mayor Sander called on the Rancho Cordova 4H Group Community to lead the American and 4H Group pledges.

Invocation

1. Pastor Dan Wade, First Covenant Church, gave the invocation.

Presentations

The following presentation was added to the agenda at the meeting:

Presentation by Camilla Rogers on Rancho Cordova 4H Group Community club updates.

2. Introduction of New City Employees: Britton Snipes, Associate Civil Engineer and Travis Evans, Engineering Technician.
3. Presentation by Paul Shane and Nichole Gerod on Asset Mapping Update – Folsom Cordova Community Partnership.
4. Proclamation for Spay/Neuter Day.
5. Proclamation for Patriotism Week.

6. Certificates of Recognition were presented by the City, Jeff Lynch and Greg Mugartegui from Sacramento Metropolitan Fire District, Honoring Conrade Mayer, Lee Frechette and Sam McDonald for Their Heroic Actions to Help Extinguish a Possibly Dangerous Fire.

ORAL COMMUNICATIONS

7. **Public Comment**

The following individual addressed the Council:

- Bruce Risley on community updates.
- Rod Borba in support of design based on softball tournament use for Item #19, Public Hearing; Mr. Borba had a schedule conflict and could not stay to speak on the item when it will be discussed.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 roll call vote, the Consent Calendar was approved.

8. **Subject:** Minutes of City Council Meetings:
   a. Adjourned Regular Meeting of June 26, 2006
   b. Special Meeting of August 23, 2006
   c. Regular Meeting of November 20, 2006

   Recommendation: Adopt Minutes.

9. **Subject:** Ordinance Adopting Title 8, Animals, Regarding the Laws and Regulations Pertaining to Animals and Functions of Animal Services.
   Recommendation: Wave second reading and adopt Ordinance No. 04-2007. **(Roll Call Vote)**
   Result of Recommended Action: Adoption of this Ordinance will establish laws and regulations pertaining to animals and set out the functions and responsibilities of Animal Services. This ordinance will allow Animal Services to better serve City residents by providing rules and regulations that are better suited for the City.
   Staff Report: Curt Haven, Economic Development Department and Michael Rodriquez, Animal Services Department

10. **Subject:** December 31, 2006 Quarterly Treasurer's Report.
    Recommendation: Receive report and file.
    Result of Recommended Action: Compliance with State Law and the City's Investment Policy.
    Staff Report: Sandy Salerno, Finance Department

11. **Subject:** Resolution to Adopt Investment Policy.
    Recommendation: Adopt Resolution No. 19-2007.
    Result of Recommended Action: Adoption of Resolution will guide the City's investment of excess funds through December 31, 2007.
    Staff Report: Sandy Salerno, Finance Department

12. **Subject:** Resolution Authorizing City Manager to Execute Contract Amendment with DKS Associates to Extend the Term of On-Call Professional Services to December 31, 2009 and

Increase the Current Limit from $100,000 to $250,000 for Traffic and Transportation Planning Services.
Recommendation: Adopt Resolution No. 13-2007.
Result of Recommended Action: The contract amendment will provide continued professional services through 2009 to support the Public Works Department in response to complex transportation and traffic analysis issues. Work performed related to development projects will be funded through developer deposits. Work related to City traffic issues will be funded through the transportation impact fee.
Staff Report: Cyrus Abhar, Public Works Department

13. **Subject:** Resolution Creating Special Tax Area Zone 38 and Ordinance Establishing a Special Tax for Police Protection Services for Gold Flake Court Subdivision, Owned by Louis E. Jones III, Rebecca S. Jones and M&M Development; PM07-7031.
Recommendation: Adopt Resolution No. 12-2007 and waive first reading and introduce Ordinance No. 03-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Gold Flake Court Subdivision.
Staff Report: Adam Lindgren and Jose Sanchez, City Attorney's Office

CONSENT PUBLIC HEARING ITEMS

Mayor Sander opened the Consent Public Hearing Items public comment period. There were no speakers. Mayor Sander closed the Consent Public Hearing Items public comment period.

ACTION: Motion by Budge second by Cooley and carried by 5:0 vote, the Consent Public Hearing Items were approved with the amended recommendation for Item #15 noted below per supplemental staff report submitted at meeting, except for Item #16, which was pulled for separate discussion.

14. **Subject:** Sign of the Crab Design Review, Project Number RC-06-249, Located at 3756 Omec Circle
Recommendation: Adopt Resolution No. 21-2007
Result of Recommended Action: Approval will allow the applicant to add storage space and reduce noise and visual impacts.
Staff Report: William Campbell, Planning Department

15. **Subject:** Star Industries Design Review, Project Number RC-06-258, Located at Luyung Drive North of Hydraulic Drive.
Recommendation: ~~Adopt Resolution No. 22-2007.~~
Staff recommends the City Council continue the item to the regular meeting of March 19, 2007.
Result of Recommended Action: ~~Approval will allow the applicant to apply for the permits necessary to construction the proposed warehouse/office building.~~
Move the City Council continue the item to the March 19 agenda and direct staff to re-notice.
Staff Report: William Campbell, Planning Department

ACTION: Motion by Budge second by McGarvey and carried by 5:0 vote, Council continued Item #15 to March 19.

17. **Subject:** Resolution Authorizing Vacation of a Public Utility Easement and Sewer Easement Located at 3250 Laurelhurst Drive AKA Ashgrove Apartments
Recommendation: Adopt Resolution No. 17-2007
Result of Recommended Action: Approval will eliminate easements that are in conflict with the approved layout and plans for the Ashgrove Apartments Located at 3250 Laurelhurst Drive
Staff Report: Cyrus Abhar, Public Works Department

The following item was pulled for separate discussion:

16. **Subject:** California American Water Company Booster Pump Station Design Review, Project No. RC-07-282, Located at the South Side of International Drive Right-of-Way / 350 Feet West to Mather Field Road.
Recommendation: Adopt Resolution No. 24-2007
Result of Recommended Action: The proposed construction and operation of the water booster pump facility will have minimal impacts on the community, the surrounding land uses, and the environment. This project will help the water purveyors to better serve the neighborhoods and interconnect the two systems.
Staff Report: William Campbell, Planning Department

ACTION: Motion by Budge second by Skoglund and carried by 5:0 vote, Council continued Item to a date not yet determined in the future.

PUBLIC HEARING ITEMS

18. **Subject:** Folsom Ready Mix Design Review, Project No. RC-06-268, Located at 11374 Gold Dredge Way.
Recommendation: Adopt Resolution No. 23-2007.
Result of Recommended Action: Approval will allow the application to apply for the permits necessary to construct the proposed batch plan operations office.
Staff Report: William Campbell, Planning Department

Mayor Sander opened the public hearing on Item #18. There were no speakers. Mayor Sander closed the public hearing on Item #18.

ACTION: Motion by Budge second by McGarvey and carried by 5:0 vote, Council adopted Resolution No. 23-2007 with the following change:

Add condition of approval for landscaping refreshment on Gold Dredge Way, including new planting and surface cover, together with staff checking with adjacent Powder Coating business for concern on fence stability by applicant.

19. **Subject:** Mather Sports Center Design Review, Project No. RC-07-280, Located West of Mather Field Road
Recommendation: That Council:
a) Consider staff's recommendation and accept public comment;
b) Provide comments and direction regarding the project design; and
c) Table item for formal action following completion of the project CEQA review.
Result of Recommended Action: Council direction will allow CRPD to finalize project design and enter into contract negotiations for project construction. Formal approval of the design review will occur at a future meeting.
Staff Report: William Campbell, Planning Department

Mayor Sander opened the public hearing on Item #19. The following individuals addressed the Council:

- Conrade Mayer in support of the item.
- Sean Still in support of the item, but is concerned about the intention of the park.
- Cheryl Putman in support of the item and would like more focus on parking.
- Say Putman in support of the item, but would like the fence line recessed inward and substitute land with parking and landscaping.
- Perry Mansch in support of the item.

Mayor Sander closed the public hearing on Item #19.

ACTION: Motion by Budge second by Cooley and carried by 5:0 vote, Council approved staff recommendation.

20. **Subject:** Resolution Approving Issuance of California Municipal Finance Authority Bonds to Assist Allied Waste Finance New Facilities and Equipment in the City of Rancho Cordova and Other California Cities.
Recommendation: That Council:
a) Adopt Resolution No. 20-2007 approving a revenue bond financing to be issued by the California Municipal Finance Authority to benefit Allied Waste North America, Inc.
b) Open and Close the Tax Equity and Fiscal Responsibility Act ("TEFRA") public hearing regarding the issuance of $250,000,000 of tax-exempt conduit bonds to finance the costs of the existing collection (hauling) and transfer station facilities, including (i) acquisition of solid waste disposal trucks and support vehicles, (ii) acquisition of solid waste disposal containers and related equipment, (iii) acquisition of solid waste sorting and processing equipment, (iv) site improvements, and (v) acquisition of other equipment and assets necessary to support the foregoing improvements and place them into service. The facilities are located at 3326 Fitzgerald Road, Rancho Cordova, CA, 95742. A portion of such Bond proceeds, in an amount not expected to exceed $9,100,000 is intended to finance the projects in City of Ranch Cordova.
c) Approve the tax-exempt financing by the California Municipal Finance Authority, a public entity of the State of California ("CMFA").
Result of Recommended Action: The City will become a member of the California Municipal Financing Authority, which was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt financing aimed at improving the standard of living in California. Holding the TEFRA hearing will conform to Federal Law. Approving the tax-exempt financing will assist the local service provider improve the facilities and equipment used in Rancho Cordova.
Staff Report: Sandy Salerno, Financing Department

Mayor Sander opened the public hearing on Item #20. There were no speakers. Mayor Sander closed the public hearing on Item #20.

ACTION: Motion by Budge second by McGarvey and carried by 5:0 vote, Council adopted Resolution No. 20-2007 and approved staff recommendations for items b and c.

21. **Subject:** Urgency Ordinance Extending a Temporary Moratorium on the Establishment, Expansion, or Relocation of Recycling Businesses, Check Cashing Businesses, Pawn Shops, Resell Shops, Smoke Shops, and Tattoo Parlors Pending the Review and Possible Amendment of Zoning Regulations Applicable to Such Businesses.

Recommendation: Adopt Urgency Ordinance No. 06-2007. **(Roll Call and Four-Fifth's Vote Required)**
Result of Recommended Action: Adoption of this Ordinance will prohibit, for a period of 10 months and 15 days, the establishment, expansion, or relocation of recycling businesses, check cashing businesses, pawn shops, resale shops, smoke shops, and tattoo parlors in Rancho Cordova pending the City's review and amendment of zoning regulations applicable to such businesses.
Staff Report: Adam Lindgren and Jose Sanchez, City Attorney's Office

Mayor Sander opened the public hearing on Item #21. The following individuals addressed the Council:

- Conrade Mayer in support of the item.
- Sean Still in support of the item.

Mayor Sander closed the public hearing on Item #21.

ACTION: Motion by Budge second by Skoglund and carried by 4:1 roll call vote (Cooley dissenting), Council adopted Urgency Ordinance No. 06-2007.

REGULAR CALENDAR ITEMS

22. **Subject:** Nominations for Folsom Cordova Unified School District (FCUSD) Bond Oversight Committee
Recommendation: Discuss and advise if Council desires to nominate candidates to the citizens' panel overseeing bond proceeds for the revitalization of schools in the Riverside area.
Result of Recommended Action: Council may request that the FCUSD Board confirm appointment of some candidates to the bond oversight committee that are deemed to represent the City's interest in the revitalization of schools using bond proceeds.
Staff Report: Mayor Sander

Mayor Sander opened the public comment period for Item #22. The following individuals addressed the Council:

- Perry Mench in support of the item.

Mayor Sander closed the public comment period for Item #22.

ACTION: Motion by Cooley second by McGarvey and carried by 5:0 vote, Council approved submitting the following names to FCUSD:
- Rebecca Budge
- Conrade Mayer
- Craig Osborn

For the record, Council Member Dan Skoglund may submit another name but wanted to check with the nominee first.

23. **Subject:** Council Member Appointment to Sacramento-Yolo Mosquito & Vector Control District Board of Trustees.
Recommendation: Appoint one Council Member and one alternate to serve either a two-year or four-year term on the Board.

Result of Recommended Action: Action on this item will confirm Rancho Cordova's representation on the Sacramento-Yolo Mosquito & Vector Control District Board, as authorized by the California Health & Safety Code Sections 2020-2030.
Staff Report: Anna Olea-Moger, City Clerk's Office

Mayor Sander opened the public comment period for Item #23. There were no speakers. Mayor Sander closed the public comment period for Item #23.

ACTION: Motion by Budge second by Cooley and carried by 5:0 vote, Council appointed Council Member McGarvey as appointee and Mayor Sander as alternate for a two-year term.

CITY MANAGER'S REPORT

Kerry Simpson, Neighborhood Services Supervisor reported on the following Code Enforcement Update:

- Junk and Rubbish
- The Bradshaw Inn
- JR Recycling Center
- Vehicle Abatement
- Rancho Cordova Interdepartmental Enforcement (RI DE)
- Creating Strong Neighborhoods (Blight Busters) and (Neighborhood Cleanups)
- Proposed Vacant Building Monitoring Ordinance
- Proposed Rental Unit Inspection Program
- Neighborhood Services Education and Outreach

CORRESPONDENCE

Council Members reported on various correspondence since last meeting.

COUNCIL REPORTS

Council Members reported on various events and activities since last meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Sander requested targets and timelines for strong neighborhood initiative objectives within 30-45 days.

Mayor Sander requested future discussion on the Reserve and Surplus policies.

Council Member McGarvey requested citizen re-education on the Dial-Before-You-Pile two-day limit.

ADJOURNMENT

Mayor Sander adjourned the meeting at 10:22 p.m.

_____
Anna Olea-Moger, CMC, City Clerk

CITY COUNCIL SPECIAL MEETING

Cordova Recreation and Park District
2197 Chase Drive, Rancho Cordova

Tuesday, February 27, 2007
4:00 p.m. – Community Workshop

MINUTES

COMMUNITY WORKSHOP

Call to Order

Mayor Sander called the special meeting to order in the CRPD Conference Room at 4:12 p.m.

Present: Council Members Cooley (arrived at 5:15 p.m.), Skoglund, McGarvey, and Mayor Sander
Absent: Council Member Budge
Staff Present: Gaebler. Chinn, Lindgren, Olea-Moger, Abhar, Haven, Campbell, Freibott

Oral Communications

1. Public Comment

    - Elizabeth Adams, EAP Chief Site Cleanup Branch
    - Chris Conley, GenCorps, VP Environmental Health & Safety

Community Workshop Item

2. **Subject:** Environmental Protection Agency (EPA) and Aerojet Hosted Community Workshop with the City Council of the City of Rancho Cordova to discuss the following:
    a) The current status of remediation of environmental contamination from the Aerojet site;
    b) the current application by Aerojet for a tentative parcel map, conditional use permit and design review permit to install a groundwater extraction and treatment facility at 10577 Coloma Road, Rancho Cordova;
    c) Legal requirements of the Aerojet Ground Water Extraction and Treatment Program; and
    d) Opportunities for cooperation to improve the performance of the Aerojet Ground Water Extraction and Treatment Program, while achieving City and community objectives.

ACTION: No action taken; discussion item only.

ADJOURNMENT

Mayor Sander adjourned the meeting at 5:17 p.m.

_____
Anna Olea-Moger, CMC, City Clerk

CITY COUNCIL SPECIAL MEETING

Tuesday, February 27, 2007

City Hall
2729 Prospect Park Drive, Rancho Cordova

5:30 p.m. - Work Session

MINUTES

WORK SESSION

Call to Order

Mayor Sander called the special meeting to order in the Community Board Room at 5:51 p.m.

Present: Council Members Cooley, Skoglund, McGarvey, and Mayor Sander
Absent: Council Member Budge
Staff Present: Gaebler, Lindgren, Lehr, Snyder, Miller

Oral Communications

1. Public Comment

   None

Work Session Item

2. **Subject:** Legislative Program.
   Recommendation: For information and input; discuss staff research on legislative program priorities and process.
   Result of Recommended Action: Staff will bring recommendations on legislative priorities, process and other program aspects to a future Council meeting for formal approval.
   Staff Report: Stephanie Snyder and Alexandra Miller, City Manager's Office
   Advances Goals: 1 through 13

ACTION: No action taken; discussion item only.

ADJOURNMENT

Mayor Sander adjourned the meeting at 6:44 p.m.

_____
Anna Olea-Moger, CMC, City Clerk

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 5, 2007

5:30 P.M. – Regular Meeting

MINUTES

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the Regular Meeting to order in the David B. Roberts Council Chambers at 5:35 p.m. and announced the cablecast playback schedule.

Present: Council Members Cooley, McGarvey, Skoglund, Budge, and Mayor Sander

Staff Present: Androlowicz, Olea-Moger, Haven, Trimberger, Snyder, Gaebler, Lindgren, Canfield, Rodriquez, Sparkman, Treadwell, Meeks, Chinn, Salerno, Junker and Thomas

Pledge of Allegiance

Jerry Jewel led the Pledge of Allegiance.

Invocation

1. Pastor John Plastow, First Covenant Church, gave the invocation.

Presentation(s)

2. Presentation on Regional Issues of Interest by Senator Darrell Steinberg.
3. Proclamation for Arbor Day.
4. Proclamation for Scary U 2007.
5. Recognition of Council Member Cooley's Birthday.

ORAL COMMUNICATIONS

6. **Public Comment**

The following individuals addressed the Council:

- Robert Fagerness on Rancho Cordova's Blue Marlins fundraising efforts.
- Scotti Moore on the City's sponsored Toastmasters Club.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 roll call vote, the Consent Calendar was approved.

7. **Subject:** Minutes of City Council Meetings:
   a. Regular Meeting of December 4, 2006.
   b. Regular Meeting of January 16, 2007.
   c. Regular Meeting of February 5, 2007.

   Recommendation: Adopt Minutes.

8. **Subject:** Approval of a Template Credit/Reimbursement Agreement for Privately Constructed Public Facilities Included in the Transportation Impact Fee Program.
   Recommendation: Adopt Resolution No. 25-2007.
   Result of Recommended Action: Approval of the Template Agreement and the Resolution will allow the City Manager, or designee, to execute agreements of a similar form and scope with Developers constructing projects in the City of Rancho Cordova. It also allows the Public Works Director to authorize construction of transportation facilities, or portions thereof, in lieu of transportation impact fees or reimburse for such facilities from the transportation fund.
   Staff Report: Cyrus Abhar, Public Works Department
   Advances Goals: 2 and 11

9. **Subject:** An Ordinance Establishing a Special Tax for Police Protection Services for Gold Flake Court Subdivision, Owned by Louis E. Jones III, Rebecca S. Jones and M&M Development.
   Recommendation: Waive second reading and adopt Ordinance No. 03-2007. **(Roll Call Vote)**
   Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Gold Flake Court Subdivision.
   Staff Report: Adam Lindgren, City Attorney's Department
   Advances Goals: 1, 6, 8, 11, and 13

CONSENT PUBLIC HEARING ITEM

Mayor Sander opened the consent public hearing. There were no speakers. Mayor Sander closed the consent public hearing.

ACTION: Motion by Budge second by McGarvey and carried by unanimous vote, the Consent Public Hearing Item was approved.

10. **Subject:** Resolution Establishing Licensing Fees and Field Services Fees Related to Animal Services.
    Recommendation: Adopt Resolution No. 08-2007.
    Result of Recommended Action: Adoption of this resolution will establish licensing fees for dogs and cats and establish field services fees for owner requested pick-up of an animal or any required trip associated with the duties of Animal Services.

Staff Report: Curt Haven, Economic Development Department and Michael Rodriquez, Animal Services Department
Advances Goals: 1, 6, 8, 10, 11, and 13
Fosters Strong Neighborhood Initiative

PUBLIC HEARING ITEMS

None

REGULAR CALENDAR ITEM

AT THIS POINT the Council took a brief recess to celebrate Council Member Cooley's birthday. The full Council reconvened.

11. **Subject:** Verbal Report on Status of Citywide Goals and Objectives.
Recommendation: Receive verbal report.
Result of Recommended Action: The City Council and the public are informed about the status of ongoing and completed projects consistent with the Citywide Goals.
Staff Report: Stephanie Snyder, City Manager's Department
Advances Goals: 1 through 13
Fosters Strong Neighborhood Initiative

ACTION: Discussion item only, no action taken.

CITY MANAGER'S REPORT

Mark Thomas, Public Works Department reported on the Folsom South Canal Project.

Curt Haven, Economic Development Department reported on the Strong Neighborhoods Initiative.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Council Member McGarvey requested a letter of support for the Blue Marlins be placed on a future meeting agenda for action.

ADJOURNMENT

Mayor Sander adjourned the meeting at 10:14 p.m. in memory of Elizabeth Hall Moe.

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: Thomas L. Trimberger, Chief Building Official

SUBJECT: **ORDINANCE TEMPORARILY SUSPENDING RESIDENTIAL PHOTOVOLTAIC SOLAR SYSTEM PERMIT FEES AS FOUND IN SECTION 16.90.030 OF THE RANCHO CORDOVA MUNICIPAL CODE**

RECOMMENDATION

Adopt ordinance 07-2007, authorizing a three-year suspension of permit fees for retrofit photovoltaic solar panels in residential buildings.

RESULT OF RECOMMENDED ACTION

The recommended action will waive all permit related city fees for a three-year period.

BACKGROUND

At the February 5, 2007 City Council meeting Lois Wright of SMUD gave a presentation outlining SMUD's residential solar rebate program and asked the City to waive permit fees for residential retrofit photovoltaic solar panels for a three-year trial program.

SMUD's program allows rebates of up to $10,000 for homes to be retrofitted with solar panels. Additionally, tax credits are available to those homeowners who install solar panels.

Governor Schwarzenegger is pushing his "Million Solar Roofs" program aimed at installing 3000 MW of solar panels on California roofs in the next 10 years.

Solar photovoltaic roof systems are a source of non-polluting, renewable energy. In addition, it works at peak production when SMUD's peak energy demand is at its highest.

SMUD is offering large rebates as an incentive for it's customers to provide their own solar power "generator". SMUD buys back any power produced by the home that exceeds the power being used in the home

SMUD has asked the city to waive it's permit fees for up three years and to provide a same day or next day permit and to standardize permit submittal information to make the submittal process consistent for it's approved contractors. The city typically meets these

turn around times and is working with SMUD and the neighboring jurisdictions to develop a simple, consistent submittal package.

FISCAL IMPACT

Since incorporation, the city has issued only four permits for photovoltaic solar panels in existing homes and collected $821.00 in corresponding permit fees. This is only a rate of $235.00 per year. Although the number of permits is expected to increase due to the upcoming subsidies and incentives, the loss in permit revenue is expected to be minimal. The cost of waiving the fees will be absorbed by the city's General Fund.

ATTACHMENT(S)

1. Ordinance 07-2007. An ordinance temporarily suspending residential photovoltaic solar system permits fees.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 07-2007

AN ORDINANCE TEMPORARILY SUSPENDING RESIDENTIAL PHOTOVOLTAIC SOLAR SYSTEM PERMIT FEES AS FOUND IN SECTION 16.90.030 OF THE RANCHO CORDOVA MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Purpose

The purpose of this ordinance is to temporarily suspend for a period of three years the application of those building permit fees related to the construction of residential photovoltaic solar systems as set forth in Section 16.90.030 of chapter 16.90 of the Rancho Cordova Municipal Code.

Section 2. Suspension

All permit fees applicable to the construction of residential photovoltaic solar systems as found in section 16.90.030 of Chapter 16.90 of the City of Rancho Cordova Municipal Code are temporarily suspended for a period of three years from the effective date of this ordinance.

Section 3. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

ADOPTED, THIS 2nd day of April, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
David M. Sander, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **APPROVAL OF REVISED FINAL MAP OF CAPITAL VILLAGE PHASE I – SUBDIVISION NO. RC-04-123.1A**

RECOMMENDATION

Submitted herewith for approval "Revised Final Map of Capital Village Phase I", consisting of 271 proposed lots, located between International Drive and Disc Drive at Prospect Park Drive.

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will result in the city council approving the recording of the "Revised Final Map of Capital Village Phase I".

BACKGROUND

Capital Village Phase I final map was approved by the city council on June 19, 2006. The city entered into an agreement with Beazer Homes to construct the public improvements pursuant to Resolution No. 95-2006. This agreement remains in full force.

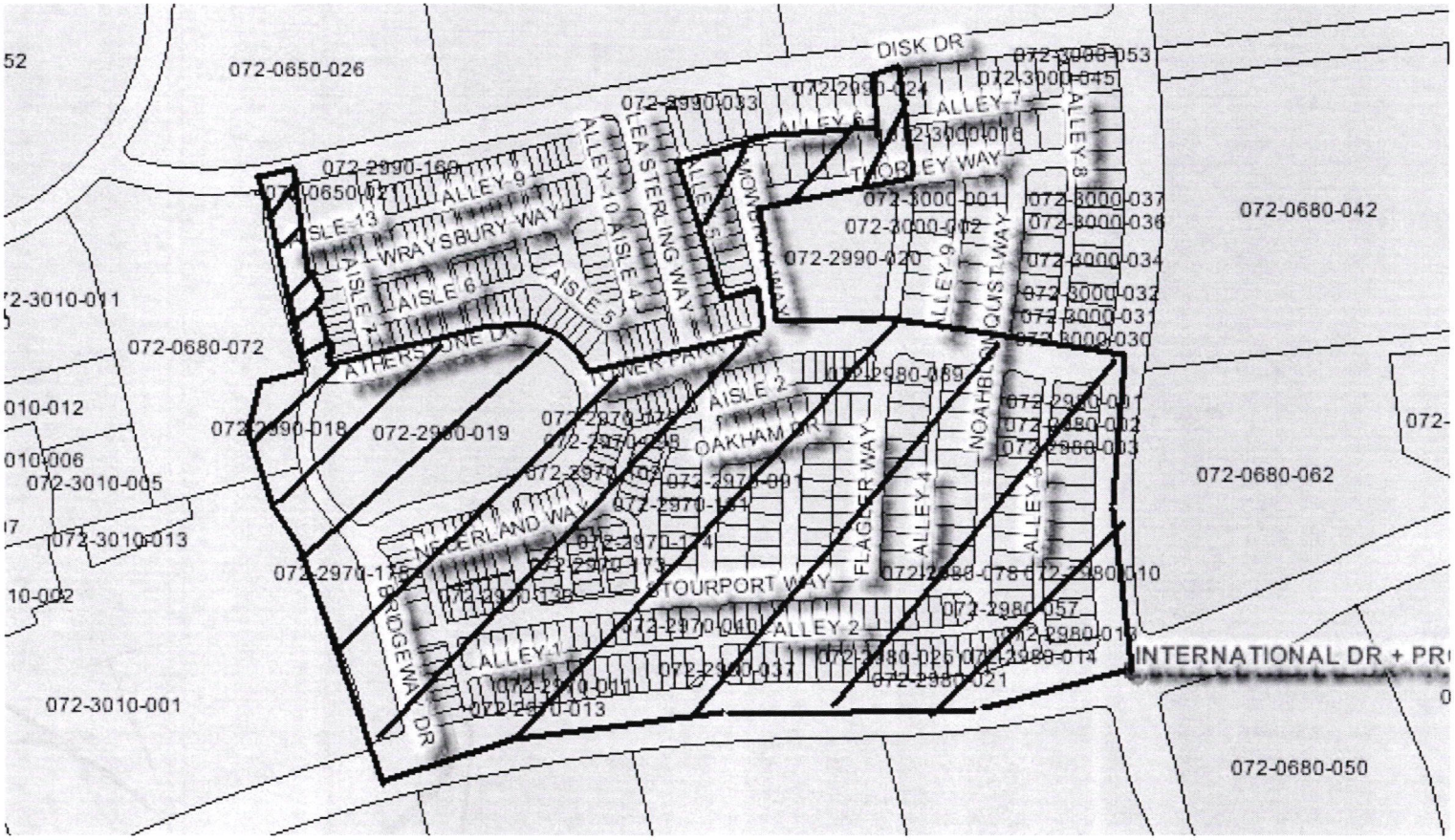
After the final map was recorded Beazer Homes discovered that their building product would not fit on many of the lots. The recording of this revised map will relocate several of the interior lot lines of the first recorded map so that the building product will fit the lots. The adjustments are minor. A vicinity map **(Attachment 1)** and copy of the final map **(Attachment 2)** are included with this letter.

Attachments:
1 – Vicinity Map
2 - 8 ½ X 11 Copy Of Final Map

AGENDA ITEM # 6

REVISED FINAL MAP CAPITAL VILLAGE PHASE I – RC-04-123.1A

VICINITY MAP



ATTACHMENT 1

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, DRIVES, ALLEYS AND AISLES SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1) EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LANDS 22.00' FEET IN WIDTH 10.00' FEET IN WIDTH AND VARYING FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, AND DRIVES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT." (PUE).

2) EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LANDS 4.0 FEET IN WIDTH LYING CONTIGUOUS TO ALLEYS AND AISLES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT." (PUE)

3) EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND 5.00' FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, AND DRIVES SHOWN HEREON.

4) EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT,"(LE) SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS.

5) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT."(PE)

6) RIGHTS OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS P,U,V,W,X,Y,Aa,Bb,Cc,Dd,Ee,Ff,Gg,Hh,Ii,Jj,Kk,Ll,Rr,GgG,HhH, AND Iii SHOWN HEREON AND LABELED "PUBLIC UTILITY EASEMENT" (P.U.E.)

BEAZER HOMES HOLDING CORP., A DELAWARE CORPORATION

BY: _____
James Van Maren, Jr.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss

ON _____, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THIS INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

_____
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS _____

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST MRO ENGINEERS . I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY APRIL, 2007, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LICENSED LAND SURVEYOR TOM O. MORROW Exp. 6-30-2007 No. 5161 STATE OF CALIFORNIA

_____ _____
DATE: TOM O. MORROW,
LICENSE EXPIRES 6-30-07

CITY ENGINEER STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF CAPITAL VILLAGE PHASE I AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA , AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AN ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

_____ _____
DATE CYRUS E. ABHAR L.S. 7723/R.C.E. 45424
CITY ENGINEER
EXP. DATE _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF CITY COUNCIL ALL LANDS, EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREON AS THE PUBLIC WAYS, DRIVES, ALLEYS AND AISLES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEROF.

_____ _____
DATE: CITY CLERK
CITY OF RANCHO CORDOVA

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, AT PAGE _____, THIS _____ DAY OF _____, 2007, AT _____ HOURS, _____ MINUTES, _____M, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER. CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

_____ DOCUMENT NO. _____
RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____

REVISED MAP OF

CAPITAL VILLAGE
PHASE I

SUBDIVISION NO.RC-04-123.1A

OF A MAP RECORDED IN BOOK 354 OF MAPS, PAGE 9

A SUBDIVISION OF ALL OF PARCELS 53, 54 & 58 AND A PORTION OF PARCELS 50, 51, 52, 55, 56 & 57 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "CAPITAL CENTER II" FILED APRIL 10, 1986, IN BOOK 93 OF PARCEL MAPS, PAGE 7, SACRAMENTO COUNTY RECORDS.

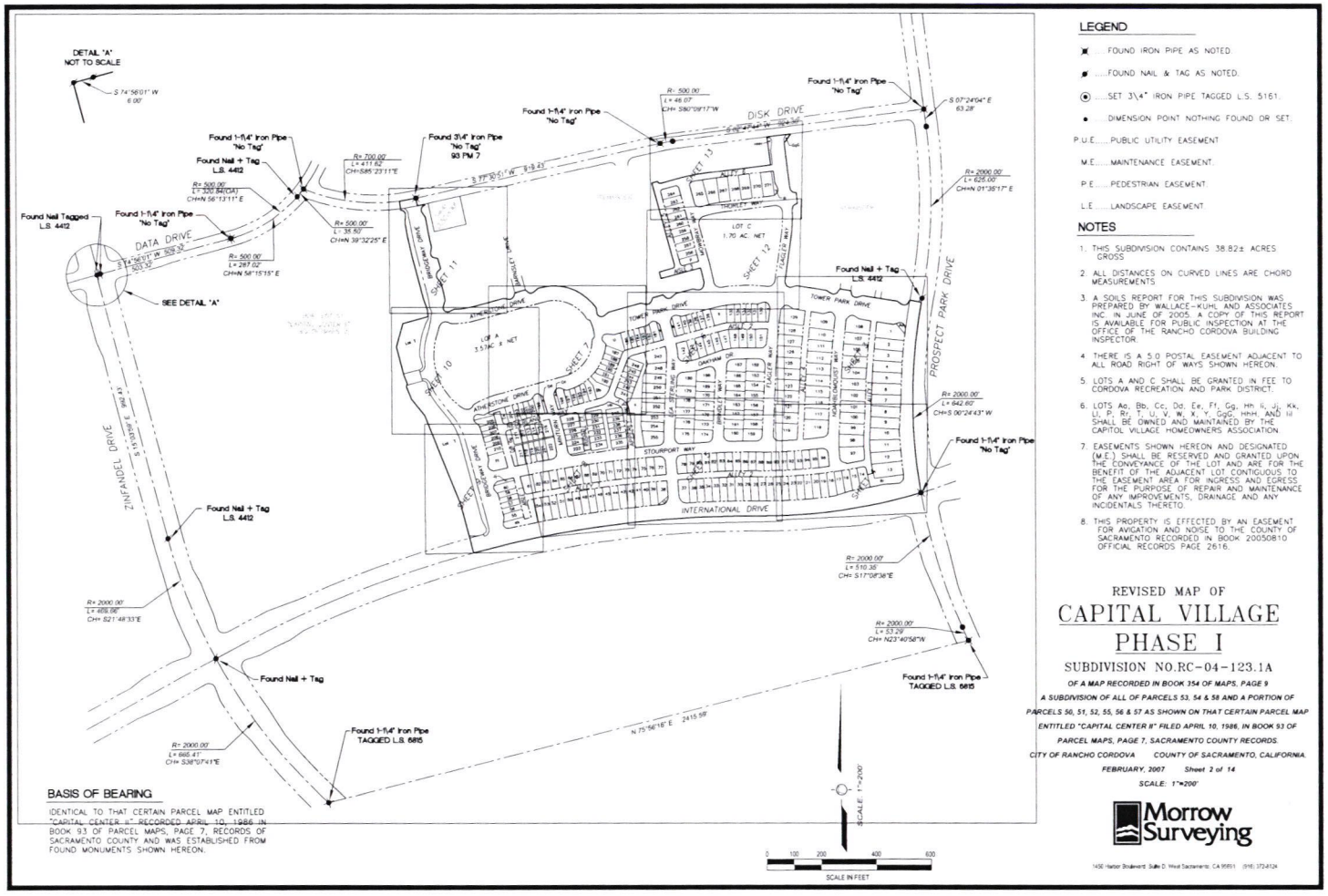
CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 Sheet 1 of 14

Morrow Surveying

1450 Harbor Boulevard Suite D, West Sacramento, CA 95691 (916) 372-8124

Attachment 2



BASIS OF BEARING

IDENTICAL TO THAT CERTAIN PARCEL MAP ENTITLED "CAPITAL CENTER II" RECORDED APRIL 10, 1986 IN BOOK 93 OF PARCEL MAPS, PAGE 7, RECORDS OF SACRAMENTO COUNTY AND WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

LEGEND

- ⊠ .....FOUND IRON PIPE AS NOTED.
- ⊡ .....FOUND NAIL & TAG AS NOTED.
- ⊙ .....SET 3\4" IRON PIPE TAGGED L.S. 5161.
- • .....DIMENSION POINT NOTHING FOUND OR SET.

P.U.E.....PUBLIC UTILITY EASEMENT.

M.E.....MAINTENANCE EASEMENT.

P.E.....PEDESTRIAN EASEMENT.

L.E.....LANDSCAPE EASEMENT.

NOTES

1. THIS SUBDIVISION CONTAINS 38.82± ACRES GROSS.
2. ALL DISTANCES ON CURVED LINES ARE CHORD MEASUREMENTS.
3. A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE-KUHL AND ASSOCIATES INC. IN JUNE OF 2005. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE RANCHO CORDOVA BUILDING INSPECTOR.
4. THERE IS A 5.0' POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT OF WAYS SHOWN HEREON.
5. LOTS A AND C SHALL BE GRANTED IN FEE TO CORDOVA RECREATION AND PARK DISTRICT.
6. LOTS Aa, Bb, Cc, Dd, Ee, Ff, Gg, Hh, Ii, Jj, Kk, Ll, P, R, T, U, V, W, X, Y, GgG, HhH, AND Iii SHALL BE OWNED AND MAINTAINED BY THE CAPITOL VILLAGE HOMEOWNERS ASSOCIATION.
7. EASEMENTS SHOWN HEREON AND DESIGNATED (M.E.) SHALL BE RESERVED AND GRANTED UPON THE CONVEYANCE OF THE LOT AND ARE FOR THE BENEFIT OF THE ADJACENT LOT CONTIGUOUS TO THE EASEMENT AREA FOR INGRESS AND EGRESS FOR THE PURPOSE OF REPAIR AND MAINTENANCE OF ANY IMPROVEMENTS, DRAINAGE AND ANY INCIDENTALS THERETO.
8. THIS PROPERTY IS EFFECTED BY AN EASEMENT FOR AVIGATION AND NOISE TO THE COUNTY OF SACRAMENTO RECORDED IN BOOK 20050810 OFFICIAL RECORDS PAGE 2616.

REVISED MAP OF

CAPITAL VILLAGE

PHASE I

SUBDIVISION NO.RC-04-123.1A

OF A MAP RECORDED IN BOOK 354 OF MAPS, PAGE 9

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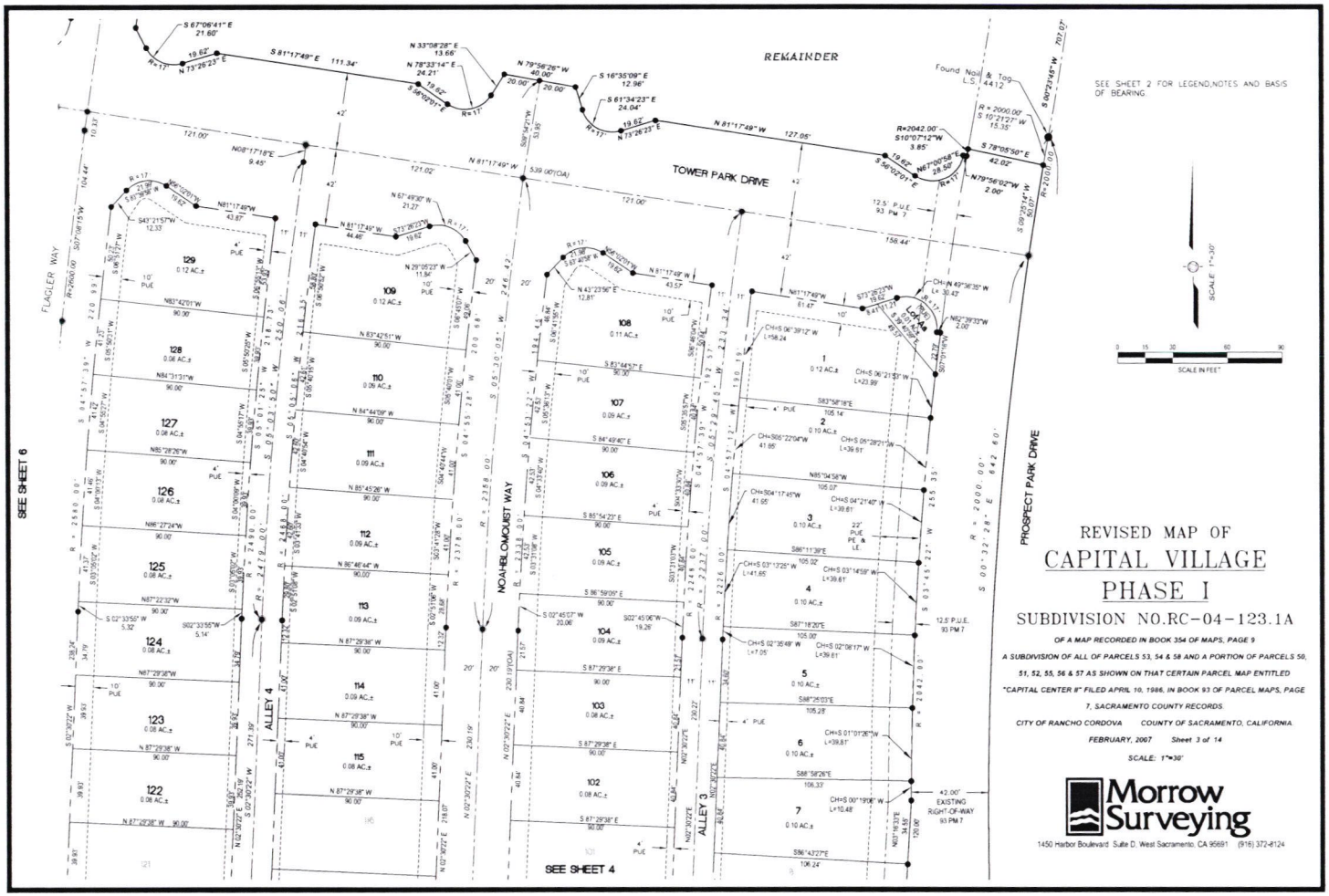
CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

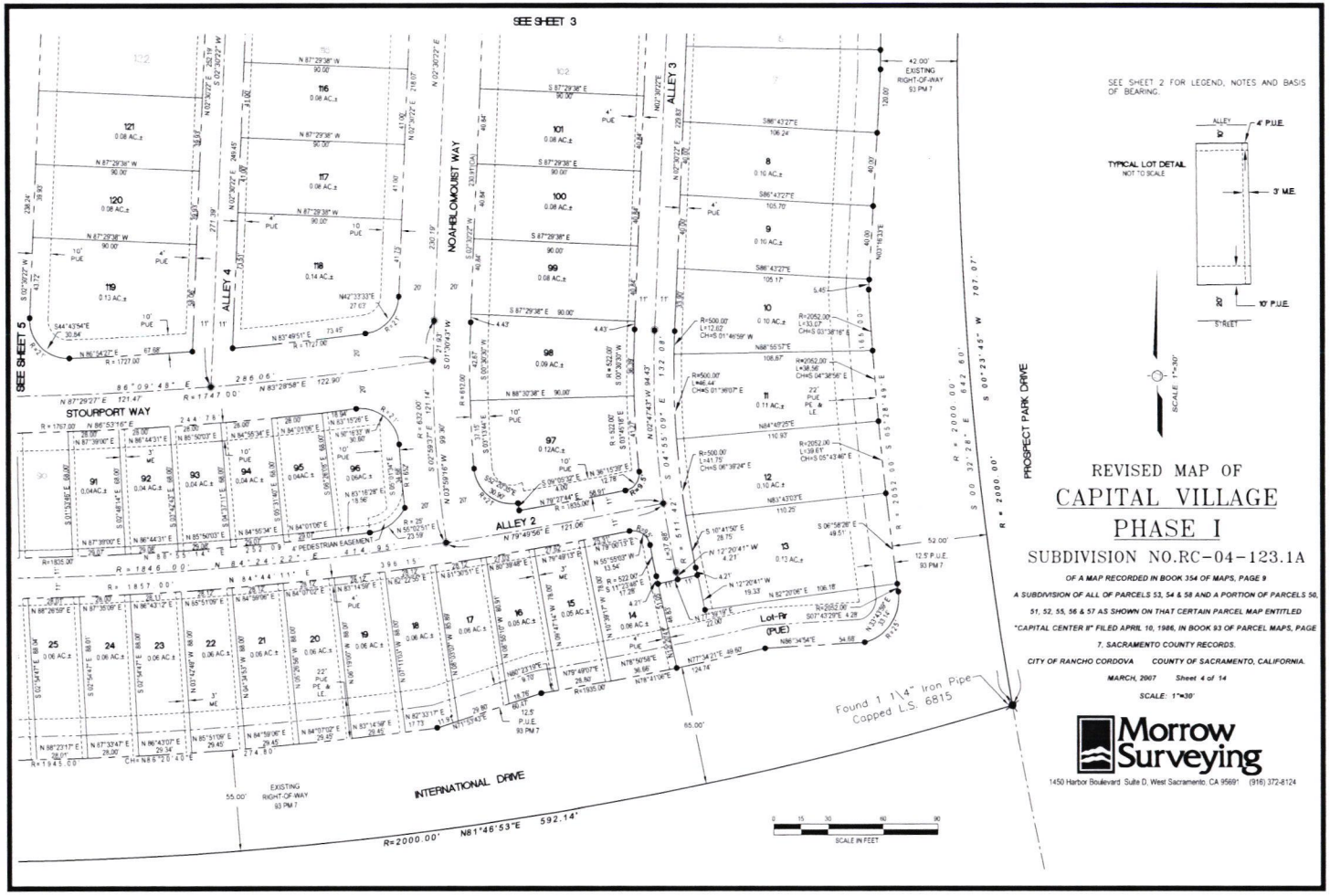
FEBRUARY, 2007 Sheet 2 of 14

SCALE: 1"=200'

Morrow Surveying

1430 Harbor Boulevard Suite D West Sacramento, CA 95691 (916) 372-8124


REMAINDER
TOWER PARK DRIVE
FLAGLER WAY
NOAH BLOMQUIST WAY
PROSPECT PARK DRIVE
ALLEY 4
ALLEY 3
SEE SHEET 6
SEE SHEET 4
SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING
SCALE: 1"=30'
SCALE IN FEET
Found Nail & Tag L.S. 4412
REVISED MAP OF
CAPITAL VILLAGE
PHASE I
SUBDIVISION NO.RC-04-123.1A
OF A MAP RECORDED IN BOOK 354 OF MAPS, PAGE 9
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 2007 Sheet 3 of 14
SCALE: 1"=30'
Morrow Surveying
1450 Harbor Boulevard Suite D, West Sacramento, CA 95691 (916) 372-8124



SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING.

TYPICAL LOT DETAIL
NOT TO SCALE

REVISED MAP OF
CAPITAL VILLAGE
PHASE I

SUBDIVISION NO.RC-04-123.1A

OF A MAP RECORDED IN BOOK 354 OF MAPS, PAGE 9

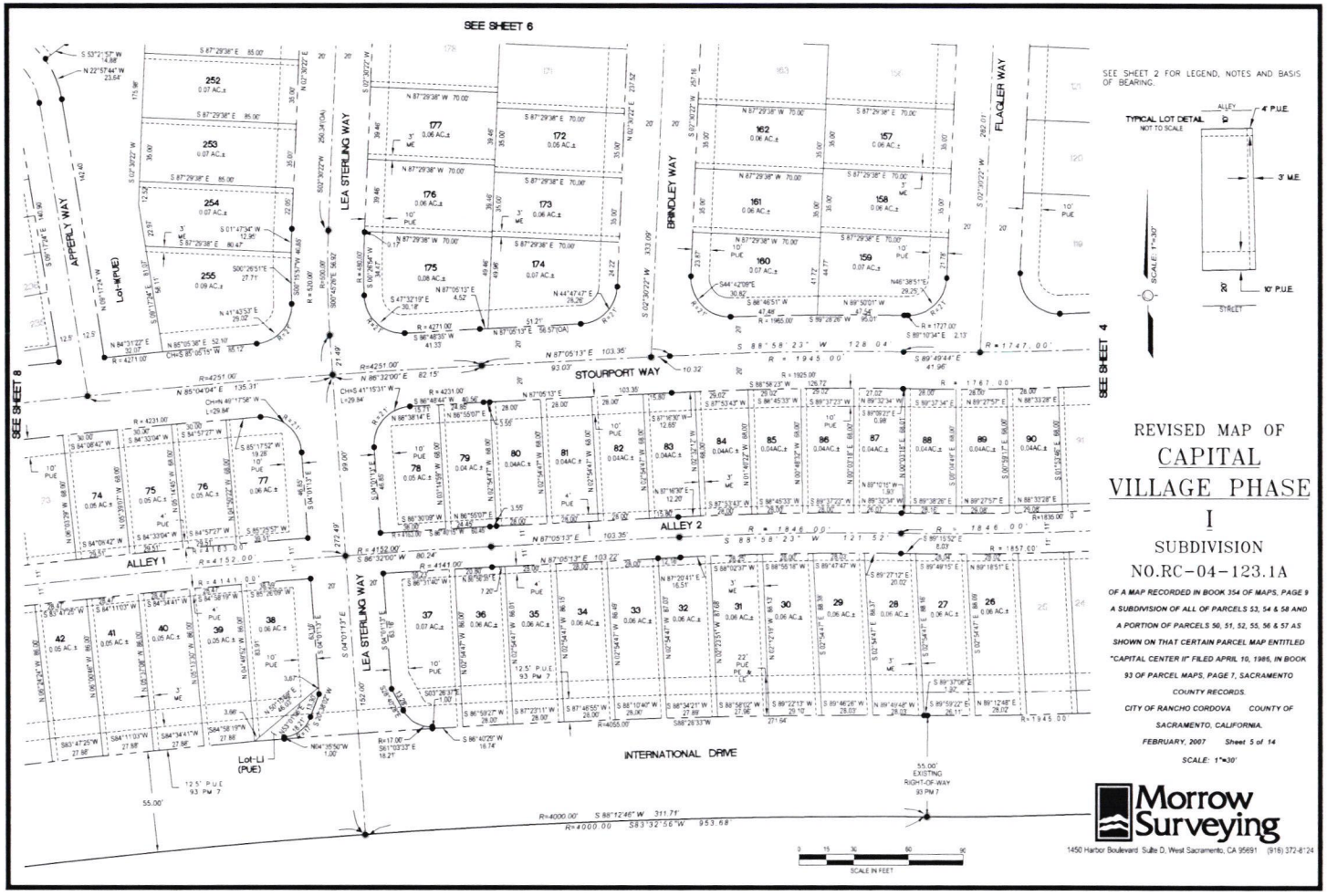
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

MARCH, 2007 Sheet 4 of 14

SCALE: 1"=30'

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SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING.

REVISED MAP OF CAPITAL VILLAGE PHASE I

SUBDIVISION NO.RC-04-123.1A

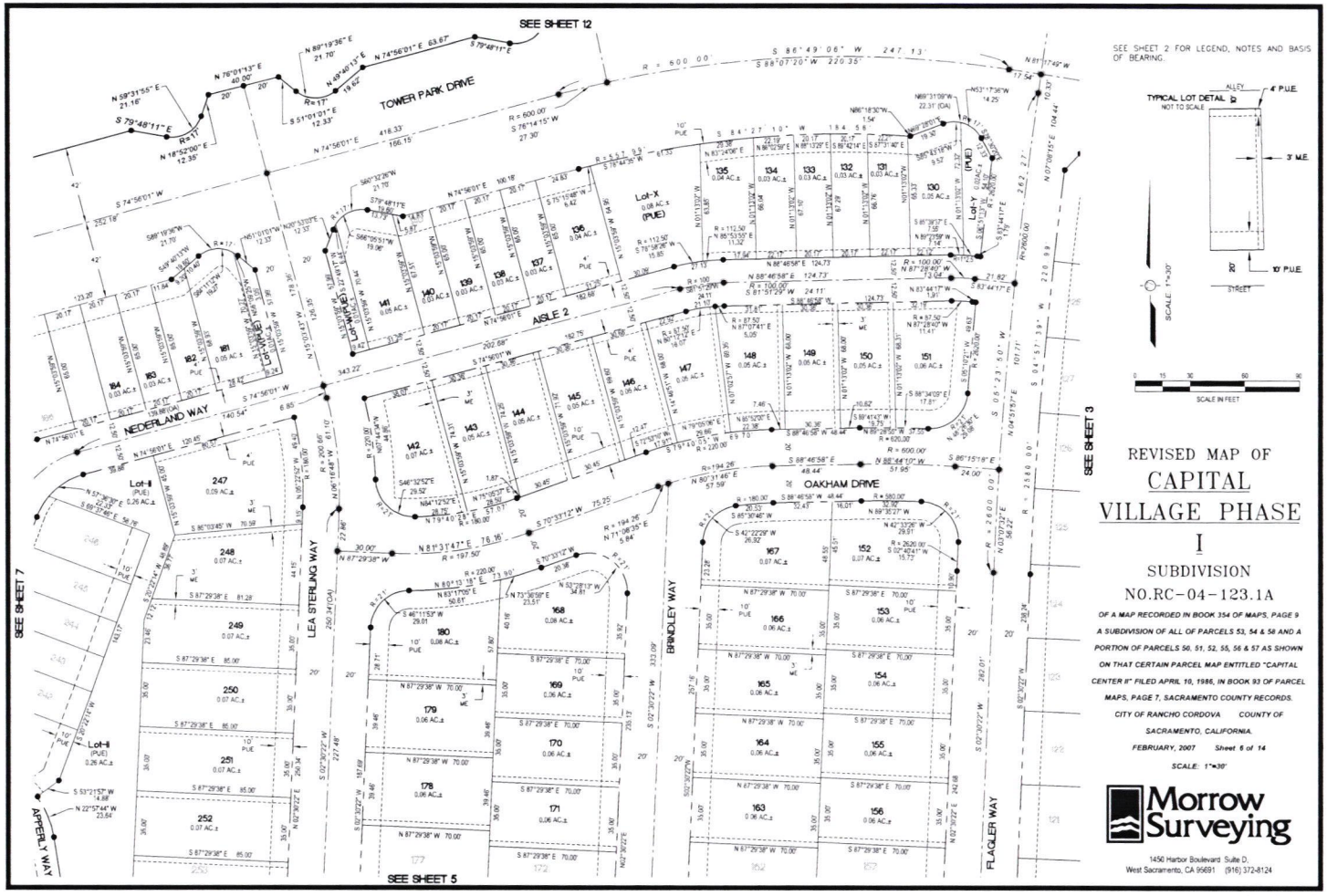
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 Sheet 5 of 14

SCALE: 1"=30'

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REVISED MAP OF CAPITAL VILLAGE PHASE I SUBDIVISION NO.RC-04-123.1A

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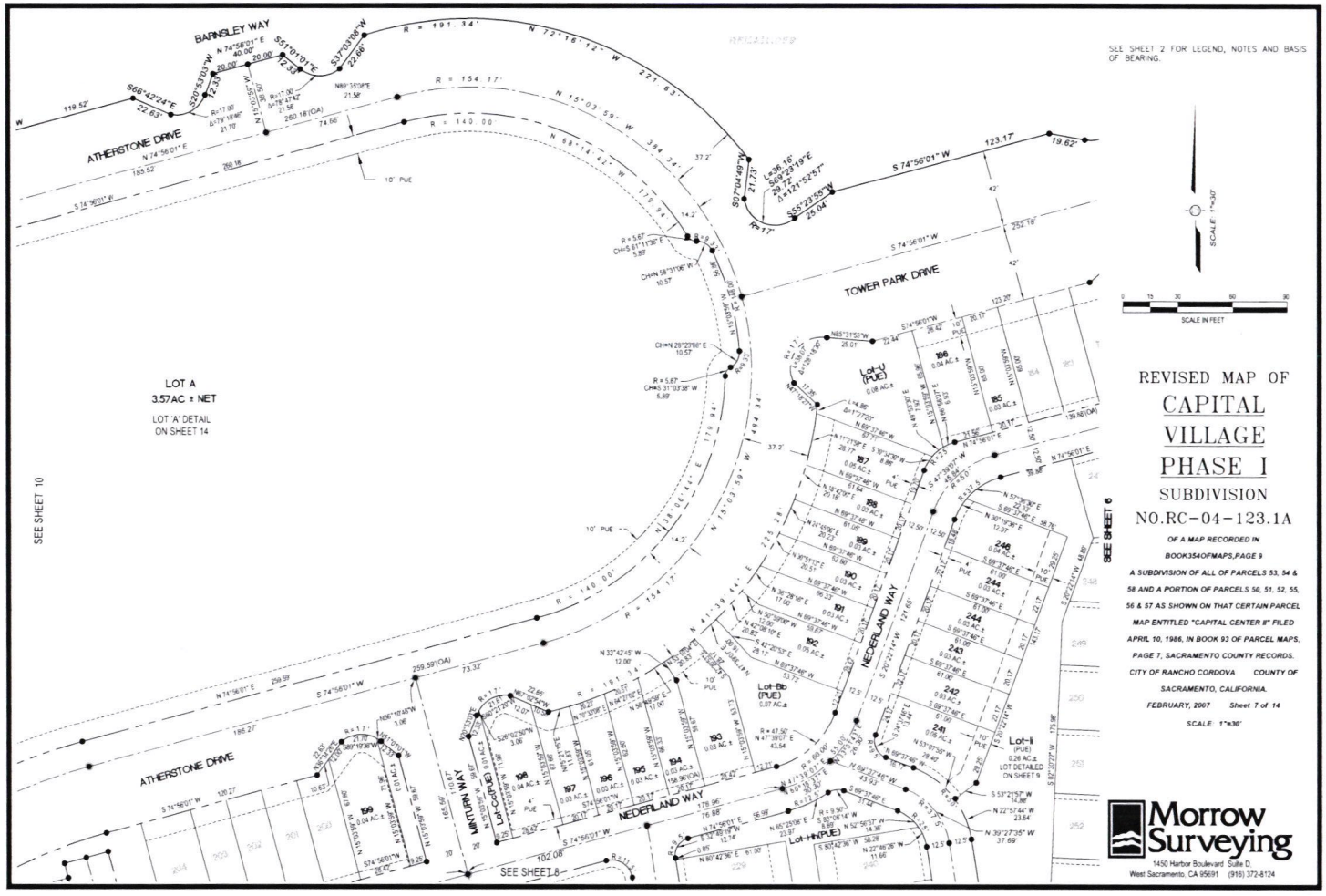
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 Sheet 6 of 14

SCALE: 1"=30'

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REVISED MAP OF CAPITAL VILLAGE PHASE I

SUBDIVISION NO.RC-04-123.1A

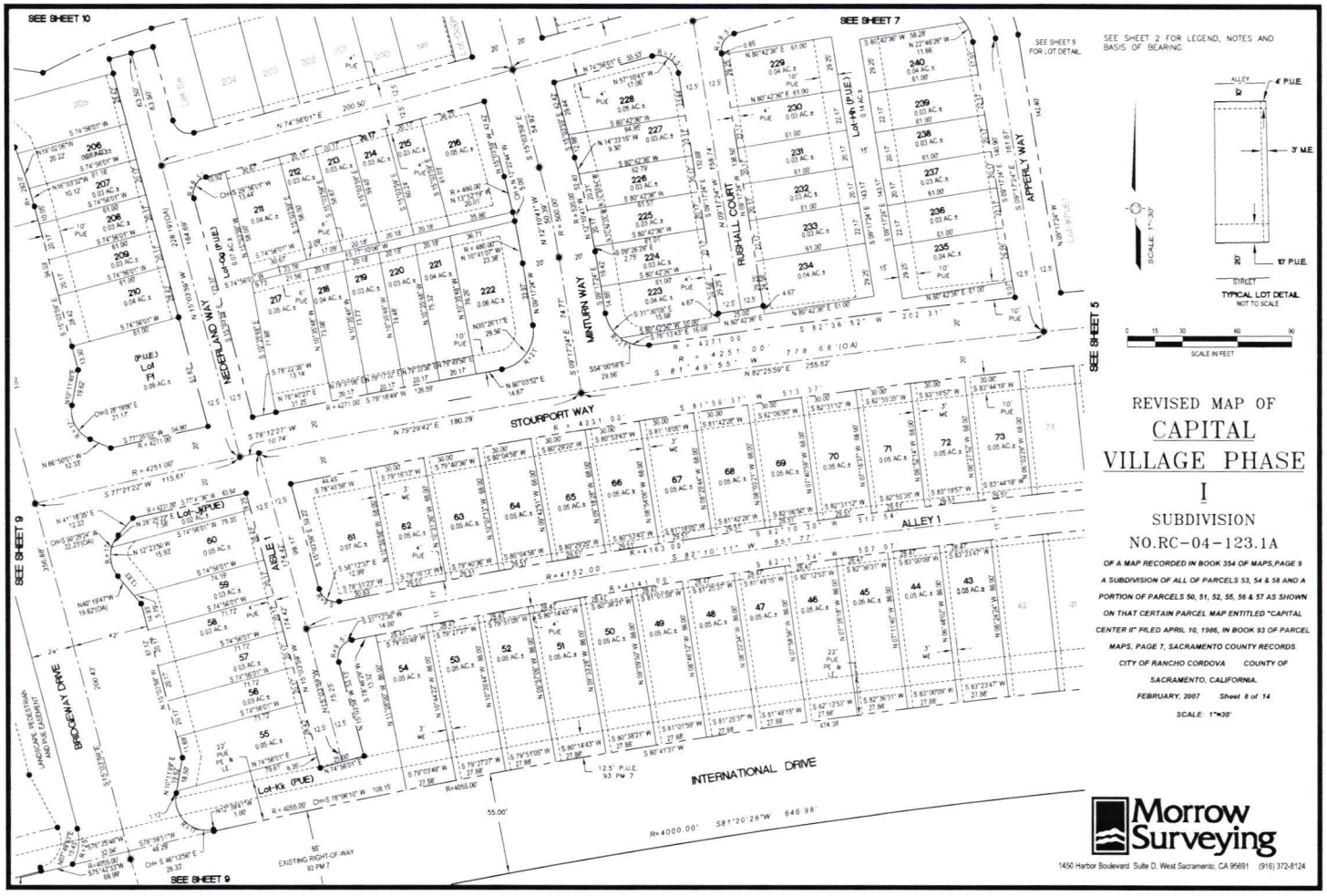
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FEBRUARY, 2007 Sheet 7 of 14

SCALE: 1"=30'

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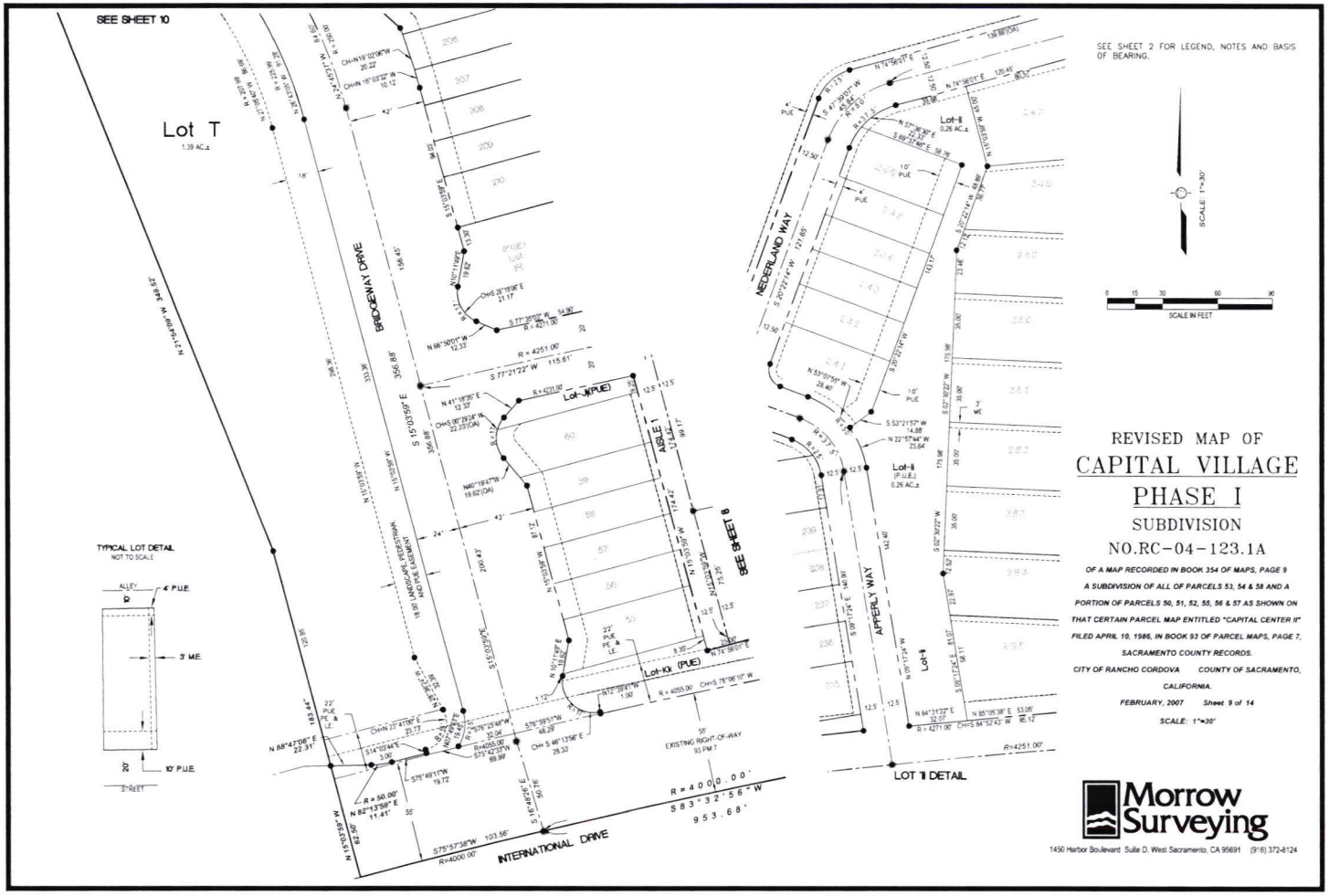


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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.
FEBRUARY, 2007 Sheet 8 of 14
SCALE: 1"=30'

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REVISED MAP OF
CAPITAL VILLAGE
PHASE I
SUBDIVISION
NO.RC-04-123.1A

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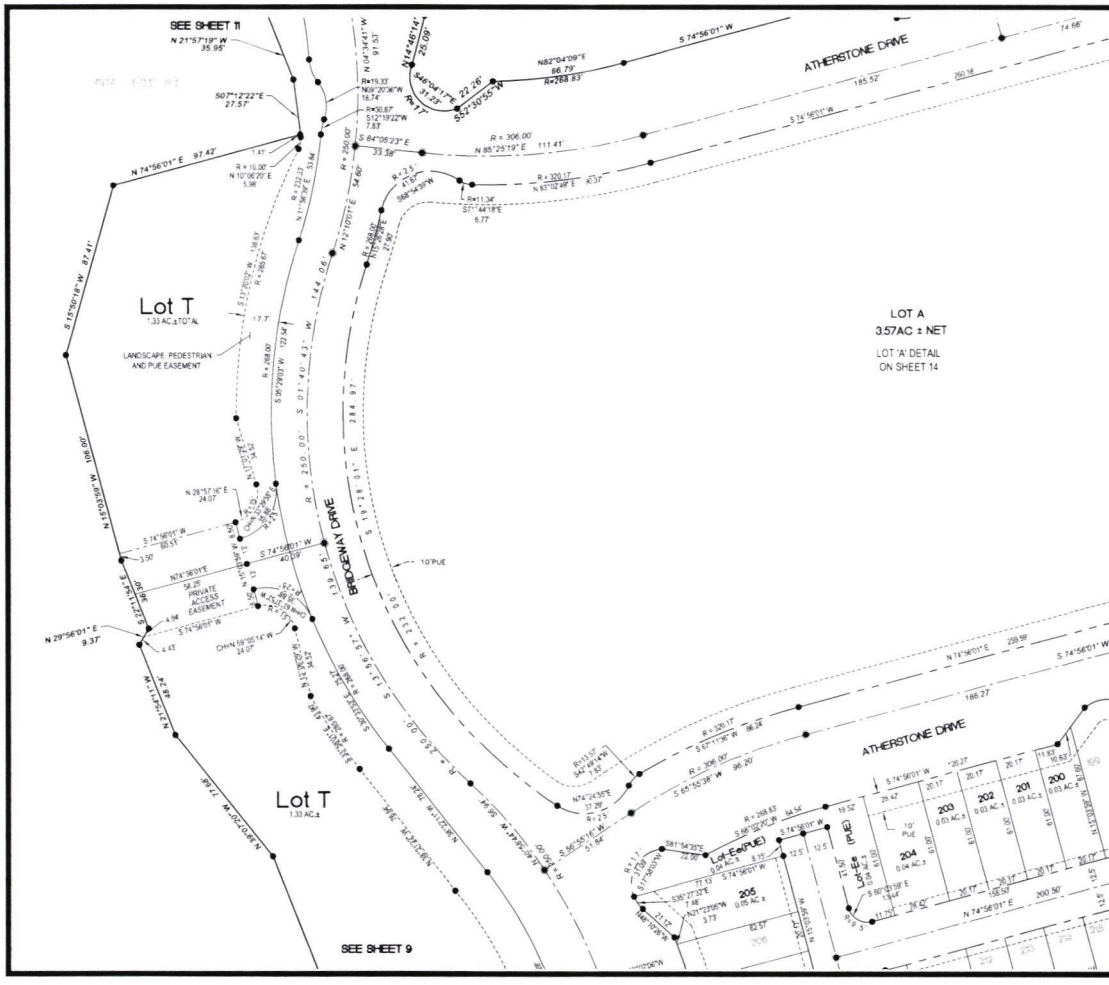
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

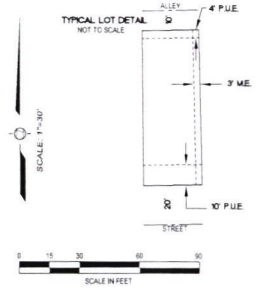
FEBRUARY, 2007 Sheet 9 of 14

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SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING.



REVISED MAP OF
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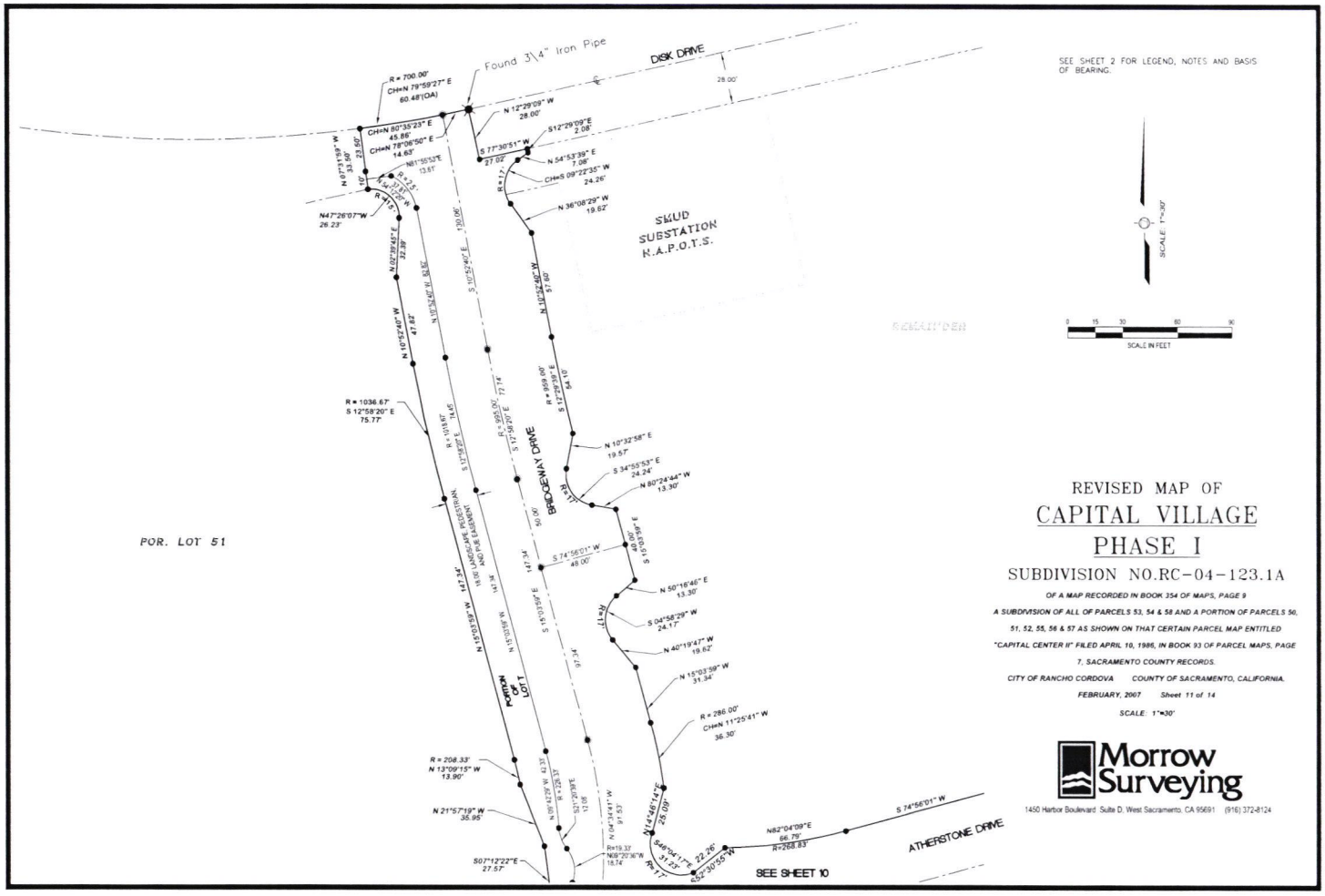
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 Sheet 10 of 14

SCALE: 1"=30'

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REVISED MAP OF

CAPITAL VILLAGE PHASE I

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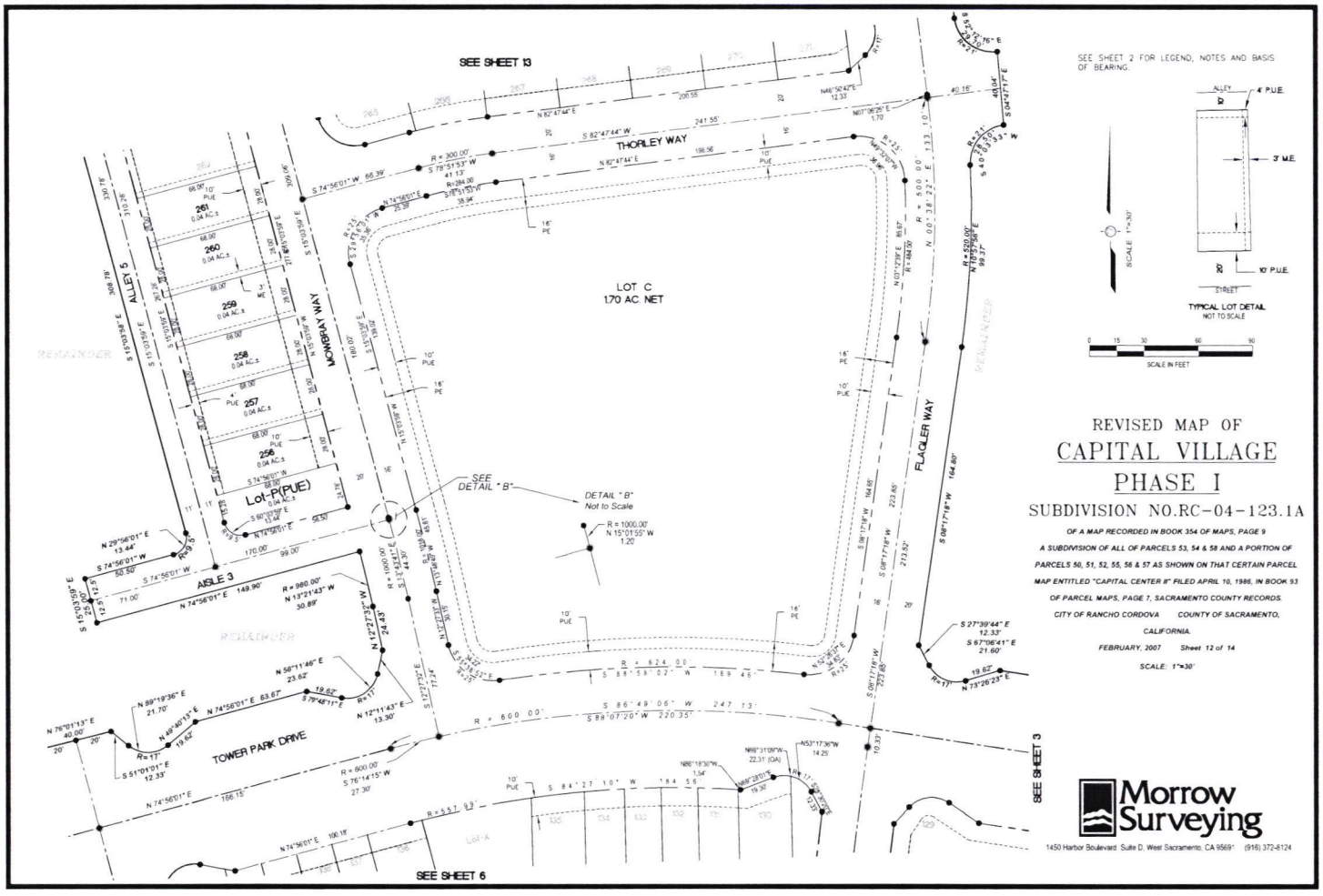
CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 Sheet 11 of 14

SCALE: 1"=30'

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REVISED MAP OF
CAPITAL VILLAGE
PHASE I
SUBDIVISION NO.RC-04-123.1A

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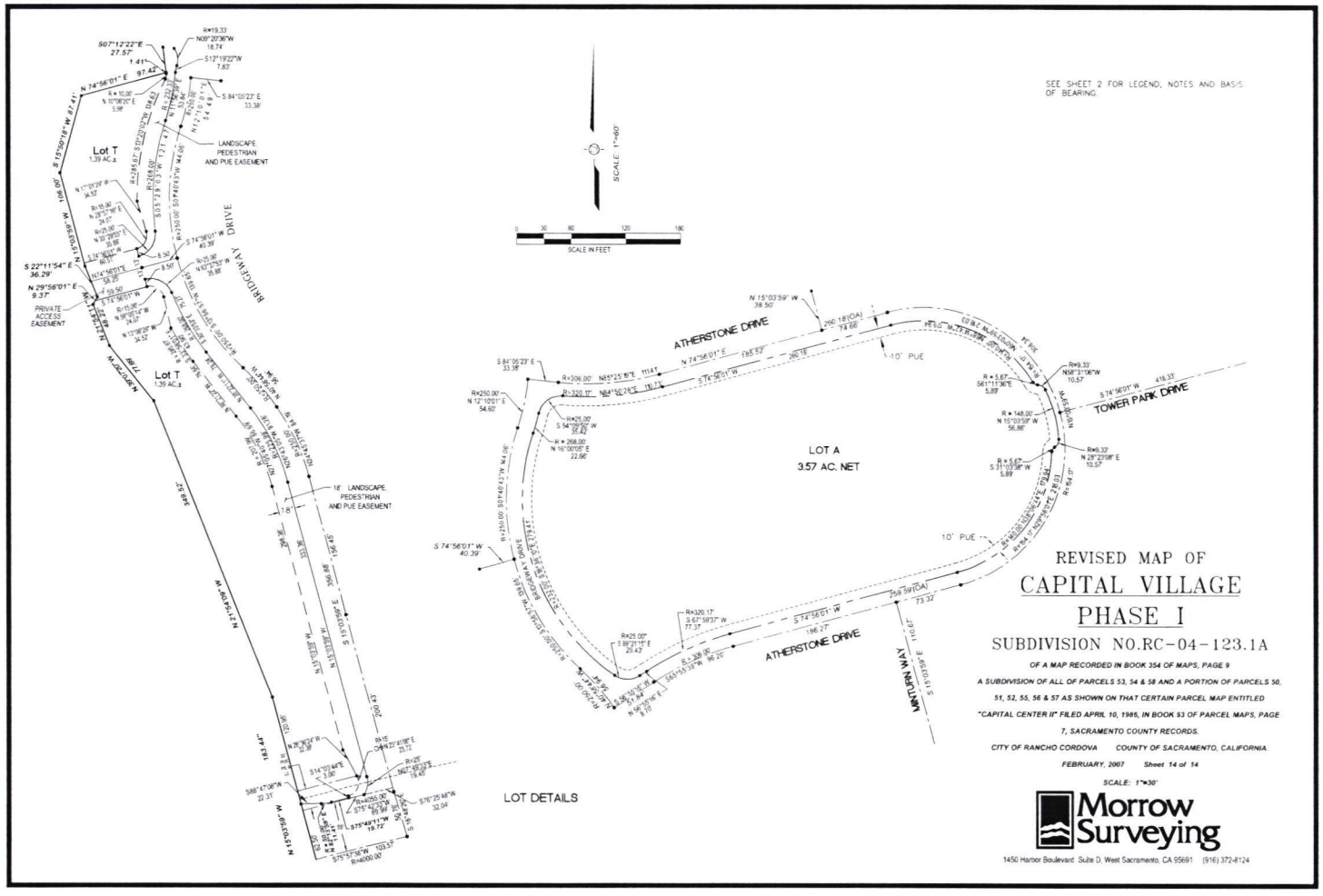
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 Sheet 12 of 14

SCALE: 1"=30'

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REVISED MAP OF

CAPITAL VILLAGE

PHASE I

SUBDIVISION NO.RC-04-123.1A

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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 Sheet 14 of 14

SCALE: 1"=30'

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MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **APPROVAL OF REVISED FINAL MAP OF CAPITAL VILLAGE PHASE II – SUBDIVISION NO. RC-04-123.2A**

RECOMMENDATION

Submitted herewith for approval "Revised Final Map of Capital Village Phase II", consisting of 187 proposed lots, located between International Drive and Disc Drive at Prospect Park Drive.

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will result in the city council approving the recording of the "Revised Final Map of Capital Village Phase II".

BACKGROUND

Capital Village Phase II final map was approved by the city council on August 7 2006. The city entered into an agreement with Beazer Homes to construct the public improvements pursuant to Resolution No. 143-2006. This agreement remains in full force.

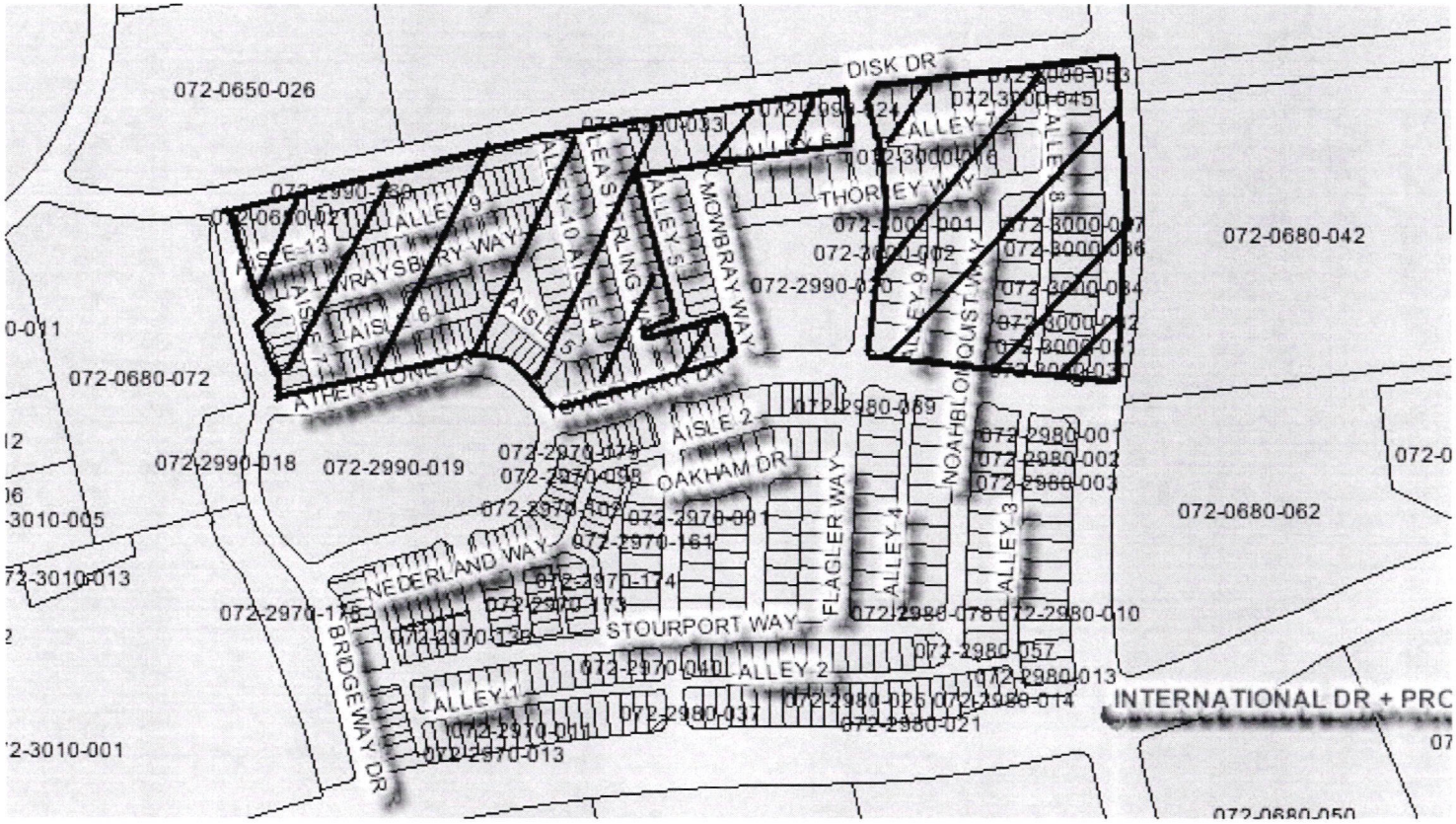
After the final map was recorded Beazer Homes discovered that their building product would not fit on many of the lots. The recording of this revised map will relocate several of the interior lot lines of the first recorded map so that the building product will fit the lots. The adjustments are minor. A vicinity map **(Attachment 1)** and copy of the final map **(Attachment 2)** are included with this letter.

Attachments:
1 – Vicinity Map
2 - 8 ½ X 11 Copy Of Final Map

AGENDA ITEM # 7

REVISED FINAL MAP CAPITAL VILLAGE PHASE II – RC-04-123.2A

VICINITY MAP



ATTACHMENT 1

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC WAYS, DRIVES, ALLEYS AND AISLES SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1) EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LANDS 22.00' FEET IN WIDTH 10.00' FEET IN WIDTH AND VARYING FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, AND DRIVES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT," (PUE).

2) EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LANDS 4.0 FEET IN WIDTH LYING CONTIGUOUS TO ALLEYS AND AISLES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT." (PUE)

3) EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND 5.00' FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, AND DRIVES SHOWN HEREON.

4) EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES APPERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT,"(LE) SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS.

5) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT."(PE)

6) RIGHTS OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS D,E,F,G,H,J,J,K,L,M,N,O,Q,R,S,Z,Yy,FfF AND J;J SHOWN HEREON AND LABELED "PUBLIC UTILITY EASEMENT" (P.U.E.)

BEAZER HOMES HOLDING CORP., A DELAWARE CORPORATION

*BY*_____
James Van Maren, Jr.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } SS

ON _____, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED_____PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THIS INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

_____
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS_____

MY COMMISSION EXPIRES_____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST MRO ENGINEERS ON MARCH OF 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY APRIL, 2007, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ _____
DATE: TOM O. MORROW,
LICENSE EXPIRES 6-30-07

CITY ENGINEER STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF CAPITAL VILLAGE PHASE II AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA , AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AN ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

_____ _____
DATE CYRUS E. ABHAR L.S. 7723/R.C.E. 45424
CITY ENGINEER
EXPIRATION DATE_____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED ON BEHALF OF CITY COUNCIL ALL LANDS, EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREON AS THE PUBLIC WAYS, DRIVES, ALLEYS AND AISLES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO THE IMPROVEMENT THEROF.

_____ _____
DATE: CITY CLERK
CITY OF RANCHO CORDOVA

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK_____ OF MAPS, AT PAGE _____, THIS _____ DAY OF _____, 2007, AT _____ HOURS, _____ MINUTES, _____.M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER. CERTIFICATE NO._____ ON FILE IN THIS OFFICE.

_____ DOCUMENT NO. _____
RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY:_____ FEE: $_____

REVISED MAP OF
CAPITAL VILLAGE
PHASE II
SUBDIVISION NO.RC-04-123.2A

OF A MAP RECORDED IN BOOK 355 OF MAPS,PAGE 8

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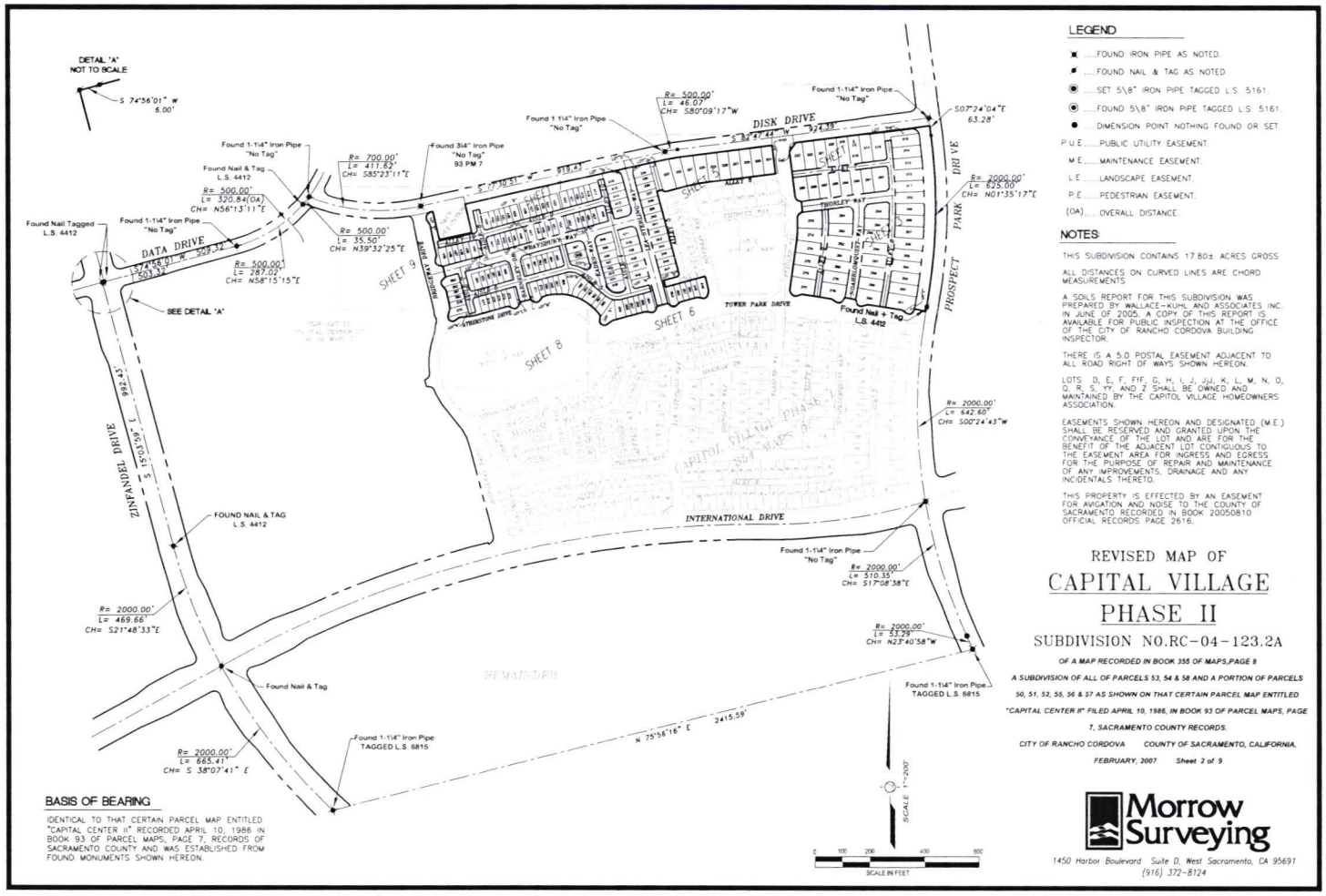
CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 Sheet 1 of 9

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Attachment 2



LEGEND

- ⊠ .....FOUND IRON PIPE AS NOTED.
- ● .....FOUND NAIL & TAG AS NOTED.
- ◉ .....SET 5\8" IRON PIPE TAGGED L.S. 5161.
- ◉ .....FOUND 5\8" IRON PIPE TAGGED L.S. 5161.
- ● .....DIMENSION POINT NOTHING FOUND OR SET.

P.U.E.....PUBLIC UTILITY EASEMENT.
M.E.....MAINTENANCE EASEMENT.
L.E .....LANDSCAPE EASEMENT.
P.E.....PEDESTRIAN EASEMENT.
(OA).....OVERALL DISTANCE.

NOTES:

THIS SUBDIVISION CONTAINS 17.80± ACRES GROSS.

ALL DISTANCES ON CURVED LINES ARE CHORD MEASUREMENTS.

A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE-KUHL AND ASSOCIATES INC. IN JUNE OF 2005. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY OF RANCHO CORDOVA BUILDING INSPECTOR.

THERE IS A 5.0 POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT OF WAYS SHOWN HEREON.

LOTS D, E, F, FIF, G, H, I, J, JJJ, K, L, M, N, O, Q, R, S, YY, AND Z SHALL BE OWNED AND MAINTAINED BY THE CAPITOL VILLAGE HOMEOWNERS ASSOCIATION.

EASEMENTS SHOWN HEREON AND DESIGNATED (M.E.) SHALL BE RESERVED AND GRANTED UPON THE CONVEYANCE OF THE LOT AND ARE FOR THE BENEFIT OF THE ADJACENT LOT CONTIGUOUS TO THE EASEMENT AREA FOR INGRESS AND EGRESS FOR THE PURPOSE OF REPAIR AND MAINTENANCE OF ANY IMPROVEMENTS, DRAINAGE AND ANY INCIDENTALS THERETO.

THIS PROPERTY IS EFFECTED BY AN EASEMENT FOR AVIGATION AND NOISE TO THE COUNTY OF SACRAMENTO RECORDED IN BOOK 20050810 OFFICIAL RECORDS PAGE 2616.

BASIS OF BEARING

IDENTICAL TO THAT CERTAIN PARCEL MAP ENTITLED "CAPITAL CENTER II" RECORDED APRIL 10, 1986 IN BOOK 93 OF PARCEL MAPS, PAGE 7, RECORDS OF SACRAMENTO COUNTY AND WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

REVISED MAP OF
CAPITAL VILLAGE
PHASE II

SUBDIVISION NO.RC-04-123.2A

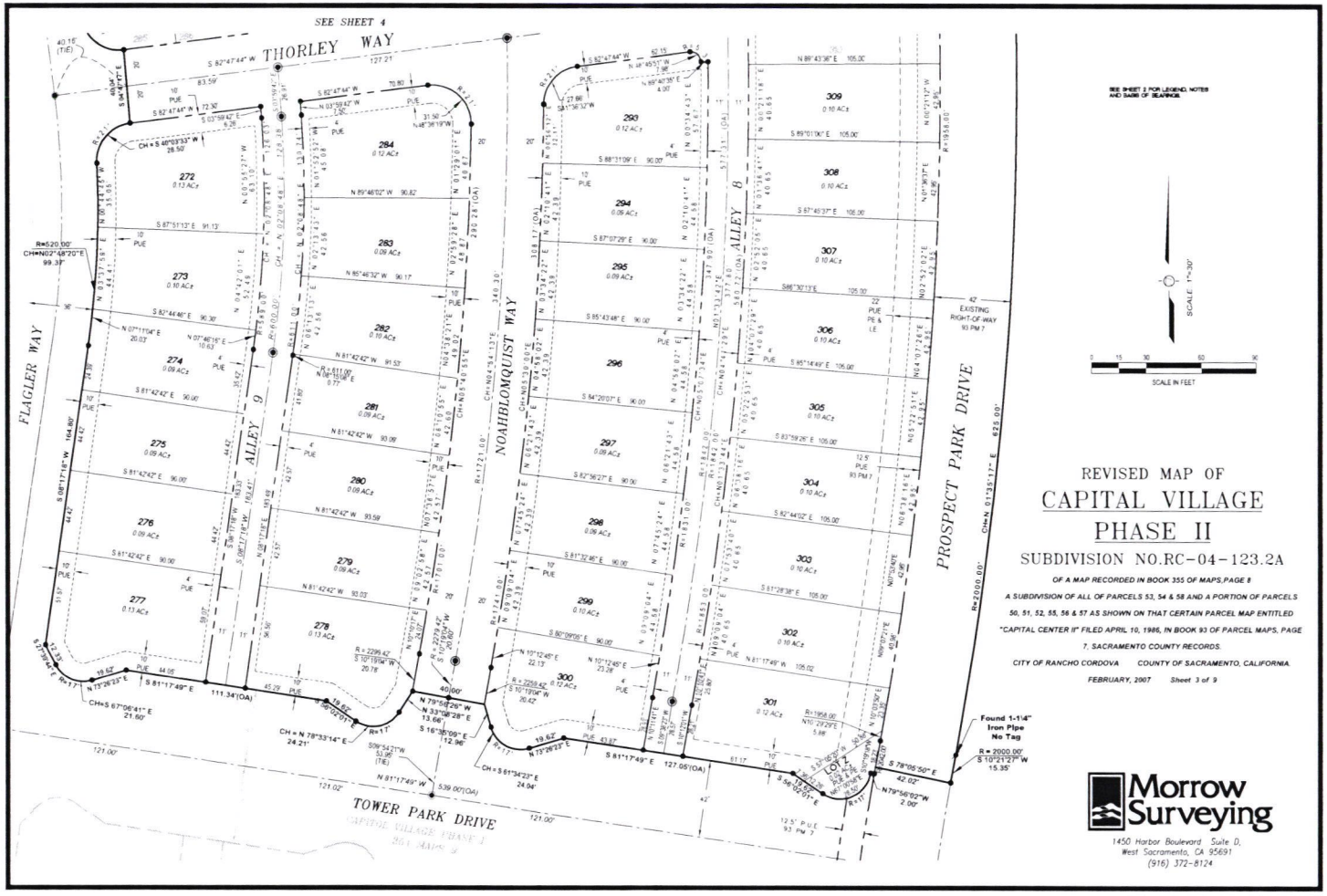
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 Sheet 2 of 9

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REVISED MAP OF

CAPITAL VILLAGE PHASE II

SUBDIVISION NO.RC-04-123.2A

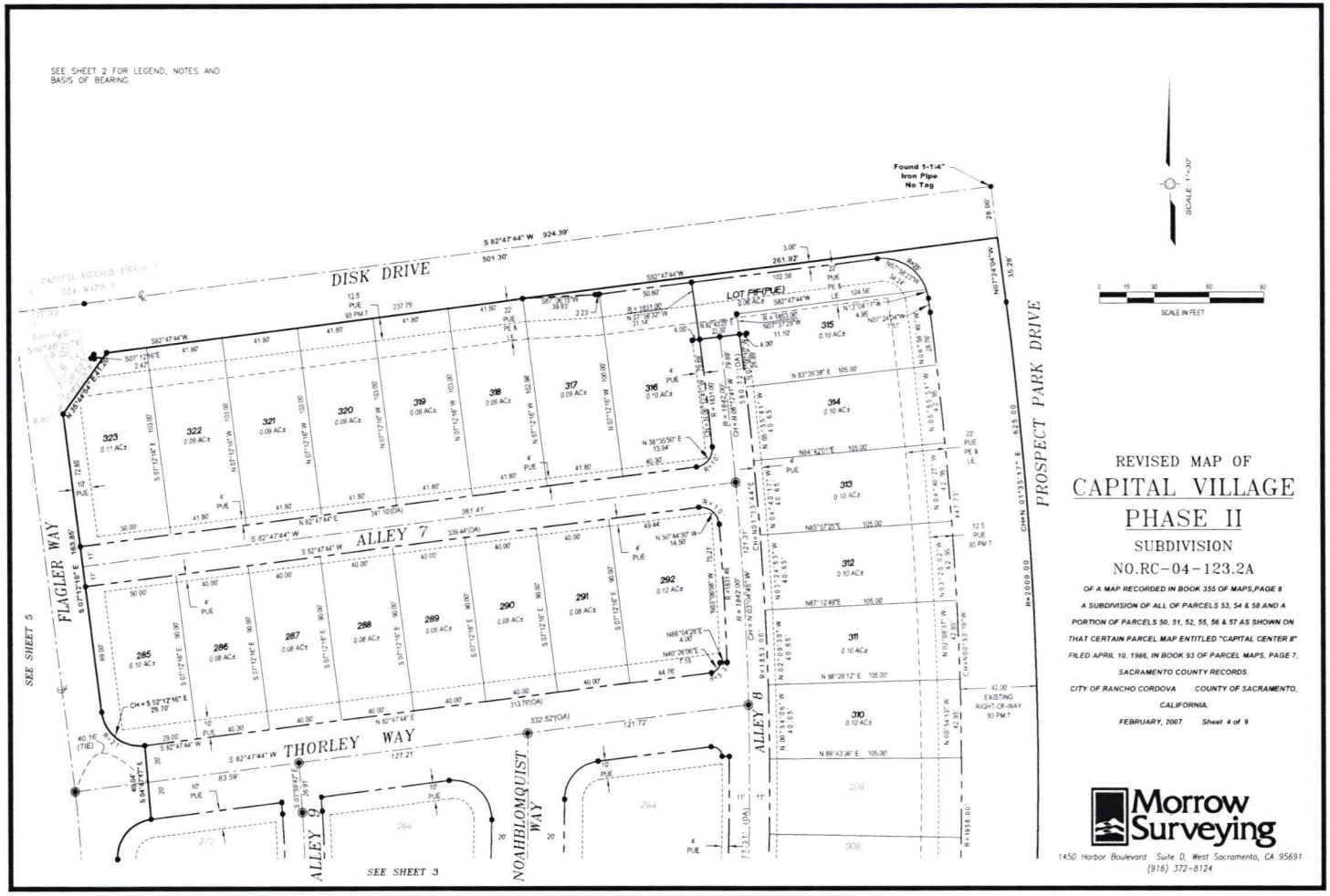
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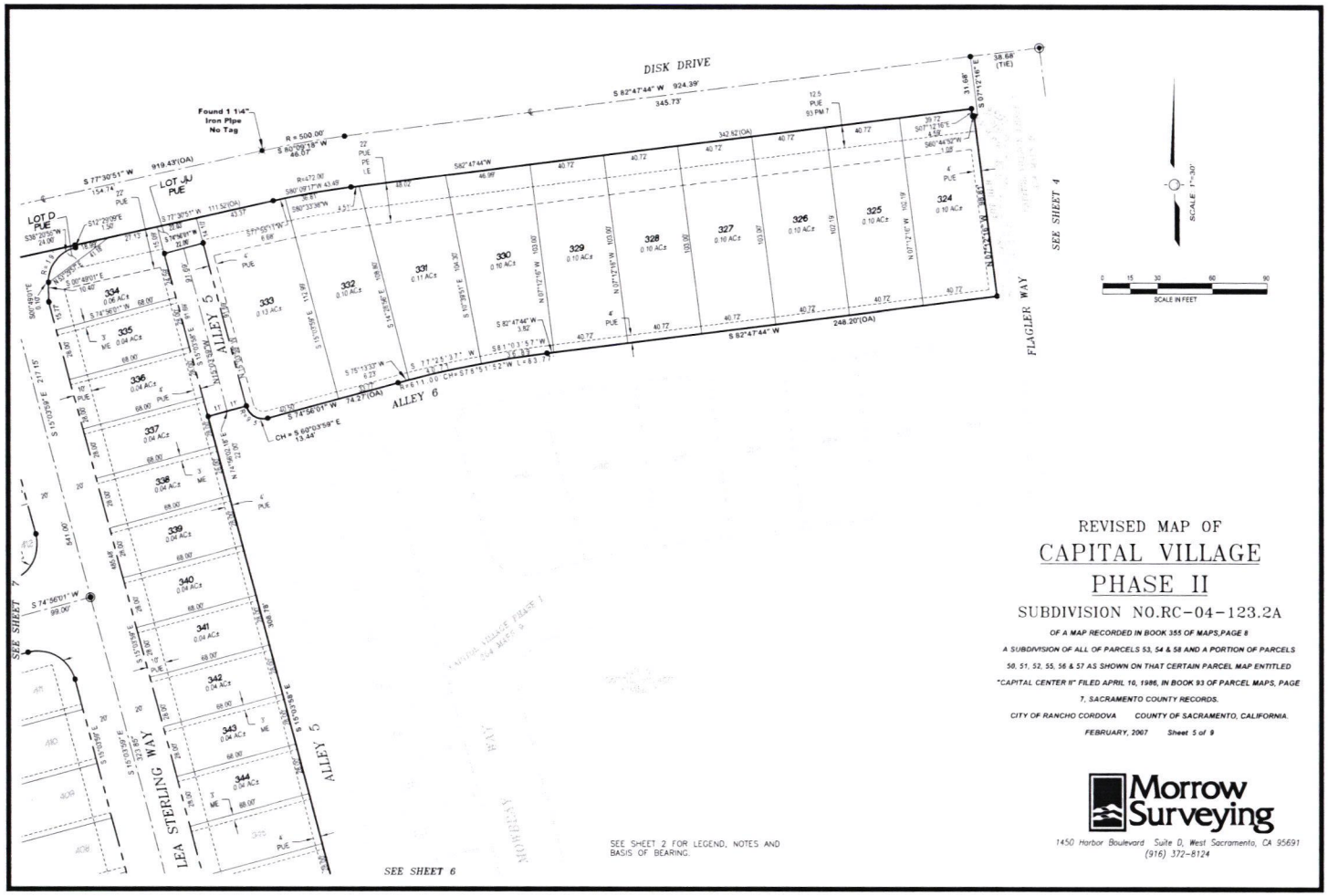
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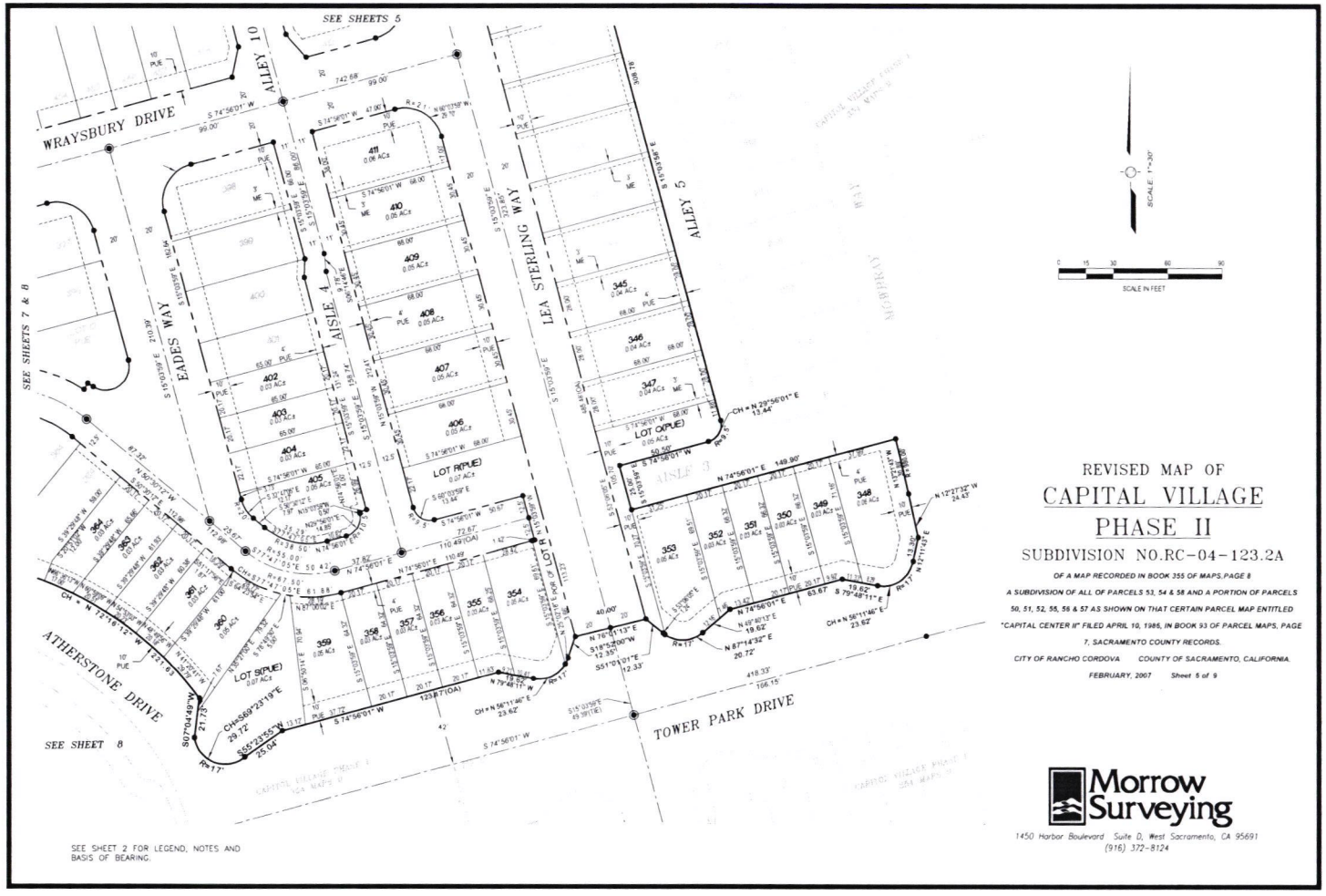
CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 Sheet 3 of 9

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West Sacramento, CA 95691
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SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING.
DISK DRIVE
FLAGLER WAY
PROSPECT PARK DRIVE
ALLEY 7
ALLEY 8
ALLEY 9
THORLEY WAY
NOAHBLOMQUIST WAY
LOT F (PUE)
Found 1-1/4" Iron Pipe No Tag
SEE SHEET 5
SEE SHEET 3
SCALE 1"=30'
SCALE IN FEET
REVISED MAP OF
CAPITAL VILLAGE
PHASE II
SUBDIVISION
NO.RC-04-123.2A
OF A MAP RECORDED IN BOOK 355 OF MAPS,PAGE 8
A SUBDIVISION OF ALL OF PARCELS 53, 54 & 58 AND A PORTION OF PARCELS 50, 51, 52, 55, 56 & 57 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "CAPITAL CENTER II" FILED APRIL 10, 1986, IN BOOK 93 OF PARCEL MAPS, PAGE 7, SACRAMENTO COUNTY RECORDS.
CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.
FEBRUARY, 2007 Sheet 4 of 9
Morrow Surveying
1450 Harbor Boulevard Suite D, West Sacramento, CA 95691
(916) 372-8124


DISK DRIVE
S 82°47'44" W 924.39'
345.73'
Found 1 1/4" Iron Pipe No Tag
R = 500.00'
S 80°09'18" W 46.07'
S 77°30'51" W 919.43'(OA)
154.74'
LOT JJ PUE
LOT D PUE
S 12°20'59" E
S 77°30'51" W 111.52'(OA)
S 77°05'17" W 6.68'
S 80°09'17" W 43.69'
S 80°33'38" W
Rr=472.00'
S 82°47'44" W 342.82'(OA)
S 07°12'16" E 31.68'
38.68' (TIE)
S 60°44'52" W 1.08'
N 07°12'16" W 102.19'
S 82°47'44" W 248.20'(OA)
S 74°56'01" W 74.27'(OA)
CH = S 60°03'59" E 13.44'
N 611.00' CH = S 75°51'52" W L = 83.77'
S 77°12'53" W 3.37'
S 75°13'33" W 6.23'
S 82°47'44" W 3.82'
N 07°12'16" W 102.19'
N 82°47'44" E 40.72'
S 82°47'44" W 40.72'
S 07°12'16" E 102.19



SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING.

REVISED MAP OF

CAPITAL VILLAGE PHASE II

SUBDIVISION NO.RC-04-123.2A

OF A MAP RECORDED IN BOOK 355 OF MAPS,PAGE 8

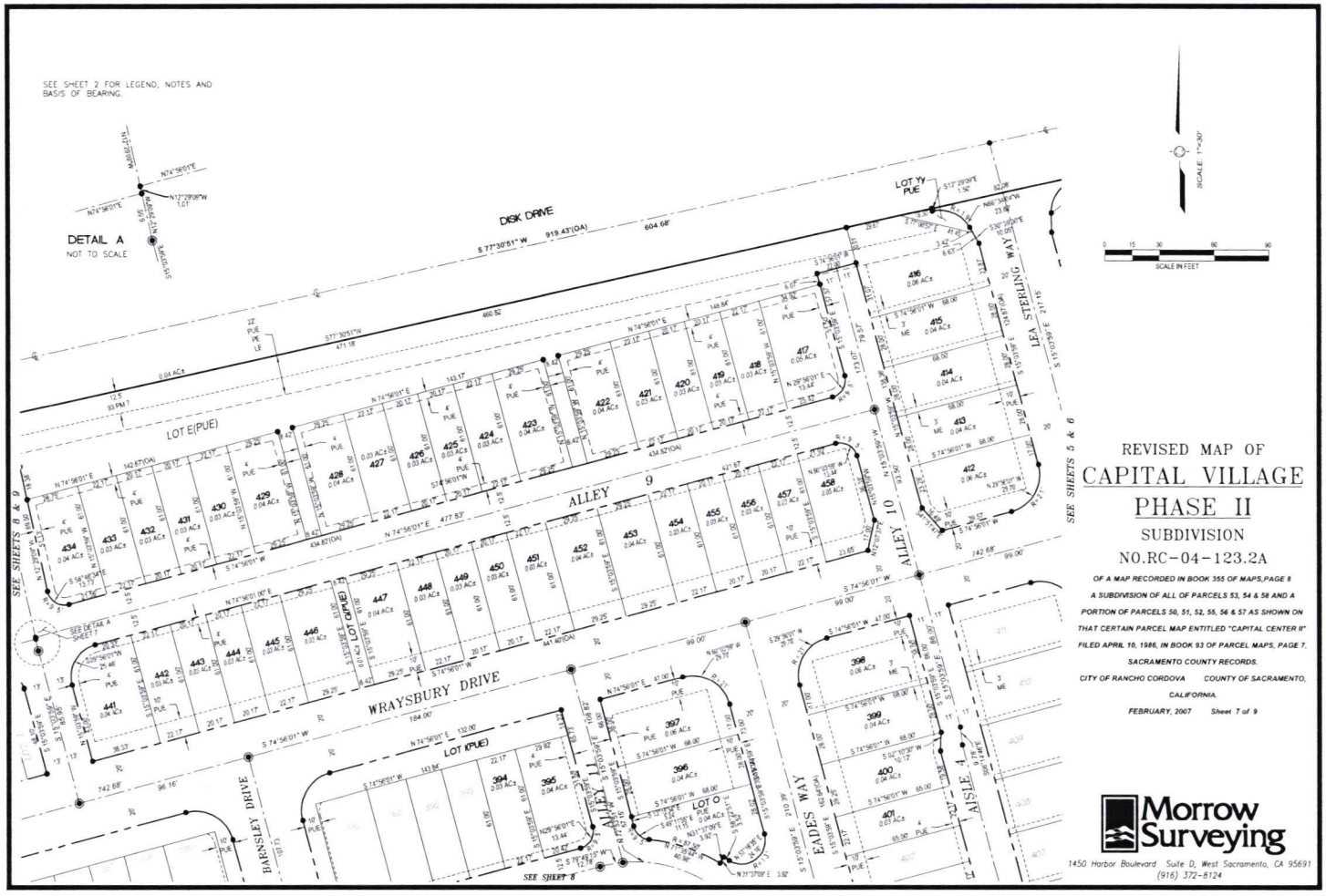
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 Sheet 5 of 9

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REVISED MAP OF

CAPITAL VILLAGE PHASE II

SUBDIVISION

NO.RC-04-123.2A

OF A MAP RECORDED IN BOOK 355 OF MAPS,PAGE 8

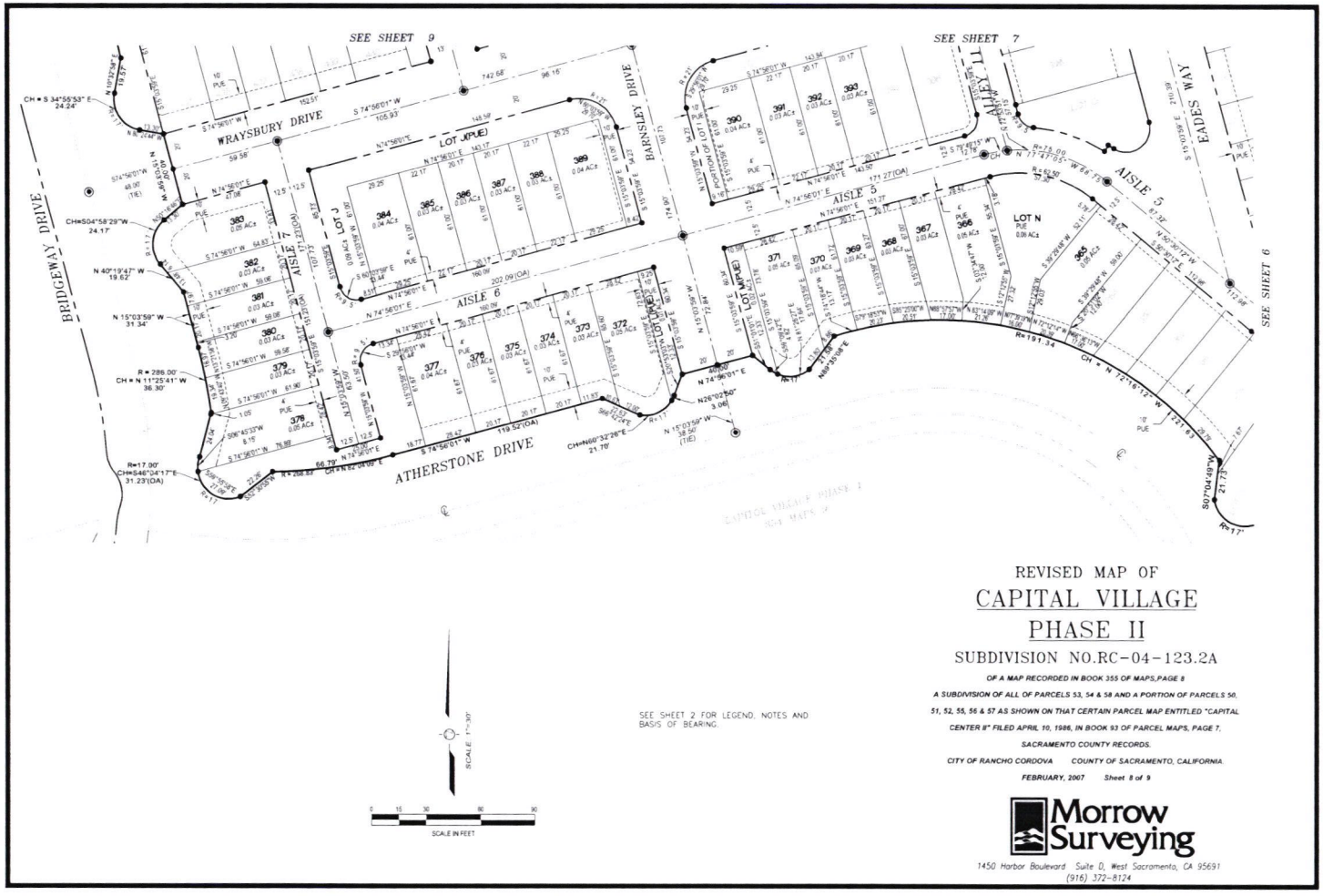
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA.

FEBRUARY, 2007 *Sheet 7 of 9*

Morrow Surveying

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SEE SHEET 2 FOR LEGEND, NOTES AND BASIS OF BEARING.

REVISED MAP OF

CAPITAL VILLAGE

PHASE II

SUBDIVISION NO.RC-04-123.2A

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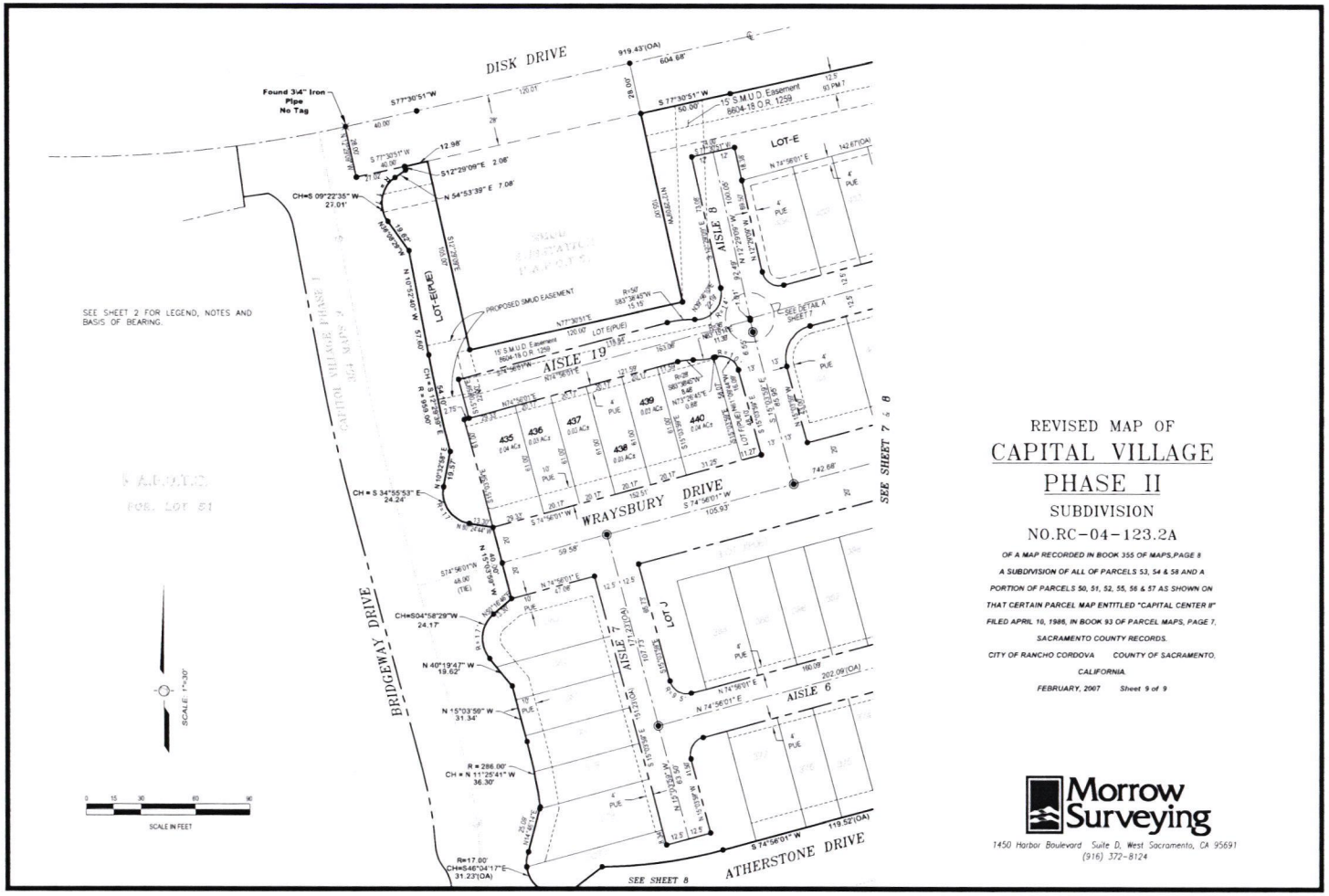
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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 Sheet 8 of 9

Morrow Surveying

1450 Harbor Boulevard Suite D, West Sacramento, CA 95691
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REVISED MAP OF

CAPITAL VILLAGE PHASE II

SUBDIVISION

NO.RC-04-123.2A

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CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 2007 *Sheet 9 of 9*

Morrow Surveying

1450 Harbor Boulevard Suite D, West Sacramento, CA 95691
(916) 372-8124

MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: Sandy Salerno, Interim Finance Director
Joe Chinn, Assistant City Manager

SUBJECT: **RESOLUTION APPROVING, AUTHORIZING & DIRECTING EXECUTION OF A JOINT POWERS AGREEMENT (JPA) RELATING TO THE CALIFORNIA MUNICIPAL FINANCE (CMFA) AUTHORITY & EFFECTING MEMBERSHIP IN THE CMFA**

RECOMMENDATION

Adopt Resolution No. 27-2007 approving, authorizing, and directing execution of a joint powers agreement (JPA) relating to the California Municipal Finance Authority (CMFA) and effecting membership in the CMFA.

RESULT OF RECOMMENDED ACTION

On February 20, 2007, Council adopted Resolution No. 20-2007 approving revenue bond financing to be issued by the California Municipal Finance Authority to benefit Allied Waste for the purpose of improving existing collection (hauling) facilities. In order for CMFA to issue the bonds, it is necessary for the City to become a member of CMFA by executing the JPA. It was an administrative oversight that approval of JPA was not completed on February 20th along with approving the issuance of bond financing. Adoption of Resolution No. 27-2007 completes all the legal requirements to proceed forward.

ADVANCES GOAL: 4

ATTACHMENT

Resolution No. 27-2007 including Exhibit A (Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority)

AGENDA ITEM # 8

CITY OF RANCHO CORDOVA

RESOLUTION NO. 27-2007

RESOLUTION APPROVING, AUTHORIZING, AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT (JPA) RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (CMFA) AND & EFFECTING MEMBERSHIP IN CMFA

WHEREAS, the City of Rancho Cordova, California (the "City"), has expressed an interest in participating in the economic development financing programs (the "Programs") in conjunction with the parties to that certain Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated January 1, 2004 (the "Agreement"); and

WHEREAS, there is now before this City Council the form of the Agreement; and

WHEREAS, the City proposes to participate in the Programs and desires that certain projects to be located within the City, be financed pursuant to the Programs and it is in the public interest and for the public benefit that the City do so; and

WHEREAS, the Agreement has been filed with the City, and the members of the City Council of the City, with the assistance of its staff, have reviewed said document;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AS FOLLOWS;

Section 1. The Agreement (Exhibit A) is hereby approved and the City Manager or designee thereof is hereby authorized and directed to execute said document, with such changes, insertions and omissions as may be approved by said City Manager, and the City Clerk or Clerk's designee is hereby authorized and directed to attest thereto.

Section 2. The Mayor, the City Manager, the City Clerk and all other proper officers and officials of the City are hereby authorized and directed to execute such other agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.

Section 3. The City Clerk of the City shall forward a certified copy of this Resolution and an originally executed Agreement to:

Harriet M. Welch, Esq.
Squire, Sanders & Dempsey LLP.
555 South Flower St, Suite 3100
Los Angeles, CA 90071

Section 4. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of Rancho Cordova at a regular meeting of held on the 19th day of March, 2006, by the following vote:

AYES:

NOES:

ABSENT:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

THIS AGREEMENT, dated as of January 1, 2004, among the parties executing this Agreement (all such parties, except those which have withdrawn as provided herein, are referred to as the "Members" and those parties initially executing this Agreement are referred to as the "Initial Members"):

WITNESSETH

WHEREAS, pursuant to Title 1, Division 7, Chapter 5 of the California Government Code (in effect as of the date hereof and as the same may from time to time be amended or supplemented, the "Joint Exercise of Powers Act"), two or more public agencies may by agreement jointly exercise any power common to the contracting parties; and

WHEREAS, each of the Members is a "public agency" as that term is defined in Section 6500 of the Joint Exercise of Powers Act; and

WHEREAS, each of the Members is empowered by law to promote economic, cultural and community development, including, without limitation, the promotion of opportunities for the creation or retention of employment, the stimulation of economic activity, the increase of the tax base, and the promotion of opportunities for education, cultural improvement and public health, safety and general welfare; and

WHEREAS, each of the Members may accomplish the purposes and objectives described in the preceding preamble by various means, including through making grants, loans or providing other financial assistance to governmental and nonprofit organizations; and

WHEREAS, each Member is also empowered by law to acquire and dispose of real property for a public purpose; and

WHEREAS, the Joint Exercise of Powers Act authorizes the Members to create a joint exercise of powers entity with the authority to exercise any powers common to the Members, as specified in this Agreement and to exercise the additional powers granted to it in the Joint Exercise of Powers Act and any other applicable provisions of the laws of the State of California; and

WHEREAS, a public entity established pursuant to the Joint Exercise of Powers Act is empowered to issue or execute bonds, notes, commercial paper or any other evidences of indebtedness, including leases or installment sale agreements or certificates of participation therein (herein "Bonds"), and to otherwise undertake

financing programs under the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California to accomplish its public purposes; and

WHEREAS, the Members have determined to specifically authorize a public entity authorized pursuant to the Joint Exercise of Powers Act to issue Bonds pursuant to the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California; and

WHEREAS, it is the desire of the Members to use a public entity established pursuant to the Joint Exercise of Powers Act to undertake the financing and/or refinancing of projects of any nature, including, but not limited to, capital or working capital projects, insurance, liability or retirement programs or facilitating Members use of existing or new financial instruments and mechanisms; and

WHEREAS, it is further the intention of the Members that the projects undertaken will result in significant public benefits to the inhabitants of the jurisdictions of the Members; and

WHEREAS, by this Agreement, each Member desires to create and establish the "California Municipal Finance Authority" for the purposes set forth herein and to exercise the powers provided herein;

NOW, THEREFORE, the Members, for and in consideration of the mutual promises and agreements herein contained, do agree as follows:

Section 1. Purpose.

This Agreement is made pursuant to the provisions of the Joint Exercise of Powers Act. The purpose of this Agreement is to establish a public entity for the joint exercise of powers common to the Members and for the exercise of additional powers given to a joint powers entity under the Joint Powers Act or any other applicable law, including, but not limited to, the issuance of Bonds for any purpose or activity permitted under the Joint Exercise of Powers Act or any other applicable law. Such purpose will be accomplished and said power exercised in the manner hereinafter set forth.

Section 2. Term.

This Agreement shall become effective in accordance with Section 17 as of the date hereof and shall continue in full force and effect until such time as it is terminated in writing by all the Members; provided, however, that this Agreement shall not terminate or be terminated until all Bonds issued or caused to be issued by the Authority (defined below) shall no longer be outstanding under the terms of the indenture, trust agreement or other instrument pursuant to which such Bonds are issued, or unless a successor to the Authority assumes all of the Authority's debts, liabilities and obligations.

Section 3. Authority.

A. CREATION AND POWERS OF AUTHORITY.

Pursuant to the Joint Exercise of Powers Act, there is hereby created a public entity to be known as the "California Municipal Finance Authority" (the "Authority"), and said Authority shall be a public entity separate and apart from the Members. Its debts, liabilities and obligations do not constitute debts, liabilities or obligations of any Members.

B. BOARD.

The Authority shall be administered by the Board of Directors (the "Board," or the "Directors" and each a "Director") of the California Foundation for Stronger Communities, a nonprofit public benefit corporation organized under the laws of the State of California (the "Foundation"), with each such Director serving in his or her individual capacity as a Director of the Board of the Authority. The Board shall be the administering agency of this Agreement and, as such, shall be vested with the powers set forth herein, and shall administer this Agreement in accordance with the purposes and functions provided herein. The number of Directors, the appointment of Directors, alternates and successors, their respective terms of office, and all other provisions relating to the qualification and office of the Directors shall be as provided in the Articles and Bylaws of the Foundation, or by resolution of the Board adopted in accordance with the Bylaws of the Foundation.

All references in this Agreement to any Director shall be deemed to refer to and include the applicable alternate Director, if any, when so acting in place of a regularly appointed Director.

Directors may receive reasonable compensation for serving as such, and shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a Director, if the Board shall determine that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

The Foundation may be removed as administering agent hereunder and replaced at any time by amendment of this Agreement approved as provided in Section 16; provided that a successor administering agent of this Agreement has been appointed and accepted its duties and responsibilities under this Agreement.

C. OFFICERS; DUTIES; OFFICIAL BONDS.

The officers of the Authority shall be the Chair, Vice-Chair, Secretary and Treasurer (defined below). The Board, in its capacity as administering agent of this Agreement, shall elect a Chair, a Vice-Chair, and a Secretary of the Authority

from among Directors to serve until such officer is re-elected or a successor to such office is elected by the Board. The Board shall appoint one or more of its officers or employees to serve as treasurer, auditor, and controller of the Authority (the "Treasurer") pursuant to Section 6505.6 of the Joint Exercise of Powers Act to serve until such officer is re-elected or a successor to such office is elected by the Board.

Subject to the applicable provisions of any resolution, indenture, trust agreement or other instrument or proceeding authorizing or securing Bonds (each such resolution, indenture, trust agreement, instrument and proceeding being herein referred to as an "Indenture") providing for a trustee or other fiscal agent, and except as may otherwise be specified by resolution of the Board, the Treasurer is designated as the depositary of the Authority to have custody of all money of the Authority, from whatever source derived and shall have the powers, duties and responsibilities specified in Sections 6505, 6505.5 and 6509.5 of the Joint Exercise of Powers Act.

The Treasurer of the Authority is designated as the public officer or person who has charge of, handles, or has access to any property of the Authority, and such officer shall file an official bond with the Secretary of the Authority in the amount specified by resolution of the Board but in no event less than $1,000.

The Board shall have the power to appoint such other officers and employees as it may deem necessary and to retain independent counsel, consultants and accountants.

The Board shall have the power, by resolution, to the extent permitted by the Joint Exercise of Power Act or any other applicable law, to delegate any of its functions to one or more of the Directors or officers, employees or agents of the Authority and to cause any of said Directors, officers, employees or agents to take any actions and execute any documents or instruments for and in the name and on behalf of the Board or the Authority.

D. MEETINGS OF THE BOARD.

(1) Ralph M. Brown Act.

All meetings of the Board, including, without limitation, regular, adjourned regular, special, and adjourned special meetings shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California), or any successor legislation hereinafter enacted (the "Brown Act").

(2) Regular Meetings.

The Board shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place of the holding of the regular meetings shall be fixed by resolution of the Board. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(3) Special Meetings.

Special meetings of the Board may be called in accordance with the provisions of Section 54956 of the Government Code of the State of California. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(4) Minutes.

The Secretary of the Authority shall cause to be kept minutes of the regular, adjourned regular, special, and adjourned special meetings of the Board and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each Director.

(5) Quorum.

A majority of the Board shall constitute a quorum for the transaction of business. No action may be taken by the Board except upon the affirmative vote of a majority of the Directors constituting a quorum, except that less than a quorum may adjourn a meeting to another time and place.

E. RULES AND REGULATIONS.

The Authority may adopt, from time to time, by resolution of the Board such rules and regulations for the conduct of its meetings and affairs as may be required.

Section 4. Powers.

The Authority shall have the power, in its own name, to exercise the common powers of the Members and to exercise all additional powers given to a joint powers entity under any of the laws of the State of California, including, but not limited to, the Joint Exercise of Powers Act, for any purpose authorized under this Agreement. Such powers shall include the common powers specified in this Agreement and may be exercised in the manner and according to the method provided in this Agreement. The

Authority is hereby authorized to do all acts necessary for the exercise of such power, including, but not limited to, any of all of the following: to make and enter into contracts; to employ agents and employees; to acquire, construct, provide for maintenance and operation of, or maintain and operate, any buildings, works or improvements; to acquire, hold or dispose of property wherever located; to incur debts, liabilities or obligations; to receive gifts, contributions and donations of property, funds, services, and other forms of assistance from person, firms, corporations and any governmental entity; to sue and be sued in its own name; to make grants, loans or provide other financial assistance to governmental and nonprofit organizations (e.g., the Members or the Foundation) to accomplish any of its purposes; and generally to do any and all things necessary or convenient to accomplish its purposes.

Without limiting the generality of the foregoing, the Authority may issue or cause to be issued Bonds, and pledge any property or revenues as security to the extent permitted under the Joint Exercise of Powers Act, or any other applicable provision of law; provided, however, the Authority shall not issue Bonds with respect to any project located in the jurisdiction of one or more Members unless the governing body of any such Member, or its duly authorized representative, shall approve, conditionally or unconditionally, the project, including the issuance of Bonds therefor. Such approval may be evidenced by resolution, certificate, order, report or such other means of written approval of such project as may be selected by the Member (or its authorized representative) whose approval is required. No such approval shall be required in connection with Bonds that refund Bonds previously issued by the Authority and approved by the governing board of a Member.

The manner in which the Authority shall exercise its powers and perform its duties is and shall be subject to the restrictions upon the manner in which a California general law city could exercise such powers and perform such duties. The manner in which the Authority shall exercise its powers and perform its duties shall not be subject to any restrictions applicable to the manner in which any other public agency could exercise such powers or perform such duties, whether such agency is a party to this Agreement or not.

Section 5. Fiscal Year.

For the purposes of this Agreement, the term "Fiscal Year" shall mean the fiscal year as established from time to time by resolution of the Board, being, at the date of this Agreement, the period from July 1 to and including the following June 30, except for the first Fiscal Year which shall be the period from the date of this Agreement to June 30, 2004.

Section 6. Disposition of Assets.

At the end of the term hereof or upon the earlier termination of this Agreement as set forth in Section 2, after payment of all expenses and liabilities of the Authority, all property of the Authority both real and personal shall automatically vest in the Members in the manner and amount determined by the Board in its sole discretion and shall

thereafter remain the sole property of the Members; provided, however, that any surplus money on hand shall be returned in proportion to the contributions made by the Members.

Section 7. Bonds.

From time to time the Authority shall issue Bonds, in one or more series, for the purpose of exercising its powers and raising the funds necessary to carry out its purposes under this Agreement.

The services of bond counsel, financing consultants and other consultants and advisors working on the projects and/or their financing shall be used by the Authority. The expenses of the Board shall be paid from the proceeds of the Bonds or any other unencumbered funds of the Authority available for such purpose.

Section 8. Bonds Only Limited and Special Obligations of Authority.

The Bonds, together with the interest and premium, if any, thereon, shall not be deemed to constitute a debt of any Member or pledge of the faith and credit of the Members or the Authority. The Bonds shall be only special obligations of the Authority, and the Authority shall under no circumstances be obligated to pay the Bonds except from revenues and other funds pledged therefor. Neither the Members nor the Authority shall be obligated to pay the principal of, premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members nor the faith and credit of the Authority shall be pledged to the payment of the principal of, premium, if any, or interest on the Bonds nor shall the Members or the Authority in any manner be obligated to make any appropriation for such payment.

No covenant or agreement contained in any Bond or related document shall be deemed to be a covenant or agreement of any Director, or any officer, employee or agent of the Authority in his or her individual capacity and neither the Board of the Authority nor any Director or officer thereof executing the Bonds shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

Section 9. Accounts and Reports.

All funds of the Authority shall be strictly accounted for. The Authority shall establish and maintain such funds and accounts as may be required by good accounting practice and by any provision of any Indenture (to the extent such duties are not assigned to a trustee of Bonds). The books and records of the Authority shall be open to inspection at all reasonable times by each Member.

The Treasurer of the Authority shall cause an independent audit to be made of the books of accounts and financial records of the Authority by a certified public accountant or public accountant in compliance with the provisions of Section 6505 of

the Joint Exercise of Powers Act. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California and shall conform to generally accepted auditing standards. When such an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member and also with the county auditor of each county in which a Member is located; provided, however, that to the extent permitted by law, the Authority may, instead of filing such report with each Member and such county auditor, elect to post such report as a public record electronically on a website designated by the Authority. Such report if made shall be filed within 12 months of the end of the Fiscal Year or Years under examination.

The Treasurer is hereby directed to report in writing on the first day of July, October, January, and April of each year to the Board and the Members which report shall describe the amount of money held by the Treasurer for the Authority, the amount of receipts since the last such report, and the amount paid out since the last such report (which may exclude amounts held by a trustee or other fiduciary in connection with any Bonds to the extent that such trustee or other fiduciary provided regular reports covering such amounts.)

Any costs of the audit, including contracts with, or employment of, certified public accountants or public accountants in making an audit pursuant to this Section, shall be borne by the Authority and shall be a charge against any unencumbered funds of the Authority available for that purpose.

In any Fiscal Year the Board may, by resolution adopted by unanimous vote, replace the annual special audit with an audit covering a two-year period.

Section 10. Funds.

Subject to the applicable provisions of any Indenture, which may provide for a trustee or other fiduciary to receive, have custody of and disburse Authority funds, the Treasurer of the Authority shall receive, have the custody of and disburse Authority funds pursuant to the accounting procedures developed under Sections 3.C and 9, and shall make the disbursements required by this Agreement or otherwise necessary to carry out any of the provisions of purposes of this Agreement.

Section 11. Notices.

Notices and other communications hereunder to the Members shall be sufficient if delivered to the clerk of the governing body of each Member; provided, however, that to the extent permitted by law, the Authority may, provide notices and other communications and postings electronically (including, without limitation, through email or by posting to a website).

Section 12. Additional Members/Withdrawal of Members.

Qualifying public agencies may be added as parties to this Agreement and become Members upon: (1) the filing by such public agency with the Authority of an executed counterpart of this Agreement, together with a copy of the resolution of the governing body of such public agency approving this Agreement and the execution and delivery hereof; and (2) adoption of a resolution of the Board approving the addition of such public agency as a Member. Upon satisfaction of such conditions, the Board shall file such executed counterpart of this Agreement as an amendment hereto, effective upon such filing.

A Member may withdraw from this Agreement upon written notice to the Board; provided, however, that no such withdrawal shall result in the dissolution of the Authority so long as any Bonds remain outstanding. Any such withdrawal shall be effective only upon receipt of the notice of withdrawal by the Board which shall acknowledge receipt of such notice of withdrawal in writing and shall file such notice as an amendment to this Agreement effective upon such filing.

Section 13. Indemnification.

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Director or an officer, employee of other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Director or an officer, employee or other agent of the Authority, against expenses, including attorneys fees, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

Section 14. Contributions and Advances.

Contributions or advances of public funds and of the use of personnel, equipment or property may be made to the Authority by the Members for any of the purposes of this Agreement. Payment of public funds may be made to defray the cost of any such contribution or advance. Any such advance may be made subject to repayment, and in such case shall be repaid, in the manner agreed upon by the Authority and the Member making such advance at the time of such advance. It is mutually understood and agreed to that no Member has any obligation to make advances or contributions to the Authority to provide for the costs and expenses of administration of the Authority, even though any Member may do so. The Members understand and agree that a portion of the funds of the Authority that otherwise may be allocated or distributed to the Members may instead be used to make grants, loans or provide other financial assistance to

governmental units and nonprofit organizations (e.g., the Foundation) to accomplish any of the governmental unit's or nonprofit organization's purposes.

Section 15. Immunities.

All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, and other benefits which apply to the activity of officers, agents or employees of Members when performing their respective functions within the territorial limits of their respective public agencies, shall apply to the same degree and extent to the Directors, officers, employees, agents or other representatives of the Authority while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

Section 16. Amendments.

Except as provided in Section 12 above, this Agreement shall not be amended, modified, or altered, unless the negative consent of each of the Members is obtained. To obtain the negative consent of each of the Members, the following negative consent procedure shall be followed: (a) the Authority shall provide each Member with a notice at least sixty (60) days prior to the date such proposed amendment is to become effective explaining the nature of such proposed amendment and this negative consent procedure; (b) the Authority shall provide each Member who did not respond a reminder notice with a notice at least thirty (30) days prior to the date such proposed amendment is to become effective; and (c) if no Member objects to the proposed amendment in writing within sixty (60) days after the initial notice, the proposed amendment shall become effective with respect to all Members.

Section 17. Effectiveness.

This Agreement shall become effective and be in full force and effect and a legal, valid and binding obligation of each of the Members on the date that the Board shall have received from two of the Initial Members an executed counterpart of this Agreement, together with a certified copy of a resolution of the governing body of each such Initial Member approving this Agreement and the execution and delivery hereof.

Section 18. Partial Invalidity.

If any one or more of the terms, provisions, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants and conditions of this Agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

Section 19. Successors.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the other Members.

Section 20. Miscellaneous.

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to.

Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

This Agreement shall be governed under the laws of the State of California.

This Agreement is the complete and exclusive statement of the agreement among the Members, which supercedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the Members relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their duly authorized representatives as of the day and year first above written.

Member:

CITY OF RANCHO CORDOVA

By:_____
Ted A. Gaebler, City Manager

Dated: _____

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **STAR INDUSTRIES DESIGN REVIEW, PROJECT NO. RC-06-258 CONTINUANCE**

REQUEST

The applicant is requesting a continuance to allow more time to prepare amended exhibits.

RECOMMENDATION

Staff recommends the City Council continue the item to the regular meeting of April 2, 2007

RESULT OF RECOMMENDED ACTION

City Council continues the item to the April 2 agenda, allowing the applicant sufficient time to supply the color building exhibits for the amended project. The proposed building has been reduced in size in order to accommodate fire access requirements.

AGENDA ITEM # 9

MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: Joseph Chapman, Deputy City Attorney

SUBJECT: **URGENCY ORDINANCE EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW SEXUALLYORIENTED BUSINESSES AND THE EXPANSION OF EXISTING SEXUALLY ORIENTED BUSINESSES PENDING THE REVIEW AND AMENDMENT OF ZONING REGULATIONS APPLICABLE TO SEXUALLY ORIENTED BUSINESSES**

RECOMMENDATION

1. Open hearing
2. Receive testimony
3. Close hearing
4. Approve Ordinance 08-2007.

RESULT OF RECOMMENDED ACTION

Adoption of this ordinance will extend, for a period of 10 months and 15 days, an existing moratorium on the establishment of new, and the expansion of existing, sexually oriented businesses in the City pending the City's update of the Zoning Code and the consideration of new zoning regulations applicable to sexually oriented businesses in the City.

BACKGROUND

On February 5, 2007, the City Council adopted Ordinance No. 05-2007 (Attachment 2) imposing a 45-day moratorium on the establishment and expansion of sexually oriented businesses in the City. The purpose of the moratorium is to provide staff with time to consider the impacts the City's Zoning Code update may have on existing businesses and on possible new zoning regulations applicable to sexually oriented businesses in the City.

City Activities

Since the City's adoption of the moratorium on February 5, City staff has begun the process of updating the Zoning Code, which will be an ongoing process for the next several months. During that time, staff will be analyzing the impacts of the Zoning Code update on existing sexually oriented businesses and possible new zoning regulations regarding sexually oriented businesses.

AGENDA ITEM # 10

Extension of Moratorium

The 45-day moratorium expires on March 22, 2007. Since the City's Zoning Code update is still ongoing and the threats to the public health, safety and welfare identified by the Council in Ordinance No. 05-2007 still exist, staff recommends that the Council extend the moratorium. Per Government Code Section 65858, the Council may, following a public hearing, extend the moratorium for a period of 10 months and 15 days. In order to allow the City sufficient time to complete the above stated activities, staff recommends that the moratorium be extended for the full 10 months and 15 days.

This report constitutes the written report required by Government Code Section 65858(d) and has been available for public review since March 12, 2007.

REQUESTED MOTION

"I move that the City Council adopt an urgency ordinance extending a temporary moratorium on the establishment of new sexually oriented businesses and the expansion of existing sexually oriented businesses pending the update of the City's Zoning Code and the review and amendment of zoning regulations applicable to sexually oriented businesses."

ATTACHMENT(S)

1. Ordinance 08-2007
2. Ordinance 05-2007

CITY OF RANCHO CORDOVA

ORDINANCE NO. 08-2007

AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW SEXUALLY ORIENTED BUSINESSES AND THE EXPANSION OF EXISTING SEXUALLY ORIENTED BUSINESSES PENDING THE REVIEW AND AMENDMENT OF ZONING REGULATIONS APPLICABLE TO SEXUALLY ORIENTED BUSINESSES, TO BECOME EFFECTIVE IMMEDIATELY

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Findings

A. On February 5, 2007, the City Council of the City of Rancho Cordova adopted Ordinance No. 05-2007 as an urgency ordinance imposing a 45-day moratorium on the establishment of new sexually oriented businesses and the expansion of existing sexually oriented businesses.

B. Ordinance No. 05-2007 will, unless extended, expire by its own terms on March 22, 2007.

C. Government Code Section 65858 authorizes the extension of an urgency ordinance, after a noticed public hearing, to prohibit uses of land which may conflict with a contemplated general plan, specific plan or zoning proposal which the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable period of time.

D. The City continues to consider and study the issue of sexually oriented businesses in relation to the City's comprehensive update of the City's Zoning Code.

E. The City Council has received and considered a report prepared by staff describing the measures that have been taken to date to alleviate the condition which led to the adoption of Ordinance 05-2007.

F. The City Council has conducted a properly noticed public hearing pursuant to Government Code Section 65090, and has duly considered all written and verbal testimony presented during the hearing.

G. The City Council finds that the current and immediate threat to the public health safety and welfare, as described in the findings adopted pursuant to Ordinance No. 05-2007 still exist, and that a temporary moratorium on the issuance of permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented

businesses should continue to remain in effect pending completion of the City's review.

H. The City Council also finds that, based upon the above findings, the continued temporary modification to Zoning Code Section 325-51 to temporarily prohibit the issuance of permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses prior to the completion of the City's review is necessary for the immediate preservation of the public health, safety and welfare.

Section 2. Temporary Modification of Zoning Code Section 325-51 and Imposition of Moratorium

A. Rancho Cordova Zoning Code Section 325-51 is hereby amended to read as following.

"325-51. Conditions

A. The zoning conditions set forth in subsection (B) for sexually oriented businesses were drafted and adopted by the County of Sacramento and were adopted by reference by the City of Rancho Cordova. The City, however, has determined that confusion exists over the application of numerical standards in this section and that the existence of such confusion could cause the City to approve sexually oriented businesses not intended by this section. The City is also undertaking a comprehensive update of its Zoning Code, which includes this Section 325-51. Therefore, notwithstanding the zoning conditions set forth in subsection (B), for a period of 10 months and 15 days beginning March 19, 2007, no new sexually oriented businesses shall be permitted within the City, nor shall any permits or other entitlements be granted for the expansion of any existing sexually oriented business. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

B. Sexually oriented businesses are permitted subject to compliance with all of the following conditions:

(a) Such use is more than one thousand (1,000) feet from any property zoned for a land use zone listed in Section 201.01, or regulated by Title V of this Code.

(b) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.

(c) Such use is located more than one thousand (1,000) feet from any of the following uses:

(1) Single family, duplex or multi-family residences;

(2) Clinic, child-family guidance;

(3) Library;

(4) Public park;

(5) Church;

(6) Citizens improvement club-community center;

(7) Public or private K-12 school;

(8) Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.

(d) The one thousand (1,000) foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.

(e) No more than three (3) such uses shall be permitted within the boundary of a planning area for a community planning advisory council established by the Board of Supervisors pursuant to Chapter 2.36 of the Sacramento County Code.

(f) Such use is situated in either a M-1 or M-2 land use zone."

B. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 36937, Rancho Cordova Zoning Code Section 325-51 is being temporarily modified to prohibit the approval or issuance of any use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 10 months and 15 days. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

C. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 10 months and 15 days. This moratorium shall not apply to the renewal of a business license for an existing sexually oriented business in the City.

D. This ordinance is an interim ordinance adopted as an urgency measure pursuant to the authority granted the City of Rancho Cordova under Government Code Sections 36937 and 65858 and is for the immediate preservation of the public safety, health and welfare. The facts constituting the urgency are: The findings of the County of Sacramento, set forth in Zoning Code Section 325-50, and the cases, studies and authorities involving other municipalities around the country clearly establish that the

existence of sexually oriented businesses in a community results in the creation of harmful secondary effects, such as increased crime and decreasing property values, which are a threat to the public safety, health and welfare. Confusion exists over the interpretation and application of numerical standards in the Rancho Cordova Zoning Code related to the location, operation and concentration of sexually oriented businesses within the City. The City is also undertaking a comprehensive update of its Zoning Code. The Zoning Code update is expected to significantly change the City's land use regulations, including those that directly or indirectly impact sexually oriented businesses. Confusion over existing standards, coupled with the possible confusion caused by the adoption of new zoning provisions as a result of the Zoning Code update, could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above. The zoning standards in question were drafted by the County of Sacramento and adopted by reference by the City following its incorporation. The City's transition from unincorporated area of the County of Sacramento to incorporated city dictate that the City review its zoning provisions regulating sexually oriented businesses in order to ensure that such regulations meet the needs of the City by minimizing the harmful secondary effects associated with sexually oriented business, while at the same time ensuring that such regulations do not unreasonably limit alternative avenues of communication, and are based upon narrow, objective and definite land use standards. The failure to properly apply zoning regulations affecting sexually oriented businesses might also result in an illegal infringement upon constitutionally protected rights associated with sexually oriented activities. In light of these facts, and as a result of the harmful secondary effects associated with sexually oriented business and the current and immediate threat such secondary effects pose to the public health, safety and welfare, it is necessary to, in accordance with Government Code Sections 36937 and 65858, temporarily modify Zoning Code Section 325-51 and establish a new 10 month and 15-day moratorium on the establishment of new sexually oriented businesses or the expansion of existing sexually oriented businesses in the City pending the completion of the City's update of its Zoning Code.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated Zoning Code review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or

circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for ten months and fifteen days from the date of adoption unless extended by the City Council as provided for in the Government Code.

ADOPTED, THIS 19th day of March, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
David M. Sander, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 05-2007

AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING RANCHO CORDOVA ZONING CODE SECTION 325-51, AND MAKING FINDINGS AND ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW SEXUALLY ORIENTED BUSINESSES AND THE EXPANSION OF EXISTING SEXUALLY ORIENTED BUSINESSES PENDING THE REVIEW AND AMENDMENT OF ZONING REGULATIONS APPLICABLE TO SEXUALLY ORIENTED BUSINESSES, TO BECOME EFFECTIVE IMMEDIATELY

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Findings

A. In order to protect the community from the harmful and well documented secondary effects associated with sexually oriented businesses, the location, operation, and concentration of sexually oriented businesses are regulated pursuant to Section 325-51 of the Rancho Cordova Zoning Code; and

B. The City Council finds that, based upon the experiences of other communities such as Renton, Washington, Seattle, Washington, and the County of Sacramento, the harmful secondary impacts of sexually oriented businesses include, among other things, increased crime and decreasing property values; and

C. The City Council finds that the County of Sacramento ("County"), pursuant to Section 325-50, "Purpose and Intent," originally drafted and adopted Section 325-51 in order to protect the community from the harmful secondary effects associated with sexually oriented businesses, while at the same time making sure that such regulations did not unreasonably limit alternative avenues of communication, and were based upon narrow, objective and definite land use standards; and

D. The City Council declares that such purpose and intent remains the purpose and intent of the City; and

E. On January 2, 2007, the City Council authorized and directed City staff to undertake a comprehensive update of the City's Zoning Code, which is expected to result in significant modifications to the Zoning Code, including those provisions providing for the regulation of sexually oriented businesses; and

F. The City has adopted two prior moratoriums on the establishment and expansion of sexually oriented businesses in the City. The first was carried out in order to study the viability of the City's continued use of the Sacramento County Code with respect to the regulation of sexually oriented businesses following the City's incorporation on July 1, 2003. The second moratorium was carried out in order to allow the City to complete the adoption of its General Plan and to confer with local business owners regarding potential new regulations for sexually oriented businesses. The second moratorium ended on January 17, 2007; and

G. The City Council finds that the update of the Zoning Code will likely result in significant changes to the City's land use regulations, including those having a direct or indirect

impact on sexually oriented businesses. As a result, the City Council finds that the decision to undertake a comprehensive zoning update constitutes a new set of circumstances pursuant to California Government Code section 65858 justifying the adoption of a new moratorium; and

H. The City Council finds that absent the adoption of a moratorium, the process of updating the City's Zoning Code, coupled with already existing confusion about the proper application of Zoning Code Sections 325-50 and 325-51, may result in confusion as to applicable regulatory standards and the failure to properly apply such standards, which could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above; and

I. The failure to properly apply zoning regulations affecting sexually oriented businesses might also result in an illegal infringement upon constitutionally protected rights associated with sexually oriented activities; and

J. The City Council finds that until the City has had sufficient opportunity to undertake its update of the City's Zoning Code questions about the adequacy of the City's sexually oriented business standards to protect the public health, safety and welfare will remain; and

K. Government Code Section 65858 authorizes the adoption of an urgency ordinance to prohibit uses of land which may conflict with a contemplated general plan, specific plan or zoning proposal which the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable period of time; and

L. The City Council declares that the findings discussed above establish that a current and immediate threat to the public health, safety and welfare exists and that a new temporary moratorium on the issuance of permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses is necessary pending completion of the City's update of the Zoning Code; and

M. The City Council also finds that, based upon the above findings, the temporary modification to Zoning Code Section 325-51 to temporarily prohibit the issuance of permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses prior to the completion of the City's Zoning Code update is necessary for the immediate preservation of the public health, safety and welfare.

Section 2. Temporary Modification of Zoning Code Section 325-51 and Imposition of Moratorium

A. Rancho Cordova Zoning Code Section 325-51 is hereby amended to read as following.

"325-51. Conditions

A. The zoning conditions set forth in subsection (B) for sexually oriented businesses were drafted and adopted by the County of Sacramento and were adopted by reference by the City of Rancho Cordova. The City, however, has determined that confusion exists over the application of numerical standards in this section and that the existence of such confusion could cause the City to approve sexually oriented businesses not intended by this section. The City is

also undertaking a comprehensive update of its Zoning Code, which includes this Section 325-51. Therefore, notwithstanding the zoning conditions set forth in subsection (B), for a period of 45 days beginning February 5, 2007, no new sexually oriented businesses shall be permitted within the City, nor shall any permits or other entitlements be granted for the expansion of any existing sexually oriented business. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

B. Sexually oriented businesses are permitted subject to compliance with all of the following conditions:

(a) Such use is more than one thousand (1,000) feet from any property zoned for a land use zone listed in Section 201.01, or regulated by Title V of this Code.

(b) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.

(c) Such use is located more than one thousand (1,000) feet from any of the following uses:

(1) Single family, duplex or multi-family residences;

(2) Clinic, child-family guidance;

(3) Library;

(4) Public park;

(5) Church;

(6) Citizens improvement club-community center;

(7) Public or private K-12 school;

(8) Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.

(d) The one thousand (1,000) foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.

(e) No more than three (3) such uses shall be permitted within the boundary of a planning area for a community planning advisory council established by the Board of Supervisors pursuant to Chapter 2.36 of the Sacramento County Code.

(f) Such use is situated in either a M-1 or M-2 land use zone."

B. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 36937, Rancho Cordova Zoning Code Section 325-51 is being temporarily modified to prohibit the approval or issuance of any use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 45 days. This temporary modification shall not

prohibit the renewal of a business license for an existing sexually oriented business in the City.

C. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 45 days. This moratorium shall not apply to the renewal of a business license for an existing sexually oriented business in the City.

D. This ordinance is an interim ordinance adopted as an urgency measure pursuant to the authority granted the City of Rancho Cordova under Government Code Sections 36937 and 65858 and is for the immediate preservation of the public safety, health and welfare. The facts constituting the urgency are: The findings of the County of Sacramento, set forth in Zoning Code Section 325-50, and the cases, studies and authorities involving other municipalities around the country clearly establish that the existence of sexually oriented businesses in a community results in the creation of harmful secondary effects, such as increased crime and decreasing property values, which are a threat to the public safety, health and welfare. Confusion exists over the interpretation and application of numerical standards in the Rancho Cordova Zoning Code related to the location, operation and concentration of sexually oriented businesses within the City. The City is also undertaking a comprehensive update of its Zoning Code. The Zoning Code update is expected to significantly change the City's land use regulations, including those that directly or indirectly impact sexually oriented businesses. Confusion over existing standards, coupled with the possible confusion caused by the adoption of new zoning provisions as a result of the Zoning Code update, could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above. The zoning standards in question were drafted by the County of Sacramento and adopted by reference by the City following its incorporation. The City's transition from unincorporated area of the County of Sacramento to incorporated city dictate that the City review its zoning provisions regulating sexually oriented businesses in order to ensure that such regulations meet the needs of the City by minimizing the harmful secondary effects associated with sexually oriented business, while at the same time ensuring that such regulations do not unreasonably limit alternative avenues of communication, and are based upon narrow, objective and definite land use standards. The failure to properly apply zoning regulations affecting sexually oriented businesses might also result in an illegal infringement upon constitutionally protected rights associated with sexually oriented activities. In light of these facts, and as a result of the harmful secondary effects associated with sexually oriented business and the current and immediate threat such secondary effects pose to the public health, safety and welfare, it is necessary to, in accordance with Government Code Sections 36937 and 65858, temporarily modify Zoning Code Section 325-51 and establish a new 45-day moratorium on the establishment of new sexually oriented businesses or the expansion of existing sexually oriented businesses in the City pending the completion of the City's update of its Zoning Code.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated Zoning Code review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for forty-five days from the date of adoption unless extended by the City Council as provided for in the Government Code.

ADOPTED by the City Council of the City of Rancho Cordova this 5th day of February 2007, by the following vote:

AYES: Cooley, McGarvey, Skoglund and Budge

NOES: None

ABSENT: Sander

ABSTENTIONS: None

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **AEROJET GET KA: TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT & DESIGN REVIEW**

OWNER:	**APPLICANT:**	**REPRESENTATIVE:**
Cordova Church of Christ Jim Dixon 10577 Coloma Rd. Rancho Cordova, CA 95670	Aerojet-General Corporation Alan Jackson P.O. Box 13222, M.S. 5519 Sacramento, CA 95813	Central Valley Environmental Robert Fagerness 9718 Fair Oaks Blvd., # C Fair Oaks, CA 95628

PROJECT:	Aerojet KA Tentative Parcel Map (TPM), Conditional Use Permit (CUP), and Design Review (DR)
FILE:	RC-06-232
LOCATION:	10557 Coloma Rd.
APN:	056-0011-010
PLANNER:	William Campbell, Principal Planner

REQUEST

The applicant is seeking three entitlements:

1. A **Tentative Parcel Map** to allow the division and sale of .8 acres that will serve as the treatment facility site.
2. A **Conditional Use Permit** for the construction, operation and maintenance of a permanent groundwater treatment facility to be located at 10557 Coloma Rd.
3. **Design Review** for the 3000 sq. ft. building that will house related equipment.

RECOMMENDATION

Staff recommends the City Council consider the Planning Commission recommended action to deny, all the attached materials that have been prepared subsequently, the testimony to be presented at the meeting and take one of the following actions:

Action 1- Affirm the Planning Commission denial and instruct staff to prepare a resolution to deny the project.

Action 2- Approve the applicants request for all entitlements and instruct staff to prepare a resolution to approve the project.

AGENDA ITEM # 11

RESULT OF RECOMMENDED ACTION

Council direction will allow staff to return to the next City Council meeting for final action on this application. Direction to support the Planning Commission's recommendation of denial would result in further consideration of alternate treatment plant locations and would delay Aerojet's efforts to remediate groundwater contamination.

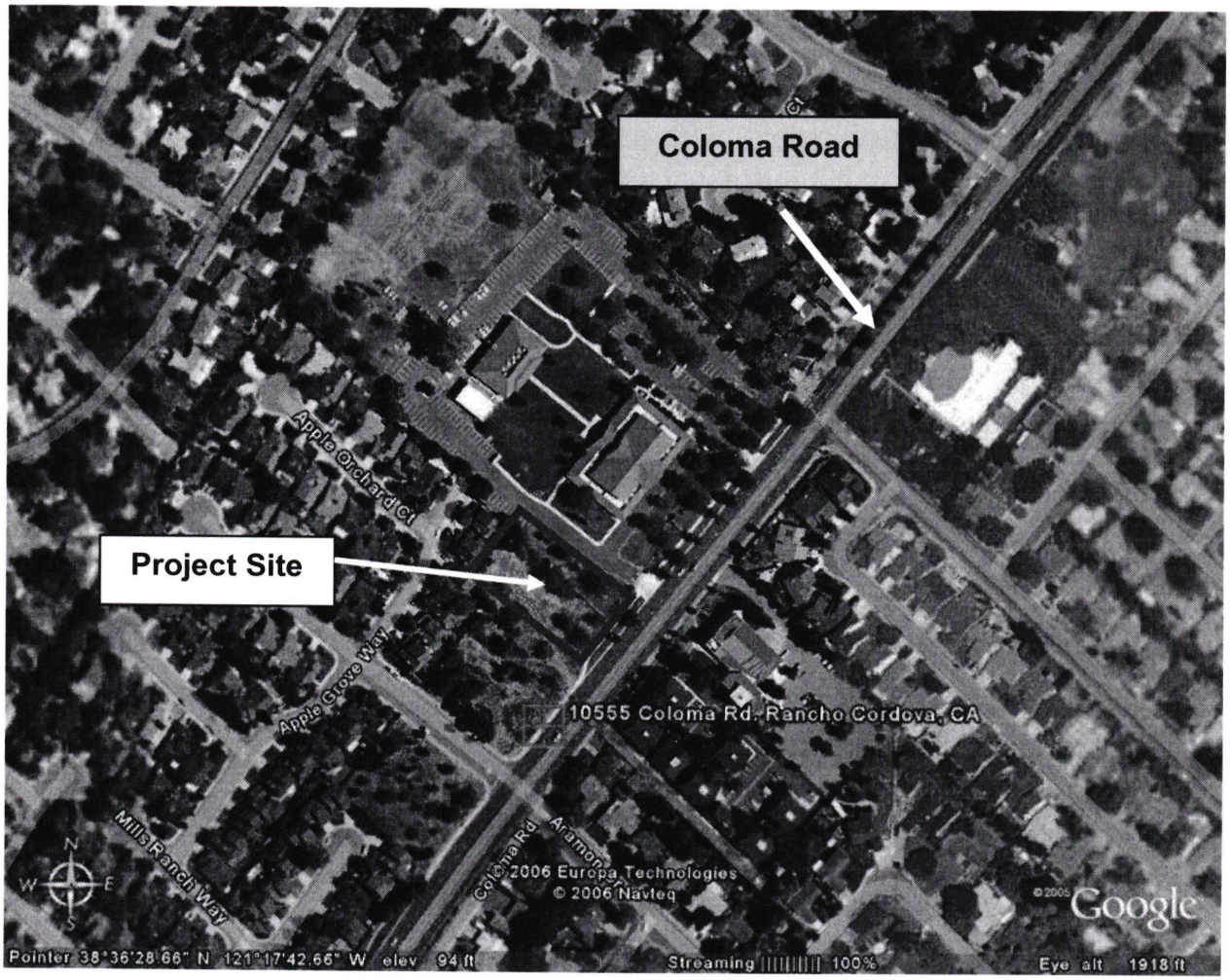


Figure 1. Site Location

Land Use Table		
	Zoning & Land Use Designation	**Current Use**
Project Site	RD-5	Vacant portion of the Cordova Church of Christ property
North	RD-5	Residential
South	RD-5	Residential
East	RD-5	Residential
West	RD-5	Residential

Background

This item was originally presented to the Planning Commission on July 27, 2006 with a staff recommendation to approve the project as submitted. At the Planning Commission meeting on July 27, 2006, direction was given to Aerojet to hold a public information meeting for concerned residents. On Tuesday, August 15, 2006, Aerojet held a community meeting at the Cordova Church of Christ to discuss project details and answer resident questions. Supplemental information was sent to approximately eight hundred (800) area residents with an announcement welcoming residents to attend. On September 28th, the Planning Commission reviewed the modifications to the building plans, received input from the public information meeting held on August 15th and received additional public testimony.

Mr. Timothy Murphy, Director of Public Affairs for Aerojet, gave a presentation with project details, water restoration, and other sites that were considered for this project. The American River Parkway-Hagan Park and Federspiel Park were considered as potential facility sites. However, each site had constraints as follows:

- Permanent facilities are not permitted in the American River Parkway. In addition, the site is located in the floodplain, making it a less desirable location and more vulnerable to possible natural harm.

- The proposed project conflicts with future uses designated for Hagan Park, eliminating it as a potential site.

- The proposed project conflicts with open space requirements designated for Federspiel Park. The park has been identified for maximizing open space and does not have sufficient space required for a groundwater treatment facility.

The Cordova Church of Christ site was selected for its central location and minimizing potential impacts in Rancho Cordova. The vacant land is large enough to accommodate the facility and will require less pipe installation within the streets to connect to the extraction wells.

At the September 28, 2006 meeting, the City Attorney determined that additional environmental review was necessary in order to expand the decision options, based on the complex nature of the project. If the Planning Commission desired to approve the project, the project required additional environmental analysis, in that the treatment facility as presented was not the total project and the extraction wells, the transmission pipes transporting the contaminated water to the treatment facility, the treatment facility and the discharge of the treated water comprised the full project. At that time, the Commission was advised to hear testimony from the public, but not take action to approve, until the environmental analysis was complete. However, based on findings and evidence received, the Planning Commission did recommend to the City Council to deny the project. At the conclusion of the hearing, the Planning Commission continued the item to allow staff sufficient time to prepare a resolution of denial for the following reasons:

- Impacts on the surrounding neighborhood
- Incompatibility with the surrounding neighborhood
- Alternative sites were not adequately investigated
- Aerojet failed to provide an overall groundwater extraction strategy
- Intensity and nature of use
- Health and safety concerns
- Inconsistency with Williamson Ranch SPA Development & Performance Standards

Resolution 80-2006 was presented to the Planning Commission on October 26, 2006. The Commission unanimously approved Resolution 80-2006 denying the Tentative Parcel Map, Conditional Use Permit, and Design Review for Aerojet GET KA by a vote of 5-0. The July 27th,

September 28th and October 26th meeting minutes and staff reports from those meetings are included as an attachment to this staff report (Attachment 3).

ANALYSIS

Appropriate Authority

The applicant has applied for three entitlements, as referenced in the Request Section of this report. The parcel map and use permit would normally be approved by the Planning Commission; however, due to the project's location within the Williamson SPA and the non-residential Design Review portion of the project, that portion would be approved by the City Council. It had been past practice that if one/more items requires Council consideration then all portions of the request will be considered by the City Council, so as not to bifurcate the approval process. There has been some confusion in the past, as to what approval body would be the appropriate authority in this matter and this section is provided to clarify the confusion.

Zoning Classification: Public Utility and Public Service Uses

The installation and operation of the Aerojet GET KA is classified in the Zoning Code as a "Public Utility and Public Service Facility." According to the Zoning Code Section 301-13, these types of uses are conditionally allowed in the Residential Zones. The operation of a water treatment facility to restore the aquifer and replenish the water supply is a "public service," that provides Rancho Cordova residents with a replenished water supply and prevents additional potable wells from contamination by the plume. Comments have been made that the treatment facility is an industrial or commercial use, which is not correct and therefore the appropriate authority may consider the placement of these facilities in residential area, subject to the approval of a Use Permit.

Project Description

The applicant is seeking a Conditional Use Permit for the operation of a groundwater treatment facility, a Tentative Parcel Map to subdivide .8 acres, and Design Review for a 3,000 sq. ft. building to house related equipment. The treatment facilities will occupy the resultant parcel. These facilities are part of on-going groundwater remediation program required by the Environmental Protection Agency to remove the chemicals used in historic rocket manufacturing from the Aerojet property.

The proposed facility is associated with the Aerojet Western Groundwater Operable Unit (WGOU). Groundwater will be extracted from wells located throughout the region and conveyed via buried pipelines (installed under a separate project) to the treatment facility. The facility will be contained within a fully-enclosed building that will match the Church facade. The system will feature secondary containment, drainage sump, above and below ground piping, above ground treatment vessels, electrical controls, and fencing/walls. Closed vessels will utilize the following filtering media:

- Influent bag filters (to remove settleable material)
- Ion-exchange vessels (to remove perchlorate)
- Granular activated carbon filters (to remove TCE)
- Ultra-Violet light (to destroy NDMA)
- Effluent bag filters (to remove any fugitive filter media)
- Gaseous CO2 addition for pH control to meet State and Federal discharge limits

Since the treatment makes use of closed vessels, there will be no air emissions or odors associated with the operation of this facility.

Treated groundwater will be discharged under a National Pollutant Discharge Elimination System Permit (NPDES) into a Sacramento County storm water drainage system that ultimately

discharges into the American River. A separate Sacramento County Water Agency Permit is required to permit the discharge of treated groundwater into the storm drain system. Buried piping will convey the untreated water from the wells to the proposed treatment facility, wherein the groundwater is treated and then conveyed to the discharge point within the County's drainage system. A float switch will be installed to ensure the discharged water is halted during periods of heavy precipitation so as not to over burden storm water discharge capacity.

The facility will be contained in a fully enclosed structure and will be completely shielded from public view. Anticipated noise levels of the facility are consistent with the Noise Ordinance in the Ranch Cordova Municipal Code. The filter media is expected to be changed out approximately every two to four months and only during business hours. The use of an air compressor will be required to aid in draining and replacement of filter media. No above ground piping or filter equipment will be accessible to the public. The GET KA will initially treat 1,500 gallons of water per minute and has the capacity to expand to 3,000 gallons per minute, if required.

Planning Commission Rationale for Denial:

Williamson Ranch SPA

The Williamson Ranch Special Planning Area (SPA) was adopted by the Sacramento County Board of Supervisors to provide for the eventual development of the site in a manner which is compatible with the existing single-family residential neighborhood which surrounds the property site, while recognizing the historic value of the site. Any project proposed within the Williamson Ranch SPA must comply with development and performance standards detailed in Section 501-144 and findings contained in Section 501-145. The Planning Commission's findings to deny are for the following reasons:

a) The proposed project will generate service vehicle traffic above the amount that would be generated by residential development. Large maintenance trucks are expected to visit the site twice a month for regular maintenance that would not be customary practice for this neighborhood. This performance standard can not be supported.

b) The proposed building is 28 ft. tall and abuts single family residential use on the north and west sides of the subject property. The proposed structure is taller than all single story structures in the Special Planning Area. This performance standard can not be supported.

c) There are two vehicular access points to serve the new project, one existing on the church site and one new access point on the subject property, facing Coloma Rd. to serve the new development. There is existing pedestrian access along Coloma Rd. This performance standard can not be supported.

d) Existing fruit and nut trees would need to be removed as part of the proposed development. The tree removal eliminates the aesthetic value of the property which is mandated by the Williamson Ranch SPA Findings. The Williamson Ranch area is developed with single family residences and a church; the proposed facility would not be in character with the neighborhood, even though the applicant's proposal attempted to mimic the architectural design of the Church of Christ. This finding can not be supported.

e) The Aerojet project would destroy the unique historic and aesthetic qualities of the site. The project's proposed destruction of the orchard is not "sensitive to the site's special characteristics" as set forth in the Williamson Ranch SPA.

f) The project is incompatible with the "existing intensity of development" because the project is not residential in nature, would promote large service trucks for maintaining the treatment facility and would not adequately protect the unique historic and aesthetic qualities of the neighborhood, by removing the fruit and nut trees that represent the last vestiges of the ranch operation. This finding can not be supported.

g) The Planning Commission received testimony from the neighbors that the project will cause them "undue hardship," in violation of the Williamson SPA. The project proposes to locate a high capacity water treatment facility within a developed residential neighborhood and located on a prominent corridor within Rancho Cordova. For example, residents complained of excessive noise as a foreseeable public nuisance resulting from the pumps of the Aerojet project, as well as the frequency of heavy trucks violating the tranquility of the neighborhood. Residents also objected to the proposed project's very visible location, the close proximity of the facility to residential units, and the concern that the facility would negatively impact their property values—amounting to "undue hardship" for residents of the Williamson SPA. The proposed facility would also increase the intensity of land use. The land is currently vacant and is zoned RD-5. The water treatment facility is a conditionally allowed use and must meet the findings of Zoning Code Section 110-30. This finding can not be supported. Due to the lack of evidence to support that this location is the only viable location for this facility, the neighbors within the immediate area expressed strong concern and objection to the placement of the treatment facility at this location.

Conditional Use Permit

The Planning Commission could not support the Use Permit for the following reasons:

a) Impacts on the surrounding area will be detrimental to the peace, comfort and general welfare of the neighborhood, in violation of the requirements for the issuance of a conditional use permit. Extensive piping and construction of the treatment facility will impact the peace and comfort of persons residing near this facility. In addition, the facility would be located on a prominent corridor in Rancho Cordova negatively attracting attention to the site and its related use. The facility is not compatible within this neighborhood and the qualities identified in the Williamson Ranch SPA.
b) The project site is surrounded by single-family residential development and outdoor recreation uses. The proposed facility locates a high-volume water treatment facility in a residential neighborhood. There is not enough evidence to conclude that persons residing in the neighborhood would not be impacted by the installation of this facility for the length of the treatment period.
c) Resident letters further support the view that the Aerojet project will violate the health, safety and comfort requirements of the conditional use permit. For example, resident Dorothy Affleck attests to the health risks and disruption of the public peace caused by the "toxic-cleaning equipment" used at the site, which will "further risk the health and well being of residents and their families." Affleck asks if "it's not appropriate to put this plant on a schoolyard because of children, then why is [it] being considered in a residential area where children live, go to church, and walk to school?"
d) The Aerojet project will be detrimental to the neighborhood's property values, again in violation of the conditional use permit requirements. The Aerojet facility would be located on a prominent corridor in Rancho Cordova, negatively attracting attention to the site and its related use. An extensive piping plan and overall groundwater strategy have not been provided; without this information, it cannot be determined if the project would preserve health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood. Further, the applicant has not demonstrated that this is the only facility of its kind to be located in this portion of Rancho Cordova, making the

neighbors even less comfortable with the potential loss of property values. The City has previously requested a Master Plan for the whole system and the applicant has not prepared such plan. Without these additional assurances, the project is fairly characterized as detrimental to the property values of the neighborhood.

Subsequent to the Planning Commission's action, an initial study was prepared assessing the environmental impacts of the proposed project on Coloma Road and subsequently a Mitigated Negative Declaration(MND) was produced that analyzed the impacts of the whole project. It should be noted that Negative Declarations do not address alternatives to the proposed project, unlike EIR's, because no environmental factors were identified as being "*significant and unavoidable",* per CEQA. Additionally, a *Constraints Analysis* was prepared to discover preliminary information of the other two sites that had been mentioned in the Planning Commission's deliberations. The analysis should not be used as a detailed comparison with the MND prepared for the proposed project. Lastly, it is important to note the Planning Commission did have the benefit of the MND or the constraints analysis when they took their action and it would be difficult to assess whether the additional information would have influenced their decision.

The following discussion is the summary of the *Constraints Analysis:*

In order to give some indication of the comparative overall environmental effect of each alternative when compared to the proposed project, the following weighted comparison has been prepared. The following weighted values are based on assumptions by the City as to the physical characteristics of the alternatives, as well as available data on the locations identified for those alternatives. A full analysis, pursuant to CEQA, has not been conducted for the alternative sites. As such, the following values are preliminary in nature and may change in the future if further analysis is conducted and additional details regarding the sites and/or the characteristics of the treatment plant to be placed in those locations become known.

This comparison utilizes specific information regarding the effects of each alternative and assigns each effect a value from 0 to 2. A value of 0 denotes an effect that would be expected to result in "no impact," as described in the State CEQA Guidelines. A value of 2 denotes an effect that would be expected to result in a potentially significant impact under CEQA. The proposed project is given a value of 1 for each effect in order to provide a baseline of comparison. As each effect of the alternatives is weighed, the effect is given a value based on its level of effect respective to the proposed project and the other alternative.

COMPARISON OF ENVIRONMENTAL EFFECT – WEIGHTED SCALE

Impact Area	Proposed Project	Hagan Park	Federspiel Park
Aesthetics	1.0	0.9	1.0
Air Quality	1.0	1.2	1.1
Biological Resources	1.0	1.1	0.9
Cultural Resources	1.0	1.1	0.8
Hazards	1.0	1.2	1.1
Noise	1.0	1.2	1.1
Public Services	1.0	1.2	1.2
Traffic	1.0	1.2	1.1
Total	8.0	9.1	8.3

Note: No direct quantification of environmental effects resulting from the alternative locations has been conducted. Values here are based on general assumptions as to the level of effect expected, considering the information currently known about the alternative sites and specific assumptions as to the physical design and characteristics of the alternatives. All of the above effects would be expected to result in "less than significant" impacts, pursuant to CEQA and the State CEQA Guidelines.

The comparison table illustrates the minor differences between the three identified sites and that there is no environmentally superior alternative to the proposed site on Coloma Road. In various degrees, Hagan Park and Federspiel Park offer insignificant differences to the listed environmental factors, compared to the Coloma Road site. The most significant differences or impacts between the sites is the amount of trenching required to connect the extraction wells to the proposed facility and trenching required to export the treated water the discharge points (see Table 1- *Constraints Analysis*). In summary, according to the environmental discussion, the proposed project on Coloma Road is overall slightly better than Federspiel Park, then Hagan Park.

Should the City Council find the Coloma Rd. site supportable, the Mitigated Negative Declaration prepared can be used in making the final determination. Should the City Council elect not to approve the project as submitted, staff has prepared a supplemental analysis of the other feasible alternatives in the form of a *Constraints Analysis* that might assist the City Council's understanding of the issues associated with the other sites.

Design Review

To shield the use from public view, the applicant has proposed enclosing the tanks in a building that will match the exterior of the Cordova Church of Christ. The building will be fully enclosed and shield equipment for public view. An 8 ft. tall fence will be installed along the perimeter of the site with additional landscaping. The building will be setback 35 ft. from the public right-of-way and will be served by a private driveway. Building height is 29 ft. Access to the site will be taken from the Cordova Church of Christ parking lot and a private entrance off of Coloma Rd. Figures 2, 3 and 4 show renderings of the proposed elevations and Figure 5 shows a section view of the building and line of site from an adjoining property.

These proposed plans have significantly improved from the original concepts presented in July, 2006 to the Planning Commission. The new buildings' size and scale were more compatible with the scale and mass of the church, rather than attempting to mimic the scale of the surrounding residential structures. Although the Planning Commission reviewed the new designs, they determined the use of the property for a water treatment facility was not consistent with the findings of the Williamson Ranch SPA and the required findings to support the Use Permit, therefore the design review of the enclosure building and the parcel map were moot issues.

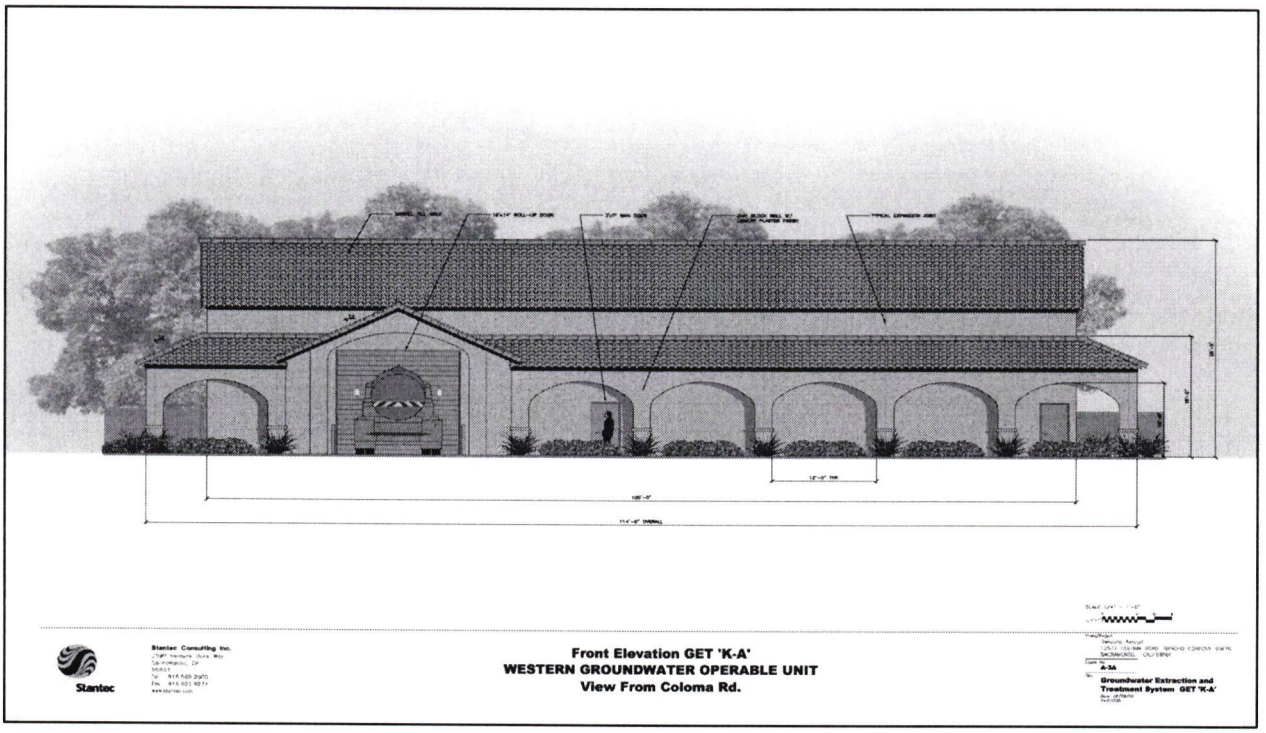


Figure 2. Proposed Coloma Road Elevation

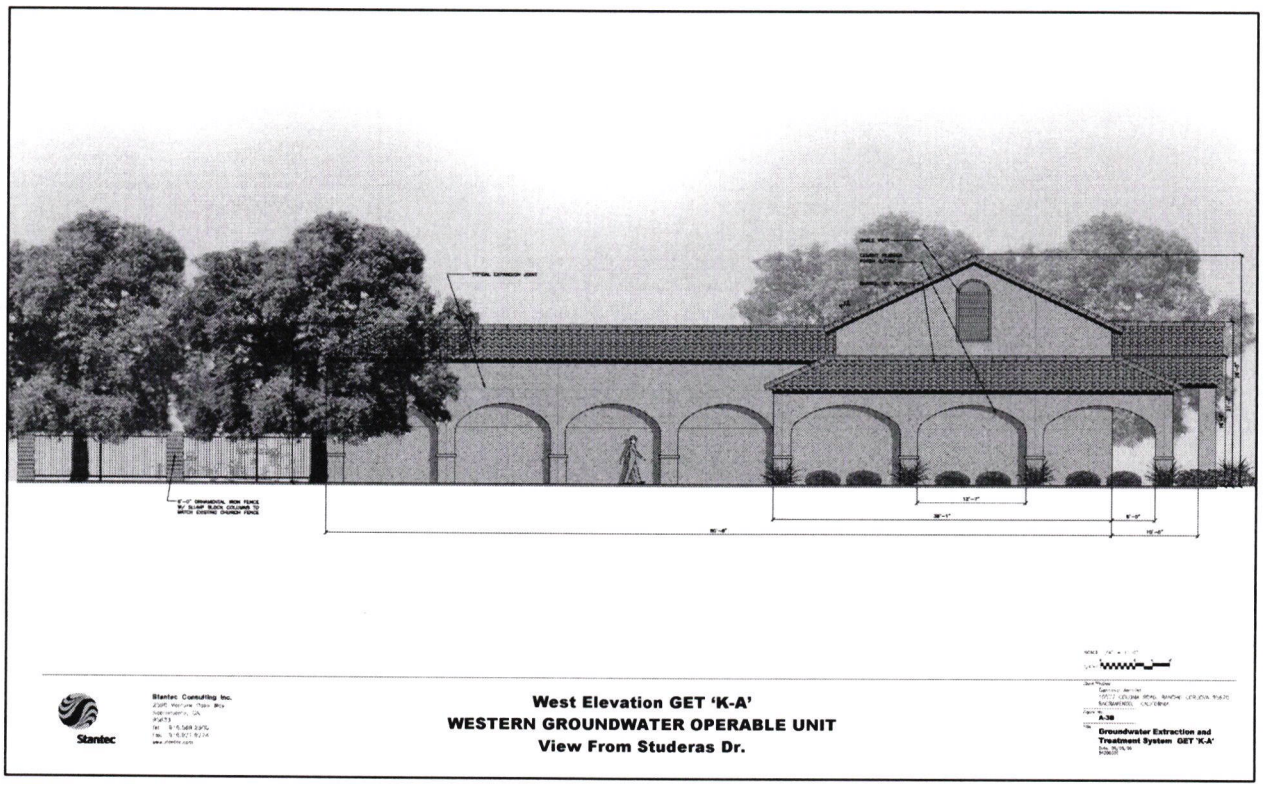


Figure 3. West Elevation

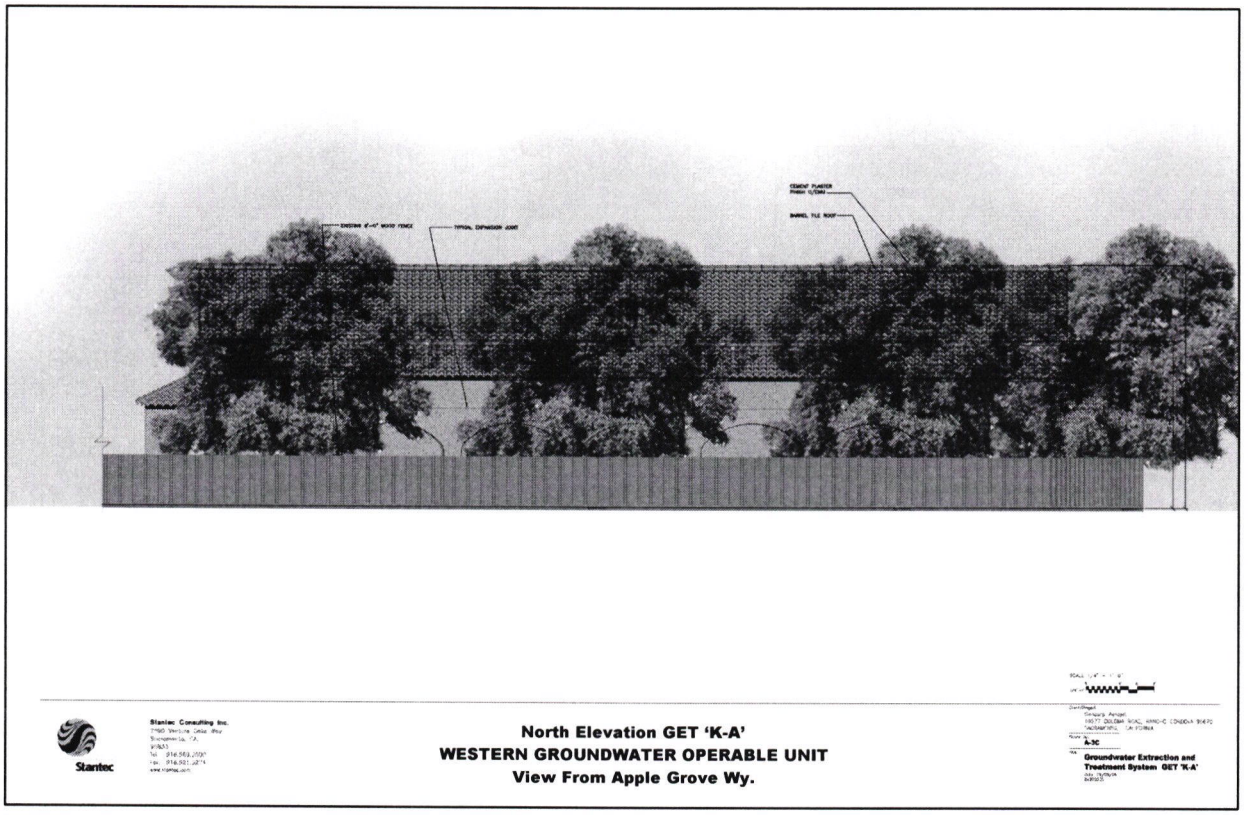


Figure 4. North Elevation

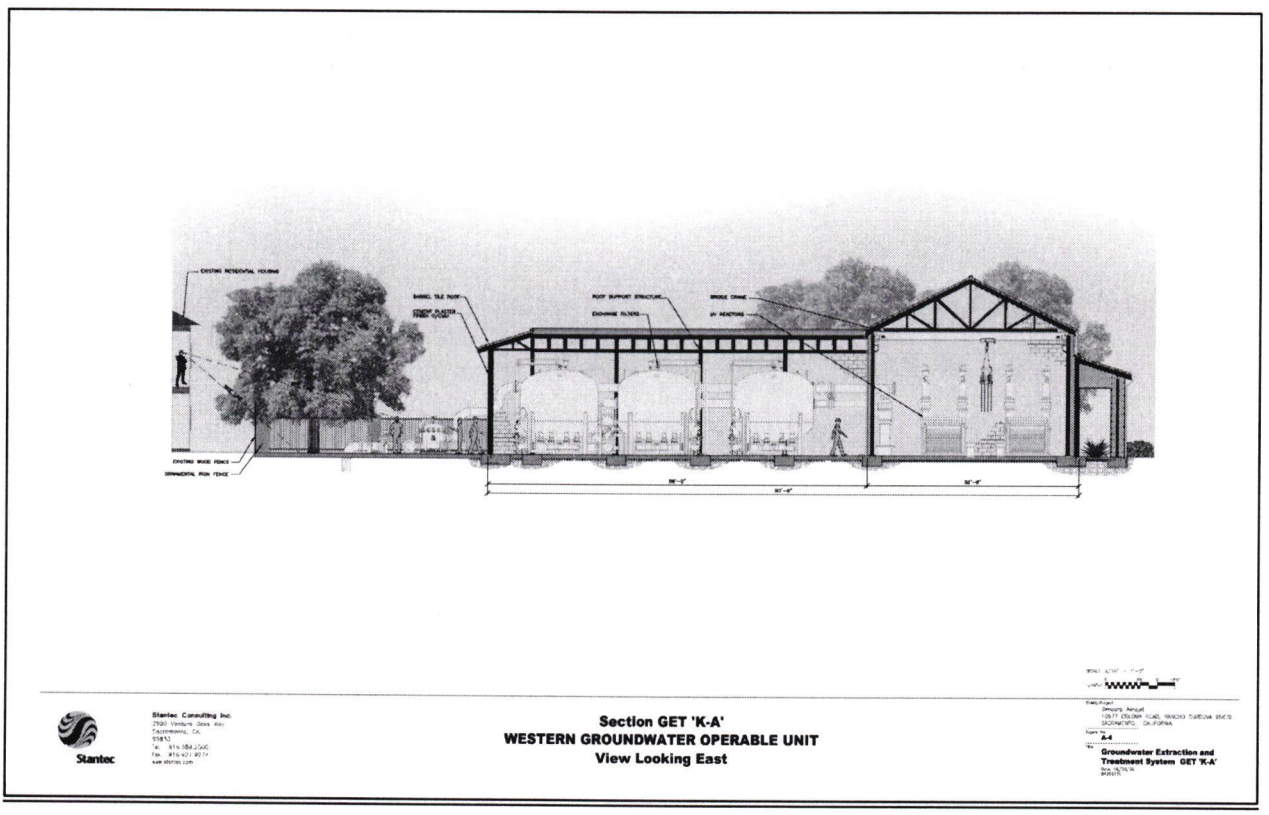


Figure 5 Section View of Building

Tentative Parcel Map

The Cordova Church of Christ has entered into an agreement with Aerojet to sell a portion of its existing site as shown on the Tentative Parcel Map. Once the tentative map is approved, Aerojet and the Cordova Church of Christ would finalize the purchase agreement of the .8 acre site. Figure 5 below shows the Tentative Parcel Map. The City Council could make the necessary findings to approve the parcel map request, even if the Use Permit and Design Review are denied.

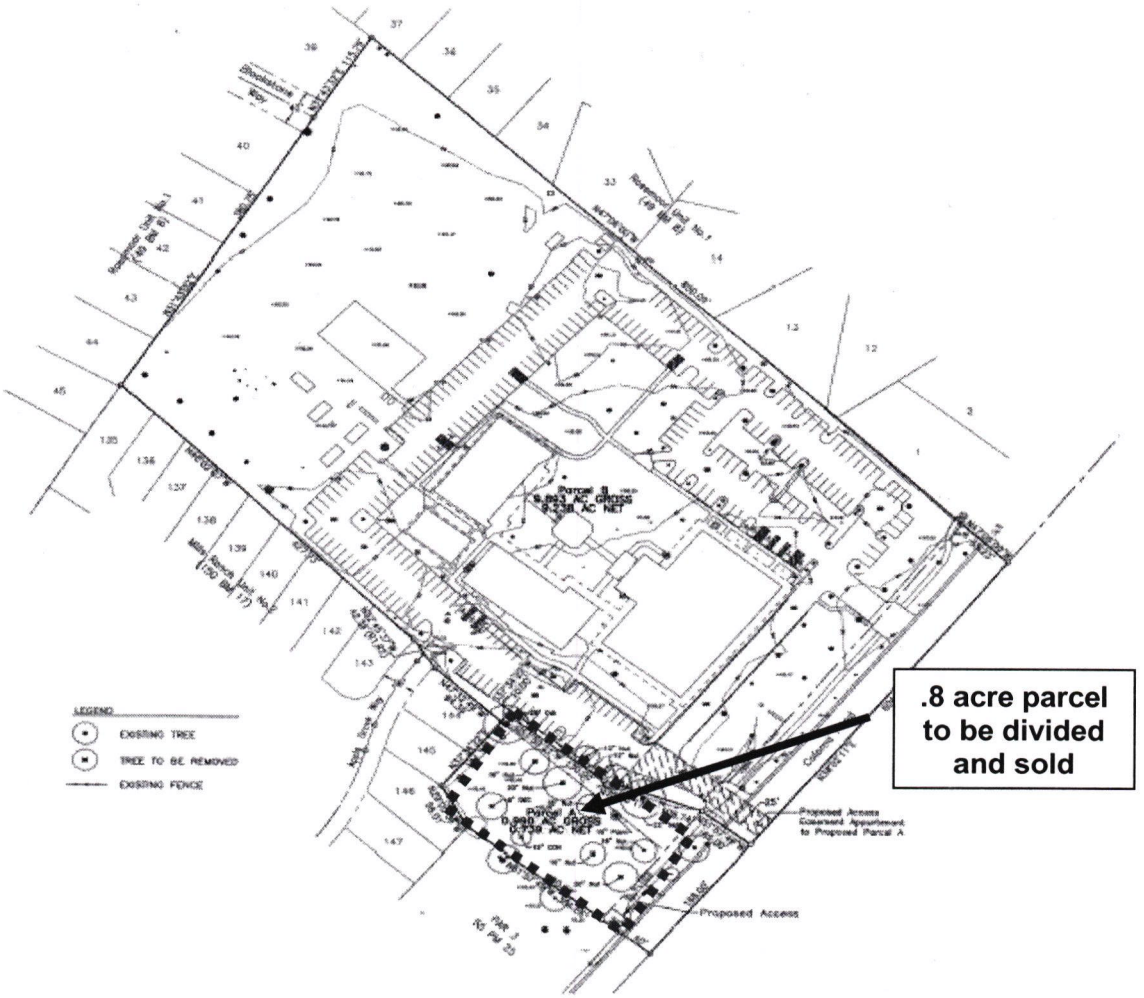


Figure 5. Parcel to be subdivided

FINANCIAL IMPLICATIONS TO CITY

There are no significant monetary cost implications to the City for this development. Significant delays will have implications to the private water companies should additional wells be closed, due to the migrating plume.

RECOMMENDED ACTIONS

The City Council will need to review the submitted materials and take one of the following actions:

Action 1- Affirm the Planning Commission denial and instruct staff to prepare a resolution to deny the project.

Action 2- Approve the applicants request for all entitlements and instruct staff to prepare a resolution to approve the project.

ATTACHMENTS

1. Mitigated Negative Declaration
2. Design Package including site plan, landscape plan, exterior elevations, tentative parcel map and mechanical site plan
3. Planning Commission Meeting Minutes and Staff Reports from 7/27/06, 9/28/06, and 10/26/06
4. Resolution 80-2006 of the Planning Commission
5. Constraints Analysis with aerial maps
6. Draft Conditions of Approval for Coloma Road
7. Resident Letters
8. EPA Letter
9. California Regional Water Quality Control Board Letter
10. Aerojet Letter
11. CRPD Letter
12. 500' Radius Map and Labels

AEROJET GROUNDWATER EXTRACTION AND TREATMENT KA PROJECT

Mitigated Negative Declaration

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

January 2007

2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8700
Fax (916) 851-8787
www.cityofranchocordova.org

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR AEROJET GET KA, PROJECT RC-06-232

January 19, 2007

LEAD AGENCY: City of Rancho Cordova Planning Department
Ben Ritchie, 916-361-8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE: Aerojet GET KA

PROJECT LOCATION: The proposed project would construct a groundwater treatment facility at 10555 Coloma Road, within the City of Rancho Cordova. Extraction wells would be located at the intersection of Zinfandel Drive and Cordova Lane, and at Rossmoor Bar where Rossmoor Drive meets the American River Parkway. Collection pipelines would be installed under City streets to connect the extraction wells to the treatment facility. Discharge pipelines would convey the treated water from the treatment facility to a discharge point within the American River Parkway.

PROJECT DESCRIPTION: The proposed project would require the approval of a tentative parcel map, conditional use permit, and design review. The project would divide an existing 10-acre parcel into a 9.2-acre parcel occupied by the Cordova Church of Christ and a 0.8-acre parcel for the proposed treatment facility. A conditional use permit would allow the treatment of the extracted groundwater within residential zoning. A design review is required for the proposed 8,500 square foot treatment facility.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Mitigated Negative Declaration** for this project.

PUBLIC REVIEW PERIOD: A 30 day public review period for the Mitigated Negative Declaration/Initial Study will commence on **January 19, 2007** and will end on **February 20, 2007** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/Initial Study should be sent to the attention of Ben Ritchie and must be received at the above address by **5:00 PM on February 20, 2007**. Copies of the Mitigated Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive in Rancho Cordova and online at www.cityofranchocordova.org.

PUBLIC MEETING: This project is scheduled to be heard before the Rancho Cordova City Council on **March 5, 2007.**

MITIGATED NEGATIVE DECLARATION
FOR
AEROJET GROUNDWATER EXTRACTION AND TREATMENT KA PROJECT
CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8750
Fax 916.851.8762

JANUARY 2007

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1.0 Introduction

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Aerojet GET KA project (hereafter referred to as "the proposed project"). This MND has been prepared in accordance with the CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an Environmental Impact Report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

(a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

(b) The Initial Study identified potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration is prepared. This document includes such revisions in the form of mitigation measures. Therefore, this document is a Mitigated Negative Declaration and incorporates all of the elements of an Initial Study. Hereafter this document is referred to as an MND.

The City Council certified the Rancho Cordova General Plan EIR (GP-EIR) on June 26, 2006 (State Clearinghouse Number 2005022137). The GP-EIR was prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168. According to Section 15168(a):

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as on large project and are related either:

(1) Geographically,

(2) As logical parts in the chain of contemplated actions,

(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The GP-EIR was intended to evaluate the environmental impacts of the General Plan to the greatest extent possible. The Program EIR is used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the City. State CEQA Guidelines Section 15168(c) establishes the requirement that the Lead Agency (the City) determine if subsequent projects require additional environmental analysis. According to State CEQA Guidelines Section 15168(c), additional review is required:

(1) If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or negative declaration.

In addition to the rules governing the preparation and use of Program EIRs, other provisions of CEQA govern site-specific review of the proposed project. Public Resources Code Section 21083.3 limits CEQA review of certain projects consistent with an approved general plan, community plan, or zoning action for which an EIR was prepared to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The proposed project is a qualified project pursuant to Section 21083.3(a-b), which states:

(a) If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an Environmental Impact Report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior Environmental Impact Report, or which substantial new information shows will be more significant than described in the prior Environmental Impact Report.

(b) If a development project is consistent with the general plan of a local agency and an Environmental Impact Report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior Environmental Impact Report, or which substantial new information shows will be more significant than described in the prior Environmental Impact Report.

The proposed project was generally described in the GP-EIR. However, specific information about the proposed project was not known at the time of the preparation of the GP-EIR and the project-specific impacts resulting from implementation of the proposed project were not fully identified or mitigated in the GP-EIR. Therefore, additional analysis and potential mitigation of the environmental effects of the proposed project are required. State CEQA Guidelines Section

15183 provides guidance as to the scope of this subsequent analysis. State CEQA Guidelines Section 15183 states:

(a) *CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.*

(b) *In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an Initial Study or other analysis:*

(1) *Are peculiar to the project or the parcel on which the project would be located.*

(2) *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

(3) *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or*

(4) *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior* EIR.

This Initial Study/Mitigated Negative Declaration addresses project-specific impacts that were not fully addressed in the GP-EIR. Additionally, this IS/MND summarizes the findings of the City relating to the GP- EIR and how the criteria set forth in Guidelines Section 15183 have been met.

The GP-EIR analyzed the environmental effects of the General Plan and the twelve policy elements and the Land Use Map "implementation element". The twelve policy elements concentrated on providing policy guidance in the following areas:

- Land Use
- Urban Design
- Economic Development
- Housing
- Circulation
- Open Space, Parks, and Trails
- Infrastructure, Services, and Finance
- Natural Resources
- Cultural and Historic Resources
- Safety
- Air Quality
- Noise

The GP-EIR included discussion of known contamination of groundwater resources as a result of historic rocket testing operations (and similar actions) by Aerojet on undeveloped portions of the City. It was assumed in the GP-EIR that cleanup actions such as the proposed project would occur over the life of the General Plan. However, the specific aspects and characteristics of such cleanup operations were not known at the time of the adoption of the GP-EIR and

actions such as the proposed project are only generally described in the General Plan and the GP-EIR.

In adopting the General Plan and certifying the GP-EIR as complete and adequate, the City Council adopted findings of fact and a statement of overriding considerations for those impacts that could not be mitigated to less than significant levels.

Impacts deemed in the GP-EIR to be significant and unavoidable:

- Conflicts with applicable land use plans.
- Various impacts on agricultural land.
- Conflicts with Williamson Act contracts.
- Substantial population, housing, and employment growth.
- Deficient traffic level of service by 2030.
- Worsening of already unacceptable operations on US-50.
- Conflicts with the Regional Ozone Attainment Plan.
- Significant construction-based pollutant emissions.
- Significant operational pollutant emissions.
- Significant emissions of Toxic Air Contaminants.
- Creation of construction, traffic, and operational noise above standards.
- Creation of new noise-sensitive land uses within airport noise areas.
- Loss of availability of aggregate resources.
- Impacts on water supply (both availability of water and infrastructure required).
- Impacts to habitat and individuals of special status species.
- Impacts to raptors, migratory birds, and other wildlife.
- Impacts to jurisdictional waters of the U.S.
- Impacts to animal movement corridors.
- Loss of native and landmark trees.
- Disturbance of cultural resources and human remains.
- Environmental impacts resulting from the need for more wastewater infrastructure.
- Degradation of the existing visual character of the area.

The GP-EIR also identified several cumulative impacts that would be cumulatively considerable and significant and unavoidable. Those impacts included:

- Conflicts with area land use plans.
- Conversion of farmland to other uses and agricultural/urban interface conflicts.
- Substantial population, housing, and employment growth.
- Significant impacts to area traffic level of service.
- Increases in regional ozone and particulate matter emissions.
- Increases in regional traffic and operational noise.
- Cumulative loss of mineral resources.
- Increased regional demand for water supply and need for water infrastructure.
- Cumulative loss of biological resources.
- Cumulative loss of cultural resources.
- Increases in wastewater treatment capacity and infrastructure.
- Changes in area visual character and landscape.

Detailed information regarding both the project impacts and cumulative impacts identified above is included in the GP-EIR. The GP-EIR is available online at http://gp.cityofranchocordova.org and on request at the City at the following address:

City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

In accordance with State CEQA Guidelines Section 15183, a discussion of each of the impacts found to be significant in the GP-EIR and the relative impact of the proposed project in each of those categories is provided in this MND.

This MND hereby incorporates the GP-EIR by reference. The Rancho Cordova General Plan received final approval by the City Council on June 26, 2006. The City Council certified the GP-EIR as adequate and complete on that date as well. As noted above, the GP-EIR is a Program EIR and the discussions of general issues included in the document are in some cases applicable to the proposed project.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. State CEQA Guidelines 15051(b) states:

> (b) If the project is to be carried out by a nongovernmental person or entity, the lead agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.
>
> > (1) The lead agency will normally be the agency with the general governmental powers, such as a city of county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide public serve or public utility to the project.

The proposed project will require several entitlements by multiple agencies, including the City of Rancho Cordova, the County of Sacramento, the Regional Water Quality Control Board, and others. However, the majority of the proposed project is located within the incorporated boundaries of the City of Rancho Cordova. Additionally, primary entitlement of the proposed project lies within the jurisdiction of the City. As the project is to be carried out by a private manufacturing company and as the City of Rancho Cordova has general governmental powers over the proposed project, the lead agency for the proposed project is the City of Rancho Cordova.

1.3 PURPOSE AND ORGANIZATION OF THE DOCUMENT

The purpose of this Mitigated Negative Declaration is to evaluate the potential environmental impacts of the proposed project.

This document is divided into the following sections:

- **1.0 Introduction** - Provides an introduction and describes the purpose and organization of this document.

- **2.0 Project Description** - Provides a detailed description of the proposed project.

- **3.0 Environmental Setting, Impacts and Mitigation Measures** - Describes the environmental setting for each of the environmental subject areas (as described in Appendix G of the State CEQA Guidelines), evaluates a range of impacts classified as "no impact," "less than significant," or "less than significant with mitigation incorporation" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level.

- **4.0 Cumulative Impacts** - Provides a discussion of cumulative impacts of this project.

- **5.0 Determination** - Provides the environmental determination for the project.

- **6.0 Report Preparation and Consultations** - Identifies staff and consultants responsible for preparation of this document.

- **7.0 References** – Provides a list of references used to prepare the MND.

1.4 REGULATORY FRAMEWORK AND ASSUMPTIONS

The City of Rancho Cordova was incorporated July 1, 2003. At that time, the City adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan. The City adopted the General Plan on June 26, 2006 and certified the Environmental Impact Report for the General Plan as adequate and complete at that time. The proposed project is subject to the policies and designations of the City of Rancho Cordova General Plan (hereafter referred to as the General Plan). Earlier draft versions of the General Plan are no longer valid and were not considered when determining the proposed project's consistency with City Policies.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed project would construct a groundwater treatment facility at 10555 Coloma Road, within the City of Rancho Cordova. Extraction wells would be installed adjacent to the treatment facility, at the intersection of Zinfandel Drive and Cordova Lane, and at Rossmoor Bar where Rossmoor Drive meets the American River Parkway. Collection pipelines would be installed under City streets to connect the extraction wells to the treatment facility. A discharge pipeline would also be located under the City streets and would run from the treatment facility to a discharge point within the American River Parkway. The project location is shown in **Figure 1** and **Figure 2**. The locations of the treatment plant, the wells, the collection pipelines, and the discharge pipeline are shown in **Figure 3**.

Some minor modification in the locations of extraction wellheads and the associated collection pipelines may occur due to the condition and characteristics of the aquifer at the time of construction. If such a change occurs, the City will analyze any potential change in any impact or analysis as presented in this IS/MND and will determine at that time if subsequent analysis is required, pursuant to State CEQA Guidelines Section 15162.

2.2 EXISTING CONDITIONS

The proposed project is located almost entirely within a previously developed portion of the City. Only the portion of the discharge pipeline that lies within the American River Parkway would be located in an undeveloped area. Adjacent properties to the north of the proposed treatment plant location consist of existing residential housing. Residential housing also exists south of the proposed treatment plant location, across Coloma Road. The property to the west is currently vacant and zoned for residential use (RD-5). The property to the east consists of a neighborhood church and parking lot.

2.3 SPECIAL PLANNING AREA

WILLIAMSON RANCH SPECIAL PLANNING AREA

The proposed treatment plant location is within the Williamson Ranch Special Planning Area (SPA). The Williamson Ranch SPA is the last remaining portion of the Williamson family ranch established on the site in the 1850's. The SPA was adopted by the Sacramento County Board of Supervisors to allow for the eventual development of the project vicinity. One of the last portions of the SPA to be developed includes the site of the proposed treatment plant.

Development and performance standards were included in the SPA to ensure that residential and non-retail commercial development would be conducted in such a manner as to be compatible with the existing single-family residential neighborhood, while recognizing the aesthetic and historical value of the site.

The Williamson Ranch SPA expressly prohibits wholesale and retail sales. Specific development standards include the following:

a) *The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.*

b) *The minimum setback from Coloma Road shall be 25 feet. The area of the setback shall be fully landscaped with live landscaping.*

c) *Buildings shall not exceed 30 feet in height (2 stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.*

d) *The development shall have a maximum of three vehicular access points onto Coloma Road and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrian access to Coloma Road shall be provided in a manner which minimizes walking distance to bus stops.*

e) *A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.*

f) *If commercial uses are developed, only one monument sign, not to exceed eight (8) feet in height and 36 square feet in area, is permitted.* (Rancho Cordova Zoning Code, Chapter 1, Article 14, Section 501-144)

2.4 PROJECT BACKGROUND AND PURPOSE

The Aerojet General Corporation site is located within approximately 5,900 acres of the northeastern portion of the City of Rancho Cordova Planning Area. Since 1953, Aerojet and its subsidiaries have manufactured liquid and solid propellant rocket fuels for military and commercial applications and have formulated a number of chemicals in the process. In addition, the Cordova Chemical Company operated chemical manufacturing facilities on the Aerojet complex from 1974 to 1979. Both companies disposed of unknown quantities of hazardous waste chemicals, including Trichloroethylene (TCE) and other chemicals associated with rocket propellants, as well as various chemical processing wastes. Some wastes were disposed of in surface impoundments, landfills, deep injection wells, leachate fields, and some were disposed of by open burning. (GP DEIR, p. 4.4-4)

Environmental investigations at the site began in 1979. Groundwater contamination has been defined in a number of discrete plumes that move out radially to the north, west, and south of the site. The major contaminants found both on and off the Aerojet site include solvents such as TCE and chloroform as well as rocket fuel by-products such as N-Nitrosodimethylamine (NDMA) and perchlorate. Aerojet installed and is operating five groundwater extraction and treatment (GET) systems on its property east of the City in order to prevent further offsite migration. (GP DEIR, p. 4.4-4) Aerojet also installed and operates seven additional treatment facilities located outside the Aerojet property (MacDonald, 2007).

The Aerojet site is an active Federal Superfund Site. In November 2000, the Environmental Protection Agency (EPA) proposed a plan to clean up the plume of groundwater contamination to the west of the Aerojet property (including the proposed project site and general vicinity) and to ensure continued safe water supplies for area residents. The EPA signed a Record of Decision in July 2001 to formally approve the cleanup plan for the former Aerojet site, called the Western Groundwater Operable Unit (WGOU) (GP DEIR, p. 4.4-11). Aerojet is required to perform remedial actions by the EPA's Region IX Unilateral Administrative Order (UAO) Docket No. 2002-13 (Aerojet, 2006). The Central Valley Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC) concur and support the EPA's Unilateral Administrative Order (Aerojet, 2006). To that end, the RWQCB issued a Cleanup and Abatement Order requiring Aerojet to implement the WGOU remedy (MacDonald, 2007).

In June 2003, Aerojet sampled groundwater at Rossmoor Bar Park at the known edge of the contamination plume, to investigate a potential site for a new drinking water well to replace wells already lost to contamination in the Western Groundwater area. Analysis revealed that the groundwater under the Rossmoor Bar location was contaminated with NDMA. Additional evidence indicates the presence of TCE and perchlorate at other locations. Further sampling of existing wells showed that the NDMA plume extends northwest underneath the American River toward the southern edge of the community of Carmichael. (GP DEIR, p. 4.4-11)

The proposed project would extract contaminated groundwater at the leading edge of the plume in order to contain the migration of the plume to water supply wells down grade from the existing leading edge of the plume (MacDonald, 2006). While the contamination plume is migrating in a westerly and northerly direction, the proposed extraction wells are placed at the currently identified leading edge of the plume.

2.5 PROJECT CHARACTERISTICS

The proposed project would require approval of a tentative parcel map, conditional use permit, and design review by the City. The project would divide an existing 10-acre parcel into a 9.2-acre parcel occupied by the Cordova Church of Christ and a 0.8-acre parcel (see **Figure 4**). The proposed project would construct a groundwater treatment plant on the 0.8 acre parcel for the purpose of treating contaminated groundwater. With the exception of limited piping and other appurtenances, the treatment plant would be fully enclosed within a building (see **Figures 5** and **6**). The design of this building largely coordinates with the visual look of the adjoining church buildings. Existing or comparable six-foot fencing would be maintained with adjacent neighbors. The proposed treatment plant would be accessed by a new driveway to be installed on the parcel which would connect the project directly to Coloma Road and to the parking lot of the adjacent church through a cross-access easement. The proposed treatment plant would be surrounded by a decorative fence or wall and the property would be fully landscaped. A preliminary landscaping plan is provided on **Figure 7**.

Contaminated groundwater would be extracted from four wells to be installed as part of the proposed project, as well as one existing well. One new extraction well would be installed at the treatment plant, one near the intersection of Zinfandel Drive and Cordova Lane, and two wells would be installed at the Rossmoor Drive entrance to the American River Parkway. The existing well is located on the northwest corner of Zinfandel Drive and Cordova Lane, on property owned by St. Clement's Episcopal Church. All new wellheads would be located in pits, hiding them from view at street level. For a depiction of the well locations, see **Figure 3**.

Approximately 6,080 feet of collection pipeline would be installed in order to convey contaminated water from various extraction wells to the treatment plant. An additional 4,085 feet of discharge pipeline would be installed to convey treated water from the treatment plant to the American River. All pipelines would be installed underground, using methods and materials that meet or exceed current safety standards for water conveyance. The collection pipeline originating from the wells at the intersection of Zinfandel Drive and Cordova Lane would travel northwest to Coloma Road then southwest along Coloma Road to the proposed treatment plant. The collection pipeline from the wells on Rossmoor Drive would travel southeast along Rossmoor Drive to Georgetown Drive, then southwest along Georgetown Drive until it enters the Cordova Church of Christ property, where it would be conveyed to the treatment plant (see **Figure 3**).

Once conveyed to the treatment plant, the extracted groundwater would be routed through a closed vessel system with various filtering media including:

- Influent Bag Filters to remove settleable material;
- Ion-Exchange Vessels to remove perchlorate;
- Granular Activated Carbon Filters to remove TCE;
- Ultra-Violet lights to destroy NDMA;
- Effluent Bag Filters to remove any fugitive filter media; and
- Gaseous CO_2 addition for pH control to meet State and Federal discharge limits.

The spent filter media would require replacement approximately every two to four months, depending on treatment plant volume. No human contact or handling of the spent filter media would occur during the replacement process. Spent filter media would be extracted through a system of hoses and piping. New filter media would be installed from a trailer to the filter vessel via hoses and piping. The spent filter media would not contain a high enough concentration of perchlorate or volatile organic compounds to classify the media as hazardous (MacDonald, 2006). The spent filter media would be collected by a State-licensed waste hauler and transported to a permitted off-site facility for disposal or recycling. The effluent water would be treated to discharge standards established by State and federal agencies that meet or exceed current drinking water standards.

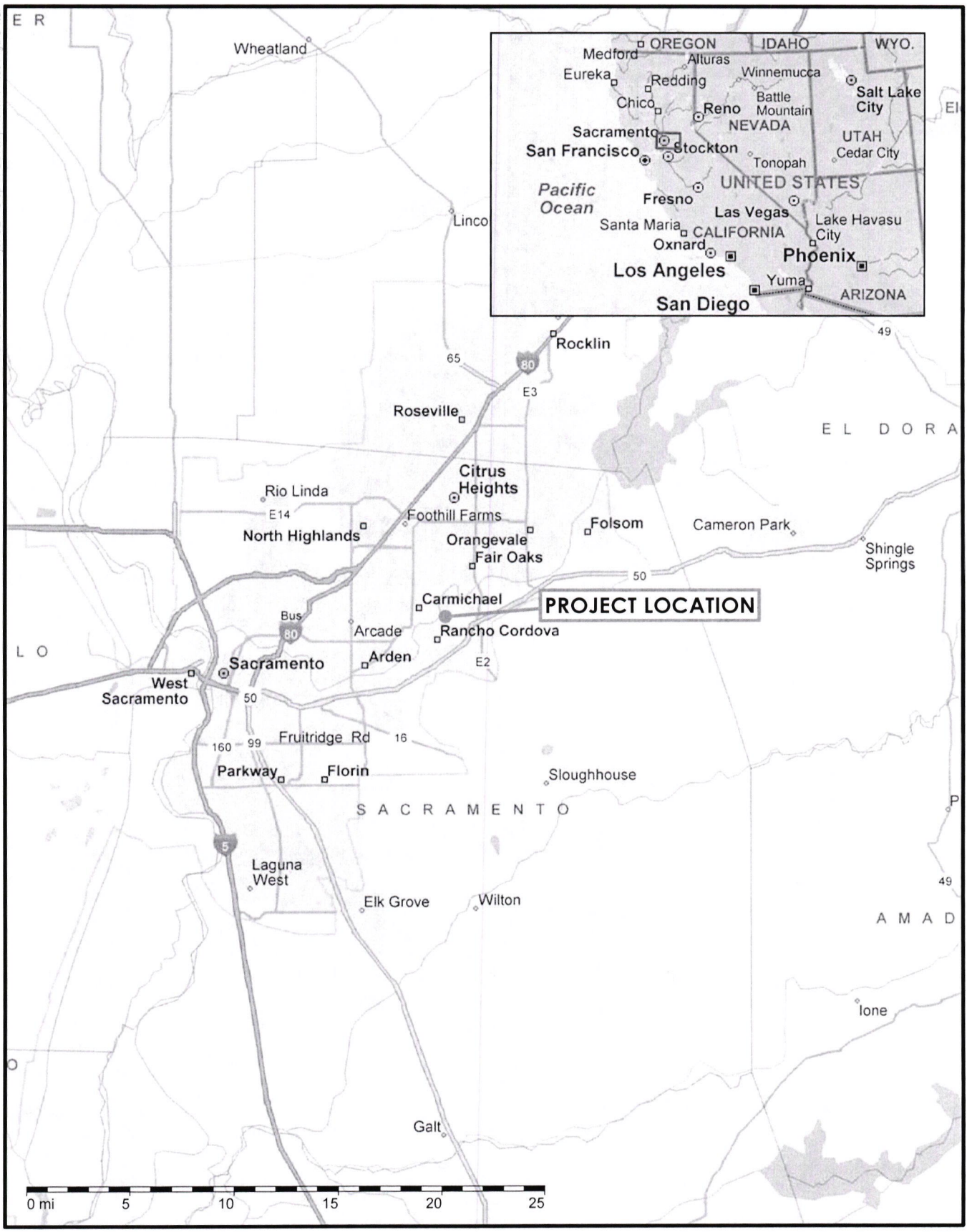
Once treated at the treatment plant, the water would then be conveyed via a discharge pipeline to the American River. The discharge pipeline would be located in a common trench with the collection pipelines leading to the Rossmoor Drive wells until it turns southwest within the American River Parkway and runs behind the existing single-family residences along the Parkway. The discharge pipeline would drain into an existing storm drain within the American River Parkway which then leads directly to the American River. The locations of all pipelines, wells, and physical facilities associated with the proposed project are shown in **Figure 3**.

2.6 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

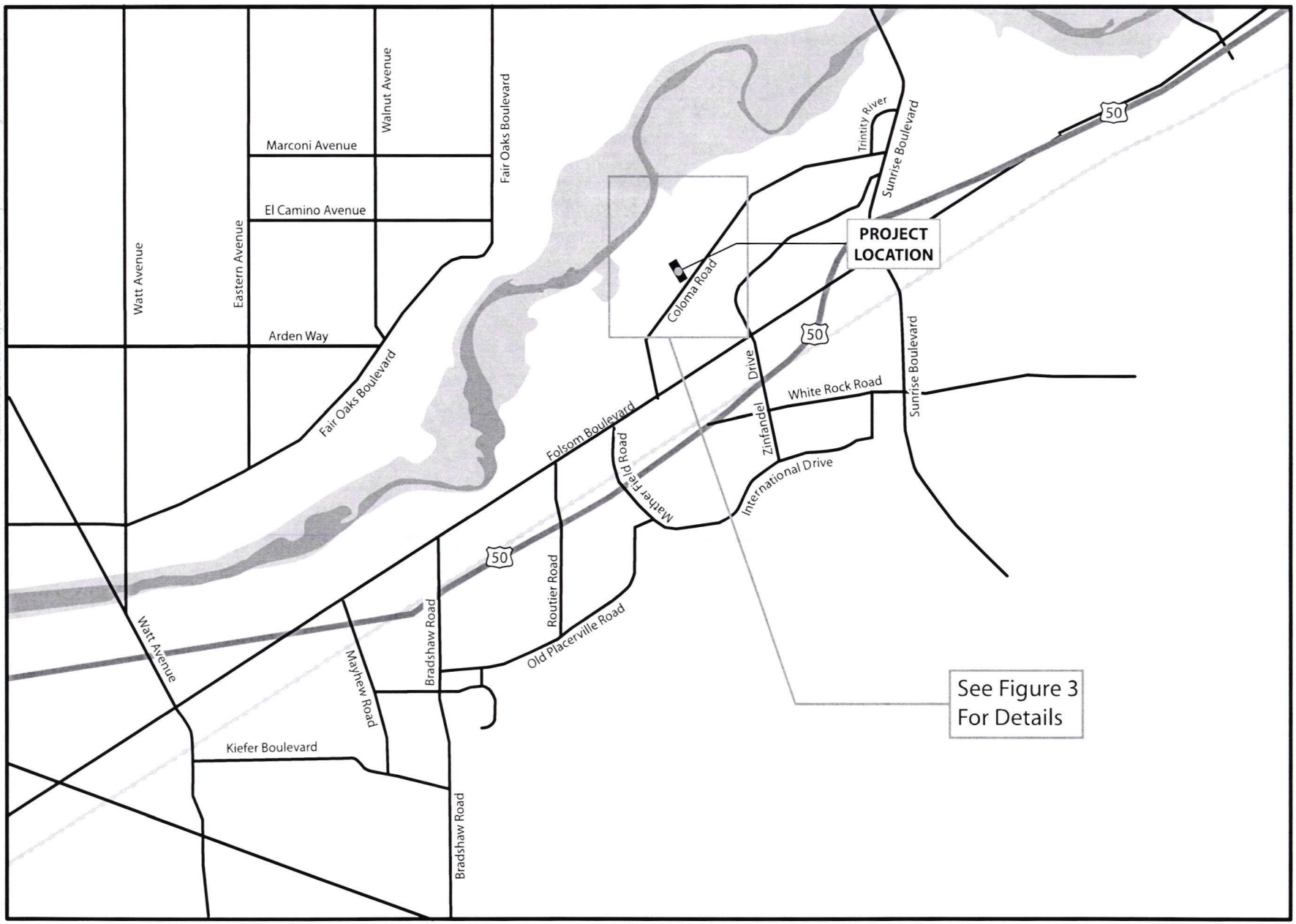
1. California Department of Fish and Game (CDFG)
2. Central Valley Regional Water Quality Control Board (CVRWQCB)
3. County Sanitation District (CSD-1)
4. Sacramento County Water Agency (SCWA) Zone 40
5. Sacramento Metropolitan Air Quality Management District (SMAQMD)
6. Sacramento Metropolitan Fire District (SMFD)
7. Sacramento Municipal Utility District (SMUD)
8. Sacramento Resource Conservation District (SRCD)
9. U.S. Army Corps of Engineers (USACE)
10. U.S. Fish and Wildlife Service (USFWS)
11. U.S. Environmental Protection Agency (EPA)

As the proposed project includes work in the American River Parkway, and planning services and permitting for the Parkway is provided by Sacramento County, the County is acting as a Responsible Agency for the proposed project. Additionally, the Central Valley Regional Water Quality Control Board must grant a discharge permit for the proposed project to cover the extraction of groundwater and the discharge of treated water into the American River. Therefore, the California Regional Water Quality Control Board is also acting as a Responsible Agency for the proposed project.



City of Rancho Cordova
Planning Department

Figure 1
Regional Location Map



City of Rancho Cordova
Planning Department

Figure 2
Project Location



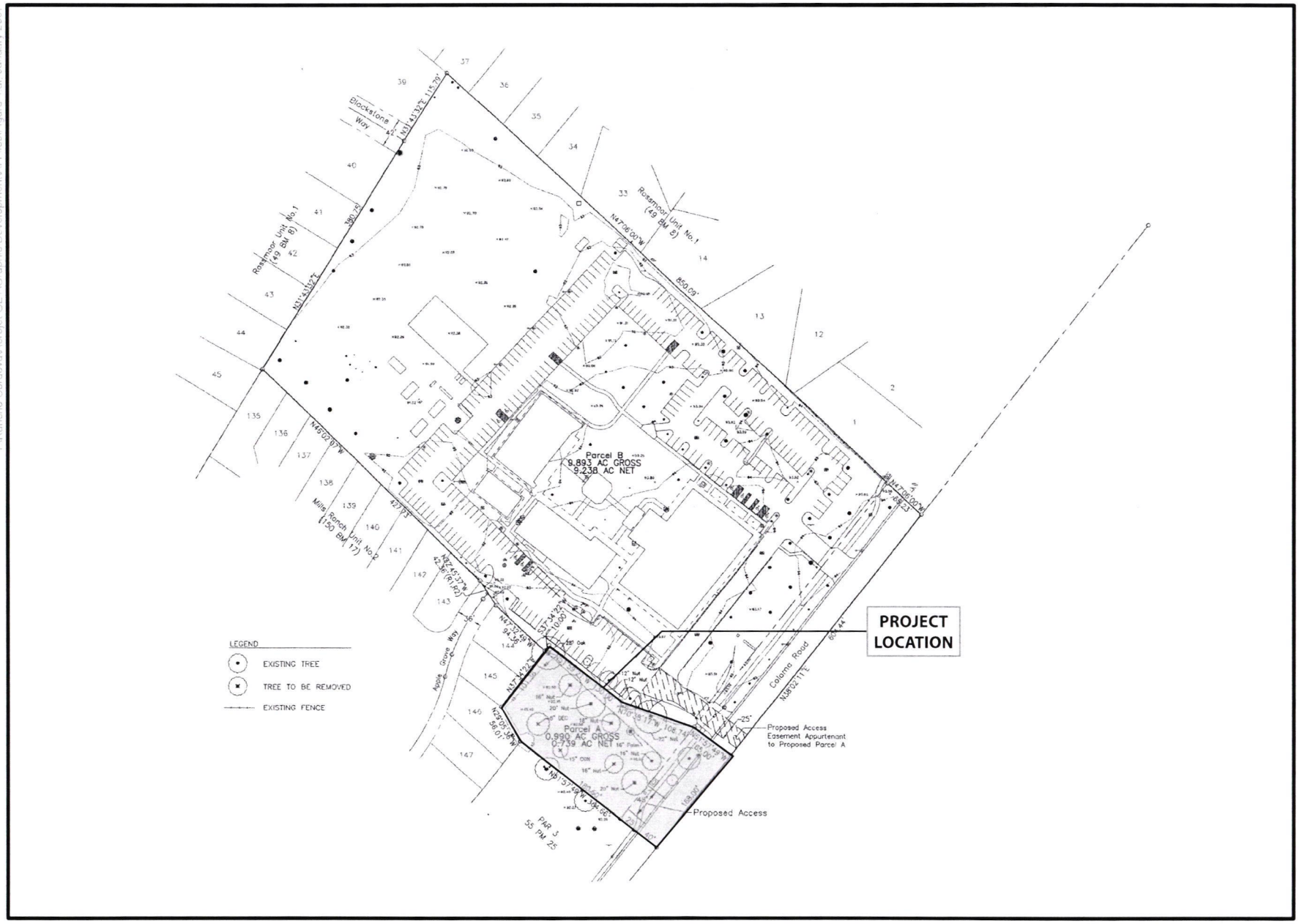
KEY

- Treatment Plant
- Collection Pipeline
- Discharge Pipeline
- ▲ Existing Aerojet Extraction Well
- △ New Aerojet Extraction Well

City of Rancho Cordova
Planning Department

Figure 3
Pipeline and Facility Locations

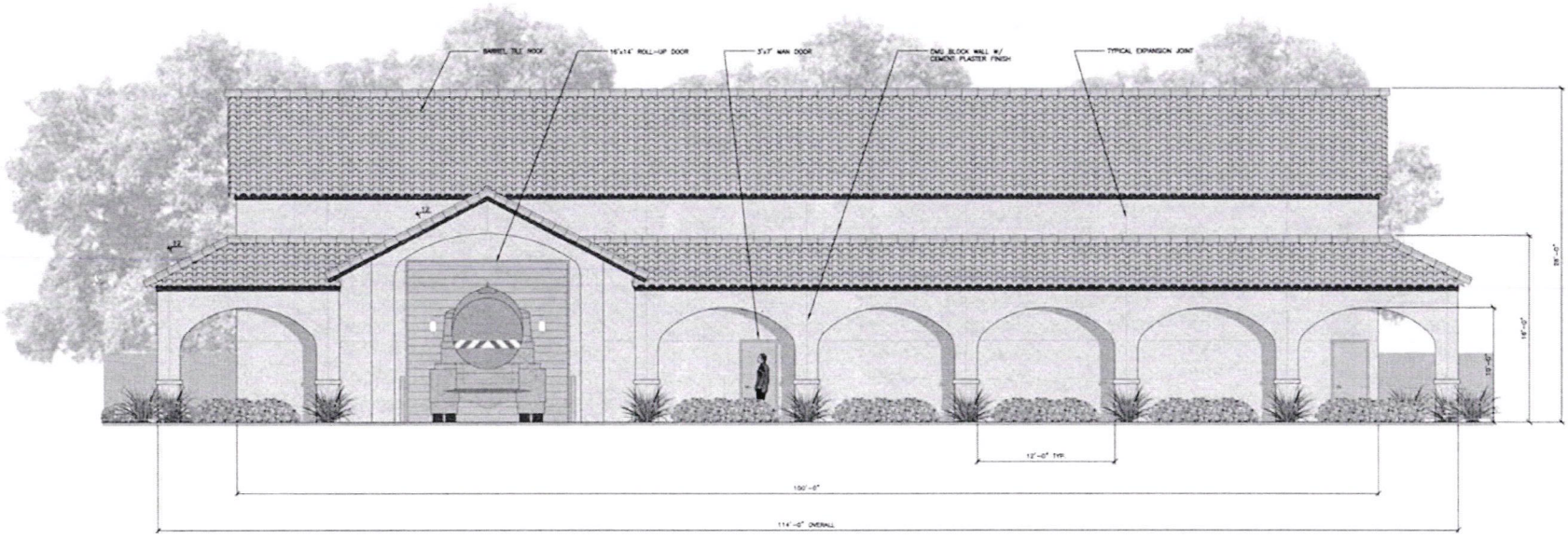
T:\Rancho Cordova\Aerojet GE\GGraphic Development\All Files\Figure 4 as January 2007



City of Rancho Cordova
Planning Department

Figure 4
Tentative Parcel Map

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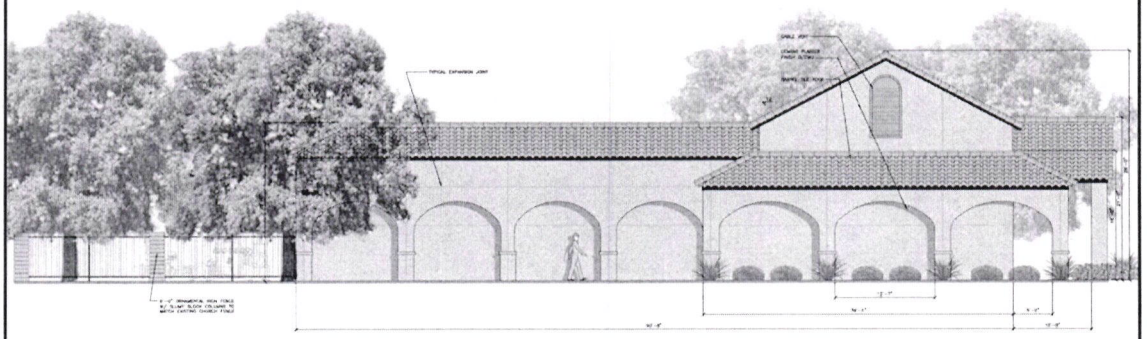


Note: View is from inside property line.

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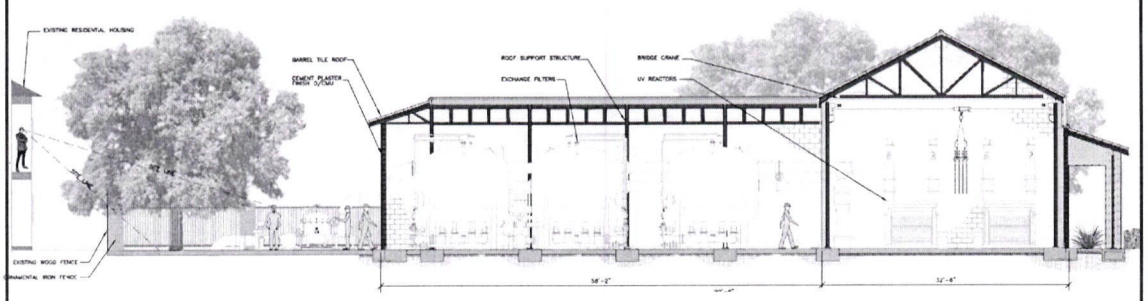
Figure 5
Front Elevation

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View from Studaras Dr.

Note: Does not include property fence

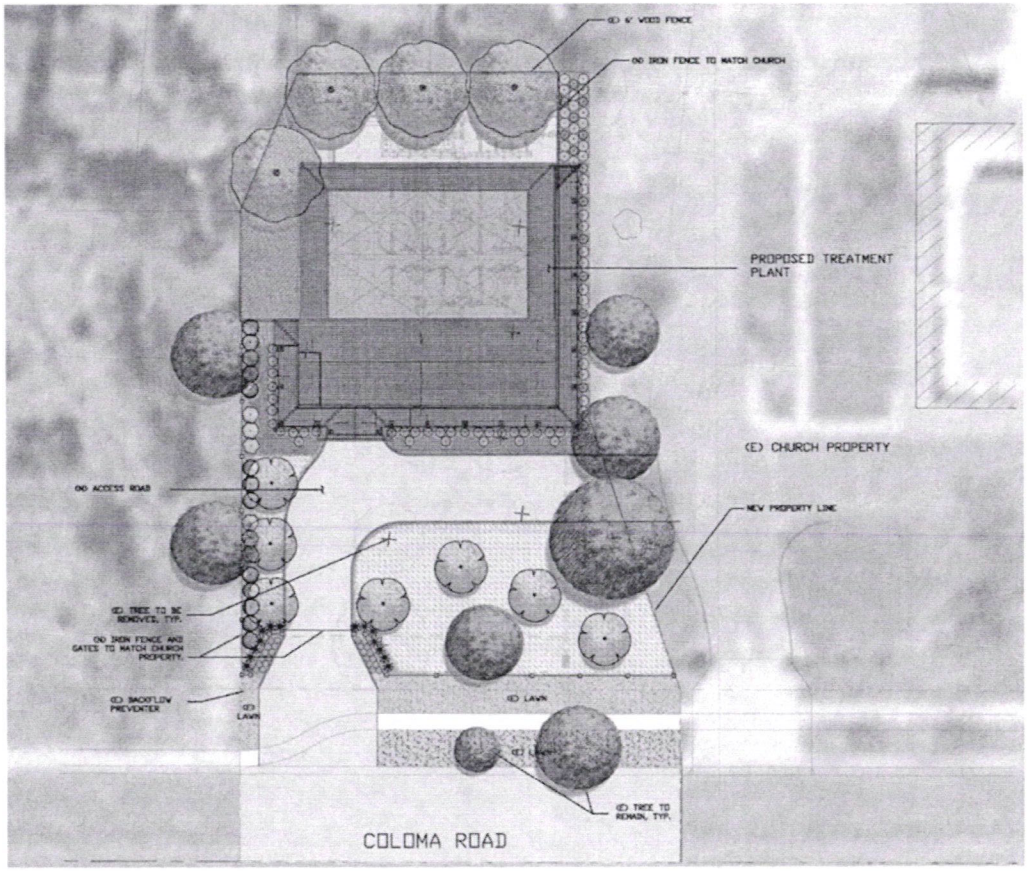


Cutaway View

City of Rancho Cordova
Planning Department

Figure 6
Western Elevation and Interior

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PROPOSED PLANT LEGEND

TREES	BOTANICAL/COMMON	WATER USE
	NYSSA SYLVATICA / SOUR GUM	MEDIUM
	QUERCUS ILEX / HOLLY OAK	MEDIUM
SHRUBS	**BOTANICAL/COMMON**	
	PHORMIUM TENAX 'DAZZLER' / PHORMIUM	MEDIUM
	PHORMIUM TENAX 'BRONZE BABY' / PHORMIUM	MEDIUM
	PHOTINIA FRASERI 'INDIAN PRINCESS' TM / INDIAN PRINCESS PHOTINIA	MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF PITTOSPORUM	MEDIUM
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORNE	MEDIUM
	RHAPHIOLEPIS INDICA 'WHITE ENCHANTRESS' TM / WHITE ENCHANTRESS INDIAN HAWTHORNE	MEDIUM
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	MEDIUM
GROUND COVERS	**BOTANICAL/COMMON**	
	HYPOPORUM PARVIFOLIUM / TRAILING HYPOPORUM	LOW
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	LOW
	(E) LAWN	HIGH
	BARK MULCH ONLY	NONE

City of Rancho Cordova
Planning Department

Figure 7
Preliminary Landscape Plan

3.0 Environmental Setting, Impacts And Mitigation Measures

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the California Environmental Quality Act (CEQA) Mandatory Findings of Significance. There are 16 specific environmental issues evaluated in this chapter. Cumulative impacts to these issues are evaluated in Section 4.0. The environmental issues evaluated in this chapter include:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities and Services Systems

For each issue area, one of four conclusions is made:

- **No Impact**: No project-related impact to the environment would occur with project development;

- **Less than Significant Impact**: The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures;

- **Less than Significant Impact with Mitigation Incorporation**: The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level; or,

- **Potentially Significant Impact**: The proposed project would result in an environmental impact or effect that is potentially significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- **Reviewed Under Previous Document:** The impact has been addressed in previous environmental documents. The discussion will include reference to the previous documents and a summary of the findings of that previous document.

3.2 INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Aerojet Groundwater Extraction and Treatment KA

2. **Lead Agency Name and Address:** City of Rancho Cordova
   2729 Prospect Park Place
   Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Ben Ritchie (916) 361-8384

4. **Project Location:** See Section 2.1

5. **Project Sponsor's Name and Address:** Aerojet-General Corporation
   Alan Jackson
   P.O. Box 13222, M.S. 5519
   Sacramento, CA 95813

6. **Current Zoning:** RD-5 (Residential)

7. **General Plan and Planning Area:** City of Rancho Cordova General Plan
   Williamson Ranch SPA
   Treatment Plant Site Designated for Medium Density Residential
   Pipelines Located in City Roadways and Parks and Open Space

8. **APN Number(s):** 056-0011-010 (Treatment Plant)

9. **Description of the Project:** See Section 2.3 of this MND.

10. **Surrounding Land Uses and Setting:** See Section 2.2 of this MND.

11. **Other public agencies whose approval may be required:** (e.g., permits, financing approval, or participation agreement)

    1) California Department of Fish and Game (CDFG)
    2) Central Valley Regional Water Quality Control Board (CVRWQCB)
    3) County Sanitation District (CSD-1)
    4) Sacramento County Water Agency (SCWA) Zone 40
    5) Sacramento County Planning and Community Development Department
    6) Sacramento Metropolitan Air Quality Management District (SMAQMD)
    7) Sacramento Metropolitan Fire District (SMFD)
    8) Sacramento Municipal Utility District (SMUD)
    9) Sacramento Resource Conservation District (SRCD)
    10) U.S. Environmental Protection Agency (EPA)
    11) U.S. Army Corps of Engineers (USACE)
    12) U.S. Fish and Wildlife Service (USFWS)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporation" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agricultural Resources	☒ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use and Planning	☐ Transportation/Traffic
☒ Biological Resources	☐ Mineral Resources	☐ Utilities & Service Systems
☒ Cultural Resources	☒ Noise	☐ Mandatory Findings of Significance
☒ Geology and Soils	☐ Population and Housing	

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Aerojet Groundwater Extraction and Treatment KA project (hereafter referred to as the "proposed project"), as proposed, may have a significant effect upon the environment. This document incorporates both an Initial Study and a Mitigated Negative Declaration (MND). The discussion below demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less than significant level or impacts that have not been fully addressed under a previous environmental document. Therefore, an Environmental Impact Report (EIR) is not warranted.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "*No Impact*" answers that are adequately supported by the information sources cited. A "*No Impact*" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A "*No Impact*" answer should be explained where it is based on project-specific factors as well as general standards.

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

3) A "*Less than Significant Impact*" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

4) "*Potentially Significant Impact*" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "*Potentially Significant Impact*" entries when the determination is made, an EIR is required.

5) "*Less than Significant Impact with Mitigation Incorporation*" applies where the incorporation of mitigation measures has reduced an effect from "*Potentially Significant Impact*" to a "*Less than Significant Impact*". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6) "*Reviewed Under Previous Document*" applies where the impact has been evaluated and discussed in a previous document[1]. Discussion will include reference to the previous documents. If an impact is reviewed under a previous document, an impact of "Potentially Significant" does not necessarily require an EIR. If the Program EIR identified a significant and unavoidable impact, and the proposed project was adequately described in the Program EIR, an impact of "Potentially Significant/Reviewed Under Previous Document" does not require an EIR, pursuant to Pub. Res. Code Section 21083.3.

7) Earlier analyses may be used where, pursuant to the tiering, program Environmental Impact Report, or other CEQA process, an impact has been adequately analyzed in an earlier EIR or negative declaration.

[1] For this IS/MND the "previous document" referred to throughout this section is the General Plan Environmental Impact Report, Certified and Adopted by the City Council of Rancho Cordova on June 26, 2006 (State Clearinghouse Number 2005022137).

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. **AESTHETICS** Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

EXISTING SETTING

The proposed site for the groundwater treatment facility is located between the existing Cordova Church of Christ and a vacant lot. Existing single-family residences border the project site to the west. The neighboring vacant lot is approximately one acre in size and is zoned for residential use. The project site is part of the original Williamson Ranch and contains some bushes and trees.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The Rancho Cordova General Plan Environmental Impact Report (GP-EIR) identified that impacts to scenic vistas within the City would be less than significant (GP DEIR, p. 4.13-6). The primary scenic vistas identified within the City occur along the American River in the vicinity of the American River Parkway Plan (GP DEIR, p. 4.13-6). The American River Parkway Plan is currently under the jurisdiction of the Sacramento County Municipal Services Agency Department of Regional Parks, Recreation, and Open Space. Because the American River Parkway Plan is not under the jurisdiction of the City, the American River Parkway cannot be modified by development projects in the City.

The proposed treatment facility is not located within line-of-sight of any scenic vista. While the American River Parkway is approximately 0.35 miles to the northwest, ground features and existing development prevent that aesthetic feature from being visible from the project site. Pipelines installed as part of the project located within the American River Parkway will be installed underground, limiting their aesthetic impact on the Parkway and views of the Parkway from adjacent homes. Therefore, the proposed project would result in a *less than significant impact* to any scenic vista.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR found that there were no highways within the Planning Area that were designated by State or local agencies as "scenic highways" (GP DEIR, p. 4.13-6).

Several trees are located on the site of the treatment facility. Some trees will be removed consistent with the City's Tree Removal Ordinance, which requires mitigation for removal of native or "landmark" trees. The project site does not contain any rock outcroppings or

historic buildings. Additionally, the project site is not located near a state scenic highway. Considering the limited aesthetic value of on-site features and the mitigating effect of the City's Tree Removal Ordinance, the proposed project would have a *less than significant impact* on scenic resources.

c) *Less than Significant Impact/Reviewed Under Previous Document.* Impacts relating to the alteration of scenic resources in the City were identified in the GP-EIR and were predominantly associated with the urbanization of the rural and undeveloped portions of the City and areas east of the incorporated boundaries (GP DEIR, pp. 4.13-8 through 4.13-10). Impacts of the General Plan to visual resources were found to be significant and unavoidable (GP DIER, p. 4.13-10).

The project site is surrounded by existing single-family residences as well as the Cordova Church of Christ. Trees planned for removal will be replaced with species that will blend with the existing vegetation in accordance with the City's Tree Ordinance (See **Figure 7**). In addition, the design of the structure enclosing the treatment equipment would coordinate visually with the architecture of the Church. Overall development of the site will be in keeping with the existing character of the area as specified in the Williamson Ranch Special Planning Area (SPA). Therefore, the proposed project would have a *less than significant impact* on the visual character of the area.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Impacts relating to light and glare were identified in the GP-EIR and were related to both reflective glare from new structures built under the General Plan and the introduction of new sources of light associated with development and redevelopment of the City (GP DEIR, p. 4.13-13). Areas of the City and the City's Planning Area that are currently undeveloped would see the majority of the impact due to the current lack of reflective surfaces and light sources in undeveloped areas (GP DEIR, p. 4.13-14). Due to design guidelines adopted by the City and adherence to City Policy UD.4.2, impacts of the General Plan due to light and glare were found to be less than significant.

The project proposes to operate an environmental remediation facility within a residential area. As the site is currently undeveloped, the proposed facility would introduce a source of light in the form of exterior security lighting to the existing residential neighborhood. However, the proposed project would be required to be consistent with the City's Design Guidelines, adopted July 8, 2005. Specific requirements for lighting on structures to be built in the City are included on pages 2:66 through 2:68 of the Design Guidelines. Adherence to City guidelines and requirements for lighting and glare, enforced during the Design Review process, would ensure that the proposed project would result in *less than significant* impacts associated with light and glare.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☒
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified that a significant amount of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance would be lost with urban development of previously undeveloped portions of the City and of the City Planning Area outside the incorporated boundaries (GP-DEIR, p. 4.2-17 through 4.2-18). Impacts from buildout of the General Plan were found to be significant and unavoidable.

The treatment facility, extraction wells, and pipelines are not located within any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the California Department of Conservation Important Farmland Map. The portion of the discharge pipeline to be installed within the American River Parkway would be located in close proximity to Farmland of Local Importance. However, at no point would the pipeline pass through any portion of that Farmland. The installation of a pipeline outside the edge of the Farmland would not preclude the use of the land as farmland in the future. Therefore, the proposed project would result in *no imapct* to these types of farmland.

b) *No Impact/Reviewed Under Previous Document.* Just as with other types of farmland, the GP-EIR identified impacts to farmland currently under Williamson Act Contracts (GP-DEIR, pp. 4.2-22 through 4.2-23). Impacts of the General Plan to Williamson Act land were found to be significant and unavoidable due to the significant loss of such land at buildout of the General Plan.

The project site is not under a Williamson Act contract. The nearest land still under a Williamson Act contract is located over six miles to the south of the project location. Implementation of the proposed project would not impact that area. There are no Agricultural zoned portions of the City located north of US-50. Therefore, the project would not conflict with agricultural zoning or existing Williamson Act contracts and *no impacts* would result.

c) *No Impact/Reviewed Under Previous Document.* The GP-EIR stated that impacts could occur to agricultural land uses as a result of urbanization of adjacent areas to operating agricultural operations (GP DEIR, p. 4.2-20). Placing urban development immediately adjacent to agricultural uses can potentially result in interface conflicts between the uses, which could ultimately result in cessation of agricultural uses in those locations (GP DEIR, pp. 4.2-20 through 4.2-21). Impacts to agriculture as a result of these interface conflicts of the General Plan would be significant and unavoidable.

No uses, features, or characteristics of the project site are used by or facilitate agricultural operations. The majority of the project is surrounded by residential development. While a portion of the discharge pipeline is located within the vicinity of designated farmland, no active farming is taking place on that portion of the American River Parkway and the installation of subterranean pipelines would not preclude the use of that land for farming in the future. Therefore, the proposed project would have *no impact* on agricultural zoning or use of adjacent properties.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
III. **AIR QUALITY** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☒

EXISTING SETTING

The proposed project is located within the boundaries of the Sacramento Metropolitan Air Quality Management District (SMAQMD). This agency is responsible for bringing air quality in the County into compliance with federal and State air quality standards. Specifically, the SMAQMD has the responsibility to monitor ambient air pollution levels throughout the County and to develop and implement attainment strategies to ensure that future emissions will be within federal and State standards.

The treatment facility will be approximately 8,500 square feet in size. This is well below the Sacramento Metropolitan Air Quality Management District (SMAQMD) minimum building size designated for screening of potential air quality impacts (according to the SMAQMD Guide to Air Quality Assessment in Sacramento County). Therefore, no detailed modeling of the project site was performed as emissions are expected to be less than significant. This is consistent with SMAQMD's Guide to Air Quality Assessment in Sacramento County (2004).

Because there is no similar threshold for detailed screening of pipeline projects, modeling of the expected emissions resulting from the construction of collection and discharge pipelines was performed using the Road Construction Emissions Model Version 5.2 software provided by SMAQMD. The results of the model estimated the emissions caused by construction of the pipeline portion of the project as shown in **Table 1** below:

TABLE 1
ESTIMATED MAXIMUM AIR EMISSIONS (POUNDS PER DAY)

	ROG	NO_x	CO	PM10
Construction Phase	11	54	53	6

Source: Road Construction Emissions Model, Version 5.2
Notes: ROG = Reactive Organic Gasses, NO_X = Nitrogen Oxides, CO = Carbon Monoxide, PM10 = Particulate Matter, 10 Micron.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento area is currently out of compliance with federal requirements for 8-hour ozone air quality standards and 1-hour ozone air quality standards. The region is in compliance with all other emissions standards. SMAQMD released the final Sacramento Regional Nonattainment Area 8-Hour Ozone Rate-of-Progress Plan (Ozone Plan) in February 2006. According to the GP-EIR, projected buildout of the General Plan Planning Area would be consistent with the assumptions used during preparation of the Ozone Plan (GP FEIR, pp. 4.0-5 through 4.0-6). However, because there currently exist no feasible methods to completely offset air pollutant emission increases from land uses under the General Plan, the impact of the General Plan was considered to be significant and unavoidable (GP FEIR, pp. 4.0-6).

In order to assist local agencies and municipalities with analyzing project-specific impacts to air quality and compliance with local air district attainment plans, SMAQMD has provided a Guide to Air Quality Assessment in Sacramento (2004). The Air Quality Guide includes information on significance and mitigation for common air emissions issues with the goal of reducing emissions from development projects and providing information and standards useful in CEQA analysis of such projects. The Air Quality Guide includes thresholds of significance for ozone precursors, shown in **Table 2** below.

TABLE 2
CURRENT SMAQMD EMISSIONS THRESHOLDS (POUNDS PER DAY)

Pollutant	Threshold of Significance
NO_x During Construction	85
ROG During Operation	65
NO_X During Operation	65

Source: SMAQMD Guide to Air Quality Assessment in Sacramento County, 2004.

Construction of the proposed pipeline, when analyzed using the standards for roadway construction, would be expected to result in a maximum of 54 pounds per day of NOx. This estimate is below established thresholds. As the construction and operation of the treatment facility is below thresholds for screening and the pipeline construction is below established thresholds, the proposed project would be expected to result in *less than significant* impacts to air quality standards.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential air quality impacts from both construction and operation of new development in the City (GP DEIR, pp. 4.6-17 through 4.6-26). While policies, actions, and mitigation was included in the EIR, development in the Planning Area would still be intensified from current conditions. Therefore, significant and unavoidable impacts were expected as a result of the General Plan (GP DEIR, pp. 4.6-20 and 4.6-26).

See discussion a) above.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified that increases in Ozone precursors (NOx and ROG) would result in significant and unavoidable impacts on the region's status of nonattainment (GP DEIR, pp. 4.6-17 through

4.6-26). See discussions a) and b) above for more information on the GP-EIR findings related to ozone precursors.

As described in discussion a) above, the proposed project would result in less than significant increases in ozone precursors. Furthermore, emissions from the proposed project are temporary in nature and will not continue once construction of the project is complete. The potential operational emissions of the proposed project are slight and do not warrant additional study, pursuant to current SMAQMD guidelines provided in the Guide to Air Quality Assessment in Sacramento (2004). Therefore, the proposed project's contribution to cumulative air quality issues in the region is expected to be *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. The GP-EIR identified potential impacts to sensitive receptors due to both mobile and stationary sources of toxic air contaminants (TACs) and odors. Impacts of the General Plan from TACs were reduced by City Policies and Action Items, but the impact remained significant and unavoidable (GP DEIR, p. 4.6-31). Impacts to sensitive receptors from exposure to odors were reduced by City Policies and Action Items to a less than significant level (GP DEIR, p. 4.6-33).

The nearest sensitive receptor is Peter J. Shields Elementary School, which is located approximately 0.25 miles west of the treatment facility site. However, as shown in discussion a) above, the proposed project would not emit significant air pollutants. Further, the primary source of emissions of TACs would be from diesel equipment used during construction of the proposed treatment facility. Since the proposed treatment facility is located adjacent to a major roadway, Coloma Road, where TACs are already at a relatively high level, the addition of TACs from construction equipment would be minimal compared to background levels. Therefore, the proposed project would have *less than significant* impacts on sensitive receptors from exposure to pollution concentrations.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The treatment facility proposes to utilize closed-vessel systems. The closed-vessel systems will ensure that there will be no air emissions or odors associated with the operation of the treatment facility. The treatment facility will be enclosed, which would act as a secondary containment system for any emissions or odors. Therefore, the project would result in *less than significant* impacts associated with noxious odors.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IV. BIOLOGICAL RESOURCES Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☐	☒	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒	☒

EXISTING SETTING

A site-specific biological resources study has not been performed for the project site. However, as part of the preparation of the GP-EIR, the City had a Biological Resources Report prepared by Ecosystem Sciences in 2005. This report provided basic information on Special-Status species and habitat located within the City as well as an extensive literature review of previous studies and reports. Information provided in the GP-EIR, the Biological Resources Report, and other City prepared CEQA documents in the vicinity was used for the following analysis.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified potential direct and indirect impacts to special-status species (those species identified in the checklist above) as a result of the implementation of the General Plan (GP DEIR, pp. 4.10-34 through 4.10-48). While City Policies and Action Items would mitigate much of the impact of the General Plan, widespread development of undeveloped portions of the General Plan Planning Area as well as construction of the Circulation Plan would result in a net loss of biological resources. Therefore, the General

Plan was found to result in significant and unavoidable impacts to special status species (GP DEIR, pp. 4.10-43 and 4.10-48).

No aspect of the proposed project is located within an area where special-status species have been recorded. However, recorded occurrences of valley elderberry longhorn beetle and Cooper's hawk have been identified within one mile of the proposed project (GP DEIR, 4.10-24). As the project site is currently undeveloped, raptor nesting could take place on-site. Additionally, a Red-tailed hawk was witnessed on the project site by the project proponent during a recent site visit, reinforcing the potential for the site to be considered raptor nesting habitat. Raptors are considered special-status species by the California Department of Fish and Game (CDFG).

According to the GP-EIR and eyewitness accounts, special-status species may use the project site for nesting and forage habitat. The following mitigation measures, pursuant to City Policy NR.1.7, are included in order to mitigate potential impacts to nesting raptors and special-status species:

Mitigation Measures

MM 4.1a Prior to each phase of grading and construction or any other site disturbance between the dates of March 1 and August 31, a determinate survey shall be conducted to determine if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) or other special-status bird species is taking place. Surveys shall be conducted according to the following requirements:

- The survey(s) shall be conducted by a qualified biologist or other equivalent professional.
- The survey(s) shall be conducted no more than 30 days and no less than 14 days prior to site disturbance to occur between March 1 and August 31.
- The survey(s) shall include all areas within 100 feet of the project site.
- A copy of the survey(s) shall be provided to the City of Rancho Cordova no less than 7 business days prior to site disturbance.

If any special-status bird species are found to be nesting within the survey area, the project proponent shall immediately contact the City of Rancho Cordova Planning Department in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity of any kind may occur within 100 feet of any nesting activity or as otherwise required following consultation with the City Planning Department and the California Department of Fish and Game until such time as the young have fledged.

If all construction activities are to be completed outside the nesting season (identified above), determinate surveys shall not be required.

Timing/Implementation: *All necessary surveys shall be provided to the City of Rancho Cordova Planning Department no less than 7 days prior to site disturbance between March 1 and August 31.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department in consultation with the California Department of Fish and Game.*

MM 4.1b The project proponent shall conduct or update determinate surveys for potentially occurring special-status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species, or assume species presence within the area of project activity.

- If any special-status species or their habitat are indicated or assumed, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special-status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent possible. The Special-Status Species Avoidance/Mitigation Plan shall be submitted to the City Planning Department for approval.

- Where project impacts include take of a State listed animal species, a "2081-incidental take" permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act. Proof of such a permit shall be provided to the City of Rancho Cordova Planning Department prior to site disturbance.

Determinate surveys for potentially occurring special-status species shall be conducted no more than three months prior to site disturbance. A copy of all determinate surveys shall be provided to the City Planning Department.

Timing/Implementation: *Determinate surveys shall be performed no more than three months prior to site disturbance. Any required avoidance/mitigation plans or permits listed above shall be provided to the City Planning Department prior to approval of improvement/grading plans or prior to site disturbance, whichever comes first.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department in consultation with the California Department of Fish and Game.*

Implementation of mitigation measures MM 4.1a and MM 4.1b would ensure that all impacts to special status species from implementation of the proposed project are *less than significant*.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussion a) above for information on identified impacts of the General Plan on special-status species. The GP-EIR combined discussion of special-status species impacts to include impacts to habitat as well as individuals of special-status species. Impacts to habitat from the implementation of the General Plan occurred for the same reasons and in the same intensity as impacts to individuals of any special-status species (GP DEIR, pp. 4.10-34 through 4.10-48).

Two of the proposed extraction wells, a portion of the collection pipeline, and a portion of the discharge pipeline would be located within the American River Parkway. Though riparian habitat can be found in the Parkway, it is generally found closer to the American River than those locations in which these items will be installed. The facilities proposed to be located within the American River Parkway are not located immediately adjacent to the river. See discussion a) above for information and mitigation regarding impacts to habitat and natural communities. Implementation of mitigation measures MM 4.1a and MM 4.1b would ensure that impacts to special-status species would be *less than significant.*

c) *No Impact/Reviewed Under Previous Document.* The GP-EIR addressed potential direct and indirect impacts to Jurisdictional Waters of the U.S. (Jurisdictional Waters) as a result of wide-spread development of the General Plan Planning Area (GP DEIR, pp. 4.10-52 through 4.10-56). Policies and Action Items included in the General Plan would reduce impacts to Jurisdictional Waters, especially Policy NR.2.1 which requires "no net loss" of wetlands (GP DEIR, p. 4.10-56). While no net loss of wetlands will occur regionally, some loss of Jurisdictional Waters will occur within the General Plan Planning Area (Ibid.). Because of this local loss of Jurisdictional Waters, the impact of the General Plan was found to be significant and unavoidable (Ibid.).

The proposed treatment facility is located on a parcel that has already been disturbed in the recent past. Most of the extraction wells, collection pipeline, and discharge pipeline will be located within the public right-of-way within developed portions of the City. The two extraction wells and pipeline that will be located in the American River Parkway will be immediately adjacent to single-family residences and the public right-of-way. None of the areas are known to contain federally protected wetlands. Therefore, the project would have *no impact* on federally protected waters.

d) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* Impacts to habitat for raptors and other nesting birds were addressed in the GP-EIR (GP-DEIR, pp. 48 through 4.10-52). Raptors are protected by the California Department of Fish and Game and are considered a special-status species under CEQA. Just as with impacts to habitat for other special-status species, wide-spread development of the City and the General Plan Planning Area would result in a net loss of raptor and nesting habitat and a significant and unavoidable impact was expected (GP DEIR, pp. 52). Discussion of impacts to movement corridors was also included in the GP-EIR (GP DEIR, pp. 4.10-56 through 4.10-61). Development of greenfield areas of the General Plan Planning Area would change the biological condition and characteristics of the area, resulting in changes in animal movement throughout the area (GP DEIR, p. 4.10-56). While City Policies and Action Items would reduce this impact, loss and/or modification of movement corridors would still occur and the impact of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-61).

The project proponent has stated that a Red-tailed hawk was observed sitting in a tree on the treatment facility project site, which could indicate use of the property as forage and/or nesting habitat for raptors. As shown in discussion a) above, impacts to nursery sites for raptors and other special-status species may occur with the implementation of the proposed project. Effects to movement corridors and nursery sites are not expected as all pipelines and wells would be installed underground. Implementation of mitigation measures MM 4.1a and MM 4.1b would ensure that the proposed project would result in *less than significant* impacts to nursery sites and movement corridors.

e) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to trees from implementation of the General Plan (GP DEIR, pp. 4.10-61 and 4.10-62). Development of greenfield areas of the City and the General Plan Planning Area could potentially result in the removal of special-status, landmark, and other trees (GP DEIR, p. 4.10-61). Landmark and oak trees would be adequately protected by City Policies and Action Items, as well as large wooded areas and urban trees. However, some loss of native trees would occur and the overall impact to trees from implementation of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-62).

Trees found on the treatment facility site include several dead and decaying walnut trees. Specific information as to the size, health, and potential for listing as landmark status is not known for on-site trees. The removal of these trees could be inconsistent with City Policy and the Tree Preservation Ordinance. Therefore, the following mitigation measure is included:

Mitigation Measure

MM 4.2 Prior to the start of construction, the project proponent shall submit a survey identifying the specific type, size, general health, and location of all existing on-site trees. Existing on-site trees shall be protected and preserved to the maximum extent feasible. Prior to the removal of the any trees, the project proponent shall submit to the City a Tree Removal Plan identifying each tree to be removed and the species, size, location, and relative health of each tree. Removal of any trees on the project site shall be conducted pursuant to the City of Rancho Cordova Tree Preservation Ordinance. Removal of trees shall not occur until the Rancho Cordova Planning Department approves the Tree Removal Plan.

Timing/Implementation: *Tree Removal Plan shall be approved by the City prior to approval of grading or improvement plans.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Mitigation measures MM 4.1a and MM 4.1b above will ensure that the project is consistent with all applicable City Policies and Action Items related to biological resources. Implementation of mitigation measure MM 4.2 above would ensure that impacts to trees would be *less than significant.*

f) *No Impact/Reviewed Under Previous Document.* The GP-EIR addressed potential impacts related to conflicts between the Genera Plan and any adopted habitat conservation plan or

natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Therefore, no impact was expected as a result of the Genera Plan.

Sacramento County does not currently have an adopted Habitat Conservation Plan. The South Sacramento Habitat Conservation Plan (SSHCP) is being prepared by the County and will be adopted within the next few years. However, the SSHCP is still being formulated and no portion of the plan has been adopted. Likewise, the Vernal Pool Recovery Plan is currently being prepared and no part of the plan has been adopted. The City has not committed to participating in either plan, though it may commit in the future. No Natural Community Conservation Plans are in effect in the project vicinity. Therefore, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified that known and unknown historic resources within the Rancho Cordova Planning Area could potentially be impacted by implementation of the General Plan (GP DEIR, pp. 4.11-9 through 4.11-14). These impacts were primarily associated with development in undeveloped areas and impacts to unknown resources in portions of the Planning Area that have not been studied. Rancho Cordova Policies mitigated some of the potential impacts to historical resources. However, as many resources could be located within the Planning Area that are previously unknown, accidental impacts may still occur and the impact of the General Plan was considered significant and unavoidable (GP DEIR, pp. 4.11-14).

The proposed treatment facility would be located on a vacant parcel with no identified or anticipated historical resources on-site, according to cultural resources studies performed for the preparation of the GP-EIR. A portion of the extraction wells and pipelines would be located within the public roadway right-of-way, while the remaining wells and pipelines would be located on the edge of the American River Parkway. According to City Cultural Resources Staff, surveys conducted in preparation of the GP-EIR do not identify any historical resources within the project area. However, there is limited potential for the accidental discovery of and impact to previously unknown historical resources and human remains on the project site (including the pipeline alignments).

The proposed project is a subsequent project within the scope of activities and land use studied in the GP-EIR. Construction of the proposed project would not create any new or additional significant cultural resources impacts that were not already identified in the Program EIR, nor would the project cause any project-specific impacts peculiar to the project or parcel. The General Plan includes requirements that would protect any unknown historic resources from impacts occurring as a result of development in the Planning Area. However, to ensure that the Policies and Action Items adopted in the General Plan are carried out, the following mitigation measures, which state the requirements of Rancho Cordova Action Item CHR.1.3.1, are included in this MND:

Mitigation Measure

MM 5.1a The City Planning Department shall be notified immediately if any cultural resources (e.g. prehistoric or historic artifacts, structural features, unusual amounts of bone or shell, fossils, or architectural remains) are uncovered during construction. All construction must stop immediately in the vicinity of the find and an archaeologist that meets the Secretary of the Interiors Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained by the project proponent to evaluate the finds and recommend appropriate action. The recommendations of the archaeologist and/or the paleontologist shall be implemented prior to continuing construction.

Implementation/Timing: *This measure shall be included on all improvement and grading plans prior to approval. The measure shall be carried out throughout all phases of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 5.1b The City Planning Department shall be notified immediately if any human remains are uncovered during construction. All construction must stop immediately in the vicinity of the remains. The Planning Department shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines 15064.5(d-e) shall be followed.

Implementation/Timing: *This measure shall be included on all improvement and grading plans prior to approval. The measure shall be carried out throughout all phases of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 5.1a and MM 5.1b will reduce any project-specific impacts to historical resources to *less than significant.*

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* According to prior cultural surveys, there are no known archaeological resources within any portion of the project site. The proposed treatment facility, the collection pipelines, and the portion of the discharge pipeline located within the developed areas of the City would be installed within areas of existing urban development. As such, the discovery of unknown resources in these areas would be unlikely. However, the portion of the proposed discharge pipeline that would be located within the American River Parkway would be installed within 800 feet of a known archeological resource in an area of previously undeveloped parkland. The proximity of known archaeological resources to the pipeline location results in a higher potential for unknown resources to be discovered during construction within the American River Parkway. The following mitigation measure is included in order to mitigate potential impacts in the event that unknown resources are discovered during installation of the discharge pipeline.

Mitigation Measure

MM 5.2 On-site monitoring shall be conducted during any construction within the American River Parkway by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric and/or historical archaeology. If significant cultural resources are identified during monitoring, project activity shall cease within fifty feet of the discovery. The City and project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate to protect any inadvertent discoveries of significant cultural resources. Such measures may include preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.

Implementation/Timing: *Monitor shall be present during all activities within the American River Parkway. The text of this measure shall be included as a note on all project plans prior to approval.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 5.1a and MM 5.1b, along with MM 5.2, would result in a *less than significant* impact to archaeological resources.

c) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified possible impacts to paleontological resources as a result of implementation of the General Plan (GP DEIR, p. 4.11-14). However, no such paleontological resources were identified in the Rancho Cordova Planning Area and City policy would protect unknown resources. For these reasons, the impact of the General Plan was found to be less than significant (GP DEIR, p. 4.11-15).

Consultation with City Cultural Resources staff did not find any evidence of paleontological resources in the project area. The potential exists for unknown paleontological resources to be located on-site and these unknown resources could potentially be impacted during construction. Implementation of mitigation measures MM 5.1a, MM 5.1b, and MM 5.2 would ensure that any unknown paleontological resources are protected. Therefore, the proposed project would result in *less than significant* impacts to paleontological resources.

d) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The discussion in the GP-EIR concerning historic resources impacts included discussion of potential impacts to human remains [see discussion a) above]. Impacts were the same in that known resources were adequately protected but unknown human remains outside established cemeteries could potentially be affected. Therefore, significant and unavoidable impacts as a result of the General Plan were expected (GP DEIR, p. 4.11-14).

No human remains are expected on the project site. However, due to the large Native American population known to reside in the general area in the past, the primary concern is the disturbance of hidden or unmarked grave sites. The proposed project area is not expected to contain any such sites. Implementation of mitigation measure MM 5.1b above

would ensure that any impacts to human remains from the proposed project would be *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☒
iv) Landslides?	☐	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a)

i) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR stated that significant seismic shaking was not a concern within the Rancho Cordova Planning Area as there are no active faults within Sacramento County and because the City is not located within an Alquist-Priolo earthquake hazard zone (GP DEIR, p. 4.8-19). However, some minor seismic shaking is a possibility as the City is located within a Seismic Zone 3, which is considered an area of relatively low ground shaking potential (GP DEIR, p. 4.8-20). Adherence to City policies as well as the California Building Code (CBC) and the Uniform Building Code (UBC) would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.8-21).

The proposed project is located within the incorporated boundaries of the City and is likewise not expected to be subjected to strong seismic shaking. Minor shaking is a concern as, according to the California Geological Survey, the project is located

within Seismic Zone 3. However, as identified in the GP-EIR, compliance with the UBC and CBC will ensure that impacts are *less than significant.*

ii) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion under i) above. The potential for strong seismic ground shaking on the project site is not a significant environmental concern due to the infrequent seismic activity of the area. Additionally, as stated in discussion i) above, the project would be required to comply with any seismic standards enforced by the UBC and the CBC. Therefore, the project would have a *less than significant* impact from seismic ground shaking.

iii) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for seismic-related ground failure, including liquefaction, is considered minimal due to the infrequency of seismic activity in the area [See discussions i) and ii) above], building and site design, and adherence to the UBC and CBC. According to the GP-EIR, the depth of groundwater in the City is generally greater than 50 feet, rendering the potential for liquefaction low (GP DEIR, p 4.8-9). The potential for other secondary hazards (i.e., ground lurching, differential settlement, or lateral spreading) occurring during or after seismic events in the vicinity of the project site is also considered to be low due to the distance of active faults. Therefore, the project would have *less than significant* impacts from seismic-related ground failure.

iv) *No Impact.* The project site is generally flat and does not include any features that would create the possibility of landslide. Adjacent properties are also generally flat. Significant grades are not found at the extraction well sites nor along the pipeline route. Therefore, *no impacts* related to landslides would be expected.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified potential impacts related to soil erosion from implementation of the General Plan (GP DEIR, pp. 4.8-21 through 4.8-23). These erosion impacts were generally associated with construction of new roadways and other capital infrastructure and development of undeveloped portions of the City and the Planning Area. Additional impacts were due to increases in runoff due to a net increase in impervious surfaces in the City. However, compliance with the City's Erosion Control Ordinance and the current NPDES permit conditions for the City would ensure that impacts resulting from implementation of the General Plan would be less than significant (GP DEIR, p. 4.8-23).

Grading and site preparation activities on previously undeveloped land would remove the existing site coverage and increase the potential for wind and surface water runoff. On the treatment plant site, the exposed site coverage would be fully landscaped as shown in **Figure 7.** Landscaping and drainage to be installed on-site would ensure that runoff and soil erosion on the treatment plant site is not significant. Pipelines and wells located within existing portions of the City would be installed underground with minimal disturbance of the surface. All surface features would be restored by the project proponent with the completion of installation of the wells and pipelines. Therefore, no significant effects of erosion or runoff are expected along the pipelines and wells, except for that portion of the discharge pipeline that lies within the American River Parkway. For this portion of the pipeline, construction of the subterranean lines as well as fill of the trench in which the pipeline is installed could result in erosion impacts downhill of the project area. Therefore, the following mitigation measure is included to reduce the potential for erosion:

Mitigation Measure

MM 6.1 The project proponent shall ensure that following construction of the discharge pipeline within the American River Parkway, all surface features shall be restored to their existing condition prior to site disturbance. Compaction of the trenching shall be conducted according to County of Sacramento standards for trench fill. Once original grade and condition is restored along the pipeline route, the area shall be revegetated to its original state, using certified weed-free native grasses and other native species, as approved by the City of Rancho Cordova Planning Department.

Timing/Implementation: *Requirement shall be included on all grading/improvement plans for the proposed project that include work within the American River Parkway. Requirement shall be met prior to cessation of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and Public Works Department.*

Implementation of mitigation measure MM 6.1 as well as the City's Erosion Control Ordinance shall ensure that the proposed project has a *less than significant* erosion impact.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR stated that impacts relating to soil stability as a result of implementation of the General Plan would be minor (GP DEIR, p. 4.8-23). Primary concerns with soil stability in the City are associated with shrink/swell potential – the potential for soils to expand during wet seasons and shrink during dry seasons. Impacts due to soil stability would be mitigated by consistency with the UBC and the CBC (GP DEIR, p. 4.8-24). Therefore, the impact of the General Plan was found to be less than significant.

As discussed in ii) and iii) above, landslides, lateral spreading, and subsidence are not significant threats within the project area. Additionally, adherence to the UBC and CBC requirements as well as the City's Erosion Control Ordinance would ensure that the project's potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion c) above.

e) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential soils impacts of the General Plan related to the use of alternative wastewater handling systems such as septic systems resulting from development of residential lots of two acres or more (GP DEIR, pp. 4.8-24 through 4.8-26). The portions of the Rancho Cordova Planning Area that could contain such lots exist outside the City boundaries in the outlying Planning Areas. For residential development with lots less than two acres in size, City policy requires the use of the public sewer system (GP DEIR, p. 4.8-26).

The proposed treatment facility is within an area with access to existing sewer services as provided by the Sacramento County CSD-1. It is not expected that the proposed project would generate any wastewater. However, if restroom facilities were added to the proposed

project for the use of on-site employees, City Policy ISF 2.6 would require those facilities to be connected to the public sewer system, precluding the use of alternative wastewater handling systems. Therefore, compliance with City policies would ensure that there would be *no impact* related to alternative wastewater treatment systems.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☐
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to the public or the environment through the routine transport, use, or disposal of hazardous materials (GP DEIR, pp. 4.4-23 and 4.4-24). Impacts concerned transportation of hazardous materials on the roadway network within the City and the routine use, storage, and disposal of hazardous materials related to construction during development and redevelopment in the City. Adherence to General Plan policies and federal, state, and local regulations regarding hazardous material were found to reduce potential impacts of the General Plan to a less than significant level (GP DEIR, pp. 4.4-24 and 4.4-28).

The proposed project involves the extraction and treatment of groundwater contaminated with perchlorate (a component of solid rocket propellants), Trichloroethylene (TCE, a volatile organic compound), and N-nitrosodimethylamine (NDMA, associated with liquid rocket

fuels). The construction and operation of the proposed project is required by the Environmental Protection Agency (EPA) in remediation for past releases of these materials by Aerojet. According to the CVRWQCB, the hazard presented by the chemicals within the contaminated groundwater is limited to use of the untreated water for domestic purposes, such as drinking and showering (MacDonald, 2007). Accidental release or spillage of contaminated groundwater would not constitute a significant hazard to people and animals in the vicinity of wells, pipelines, and the treatment plant

The five extraction wells located at various points in the City of Rancho Cordova will include a drain sump to contain any unforeseen leaks from the wellhead as well as rainwater that may leak into the well vault. The drain sump is equipped with a submersible pump which would pump accumulated water to the pipeline for treatment.

The collection pipeline would be constructed to the standards of pipelines designed for water transportation and used locally in sewer force main projects. Standards for construction of these lines would reduce the likelihood of any accidental release during operation of the project.

The treatment facility would utilize a closed-vessel system for filtration and treatment of the water and would not use any hazardous materials in the treatment operation. Once filtration is complete and the filter media is replaced, the used filter media is not considered a hazardous material (MacDonald, 2006, p. 2). Effluent water would be required to meet standards for discharge established by State and federal agencies, which meet or exceed current drinking water standards.

Adherence to General Plan policies; federal, state, and local regulations regarding hazardous materials; the physical characteristics of collection, treatment and discharge discussed above; and the requirements of the EPA would ensure that the project would not be likely to result in a release of hazardous materials. Therefore, the proposed project would have a *less than significant* impact to the public from the use, storage, disposal, or accidental release of hazardous materials.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR described potential impacts related to the accidental release of hazardous materials (GP DEIR, pp. 4.4-24 through 4.4-28). Primary sources of potential accidental release concerned PCB-containing transformers, groundwater pollution, and underground storage tanks (USTs). Consistency with City Policies and Action Items, as well as all applicable federal, State, and local regulations would result in a less than significant impact from the General Plan (GP DEIR, p. 4.4-28).

See discussion a) above for a discussion of the project-specific impacts.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR discussed the siting of public schools as being subject to the siting requirements of the California Department of Education (GP-DEIR, p. 4.4-25). In addition to CEQA review, potential school sites will be reviewed by various agencies to ensure the new school site is safe from toxic hazards (GP-DEIR, p. 4.4-25). General Plan policies and actions will reduce the potential impacts of the General Plan from hazardous materials transport, use, and storage from surrounding uses, including school sites, to a less than significant level (GP DEIR, p. 4.4-28).

The nearest school to the treatment facility is Peter J. Shields Elementary School, located approximately one quarter mile east of the facility. Portions of the collection and discharge pipelines will also be located within one quarter mile of the school. Operations at the treatment facility will not release hazardous substances into the environment due to several factors [see discussion a) above]. Pursuant to City Policy S.5.5, the treatment plant includes several layers of protection from spills – including the closed vessel system itself, the walls of the enclosing building, and the surrounding wall and fence around the lot. Collection pipelines will be located underground and would not expose sensitive receptors to hazardous substances. Discharge pipelines will convey the treated water, which will meet or exceed drinking water standards and will thus not convey hazardous materials. Discharge pipelines will also be located underground. Therefore, the proposed project would have a *less than significant* impact to existing or proposed schools.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR included information regarding federal and State listed hazardous materials sites as well as a map of such sites (GP DEIR, pp. 4.4-2 through 4.4-10). These sites included leaking underground storage sites, groundwater contamination plumes, PCB contaminated sites related to prior rocket engine testing (Aerojet/Gencorp), and other smaller sites (pp. 4.4-5, 4.4-6). Impact discussions were included in discussions of accidental release of hazardous materials [see discussion b) above] and were found to be less than significant due to compliance with federal, State, and local laws and regulations (GP DEIR, p. 4.4-28).

Wellheads and the treatment facility to be installed by the proposed project are located on the leading edge of the groundwater contamination plume from Aerojet, identified in the General Plan as a source of potential contaminants. While the proposed project would be located above a source of known groundwater contamination, the purpose of the proposed project is to extract the contaminated groundwater and to treat it on-site, preventing further spread of contaminants. Therefore, the net result of the proposed project would constitute a *less than significant* impact.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP EIR identified potential impacts of development within an airport land use plan (GP DEIR, p. 4.4-28). The Mather Airport CLUP Safety Restriction Area overlies several portions of the City, restricting development in those areas to uses allowed within the CLUP. Adherence to General Plan policies, federal regulations, the Comprehensive Land Use Plan, and Mather Airport Planning Area provisions would reduce the potential for safety hazards. Therefore, the General Plan was found to have a less than significant impact (GP FEIR, p. 4.0-29).

The proposed project is located outside the safety restriction areas for Mather Airport. Additionally, the proposed project is located outside the imaginary surfaces for Mather Airport, as identified in the Mather Airport Comprehensive Land Use Plan. Therefore, aircraft related hazards to individuals on the ground are minor. The proposed project does not include any residents and would only be visited once a day for short periods. Considering the above factors, hazards to people on the ground from operations at or near Mather Airport would be *less than significant.*

f) *No Impact.* The proposed project is not located within two miles of any private airstrip. The nearest private airstrip to the project area is the Rancho Murieta Airport, located more than ten miles to the southeast of the project area. Therefore, the proposed project would have *no impact* associated with hazards near private airstrips.

g) *Less than Significant Impact/Reviewed Under Previous Document.* The GP EIR analyzed potential impacts that could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (GP DEIR, p. 4.4-29). The EIR found that implementation of the proposed roadway system within the General Plan would improve city roadway connectivity, allowing for better emergency access to residences as well as evacuation routes and resulting in a net positive effect on implementation success of the Sacramento County Multi-Hazard Disaster Plan. Therefore, the General Plan was found to have a less than significant impact (GP DEIR, p. 4.4-29).

Structures and wellheads associated with the proposed project would not impede response to emergencies and disasters in the area. During construction of the pipelines, some minor impacts to emergency response time may occur as traffic is slowed or redirected around construction sites. Once construction is complete on subterranean pipelines and the roadways are returned to their original condition, no impact to response plans would be expected. The City requires that a Traffic Control Plan be submitted by the project proponent prior to approval of improvement plans, as administered by the Public Works Department. The Traffic Control Plan will minimize traffic impacts from construction and thereby reduce any effects on the ability of emergency responders to travel through the City. Formulation and adherence to a Traffic Control Plan for the project would ensure that the proposed project would result in a *less than significant* impact.

h) *No Impact/Reviewed Under Previous Document.* The GP EIR identified potential impacts of safety hazards associated with wildland fires due to the construction of residential areas adjacent to open space and natural areas (GP DEIR, pp.4.12-9). Adoption of General Plan policies and action items, as well as required project review by the Sacramento Metropolitan Fire District (SMFD), would ensure minimal impacts to residential areas from wildland fires, resulting in a less than significant impact from implementation of the General Plan (GP DEIR, p. 4.12-10).

Except for the portion of the discharge pipeline located in the American River Parkway, the proposed project is located in entirely urbanized areas. The outflow pipeline, while located at the edge of a wildland area, is to be located underground and would therefore not include increase the risk of fire along the American River Parkway. Therefore, the proposed project would result in *no impact* in respect to wildland fire risks.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. HYDROLOGY AND WATER QUALITY Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
e) Create or contribute to the potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	☒	☐	☐	☒
f) Create or contribute to the potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☐	☒	☐	☐	☒
g) Create or contribute to the potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☐	☒	☐	☐	☒
h) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
i) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	☒
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒	☒
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
m) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential surface and ground water quality impacts that would occur as a result of implementation of the General Plan (GP DEIR, 4.9-34 through 4.9-40). Both impacts of the General Plan were found to be less than significant with implementation of City Policies and Action Items as well as compliance with the City's National Pollution Discharge Elimination System (NPDES) Permit conditions.

Discharge of treated water to the American River under this proposed project is subject to a National Pollution Discharge Elimination System (NPDES) permit that has been adopted by the Regional Water Quality Control Board regarding Aerojet's discharge of treated groundwater for this and other similar projects in the vicinity (MacDonald, 2006; MacDonald, 2007). Conditions of the NPDES permit require discharge waters to be of acceptable quality to prevent any impacts to people or wildlife from the discharge. Therefore, the proposed project would have a *less than significant* impact resulting from water quality or waste discharge.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP EIR identified potential ground water supply and recharge impacts (GP DEIR, p. 4.9-43 through 4.9-57). Both the addition of impervious material as well as additional use of groundwater in the region would result in significant and unavoidable impacts to groundwater levels from implementation of the General Plan (GP DEIR, p. 4.9-57).

The proposed project would include the extraction of groundwater. However, operation of the proposed project would not preclude the use of groundwater located beneath the project site from being used for municipal supply after treatment. Additionally, the proposed project would not add a significant quantity of impermeable surfaces, nor would the project result in any change to the local hydrology that would affect the recharge rate of groundwater in the vicinity. Therefore, the proposed project would have a *less than significant* impact on water supplies for existing or planned land uses in the project vicinity.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts due to erosion and siltation as a result of new development in the City and the Planning Area (GP DEIR, p. 4.9-34 through 4.9-39). Adherence to City policies, action items, the conditions of the City's NPDES permit, and the City's Erosion Control Ordinance would result in less than significant impacts related to erosion and siltation as a result of implementation of the General Plan (GP DEIR, p. 4.9-39).

The project site is less than 1-acre in size and is located within an urbanized area that currently exhibits large amounts of impervious surfaces. Additional impervious surfaces to be constructed as part of the treatment facility would not greatly impact existing drainage patterns of the site or area. The extraction wells and pipelines would not alter drainage patterns as these facilities will be located underground. Furthermore, most of the pipeline would be located beneath existing roadways that are already paved and would be returned to their original state following the pipeline installation. No alterations would be made to any rivers or streams. The addition of less than one acre of impervious surface resulting from the construction of the proposed treatment plant would not result in significant erosion or siltation impacts. Therefore, the proposed project would have a *less than significant* impact from erosion or siltation.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts from flooding due to implementation of the General Plan (GP DEIR, p. 4.9-41 through 4.9-43). These impacts were associated with the addition of impermeable surfaces, primarily roads, within the City. City Policies and Action Items would be adequate to reduce any flooding impacts. Therefore, the GP-EIR found that the impact of the General Plan on flooding would be less than significant (GP DEIR, p. 4.9-43).

See discussion c) above. The proposed treatment facility would be located in an area comprised primarily of impervious surfaces. The extraction wells and pipelines would not alter drainage patterns as these facilities would be located underground. Furthermore, most of the pipeline would be located beneath existing roadways that are already paved and would be returned to their original state following the pipeline installation. No alterations would be made to any rivers or streams. Therefore, the proposed project would result in *less than significant* impacts from on- or off-site flooding.

e) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussion a) above for information on the proposed project and its operational impacts to water quality. While general stormwater impacts as a result of physical characteristics of the proposed project are not expected to be significant, construction impacts to water quality could occur as a result of discharge of stormwater from material storage areas, vehicle or equipment fueling or maintenance (including washing), waste handling, and hazardous materials handling or storage areas on-site. The following mitigation measure is proposed to reduce the effect of such a discharge.

Mitigation Measure

MM 8.1 The project proponent shall utilize the following Best Management Practices (BMPs) during the construction of all portions of the proposed project. All BMPs shall be executed to the level of standard published by the California Stormwater Quality Association's Construction Stormwater BMP Handbook. BMPs to be utilized shall include, but are not limited to:

- NS-8 Vehicle and Equipment Cleaning;
- NS-8 Vehicle and Equipment Fueling;
- NS-10 Vehicle and Equipment Maintenance;
- WM-1 Material Delivery and Storage;
- WM-2 Material Use;
- WM-3 Stockpile Management;
- WM-4 Spill Prevention and Control;
- WM-5 Solid Waste Management; and,
- WM-6 Hazardous Waste Management.

Timing/Implementation: *Measures shall be included on all improvement/grading plans. All measures shall be implemented throughout construction of the proposed project.*

Enforcement/Monitoring: *City of Rancho Cordova Public Works Department in coordination with the County of Sacramento Department of Water Resources.*

Implementation of mitigation measure MM 8.1 above would ensure that the proposed project would result in *less than significant* impacts.

f) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussions a), b), and d) above.

g) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussion f) above.

h) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion c) above. Treated groundwater will be discharged under an NPDES permit into the Sacramento County stormwater drainage system. A separate Sacramento County Water Agency permit is required to allow the discharge of water into the County storm drain system. The discharge pipeline will convey the treated water to the discharge point within the County's drainage system. A float switch will be installed at the discharge point to ensure discharge of water is halted during periods of heavy precipitation in order to prevent the proposed project from exceeding the capacity of the drainage system. Therefore, the proposed project would have *less than significant* impacts to existing or planned stormwater drainage systems.

i) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR discussed impacts related to flooding, which included consideration of housing within a 100-year flood hazard area (GP DEIR, pp. 4.9-41 through 4.9-43). City Policies and Action Items would prevent either an increase in the 100-year floodplain from the result of the construction of any structures or the placement of housing within the 100-year floodplain. Therefore, impacts from the General Plan were found to be less than significant (GP DEIR, p. 4.9-43).

Water quality impacts during the construction phase of the proposed project have been discussed above and found to be less than significant. Adherence to the NPDES permit for the discharge of the treated water would ensure that the discharge water would be of a quality that would not degrade the water quality of the County storm drain system or the American River. Therefore, the proposed project would have a *less than significant* impact to water quality.

j) *No Impact/Reviewed Under Previous Document.* The proposed project does not include any residential development. Additionally, no part of the proposed project is located within the 100-year floodplain. Therefore, the proposed project would have *no impact* related to placing residential structures within the 100-year floodplain.

k) *No Impact/Reviewed Under Previous Document.* See discussion j) above. As the proposed project is located entirely outside the 100-year floodplain, *no impact* would occur.

l) *Less than Significant Impact/Reviewed Under Previous Document.* While the treatment facility would be located approximately one mile from the Sunriver Levee and less than two miles from the Cordova Meadows Levee, only the wells and pipelines located within the American River Parkway would be located within the inundation zone of either levee. Likewise, the wells and pipelines within the vicinity of the American River Parkway are the only portion of the project within the inundation zone resulting from a failure of Folsom Dam or Nimbus Dam. It is unlikely that these structures would be affected by inundation as they would be located underground. Therefore, the proposed project would result in a *less than significant* impact associated with flooding.

m) *No Impact.* The proposed project is not located near a large body of water or ocean, precluding the possibility of a tsunami or seiche occurring that could impact the project site. As the topography of the area in which all aspects of the project are located is generally flat, mudflows are not a possibility. Therefore, implementation of the proposed project would result in *no impact* from these types of events.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING Would the project:					
a) Physically divide an existing community?	☐	☐	☒	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒	☒

EXISTING SETTING

The proposed treatment facility is located within the Williamson Ranch Special Planning Area (SPA). The SPA was adopted by the Sacramento County Board of Supervisors to provide for the eventual development of the site in a manner which is compatible with the existing single-family residential neighborhood which surrounds the project site. Any proposed project within the Williamson Ranch SPA must comply with the development and performance standards adopted for the planning area.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR described possible impacts related to the division of existing communities (GP DEIR, pp. 4.1-38 through 4.1-40). The GP-EIR states that development and redevelopment described in the General Plan was specifically designed so that barriers between communities would be prevented. Additionally, City policies and action items were included in the General Plan to further prevent divisions of communities. The GP-EIR found that impacts of the General Plan to existing communities would be less than significant (GP DEIR, pp. 4.1-39 and 4.1-40).

The proposed treatment facility would be located within a previously urbanized portion of the City. The extraction wells and pipelines would be located within the public right-of-way, under existing City roadways. The discharge pipeline would likewise be located underground beneath City roadways and a portion of the American River Parkway. Implementation of the proposed project would not permanently remove any roadways or create any features that would impede circulation of vehicles, people, or materials. Therefore, the proposed project would result in a *less than significant* impact in regards to dividing an existing community.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR included discussion of potential impacts to adopted land use plans, policies, and regulations of other jurisdictional agencies in the area (GP DEIR, 4.1-46 through 4.1-56). Conflicts were identified between the General Plan and the Sacramento County General Plan and the Mather Airport Comprehensive Land Use Plan (Mather CLUP). While City policies were

included in the General Plan to reduce these conflicts, significant and unavoidable conflicts were expected as a result of implementation of the General Plan (GP DEIR, p. 4.1-56; GP FEIR, p. 4.0-4).

The treatment facility site is currently zoned RD-5 (residential, 5 dwelling units per acre). The operation of a water treatment facility is considered to be a "public service" by the Zoning Code and therefore allowed in this Zoning with the provision of a Conditional Use Permit, issued by the City. The proposed project will be required to adhere to all City Policies adopted for the purpose of mitigating the environmental effects of the proposed project, as implemented through mitigation measures included in this document. Therefore, the project would have *less than significant* impacts to existing land use plans or policies.

c) *No Impact/Reviewed Under Previous Document.* The GP-EIR addressed potential impacts related to conflicts between the General Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Because of this, the General Plan would have no impact on adopted plans (Ibid.).

Sacramento County does not currently have an adopted Habitat Conservation Plan. The South Sacramento Habitat Conservation Plan (SSHCP) is being prepared by the County and will be adopted within the next few years. However, the SSHCP is still being formulated and no portion of the plan has been adopted. Likewise, the Vernal Pool Recovery Plan is currently being prepared and no part of the plan has been adopted. The City has not committed to participating in either plan, though it may commit in the future. No Natural Community Conservation Plans are in effect in the project vicinity. Therefore, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. **MINERAL RESOURCES** Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☒

EXISTING SETTING

Typical mineral resources in the area of Rancho Cordova include gold (largely mined out in the early 20th century) and aggregate deposits that exist as a result of dredge mining in the area (Pacific Municipal Consultants, 2005). Approximately one third of the General Plan Planning Area is located within an MRZ-2 Zone, as identified by California Geological Survey and the State Mining and Geology Board (GP DEIR, p. 4.8-26). An MRZ-2 classification identifies areas where substantial mineral deposits are known to exist. The proposed project is located outside these areas. Also included in the GP-EIR is a figure identifying existing areas either under current mining contracts or planned for future mining. The proposed project is outside any such areas.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The GP-EIR identified potential impacts resulting from the loss of availability of mineral resources in the General Plan Planning Area (GP DEIR, pp. 4.8-26 through 4.8-27). Only those areas already identified as either MRZ-2 or as containing existing mining operations were expected to be impacted by development of the General Plan Planning Area (GP DEIR, p. 4.8-26). Even with adoption of City Policies and Action Items regarding mineral resources and mining, the General Plan would still have a significant and unavoidable impact (GP DEIR, p. 4.8-27).

No part of the proposed project is located within an MRZ-2 or an MRZ-3 zone, which are areas known to contain mineral and clay deposits respectively, as identified in the GP-EIR (GP DEIR, pp. 4.8-26 and 4.8-27). Furthermore, no part of the project is located within an area identified in the GP-EIR as containing existing or planned mining operations. Therefore, on-site mineral resources are unlikely and the proposed project would have a *less than significant* impact regarding mineral resources in the area.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion a) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XI. NOISE. Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☒	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR addressed increases in noise levels as a result of buildout of the General Plan (GP DEIR, pp. 4.7-20 through 4.7-30). Significant and unavoidable impacts were expected due to construction noise, increased traffic noise, and the potential construction of noise generating land uses (GP DEIR, pp. 4.7-22, 4.7-27, 4.7-30). Policies and Actions included in the General Plan would reduce these impacts; however, various factors exist throughout the Planning Area that would make total mitigation impossible. Therefore, the impact of the General Plan remained significant and unavoidable.

The treatment facility would include stationary noise generating features such as pumps and filtration tanks. All permanent noise-generating features will be fully-enclosed, ensuring that noise impacts would be minimized. Due to the physical characteristics of the treatment plant, it is expected that operation of the treatment plant will not exceed current City noise standards. All wells and pipelines will be located underground and would therefore not be expected to generate noise of any kind.

While operation of the proposed project is not expected to exceed City standards for noise, construction and site preparation activities would include the use of heavy equipment and trucks which would result in temporary noise increases in the project vicinity. In order to ensure that construction noise does not exceed City noise standards, the following mitigation measure is included:

Mitigation Measure

MM 11.1 The project applicant shall adhere to the following standard mechanisms for mitigation of construction-related nuisances:

- Construction activities shall be limited to between 7:00 AM and 6:00 PM on weekdays and 8:00 AM and 6:00 PM on weekends;
- Stationary sources of construction noise such as compressors and generators shall be placed as far as possible from existing residential uses neighboring the project site; and,
- The project proponent shall post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities.

These requirements shall be included as a note on all construction plans and in the improvement plan submittal.

Timing/Implementation: *Requirement shall be included on all plans prior to approval of the grading/improvement plans. Measure shall be complied with throughout construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 11.1 would ensure that impacts related to noise exposure would be *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR discussed groundborne noise and vibration concurrently with construction related noise impacts [see discussion a) above; also GP-DEIR, pp. 4.7-20 through 4.7-22]. As large-scale construction of various land uses is ongoing in the City and will continue for some time, guided by the General Plan, significant noise and vibration generation is expected. While City Policies and Action Items would reduce the impact of such vibration and noise, significant and unavoidable impacts as a result of implementation of the General Plan are expected in some cases (GP DEIR, p. 4.7-22).

See discussion a) above. Construction of the proposed project includes digging activities that could potentially generate limited groundborne vibration. However, these groundborne vibrations would be minor and temporary in nature, ceasing when construction has been completed. Heavy excavation with pneumatic hammers, explosives, or deep drilling is not required for construction of the proposed project. These types of excavation are known to create significant groundborne vibration and noise. Considering the proposed project's limited potential for creating significant groundborne vibration, the proposed project would have a *less than significant* impact from groundborne vibration or noise.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified uses that may result in significant stationary (permanent) noise generation (GP DEIR, pp. 4.7-28 through 4.7-30). Uses and equipment that would generate significant permanent noise included loading docks, industrial uses, HVAC equipment, car washes, daycare

facilities, auto repair, as well as some recreational uses (GP DEIR, p. 4.7-28). While the impact of these and other significant sources of permanent noise would be lessoned by Policies and Action Items included in the General Plan, some impacts would remain and the GP-EIR found impacts of the General Plan to be significant and unavoidable (GP DEIR, p. 4.7-30).

See discussion a) above. As the proposed project is not expected to result in noise generation that would exceed current City noise standards, and as the noise generating portions of the project site would be fully enclosed within a structure, it is expected that the proposed project would not increase the ambient noise level and a *less than significant* impact is expected.

d) *Less Than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussion b) above. Construction noise impacts are expected to be minor and short in duration, and are therefore not expected to exceed City standards for stationary noise [see discussion a) above]. Implementation of mitigation measure MM 11.1 would ensure that construction related noise impacts would be *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed noise impacts related to airports, specifically the Mather Airport located immediately south and west of the City (GP DEIR, pp. 4.7-30 through 4.7-32). Five planning areas within the City were identified as having potential airport-related noise impacts: Mather Planning Area, Jackson Planning Area, Sunrise Boulevard South Planning Area, Rio del Oro Planning Area, and the Aerojet Planning Area (GP DEIR, p. 4.7-30). Single-event noise impacts were also identified for those portions of the City that lie under the primary flight paths for Mather Airport (GP DEIR, p. 4.7-30). For the five planning areas identified above and areas of the City directly under the approach path for Mather Airport the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.7-32).

The proposed project is located outside all identified noise contours for Mather Airport, as shown in the Mather Airport Comprehensive Land Use Plan. Therefore, *less than significant* noise impacts to people working at the project sites are expected.

f) *No Impact.* The nearest private airport to the project area is Rancho Murrieta Airport, located more than ten miles to the southeast. Therefore, the proposed project is not located within the vicinity of a private airport and *no impact* would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. POPULATION AND HOUSING Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document.* In the GP-EIR the General Plan was found to result in substantial increases in the number of dwellings, residents, and employees in the General Plan Planning Area (GP DEIR, pp. 4.3-10 through 4.3-14). These increases were higher than those previously anticipated by the Sacramento Area Council of Governments (SACOG). Substantial population growth is expected and significant and unavoidable impacts of the General Plan were identified (GP-DEIR, p. 4.3-14).

The proposed project would extract groundwater from subterranean aquifers. The provision of additional drinking water is generally considered to be a growth-inducing effect. However, groundwater extracted by the proposed project cannot be provided as drinking water, including after treatment. The entire quantity of water extracted and treated by the proposed project will be released into the American River. Therefore, while the proposed project would extract additional groundwater in the region, this water would not be available for consumption and the proposed project is not considered to be growth inducing. As the proposed project would not induce growth of any kind, the proposed project is expected to result in *no impact.*

b) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts due to the displacement of people and housing as a result of implementation of the General Plan (GP DEIR, p. 4.3-14). These impacts were primarily due to the installation of infrastructure such as streets (Ibid). Consistency with State and federal laws relating to displacement of existing residents and housing would ensure that impacts of the General Plan would be less than significant (Ibid.).

The proposed treatment plant would be constructed on a currently vacant parcel. All other portions of the project site would be constructed either under existing City roadways or within the American River Parkway. No housing exists in any of these areas. Therefore, no housing would be displaced, resulting in *no impact* to existing housing or population in the area.

c) *No Impact/Reviewed Under Previous Document.* See discussion b) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIII. **PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a) Fire protection?	☐	☐	☒	☐	☒
b) Police protection?	☐	☐	☒	☐	☒
c) Schools?	☐	☐	☐	☒	☒
d) Parks?	☐	☐	☐	☒	☒
e) Other public facilities?	☐	☐	☐	☒	☐

EXISTING SETTING

The proposed project is located within the following public service districts:

- Fire Protection: Sacramento Metropolitan Fire District (SMFD)
- Police Protection – Rancho Cordova Police Department (RCPD)
- School District – Folsom Cordova Unified School District (FCUSD)
- Park District – Cordova Recreation and Park District (CRPD)
- Electrical Service – Sacramento Metropolitan Utilities District (SMUD)
- Natural Gas Service – Pacific Gas and Electric (PG&E)

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed the impact of the General Plan on fire protection services and the resulting environmental impact of any additional infrastructure required (GP DEIR, pp. 4.12-5 through 4.12-9). As the General Plan would result in substantial growth, additional fire stations and other infrastructure would be required to serve the increased number of dwellings and urban land uses (GP DEIR, pp. 4.12-5 and 4.12-6). Consistency with City Policies and Action Items would result in a less than significant impact of the General Plan to the environment from construction and provision of additional infrastructure and facilities.

The proposed project would add one 8,500 square-foot structure and some subterranean equipment and pipelines. Fire Protection for the project sites is provided by the SMFD station on Folsom Boulevard, approximately 0.95 miles away to the south. The addition of one structure would not require additional personnel, equipment, or facilities to be added to the current inventory of SMFD. Therefore, *less than significant* impacts are expected.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts related to the need for additional police protection infrastructure and facilities (GP DEIR, pp. 4.12-16 through 4.12-20). Just as with fire protection, the substantial growth predicted in the GP-EIR would require additional fire protection infrastructure and facilities (GP DEIR, pp. 4.12-16 and 4.12-17). Consistency with City

Policies and Action Items would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-17).

Police equipment and personnel increases are tied to population growth in the City. As the proposed project would not increase the population [see discussion a) in Checklist XII, Population and Housing, above], it is not expected that additional personnel, equipment, or law enforcement facilities will be required. Therefore, the proposed project is expected to result in a *less than significant* impact.

c) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts to all four school districts servicing the General Plan Planning Area as a result of substantial growth expected during the life of the General Plan (GP DEIR, pp. 4.12-77 through 4.12-80). While additional schools would be required as growth in the General Plan Planning Area continues, consistency with City Policies and Action Items, as well as required CEQA and State Board of Education review of future school sites would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-80).

The proposed project would not construct any new residences and would not generate any growth in the vicinity. As the proposed project would not increase the number of students in the area, *no impact* to schools is expected.

d) *No Impact/Reviewed Under Previous Document.* The GP-EIR identified potential environmental impacts related to the provision of additional parks to serve the growth anticipated in the General Plan (GP DEIR, pp. 4.12-89 through 4.12-96). Adherence to City Policy and Action Items as well as the requirements of the Cordova Recreation and Park District (CRPD) would ensure less than significant impacts from implementation of the General Plan (GP DEIR, pp. 4.12-95 and 4.12-96).

While one extraction well would be located on the edge of an existing park, extraction wells are located on or immediately adjacent to sidewalks and are not obtrusive to existing uses. No additional residents will be generated by the proposed project, resulting in no increase in park usage or demand. Therefore, no additional need for parks is expected and the proposed project would have *no impact.*

e) *No Impact.* As no new residents or employees will be generated by the proposed project, and no public facilities will be impacted by construction and operation of the proposed project (see discussions above), *no impact* is expected.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. RECREATION					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document.* See discussion d) of checklist XIII, Public Services above for information on the GP-EIR's conclusions as to impacts related to parks and recreation. The proposed project would not generate any additional residents or employees in the City. Therefore, no additional need for parks or other recreational facilities would be created and *no impact* is expected.

b) *No Impact/Reviewed Under Previous Document.* See discussion a) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC Would the project:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☐
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed traffic impacts to the existing roadway network in the General Plan Planning Area as a result of the population, dwelling unit, and employee increases expected to occur with implementation of the General Plan (GP DEIR, pp. 4.5-27 through 4.5-45). Several new roadways and improvement of existing roadways was described in the General Plan in order to address the additional expected traffic load. However, even with these improvements and adherence to City Policies and Action Items the impact of the General Plan would remain significant and unavoidable (GP DEIR, p. 4.5-42).

The proposed project is expected to generate a limited number of trips during construction as employees of the construction contractor drive to and from the work site. These limited increases in traffic as a result of construction of the proposed project would be temporary in nature. The operation of the proposed project is anticipated to generate one vehicle trip per day for routine operational maintenance and one trip every eight to twelve weeks for replacement of the filter media. Traffic generated by the proposed project does not meet City significance thresholds of more than 1000 trips per day or more than 100 additional peak hour (AM or PM) trips. Therefore, the proposed project would have *less than significant* impacts to traffic in the area.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion a) above. Impacts to level of service for roadways and intersections affected by the construction of the proposed project would be reduced by a Traffic Control Plan, required by

the City Public Works Department for any project that would involve effects to City roadways. Traffic control and other requirements of the Traffic Control Plan, coupled with the relatively low number of trips expected to be generated by construction of the proposed project would ensure *less than significant* impacts.

c) *No Impact/Reviewed Under Previous Document.* The GP-EIR analyzed safety and hazards impacts related to the provision of land uses within the Mather Airport Comprehensive Land Use Plan (Mather CLUP) and their impact on safety related to air traffic in and out of the airport (GP DEIR, p. 4.4-28 and 4.4-29). The General Plan established the Mather Planning Area that corresponds to the Master Plan boundaries of the Mather Airport. Policies included in the General Plan were more stringent than the safety restrictions of the Mather CLUP (GP DEIR, p. 4.4-28). Consistency with City Policies and Action Items as well as the requirements of the Mather CLUP would ensure less than significant impacts from implementation of the General Plan (GP DEIR, p. 4.4-29).

The proposed project is located outside the height restriction areas for Mather Airport and no other public or private airport is located in the vicinity. Additionally, the proposed treatment facility would not construct any structures above 35 feet in height and would be substantially similar in design and characteristics to the existing church to the east of the treatment facility site. Therefore, the proposed project would not necessitate any change in current air traffic patterns and *no impact* is expected.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts related to roadway safety as a result of implementation of the General Plan (GP DEIR, p. 4.5-48). The City's design standards for roadways, as well as the land use planning and other City Policies, would ensure that impacts of the General Plan related to roadway safety are less than significant (Ibid.).

The treatment plant site includes one driveway directly connecting the public right-of-way to the treatment facility. This driveway will be subject to City and SMFD requirements for safety and access. All other portions of the proposed project will be located immediately adjacent to public roads, precluding the need for new roadways or access features. Therefore, no hazards would be created as a result of site access and a *less than significant* impact is expected.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified impacts related to emergency access within the General Plan Planning Area (GP DEIR, p. 4.5-48). As the roadway network in the City was to be improved and additional routes were to be added by the General Plan, impacts were found to be less than significant (Ibid.).

The proposed treatment facility is designed with two access points; one from Coloma Road and one from the Cordova Church of Christ parking lot (via a cross-access easement). Additionally, the proposed project would be subject to any conditions imposed by the SMFD. The remainder of the proposed project will be located immediately adjacent to public roadways. Therefore, the proposed project would have *less than significant* impacts resulting from emergency access.

f) *Less than Significant Impact.* Adequate parking space is provided on the treatment site to accommodate the one daily visit and the four yearly visits required by the proposed project. All other sites would not be routinely visited. The City Zoning Code does not require parking

for a project such as the proposed project. Therefore, the project would have a *less than significant* impact regarding parking capacity.

g) *No Impact/Reviewed Under Previous Document.* The GP-EIR analyzed potential impacts to transit, pedestrian, and bicycle provisions within the City (GP DEIR, pp. 4.5-49 through 4.5-53). Development of the City's Transit Master Plan and the City's Pedestrian and Bicycle Master Plan would ensure that impacts of the General Plan to these provisions would be less than significant (GP DEIR, pp. 4.5-49 and 4.5-50).

The treatment facility site is not adjacent to any transit stops or bicycle rack areas, nor would people working at the treatment facility require additional transit services. Therefore, the proposed project would have *no impact* on alternative transportation.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐	☒
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts relating to the capacity of the Sacramento Regional County Sanitation District (SRCSD) treatment facilities to treat wastewater flows from the General Plan Planning Area (GP DEIR, pp. 4.12-45 through 4.12-51). Current capacity at the SRWTP is adequate to meet projected growth by 2020, however growth beyond that point will require expansion of existing capacity which could result in environmental impacts (GP DEIR, p. 4.12-47). Because of this, the GP-EIR identified the impact of the General Plan as significant and unavoidable (GP DEIR, p. 4.12-51).

It is possible that some wastewater may be generated by the treatment facility as a result of workers on site. Wastewater generation is expected to very slight (much less than one equivalent standard dwelling, the standard unit of measurement used by the SCRSD for predicting wastewater generation) and would therefore not affect current treatment facilities. Therefore, a *less than significant* impact is expected.

b) *Less than Significant Impact/Reviewed Under Previous Document.* In addition to required expansion in treatment capacity, the GP-EIR identified potential impacts associated with the construction of additional wastewater conveyance infrastructure (GP DEIR, pp. 4.12-45 through 4.12-51). CSD-1 has planned expansion of sewerage infrastructure into the

General Plan Planning Area and the environmental effects of this expansion were addressed in an EIR (GP DEIR, pp. 4.12-46 and 4.12-47). However, increased growth expected with implementation of the General Plan will require more infrastructure than that currently planned by CSD-1. Therefore, the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.12-51).

See discussion a) above.

c) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion c) in checklist VII, Hydrology and Water Quality for information on stormwater drainage facilities and their associated environmental effects. The proposed treatment plant will drain stormwater towards the street where it will be handled by the existing City drainage system. The addition of less than one acre of impervious surfaces is not expected to generate significant stormwater runoff. The proposed project includes a discharge pipeline that will outflow directly into an existing stormwater channel located at the southern edge of the American River Parkway. In the event of a large storm event, the treatment facility discharge would be shut down by way of a float switch, preventing overflow of the stormwater discharge. Therefore, no expansion of existing facilities or construction of new stormwater facilities would be required and a *less than significant* impact is expected.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential environmental impacts related to available water supplies and the increased demand in the City and the General Plan Planning Area (GP DEIR, pp. 4.9-43 through 4.9-57). According to the analysis in the GP-EIR, adequate supplies of water exist through buildout of the current incorporated boundaries of the City (GP DEIR, p. 45). However, new sources of water will be required to serve buildout conditions for those portions of the General Plan Planning Area that lie outside current City boundaries. Significant environmental effects may occur from the acquisition of these additional sources. Therefore, significant and unavoidable impacts of the General Plan are expected (GP DEIR, p. 4.9-57).

The proposed project will require limited quantities of water for the landscaping to be installed on the treatment plant site and as dust control during construction. This water usage is expected to be limited in quantity and generally less in total quantity than that required of a single dwelling over the life of the project. Therefore, the proposed project would not result in a significant need for water supply and a *less than significant* impact is expected.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See discussions a) and b) above.

f) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR identified potential impacts related to the capacity of local landfills and those landfills to which solid waste from the City and the General Plan Planning Area are shipped (GP DEIR, pp. 4.12-60 through 4.12-63). Current capacity exists at all landfills that serve the General Plan Planning Area and expansion in capacity is not expected to be required (GP DEIR, p. 4.12-61). Consistency with City Policies and Action Items as well as federal, State, and local laws and ordinances would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.12-63).

As identified in the General Plan EIR, all three landfills that receive solid waste from the City have adequate capacity to serve the City (GP DEIR, pp. 4.12-60 through 4.12-63). All solid waste generated by the proposed project would be trucked to local landfills for disposal, except for the non-hazardous spent filter media which would be disposed of under Environmental Protection Agency (EPA) guidance at Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) approved facilities. Therefore, both construction and operation of the proposed project would result in *less than significant* impacts.

g) *Less than Significant Impact.* The proposed project would be served by an existing waste handling service, provided by BFI for other residential land uses in the City. BFI operates consistent with federal, State, and local statutes and regulations. All landfills that would serve the proposed project also conform to all applicable statutes and regulations. According to the project materials, the spent filter media would be shipped under uniform waste manifest to an appropriately licensed off-site treatment or disposal facility. Therefore, the proposed project would result in *less than significant* impacts.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* As demonstrated in checklists I through XVI above, the proposed project is not expected to result in any significant impacts related to biological or cultural resources. Further, adherence to City policies would ensure than the project's impacts are *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* See Section 4.0 of this IS/MND for an analysis of the proposed project's cumulative impact.

c) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion a) above.

4.0 CUMULATIVE IMPACTS

4.1 INTRODUCTION

This section addresses the proposed project's potential to contribute to cumulative impacts in the region. California Environmental Quality Act (CEQA) Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." A project's incremental effects are considered significant if they are "cumulatively considerable" (CEQA Guidelines Sections 15065[a][3] and 15130[a]). "Cumulatively considerable" means the incremental effects of the project are considerable when viewed in connection with the effects of past, current, and future projects (see also CEQA Guidelines Appendix G, Section XVII).

4.2 CUMULATIVE SETTING

The Cumulative Setting establishes the area of effect in which the cumulative impact has been identified and inside which it will occur. Different cumulative settings can be established for each individual impact or impact area (checklist area). As the proposed project is a subsequent project identified in the General Plan, and as this MND is tiered from the GP-EIR, the cumulative setting for the proposed project is identical to the cumulative settings identified in the GP-EIR.

4.3 PREVIOUS CUMULATIVE ANALYSIS WITHIN THE CUMULATIVE SETTING

The GP-EIR identified several cumulative impacts where expected development and establishment of the roadway network in the city, when combined with other planned, proposed, and approved development and roadway infrastructure projects in the area, would have a significant impact on the environment. The following impact areas were found in the GP-EIR to have cumulative impacts that would be cumulatively considerable:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality (water supply)
- Land Use and Planning
- Mineral Resources
- Noise (both traffic related and stationary)
- Population and Housing
- Utilities and Service Systems (water treatment and wastewater infrastructure)
- Transportation/Traffic (traffic congestion)

Areas in which cumulative impacts were found in the GP-EIR to be less than cumulatively considerable were:

- Geology and Soils
- Hazards and Hazardous Materials
- Public Services
- Recreation

4.4 CUMULATIVE IMPACT ANALYSIS

Cumulative impacts identified in the GP-EIR as being cumulatively considerable are largely due to increases in dwelling units, residents, and employees. The proposed project would not include the addition of any dwelling units, residents, or employees. However, many of the environmental effects of the proposed project are similar to those encountered with development of residences.

Except for the removal of on-site trees, environmental effects of the proposed project are limited to construction of the proposed project. Once construction of the proposed project is complete, those effects will no longer occur. Therefore, those effects are not considered to contribute to cumulative impacts identified in the General Plan EIR. In respect to the removal of trees on-site, the General Plan EIR identified an overall loss of some trees as a result of implementation of the General Plan (GP DEIR, pp. 4.10-61 and 4.10-62). Construction of the proposed treatment plant would result in the removal of some existing trees on the project site. The City's Tree Removal Ordinance would require mitigation for the loss of native or landmark trees on the project site. However, trees to be removed by the proposed project may not qualify as native or landmark-status trees.

The proposed project is expected to result in the removal of eight existing trees on the project site. According to the City's Arborist, these trees are predominantly walnut species and are currently in poor condition. According to the proposed project's landscaping plan (see **Figure 7**), once construction of the water treatment plant is complete, the project proponent would plant 11 trees on-site. Considering that the project would result in a net increase of two trees and because those trees would be healthy and maintained over time, it is expected that the proposed project would not contribute to the cumulative loss of trees identified in the GP-EIR. Therefore, full mitigation of the loss of existing on-site trees is provided.

5.0 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

■ I find that, although the proposed project could have a significant effect on the environment, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Program EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Program EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Rancho Cordova General Plan, or (iii) that, due to substantial new information not known at the time the Program EIR was certified, are more severe than discussed in the prior Program EIR. [See State CEQA Guidelines, § 15183, subd. (c)]

☐ I find that the proposed project MAY have a significant effect on the environment that cannot be reduced in effect by changed to the proposed project, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed Project **MAY** have a significant effect(s) on the environment, but one or more of such significant effects: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature: _____ Date: 1/16/07

Printed Name: Ben Ritchie For: City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project proponent for the proposed project has reviewed and agreed to the mitigation measures contained in this Mitigated Negative Declaration.

Signature: _____ Date: 1/16/07

Printed Name: Gerald B. Swanick For: Aerojet

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA - LEAD AGENCY

Paul Junker	Planning Director
Anne Hersch	Assistant Planner
Ben Ritchie	Environmental Coordinator
Kevin Freibott	Environmental Planner
Cori Resha	Assistant Environmental Planner
John Nadolski	Cultural Resources Staff
Tina Pitsenberger	Cultural Resources Staff

6.2 PERSONS AND AGENCIES CONSULTED

Jeanne Borkenhagen	Sacramento Metropolitan Air Quality Management District
Joseph Hurley	Sacramento Metropolitan Air Quality Management District
Alexander MacDonald	California Regional Water Quality Control Board
Clark Whitten	County of Sacramento – Real Estate Division

7.0 REFERENCES

7.0 REFERENCES

Aerojet. May 2, 2006. Supplemental Information for the City of Rancho Cordova Parcel Map and Conditional Use Permit Application.

Airport Land Use Commission for Sacramento, Sutter, Yolo, and Yuba Counties. 1997, May. *Mather Airport Comprehensive Land Use Plan*. Sacramento, CA. Available for review at the City of Rancho Cordova on request.

California Stormwater Quality Association (CASQA). 2003, January. *Stormwater Best Management Practice Handbook: Construction*. Available at the City of Rancho Cordova on request or online at http://www.cabmphandbooks.com/

City of Rancho Cordova. 1989. Rancho Cordova Zoning Code. Adopted by the City of Rancho Cordova from Sacramento County Zoning Code upon incorporation of the City in July 2003.

City of Rancho Cordova. 2006, March. *Rancho Cordova General Plan Draft Environmental Impact Report*. Referenced in document as GP EIR. Available for review at the City of Rancho Cordova on request or online at http://gp.cityofranchocordova.org/

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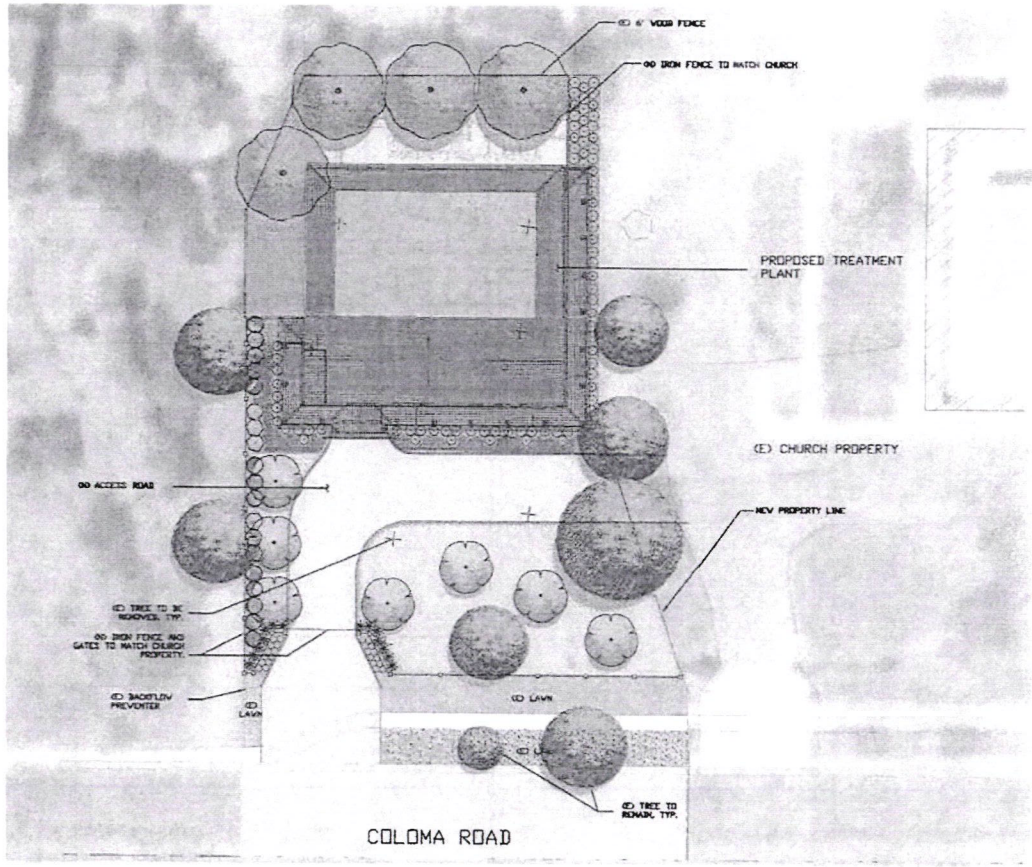
Jackson, Alan. Engineer, Environmental Remediation, Aerojet. Letter dated January 12, 2007 to Cori Resha of the City of Rancho Cordova.

MacDonald, Alexander. Senior Engineer, California Regional Water Quality Control Board. Letter dated October 2, 2006 to Paul Junker of the City of Rancho Cordova.

MacDonald, Alexander. Senior Engineer, California Regional Water Quality Control Board. Personal correspondence in January 2007 with Cori Resha of the City of Rancho Cordova.

Pitsenberger, Tina. Cultural Resources, Pacific Municipal Consultants. Letter dated November 28, 2006 to Cori Resha of the City of Rancho Cordova.

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PROPOSED PLANT LEGEND

TREES	BOTANICAL/COMMON	WATER USE
	NYSSA SYLVATICA / SOUR GUM	MEDIUM
	QUERCUS ILEX / HOLLY OAK	MEDIUM
SHRUBS	**BOTANICAL/COMMON**	
	PHORMIUM TENAX 'DAZZLER' / PHORMIUM	MEDIUM
	PHORMIUM TENAX 'BRONZE BABY' / PHORMIUM	MEDIUM
	PHOTINIA FRASERI 'INDIAN PRINCESS' TM / INDIAN PRINCESS PHOTINIA	MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF PITTOSPORUM	MEDIUM
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORNE	MEDIUM
	RHAPHIOLEPIS INDICA 'WHITE ENCHANTRESS' TM / WHITE ENCHANTRESS INDIAN HAWTHORNE	MEDIUM
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	MEDIUM
GROUND COVERS	**BOTANICAL/COMMON**	
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	LOW
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	LOW
	(E) LAWN	HIGH
	BARK MULCH ONLY	NONE

PRELIMINARY LANDSCAPE PLAN

0 10 20 40 60 80

Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento, CA
95833
Tel. 916.569.2500
Fax 916.921.9274
www.stantec.com

Conceptual Landscape Plan, GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT

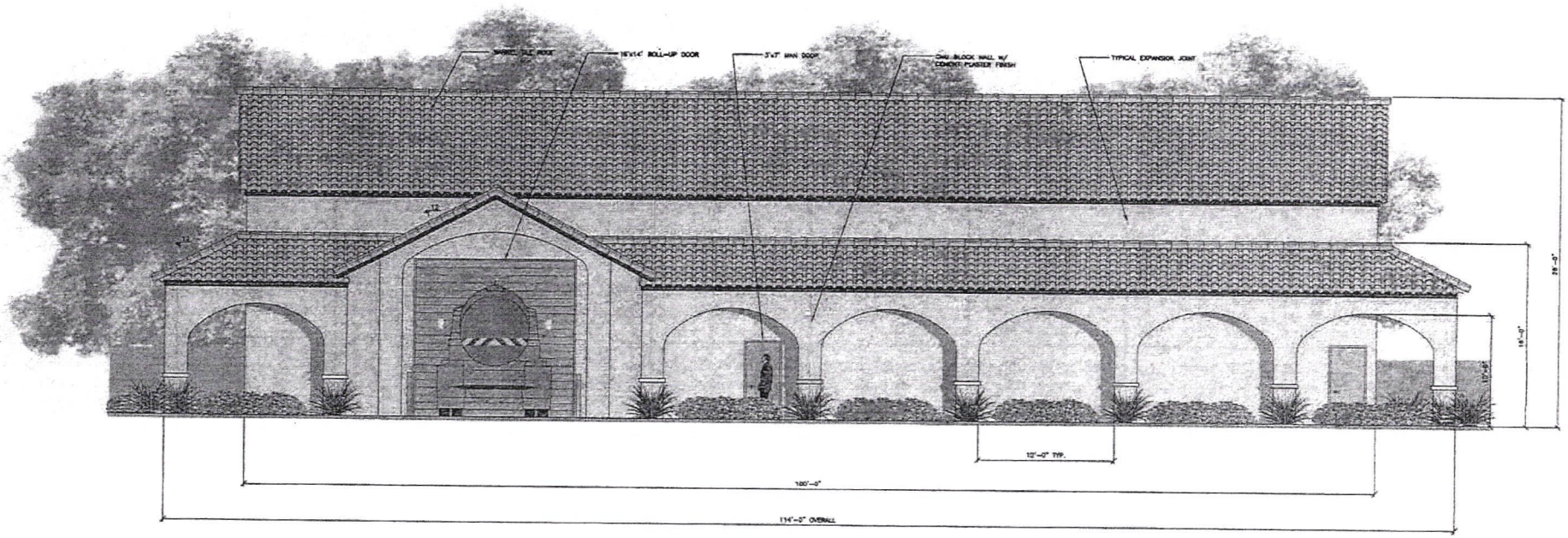
Client/Project
Gencorp Aerojet
10677 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Figure No.
A-3C

Title
Groundwater Extraction and Treatment System GET 'K-A'

Project No.
160635

Attachment 2



SCALE 1/4" = 1'-0"

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Sacramento, CA
95833
tel. 916.569.2500
fax. 916.921.9274
www.stantec.com

Front Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Coloma Rd.

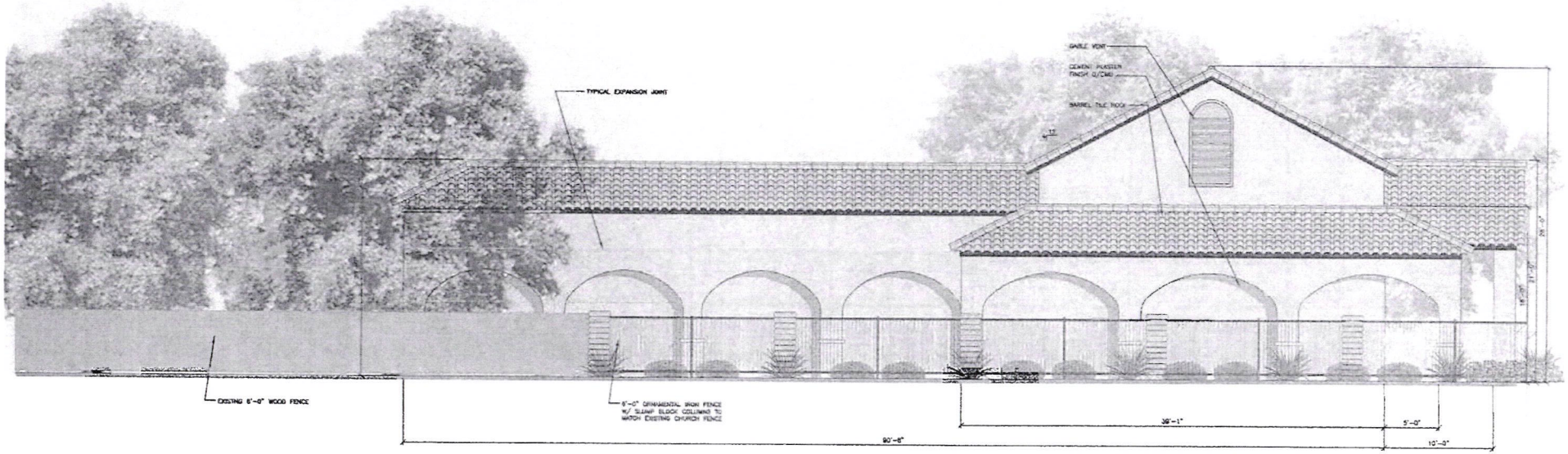
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SEP 14 2006
RANCHO CORDOVA
PLANNING

Client/Project
Gencorp Aerojet
10677 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Figure No.
A-3A

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date: 09/06/06
041720135



Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento, CA
95833
Tel 916.569.2900
Fax 916.921.8274
www.stantec.com

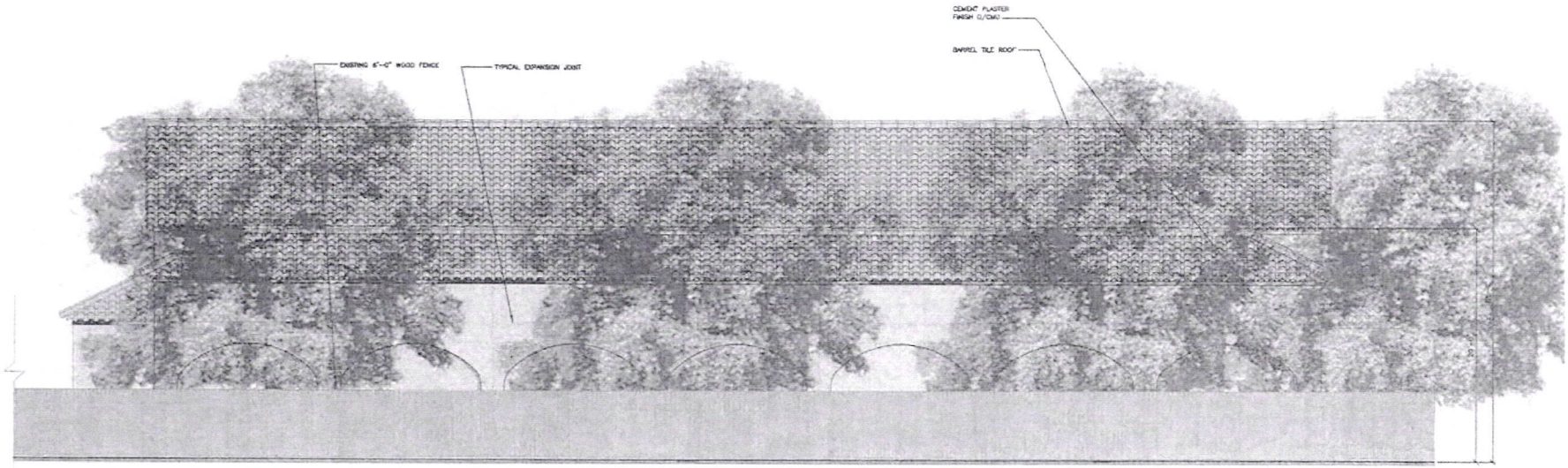
West Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Studaras Dr.

SCALE: 1/4" = 1'-0"

Sheet Name:
GET 'K-A'
10977 COLCHA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Sheet No.
A-3B

Title
Groundwater Extraction and Treatment System GET 'K-A'
SAC. CO./CORP.
MODESTO



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Sacramento, CA
95833
Tel. 916.569.2500
Fax. 916.921.9274
www.stantec.com

Rear Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Apple Grove Wy.

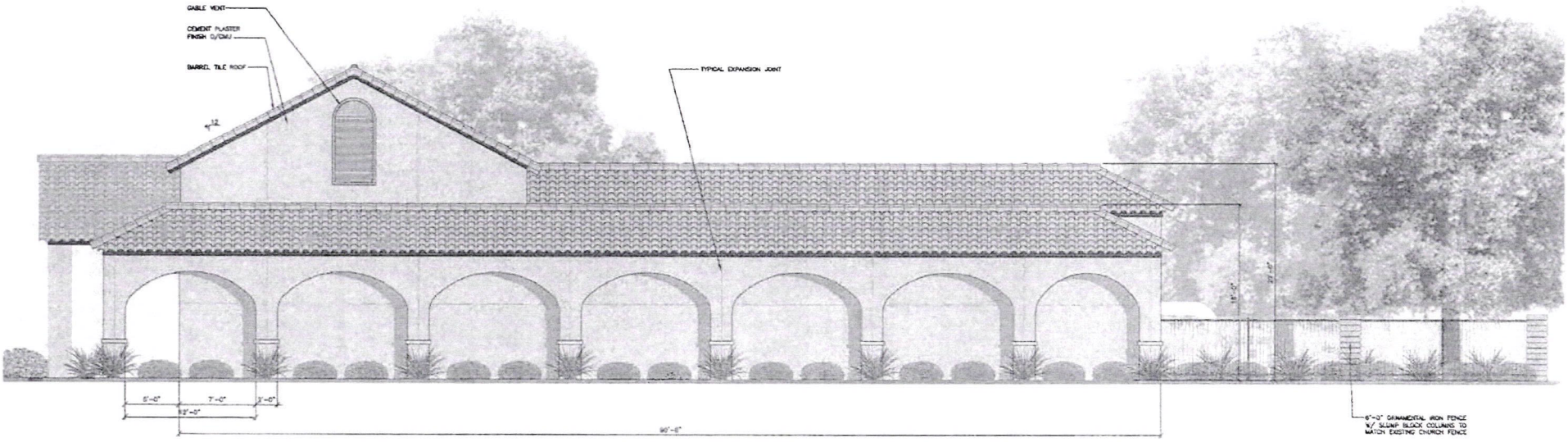
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Client/Project
Gencorp Aerojet
10577 COLDWA ROAD, RANCHO CORDOVA 95670
SACRAMENTO CALIFORNIA

Figure No.
A-3C

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date: 9/24/98
(H:\38231)



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Sacramento, CA
95833
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www.stantec.com

Stantec

East Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Rancho Cordova Church of Christ

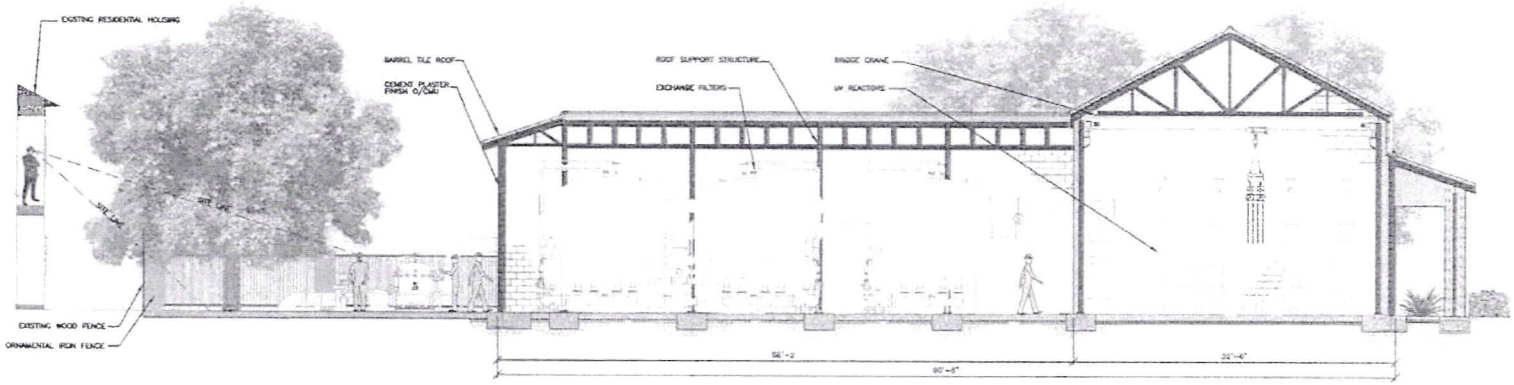
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Decorp Aerojet
13677 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Figure No.
A-30

Title:
Groundwater Extraction and Treatment System GET 'K-A'

User: GSHAFER
Architect



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Section GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View Looking East

SCALE: 1/4" = 1'-0"

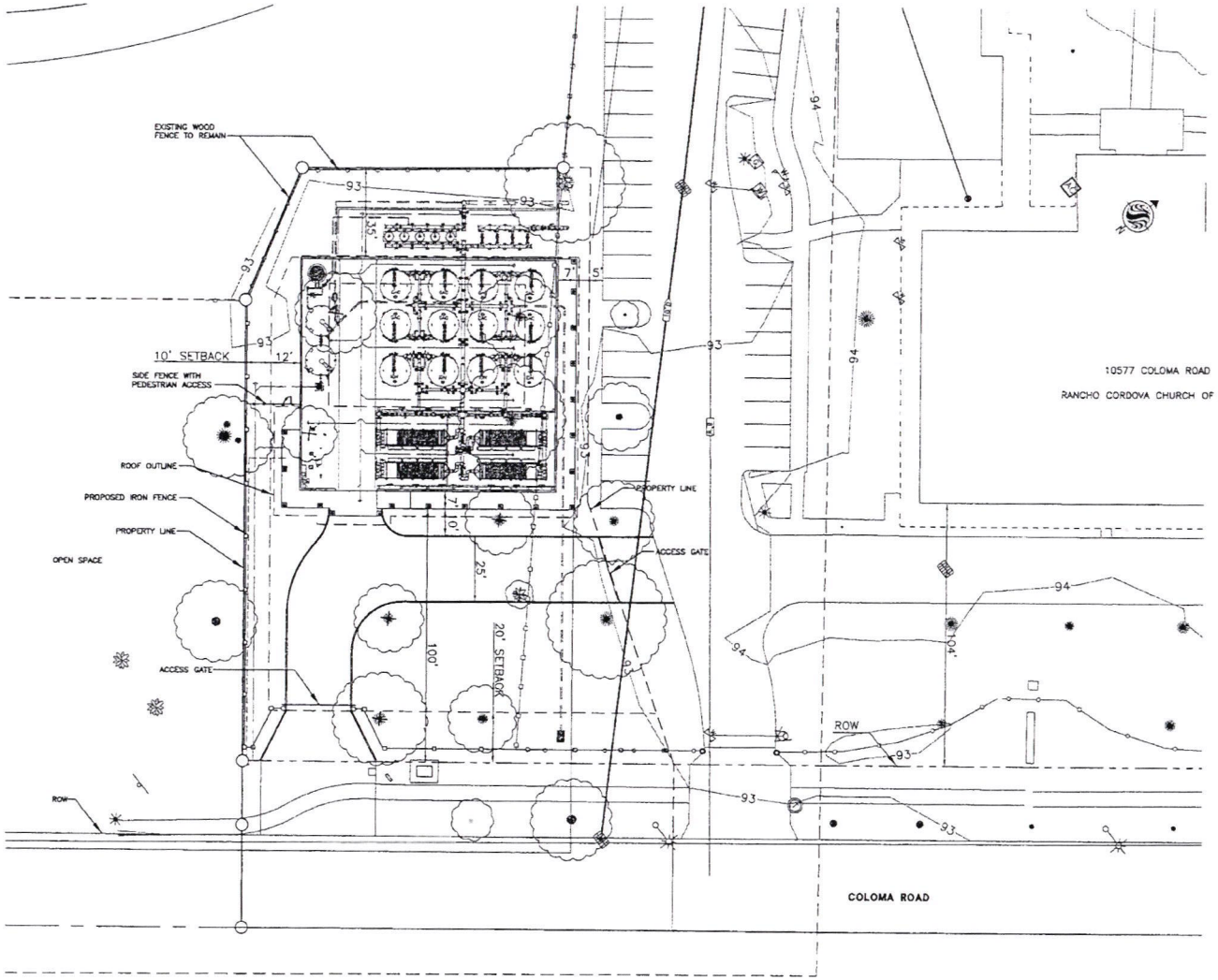
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DRAWING:
Sempra Aerojet
12973 COLOVA ROAD, RANCHO CORDOVA 95670
SACRAMENTO CALIFORNIA

Figure No.
A-4

TITLE
Groundwater Extraction and Treatment System GET 'K-A'

DATE: 12/08/05
DESIGN:



REVISIONS

TECH SVC RELEASE	BY	DATE	DESCRIPTION			DRAWN	CHECKED	APPR.

DESIGN ENGINEER	I. JOSIFEK	AUG. '06
DRAWN	I. JOSIFEK	AUG. '06
PROJECT ENGINEER	A. JACKSON	AUG. '06

GENCORP FACILITY ENGINEERING
AEROJET SACRAMENTO OPERATIONS
AEROJET

Stantec Consulting Inc.

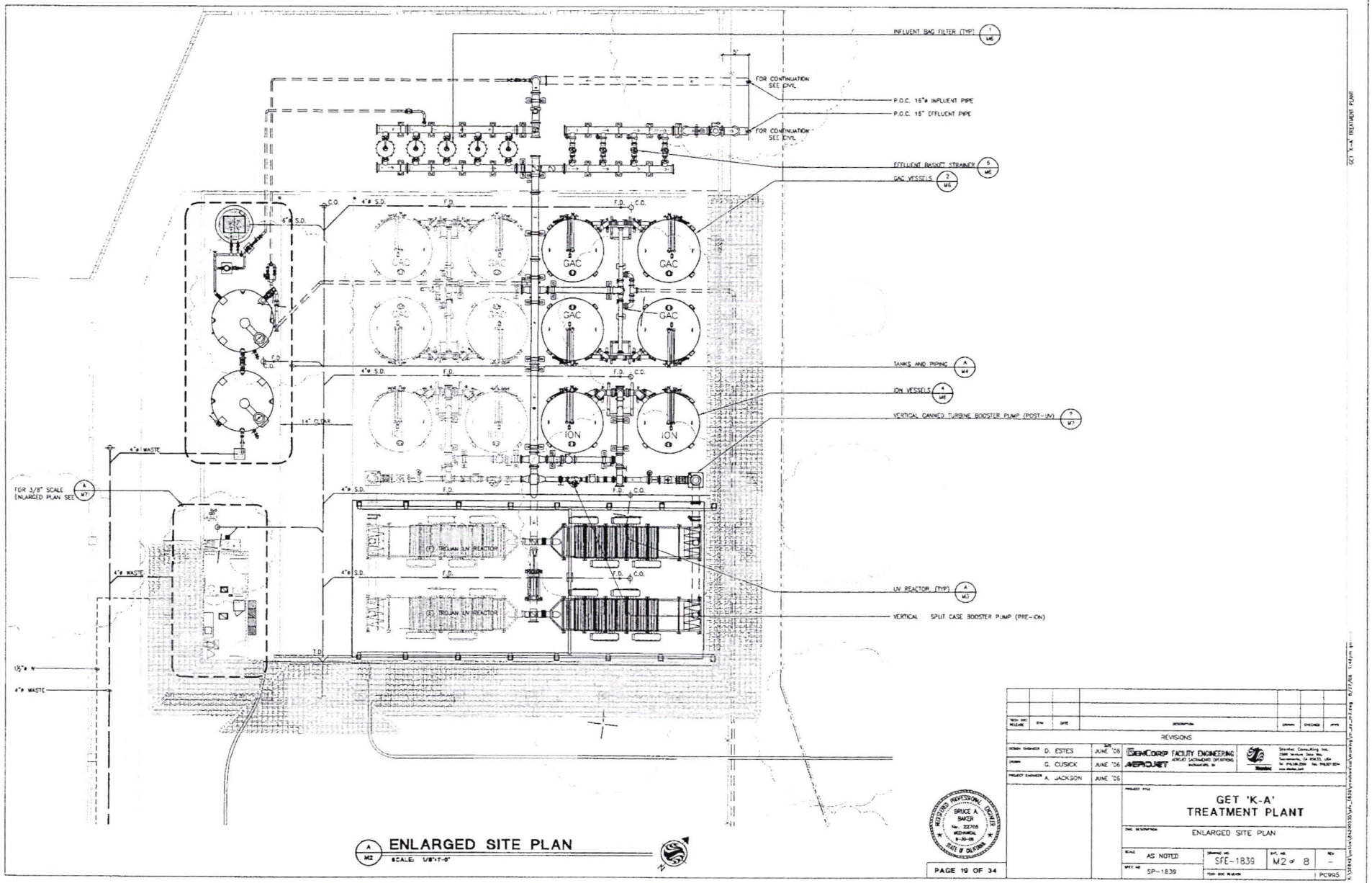
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GET 'K-A' TREATMENT PLANT

DWG. DESCRIPTION
CIVIL SITE PLAN

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SPEC. NO. SP-1839	TECH SVC RELEASE		PC895

REGISTERED PROFESSIONAL ENGINEER
No. 38985
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

GET 'K-A' TREATMENT PLANT



A/M2 ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"

REVISIONS

TECH DOC RELEASE	BY#	DATE	DESCRIPTION	DRAWN	CHECKED	APPD

DESIGN ENGINEER	D. ESTES	JUNE '06
DRAWN	G. CUSICK	JUNE '06
PROJECT ENGINEER	A. JACKSON	JUNE '06

GenCorp Facility Engineering
Aerojet Sacramento Operations

Stantec Consulting Inc.

PROJECT TITLE

GET 'K-A' TREATMENT PLANT

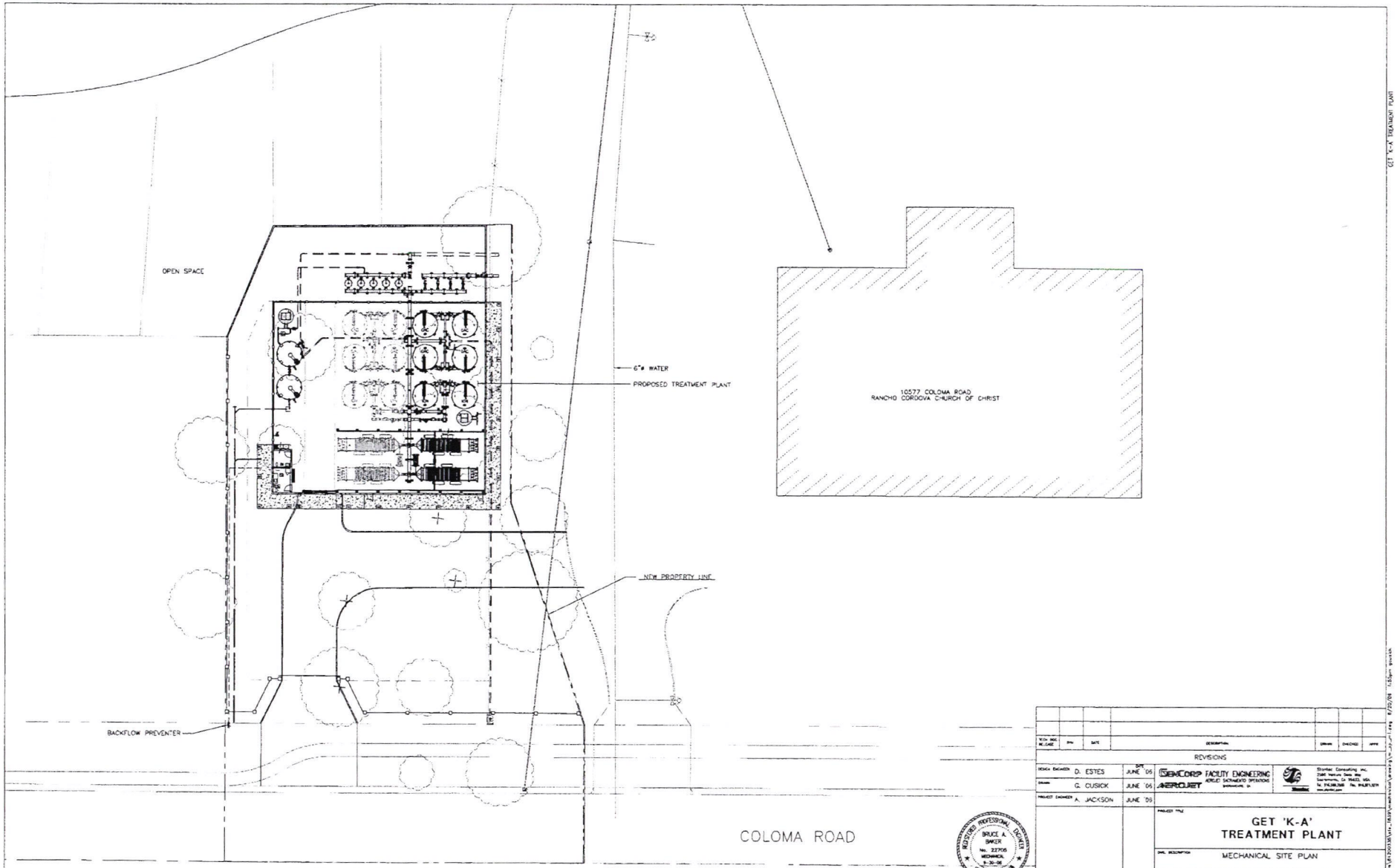
DWG. DESCRIPTION: ENLARGED SITE PLAN

SCALE	DRAWING NO.	SHT. NO.	REV
AS NOTED	SFE-1839	M2 OF 8	-
SPEC NO. SP-1839	TECH DOC RELEASE		PC995

REGISTERED PROFESSIONAL ENGINEER BRUCE A. BAKER No. 22705 MECHANICAL 6-30-08 STATE OF CALIFORNIA

GET 'K-A' TREATMENT PLANT

6/27/08 1:14pm gc



A / M1 **MECHANICAL SITE PLAN**
SCALE: 1"=20'-0"

REVISIONS

DESIGN ENGINEER	D. ESTES	JUNE '06	GenCorp FACILITY ENGINEERING AEROJET SACRAMENTO OPERATIONS
DRAWN	G. CUSICK	JUNE '06	AEROJET
PROJECT ENGINEER	A. JACKSON	JUNE '06	

Stantec Consulting Inc.

REGISTERED PROFESSIONAL ENGINEER BRUCE A. BAKER No. 22705 MECHANICAL 6-30-06 STATE OF CALIFORNIA

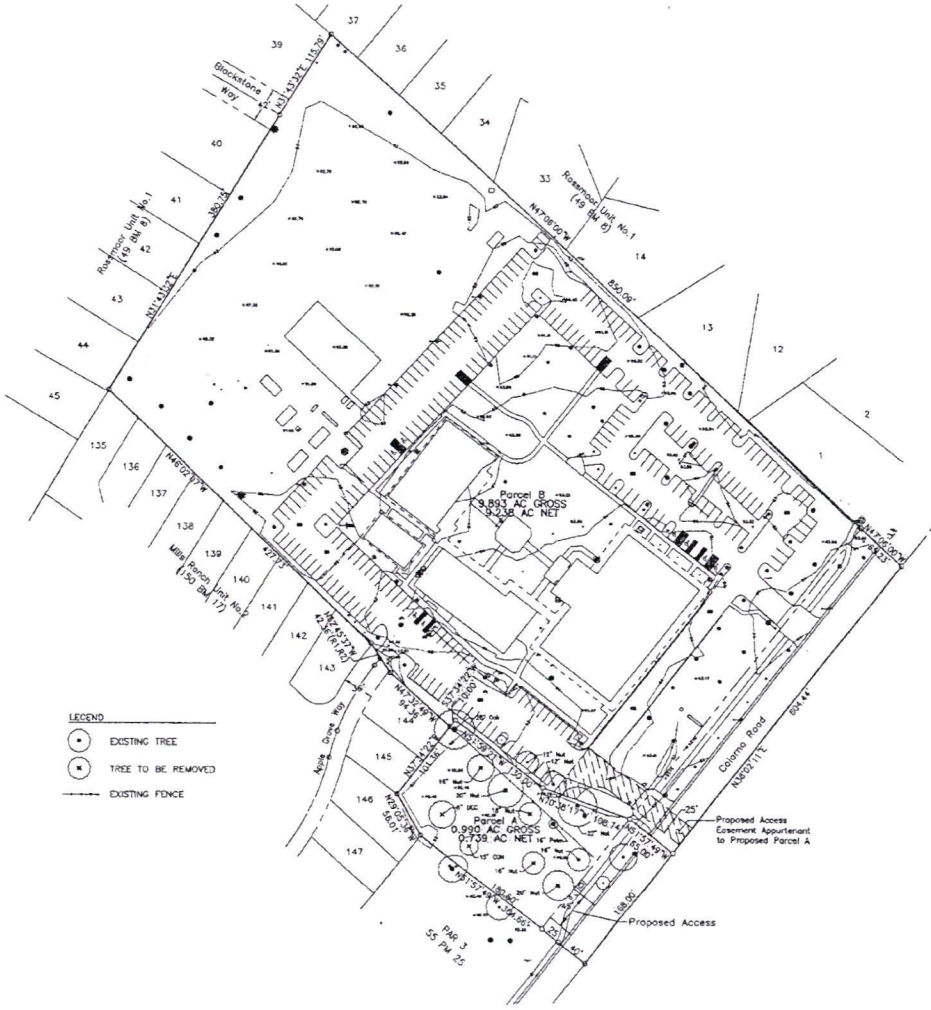
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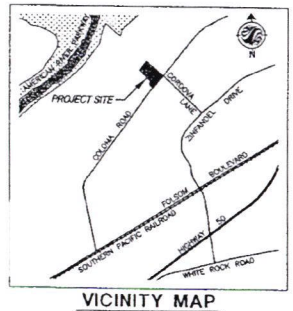
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SCALE: AS NOTED | DRAWING NO.: SFE-1839 | SHT. NO.: M1 OF 4 | REV.: –

SPEC. NO.: SP-1839 | TECH. DOC. RELEASE: PC995

GET 'K-A' TREATMENT PLANT





VICINITY MAP

NOT TO SCALE

NOTE:
THIS TENTATIVE MAP WAS PREPARED UNDER MY DIRECTION. INFORMATION SHOWN HEREON IS TO BE USED FOR PURPOSES OF OBTAINING AN ENTITLEMENT FOR A TENTATIVE SUBDIVISION MAP ONLY AND IS SUBJECT TO REVISION.

DATE: May 1, 2006

JAMES V. MERLE, LS 5537
LICENSE EXPIRES 12/31/06

LICENSED LAND SURVEYOR JAMES VICTOR MERLE No. LS 5537 STATE OF CALIFORNIA

PROJECT NOTES

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RANCHO CORDOVA, CA 95670
PHONE: (916) 638-2200

SUBDIVIDER
GENCORP AEROJET
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CONTACT: ALAN JACKSON

ENGINEER/SURVEYOR
STANTEC CONSULTING INC.
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833
PHONE: (916) 569-2500
CONTACT: JAMES MERLE

SITE AREA
10.883± ACRES GROSS
9.977± ACRES NET

ASSESSORS PARCEL NUMBER(S)
056-0011-010

ZONING
EXISTING: RD-5 PROPOSED: RD-5

PUBLIC SERVICES & FACILITY PROVIDERS

IMPROVEMENTS:	CITY OF RANCHO CORDOVA
WATER:	SACRAMENTO COUNTY WATER AGENCY
SEWER:	COUNTY OF SACRAMENTO
DRAINAGE:	COUNTY OF SACRAMENTO
ELECTRICITY:	SACRAMENTO MUNICIPAL UTILITY DISTRICT
GAS:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	PACIFIC BELL
ELEMENTARY SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METROPOLITAN FIRE DISTRICT

LAND USE SUMMARY

EXISTING USE:	RELIGIOUS
PROPOSED USE:	RELIGIOUS & INDUSTRIAL
LOT A:	0.990 ACRES GROSS 0.739 ACRES NET
LOT B:	9.893 ACRES GROSS 9.238 ACRES NET
TOTAL	10.883 ACRES GROSS 9.977 ACRES NET

N

SCALE: 1" = 80'

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Stantec

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Cordova Church of Christ

Tentative Parcel Map

Rancho Cordova, California

Being a subdivision of Parcel B of Parcel Map filed for record in Book 71 of Parcel Maps at Page 21 Official Records of Sacramento County

Client/Project
GENCORP AEROJET
GET 'X-A' TREATMENT PLANT
Rancho Cordova, CA

Figure No.
1.0

Title
Tentative Parcel Map

April, 2006
042 80338

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
July 27, 2006

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, July 27, 2006 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair, Ernest Vance called the meeting to order at 6:03 p.m.

Staff Present: Principal Planner, William Campbell; Senior Planner, Jeffrey Beiswenger; Assistant Planner, Anne Hersch; Commission Clerk, Charlene Fortunka

Roll Call:

Commissioners Present: Burke, Konarski, Moe, Savorn, Vance, Wentz
Commissioners Absent: Smith

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda –** The Planning Commission reviewed the agenda of the July 27, 2006 Meeting of the Planning Commission.

Action: Commissioner Wentz moved, seconded by Commissioner Burke, to approve the agenda of the July 27, 2006 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the Minutes of the July 13, 2006 Meeting of the Planning Commission.

Action: Commissioner Wentz moved, seconded by Commissioner Burke, to approve the Minutes of the July 13, 2006 Meeting of the Planning Commission. Motion was approved unanimously.

2. PUBLIC COMMENT – There were no public comments heard at this meeting.

3. PUBLIC HEARING –

A. Consideration of the Development Agreement for ELLENWOOD TOWNHOUSE CONDOMINIUMS-RC-05-148

Request: The purpose of this hearing will be to consider the approval of a development agreement between the City of Rancho Cordova and Parkcrest Development Corp. This development agreement will address development requirements for the Ellenwood Townhouse Condominiums development project, a 28-unit residential development located on Ellenwood Avenue, East of Routier Road.
Project Applicant: Parkcrest Development Corp., 3090 Fite Circle, Suite 203, Sacramento, CA 95827.

Project Location: APN: 077-0200-037; 10136 Ellenwood Avenue

Principal Planner William Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to adopt an ordinance, accepting the Development Agreement for the Ellenwood Townhouse Condominium project, as submitted. Chair Vance opened the public hearing and closed the public hearing.

The Commissioners had the following concerns and comments:

- Why is the development agreement only in effect for 7 years? While development agreements are typically 15 years, it was felt that 7 years was an appropriate term to protect the vested rights of this project.
- Does the police tax lapse after the 7 years? No.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Moe moved, seconded by Commissioner Burke, to forward a recommendation to the City Council to approve the Development Agreement between the City and Parkcrest Development Corporation for the Ellenwood Condominiums, RC-05-148, as submitted.

Vote on the Motion:

AYES:	Burke, Moe, Konarski, Savorn, Vance, Wentz
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

B. Consideration of the Rezone, Tentative Parcel Map, Special Development Permit, and Development Agreement for OLD PLACERVILLE ROAD-RC-05-183

Request: The Old Placerville Road 5.0 acre project proposes four office buildings on 2.5 acres and 35 dwelling units on 2.5 acres. Entitlements for the project include: a rezone of the residential portion of the development to RD-10; tentative parcel map to create four office parcels and 35 residential parcels; a special development permit to allow deviation from typical lot size and setback requirements; a development agreement to accompany the project approval.
Project Applicant: Tower Development, 4378 Auburn Blvd., Ste. 300, Sacramento, CA 95841
Project Location: APN: 068-0030-044; The project is located along Old Placerville Road approximately 700 feet east of Bradshaw Road.

Senior Planner Jeffrey Beiswenger presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to approve the rezone, tentative subdivision map and special development permit for the Old Placerville Road project, RC-05-183, subject to the conditions of approval and the draft development agreement. Chair Vance opened the public hearing and took testimony from Ted Kopecko, Tower Development, project applicant.

The Commissioners had the following concerns and comments:

- This project has a very pedestrian-friendly design; was this due to progress the applicant has made since the initial design? This is a well designed infill project that makes good use of limited land.
- Will there be a locked pedestrian gate, since there is a locked automobile gate? That is not a continuous gate across; the pedestrians will be able to freely cross. The applicant has agreed to add a sidewalk to a portion of the site to create a continuous pedestrian pathway to the public sidewalk.
- Why is the residential roadway 20 feet wide? The 20 foot wide roadway has advantages for walking by slowing traffic. There was discussion of adding sidewalks to the fronts of the properties, but space for landscaping seemed to have more merit.
- Is there a gate to the grocery store to facilitate shopping accessibility? There is a noisy piece of equipment on the roof of the grocery store, so due to the Mitigated Negative Declaration requirements for noise reduction, there must be a sound wall, but a pedestrian connection can be provided south of the wall.
- What kinds of parking issues arise from this site layout? There are 4 guest spaces internal to the site, and there is the ability to share parking with the offices. The standard requirements are exceeded.
- Will there be a sidewalk in front of the office buildings? Yes.
- Will there be a homeowners association? Yes, for the residential, and an owner's association for the office portion of the project site.
- Will the whole neighborhood have red curb to restrict parking in fire lanes? There will be a "No Parking" restriction along the entire street.
- How will the site plan be redesigned to meet the turning radius needs of the fire trucks? The turning radiuses can be met by modifying the site plan before you; the applicant will not be able to get a final map unless fire truck access requirements are met.
- How will employees of the office portion of the parcel get access through the gate? Applicant - We can put an unmanned gatehouse there, or the gate can be removed. We are open to suggestions.
- Would there be vehicular access to the shopping center to the west of the property? A reciprocal access agreement would be required as a condition of approval so that in the future, when the shopping center develops, there could be back and forth vehicular movement.
- Burke - The gate could be better located by moving it into the neighborhood at the top of the streets, with an adjacent walkway.
- Will there be access to the neighboring apartment complex? That would require their cooperation, so it cannot be required as a condition of the project.

- Vance-Looking at the noise impact study table, the average speed seems high for Old Placerville Road. Staff - That is a concern. People are driving faster than the posted speed limit, and will likely drive faster with six lanes.
- The office buildings appear close to the road. Staff - There is more than 25 feet between the offices and the road, but there will be some necessary adjustments made.
- Can you give a little more information on Condition 24, regarding the dedicated right of way? Old Placerville Road currently has a dedicated right of way of 84 feet, and there is a Public Works request that it be expanded to 126 feet. This could occur 10, 15 years from now. The applicant is concerned that installing a six lane improvement along a four lane road will result in an irregular look along the street. The applicant agrees to dedicate the right-of-way, but would prefer to build street improvements to match the four lane improvements.
- Will this driveway have all rolled curbs on the interior road? This development will have a driveway design with rolled curb to facilitate fire truck access in the 20 foot fire lane. The street surface will be designed to encourage slow traffic movement and create a safe pedestrian environment.
- Moe: It would be a good idea to post a speed limit (maybe 10 mph) in the internal residential driveway.
- Would it be possible to convert one of the residences to a clubhouse to provide a gathering place? If we remove a home, the cost of that home would be spread out over the other homes, and we are trying to keep the prices down. The applicant proposed providing a conference room in one of the office buildings to this purpose.
- Are there any restrictions on two-story offices? This is not restricted by the zoning code, but it is not the project proposal.
- Could there be a park in the unused space? Applicant: We can put an entry feature with a monument sign, exterior furniture, a trellis area, and other features.
- Burke: Applicant should consider removing the gate at the entrance of the development.
- Wentz: Likes the idea of a conference room in building 1.
- How will homes and buildings be addressed? There will be addresses on the sides of the house, and the drive going into the housing development will be given a name.
- Will there be an ongoing relationship between the developer and the property owners? The home owners and the offices will have owner associations to ensure cooperation.
- It seems that the problem with the conversion of Old Placerville Road to 6 lanes is a problem now-has Cyrus taken a look at this project? Yes, it has been reviewed by Public Works, and they would like to see the six lane improvement in front of this parcel. Also, Public Works is concerned about the points of access; there is a condition requiring that these points be reviewed prior to project approval. There is a fire department requirement that there are two points of access. If there is a left turn movement allowed, there is a condition that would study the condition to make sure it is a safe movement, otherwise these would have to be right turn only.

Public Works also wanted the crossover access easement so a connection to the neighboring shopping center could be made in the future if that property develops.

- Savorn: Old Placerville Road is a major connector; strongly urges Public Works Department to think of the future impacts-this could be a tremendous bottleneck.
- How will rezoning this project site impact traffic? There would likely be a decreased peak flow than if it was developed as all office.
- Konarski: This project fails to meet walkability goals.

- **Public Comment**:
  - **Kevin Jenkins, Lincoln Village Neighborhood Association**
    - Would have liked more time to gather information about the project.
    - Arranged a meeting of the Association on July 11 to discuss the projects, and came up with 5 major concerns noted in a letter drafted for the Planning Commission.
    - Contacted people at Tower Development, and met with them to go over the evolution of the plan and discuss details.
    - The Association has decided to support the plan in general regarding rezoning, and the residential and office components.
    - The plan is a nice transition from the shopping center to the apartment complex.
    - Impressed with the design of the units in general
    - Association still has 4 major concerns:
      - Traffic on Old Placerville; Access on this site is very close to the access of the adjacent apartment complex. Is there any way that this project can be tied into the adjacent shopping center to alleviate traffic concerns?
      - Pedestrian access from residential and office to the shopping center-would like to see this as connected as possible.
      - Our fire department issues match the conditions (20, 11, 12, and 13).
      - Feel that there should be a sidewalk, since some of the cars will have to park in the office area, and it will allow people to walk their pets.
    - Look forward to working with Tower Development to improve the quality of life in this neighborhood.
  - **Matt Cummings, Lincoln Village Neighborhood Association-represents the minority opinion of LVNA.**
    - Thanks applicant for outreach efforts.
    - At Association meeting, talked about the possibility of limiting the gate and adding landmarks around that area-perhaps install covered trellis or move it farther back to allow for a landmark sign surrounded by flowers and lights to show that it is the residential component.

- Did not ask for the eastern section to open into the apartment complex; wanted the western portion to open up to the shopping center.
- Think this project has a lot going for it, with large homes, lighting, concrete and turning area detailed in the new site plan, but we still have a lot of concerns.
- Concerned that this is a private road with HOA fees. Where is the funding source if the private road in the future needs to be paved? What will the residents be required to pay if there is not enough money available?
- 20 foot roads with 6 feet of gutter space-seems that it would be very difficult for two cars to pass each other.
- Area around the tree should be given more amenities – stamped concrete, street furniture, to turn it into a public gathering.
- Little discussion on HOA-structure, funding, spending.
- The Straw Hat Pizza area project off of Mather Field, which was denied by the Planning Commission, was going to do roughly the same thing as this project– the only difference is that there is a difficult left turn.
- This is not a perfect project-we need to exercise a get it right attitude on every part of the project.

- **Scott Clark, WALK Sacramento**
  - City has set admirable goals supporting walkability.
  - Likes the concept of putting residential next to the retail.
  - Likes the floorplans of B1, B3, C1, and D which provide eyes on the street.
  - Happy to see that the applicant is interested and willing to provide connections to the West to the retail, the lighting looks nice, and the trash can flare idea is intriguing.
  - Feels like too much is squeezed into a small space, and the casualties are the sidewalks and the open space.
  - The pavement treatment is being referred to as a pedestrian walkway, but it is really a protection for the fire department to prevent people from parking there by providing too little space for a car, and it will frequently be violated by trash and dirt.
  - Cars will be pulling around each other into the walkway space. Does not provide any protection for pedestrians, and shouldn't be called a pedestrian improvement.
  - This is not a design that helps pedestrians; request for sidewalks, which provide community space for the blind and kids.
  - Yards are small, and there is limited open space for kids to be active.
  - Concerned about south end of the center of the residential, where the front door opens up to office parking lots. It would be beneficial to have a sidewalk or open space here.
  - Link to retail needs to be as close as possible.

- Encourages developer to cut square footage a bit to find room for sidewalks; consider double stacking the office portion.

The Commissioners recommended some changes to the Conditions of Approval to address concerns and improve the project.

Action:

Motion: Commissioner Wentz moved, seconded by Commissioner Burke, to forward a recommendation to the City Council to approve a Rezone, Tentative Subdivision Map and Special Development Permit for Old Placerville Road, Project Number RC-05-183, subject to the conditions of approval and the draft development agreement, and with the following modifications: 1)Modify condition 24 to require a right-of-way dedication but not require the full six lane improvement, and instead construct the sidewalk adjacent to the existing street; 2)Add a condition that requires an entry feature to the residential area with trellis, landscaping, benches, and other amenities; 3)Add a condition for a community room in office building 1 and outdoor area with seating, tables, and other amenities adjacent to the building; and 4)Add a condition to remove the gate located on the entry drive.

Vote on the Motion:

AYES:	Burke, Moe, Savorn, Wentz
NOES:	Konarski
ABSTAIN:	Vance
ABSENT:	Smith

There being 4 Ayes, 1 No, 1 Abstain, 1 Absentee, the motion is hereby declared to be passed.

C. Consideration of the Design Review for OLD PLACERVILLE ROAD OFFICES-RC-06-217

Request: The applicant is seeking Design Review for four (4) new office buildings to be constructed on a 2.15 acre site on Old Placerville Rd.
Project Applicant: Dan Benvenuti, 4378 Auburn Blvd. Suite 300, Sacramento, CA 95841
Project Location: APN: 068-0030-044; Old Placerville Rd.

Assistant Planner Anne Hersch presented the staff report and recommended the Planning Commission determine the environmental document prepared is adequate and adopt the Mitigated Negative Declaration and forward a recommendation to adopt a resolution approving Design Review for Old Placerville Rd. Offices, subject to the attached Design Package, Conditions of Approval, and Findings contained in the Resolution. Chair Vance opened the public hearing and took testimony from Ted Kopecko, Tower Development, project applicant.

The Commissioners had the following concerns and comments:

- Has the parking ratio been adjusted? No, it is typical. The applicant slightly exceeds the zoning code requirement.
- There seems to be no symmetry between the office buildings and residential – why is there no stone work in the residential portion of the project? Applicant-We can incorporate stone work in the residential portion.
- Have you considered using solar panels? Applicant: we can contact SMUD about our options.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Wentz, to determine the environmental document prepared is adequate and adopt the Mitigated Negative Declaration and forward a recommendation to City Council to adopt a resolution approving Design Review for Old Placerville Rd. Offices, subject to the attached Design Package, Conditions of Approval, and Findings contained in the Resolution.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance, Wentz
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

D. Consideration of the Conditional Use Permit, Tentative Parcel Map, and Design Review for AEROJET GET KA-RC-06-232

Request: The applicant is seeking three entitlements: A Conditional Use Permit for the construction, operation and maintenance of a permanent groundwater treatment facility to be located at 10555 Coloma Rd; a Tentative Parcel Map to allow the division and sale of 0.8 acres that will serve as the treatment facility site; and Design Review for the 3000 sq. ft. building that will house related equipment.
Project Applicant: Aerojet General Corp., Aerojet-General Corporation, Alan Jackson, P.O. Box 13222, M. S. 5519, Sacramento, CA 95813
Project Location: APN: 056-0011-010; East 10555 Coloma Rd.

Assistant Planner Anne Hersch presented the staff report and recommended the Planning Commission make the following determinations: find the Conditional Use Permit and Design Review Categorically Exempt per Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, of the California Environmental Quality Act; find the Tentative Parcel Map Categorically Exempt per Section 15315 Minor Land Divisions of the California Environmental

Quality Act (CEQA); forward a recommendation to the City Council to adopt a resolution approving a Conditional Use Permit, Tentative Parcel Map, and Design Review for Aerojet GET KA, subject to the findings contained in the resolution, Project Plans and Conditions of Approval. Chair Vance opened the public hearing and took testimony from Alan Jackson, Aerojet engineer, project representative.

The Commissioners had the following concerns and comments:

- Was there any discussion with the applicant to place this facility in a non-residential area? The applicant considered a public park in Rancho Cordova, but in the interest of time and negotiations, this residential location presented a more timely choice.
- Did staff consider the proximity of this application to the Federspiel property and potential for breaking up the residential area of the neighborhood? Staff's intent was to conduct this project with the least amount of impacts, and the applicant has placed this facility adjacent to a parking lot with a buffer to the existing residential area.
- Are these wells placed in order to interrupt the plumes? Yes.
- Could this facility be placed on the back of the church property? This section of the property is not on the market.
- Will these tanks be housed within a structure? The thin building undergoing design review will act as a façade to cover the street and church sides of the water treatment facility.
- Are the facilities on International and Reserve, and Data and Reserve, similar to this type of facility? Yes; the main difference is the quantity of water being treated.
- How long will the new plant have to run? These are long term facilities, where the minimum term is projected at multiple decades; it could remain for over 200 years.
- Can the roll-up door be modified to fit the style of the rest of the facade? Applicant-This will be discussed with the architect.
- Was there an ad hoc committee to address outside concerns regarding this project? No.
- Did the church provide outreach to the neighborhood? No.
- Would placing this water treatment facility here change the residential zoning of the project? No.
- How many of these plants have you installed in the Rancho Cordova area? There have been four built and one under construction.
- Is it possible that more wells will be installed? Yes, it is likely that more extraction wells will be added.
- What is the possibility of extending this façade to all four sides? This is a problem due to setback requirements. We will be building a wall.
- **Public Comment**
    - **Joyce Rosenberg, Resident**
        - How many wells will there be?
        - Where will the wells be located?
        - Who do the wells belong to?
        - How far are these pipes going? Some are going under Coloma, where there are churches and buildings.

- Is Aerojet paying for this?
- As a resident of the neighborhood, will be looking at that façade-that building is quite unattractive.

- **Gus Donovan, Mills Ranch Resident**
  - Appalled by the structure.
  - Appalled by the Church of Christ and Board of Directors for negotiating with Aerojet in the best interest of the neighborhood.
  - Feels the project came out of nowhere.
  - Giving us a façade, not a building. There are two story homes abutting the back side of this property that will be looking on the tanks.
  - There will be noise contributed to by the pumps, generators, and hum of machinery in the quiet of a residential area.
  - Property values can't take the impact and must be protected.
  - Thought this piece of property was going to be a subdivision. It isn't fair to the neighbors.
  - Thought that a dental office or similar type of business would be put in.
  - Put this into an industrial area.
  - Concerned about the door and what it represents – trucks/tanks entering and exiting.
  - This industrial complex is going to have an adverse affect.
- **David Houseright, President HOA Mills Ranch**
  - This project will depreciate the value of the neighborhood.
  - This project will bring a lot of noise to the neighborhood, and the constant humming will affect pets and hearing.
  - Want to keep the neighborhood area nice.
  - Has a copy of the original agreement between Sacramento County, the developer, and the HOA why the area was zoned for park and light office use – to keep property value up.
  - Feels approval of this project presents a breach of contract.
  - Feels children are put at risk if a pipe bursts, which could expose them to the water treatment chemicals.
  - It might cost more to pipe the water elsewhere, but this is what should be done.
- **Edward G. Rawle, Vice President HOA Mill Ranch**
  - Why wasn't an environmental document prepared for this project? (The project is Categorically Exempt per Section Actions by Regulatory Agencies for Protection of Natural Resources 15307, Class 7 (CUP & Design Review), and Section 15303 Minor Land Divisions (TPM), of the California Environmental Quality Act (CEQA))
  - Feels that residents have no recourse, and vehemently objects to the project.
  - Feels that the law fails to protect the residents.
  - Put this facility in Hagen Park.

- **Doug Leard**
  - Is this the largest offsite facility for water treatment that Aerojet has? Staff - No.
  - Is there any way to find out what happens if there is an accidental release and what chemicals will be involved?
  - Why can't a roof be placed over the façade?
  - Is there a system to contain the chemicals if there is a break?
- **Jim Dickson-Chief Operating Officer, Church of Christ**
  - There were a lot of remarks made by the public that this piece of property would be good for residential development - there wasn't anything that was financially feasible.
  - The Church of Christ was approached by the Redevelopment Agency to put an assisted living facility here, but this idea didn't pan out.
  - There were too many restrictions to yield enough homes to make a residential option feasible.
  - Aerojet sought the church, and it was felt that it would benefit the Cordova community; the treatment facility would be a desirable option to clean up the groundwater contamination in this area.
  - The church made an attempt to notify the people adjacent to the project site.
  - The façade of the building matches the façade of the church.
- **Mable Jones, Resident**
  - Has lived on Danbury Way since 1961.
  - Promised by Sacramento County that there would never be any commercial enterprises in that area.
  - Now getting promises of how beneficial this project will be to the residents.
  - Thought there would be a dental office or similar business.
  - Lived 10 miles from a treatment plant in Missouri that could be smelled for those 10 miles, and property values subsequently decreased.
  - Told the tanks would be housed within buildings, now hears something different.
  - Agrees that clean water is needed, but thought originally that there was a treatment plant in Hagen plant.
  - Where will the sludge go?
  - Received a letter in June that there were problems with the water; feels there must be some connection.
  - Feels like North side of Folsom will be the dumping grounds of Rancho Cordova.
- **Frank Bartell, Resident**
  - How will they be running pipes out of the facility?
- **Applicant Responses to Public Comment:**
  - This is not a commercial enterprise; it costs Aerojet a lot of money to run.

- Aerojet has chosen this area due to an order by the Federal government to clean up the water contamination.
- This is where the wells have to be put in this region.
- The environmental review was done for the entire project as a circular action; this is an environmental action.
- If there is an accidental release, you would have to drink the spillage in order to experience a health hazard.
- Noise is always a concern; the building must be ventilated, which greatly contributes to noise. The fans can meet the noise ordinances, and will be actively mitigated by Aerojet in response to public concern.
- Our designs are carefully reviewed by the state, federal government and consultants with regard to spillage of chemicals, safety to the environment and neighbors.
- The water will be odorless as received and discharged.
- Our water is separate from the water coming out of your taps.
- There is equipment that automatically shuts off pipes that break.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Wentz moved, seconded by Commissioner Konarski, to continue this application to the August 24 Planning Commission meeting due to public perception of the following: noise levels from the pump equipment, water safety, and location of this type of enterprise in a residential area that might impact property value. The Planning Commission directed the applicant to meet with neighbors to present more detailed information and attempt to bring a consensus plan back to the Planning Commission, and gave direction to staff to assist the applicant with the neighborhood outreach.

Vote on the Motion:

AYES:	Burke, Moe, Konarski, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

4. ACTION ITEMS

5. REGULAR CALENDER

A. Planning Commission Training – There was no Planning Commission training scheduled for this meeting

6. STAFF/COMMISSION COMMENTS

- There were no staff/commission comments.

7. FUTURE AGENDA ITEMS

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:47 p.m., July 27, 2006, to the next scheduled meeting.

Ernest Vance, Planning Commission Chair

William Campbell, Principal Planner

ATTEST:

Charlene Fortunka, Commission Clerk

MEMORANDUM

DATE: July 27, 2006

TO: Planning Commission Members

FROM: Anne Hersch, Assistant Planner

SUBJECT: AEROJET GET KA: TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT & DESIGN REVIEW

OWNER:	REPRESENTATIVE:	APPLICANT:
Cordova Church of Christ Jim Dixon 10577 Coloma Rd. Rancho Cordova, CA 95670	Central Valley Environmental Robert Fagerness 9718 Fair Oaks Blvd., # C Fair Oaks, CA 95628	Aerojet-General Corporation Alan Jackson P.O. Box 13222, M. S. 5519 Sacramento, CA 95813

PROJECT:	Aerojet KA Tentative Parcel Map (TPM), Conditional Use Permit (CUP), Design Review
FILE:	RC-06-232
LOCATION:	10555 Coloma Rd.
APN:	056-0011-010
PLANNER:	Anne Hersch, Assistant Planner

REQUEST

The applicant is seeking three entitlements:

- A Conditional Use Permit for the construction, operation and maintenance of a permanent groundwater treatment facility to be located at 10555 Coloma Rd.
- A Tentative Parcel Map to allow the division and sale of 8 acres that will serve as the treatment facility site.
- Design Review for the 3000 sq. ft. building that will house related equipment.

STAFF RECOMMENDATION

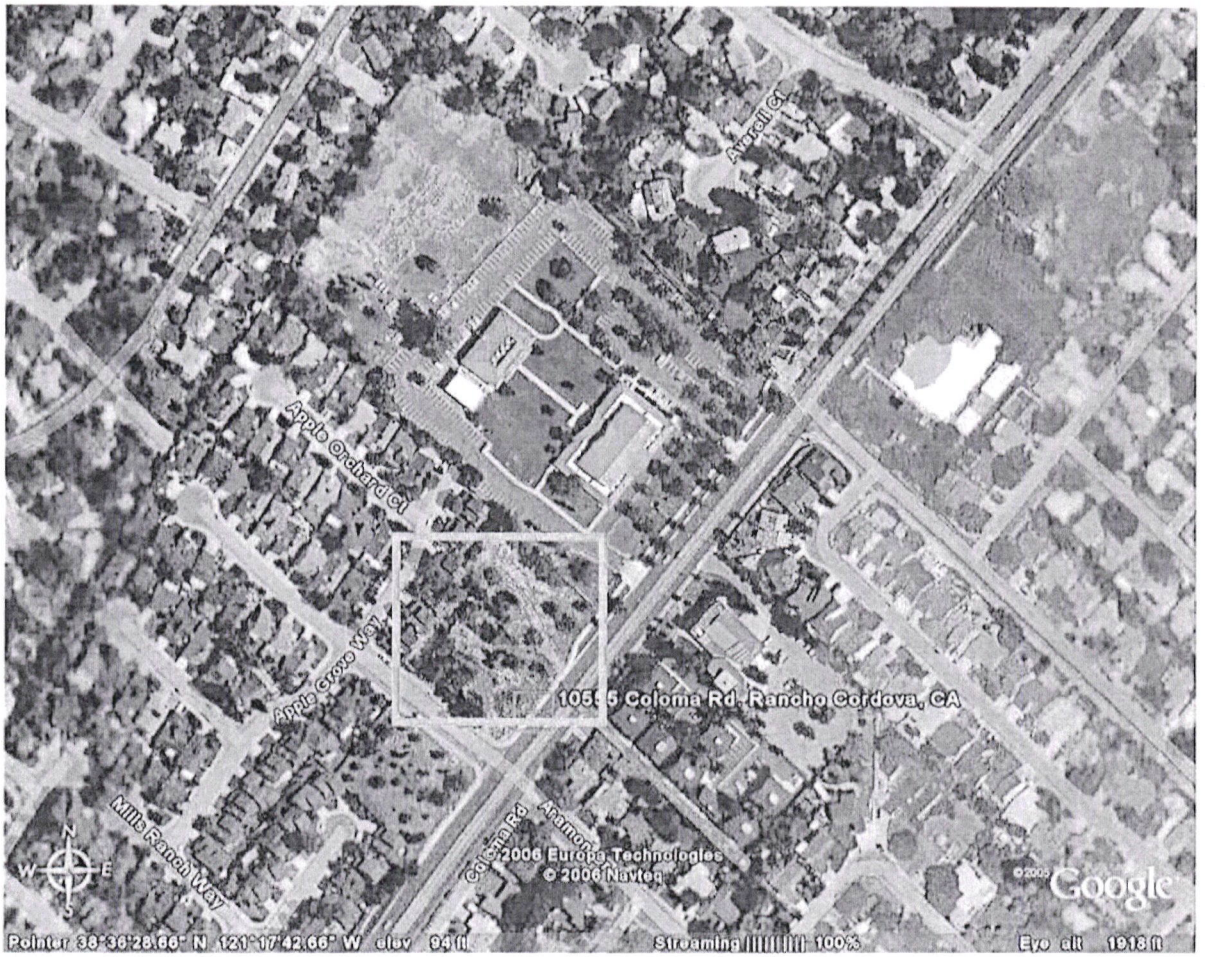
Staff recommends that the Planning Commission make the following determinations:

- Find the Conditional Use Permit and Design Review Categorically Exempt per Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, of the California Environmental Quality Act. Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

- Find the Tentative Parcel Map Categorically Exempt per Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) which allows the division of property in the residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

- Forward a recommendation to the City Council to adopt a resolution approving a Conditional Use Permit, Tentative Parcel Map, and Design Review for Aerojet GET KA, subject to the findings contained in the resolution, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

SITE LOCATION



	Zoning & Land Use Designation	Current Use
Project Site	RD-5	Vacant
North	RD-5	Residential
South	RD-5	Residential
East	RD-5	Residential
West	RD-5	Residential

Figure 1. Site Location

ANALYSIS

The applicant is seeking a Conditional Use Permit for the operation of a ground water treatment facility, a Tentative Parcel Map to subdivide .8 acres, and Design Review for a 3,000 sq. ft. building to house related equipment. Treatment facilities will occupy the resultant parcel. Pending approval of the TPM, Aerojet and the Cordova Church of Christ will finalize the purchase of the project site. These facilities are part of on-going ground water remediation required by the Environmental Protection Agency.

The proposed facility is associated with the Aerojet Western Groundwater Operable Unit (WGOU). Liquid rocket fuels are the primary source of groundwater contamination. Groundwater will be extracted from the extraction wells located throughout the region and conveyed via buried pipelines (installed under different project) to the treatment facility. The extracted groundwater will require treatment prior to discharge to the Sacramento County storm drain system. The treated water will be conveyed within a buried pipeline (constructed as separate project) to the Sacramento County drainage trunk line or drainage ditch capable of receiving the volume of discharge the GET KA treatment system will generate.

The project will consist of a concrete foundation, a through ingress/egress drive, secondary containment, drainage sump, above and below ground piping, above ground treatment vessels, electrical controls, and fencing/walls. Since the treatment makes use of closed vessels, there will be no air emissions or odors associated with the operation of this facility.

Operation of the GET KA facility is not expected to create noise issues. The filter media is expected to be changed-out approximately every two-four months. The use of an air compressor will be required to aid in draining and replacement of filter canisters. No above ground piping or filter equipment will be accessible to the public. The GET KA will initially treat 1,500 gallons per minute and has sufficient space to expand to 3,000 gallons per minute if required.

Tentative Parcel Map

The Cordova Church of Christ has entered into an agreement with Aerojet to sell a portion of its existing site as shown on the Tentative Parcel Map. Once the tentative map is approved, Aerojet and the Cordova Church of Christ will finalize the purchase agreement of the .8 acre site. Figure 2 shows the Tentative Parcel Map.

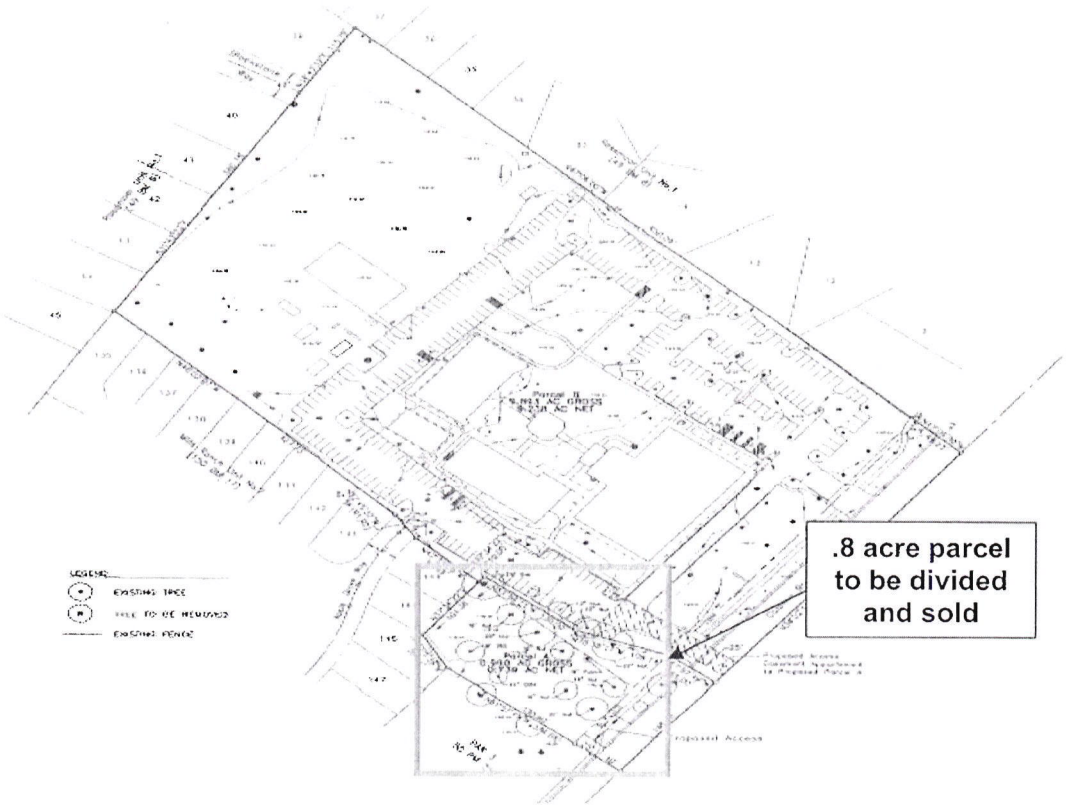


Figure 2. Parcel to be subdivided and sold

Conditional Use Permit

To grant a Conditional Use Permit, the appropriate authority shall find and record in writing that the establishment, maintenance or operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence: The proposed project is located in the RD-5 zone. The treated groundwater will be used by the Sacramento County Water Agency as part of the Eastern Sacramento County Water Supply Project. The Conditional Use Permit will allow the applicant to lawfully proceed with groundwater clean-up. The applicant has taken additional steps to insure that the activity is conducted with minimal visual and noise impacts. Analysis by staff of the proposed project and the inclusion of Conditions of Approval ensure that there will be no negative impacts and the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the surrounding neighborhood.

Design Review

To shield the use from public view, the applicant has proposed enclosing the tanks in a building that will match the exterior of the Cordova Church of Christ. Landscaping will be installed at the site. This will be setback 135 ft. from the public right-of-way and will be served by a private driveway. Figure 3 shows a rendering of the proposed elevations.

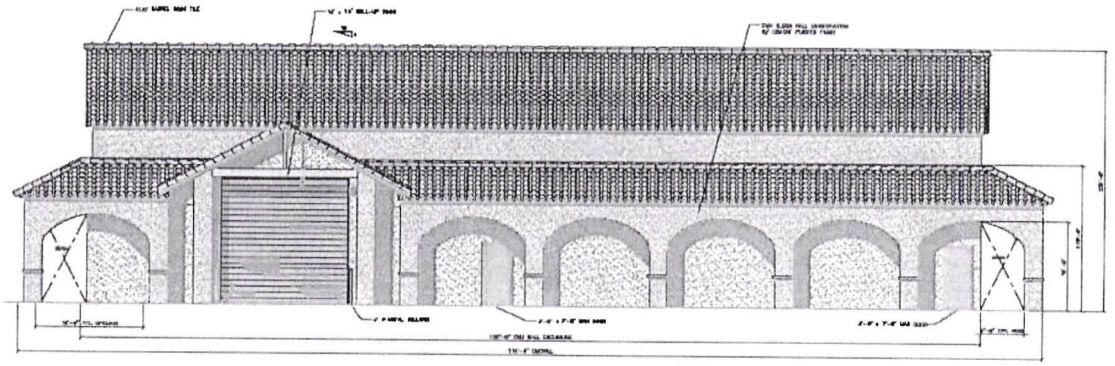


Figure 3. Proposed Elevations

The basis for review of this project is provided in the City's Design Review Ordinance and the Planning Commission reasons for recommending approval are as follows:

a) High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence:

a) The applicant has proposed a facade that is consistent with the architecture of Cordova Church of Christ. The building features a red tile Spanish roof and articulated columns with varied paint details. The roll-up entry is articulated with a pitched roof.

b) The proposed building maintains human scale and is in proportion with the neighboring structure. The building is nearly 30' tall and maintains aesthetic interest while shielding related treatment activity from view.
c) The architecture is consistent with the Cordova Church of Christ. The building features similar architectural details including red tile Spanish roof, stucco exterior, articulated columns, varied paint details, and openings. The design, setback, and landscaping of the building further shield remediation equipment.
d) See "C" above.
e) The proposed materials and architectural features will provide visual interest to the building and surrounding area. The proposed architecture distinguishes the site. The color palette nicely decorates the building and compliments neighboring structures.
f) The applicant is proposing an extensive upgrade with new trees and shrubbery, removing dead trees on site. Oaks trees will remain.

CONCLUSION

The proposed construction and operation of the Mather GET facility will have minimal impacts on the community, surrounding land uses, and environment. Staff is recommending approval for the conditional use permit, tentative parcel map, and design review of this project.

ENVIRONMENTAL ANALYSIS

The project is Categorically Exempt per Section Actions by Regulatory Agencies for Protection of Natural Resources 15307, Class 7 (CUP & Design Review), and Section 15303 Minor Land Divisions (TPM), of the California Environmental Quality Act (CEQA).

FINANCIAL IMPLICATIONS TO CITY

There are no significant cost implications to the City for this development.

NOTICE OF APPEAL

Any person dissatisfied with an act or determination of the Planning Commission may appeal such an act or determination as provided in Title 1, Chapter 15, Article 3 of the Rancho Cordova Zoning Code. Written notice must be provided to the Secretary of the Planning Commission not later than ten (10) calendar days after the day on which the act or determination appealed was made. A filing fee set must accompany the Notice of Appeal.

RECOMMENDED MOTIONS

"I move the Planning Commission determine the project Categorically Exempt under Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, and Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines and forward a recommendation to the City Council to adopt a resolution approving a Conditional Use Permit, Tentative Parcel Map, and Design Review for Aerojet GET KA, subject to the findings contained in the resolution, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B)."

ATTACHMENTS

1. Draft Resolution including Design Package (Exhibit A) and Conditions of Approval (Exhibit B).

DRAFT RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, AND DESIGN REVIEW FOR AEROJET GET KA SYSTEM PROJECT # RC 06-232

WHEREAS, Aerojet General Corporation, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Conditional Use Permit, Tentative Parcel Map, and Design Review for the Aerojet GET KA System; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project is Categorically Exempt per Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, of the California Environmental Quality Act and Section 15315 Minor Land Divisions of the California Environmental Quality, thereby satisfying the requirements for the CEQA; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Approve the Conditional Use Permit subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B) and the following Findings:

   Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

   Evidence: The proposed project is located in the RD-5 zone. The treated groundwater will be used by the Sacramento County Water Agency as part of the Eastern Sacramento County Water Supply Project. The Conditional Use Permit will allow the applicant to lawfully proceed with groundwater clean-up. The applicant has taken additional steps to insure that the activity is conducted with minimal visual and noise impacts. Analysis by staff of the proposed project and the inclusion of Conditions of Approval ensure that there will be no negative impacts and the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the surrounding neighborhood.

2. TENTATIVE PARCEL MAP

   Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451
b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
c. That the site is not physically suitable for the type of development.
d. That the site is not physically suitable for the proposed density of development.
e. That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Parcel Map.

a. The proposed map is consistent with the General Plan designation.
b. The design or improvements of the proposed map are consistent with the General Plan.
c. The site is physically suitable for the proposed development and related uses and densities of the City of Rancho Cordova Zoning Code.
d. The site is physically suitable for the proposed density of development.
e. The proposed project is categorically exempt per section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA) which allows the division of property in the residential, commercial, or industrial use into four or fewer parcels and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f. The subdivision of one (1) parcel into two (2) where existing lots are zoned for office park uses and are not likely to cause serious public health problems.
g. There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision.

3. Approve the Development Plan Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following Findings:

Findings:

a) High quality building designs that consists of durable and maintainable materials and that provide diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.

f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The following justifies the findings above:

a) The applicant has proposed a facade that is consistent with the architecture of Cordova Church of Christ. The building features a red tile Spanish roof and articulated columns with varied paint details. The roll-up entry is articulated with a pitched roof.
b) The proposed building maintains human scale and is in proportion with the neighboring structure. The building is nearly 30' tall and maintains aesthetic interest while shielding related treatment activity from view.
c) The architecture is consistent with the Cordova Church of Christ. The building features similar architectural details including red tile Spanish roof, stucco exterior, articulated columns, varied paint details, and openings. The design, setback, and landscaping of the building further shield remediation equipment.
d) See "C" above.
e) The proposed materials and architectural features will provide visual interest to the building and surrounding area. The proposed architecture distinguishes the site. The color palette nicely decorates the building and compliments neighboring structures.
f) The applicant is proposing an extensive upgrade with new trees and shrubbery, removing dead trees on site. Oaks trees will remain.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the xx of September, 2006.

AYES:

NOES:

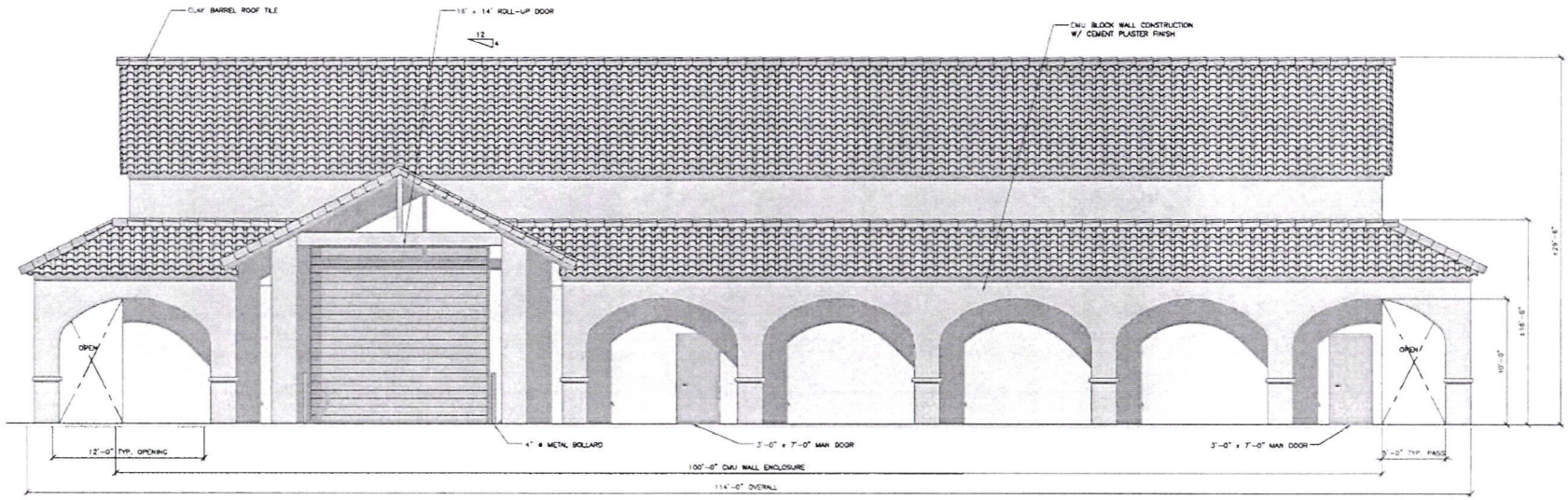
ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Lillian E. Hare, City Clerk



SCALE 1/4" = 1'-0"

1/4"=1'

Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento, CA
95833
Tel. 916.569.2500
Fax. 916.921.9274
www.stantec.com

West Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT

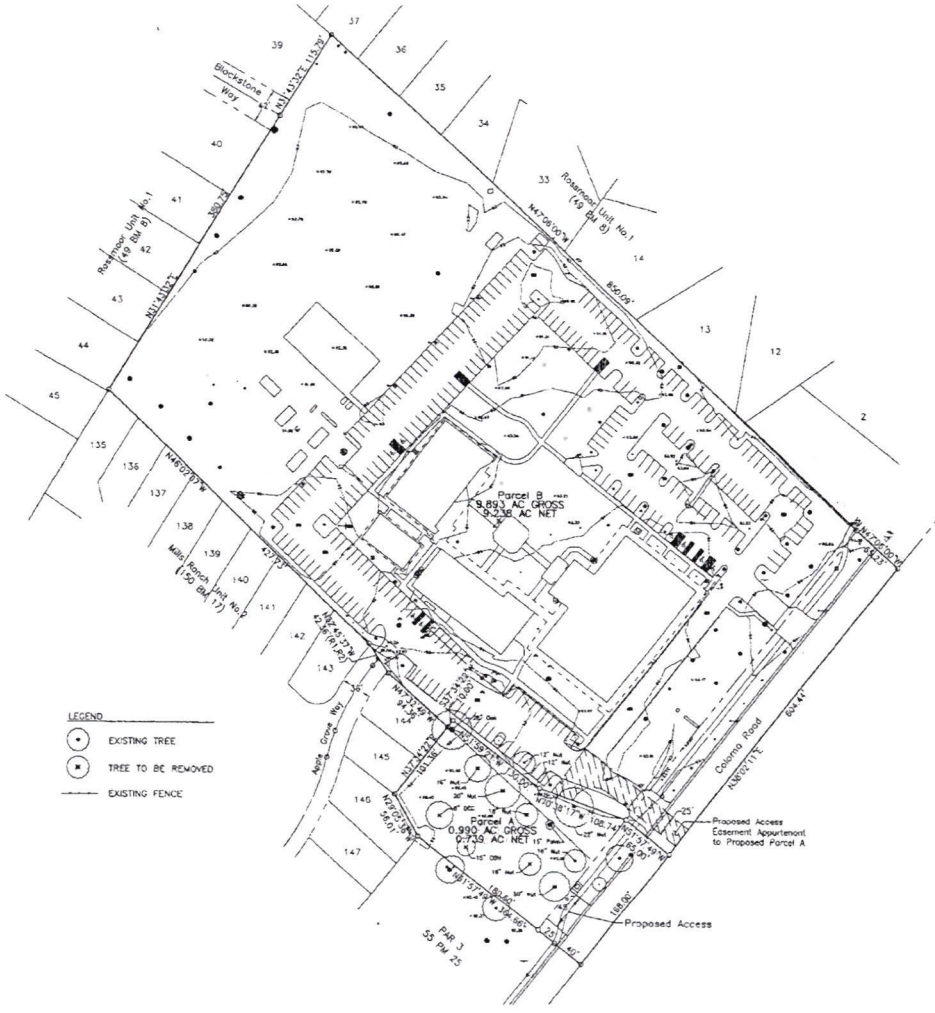
Client/Project
Gencorp Aerojet
10577 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

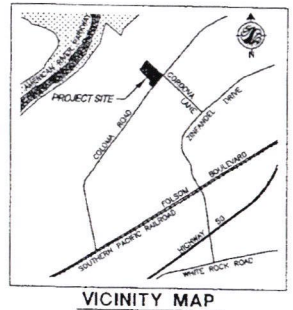
Figure No.
A-3

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date
84206335

Exhibit A





VICINITY MAP
NOT TO SCALE

NOTE:
THIS TENTATIVE MAP WAS PREPARED UNDER MY DIRECTION. INFORMATION SHOWN HEREON IS TO BE USED FOR PURPOSES OF OBTAINING AN ENTITLEMENT FOR A TENTATIVE SUBDIVISION MAP ONLY AND IS SUBJECT TO REVISION.

DATE: May 1, 2006

JAMES V. MERLE, LS 5532
LICENSE EXPIRES: 12/31/06

LICENSED LAND SURVEYOR — JAMES V. MERLE — No. LS 5532 — STATE OF CALIFORNIA

PROJECT NOTES

RECORD OWNER
CORDOVA CHURCH OF CHRIST
10577 COLOMA ROAD
RANCHO CORDOVA, CA 95670
PHONE: (916) 638-2200

SUBDIVIDER
GENCORP AEROJET
M/S 5519 PO Box 13222
SACRAMENTO, CA 95813
PHONE: (916) 355-3522
CONTACT: ALAN JACKSON

ENGINEER/SURVEYOR
STANTEC CONSULTING INC.
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833
PHONE: (916) 569-2500
CONTACT: JAMES MERLE

SITE AREA
10.883± ACRES GROSS
9.977± ACRES NET

ASSESSORS PARCEL NUMBER(S)
056-0011-010

ZONING
EXISTING: RD-5 PROPOSED: RD-5

PUBLIC SERVICES & FACILITY PROVIDERS

IMPROVEMENTS:	CITY OF RANCHO CORDOVA
WATER:	SACRAMENTO COUNTY WATER AGENCY
SEWER:	COUNTY OF SACRAMENTO
DRAINAGE:	COUNTY OF SACRAMENTO
ELECTRICITY:	SACRAMENTO MUNICIPAL UTILITY DISTRICT
GAS:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	PACIFIC BELL
ELEMENTARY SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METROPOLITAN FIRE DISTRICT

LAND USE SUMMARY

EXISTING USE:	RELIGIOUS
PROPOSED USE:	RELIGIOUS & INDUSTRIAL
LOT A:	0.990 ACRES GROSS 0.739 ACRES NET
LOT B:	9.693 ACRES GROSS 9.238 ACRES NET
TOTAL	10.883 ACRES GROSS 9.977 ACRES NET

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Consulting Inc. without delay.

The Copyrights to all designs and drawings are the property of Stantec Consulting Inc. Reproduction or use for any purpose other than that authorized by Stantec Consulting Inc. is forbidden.

Stantec

Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento, CA
95833
Tel. 916.569.2500
Fax. 916.921.9274
www.stantec.com

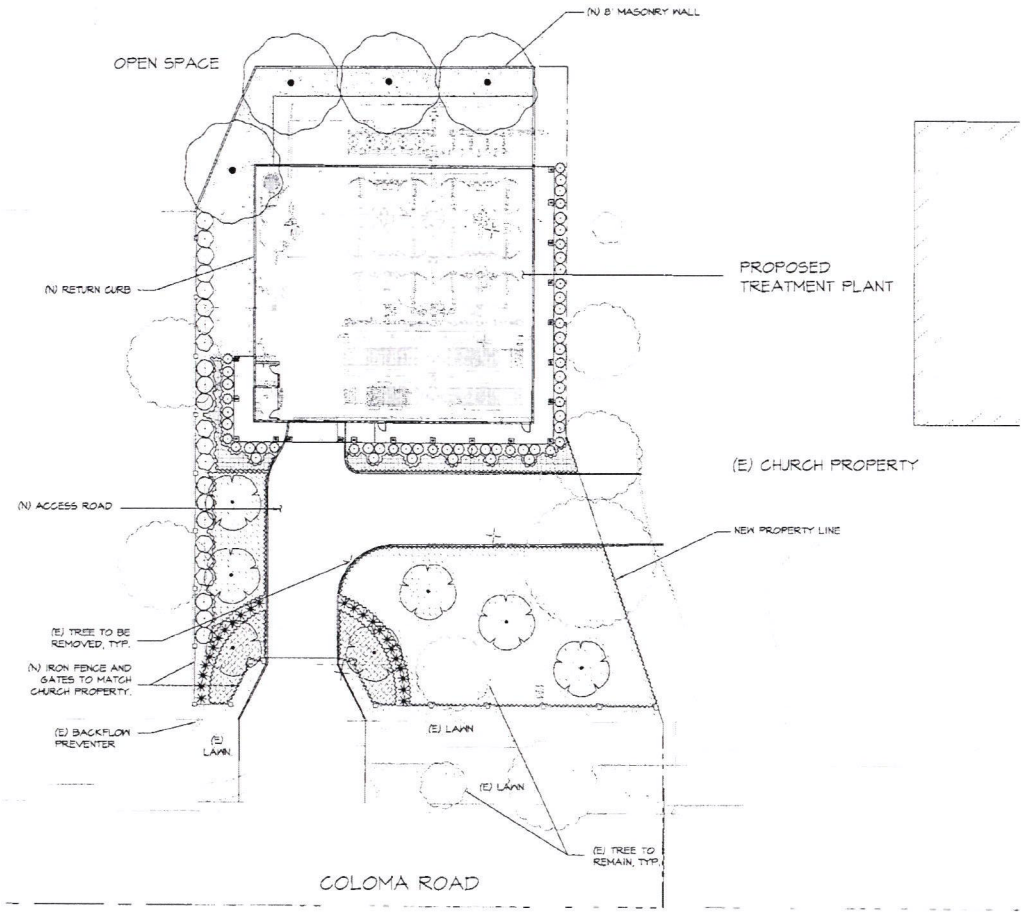
Cordova Church of Christ
Tentative Parcel Map
Rancho Cordova, California
Being a subdivision of Parcel B of Parcel Map filed for record in Book 71 of Parcel Maps at Page 21 Official Records of Sacramento County

Client/Project
GENCORP AEROJET
GET 'K-A' TREATMENT PLANT
Rancho Cordova, CA

Figure No.
1.0

Title
Tentative Parcel Map

April, 2006
647.06.035



PROPOSED PLANT LEGEND

	BOTANICAL/COMMON	WATER USE
TREES		
	NYSSA SYLVATICA / SOUR GUM	MEDIUM
	QUERCUS ILEX / HOLLY OAK	MEDIUM
SHRUBS	BOTANICAL/COMMON	
	DIETES VEGETA / AFRICAN IRIS	MEDIUM
	NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	LOW
	PHOTINIA FRASERI 'INDIAN PRINCESS' TM / INDIAN PRINCESS PHOTINIA	MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELER'S DWARF MOCK ORANGE	MEDIUM
	RHAPHIOLEPIS INDICA 'WHITE ENCHANTRESS' TM / WHITE ENCHANTRESS INDIAN HAWTHORNE	MEDIUM
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	MEDIUM
GROUND COVERS	BOTANICAL/COMMON	
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	LOW
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORNE	LOW
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	MEDIUM
	(E) LAWN	HIGH
	BARK MULCH ONLY	

PRELIMINARY LANDSCAPE PLAN

0 10 20 40 60 80

REVISIONS					
TECH. DOC RELEASE	BY	DATE	DESCRIPTION	DRAWN	CHECKED

DESIGN ENGINEER: STANTEC	DATE: JUNE '06	GENENCOR FACILITY ENGINEERING AREA: SACRAMENTO OPERATIONS, SACRAMENTO, CA
DRAWN: STANTEC	JUNE '06	APPROVAL
PROJECT OWNER: A. JACKSON	JUNE '06	

Stantec Consulting Inc. 2590 Venture Oaks Way Sacramento, CA 95833 USA Tel: 916.928.2000 Fax: 916.928.1601 www.stantec.com

PROJECT TITLE: **GET 'K-A' TREATMENT PLANT**

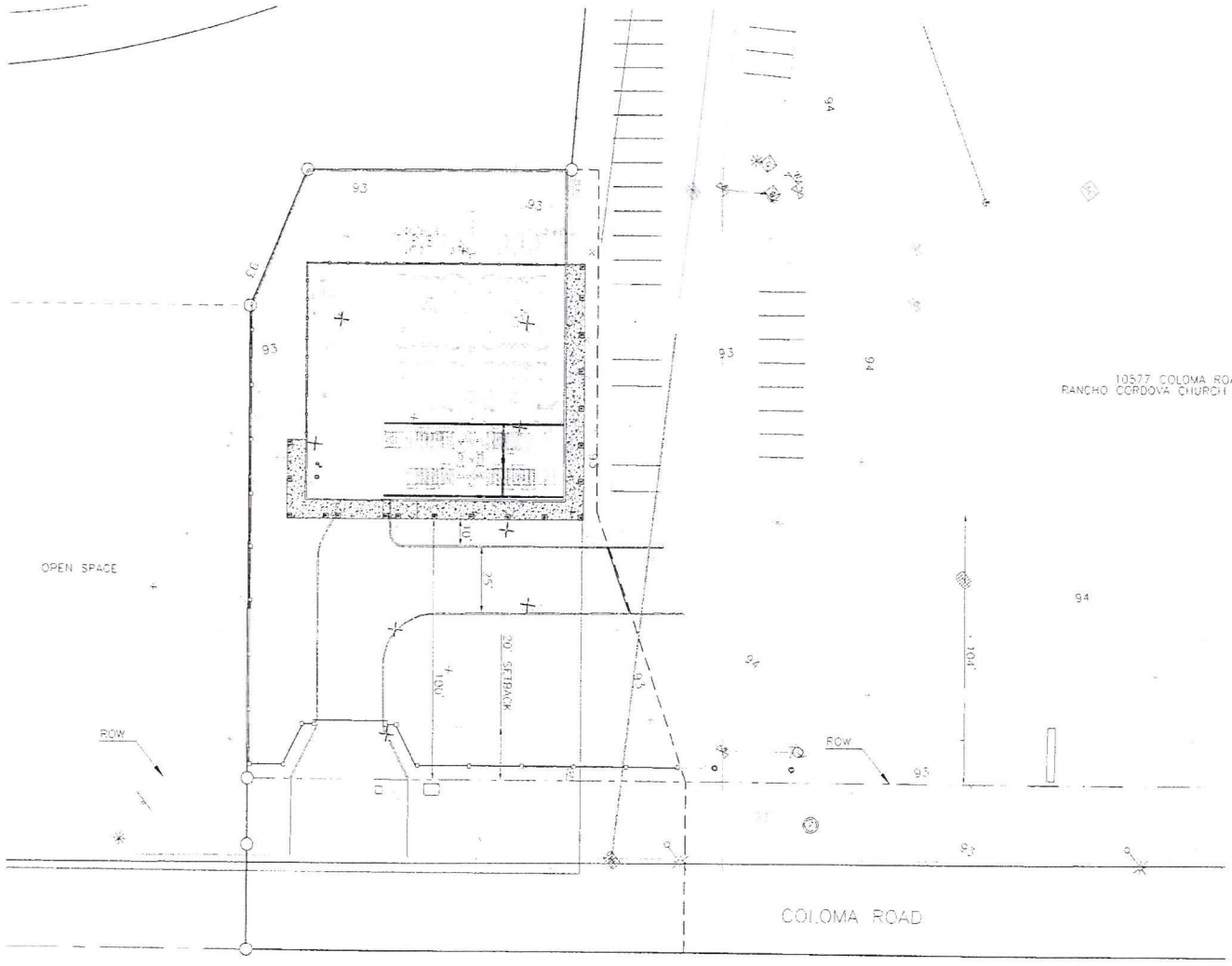
NAME / DESCRIPTION: PRELIMINARY LANDSCAPE PLAN

SCALE	DRAWING NO.	SHT. NO.	REV.
1" = 20'-0"	SFE-1839	L1 OF	-
SPEC NO. SP-1639	TECH. DOC. RELEASE		PC995

PAGE 1 OF 1

GET 'K-A' TREATMENT PLANT

V:\2241\active\241001839\civil_1839closeout\preliminary\civil\L1.dwg 8/28/06 4:03pm tsapp



GenCorp Facility Engineering
Aerojet Sacramento Operations
Rancho Cordova, CA

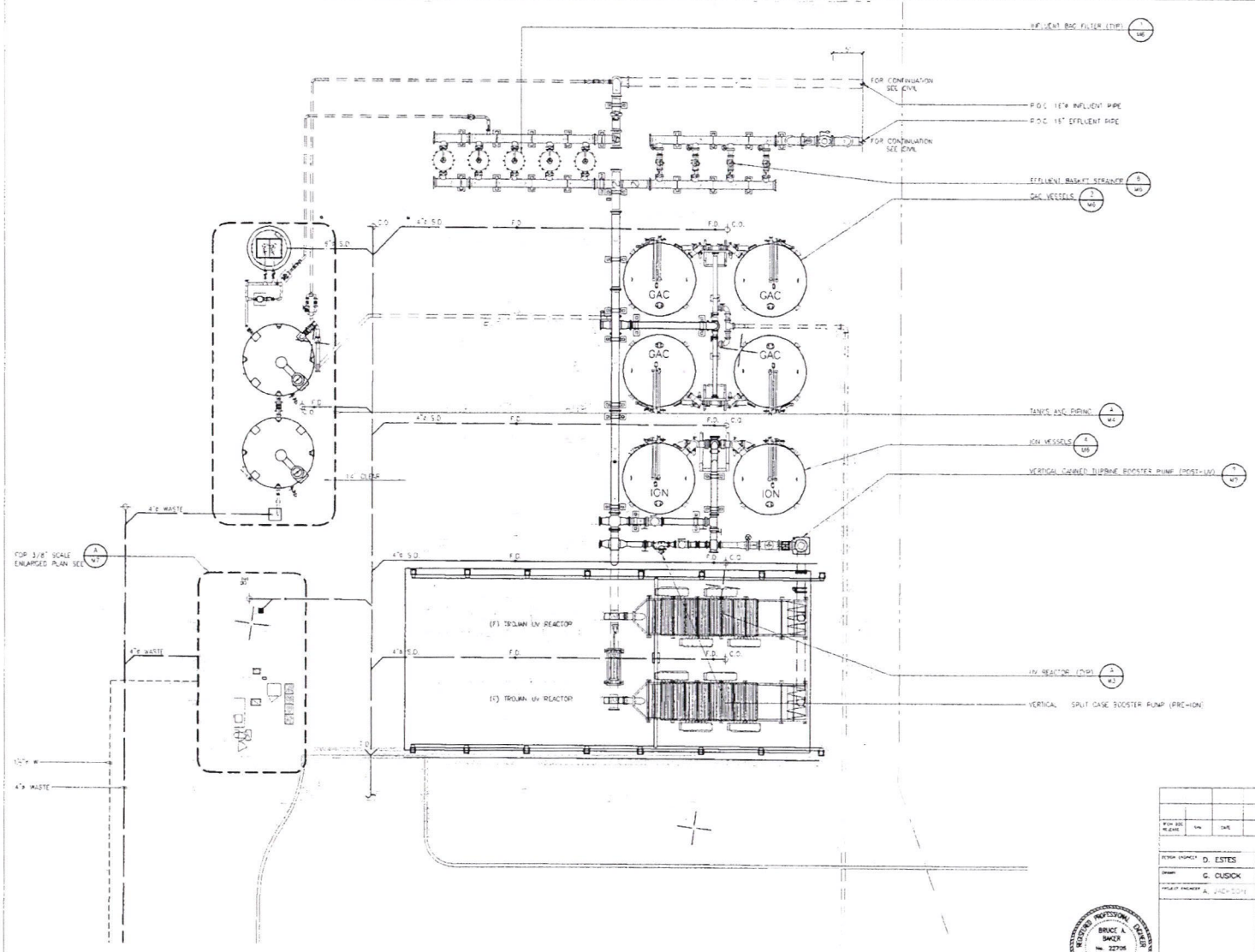
L. JOSIFEK
L. JOSIFEK
A. JACKSON

GET 'K-A'
TREATMENT PLANT

CIVIL SITE PLAN

1"=20'
SFE-1839
C2 OF 2
SP-1839

PAGE 2 OF 31



A M2 ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. BAKER
No. 32708
MECHANICAL
6-30-06
STATE OF OREGON

DESIGN ENGINEER	D. ESTES	JUNE '06	GeoCorp FACILITY ENGINEERING
DRAWN	G. CUSICK	JUNE '06	MERCURY
PROJECT ENGINEER	A. ZACHARY	JUNE '06	

PROJECT TITLE

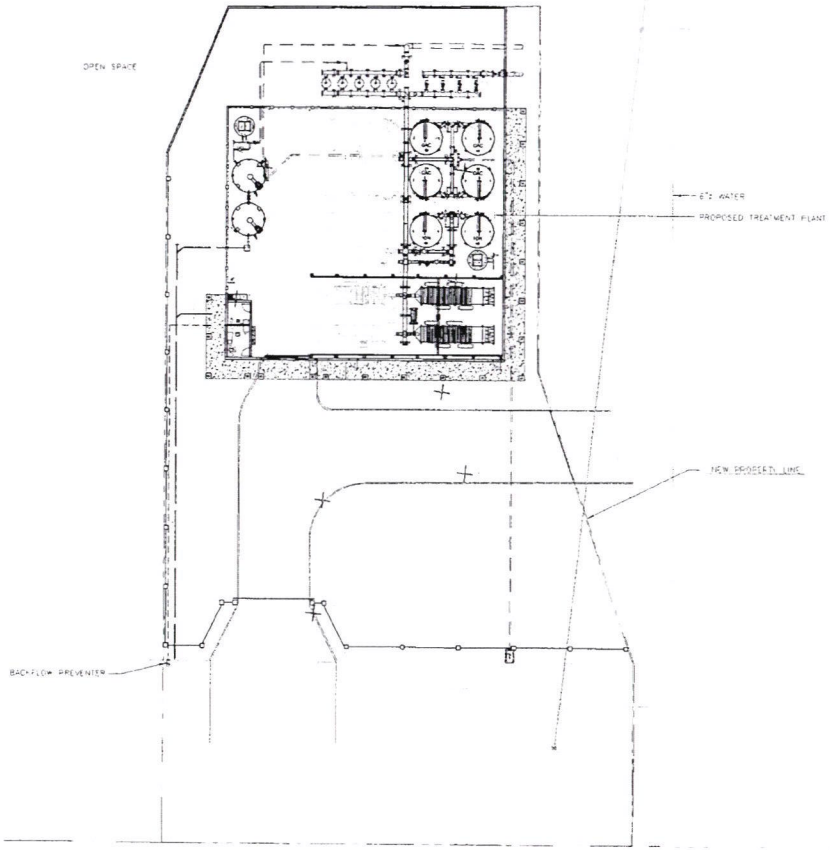
GET 'K-A' TREATMENT PLANT

ENLARGED SITE PLAN

SCALE	DRAWING NO.	SHT. NO.
AS NOTED	SPE-1839	M2 OF 8

SPEC NO. SP-1829

GET 'K-A' TREATMENT PLANT



10577 COLOMA ROAD
RANCHO CORDOVA CHURCH OF CHRIST

COLOMA ROAD

A M1 **MECHANICAL SITE PLAN**
SCALE: 1"=20'-0"

REVISIONS

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The entitlement approved by this action is for a Conditional Use Permit, Tentative Parcel Map, and Design Review to allow groundwater extraction and treatment at 10555 Coloma Rd., as described in the exhibits and attachments dated July 27, 2006.	On-going	Planning	
2.	The project shall be constructed in substantial compliance with the approved plans adopted by the City Council.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
4.	The building and site improvement plans shall be reviewed for architectural consistency with the approved plans by the Planning Director	Prior to Building Permits	Planning	
5.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to Final Map			
6.	Dedicate a 12.5 ft. public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of way.	Prior to Final Map	SMUD	
	Prior to Issuance of Occupancy Permit			
6.	An inspection of the finished building and site improvements shall be conducted by the Planning Director.	Prior to Occupancy	Planning	
7	Install final site landscaping according to the approved plan. The total site landscaping shall be installed and accepted by the Planning Director, prior to occupancy of the building.	Prior to Occupancy	Planning	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
September 28, 2006

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, September 28, 2006 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair, Ernest Vance called the meeting to order at 6:02 p.m.

Staff Present: Planning Director, Paul Junker; Assistant Planner, Anne Hersch; City Attorney, Adam Lindgren; Commission Clerk, Charlene Fortunka

Roll Call:

Commissioners Present: Burke, Konarski, Moe, Savorn, Vance
Commissioners Absent: Smith, Wentz

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the Agenda of the September 28, 2006 Meeting of the Planning Commission.

Action: Commissioner Savorn moved, seconded by Commissioner Moe, to approve the agenda of the September 28, 2006 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the Minutes of the September 14, 2006 Meeting of the Planning Commission.

Action: Commissioner Savorn moved, seconded by Commissioner Burke, to approve the Minutes of the September 14, 2006 Meeting of the Planning Commission. Motion was approved unanimously.

2. **PUBLIC COMMENT** – There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A. Consideration of the Design Review for Aerojet GET KA- RC-06-232

Request: The applicant is seeking three entitlements: A Conditional Use Permit for the construction, operation and maintenance of a permanent groundwater treatment facility to be located at 10555 Coloma Rd; a Tentative Parcel Map to allow the division and sale of 0.8 acres that will serve as the treatment facility site; and Design Review for the 3000 sq. ft. building that will house related equipment.
Project Applicant: Aerojet General Corp., Aerojet-General Corporation, Alan Jackson, P.O. Box 13222, M. S. 5519, Sacramento, CA 95813
Project Location: APN: 056-0011-010; East 10555 Coloma Rd.

Assistant Planner Anne Hersch presented the staff report and recommended the Planning Commission find the Conditional Use Permit, Tentative Parcel Map, and Design Review Categorically Exempt and forward a recommendation to the City Council to adopt a resolution approving a Conditional Use Permit, Tentative Parcel Map, and Design Review for Aerojet GET KA, subject to the findings contained in the resolution, Project Plans and Conditions of Approval. Chair Vance opened the public hearing and took testimony from Gerry Swanick, project applicant.

The Commissioners had the following concerns and comments:

- Savorn - Was this location originally zoned for residential use when Sacramento County granted a Conditional Use Permit to the Cordova Church of Christ? Yes, the church was approved prior to city incorporation, and a conditional use permit is required for a church to locate in a residential zone.
- Savorn - Is the original conditional use permit being extended and sold to a new buyer, deviating further from the land's original residential zoning? The applicant is seeking a conditional use permit that will function separately from that of the church.
- Savorn - Does this permit supersede the original zoning intent of the land prior to City incorporation? The conditional use permit allows this project to be consistent with the zoning of the land.
- Savorn - Did the people buying into this area know that this type of entitlement could be allowed? There are many non-residential uses in residential areas that can be allowed by conditional use permits-fire stations, churches, etc.
- Savorn - Will the operation of this facility generate tax revenue? No.
- Konarski - Since the first phase of the Western Groundwater Operable Unit is completed, are any additional chemicals going into the water table? The first phase was to hydraulically capture contaminated water that was onsite to prevent migration offsite.
- Moe - How long will onsite processing need to occur? There is no design timeframe until it meets clean up criteria.
- Burke – Is the water treatment plant in area 1 enclosed? No.
- Burke - Can we avoid using the Rancho Cordova location? No; we are constrained due to the nature of transporting water from the wells to the treatment plants.
- Burke - Visited the water treatment facility in Gold River-noticed that the noise levels out front were minimal, but at the back one can hear the sound of water draining.
- Burke - Will this facility generate noise at levels that will impact the residents? Applicant - We will be subject to City and County Municipal Ordinances.
- Burke - Will there be temporary sites? No, that will not be a standard operating system.
- Burke - Is that site (WGOU) the same size as the one proposed? No, our targeted design flow at the Coloma site would be less.
- Burke - How quickly is the plume expanding? Flow varies depending upon the nature of the ground (gravel as opposed to fine sediment).
- Burke - Were there any other proposed sites for the water treatment plant in Gold River? We anticipated that the plant would be farther to the east, but further investigation revealed that the plume had different characteristics than previously thought, and the plant thereby needed to be relocated.

- Konarski - What is the current level of perchlorate contamination in the areas to the north and east of the proposed project site? Between 4 and 4000 parts per billion.
- Savorn - What dialogue did you have regarding Hagan Park to discuss locating the water treatment facility there? We had a target area that was investigated, and had meetings with the Parks Department, but there were uses planned for some of those areas, and size or distance eliminated other options.
- Burke - Has Aerojet returned to the Park district in response to public concern? We have had some discussions with the Park District-however, this is time critical, and we are trying to protect wells.
- Konarksi - If this doesn't work for the community, there will be longer than the two year delay in the planning process that the applicant is concerned about
- Burke - How is the County meeting these groundwater contamination issues? The Ancil Hoffman Park water treatment facility was approved by the Board of Supervisors two months ago in concept.
- Savorn - Was the community notified that you were considering the Coloma location for a water treatment facility? We held public meetings regarding water remediation in 2000.
- Savorn - Not surprised that the Parks District was amenable to the residential location.
- Burke - Visited sites at Gold River and the church-there were a lot of concerns about the St. Clements Church, but there is very little noise.
- Burke - Is it a public safety issue if the treatment plant does not go in the Coloma location? Applicant-We are trying to prevent the contamination of water supply wells.
- Moe - Surprised that there are not more plants to intercept the plume.
- Moe - The two temporary plants close to his residence are quiet.
- Moe - How deep is the plume? About 250-350 feet.
- Moe - What is the drop dead date to prevent the loss of the wells? Lindgren-Aerojet has been identified as a polluter that is being required by federal law to clean up their contamination. The Environmental Protection Agency has imposed an order and a remediation plan that must be followed pursuant to the settlement agreement, and is regulated by federal superfund law. Local regulations can function in parallel to federally require cleanup activities like this one. The federal law is requiring the sites be cleaned up and the groundwater resources must be protected against further damage from Aerojet contamination. There is no drop dead date prescribed by case law. The City must balance and work with the EPA and Aerojet to protect other community interests.
- Savorn - How do we weigh the concerns of the community, the park district, etc. with respect to this project? The role of the City is to protect all of the community interests-if there is a direct conflict with federal law, federal law takes precedence.
- Konarski - We all want to stop the migration of the plume, but we want to have the most minimal impact on the community, and there are alternative sites.
- Vance - Which location couldn't be used due to its existence in the floodplain? American River Parkway.

Commission took a brief 10 minute recess and reconvened at 7:49 P.M.

- Paul - Staff is suggesting that this project needs to be reviewed under a Negative Declaration. Take public comment, but take no action on the project-allow the staff time to prepare CEQA documentation.

- Savorn - Concur with staff that this project will result in undue hardship on property owners.
- Konarski - Obvious that this project isn't moving forward-recommend looking at other opportunities that will be less of an impact to the community.
- Lindgren - CEQA doesn't require you to have a document prepared to deny a project. There would not be a need to prepare an initial study if your conclusion is to deny the project. It would still move forward to the City Council, and there would be an initial study and with the analysis necessary if the council wishes to approve the project.

Public Comment:

- **Randy Housewright, Homeowner's President Mills Ranch**
  - Our association was not properly notified and was not asked for their opinion.
  - Received a letter from Aerojet-irritated that this project was stated as fact and a done deal.
  - They could have put this in the park according to federal guidelines, where the discharge lines are closer to the River.
  - They are saving money by not having to put in so much piping.
  - Put this plant where this won't negatively affect us.
  - My wife got breast cancer due to contamination.
  - Talked to 6 realtors, and was guaranteed that property value would go down.
  - The pictures we were shown had chemical markers for hazardous materials.
  - If they are taking the chemicals out the ground, why aren't they using schedule 80 PVC piping, dual-contained to prevent leaks, without any leak sensors?
  - The perchlorate will trickle back down into the groundwater due to leakage.
  - The treated water will end up as drinking water.
  - Put a City museum here instead, preserving this as the historic site it is.
- **Randall E. Rice, Homeowner Mills Ranch**
  - Things have changed since August 15 community meeting; now this is a completely enclosed facility taking care of the noise issues.
  - Home values – Tim Murphy, public affairs spokesperson pointed out that Gold River had concerns about property values going down, and did not. This is an invalid comparison, since this is a physical and viewable industrial structure, not just an idea of contamination.
  - Williamson Ranch SPA-development and performance standards-won't this structure abut the adjacent structures?
  - I left the Aerojet meeting not knowing how tall the structure will be, or why it cannot be built in Hagan Park or Ancil Hoffman.
- **Edward G. Rawle, Vice President Homeowner's Association**
  - Starting to find out things about the Water Board and Aerojet-feels that Aerojet is getting into the water business.
  - Offended that his tax money is paying a superfund for Aerojet to contaminate, and sell off real estate to recoup losses, and then make money on water resources.
- **Cody Budge, Stone Creek Resident**
  - Does not live in the vicinity of the project, lives in Stone Creek.

- Would like to express concern over all projects involving Aerojet and treatment of groundwater.
- The proposed project on Coloma is an example of a lack of sensitivity and respect towards City residents.
- Would like all of the future and current projects to be stopped and have more thought put into them.
- The proposed site at Coloma should be reviewed for placement of facility and pipeline.
- Not enough attention placed on placement of the facility. This facility is not neighborhood friendly and the pipeline will travel behind our homes in the parkway.
- Any rupture or spill will end up in somebody's backyard.
    - This would need to be disclosed when you sell your house.
- It is debatable if these projects receive enough review.
- This Coloma site is the easiest and cheapest route.
- Take a look at the entire region, all of Rancho Cordova, for a different site.
- How do we work our way through the system to get this issue reviewed?

o **Nathan Affleck, representing Dorothy Affleck**

- This location was proposed and zoned as residential, Sacramento County granted the Cordova Church of Christ a CUP for the entire subdivision's acreage. The church is deviating further from the residential zoning by subdividing a small portion of the land, extending its CUP, and selling it to Aerojet.
- Aerojet's proposed industrial facility is not appropriate for a residential area, and risks devaluing the area and its homes.
- The large tanker trucks are loud and unsightly and will transport toxic resin and filters throughout the neighborhoods.
- Public health is at risk and the streets will be damaged.
- The vacant land is a historic site that should be preserved and valued.
- Supposedly the water will be filtered will be clean, why not use it to replenish ponds at Hagan Park, using it positively to benefit Rancho Cordova.
- If Aerojet's installation is allowed, it will lower the standard of quality for the rest of Coloma Road.
- Who will want to build on the adjacent vacant lots?
- Requests that the Conditional Use Permit be denied for the betterment of the City and residents around the Church of Christ.

o **Eugene Morris**

- Loss of feeling in hands and feet caused by chemicals.
- Concerned that the community is losing a viable resource, when up to 3,000 gpm of water is pumped from the water table and dumped into the American River, extracted by Sacramento County, and used elsewhere in the county.
- Is Aerojet negotiating with Carmichael Water district to give them the water?
- Pulling this water out of the water table pulls in water further concentrated with contaminants, wells if not dry will be more contaminated.
- There may be other chemicals in the water that we don't know about yet.
- This is a 200 year action to give away half of the water available for the City of Rancho Cordova.
- This is wrong for the zoning and community.

- **Alex McDonald, Water Quality Control Board**
  - Clarifying a misstatement-potential for using the water from the plants for drinking water-there are no plans for this.
  - Treated water is being sent down the river to be provided to the county by Aerojet through an agreement, that water will be treated, brought back into the county and city to replace water supplies that are being lost.
- **Larry Ladd, Sunriver**
  - There is no rush on this at all, there is no plume moving at 500 feet a year.
  - It is important to evaluate where the pipes will go.
  - What chemicals will get through the treatment system and what will not?
  - It would be irresponsible to not have Aerojet reveal what chemicals go through the carbon filter in the treatment system-people could get injured.
  - This is a water generation system; how much of this water pulled from the four marginal wells put into the river comes back to Rancho Cordova, and how much goes to Elk Grove?
    - This will be detailed in East Sacramento County Replacement Water Supply Plan, which will be presented in November.
  - The only well that is threatened is not threatened by movement of the plume, it is threatened by the running of the well.
- **Susan Gibson**
  - Other possible locations were evaluated but were determined less desirable by Aerojet. We also evaluated other locations before choosing our home, and thought other locations were less than desirable for our family.
  - I don't want to be forced to look for a more promising site for my home.
  - We know the plume is hazardous, but we feel that the salvation of the many is resting on the backs of the few.
  - These are the types of decisions that you (the Commission) make that will determine if we stay in this area.
- **Kevin McKenna**
  - 20 years resident of the Mills Ranch area.
  - This is not about clean water-we feel that there is a much better spot.
  - Incredulous that the Park District would turn down a deal with Aerojet.
  - Not concerned about what is beneficial for Aerojet-we didn't poison the water.
  - There is no estimate of how long this will be in existence, and there has been no mention of noise.
  - This use is not consistent with residential use.
  - We don't trust Aerojet; stated that they denied the existence of contaminated water-why believe them now.
  - Agree that this would adversely affect home values.
- **Joyce Rosenberg**
  - I have a lot of questions that have not been answered.
  - Concerned about pipeline going next to the house.
  - Concerned about the Church profiting at the expense of the people of Rancho Cordova.
  - We will lose more time because locations in Hagan Park weren't considered.
  - We need to look again at the park locations.
- **Alan Jackson, project engineer**

- If we go to Federspiel or Hagan Park, we will still need a use permit, and residents will still show up in protest.
- People are misusing the terms hazardous and toxic-what about this is toxic or hazardous.
- We have no intentions of putting anything toxic into these neighborhoods.

- **Mable Jones**
  - I don't like being threatened with a federal law that this is mandated at this location.
  - Our property values are already declining; we don't need them to decline any further.
  - Would like to know if the tanks are completely contained in the building.
  - Aerojet was lying to us in the 70's about the clean water issue, and they are lying to us now.
  - I don't think anyone would want this in their own backyard.
  - How tall will the tanks be, and will they definitely be enclosed in a building?
- **Frank Noone, Mills Ranch Resident**
  - Completely against project.
  - Everything has changed since our meeting with Aerojet.
  - I wish I had as much time to talk as the people from Aerojet.
  - Our CC and R's are being violated-they want to change the back property grounds, putting up fences and walls. Our committee was not approached-our architectural committee must be contacted if there are changes to be made.
  - They are using our taxpayer's money to support this project.
- **Tom Boyd**
  - Cancer survivor-doesn't know if it comes from the water-I don't think it's a good idea to put it in Rancho Cordova, not in the neighborhoods or in the parks.
  - Home values are declining.
- **Joe McKay**
  - We became a city because we voted, making us the owners of the City. There needs to be a complete review of everything. The entire community owns Hagan Park, to share the responsibility, instead of placing burden on one neighborhood.
  - Real estate values will decline due to psychological as much as anything else.
  - Works in the construction industry, and must look

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Konarski moved, seconded by Commissioner Savorn, to table this item to the following regular Planning Commission meeting to allow staff time to prepare a resolution of denial based upon the following project issues: impacts on the neighborhood; alternative sites not adequately investigated; failure to provide an overall groundwater strategy; compatibility of facility with neighborhood; intensity and nature of use; health and safety concerns; height of the proposed building housing the water treatment facility.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

4. ACTION ITEMS

5. REGULAR CALENDER

A. Planning Commission Training – There was no Planning Commission training scheduled for this meeting

6. STAFF/COMMISSION COMMENTS

- No items were discussed

7. FUTURE AGENDA ITEMS

- There were no Future Agenda Items scheduled at this meeting.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:43 p.m., September 28, 2006, to the next scheduled meeting.

Ernest Vance

Ernest Vance, Planning Commission Chair

Paul Junker

Paul Junker, Planning Director

ATTEST:

Charlene Fortunka, Commission Clerk

MEMORANDUM

DATE: September 28, 2006

TO: Planning Commission Members

FROM: Anne Hersch, Assistant Planner

SUBJECT: AEROJET GET KA: TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT & DESIGN REVIEW

OWNER:	APPLICANT:	REPRESENTATIVE:
Cordova Church of Christ Jim Dixon 10577 Coloma Rd. Rancho Cordova, CA 95670	Aerojet-General Corporation Alan Jackson P.O. Box 13222, M.S. 5519 Sacramento, CA 95813	Central Valley Environmental Robert Fagerness 9718 Fair Oaks Blvd., # C Fair Oaks, CA 95628

PROJECT:	Aerojet KA Tentative Parcel Map (TPM), Conditional Use Permit (CUP), Design Review
FILE.	RC-06-232
LOCATION:	10555 Coloma Rd.
APN:	056-0011-010
PLANNER.	Anne Hersch, Assistant Planner

REQUEST

The applicant is seeking three entitlements:

1. A **Tentative Parcel Map** to allow the division and sale of .8 acres that will serve as the treatment facility site.
2. A **Conditional Use Permit** for the construction, operation and maintenance of a permanent groundwater treatment facility to be located at 10555 Coloma Rd.
3. **Design Review** for the 3000 sq. ft. building that will house related equipment.

STAFF RECOMMENDATION

Staff recommends the Planning Commission make the following determinations:

- Find the Tentative Parcel Map is Categorically Exempt per Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines which allows the division of property in the residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to

local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

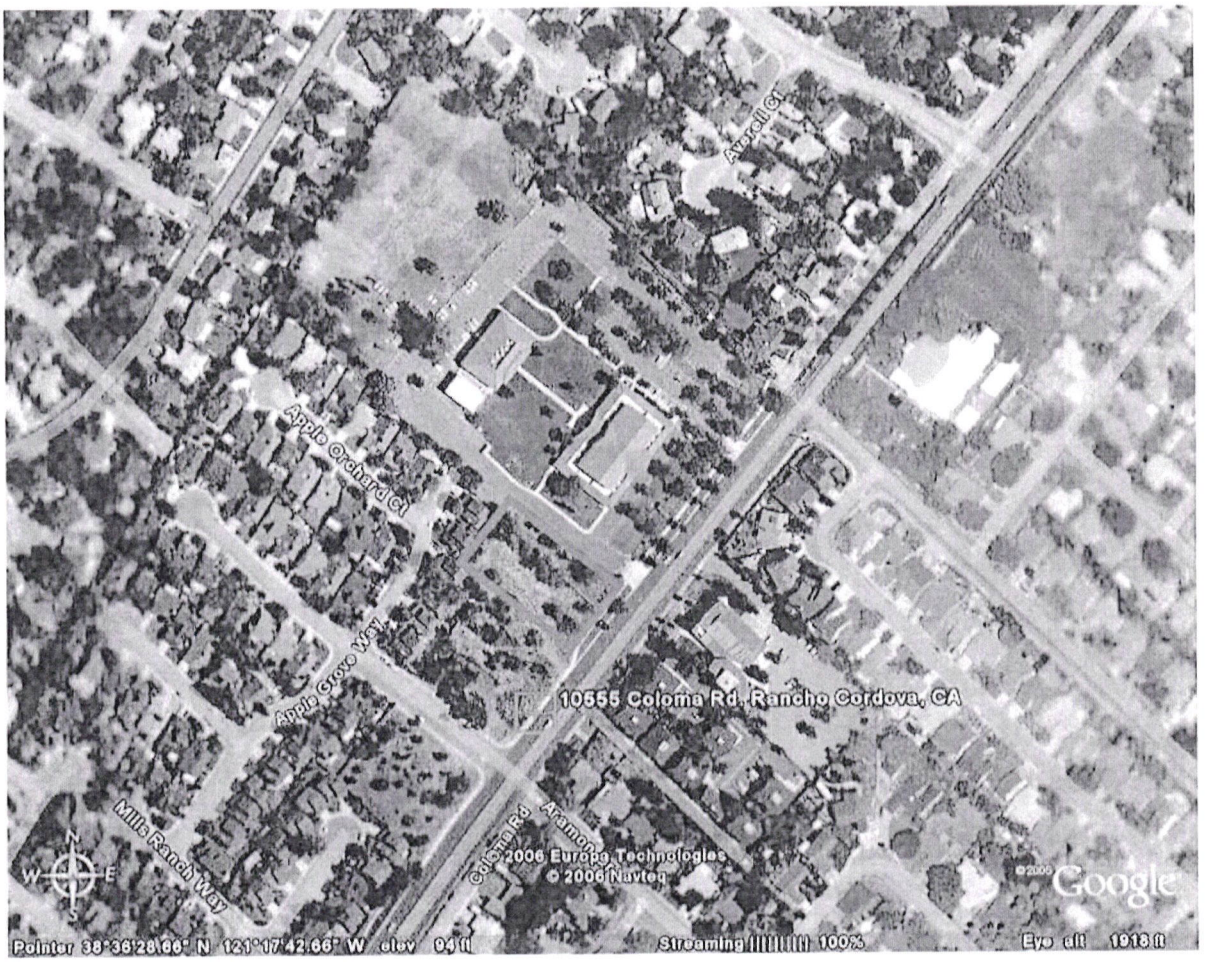
- Find the Conditional Use Permit is Categorically Exempt per Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, of the California Environmental Quality Act. Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

- Find the Design Review is Categorically Exempt per Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) which allows for the construction and location of limited numbers of new small facilities or structures.

- Find the project is consistent with the Williamson Ranch SPA findings.

- Forward a recommendation to the City Council to adopt a resolution approving the Conditional Use Permit, Tentative Parcel Map, and Design Review for Aerojet GET KA, subject to the findings contained in the resolution, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

SITE LOCATION



	Zoning & Land Use Designation	Current Use
Project Site	RD-5	Vacant portion of the Cordova Church of Christ property
North	RD-5	Residential
South	RD-5	Residential
East	RD-5	Residential
West	RD-5	Residential

Figure 1. Site Location

ANALYSIS

The applicant is seeking a Conditional Use Permit for the operation of a ground water treatment facility, a Tentative Parcel Map to subdivide .8 acres, and Design Review for a 3,000 sq. ft. building to house related equipment. Treatment facilities will occupy the resultant parcel. Pending approval of the TPM, Aerojet and the Cordova Church of Christ will finalize the purchase of the project site. These facilities are part of on-going ground water remediation required by the Environmental Protection Agency to remove the chemicals used in historic rocket manufacturing.

The proposed facility is associated with the Aerojet Western Groundwater Operable Unit (WGOU). Groundwater will be extracted from wells located throughout the region and conveyed via buried pipelines (installed under a separate project) to the treatment facility. The facility will be contained within a fully-enclosed building that will match the Church facade. The system will feature secondary containment, drainage sump, above and below ground piping, above ground treatment vessels, electrical controls, and fencing/walls. Closed vessels will utilize the following filtering media:

- Influent bag filters (to remove settleable material)
- Ion-exchange vessels (to remove perchlorate)
- Granular activated carbon filters (to remove TCE)
- Ultra-Violet light (to destroy NDMA)
- Effluent bag filters (to remove any fugitive filter media)
- Gaseous CO2 addition for pH control to meet State and Federal discharge limits

Since the treatment makes use of closed vessels, there will be no air emissions or odors associated with the operation of this facility.

Treated groundwater will be discharged (under a National Pollutant Discharge Elimination System Permit) into a Sacramento County storm water drainage system. A separate Sacramento County Water Agency Permit is required to permit the discharge of treated groundwater to the County storm drain system. Buried piping will convey treated groundwater to the discharge point within the County's drainage system. A float switch will be installed at the discharge point to ensure discharge of water is halted during periods of heavy precipitation to allow for the intended storm water management.

Operation of the GET KA facility is not expected to create noise issues. The facility will be contained in a fully enclosed structure and will be completely shielded from public view. Noise levels are not expected to exceed 50 decibels. Anticipated noise levels are compliant with the Noise Ordinance in the Ranch Cordova Municipal Code. The filter media is expected to be changed out approximately every two-four months and only during business hours. The use of an air compressor will be required to aid in draining and replacement of filter media. No above ground piping or filter equipment will be accessible to the public. The GET KA will initially treat 1,500 gallons of water per minute and has sufficient space to expand to 3,000 gallons per minute if required.

Aerojet Public Information Meeting

At the Planning Commission meeting on July 27, 2006, direction was given to Aerojet to hold a public information meeting for concerned residents. On Tuesday, August 15, 2006, Aerojet held a community meeting at the Cordova Church of Christ to discuss project details and answer resident questions. Supplemental information was sent to approximately eight hundred (800)

area residents with an announcement welcoming residents to attend. This information has been included as an attachment to the staff report.

Timothy Murphy, Director of Public Affairs for Aerojet, gave a presentation with project details, water restoration, and other sites that were considered for this project. The American River Parkway, Hagan Park, and Federspiel Park were considered as potential facility sites. However, each site presented constraints and did not materialize for this project.

- Permanent facilities are not permitted in the American River Parkway. In addition, the site is located in the floodplain, making it a less desirable location and more vulnerable to possible natural harm.

- The proposed project conflicts with future uses designated for Hagan Park, eliminating it as a potential site.

- The proposed project conflicts with open space requirements designated for Federspiel Park. The park has been identified for maximizing open space and does not have sufficient space required for a groundwater treatment facility.

The Cordova Church of Christ site was selected for its central location and minimizing potential impacts in Rancho Cordova. The vacant land is large enough to accommodate the facility and will require less pipe installation within the streets to connect to the extraction wells.

Williamson Ranch SPA

The Williamson Ranch Special Planning Area (SPA) was adopted by the Sacramento County Board of Supervisors to provide for the eventual development of the site in a manner which is compatible with the existing single-family residential neighborhood which surrounds the property site while recognizing the historic value of the site.

Any project proposed within the Williamson Ranch SPA must comply with development and performance standards detailed in Section 501-144 and findings contained in Section 501-145.

501-144 Development and Performance Standards

a) The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.
b) The minimum setback form Coloma Rd. shall be twenty-five (25) ft. The area of the setback shall be fully landscaped with live landscaping.
c) Building shall not exceed 30 ft. in height (2 stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.
d) The development shall have a maximum of three vehicular access points onto Coloma Rd. and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrian access to Coloma Rd. shall be provided in a manner which minimizes walking distance to bus stops.
e) A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.
f) If commercial uses are developed, only one monument sign not to exceed eight (8) feet in height and thirty-six (36) square feet in area, is permitted.

***Findings**: 501-144 Development and Performance Standards*

a) The proposed project will not generate traffic. Maintenance trucks are expected to visit the site twice a month for regular maintenance.
b) The proposed building is setback 35 ft. from the street, exceeding the minimum requirements.
c) The building is 28 ft. tall, less than the designated requirements.
d) There are two vehicular access points, one facing Coloma Rd., and the other taken through the church parking lot. There is existing pedestrian access on Coloma Rd.
e) An all-weather marker can be installed and a Condition of Approval added requiring the installation as approved by the Planning Director.
f) There will not be any monument signs on-site.

501-145 Findings

(a) The area which encompasses this Special Planning Area is the last remaining portion of the Williamson Family Ranch, which was established on the site in the 1850's. In addition to its historic value, the property has aesthetic value due to the mature fruit and nut orchard which exists on site.
(b) The unique historic and aesthetic qualities of the site would not be adequately protected if development were to be permitted according to standards of the adopted residential and commercial land use zones.
(c) The site which consists of 36 acres is sufficiently large to accommodate urban uses in a manner sensitive to the site's special characteristics while allowing development which is compatible with the existing intensity of development in the vicinity.
(d) The uses permitted and development criteria described herein provide for a reasonable use of the land and will not result in undue hardship on property owners within the Special Planning Area.

***Evidence** to 501-145 Findings*

a) Existing fruit and nut trees are dead. As part of the proposed development, dead trees will be removed from the site and landscaping will be upgraded.
b) The project meets the development standards specific to the Williamson Ranch SPA. The project is consistent with height and setback standards as well as site access requirements.
c) The proposed development is compatible with the surrounding area. The proposed use is low-intensity and is not expected to generate traffic.
d) The proposed uses are permitted by the Rancho Cordova Zoning Code. This existing site is constrained and allows for limited development. The proposed project has minimal impacts.

Tentative Parcel Map

The Cordova Church of Christ has entered into an agreement with Aerojet to sell a portion of its existing site as shown on the Tentative Parcel Map. Once the tentative map is approved, Aerojet and the Cordova Church of Christ will finalize the purchase agreement of the .8 acre site. Figure 2 shows the Tentative Parcel Map.

Public Utility and Public Service Uses

The installation and operation of the Aerojet GET KA is classified in the Zoning Code as a "Public Utility and Public Service Facility." The operation of a water treatment facility to restore the aquifer and replenish the water supply is a "public service," that provides Rancho Cordova residents with a replenished water supply and prevents additional potable wells from contamination by the plume.

The use is permitted in the RD-5 zone subject to the Provisions of Section 301-13. The Planning Commission must determine the use necessary for the public health, convenience, safety, or public welfare of Rancho Cordova. Findings are contained in the Conditional Use Permit section below.



Figure 2. Parcel to be subdivided and sold

Conditional Use Permit

To grant a Conditional Use Permit, the appropriate authority shall find and record in writing that the establishment, maintenance or operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such

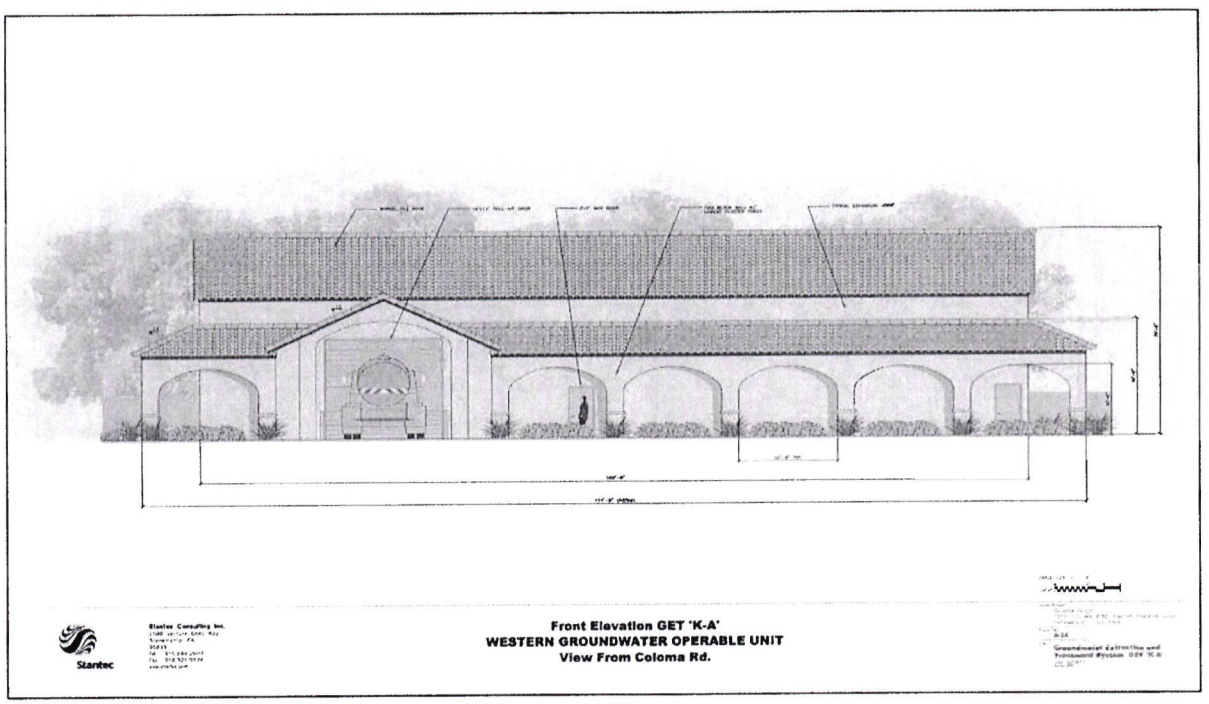
proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

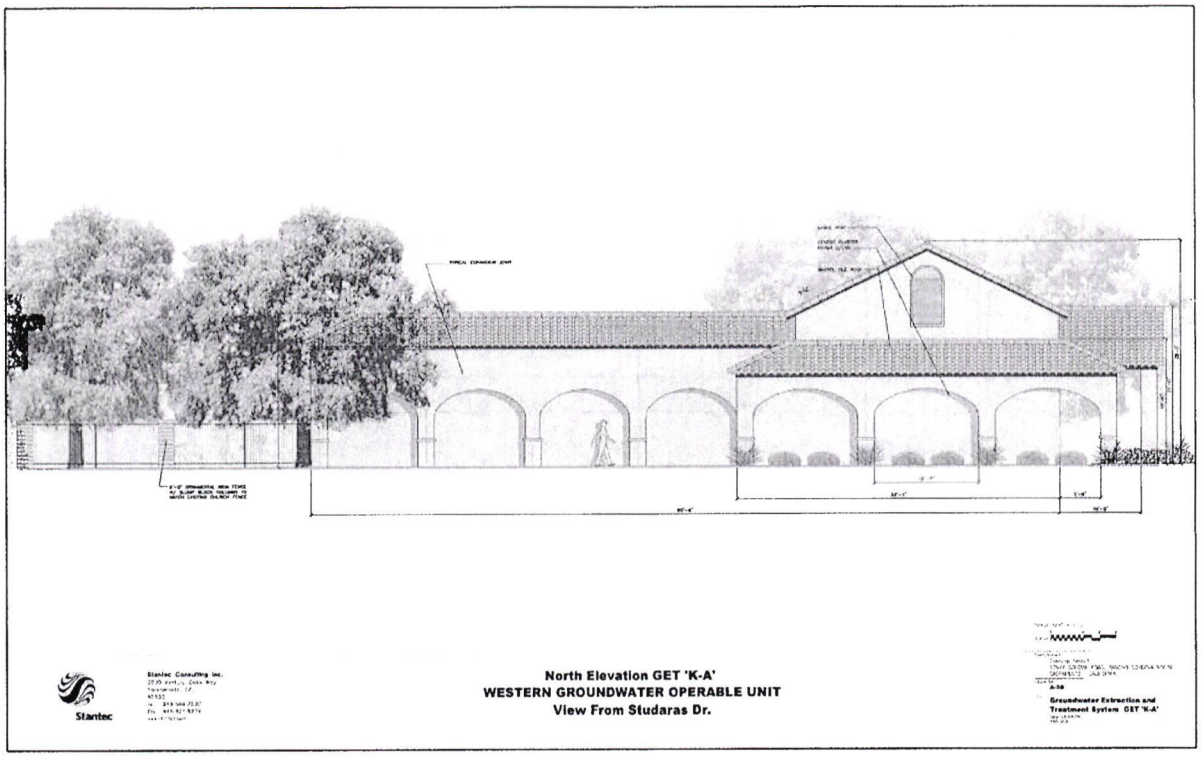
Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence. The Conditional Use Permit will allow the applicant to lawfully proceed with groundwater clean-up as directed by the Environmental Protection Agency. The applicant has taken additional steps to insure the activity is conducted with minimal visual and noise impacts by proposing a structure that encloses equipment. Analysis by staff of the proposed project and the inclusion of Conditions of Approval ensure that there will be no negative impacts and the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the surrounding neighborhood.

Design Review

To shield the use from public view, the applicant has proposed enclosing the tanks in a building that will match the exterior of the Cordova Church of Christ. The building will be fully enclosed and shield equipment for public view. An 8 ft. tall fence will be installed along the perimeter of the site with additional landscaping. The building will be setback 35 ft. from the public right-of-way and will be served by a private driveway. Access to the site will be taken from the Cordova Church of Christ parking lot and a private entrance off of Coloma Rd. Figure 3 shows renderings of the proposed elevations.





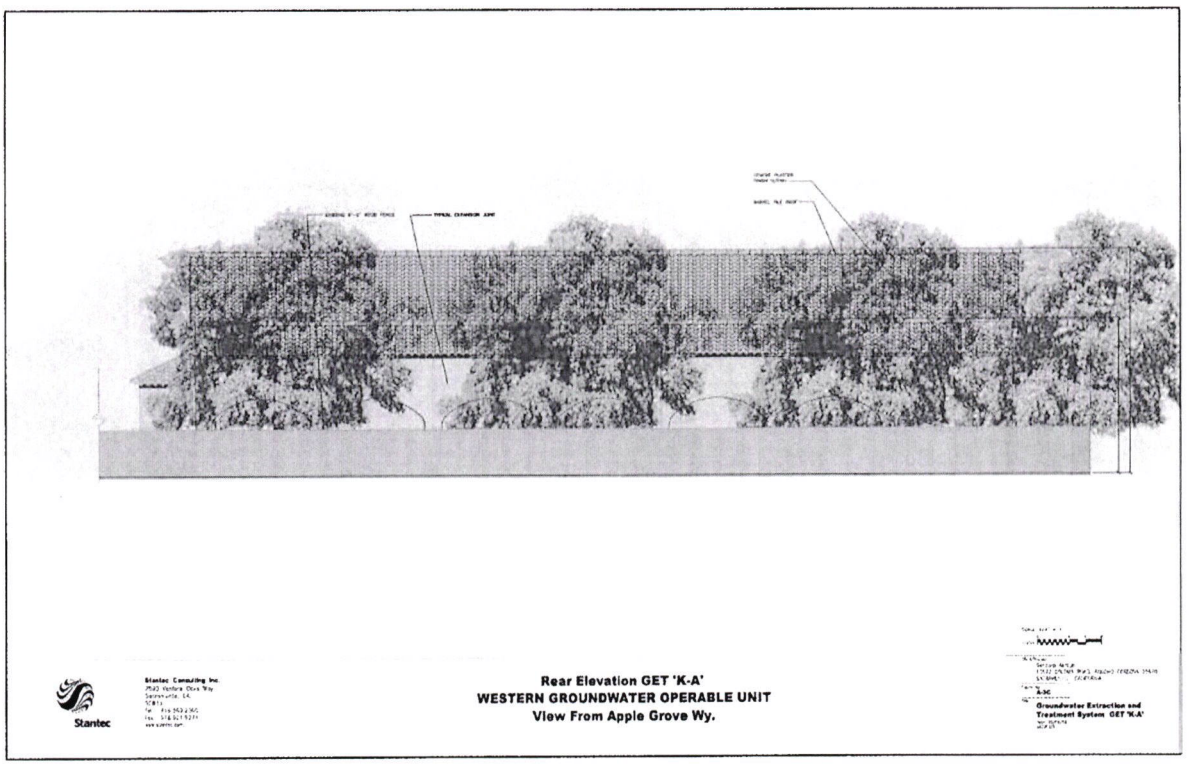


Figure 3. Proposed Elevations

The basis for review of this project is provided in the City's Design Review Ordinance and the Planning Commission reasons for recommending approval are as follows:

a) High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence:

a) The applicant has proposed a facade consistent with the architecture of Cordova Church of Christ. The building features a red tile Spanish roof and a wrap around covered porch detail. Column details are featured around the building perimeter and extend beyond the building frontage. The roll-up door entry is articulated with a pitched roof that extends 3 ft. in front of the main building. The door detail also employs the rounded-entry feature present around the entire building. Landscaping between column details provides an additional enhancement to the front appearance. A fence will be installed along the property line, further shielding activity form view.

b) The proposed building maintains human scale and is in proportion with the neighboring structure. The building is 29' tall and maintains aesthetic continuity with the church design while shielding related treatment activity from view. The full enclosure completely screens remediation activity from public view.

c) The architecture is consistent with the Cordova Church of Christ. The building features similar architectural details including red tile Spanish roof, stucco exterior, articulated columns on all four sides of the building, varied paint details, and openings complemented with landscaping. The design, setback, and landscaping of the building further shield remediation equipment.

d) See "C" above.

e) The proposed materials and architectural features will provide visual interest to the building and surrounding area. The proposed architecture distinguishes the site and provides visual interest from each elevation. The color palette nicely decorates the building and complements neighboring structures.

f) The applicant is proposing an extensive landscape upgrade with new trees and shrubbery, removing dead trees on site. Oaks trees will remain on-site.

CONCLUSION

The proposed construction and operation of the Aerojet GET facility will have minimal impacts on the community, the surrounding land uses, and the environment. Restoration of the aquifer is

critical to maintaining the water supply in Rancho Cordova. This project helps to prevent further groundwater contamination from spreading and fulfills EPA-mandated requirements. Staff is recommending approval for the tentative parcel map, conditional use permit, and design review of this project.

ENVIRONMENTAL ANALYSIS

The CUP is Categorically Exempt per Section 15307 Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, the Design Review is Categorically Exempt under Section 15303, and the Tentative Parcel Map is Categorically Exempt under Section 15315 Minor Land Divisions, according to the California Environmental Quality Act.

FINANCIAL IMPLICATIONS TO CITY

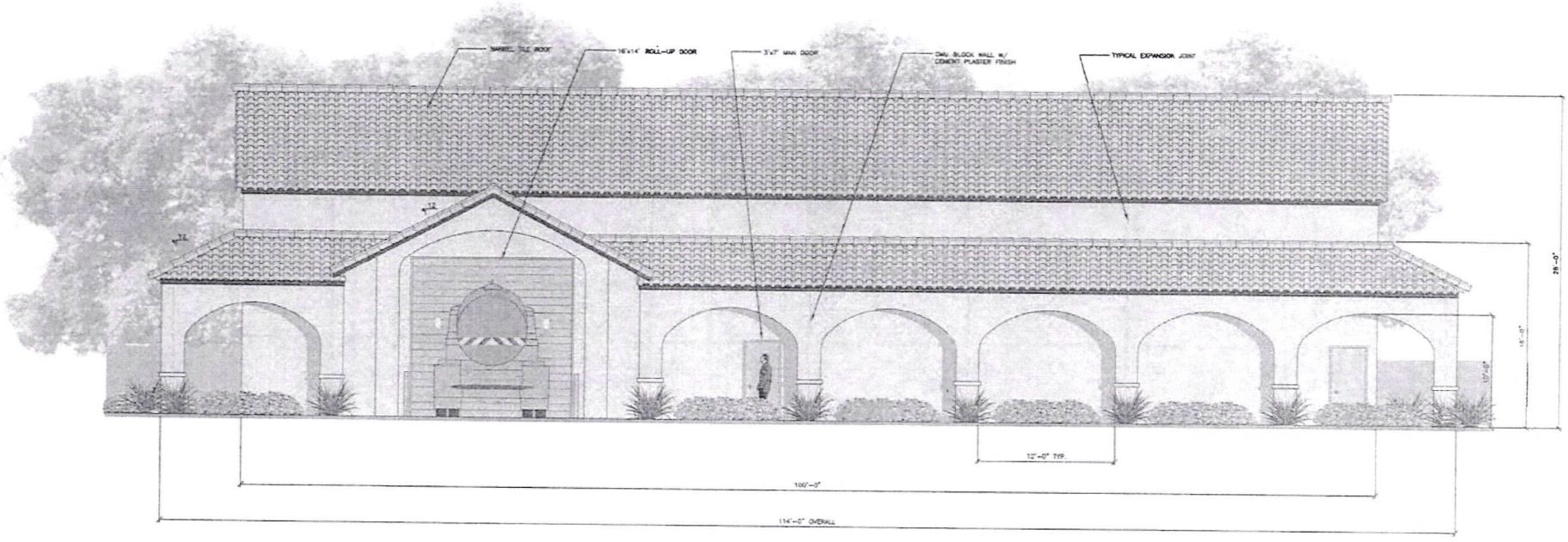
There are no significant cost implications to the City for this development.

RECOMMENDED MOTIONS

"I move the Planning Commission determine the project Categorically Exempt under Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, Class 7, and Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines and forward a recommendation to the City Council to adopt a resolution approving a Conditional Use Permit, Tentative Parcel Map, and Design Review for Aerojet GET KA, subject to the findings contained in the staff report, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B)."

ATTACHMENTS

1. Design Package (Exhibit A) and Conditions of Approval (Exhibit B).
2. Aerojet Public Information Meeting Announcement
3. Resident Letters



Stantec Consulting Inc.
2590 Venture Oaks Way
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95833
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Fax. 916.921.9274
www.stantec.com

Front Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Coloma Rd.

RECEIVED
SEP 14 2006
RANCHO CORDOVA
PLANNING

SCALE 1/4" = 1'-0"

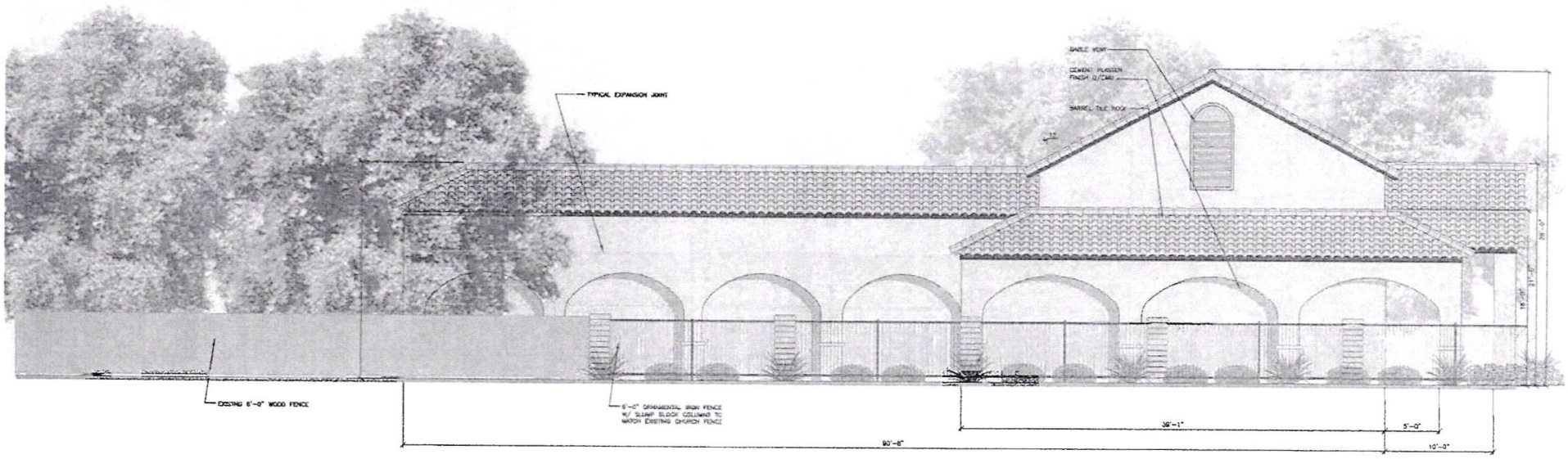
Client/Project
Aerojet
10577 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Figure No.
A-3A

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date: 9/7/06
0403575

Attachment 1
Exhibit A



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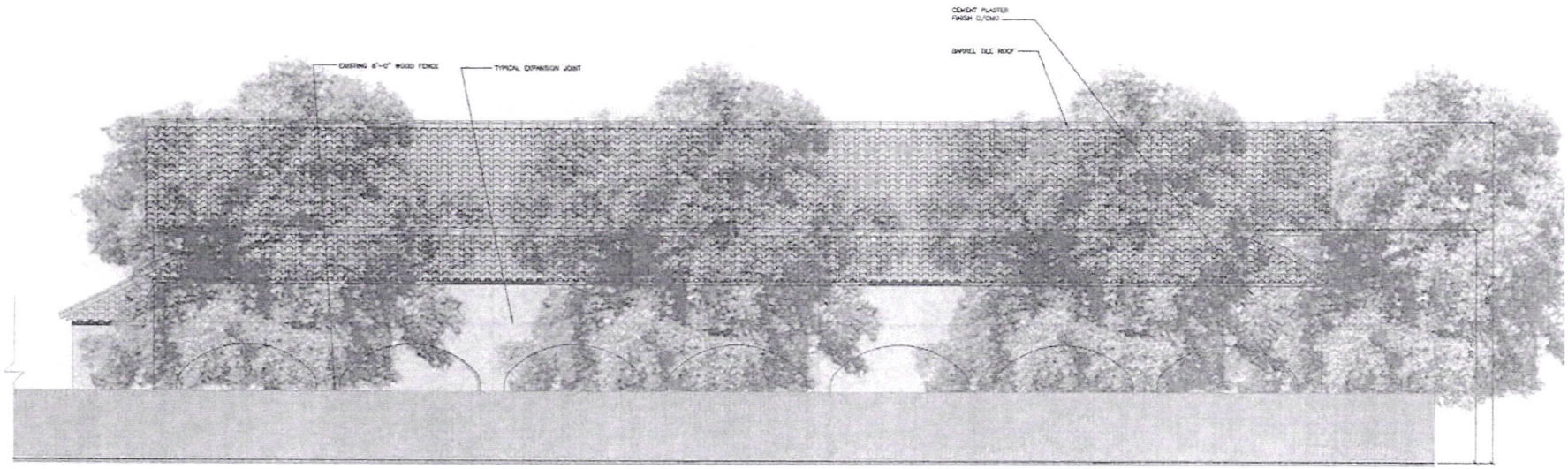
West Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Studaras Dr.

SCALE: 1/4" = 1'-0"

Sheet Address:
GENCO'S Aerojet
10977 COLEGIA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Sheet No.
A-3B

Title
Groundwater Extraction and Treatment System GET 'K-A'
Aerojet, Rancho Cordova, California



SCALE: 1/4" = 1'-0"

Stantec

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Sacramento, CA
95833
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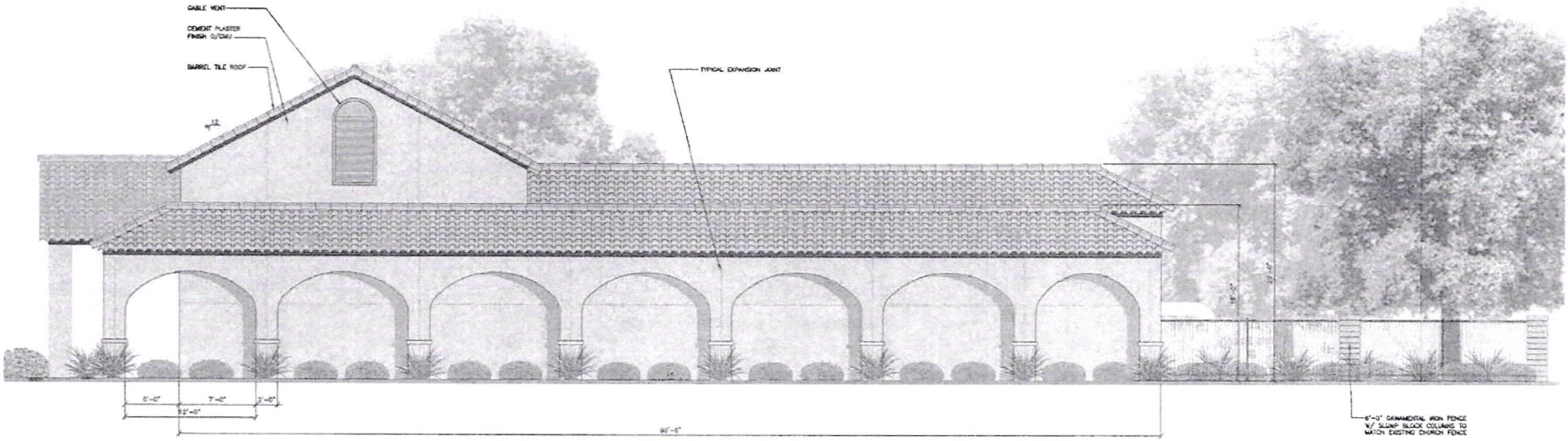
Rear Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Apple Grove Wy.

Client/Project
Gencorp Aerojet
10677 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Figure No.
A-3C

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date: 05/04/06
PA130035



SCALE: 1/4" = 1'-0"

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Stantec

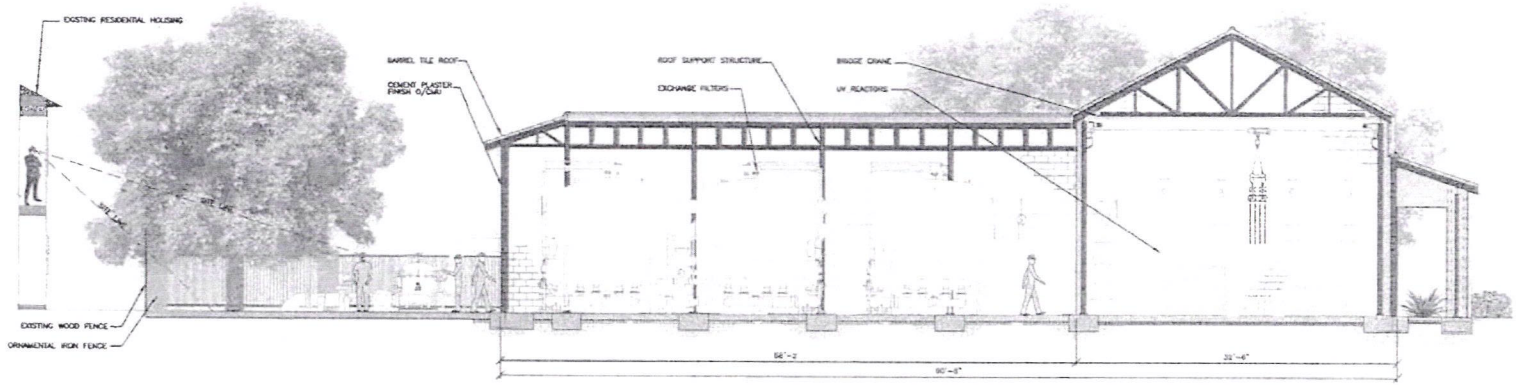
East Elevation GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View From Rancho Cordova Church of Christ

Drawing/Project
CHURCH ADDRESS
10677 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Project No.
A-30

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date: 08/19/08
Author(s)



Stantec

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Section GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT
View Looking East

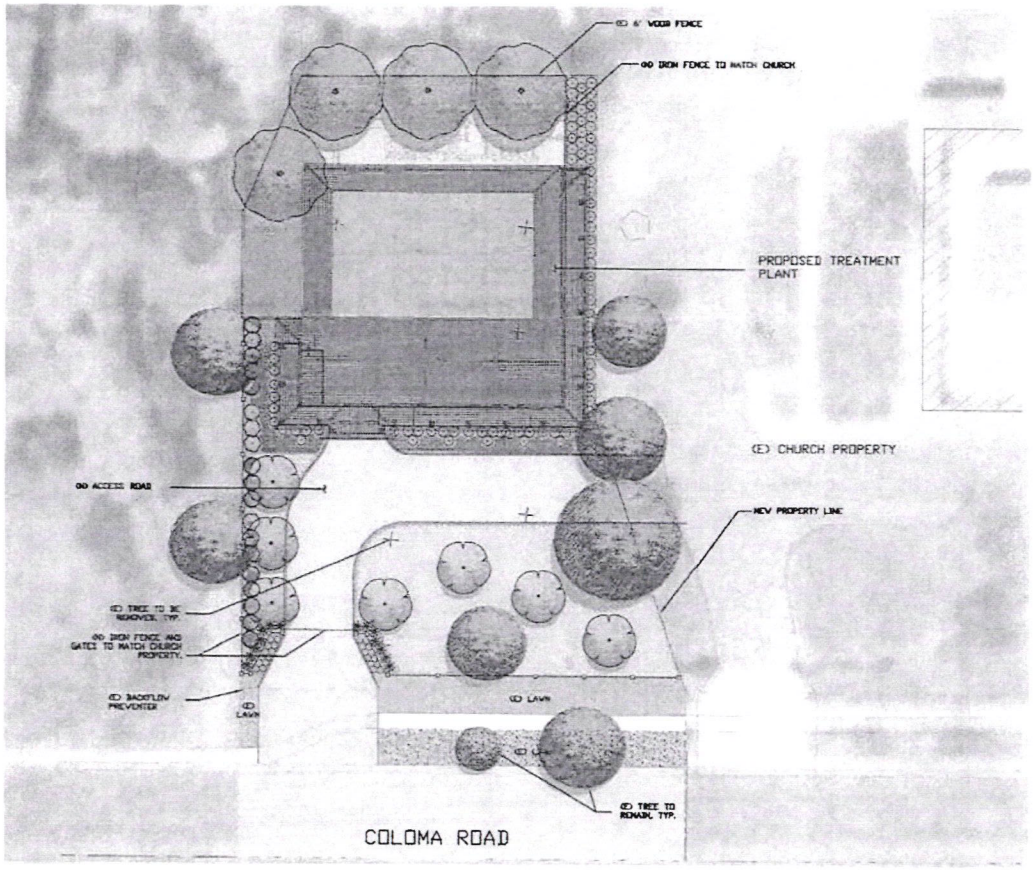
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Sheet/Project
Cordova Aerojet
12577 COLOVA ROAD, RANCHO CORDOVA 95670
SACRAMENTO CALIFORNIA

Figure No.
A-4

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date: 03/08/05
SAC01291



PROPOSED PLANT LEGEND

TREES	BOTANICAL/COMMON	WATER USE
	NYSSA SYLVATICA / SOUR GUM	MEDIUM
	QUERCUS ILEX / HOLLY OAK	MEDIUM
SHRUBS	**BOTANICAL/COMMON**	
	PHORMIUM TENAX 'DAZZLER' / PHORMIUM	MEDIUM
	PHORMIUM TENAX 'BRONZE BABY' / PHORMIUM	MEDIUM
	PHOTINIA FRASERI 'INDIAN PRINCESS' TM / INDIAN PRINCESS PHOTINIA	MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF PITTOSPORUM	MEDIUM
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORNE	MEDIUM
	RHAPHIOLEPIS INDICA 'WHITE ENCHANTRESS' TM / WHITE ENCHANTRESS INDIAN HAWTHORNE	MEDIUM
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	MEDIUM
GROUND COVERS	**BOTANICAL/COMMON**	
	HYPOPORUM PARVIFOLIUM / TRAILING HYPOPORUM	LOW
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	LOW
	(E) LAWN	HIGH
	BARK MULCH ONLY	NONE

PRELIMINARY LANDSCAPE PLAN

N

0 10 20 40 60 80

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Sacramento, CA
95833
Tel. 916.569.2500
Fax 916.921.5274
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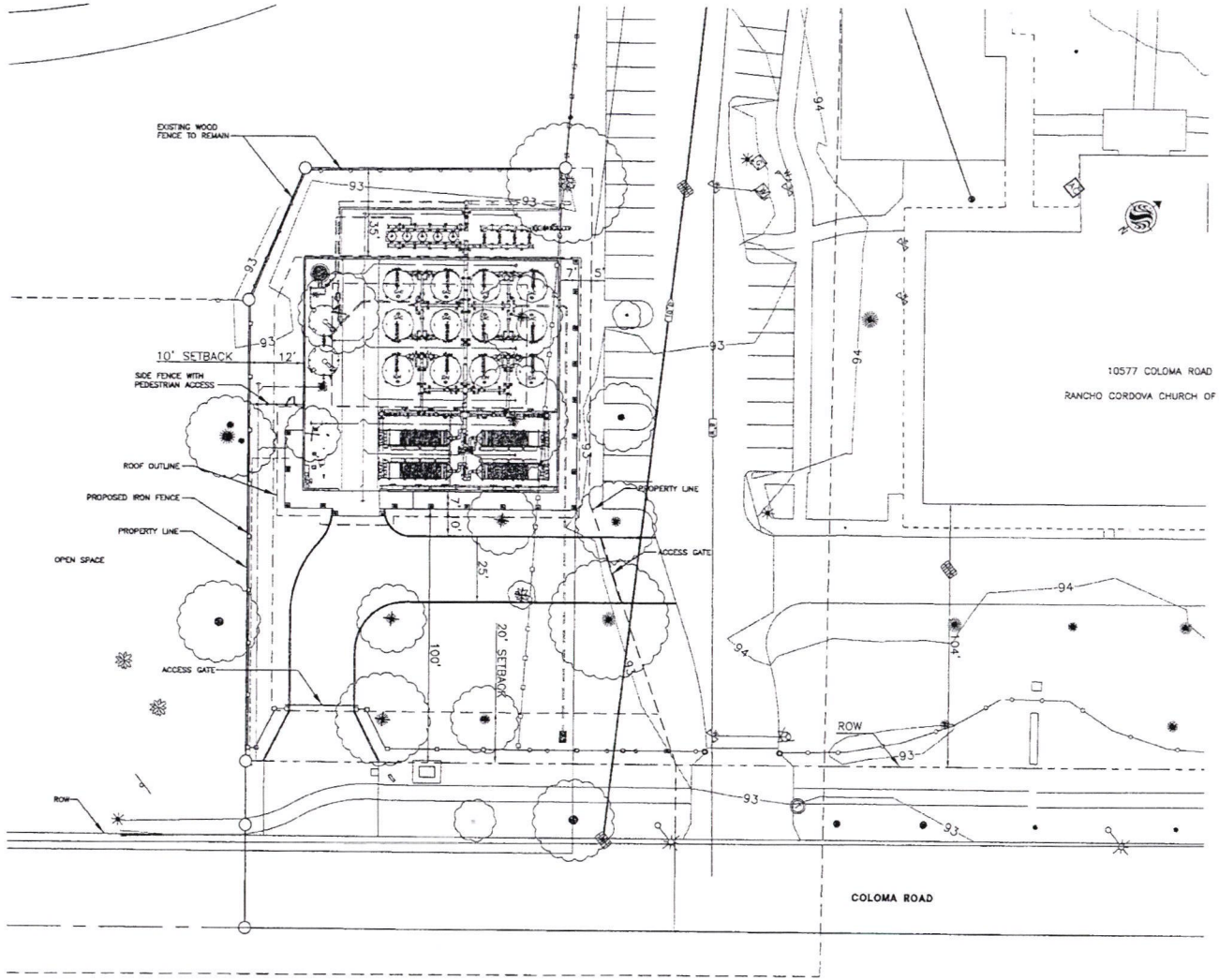
Conceptual Landscape Plan, GET 'K-A'
WESTERN GROUNDWATER OPERABLE UNIT

Client/Project
Gencorp Aerojet
10677 COLOMA ROAD, RANCHO CORDOVA 95670
SACRAMENTO, CALIFORNIA

Figure No.
A-3C

Title
Groundwater Extraction and Treatment System GET 'K-A'

Date
04/26/05



REVISIONS					
TECH SVC RELEASE	BY	DATE	DESCRIPTION	DRAWN	CHECKED	APPR

DESIGN ENGINEER	I. JOSIFEK	AUG. '06
DRAWN	I. JOSIFEK	AUG. '06
PROJECT ENGINEER	A. JACKSON	AUG. '06

GenCorp Facility Engineering — Aerojet Sacramento Operations

Stantec Consulting Inc.

PROJECT TITLE

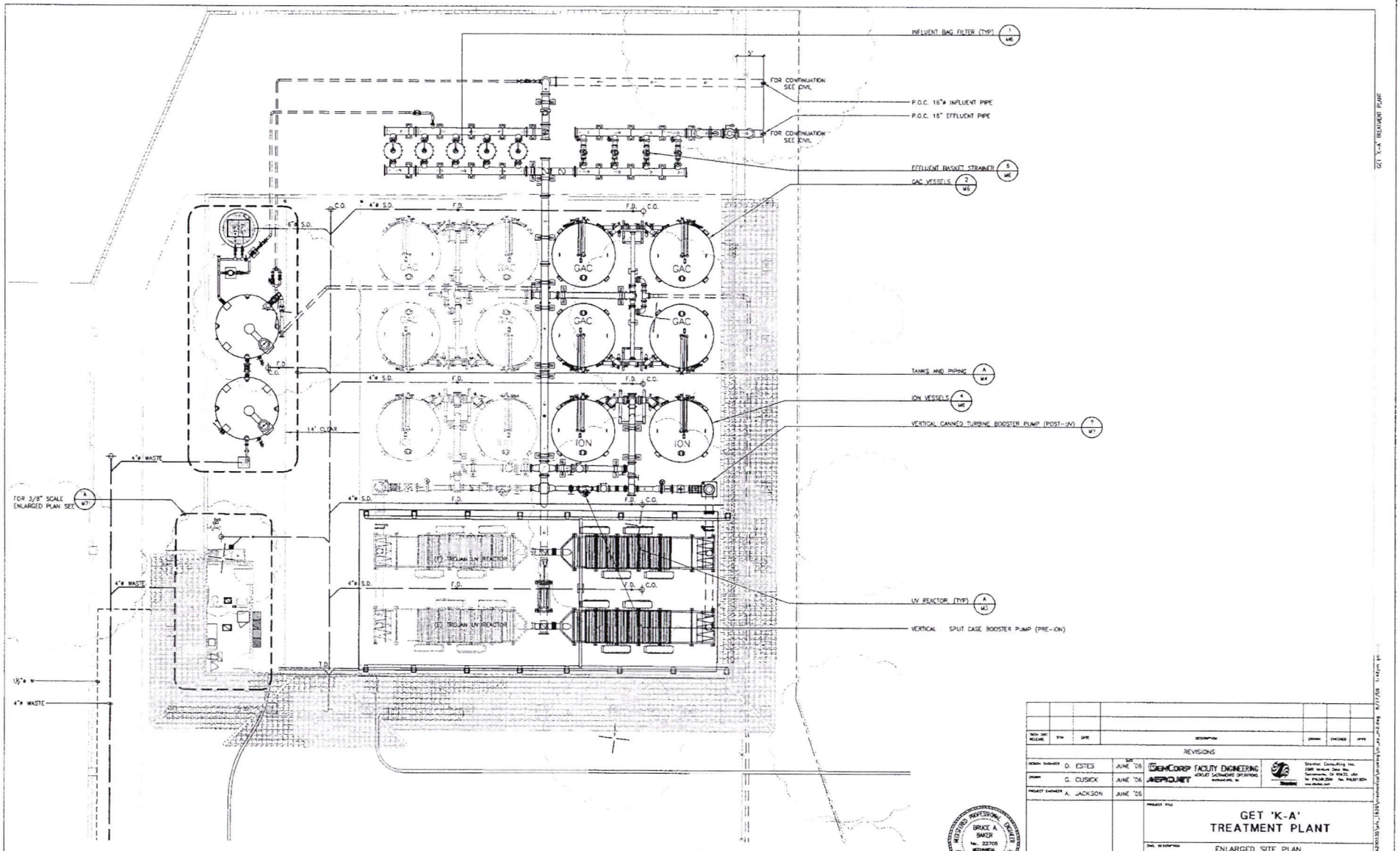
GET 'K-A' TREATMENT PLANT

CIVIL DESCRIPTION: CIVIL SITE PLAN

SCALE	DRAWING NO.	SHT. NO.	REV
1"=20'	SFE-1839	C2 OF 2	-
SPEC NO. SP-1839	TECH SVC RELEASE	PC895	

REGISTERED PROFESSIONAL ENGINEER — RUSSELL O'HALLORAN — No. 39985 — Exp. 6/30/08 — CIVIL — STATE OF CALIFORNIA

GET 'K-A' TREATMENT PLANT



A M2 **ENLARGED SITE PLAN**

SCALE: 1/8"=1'-0"

REVISIONS					
TECH SPEC RELEASE	ITM	SPEC	DESCRIPTION	DRAWN	CHECKED	APP'D
DESIGN ENGINEER D. ESTES	JUNE '06	GenCorp FACILITY ENGINEERING AEROJET SACRAMENTO OPERATIONS				
DRAWN G. CUSICK	JUNE '06	AEROJET				
PROJECT ENGINEER A. JACKSON	JUNE '06					

REGISTERED PROFESSIONAL ENGINEER BRUCE A. BAKER No. 22705 MECHANICAL 8-30-06 STATE OF CALIFORNIA

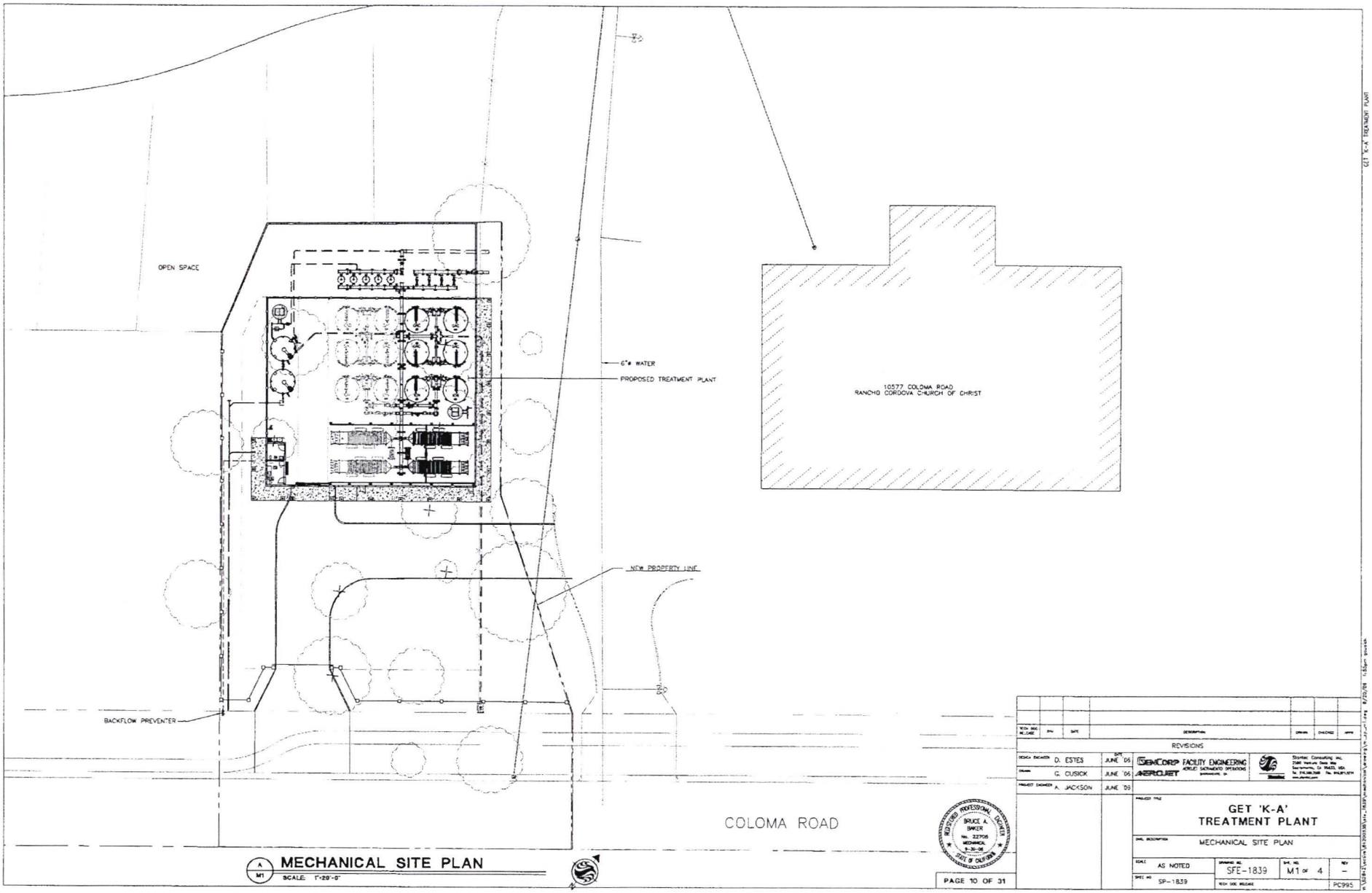
PROJECT TITLE: **GET 'K-A' TREATMENT PLANT**

DWG DESCRIPTION: ENLARGED SITE PLAN

SCALE: AS NOTED | DRAWING NO: SFE-1839 | SHT. NO: M2 OF 8 | REV: -

SPEC NO: SP-1839 | TECH SPEC RELEASE | PC995

GET 'K-A' REHEART PUMP



A / M1 **MECHANICAL SITE PLAN**
SCALE: 1"=20'-0"

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. BAKER
No. 22705
MECHANICAL
9-30-06
STATE OF CALIFORNIA

PAGE 10 OF 31

REVISIONS					
TECH SVC RELEASE	BY	DATE	DESCRIPTION	DRAWN	CHECKED	APPR

DESIGN ENGINEER D. ESTES JUNE '05
DRAWN G. CUSICK JUNE '06
PROJECT ENGINEER A. JACKSON JUNE '06

GENCORP AEROJET FACILITY ENGINEERING
AEROJET SACRAMENTO OPERATIONS

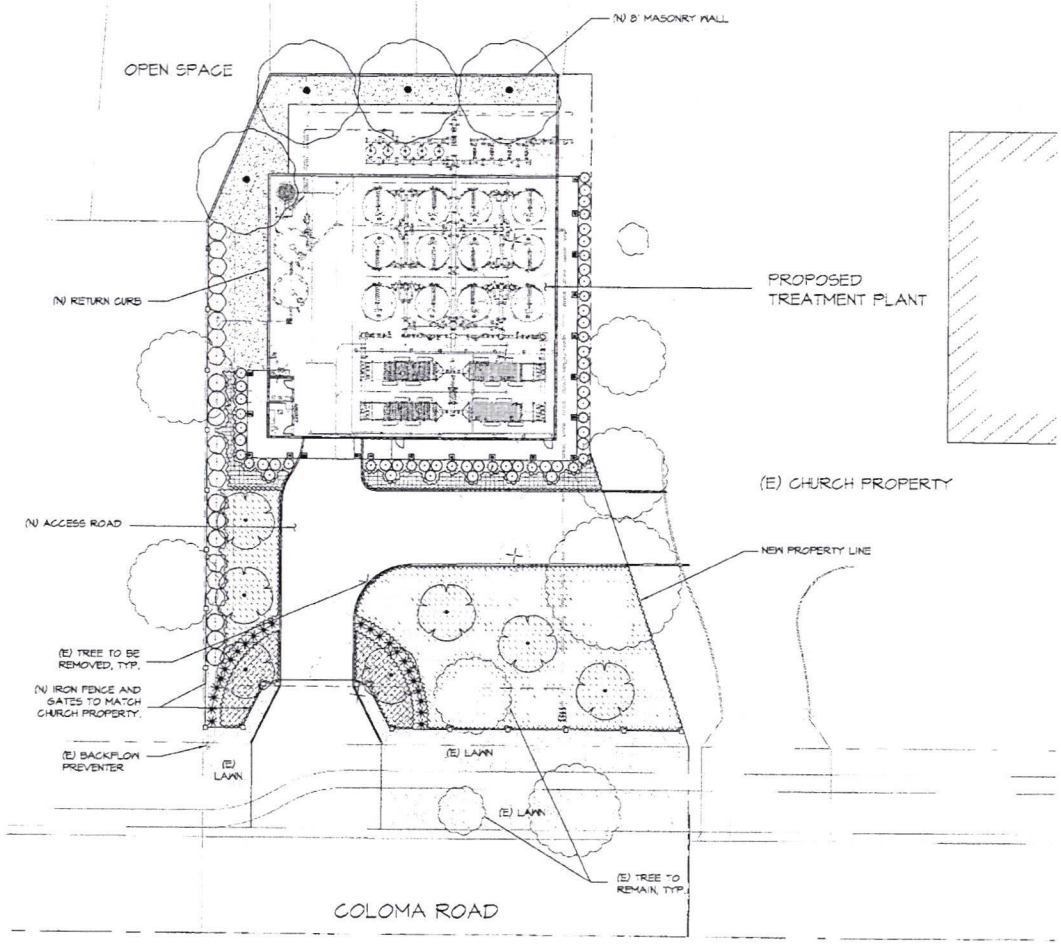
Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento, CA 95833, USA
Tel 916.263.2000 Fax 916.263.2121
www.stantec.com

PROJECT TITLE
GET 'K-A' TREATMENT PLANT

DWG. DESCRIPTION MECHANICAL SITE PLAN

SCALE	DRAWING NO.	SHT. NO.	REV.
AS NOTED	SFE-1839	M1 OF 4	–
SPEC NO. SP-1839	TECH SVC RELEASE		PC995

GET 'K-A' TREATMENT PLANT



PRELIMINARY LANDSCAPE PLAN

0 10 20 40 60 80

PROPOSED PLANT LEGEND

	BOTANICAL/COMMON	WATER USE
TREES		
	NYSSA SYLVATICA / SOUR GUM	MEDIUM
	QUERCUS ILEX / HOLLY OAK	MEDIUM
SHRUBS	BOTANICAL/COMMON	
	DIETES VEGETA / AFRICAN IRIS	MEDIUM
	NANDINA DOMESTICA 'COMPACTA' / DWARF HEAVENLY BAMBOO	LOW
	PHOTINIA FRASERI 'INDIAN PRINCESS' TM / INDIAN PRINCESS PHOTINIA	MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	MEDIUM
	RHAPHIOLEPIS INDICA 'WHITE ENCHANTRESS' TM / WHITE ENCHANTRESS INDIAN HAWTHORNE	MEDIUM
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	MEDIUM
GROUND COVERS	BOTANICAL/COMMON	
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	LOW
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORNE	LOW
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	MEDIUM
	(E) LAWN	HIGH
	BARK MULCH ONLY	

REVISIONS

TECH. DOC RELEASE	BY	DATE	DESCRIPTION	DRAWN	CHECKED

DESIGN ENGINEER	STANTEC	JUNE '06
DRAWN	STANTEC	JUNE '06
PROJECT ENGINEER	A. JACKSON	JUNE '06

GENCORP FACILITY ENGINEERING AEROJET ORDNANCE SYSTEMS

Stantec Consulting Inc. 2390 Venture Oaks Way Sacramento, CA 95833, USA Tel. 916.568.2300 Fax. 916.921.0479 www.stantec.com

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PROJECT TITLE

GET 'K-A' TREATMENT PLANT

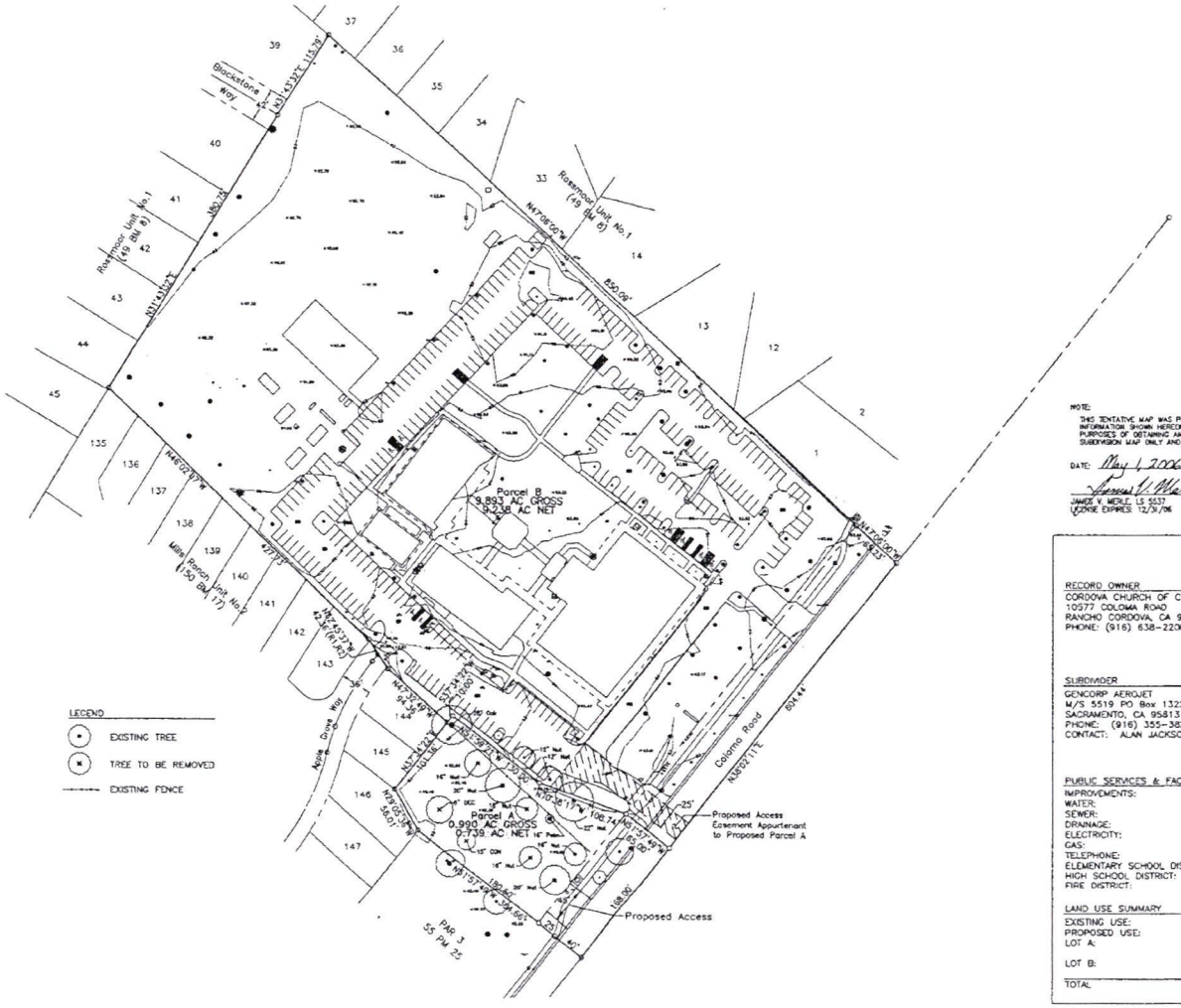
DWG. DESCRIPTION: PRELIMINARY LANDSCAPE PLAN

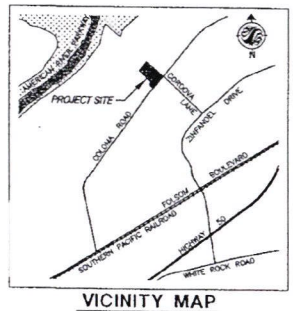
SCALE	DRAWING NO.	SHT. NO.	REV
1" = 20'-0"	SFE-1839	L1 OF 1	-

SPEC. NO. SP-1839 — TECH. DOC. RELEASE — PC993

PAGE 1 OF 1

GET 'K-A' TREATMENT PLANT





VICINITY MAP

NOT TO SCALE

NOTE:
THIS TENTATIVE MAP WAS PREPARED UNDER MY DIRECTION. INFORMATION SHOWN HEREON IS TO BE USED FOR PURPOSES OF OBTAINING AN ENTITLEMENT FOR A TENTATIVE SUBDIVISION MAP ONLY AND IS SUBJECT TO REVISION.

DATE: May 1, 2006

JAMES V. MERLE, LS 5537
LICENSE EXPIRES: 12/31/06

PROJECT NOTES

RECORD OWNER
CORDOVA CHURCH OF CHRIST
10577 COLOMA ROAD
RANCHO CORDOVA, CA 95670
PHONE: (916) 638-2200

SUBDIVIDER
GENCORP AEROJET
M/S 5519 PO Box 13222
SACRAMENTO, CA 95813
PHONE: (916) 355-3822
CONTACT: ALAN JACKSON

ENGINEER/SURVEYOR
STANTEC CONSULTING INC.
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833
PHONE: (916) 569-2500
CONTACT: JAMES MERLE

SITE AREA
10.883± ACRES GROSS
9.977± ACRES NET

ASSESSORS PARCEL NUMBER(S)
056-0011-010

ZONING
EXISTING: RD-5 PROPOSED: RD-5

PUBLIC SERVICES & FACILITY PROVIDERS

IMPROVEMENTS:	CITY OF RANCHO CORDOVA
WATER:	SACRAMENTO COUNTY WATER AGENCY
SEWER:	COUNTY OF SACRAMENTO
DRAINAGE:	COUNTY OF SACRAMENTO
ELECTRICITY:	SACRAMENTO MUNICIPAL UTILITY DISTRICT
GAS:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	PACIFIC BELL
ELEMENTARY SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METROPOLITAN FIRE DISTRICT

LAND USE SUMMARY

EXISTING USE:	RELIGIOUS
PROPOSED USE:	RELIGIOUS & INDUSTRIAL
LOT A:	0.990 ACRES GROSS 0.739 ACRES NET
LOT B:	9.893 ACRES GROSS 9.238 ACRES NET
TOTAL	10.883 ACRES GROSS 9.977 ACRES NET

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Fax. 916.921.9274
www.stantec.com

Cordova Church of Christ

Tentative Parcel Map

Rancho Cordova, California

Being a subdivision of Parcel B of Parcel Map filed for record in Book 71 of Parcel Maps at Page 21 Official Records of Sacramento County

Client/Project
GENCORP AEROJET
GET 'K-A' TREATMENT PLANT
Rancho Cordova, CA

Figure No.
1.0

Title
Tentative Parcel Map

April, 2006
042 80335

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The entitlement approved by this action is for a Conditional Use Permit, Tentative Parcel Map, and Design Review to allow groundwater extraction and treatment at 10555 Coloma Rd., as described in the exhibits and attachments dated September 28, 2006.	On-going	Planning	
2.	The project shall be constructed in substantial compliance with the approved plans adopted by the City Council.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
4.	The building and site improvement plans shall be reviewed for architectural consistency with the approved plans by the Planning Director	Prior to Building Permits	Planning	
5.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to Final Map			
6.	Dedicate a 12.5 ft. public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of way.	Prior to Final Map	SMUD	
	Prior to Issuance of Occupancy Permit			
6.	An inspection of the finished building and site improvements shall be conducted by the Planning Director.	Prior to Occupancy	Planning	
7.	Install final site landscaping according to the approved plan. The total site landscaping shall be installed and accepted by the Planning Director, prior to occupancy of the building.	Prior to Occupancy	Planning	

AEROJET

August 7, 2006

Dear Rancho Cordova Resident:

As you may know, Aerojet has been diligently working to address groundwater contamination issues within the local area in order to protect drinking water sources and restore groundwater aquifers.

Aerojet will begin construction of a Groundwater Extraction and Treatment (GET) system in Rancho Cordova in late 2006/early 2007. This treatment plant is planned at 10555 Coloma Road, immediately west of the Cordova Church of Christ. The treatment facility will remove groundwater contaminants in order to comply with water quality standards set for public and natural resource protection by state and federal authorities.

Four extraction wells will be installed by Aerojet (two are co-located at the Rossmoor Drive site) to capture the groundwater plume and prevent it from spreading. Well drilling activities will be limited to daylight hours, and may be noisy at times. Each new well will take approximately one week to drill and 2-3 weeks to construct and test.

Pipelines will be installed to connect the wells to the treatment plant and to convey the treated water from the treatment plant to storm drains flowing to the American River. Most of the pipelines will be installed under streets in the public right-of-way. In addition, pipe sections will be installed through properties owned by the Cordova Church of Christ and County of Sacramento.

Installation of this GET system is part of a plan approved by the United States Environmental Protection Agency and the State Regional Water Quality Control Board to remove and treat contaminated groundwater in eastern Sacramento County. Overall system construction will take approximately one year. Construction is limited to normal construction hours allowed by County noise ordinance, from 7:00 AM to 5:00 PM. During all phases of construction, controls will be implemented to accommodate pedestrian and vehicular traffic and to ensure public safety. Efforts will be made to minimize inconvenience to nearby businesses and residential areas. This letter serves as public notice to residents located near and surrounding the construction areas.

More information can be obtained about this project at a public meeting that will be held at the Cordova Church of Christ, 10577 Coloma Road, on Tuesday, August 15, 2006 at 7:00 PM

If you have any questions, please contact Timothy Murphy of GenCorp Public Affairs at (916) 351-8530. I would also like to thank you in advance for your understanding and patience as Aerojet moves forward with our environmental remediation activities.

Sincerely,

Craig Fegan

Craig Fegan, Project Manager
Aerojet Environmental Remediation

c: Jackie Lane, United States Environmental Protection Agency
Sacramento County Supervisor Don Nottoli
Rancho Cordova City Councilmembers
Cyrus Abhar, City of Rancho Cordova



KEY

- Treatment Plant
- Collection Pipeline
- Discharge Pipeline
- Existing Aerojet Extraction Well
- New Aerojet Extraction Well

AEROJET

Frequently Asked Questions
Groundwater Extraction and Treatment

Is my drinking water safe to drink?

Yes. Groundwater supplies used for drinking water in the surrounding community is routinely tested by state water quality regulators, local water entities and Aerojet to ensure it meets the rigorous standards for drinking water safety established by state and federal agencies. In addition, Aerojet has installed hundreds of monitor wells in the area, and uses data collected with sophisticated groundwater flow modeling software to track migration of contaminated groundwater. This provides Aerojet with data to develop and implement remediation systems that protect existing drinking water sources while effectively remediating affected groundwater.

Why is there contamination in the groundwater?

Despite adherence to government-approved waste disposal practices during the 1950s – 1970s, chemicals used for rocket manufacturing leached into the groundwater beneath the Aerojet site. Although groundwater extraction systems were installed in the 1980s and 1990s to capture and clean groundwater contaminants, groundwater had already migrated beyond the western boundary of the Aerojet site. In its current industrial practices, Aerojet complies with industry operating and waste disposal regulations that are protective of the environment.

Why is this pipeline and treatment plant needed?

In order to protect drinking water sources in Rancho Cordova, Aerojet needs to halt the westward movement of contamination that has already flowed away from deep under the Aerojet facility. This is accomplished through the implementation of a remedial action strategy developed by Aerojet and approved by the US EPA and other regulatory agencies in 2001.

The strategy involves the placement of a series of groundwater extraction wells between the Aerojet facility and drinking water sources to the west. These wells will prevent the further westward migration of contaminated groundwater, and allow that water to be extracted and treated. The location of these extraction wells is determined by modeling groundwater flow rate and direction from data gathered from hundreds of groundwater monitoring wells installed by Aerojet throughout the community.

Extraction wells will convey the groundwater through a pipeline system to a treatment facility where groundwater is then treated to standards that exceed those required for drinking water quality. The treated groundwater is discharged to the American River under a permit issued by the State Regional Water Quality Control Board. Aerojet has installed several of these systems in other parts of Rancho Cordova and Gold River, where they are operating as designed. Aerojet also operates six large treatment facilities on the Aerojet site.

What chemicals are in the water?

The chemicals of concern are perchlorate (an oxidizer found in solid rocket propellant), trichloroethylene (also known as TCE, a solvent that was frequently used in manufacturing processes), and N-nitrosodimethylamine (also called NDMA, a byproduct of liquid rocket fuel).

Does this groundwater pose a risk to me or my family?

Exposure to contaminated groundwater captured by Aerojet's remedial systems is unlikely, as it is piped through a closed system to the treatment facility. Drinking water provided for public consumption is delivered through an independent system that is not interconnected with Aerojet's treatment system. Drinking water conveyed to homes and businesses by local purveyors undergoes frequent testing by the water agencies and regulators to ensure State and Federal drinking water standards are met.

How does Aerojet ensure the integrity of the pipeline system?

The pipeline construction requires performance of a hydrostatic pressure test to ensure the pipeline integrity prior to operation. In the event of a ruptured pipe, the resulting pressure drop would shut down the groundwater extraction and treatment system, alerting Aerojet to a problem. Pipeline routes will be designated within public utility corridors or within the right-of-way of public streets to ensure any type of leak, however unlikely to occur, would not impact homes or businesses.

Are the well pumps noisy?

No. The new extraction wells installed by Aerojet will have submerged pumps installed with submersible motors and cannot be heard at ground level.

Will the treatment plant be noisy?

No. There are no mechanical treatment processes used at the facility that would produce nuisance noise. Routine maintenance activities will take place during business hours and will not create nuisance noise.

Will the treatment plant create odors?

No. Because the treatment is within enclosed filter vessels, there are no air emissions that result from the operation of the treatment facility.

How long will construction take?

Construction of the treatment facility will take up to six months to complete. Pipeline construction progresses in a linear manner with pipeline segments being completed within a matter of weeks. Overall, pipeline construction is estimated to also take up to six months for completion. Construction activities are limited to daytime hours. Traffic controls may be needed during pipeline construction, but reasonable efforts are made to minimize inconvenience to the community.

How is the groundwater treated?

Groundwater is pumped through treatment filter vessels containing granular carbon and ion-exchange resins which remove TCE and perchlorate from the groundwater. Ultra-violet light is used to break down NDMA from the groundwater.

What happens to the chemicals once they are removed from the water?

The filter media within the treatment vessels acts like a "chemical magnet," drawing the chemicals out of the water as it passes through the filter media. Periodically, the filter media within the treatment vessels becomes saturated with the chemicals and must be replaced with new media. The old media is removed from the vessel and is either recycled for reuse, or is sent to a permitted waste disposal facility.

If you have further questions, please contact Tim Murphy at (916) 351-8530 or by emailing timothy.murphy@aerojet.com

July 15,2006

City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

City of Rancho Cordova
Council Members
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Cordova Church of Christ
Jim Dixon
10577 Coloma Rd.
Rancho Cordova, CA 95670

Central Valley Environmental
Robert Fagerness
9718 Fair Oaks Blvd., #C
Fair Oaks, CA 95628

Aerojet-General Corporation
Alan Jackson
P.O. Box 13222, M. S
Sacramento, CA 95813

City of Rancho Cordova
Planning Director
Paul Junker
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: APN#056-0011-010

I live next door to the proposed water treatment facility and the existing well on Georgetown Drive. After dealing with the water company over a period of years, I have some concerns. Please give me answers to the following questions:

1. Will this facility affect water quality at the Georgetown well? The two places will be one block apart.

2. Will the Georgetown well still be used? If the treated water table is so close to the Georgetown well...should they close it?

3. The Georgetown well is only tested for chlorine, not water quality. My new pickup was trashed when the Georgetown well went back on line unexpectedly. I was watering my lawn next door when the water pressure surged. The chemicals in the water were strong enough to penetrate the wax job on my pickup. The water company paid to have the pickup detailed. I was told this service would be a one-time thing and not to let the sprinkler hit my pickup in the future.

4. The Georgetown well sounds like a car with a flat tire. What kind of noise will the new facility be making. Will they build a sound wall?

5. Will they drain bad water or chemicals into the storm drain like the Georgetown well does when flushing the well?

6. I have noted many times there is a strong chlorine smell during or after the trucks come to check the Georgetown well. Will this facility smell at all? If so, what will we smell?

7. The Georgetown well is checked daily...sometimes once...sometimes six times. What kind of traffic will this facility have?

8. Anyone from our area knows what deplorable condition both Rossmoor Drive and McGregor Blvd. road are in already. What roads will the facility be using? Will they be punching through at Blackstone Way? Or will they be using the church property to access the facility as they did to us on the Georgetown well? The water company trucks and equipment should just about destroy both Rossmoor Drive and McGregor Blvd. Will the water company contribute to the restoration of those two roads? How much? When?

9. When the Georgetown well was remodeled a few years ago. I had gravel piled five feet high against my fence. The fence still has boards that were bowed by the gravel. Dust was so bad...my wife gave up having company for a while. What kind of air pollution will the facility raise? Will they have stinking piles of hot tar gravel like they did at the Georgetown well remodel?

10. The Georgetown well sits back deep between two homes. The gate for the Georgetown well also sits back deep between two homes. I have caught kids smoking pot, peeking toms/casing thieves and found cans, broken bottles and stolen bikes in the "alley" that this creates. People peek through and over the fence. Will the facility show a little respect and not create another invasion of privacy and possible loss or property?

11. How long will the water company be there? How will this effect my property value?

12. Will you be closing the Georgetown well? If you are going to close the Georgetown well can I have my property back?

13. What is a RD5 zone? Is the residential zone being changed to place this facility in our neighborhood?

14. What will this facility look like? How tall or wide will it be? Will it blend with the neighborhood or stand out like a sore thumb?

Any enlightenment will be appreciated, however, I would like answers to all the questions.

Sincerely,

Mr. & Mrs. R. Harris
10496 Georgetown Drive
Rancho Cordova, CA 95670

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JOYCE M. ROSENBERG
10601 Audubon Way
Rancho Cordova, CA 95670-3907
916.635.7314
joycer4437@sbcglobal.net

City of Rancho Cordova
Planning Commission
City Hall
3121 Gold Canal Drive
Rancho Cordova, CA 95670-3907

Dear Commission Members:

Attached is a list of questions that resulted from Planning Commission Meeting of July 27th concerning the construction of a Ground Water Treatment Facility to be located adjacent to the Cordova Church of Christ on Coloma Road.

It is my understanding that a public meeting between residents of this area, the Aerojet General Corporation and the Cordova Church of Christ has been requested, and is tentatively scheduled for August 16th, although date, time and location has not been finalized.

Please consider this my advance information on the concerns which I will be bringing to the proposed meeting. It is my opinion that many of the residents of this area have the same and additional concerns.

Sincerely yours,

Joyce Rosenberg

JOYCE M. ROSENBERG

Attch.

cc: Aerojet General Corporation, Attn: Alan Jackson
Cordova Church of Christ, Attn: Jim Dixon

Why was there insufficient public notice of the meeting on Thursday, July 27th? Why was a figure of 500 feet from the proposed treatment facility selected, but not those within 500 feet of suggested pipeline locations? I am a property owner within 100 feet of the proposed pipeline, but it appeared that neighbors on Cordova Lane were not notified of the impeding construction, and possibly others within other streets affected by pipeline construction.

It appears from my discussions with employees of the Department of Toxic Substance Control (DTSC) that they have not been kept in the loop? They do have a liaison assigned to Aerojec projects, but it appears that the last time Aerojet involved DTSC was in 2004.

What about the Water Quality Control Board?

I was told by employees of DTSC and the Water Board that Aerojet was required to furnish a Work Plan, however when I requested a copy, or at least to be able to see it, I was sent a Memorandum prepared by the Planning Commission Staff, a Supplemental Information packet including a Parcel Map and Conditional Use Permit Application, as well as the Draft Resolution for approval by the Rancho Cordova City Council, but nothing in the form of a Work Plan from Aerojet detailing the project.

I believe that the Environmental Protection Administration has criteria for projects to be Categorically Exempt from CEQA. How does this project meet those criteria?

How many locations were considered, and why was this one selected? Did the fact that the oldest and least affluent section of Rancho Cordova was decided upon as the place to locate this rather than the newer, more affluent, and more populated portion in the near future have any role in the decision? It could be felt that an occurrence of environmental injustice is at play in this area of Rancho Cordova perpetrated by the Planning Commission, and eventually by the City Council, of a new city without much experience at dealing with a large and influetial corporation.

How far northwest do the plumes go?

Where are the extraction wells located? How many are there?

What are the concentrations of contaminants going into the treatment facility? Out of the treatment facility?

Does the treatment bring the water to drinking water standards?

How much buried piping? How many miles? Under what streets? Why are the pipelines projects listed in paragraph 2 under Purpose of Treatment Facility of the Supplemental Information as "a different project"and as "a separate project"? Are they not a part of this whole project?

Who will pay for any damage to pipeline after it is installed, for any overturned truck accidents resulting in spill and contamination?

If this is merely a façade shielding the facility from view, how is it kept secure? What about secondary and tertiary security?

If filter changeout occurs every two to four months, as the report states on the bottom paragraph of page two, what happens to the filters, i.e. disposal of contaminants and filters?

How often will the pipes be checked for leakage - - since there is a plan for a pipe beneath Cordova Lane which runs immediately next to my home to the ground treatment plant carrying the carcinogens (Perchlorate, Trichloroethylene , and N-Nitrosodiemethylamine), any leaking will seep into the soil in my yard. What assurances do I have that these toxic substances will immediately removed? Who will do the removal? Who will pay for it?

How long will Coloma Road, Cordova Lane, and other streets be torn up and traffic disrupted?

How will this treatment facility affect the property value of my home and that of my neighborhood?

In the paragraph entitled Finding of the Planning Commission Staff Report, it reads "The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City."

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RECEIVED
AUG 14 2006
By

August 10, 2006

Mr. Troy Konarski
Rancho Cordova Planning Commission
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Mr. Konarski,

As a concerned resident of Mills Ranch Subdivision I am writing you directly to tell you I am VERY UNHAPPY with the plan for the Aerojet pumping station to be placed DIRECTLY BEHIND MY HOME. I live at 10632 Apple Grove Way and the pumping station would directly impact my quality of life, the lives of my children and the value of the home I live in.

I understand the need for Aerojet to clean up our water supply since they contaminated it, but I do believe there are better areas along the American River where this station can be placed!

I am not pleased by how the Church of Christ and Aerojet have handled this situation, essentially behind our backs with little concern for the welfare of the families that live in these homes.

I plan to have my voice heard, loud and strong, by every legal means possible to make sure this plan does not come to fruition as it is proposed at this time.

Sincerely,

Kimberly Kerns

Kimberly Kerns

→ Cc: Robert McGarvey
File

8/15/06 Copy to: Mayor & Council Members, City Manager, Planning Director, City Clerk, Asst. City Clerk

August 15, 2006

RE: Aerojet GET KA- Project No. RC-06-232-Tentative Parcel Map, Conditional Use Permit, Design Review
Permanent groundwater treatment facility at 10555 Coloma Road .8 acres 3000sq. ft. Building

Dear Rancho Cordova City
Planning Department

I am the property owner at 10632 Apple Grove Way in Rancho Cordova. I have owned the home for over 15 years. I grew up in Rancho Cordova and attended Cordova High School. My parents have lived in Rancho Cordova since the mid 1950's and still do.

I attended the meeting at the Cordova Church of Christ on August 14, 2006. Aerojet gave a presentation on their proposed special zoning permit to build a water treatment plant at the RD5 zoned lot directly behind my property and next to the Church on Coloma Road.

I was shocked at the aesthetics of the treatment plants already in use. They obviously have an industrial/commercial look and are placed in that type of zone location. At best, they look like a clean dumpster station. I have personally gone to the sites and they are all in industrial/ commercial type areas except for the one at the St Clemons Church. They emit a gurgling, shushing sound with water flowing like a very, very large pool filter sound that is clearly noticeable and loud enough to be annoying and irritating in a residential area. Aerojet may claim a low decibel sound of under 50... **but have you ever tried to sleep at night with a leaking faucet!** The decibels are quite low, but it effects your quality of life and your right to "quiet and peaceful enjoyment of your home and yard". The land is designated and zoned RD5. The end of Apple Grove Way is a dead end street. Clearly it was planned for more homes before the Cordova Church of Christ got their conditional use permit. The RD5 zoning protected the homeowners in the community from this exact type of project. First the Church got their "special use permit" exception and now the homeowner's have this problem! If houses were built on the land owned by Cordova Church of Christ as zoned, this problem would not have happened! The "zoning grade" is suppose to protect our homes from this exact problem! Now the special exemptions are devaluing our property and our quality of life.

The tanks at the St Clemons location are significantly smaller and are completely different from the ones that are being submitted under this special permit project. The **tanks are to be 28' high** on the proposed project and the tanks at St Clemons are maybe 4' high. The tanks at St Clemons extract and the tanks at the new site will filter and extract. It is suppose to be a 3000 sq ft building plus tanks? The only drawing provided was not to scale did not show all sides of the building. It is suppose to have equipment 35' from residential area. They clearly look like industrial equipment. They clearly require the roads, electricity and maintenance of industrial/commercial use, not residential. There will be the usual inability to find a responsible party or person to take care of issues with the property just as it has been with the Church.

Aerojet and the Church, at the meeting, admitted the project would directly effect 4 homes in Mills Ranch. I am one of those 4 homes. Their claim was that these 4 homes were a minor sacrifice for the public benefit. It is not a minor sacrifice to me. I will incur financial losses if this water treatment

plant is built behind my home and my quality of life is degraded. They are planning to "special use" industrial/commercial project in a residential area...what next on the other 2 vacant lots on Coloma Road? The zoning is continuously being degraded, first by the Church now Aerojet.. They are planning to run pipe lines and trucks around the area and down Rossmoor. That will have a significant effect on the whole area. They have been quietly and deliberately sacrificing our 4 homes without any contact or information until the City of Rancho Cordova sent out the mass mailer for the Notice of Public Hearing.

Cordova Church of Christ applied for a special use permit for land that was zoned and designated for residential homes 23 years ago and the County gave them that permit. They are now trying to sell that "special zoning" to Aerojet. They have not paid taxes to the city of Rancho Cordova for 23 years. We, the homeowner's of Rancho Cordova in Mills Ranch and the surrounding area, have paid the property taxes for the betterment of the city of Rancho Cordova for the past 23 years. Now, the Church wants to sell the property and gain financially to the determent of the surrounding residential homes. The whole concept is very wrong! We are being asked to pay for Aerojet's problems and the Cordova Church of Christ financial gain.

Aerojet and the Cordova Church of Christ claim there are no other options:
1. The Cordova Church of Christ could put the water treatment plant in the back of their property where the basketball court is and lease it to Aerojet.. This would put it 200-300' from any homes and hide it from the street and satisfy the Church's desire to contribute to the water quality clean-up. The Church could then put park setting and the basketball court on the lot at the front of Coloma Road for the use and betterment of the community and the Church and the aesthetic value to Coloma Road (which has been limited over the past 23 years). A much better match for the RD5 zoning.
2. Or Aerojet could put the plant in the middle of a park or other already public property since this is more appropriate for the betterment of the public. That would then create revenue for the park and it would not be near any homes.
3. Or Aerojet should have to buy a very large piece of land, preferably a few acres and put the plant in the middle of the land surrounded by landscaping for the betterment of the City of Rancho Cordova.

Aerojet should not be allowed to put the plant near any homes and traumatize the residents of Rancho Cordova any more with their problems.

My understanding is that the residents around St Clemons fought the project being near their homes and that the City of Rancho Cordova proceeded forward anyway. Four families with limited time and resources are usually easy prey for a large project with money and full time employees. Plus, the large entities always use the element of surprise. We have had limited time and resources to fight this proposal. I will be very disappointed if this is approved and I will incur significant losses. This home was planned for my retirement. Rancho Cordova became a city to empower the residents from limited control from the County of Sacramento. Please do not allow this water treatment plant near any residential area or within 300 feet of anyone's home.

Respectfully

Dorothy Affleck
189 Orange Blossom Circle

Folsom, CA 95630
916-985-6647

From: Dorothy [doro@calweb.com]
Sent: Saturday, August 19, 2006 3:51 PM
To: Paul Junker; Bill Campbell; Jeff Beiswenger; Shelly Amrhein; Kevin Freibott; Anne Hersch; Cori Resha; Charlene Fortunka; lulm@cityofranchocorva.org; macdona@rb5s.swrcb.ca.gov
Subject: Fw: Aerojet Groundwater Treatment Facility(GET KA)

----- Original Message -----
From: E. Morris
To: Dorothy *AFFLECK
Sent: Friday, August 18, 2006 5:55 PM
Subject: Fw: Aerojet Groundwater Treatment Facility(GET KA)

----- Original Message -----
From: E. Morris
To: rmcgarvey@cityofranchocordova.org
Sent: Friday, August 18, 2006 2:44 PM
Subject: Aerojet Groundwater Treatment Facility(GET KA)

Aerojet General Corporation in response to requirements imposed by EPA and the California Reguional Quality Control Board have requested a use permit for
APN 056-0011-010-0000, aka the Cordova Church of Christ property on Coloma Road.

1. This property is owned by a church and has not paid property taxes on said property since its purchase. The pastor has stated that the part proposed for sale to Aerojet is not required fo church use. This is evidient by the cement block fence separating this section from the main church property. The part proposed for sale has been an eyesore and left unmaintained for years. This land should be on the Assessors tax roles and retroactive taxes paid on the land not required for church use , since it has been held for appreciation,rather than tax exempt activities.

2. A dearth of information has been provided to the adjancent property owners. It has been assumed that the public is well aware of the ongoing groundwater contamination. The problem has been reportedly fully addressed by Aerojet to preclude further contamination of the aquifiers. However,as long as rocket manufacture , storage, maintenance ,or test of items containing the contaminants occurs on the Aerojet holdings,the potential for accidents is always there. As recent as 2005, a propellant fire on a stored minuteman ICBM required emergency fire control measures ,which in themselves have a high potential fo further release contaminants.

3. Although my homeowners storm treatment facilities monthly charges assessed by Sacramento County have continued to rise, we have no assurance that the charges imposed by the county to Aerojet for both temporary and long term discharge into the storm drain system adequately compensates for the volume discharged.

4. The designn concept being proposed by Aerojet concentrates on the leading edge of the contaminant found in the aquifiers. While this approach helps those further downstream, it causes a higher ppm level at the point of extraction. As water is pumped to the surface for treatment,it is replaced by waters from an upstream more highly toxic supply. It will take many years(possibly 200) to fully clean the aquifier. We in fact do not know the long term acceptable limits of these contaminants. I was personally exposed to the known chemicals in many years of employment . My knees and hip have been replaced. I have no feeling in my hands or feet. Medical experts have attributed my neuropathy to chemical exposure.

5. My home water supply in Rancho Cordova was supplied by Citizens Utility co. for many years. The water company lost a number of wells to the known contaminants and was forced to close them down. I recall that they sued Aerojet for the loss of supply and received a large financial settlement from Aerojet. Citizens Water pocketed the settlement and sold their facilities to Thames Water. Our bimonthly bill includes a $1.30 charge for procurement of water to replace the contaminated wells.

6. Aerojet and its consultants have proposed a new use permit for the church property. This would be a use permit on a use permit and allow an industrial installation in an R-5 zone.It ignores the adjacent property owners and many were not apprised of the plan or design.. My daughter's property ,where I will eventually reside will be less than 30 feet from a 28 ft high large industrial building. The design submitted to the city has a facade on two sides. The east and south side will look like a large stucco face commercial building. The other two sides are exposed tanks and filters reacing 20 foot high. It is truely a movie set front. Although no hazaradous spills are reportedly possible, a 15 inch containment wall is proposed to catch these

accidents. The carbon activated filters that collect the TCE materials must be replaced on a periodic basis. Th replacement process will exposed the saturated carbon to the air and some TCE will be released in vapor form.. Is this healthy?? Resin beads will be used to effect the ion- exchange on the perchlorates. These will also become saturated and require replacement. The contaminated resin will have to be hauled away or processed as a toxic waste. Hauling of any contaminated waste expioses the community to further risk in the event of an accident. During normal operation of the extraction facility, the charcoal and resin will become progressivly saturated with contaminants. As this action progresses during a normal use cycle,the extraction media will become less effective and could result in water being pumped through the facility and released without 100% extraction. I am not aware of controls that will adequately assure a linaer 100% extraction throughout a normal functional cycle of the extraction equipment. Noise from existig facilities in this area is sufficient to disrupt sleep.

7. Aerojet and it's consultants have reportedly pursued other viable sites for this facility. Their plans have a possibility of a 200 year need and the possibility of doubling the capacity of the plant. Assuming that the American River has been approved as the discharge point for all treated water, all facilities will require piping and right of way for service and installation. Hopefully no down stream water users will object to this discharge. The construction installation on Coloma Road will require piping through the church property and public roads for an indeterminate period. The effects on existing infrastructures is not fully known.

8. Aerojet and its consultants approached the Cordova Park District in December 2005 to pursue this insallation in the Federspeil Park. Th Park District Board approved the concept and authorized the Director to pursue the matter. Several staff meetings were held on the matter and an information item was submitted to the Board in February 2006. Aerojet presented several designs. None of these designs were formalized or presented to the board. No subsequent information or action items for any aerojet facility have been presented to the board as of August 19,2006 This has been discussed with the Director,Greg Foell,and I have personally reviewed the Minutes of the Park District Board Meetings and confirmed that no item was introduced on this treatment facility after February 2006. In several other ares of Rancho Cordova, Aerojet has formalized requirements, made financial incentives to the park board and finalized contracts.. The precedence for methodology of approval has been established.

9. Aerojet and its consultants verbally discussed putting the facility at other locations in Hagin Park. The Park District Director stated that a lease and right away cost could be as high as $$1.25 million dollars. Aerojet never submitted a proposal for presentation to the Park Board. No recent discussions on design or easement costs have been made. A firm location requirement within the Hagin Park was never made .

10 Pursuit of the installation at the Church of Christ subsequently occured. Although I have not been able to cofirm the number, it has been mentioned that the church could receive an amount between $ 800000 an d $1 million All the installation would be on public streets or church property. To HELL with the adjaqcent property owners who have and are still in the dark !!!

Please include this information on any submittas to the city council or the planning commission.

Eugene Morris

916-363-5889

roumor10@sbcglobal.net

RECEIVED
AUG 28 2006
RANCHO CORDOVA
PLANNING

Planning Commission

August 18,2006

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova,Ca 95670

Subject: Aerojet General Corporation Groundwater Treatment Facility (GET KA)

I wish to speak against the proposed rezoning of Parcel APN 056-0011-010-0000 at any future meeting on said item. I am a 50 year resident of Rancho Cordova , registered voter, senior citizen and taxpayer.

Aerojet General Corporation in response to requirements imposed by EPA and the California Reguional Quality Control Board have requested a use permit for APN 056-0011-010-0000, aka the Cordova Church of Christ property on Coloma Road.

1. This property is owned by a church and has not paid property taxes on said property since its purchase. The pastor has stated that the part proposed for sale to Aerojet is not required fo church use. This is evident by the cement block fence separating this section from the main church property. The part proposed for sale has been an eyesore and left unmaintained for years. This land should be on the Assessors tax roles and retroactive taxes paid on the land not required for church use , since it has been held for appreciation,rather than tax exempt activities.

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5. My home water supply in Rancho Cordova was supplied by Citizens Utility Co. for many years. The water company lost a number of wells to the known contaminants and was forced to close them down. I recall that they sued Aerojet for the loss of supply and received a large financial settlement from Aerojet. Citizens Water pocketed the settlement and sold their facilities to Thames Water. Our bimonthly bill includes a $1.30 charge for procurement of water to replace the contaminated wells.

6. Aerojet and its consultants have proposed a new use permit for the church property. This would be a use permit on a use permit and allow an industrial installation in an R-5 zone. It ignores the adjacent property owners and many were not apprised of the plan or design.. My daughter's property , where I will eventually reside , will be less than 30 feet from a 28 ft high large industrial building. The design submitted to the city has a facade on two sides. The east and south side will look like a large stucco face commercial building. The other two sides are exposed tanks and filters reaching 20 foot high. It is truely a movie set front. Although no hazardous spills are reportedly possible, a 15 inch containment wall is proposed to catch these accidents. The carbon activated filters that collect the TCE materials must be replaced on a periodic basis. The replacement process will exposed the saturated carbon to the air and some TCE will be released in vapor form.. Is this healthy?? Resin beads will be used to effect the ion- exchange on the perchlorates. These will also become saturated and require replacement. The contaminated resin will have to be hauled away or processed as a toxic waste. Hauling of any contaminated waste exposes the community to further risk in the event of an accident. During normal operation of the extraction facility, the charcoal and resin will become progressivly saturated with contaminants. As this action progresses during a normal use cycle, the extraction media will become less effective and could result in water being pumped through the facility and released without 100% extraction. I am not aware of controls that will adequately assure a linear 100% extraction throughout a normal functional cycle of the extraction equipment. Personal visits to other similar facilities in this area disclosed noise levels sufficient to disrupt sleep.

7. Aerojet and it's consultants have reportedly pursued other viable sites for this facility. Their plans have a possibility of a 200 year need and the possibility of doubling the capacity of the plant. Assuming that the American River has been approved as the discharge point for all treated water, all facilities will require piping and right of way for service and installation. Hopefully no down stream water users will object to this discharge. The construction installation on Coloma Road will require piping through the church property and public roads for an indeterminate period. The effects on existing infrastructures is not fully known.

8. Aerojet and its consultants approached the Cordova Park District in December 2005 to pursue this installation in the Federspeil Park. The Park District Board approved the concept and authorized the Director to pursue the matter. Several staff meetings were held on the matter and an information item was submitted to the Board in February 2006. Aerojet presented several designs. None of these designs were formalized or presented to the board. No subsequent information or action items for any Aerojet facility have been presented to the board as of August 19, 2006 . This has been discussed with the Director,Greg Foell,and I have personally reviewed the Minutes of the Park District Board Meetings and confirmed that no item was introduced on this treatment facility after February 2006. In several other areas of Rancho Cordova, Aerojet has formalized requirements, made financial incentives to the park board and finalized contracts. The precedence for methodology of approval has been established.

9. Aerojet and its consultants verbally discussed putting the facility at other locations in Hagin Park. The Park District Director stated that a lease and right away cost could be as high as $1.25 million dollars. Acrojet never submitted a proposal for presentation to the Park Board. No recent discussions on design or easement costs have been made. A firm location requirement within the Hagin Park was never made .

10 Pursuit of the installation at the Church of Christ subsequently occured. Although I have not been able to cofirm the number, it has been mentioned that the church could receive an amount between $ 800,000 and $1 million All the installation would be on public streets or church property. To HELL with the adjaqcent property owners who have been and are still in the dark !!!

Please include this information on any submittals to the city council or the planning commission.

Eugene Morris

916-363-5889

roumor10@sbcglobal.net

cc. Don Nottoli, Sacramento Board of Supervisors
Robert McGarvey ,Mayor, Rancho Cordova
Mike Bond ,KCRA,Channel 3
Cyrus Abhar City of Rancho Cordova

c

FYI, some members of the public are expressing some concern about the Planning Commission Hearing.
Cyrus

-----Original Message-----
From: llladd@sprintmail.com [mailto:llladd@sprintmail.com]
Sent: Thursday, September 14, 2006 8:27 AM
To: llladd@sprintmail.com; Schubert,Paul T.; cbowman@sacbee.com; flweiland@yahoo.com
Cc: rthousewright@sbcglobal.net; dchilds@scupper.net; dmsander@sanderassociates.com; Dan Skoglund; Ken Cooley; Linda Budge; Robert McGarvey; larrys@cordovachurch.com; Cyrus Abhar; grapeindep@aol.com; nottolid@saccounty.net; peercourt1@sbcglobal.net; gacball@sbcglobal.net; jennbyars@aol.com
Subject: Planning commission hearing on Church of Christ GET K

http://www.cityofranchocordova.org/city_government/public_hearing_planning_commission.html

My primary objection to the planned new GET K is that, as presently configured, it will inevitably in the long run be used as a direct source of drinking water. My concern is the method of truly extracting clean water from Aerojet-contaminated groundwater has not yet been developed. The first place where this direct groundwater reclamation process will begin in earnest is Arden-Cordova well no. 20 on Coloma road east of Sunrise, a well that serves Gold River, Gold River Station, Sunriver, and Bridlewood areas. Direct re-use will technically first start in White Rock's Arden Cordova Marcel Well no. 4, but that well is at the edge of the plume where the levels of contamination are low, while no. 20 sits right above the core of the contamination that seeped down from Buffalo Creek decades ago.

I have found several physicians, nurses, and engineers who live in these neighborhoods who would happily review the planned reclamation process for well 20 to insure that the drinking water is truly safe. Amongst these individuals are two directors of the Sacramento Chapter of Physicians for Social Responsibility: Ali Hosseinion, a Gold River resident who is a retired senior mechanical engineer with the California Dept. of Water Resources, and Dr. Linda Copeland of the Rancho Cordova Kaiser Autism Clinic. Dr. Copeland's son Victor, a law student, lives on Beclan Drive in Rancho Cordova.

http://www.sacpsr.org/about.htm

My hope is that City Engineer Cyrus Abhar could serve as chair of this review committee, and I think Citycouncilwoman Linda Budges's husband Lee and Grapevine editor Shelly Blanchard's friend Lee (both of whom are engineers) would be valuable assets to such an enterprise. My personal feeling is that the planning commission should not approve the rezoning of the GET K tract until some sort of citizen safeguard mechanism along these lines is in place.

Larry Ladd

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
October 26, 2006

1. CALL MEETING TO ORDER

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, October 26, 2006 in the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Commission Chair, Ernest Vance called the meeting to order at 6:04 p.m.

Staff Present: Planning Director, Paul Junker; Special Project Manager, Pam Johns; City Attorney, Adam Lindgren; Assistant Planner, Anne Hersch; Assistant Planner, Alison Thornberry; Commission Clerk, Charlene Fortunka

Roll Call:

Commissioners Present: Burke, Konarski, Moe, Savorn, Vance
Commissioners Absent: Smith, Wentz

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the Amended Agenda of the October 26, 2006 Meeting of the Planning Commission.

Action: Commissioner Savorn moved, seconded by Commissioner Burke, to approve the amended agenda of the October 26, 2006 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the Minutes of the October 12, 2006 Meeting of the Planning Commission.

Action: Commissioner Burke moved, seconded by Commissioner Konarski, to approve the Minutes of the October 12, 2006 Meeting of the Planning Commission. Motion was approved unanimously.

2. PUBLIC COMMENT – There were no public comments heard at this meeting.

3. PUBLIC HEARING

A. Consideration of the General Plan Consistency Rezone

Request: Amend the text of the Rancho Cordova Zoning Code to establish land use classifications with the recently adopted General Plan and rezone of the properties to establish consistency between zoning and general plan land use designations.
Project Applicant: Multiple Property Owners/City Applicant
Project Location: Folsom Boulevard Area between Bradshaw Road and Sunrise Boulevard and Sunrise Boulevard South Area generally between White Rock and Douglas Roads.

Special Project Manager Pam Johns presented the staff report and recommended the Planning Commission recommend to the City Council adoption of the City-initiated rezones in the Folsom Boulevard and Sunrise Boulevard South areas for consistency with the City's new General Plan. Chair Vance opened the public hearing and closed the public hearing.

The Commissioners had the following concerns and comments:

- Konarski-Historically Rancho Cordova has not been amenable to adult businesses locating in the community-what are the legal ramifications of giving such businesses Conditional Use Permits? Attorney Adam Lindgren-Recommend that the Planning Commission not change current regulations-the City Council is consulting with the City Attorney's office, working towards bringing about a comprehensive package of additional regulations relating to adult businesses to the City.
- Savorn-SMUD is currently working on burying utilities on Fulton Road; will there be any conflicts of interest with SMUD with the approval of this project? Johns-Utilities are listed as a permitted use in all of the zoning districts, and are a required infrastructure.
- Moe-Will Raley's be considered medium density residential? Johns-A portion of the Raley's property has a medium-density residential zoning. The Raley's shopping center can continue in its current configuration indefinitely; the proposed zoning designation would allow for medium density residential in a retail area, providing for a more integrated development.
- Burke-This mixed density zoning gives the developer more opportunities.
- Konarski-Commends staff for efforts on this project.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Moe moved, seconded by Commissioner Savorn, to adopt Resolution 83-2006, recommending the City Council adoption of the City-initiated rezones in the Folsom Boulevard and Sunrise Boulevard South areas for consistency with the City's new General Plan, and with Commission recommended amendments to the Zoning Map and the Zoning Code text regarding Adult-Related Businesses, the Transit Corridor District, and the Folsom Boulevard Specific Plan as proposed by staff.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

B. Consideration of the Design Review Amendment for Gold Canal Offices - RC-05-181

Request: The applicant is seeking approval for an amendment to their previously approved Design Review package. The project consists of two office buildings on a 2.36 acre site on the east side of Gold Canal Drive, north of White Rock Rd. adjacent parcels on Gold Canal Drive. The applicant is requesting architectural changes to the exterior of the two buildings.
Project Applicant: Stauffer Company, 3353 Bradshaw Road, Suite 23, Sacramento, CA 95827
Project Location: APN: 072-0460-010, 072-0470-028; Gold Canal Drive

Assistant Planner Anne Hersch presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to determine the project Categorically Exempt from review by the California Environmental Quality Act under Section 15332, Infill Development Projects and adopt a resolution amending Resolution 137-2005 for the Redesigns of Buildings A & B, per the plans for Gold Canal Offices, project number RC-05-181. Chair Vance opened the public hearing and took testimony from Hilton Williams, project applicant.

The Commissioners had the following concerns and comments:

- Burke-How did the applicant pick which windows would be left in or taken out? Applicant-Some of the cost savings implemented altered the building structurally, and the elimination of the windows allowed us to provide for more structural integrity.
- Moe-Won't elimination of the cornice detail detract from the attractiveness? Those will not be visible to the street or from the adjacent property line.
- Burke-How tall is the tower element? Applicant-Tall enough to screen the mechanical elements.
- Burke-The building has an attractive exterior.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Konarski moved, seconded by Commissioner Burke, to forward a recommendation to the City Council to determine the project Categorically Exempt from review by the California Environmental Quality Act under Section 15332, Infill Development Projects and adopt a resolution amending Resolution 137-2005 for the Redesigns of Buildings A & B, per the plans for Gold Canal Offices, project number RC-05-181.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

C. Consideration of the Conditional Use Permit and Design Review for Cordova Bulk Substation - RC-06-229

Request: The applicant is seeking approval for a Conditional Use Permit and Design Review for the construction and operation of a SMUD substation in Sunridge Park, a subdivision within the Sunridge Specific Plan.
Project Applicant: SMUD, P.O. Box 15830, M.S. 1105, Sacramento, CA 95852-1830
Project Location: APN: 067-0650-023; Sunridge Park Village 2

Assistant Planner Alison Thornberry presented the staff report and recommended the Planning Commission forward a recommendation to the City Council and determine the Mitigated Negative Declaration prepared for the Sunrise-Douglas Neighborhood Distribution project adequate and adopt a resolution approving the Conditional Use Permit for the SMUD Substation and the Design Review, subject to the attached Design Package and Conditions of Approval. Chair Vance opened the public hearing and took testimony from Harry Marks III, SMUD Representative.

The Commissioners had the following concerns and comments:

- Moe-Where is this facility to be located? Staff-By Sunridge Park, the Anatolias, and the Power Line Corridor.
- Burke-Will there be a walkway/greenbelt in the Power Line Corridor? Junker-The Power Line Corridor is West/North West of the site, and there will be a pedestrian corridor that would follow alongside.
- Konarski-Will the facilities placed inside this area be visible from the street?
- Konarski-Will there be razor wire on the fence? Yes.
- Konarski-Is the razor wire required according to Homeland Security policies? Representative-Unsure if it is required or recommended.
- Vance-Why is the 8 foot tall chain link fence proposed, as opposed to a block wall as with similar facilities? A block wall would not impact the visual impact of this particular facility due to location, landscaping and a 250 foot easement.
- Burke-This would not be a visual blight; the chain link fence wouldn't be a problem.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Savorn moved, seconded by Commissioner Burke, to forward a recommendation to the City Council and determine the Mitigated Negative Declaration prepared for the Sunrise-Douglas Neighborhood Distribution project adequate and adopt a resolution approving the Conditional Use Permit for the SMUD Substation and the Design Review, subject to the attached Design Package and Conditions of Approval.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

D. Consideration of the Conditional Use Permit for T-Mobile - RC-06-252

Request: The applicant is requesting a Conditional Use Permit for 9 panel antennas in a new cupola structure on the roof of an existing church.
Project Applicant: T-Mobile, 1755 Creekside Oaks Dr. #190, Sacramento, CA 95833
Project Location: APN: 057-0323-006; 2451 Zinfandel Drive

Assistant Planner Alison Thornberry presented the staff report and recommended the Planning Commission determine the project Categorically Exempt under Section 15303 – New Construction or Conversion of Small Structures, and adopt Resolution No. 58-2006 approving a Conditional Use Permit for T-Mobile OmniPoint Communications, Project No. RC-06-252, subject to the Findings and Conditions of Approval. Chair Vance opened the public hearing and took testimony from John Yu, T-Mobile Representative.

The Commissioners had the following concerns and comments:

- Konarski-Did the cupola idea originate from staff, or did the applicant propose it? This idea originated with the applicant.
- Moe-Is there an existing monopole here? There is no wireless area pre-existing, only a pre-existing lease area.
- Burke-Is there room for another wireless provider to use area on this property? This is in the purview of the church, but there is the potential for additional carriers.
- Burke-Did you consider putting up a wood fence as opposed to cyclone (it would blend in better)? Applicant-We can put up a wooden fence and paint it to match.
- Moe-Is there room in the cupola for an additional carrier to collocate? Applicant-No; it is built for a single carrier.
- Moe-You will need a building permit to reinforce the structure of the church to support the cupola.
- Vance-How will you access the equipment for repairs/etc.? Representative-We would contact the church during normal business hours to access the roof.
- Burke-This idea is outstanding-how did you come up with it? Representative-We wanted to demonstrate sensitivity to the surrounding residential area.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Konarski, to determine the project Categorically Exempt under Section 15303 – New Construction or Conversion of Small Structures, and adopt Resolution No. 58-2006 approving a Conditional Use Permit for T-Mobile OmniPoint Communications, Project No. RC-06-252, subject to the Findings and Conditions of Approval, with the amendment that the applicant use fence/wooden slats painted to match the church, and acknowledging that issuance of this Conditional Use Permit makes an exception for the height, subject to the provisions of the Section 301-22 of the Zoning Code.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

E. Consideration of the Conditional Use Permit for SureWest Communications - RC-06-251

Request: The applicant is requesting a Conditional Use Permit for the collocation of PCS antennas, canopy antennas and a microwave dish on an existing monopole located in the Sunrise Boulevard South Planning Area.
Project Applicant: SureWest Communications, P.O. Box 969, Roseville, CA 95678
Project Location: APN: 072-0420-004; 3458 Fitzgerald Road

Assistant Planner Alison Thornberry presented the staff report and recommended the Planning Commission determine the project Categorically Exempt under Section 15303 – New Construction or Conversion of Small Structures, and adopt Resolution No. 81-2006 approving a Conditional Use Permit for SureWest Communications, Project No. RC-06-251, subject to the Findings and Conditions of Approval. Chair Vance opened the public hearing and took testimony from Alicia Orvis, Surewest Representative.

The Commissioners had the following concerns and comments:

- Konarski-Is there any way that the City can create a policy regarding cell towers so we can go back and look at these existing monopoles? Junker-If we changed our regulations, and this became a non-conforming use, over time the structure could be required to be removed.
- Konarksi-If you put up another pole, could you use some more landscaping? We do use a lot of stealth designs, and try to avoid erecting new poles.
- Burke-Does this monopole conform to the zoning code's height requirements? At this height it is still in compliance for the M-2 area.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion: Commissioner Moe moved, seconded by Commissioner Savorn, to determine the project Categorically Exempt under Section 15303 – New Construction or Conversion of Small Structures, and adopt Resolution No. 81-2006 approving a Conditional Use Permit for SureWest Communications, Project No. RC-06-251, subject to the Findings and Conditions of Approval.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

F. **Consideration of the Design Review for Sign of the Crab - RC-06-249**

Request: The applicant is requesting Design Review for the 4,797 square foot addition of an existing warehouse located at 3756 Omec Circle
Project Applicant: Jacobs/Strom, 3756 Omec Circle, Rancho Cordova, CA 95742
Project Location: APN: 072-0560-020; 3756 Omec Circle

Staff recommended the Planning Commission table the item to be presented at a later date, while the applicant prepares new plans with the necessary changes to be made.

Motion: Commissioner Konarski moved, seconded by Commissioner Burke, to table the item.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

4. **ACTION ITEMS**

5. **REGULAR CALENDER**

A. **AEROJET GET KA RC-06-232**-Resolution for Denial
Result of Recommended Action: This action approves Resolution 80-2006 of the Rancho Cordova Planning Commission denying a Conditional Use Permit, Tentative Parcel Map, and Design Review for the Aerojet GET KA facilities proposed for 10555 Coloma Rd.

The Commissioners had the following concerns and comments:

- Vance-We received a letter from the EPA regarding the project. What effect does that have on us? Those letters are for your review.
- Konarski-Will this project relocate into the parks? That is not guaranteed.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Motion: Commissioner Konarski moved, seconded by Commissioner Savorn, to approve Resolution 80-2006, denying a Conditional Use Permit, Tentative Parcel Map, and Design Review for the Aerojet GET KA facilities proposed for 10555 Coloma Rd.

Vote on the Motion:

AYES:	Burke, Konarski, Moe, Savorn, Vance
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Smith, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains, 2 Absentees, the motion is hereby declared to be passed.

6. STAFF/COMMISSION COMMENTS

- There were no comments

7. FUTURE AGENDA ITEMS

- There were no Future Agenda Items scheduled at this meeting.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 7:49 p.m., October 26, 2006, to the next scheduled meeting.

Ernest Vance, Planning Commission Chair

Paul Junker, Planning Director

ATTEST:

Charlene Fortunka, Commission Clerk

RESOLUTION NO. 80-2006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA RECOMMENDING THE CITY COUNCIL DENY A CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR THE AEROJET GET KA SYSTEM PROJECT # RC 06-232

WHEREAS, Aerojet General Corporation, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Conditional Use Permit, Tentative Parcel Map, and Design Review for the Aerojet GET KA System; and

WHEREAS, the Planning Commission serves as the advisory agency to the City Council for all development projects within the Williamson Ranch Special Planning Area; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. **Issuance of denial based on Aerojet Project's failure to comply with Williamson Ranch SPA Standards and Findings**. Any project proposed within the Williamson Ranch Special Planning Area (SPA) must comply with all the development and performance standards detailed in Section 501-144 and findings contained in Section 501-145.

   501-144 Development and Performance Standards

   a) The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.
   b) The minimum setback from Coloma Rd. shall be twenty-five (25) ft. The area of the setback shall be fully landscaped with live landscaping.
   c) Building shall not exceed 30 ft. in height (2 stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.
   d) The development shall have a maximum of three vehicular access points onto Coloma Rd and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrian access to Coloma Rd. shall be provided in a manner which minimizes walking distance to bus stops.
   e) A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.
   f) If commercial uses are developed, only one monument sign not to exceed eight (8) feet in height and thirty-six (36) square feet in area, is permitted.

   Compliance of Aerojet Project with 501-144 Development and Performance Standards

   a) The proposed project will generate service vehicle traffic above the amount that would be generated by residential development. Large maintenance trucks are expected to visit the site twice a month for regular maintenance that would not be customary practice for this neighborhood. This performance standard can not be supported.

b) The proposed building is setback 35 ft. from the street, exceeding the minimum requirements.
c) The proposed building is 28 ft. tall and abuts single family residential use on the north and west sides of the subject property. The proposed structure is taller than all single story structures in the Special Planning Area. This performance standard can not be supported.
d) There are two vehicular access points to serve the new project, one existing on the church site and one new access point on the subject property, facing Coloma Rd. to serve the new development. There is existing pedestrian access along Coloma Rd.
e) An all weather marker can be installed signifying the historical value of the Williamson Ranch, should the project receive approval.
f) There will not be any monument signs on-site identifying the treatment facility, should the project receive approval.

501-145 Findings

(a) The area which encompasses this Special Planning Area is the last remaining portion of the Williamson Family Ranch, which was established on the site in the 1850's. In addition to its historic value, the property has aesthetic value due to the mature fruit and nut orchard which exists on site.
(b) The unique historic and aesthetic qualities of the site would not be adequately protected if development were to be permitted according to standards of the adopted residential and commercial land use zones.
(c) The site which consists of 36 acres is sufficiently large to accommodate urban uses in a manner sensitive to the site's special characteristics while allowing development which is compatible with the existing intensity of development in the vicinity.
(d) The uses permitted and development criteria described herein provide for a reasonable use of the land and will not result in undue hardship on property owners within the Special Planning Area.

Compliance of Aerojet Project with 501-145 Findings

a) Existing fruit and nut trees would need to be removed as part of the proposed development. The tree removal eliminates the aesthetic value of the property which is mandated by the Williamson Ranch SPA Findings. The Williamson Ranch area is developed with single family residences and a church; the proposed facility would not be in character with the neighborhood, even though the applicant's proposal attempted to mimic the architectural design of the Church of Christ. This finding can not be supported.

b) The Aerojet project would destroy the unique historic and aesthetic qualities of the site. The project's proposed destruction of the orchard is not "sensitive to the site's special characteristics" as set forth in the Williamson Ranch SPA.

c) The Aerojet project is not compatible with the existing intensity of development in the vicinity. The project is incompatible with the "existing intensity of development" because the project is not residential in nature, would promote large service trucks for maintaining the treatment facility and would not adequately protect the unique historic and aesthetic qualities of the neighborhood, by removing the fruit and nut trees that represent the last vestiges of the ranch operation. This finding cannot be supported.

d) The Planning Commission received testimony from the neighbors that the project will cause them "undue hardship," in violation of the Williamson SPA. The project proposes to locate a high capacity water treatment facility within a developed residential neighborhood and located on a prominent corridor within Rancho Cordova. For example, Residents complained of excessive noise as a foreseeable public nuisance resulting from the pumps of the Aerojet project, as well as the frequency of heavy trucks violating the tranquility of the neighborhood. Residents also objected to the proposed project's very visible location, the close proximity of the facility to residential units, and the concern that the facility would negatively impact their property values—amounting to "undue hardship" for residents of the Williamson SPA. The proposed facility would also increase the intensity of land use. The land is currently vacant and is zoned RD-5. The water treatment facility is a conditionally allowed use and must meet the findings of Zoning Code Section 110-30. This finding can not be supported. Due to the lack of evidence to support that this location is the only viable location for this facility, the neighbors within the immediate area expressed strong concern and objection to the placement of the treatment facility at this location.

2. Denial of the Conditional Use Permit because it is detrimental to the peace, comfort, and general welfare of persons residing and working in the Aerojet project's neighborhood, as well as detrimental to neighborhood's property and improvements

Requirements for Issuance of a Conditional Use Permit: The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Findings supporting the conclusion that the Aerojet project will not comply with this regulation

a). Impacts on the surrounding area will be detrimental to the peace, comfort and general welfare of the neighborhood, in violation of the requirements for the issuance of a conditional use permit. Extensive piping and construction of the treatment facility will impact the peace and comfort of persons residing near this facility. In addition, the facility would be located on a prominent corridor in Rancho Cordova negatively attracting attention to the site and its related use. The facility is not compatible within this neighborhood and the qualities identified in the Williamson Ranch SPA. The project site is surrounded by single-family residential development and outdoor recreation uses. The proposed facility locates a high-volume water treatment facility in a residential neighborhood. There is not enough evidence to conclude that persons residing in the neighborhood would not be impacted by the installation of this facility for the length of the treatment period.

Resident letters further support the view that the Aerojet project will violate the health, safety and comfort requirements of the conditional use permit. For example, resident Dorothy Affleck attests to the health risks and disruption of the public peace caused by

the "toxic-cleaning equipment" used at the site, which will "further risk the health and well being of residents and their families." Affleck asks if "it's not appropriate to put this plant on a schoolyard because of children, then why is [it] being considered in a residential area where children live, go to church, and walk to school?"

b). The Aerojet project will be detrimental to the neighborhood's property values, again in violation of the conditional use permit requirements. The Aerojet facility would be located on a prominent corridor in Rancho Cordova negatively attracting attention to the site and its related use. An extensive piping plan and overall ground water strategy have not been provided; without this information, it cannot be determined if the project would preserve health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood. Further, the applicant has not demonstrated that this is the only facility of it kind to be located in this portion of Rancho Cordova, making the neighbors even less comfortable with the potential loss of property values. The City has previously requested a Master Plan for the whole system and the applicant has not prepared such plan. Without these additional assurances, the project is fairly characterized as detrimental to the property values of the neighborhood.

c). The Project has not undergone CEQA Review, and does not qualify for an exception for the conditional use permit.

3. Denial of the Development Plan Review.

Findings:

a) High quality building designs that consists of durable and maintainable materials and that provide diversity to the community.
b) Building designs that maintain human scale and interest.
c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The following justifies the findings above:

The Planning Commission determined that the use of the property for a water treatment facility was not consistent with the findings of the Williamson Ranch SPA and the required findings to support the Use Permit, the design review of the enclosure building and the parcel map are moot. The land division request could be approved, absent the requested use the of the treatment facility.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 26th day of October, 2006.

AYES: Burke, Konarski, Moe, Savorn, Vance
NOES: NONE
ABSENT: Smith, Wentz
ABSTAIN: NONE

Ernest Vance

ERNEST VANCE,
PLANNING COMMISSION CHAIR
CITY OF RANCHO CORDOVA

ATTEST:

Charlene Fortunka

CHARLENE FORTUNKA
COMMISSION CLERK

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

October 12, 2006

Rancho Cordova City Council Members
Robert McGarvey, Mayor
David Sander, Vice Mayor
Linda Budge
Ken Cooley
Dan Skoglund
Rancho Cordova Planning Commission Members
Therese Burke
Troy Konarski
Thomas Moe
Ray Savorn
Art Smith
Ernest Vance
Tom Wentz
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Operable Unit 3/Area 3 Groundwater Remediation Remedy Aerojet Superfund Site

Dear Rancho Cordova City Council and Planning Commission Members:

The purpose of this letter is request that the City of Rancho Cordova grant the needed property division for construction of the necessary Area 3 treatment plant. The City of Rancho Cordova faces the dilemma that groundwater contamination from the Aerojet-General Corporation (Aerojet) facility is significantly impacting its drinking water aquifer as the groundwater contamination flows to the west. The United States Environmental Protection Agency (EPA) and the Central Valley Regional Water Quality Control Board (RWQCB) have both issued parallel orders against Aerojet to compel Aerojet to stop further loss of the drinking water aquifer. Aerojet has almost completed installing remediation systems in Rancho Cordova to the north in Area 2 and south in Area 1, but the central portion of the remedy in Area 3 remains to be implemented (see the Operable Unit 3 portion of the attached figure titled "Composite Plume Map"). Area 3 is in the mostly residential portion of the City of Rancho Cordova, presenting difficult challenges in siting the needed treatment plant, extraction wells, monitoring wells and necessary connecting pipelines. Over the past nineteen months Aerojet has attempted to find a viable treatment plant location in Area 3 resulting in the request to the Planning Commission to allow 0.8 acres to be subdivided from property owned by the Rancho Cordova Church of Christ at 1055 Coloma Road for sale to Aerojet.

From the Action Summary of the September 28, 2006 City of Rancho Cordova Planning Commission meeting, it would appear that the City of Rancho Cordova is planning to deny the property division to allow construction of the needed Area 3 treatment plant. The EPA provides the following responses to the project issues contained in the City of Rancho Cordova's Action Summary in support of Aerojet's application and in its proposed Resolution 80-2006:

1. Alleged Failure to Provide an Overall Groundwater Strategy: EPA disagrees with the Planning Commission's assertion that Aerojet has failed to provide the Commission with an overall groundwater strategy. The attached Composite Plume Map provided to your staff on September 15, 2006, shows the EPA's plan for groundwater remediation of the Aerojet Superfund Site for protection of public health and the environment. This plan has been presented to the public, including the City of Rancho Cordova since August 2004 through a fact sheet mailing to over 30,000 residents, by updated presentations to the Aerojet Community Advisory Group which meets approximately every two months in Rancho Cordova, and to the Sacramento Groundwater Authority and its purveyor members since July 2005, in its present form. Operable Unit 3 (OU3) was selected as the most urgent operable unit due to the need to prevent further contamination of public drinking water supplies. The EPA issued a Unilateral Administrative Order to Aerojet on August 9, 2002 to require Aerojet to carry out the OU3 groundwater remediation effort. Area 2 and the Groundwater Extraction and Treatment (GET) E/F facility establish the inner groundwater barrier and Areas 1, 3 and 4 establish the outer barrier to contain a migrating plume of contaminants in the groundwater and to allow the eventual restoration of the groundwater between the two barriers. Area 3 is an essential part of the outer barrier and must be installed to work in conjunction with Areas 1 and 4 to achieve full outer barrier control of contaminated groundwater. Groundwater contamination is moving to the southwest beneath the City of Rancho Cordova at the rate of 300 to 500 feet per year. The groundwater contamination must be contained by the outer barrier as soon as possible in order to prevent further lose of the drinking water aquifer. The Area 3 remedy will consist of extraction wells, treatment plant and monitoring wells designed to contain the contaminated groundwater plume. The extraction wells will pump the contaminated groundwater to a central treatment facility which will then treat and discharge the treated groundwater through storm drains to the American River. As agreed in the September 15, 2006 meeting, Cyrus Abhar, City Engineer, will receive the Area 3 remedial design package due November 6, 2006, at the same time it is submitted to the EPA by Aerojet. The treatment plant component of the remedy takes the longest to implement which is why Aerojet has applied to you for the approval of the property division needed for the land sale prior the final agreement on extraction well locations. It is not possible to finalize every detail in the Area 3 groundwater remediation plan (exact pipeline runs and extraction well locations) prior to applying for a treatment plant location with the city without needlessly adding nine to twelve months to the remedy implementation time.

2. Alternative Locations: Aerojet investigated several available locations for the Area 3 treatment plant from February 2005 to the present. Only two candidates emerged from this investigation that proved viable from the standpoint of availability, location, and minimization of associated infrastructure, such as pipelines. Aerojet considered both Federspiel Park and the Rancho Cordova Church of Christ (RCCC) parcel. However, the Federspiel Park site is more residential than the RCCC parcel and has narrow streets. In

addition, more residents are located directly adjacent to the proposed treatment plant facility site at Federspiel Park. A potential third site further to the west at Hagan Park, which does not have Cordova Regional Park Department approval, would require significantly more disruption to city streets for pipelines than the RCCC parcel. The Hagan Park site would more than double the needed piping in city streets over that of the RCCC parcel to reach the extraction wells (4,465 feet vs. 11,000 feet in public streets increasing the time projected for disruption of city streets from 4 months to 8 months). The EPA believes siting the Area 3 treatment building at the RCCC parcel will have the least disruption to the overall community of the available options. The treatment building would be located on Coloma Road, one of the largest streets in Rancho Cordova. Truck traffic in and out of the treatment building driveway (twice a month) would be no more frequent than delivery and moving trucks traveling in and out of residential neighborhoods. The current plans call for a structure that is compatible with existing buildings on the church property. Three of the residential buildings are actually contiguous to the property and are separated by approximately forty feet of buffer, including screening landscaping that will reduce or eliminate the view of the building from these residential buildings. Screening vegetation will also obscure the view of the treatment building and driveway from other sides of the property. Streets, open space and the church grounds border the building on the remaining three sides. Therefore this site provides the optimum compatibility with its surroundings, for a site which must be located in a residential area of the city in order to be in close enough proximity to the leading edge of the contaminated groundwater plume and the requisite extraction wells.

3. Health and Safety Concerns: The spent ion exchange resin used to collect the perchlorate has been classified as a non-hazardous waste based on the concentrations to be extracted at the treatment plant and therefore these spent resins do not pose a health and safety issue to the residents. The access roads to the RCCC parcel are better suited to the delivery and removal of these spent resins than the narrower street access to Federspiel Park.

4. Impacts on Neighborhood; Compatibility of Facility with Neighborhood; and Intensity and Nature of Use: Based on community and Planning Commission staff input, Aerojet revised the treatment plant design to provide for a totally enclosed building to match the adjacent church architecture and added additional landscaping. There are no noise or odor issues related to the facility. In short the treatment facility has been made as compatible as possible with the community setting in which it will be placed.

5. Height of the Building Housing the Treatment Plant: Existing two story homes already exist adjacent to the RCCC parcel. If needed, the height of the building could be modified.

The overall impact of delaying the treatment plant siting approval to the Rancho Cordova community at large needs to be considered. Restarting the treatment plant location search will further delay the Area 3 remedy by 6 months to a year with no guarantee that the effort will be successful. During this delay, the contaminated groundwater plume will impact additional clean groundwater sources and further complicate the groundwater cleanup strategy. Additional delays in selecting and approving the location of this treatment facility will not advance human health goals. Indeed, they will cause just the opposite to occur. Finally, based on our community outreach programs and public comment, we believe that the community at large supports the

earliest containment of groundwater contamination and preserving their drinking water aquifer as soon as possible.

Should you have any questions on this correspondence, please contact the EPA's Remedial Project Manager for the Aerojet site Charles Berrey at (415) 972-3146. We believe it is in all parties' best interests to expedite the Area 3 groundwater remedy and preserve what remains of the Rancho Cordova drinking water aquifer.

Sincerely,

Nancy Riveland
Site Cleanup Section 2
Superfund Division

Attachment
cc:

Ed Cargile, CALEPA/DTSC
Penny McDaniel, EPA
Paul Schubert, GSWC
Cyrus Abhar, CRC
Janis Heple, CAG
Alex MacDonald, CALEPA/RWQCB
Charles Berrey, EPA
Jean Young, SCDWR
Paul Junkers, CRC
Craig Fegan, Aerojet

AEROJET

P O Box 13222
Sacramento CA 95813-6000

October 12, 2006

Mr. Paul Junker
Planning Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: AEROJET GET KA: TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, DESIGN REVIEW FILE RC-06-232

Dear Mr. Junker:

Aerojet has reviewed the October 12 draft of Resolution 80-2006, recommending the denial of Project #RC 06-232, for a conditional use permit, parcel map, and design review for the Aerojet GET KA system. Based on this review, Aerojet offers the following response, presented in the same three heading format as the Draft Resolution.

1. **Williamson Act SPA Findings**

The findings for the October 12 Draft Resolutuion contradict the findings presented in the staff report prepared for the September 28, 2006 public hearing. The September 28 staff report findings are supported by solid evidence regarding the Williamson Ranch Special Planning Area (SPA); that report states that Aerojet's application complies with all of the Development and Performance Standards found in Section 501-144 and Section 501-145. No new evidence is provided for the reversal on several important items.

To illustrate those contradictions, I have taken the liberty to tabulate the SPA Standard followed by the statement from the September 28 Staff Report regarding that item, followed by the commensurate October 12 Resolution language. The text of these items was taken directly from the September 28 Staff Report and the October 12 Draft Resolution. Additionally, for each SPA Standard, I have added Aerojet's specific comment or clarification regarding that item.

Aerojet recommends that the Planning Commission endorse the September 28 staff recommendation.

Section 501-144

a. *SPA Standard:*
The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.

Staff Report:
The proposed project will not generate traffic. Maintenance trucks are expected to visit the site twice a month for regular maintenance.

October 12 Resolution:
The proposed project will generate traffic above the amount that would be generated by residential development. Large maintenance trucks are expected to visit the site twice a month for regular maintenance that would not be customary practice for this neighborhood. This performance standard cannot be supported.

Aerojet Comment:
The anticipated traffic to the site is a passenger pickup visit daily, and up to two large trucks visiting the site in any single month. The interval between visits by the large trucks will be several months.

The treatment plant will generate less traffic than the four residences that conceivable could occupy the 0.8-acre parcel. The minor traffic associated with the plant will not be on residential streets, but will be onto Coloma Road, which is a prominent high traffic corridor.

b. *SPA Standard:*
The minimum setback form Coloma Rd. shall be twenty-five (25) ft. The area of the setback shall be fully landscaped with live landscaping.

Staff Report:
The proposed building is setback 35 ft. from the street, exceeding the minimum requirements.

October 12 Resolution:
Same as Staff Report.

Aerojet Comment:
Aerojet submitted the design which includes fully landscaping the area of the setback.

c. *SPA Standard:*
Building shall not exceed 30 feet in height (two stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.

Staff Report:
The building is 28 ft. tall, less than the designated requirements.

October 12 Resolution:
The proposed building is 28 ft. tall and abuts single family residential use on the north and west sides of the subject property. The proposed structure is taller than all single family structures in the Special Planning Area. This performance standard cannot be supported.

Aerojet Comment:
The parcel in Aerojet's application is located on the <u>southern boundary</u> of the SPA, which is excluded from the single story requirement. In addition, the adjacent residences are all two-story.

d. *SPA Standard:*
The development shall have a maximum of three vehicular access points onto Coloma Road and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrian access to Coloma Road shall be provided in a manner which minimizes walking distance to bus stops.

Staff Report:
There are two vehicular access points, one facing Coloma Rd., and the other taken through the church parking lot. There is existing pedestrian access on Coloma Rd.

October 12 Resolution:
There are two vehicular access points to serve the new project, one existing on the church site and one new access point on the subject property, facing Coloma Rd. to serve the new development. There is existing pedestrian access on Coloma Rd.

Aerojet Comment:
None

e. *SPA Standard:*
A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.

Staff Report:
An all-weather marker can be installed and a Condition of Approval added requiring the installation as approved by the Planning Director.

October 12 Resolution:
An all-weather marker can be installed signifying the historical value of the Williamson Ranch, should the project receive approval.

Aerojet Comment:
None

f. *SPA Standard:*
If commercial uses are developed, only one monument sign not to exceed eight (8) feet in height and thirty-six (36) square feet in area, is permitted.

Staff Report:
There will not be any monument signs on-site.

October 12 Resolution:
There will not be any monument signs on-site identifying the treatment facility, should the project receive approval.

Aerojet Comment:
None

Section 501-145

a). *SPA Standard:*
The area which encompasses this Special Planning Area is the last remaining portion of the Williamson Family Ranch, which was established on the site in the 1850's. In addition to its historic value, the property has aesthetic value due to the mature fruit and nut orchard which exists on site.

Staff Report:
Existing fruit and nut trees are dead. As part of the proposed development, dead trees will be removed from the site and landscaping will be upgraded.

October 12 Resolution:
Existing fruit and nut trees would need to be removed as part of the proposed development. Tree removal detracts from the aesthetic appeal and the intent of the Williamson Ranch SPA Guidelines. The Williamson Ranch area is developed with single family residential and a church, the proposed facility would not be in character with the neighborhood, even though the applicant's proposal attempted to mimic the architectural design of the Church of Christ. This finding can not be supported.

Aerojet Comment:
It is Aerojet's understanding that the September Staff Report comment came after consulting with the City Arborist. The existing fruit and nut trees are in very poor condition, and well past life expectancy. They would be removed for any development of this site.

b) *SPA Standard:*
The unique historic and aesthetic qualities of the site would not be adequately protected if development were to be permitted according to standards of the adopted residential and commercial land use zones.

Staff Report:
The project meets the development standards specific to the Willlamson Ranch SPA. The project is consistent with height and setback standards as well as site access requirements.

October 12 Resolution:
The project would generally meet the development standards of the Williamson Ranch SPA, if the project was a residential unit. The building proposed is not residential in nature, would promote large service trucks for maintaining the treatment facility and would not adequately protect the unique historic and aesthetic qualities of the neighborhood by removing fruit trees that represent the last vestiges of the ranch operation. This finding cannot be supported.

Aerojet Comment:
The proposed project would tastefully match, or be an upgrade to the numerous churches that currently line Coloma Road. As discussed above, the large service trucks would visit the site at intervals of several months. These trucks are similar to moving vans, which commonly enter the adjacent residential neighborhood. As described above, the fruit and nut trees were evaluated by the City Arborist prior to the September 28 Staff Report, and were subsequently described as 'dead.'

c) *SPA Standard:*
The site which consists of 36 acres is sufficiently large to accommodate urban uses in a manner sensitive to the site's special characteristics while allowing development which is compatible with the existing intensity of development in the vicinity.

Staff Report:
The proposed development is compatible with the surrounding area. The proposed use is low-intensity and is not expected to generate traffic.

October 12 Resolution:
The proposed facility would increase the intensity of the land use. The land is currently vacant and is zoned RD-5. The water treatment facility is a conditionally allowed use and must meet the findings of Zoning Code Section 110-30. The Planning Commission received testimony from the neighbors that the project is not in keeping with the intent of the Williamson SPA. This finding cannot be supported.

Aerojet Comment:
The proposed use is low intensity and will generate less traffic than residences that could occupy the lot.

d) *SPA Standard:*
The uses permitted and development criteria described herein provide for a reasonable use of the land and will not result in undue hardship on property owners within the Special Planning Area.

Staff Report:
The proposed uses are permitted by the Rancho Cordova Zoning Code. This existing site is constrained and allows for limited development. The proposed project has minimal impacts.

October 12 Resolution:
The project proposes to locate a high capacity water treatment facility within a developed residential neighborhood and located on a prominent corridor within Rancho Cordova. Due to the lack of evidence to support that this location is the only viable location for this facility, the neighbors within the immediate area expressed strong concern and objection to the placement of the treatment facility at this location. They objected to its very visible location, the close proximity to residential units, the concern that the facility would impact their property values, would incur undue hardship upon their neighborhood.

Aerojet Comment:
The plant has been designed to be aesthetically pleasing, with no noticeable odors or noise. At the public meeting held by Aerojet on August 15, a neighbor of a nearby treatment plant testified that the treatment plant was 'the best neighbor I've ever had.'

As demonstrated by the September 28, 2006 staff report, the Aerojet application meets the requirements of Section 501-144 and Section 501-145 in the Williamson Ranch Special Planning Area.

2. Conditional Use Permit

The Aerojet application meets the requirements for a conditional use permit in that the establishment, maintenance or operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. In the following, Aerojet responds to the following issues in the October 12 Draft Resolution.

Impacts on the Surrounding Area

This Conditional Use Permit (CUP) will allow Aerojet to proceed with the clean-up of chemicals in groundwater that have migrated westward from the Aerojet site. Aerojet is performing this activity under the direction of the United States Environmental Protection Agency (US EPA). Throughout this application process, Aerojet has worked diligently with staff and has engaged in conversations with members of the community to address the real and perceived concerns of the community, taking specific steps in design and planning of the facility to ensure the remedial activities are conducted with minimal visual and noise impacts, and ensure the facility and required landscaping fits into the character of the surrounding area.

At the September 28 Public Hearing, Aerojet presented numerous alternative locations that have been evaluated. There is very little open space in this part of Rancho Cordova on which to build a treatment plant. Attached to this letter is a chronological account of the site selection process that Aerojet pursued for over two years.

Staff's September 28 report states that analysis of the proposed project and the inclusion of Conditions of Approval ensure that there will be no negative impacts and the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the surrounding neighborhood.

Aerojet would also call the Planning Commission's attention to the October 2, 2006 letter from Alex MacDonald, Senior Engineer of the Central Valley Region of the Regional Water Quality Control Board (RWQCB). Mr. MacDonald is the RWQCB's representative overseeing Aerojet's activities. Mr. MacDonald questions the precedent that would be set based on comments from a member of the Planning Commission. This comment indicates that a CUP cannot be granted given the objections of the local residents. Is it the intention of the City of Rancho Cordova to set policy that any public opposition to a CUP is grounds in of itself for denial? A copy of Mr. MacDonald's letter is attached to this response.

Compatibility with the Williams Ranch SPA

The October 12 resolution states that compatibility is an issue as this is located within a residential neighborhood. This facility should not be considered as being located within a residential neighborhood. This proposed facility would be on Coloma Road, a major thoroughfare within the City of Rancho Cordova. Other properties along Coloma Road are zoned commercial, office and retail – all of which are a more intense land use than residential zoning – and are immediately abutting other residential neighborhoods. The nature of this proposed facility is well within the character of Coloma Road.

Overall Groundwater Strategy

Over the past five years, Aerojet has held several public meetings to discuss the nature of the remediation plan for the Western Groundwater Operable unit, including frequent updates at the EPA-facilitated Community Advisory Group meetings held every two months (now being held at Rancho Cordova City Hall). These meetings are open to the public, and are advertised in the local newspaper. Aerojet has also given an overview of our remediation strategy at previous City Council meetings.

Because of the nature of groundwater remediation, it is difficult to identify specific locations for pipelines and extraction wells months and years in advance, because of the nature of how the chemicals migrate through the groundwater. Aerojet can provide general plans for the capture and treatment, but specific pipeline routes and

well locations are dependent upon extensive groundwater monitoring and modeling – activities that take place at varying times in Aerojet's process. We ask the city staff to note the nature of these activities is why Aerojet processes the pipeline routes through a separate permit and noticing process, so the information is as current as possible. Aerojet will gladly provide information that is as current as possible to city staff that reflects current remediation strategy, and will keep staff apprised of significant revisions.

Aerojet will be happy to meet with City staff to present remediation strategy and answer questions.

3. **Development Plan Review**

While not a part of the findings or evidence within the October 12 Draft Resolution, Aerojet maintains our application is consistent with the City's Design Review Ordinance, as stated by the findings and evidence in the September 28, 2006 staff report.

a) *Finding:*
High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
Staff Report:
The applicant has proposed a facade consistent with the architecture of Cordova Church of Christ. The building features a red tile Spanish roof and a wrap around covered porch detail. Column details are featured around the building perimeter and extend beyond the building frontage. The roll-up door entry is articulated with a pitched roof that extends 3 ft. in front of the main building. The door detail also employs the rounded-entry feature present around the entire building. Landscaping between column details provides an additional enhancement to the front appearance. A fence will be installed along the property line, further shielding activity form view.

b) *Finding:*
Building designs that maintain human scale and interest.
Staff Report:
The proposed building maintains human scale and is in proportion with the neighboring structure. The building is 29' tall and maintains aesthetic continuity with the church design while shielding related treatment activity from view. The full enclosure completely screens remediation activity from public view.

c) *Finding:*
Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
Staff Report:
The architecture is consistent with the Cordova Church of Christ. The building features similar architectural details including red tile Spanish roof, stucco exterior, articulated columns on all four sides of the building, varied paint details, and openings complemented with landscaping. The design, setback, and landscaping of the building further shield remediation equipment.

d) *Finding:*
Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
Staff Report:
See c) above.

e) *Finding:*
Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
Staff Report:
The proposed materials and architectural features will provide visual interest to the building and surrounding area. The proposed architecture distinguishes the site and provides visual interest from

each elevation. The color palette nicely decorates the building and complements neighboring structures.

f) *Finding:*
Incorporate quality site design, including landscaping, signage and other elements of site design.
Staff Report:
The applicant is proposing an extensive landscape upgrade with new trees and shrubbery, removing dead trees on site. Oaks trees will remain on-site.

As demonstrated, the findings within the September 28 staff report are accurate and still valid.

In summary, Aerojet maintains the facts contained in the September 28, 2006 staff report directly contradict the evidence presented in the October 12 Draft Resolution. The new findings of the October 12 Draft Resolution cannot be supported by the evidence within. Aerojet respectfully recommends that the Rancho Cordova Planning Commission follow and accept staff's original recommendation for approval of Project #RC 06-232, based on the findings and evidence contained in the September 28, 2006 staff report.

We sincerely appreciate the time and attention this project has been given by city staff. We believe the thorough analysis presented by staff on September 28 demonstrates this project is not detrimental to the health, safety or general welfare of the public. On the contrary, this project is necessary to protect the drinking water supply of the community, halt the movement of chemicals and restore the groundwater aquifer – all of which are in the best interests of the City of Rancho Cordova and her residents.

If you have any questions or comments, please contact Mr. Alan Jackson of Aerojet Environmental at 355-3822.

Sincerely,

Gerald Swanick
Director, Environmental Remediation

Enclosures
C: George Phillip, Esq.
Charles Berrey, US EPA, Region 9
Alex MacDonald, RWQCB
Cyrus Abhar, City Engineer

AEROJET

Questions and Answers
Coloma Road Groundwater Extraction and Treatment System

Construction

Why is this pipeline and treatment plant needed?

In order to further protect drinking water sources in Rancho Cordova, Aerojet needs to halt the westward movement of contaminated groundwater that has come from deep under the Aerojet facility. This is accomplished through the implementation of a remedial action specified by the US EPA and other regulatory agencies in 2001.

The strategy involves the placement of a series of groundwater extraction wells between the Aerojet facility and drinking water sources to the west. Extraction of groundwater from these wells is intended to prevent the further westward migration of contaminated groundwater. The location of these extraction wells is selected based on presence of contaminants in groundwater and the rate of groundwater migration.

Extracted groundwater is piped to a treatment facility where it is then treated to stringent government imposed standards. The treated groundwater is discharged to storm drains under a permit issued by the State Regional Water Quality Control Board. Aerojet has installed several of these systems in other parts of Rancho Cordova and Gold River as well as five large treatment facilities on the Aerojet plant.

How long will construction take?

Construction of the treatment facility and pipeline will take up to six months to complete. Construction activities are limited to daytime hours. Traffic controls may be needed during pipeline construction, but reasonable efforts are made to minimize inconvenience to the community.

Will construction impede traffic?

Construction of the proposed groundwater treatment facility is on private property and should not impede local traffic patterns at all. Construction of the water pipeline may require temporary lane and sidewalk closures, however construction will only be allowed during daytime hours and roads will be returned to accessible conditions during non-construction hours.

What is an "RD-5" zoning designation?

The RD-5 is a zoning designation within the Sacramento County Zoning Code. RD-5 stands for Residential Dwelling – 5 units per Acre. This designation means that the underlying land is permitted for residential development. Details of the zoning regulation may be found at
http://www.cityofranchocordova.org/documents/planning/zoning_code/RC%20-%20Title2%20-%20chapter%2015.htm#6

Is the treatment facility allowed in RD-5 zoned areas?

Yes. Similar to the operation of public utilities, the treatment plant is considered as a "public special use" according to Section 301-13 of the Sacramento County Zoning Code. These types of uses are allowed in RD-5 zoned areas with a conditional use permit.

Is the facility considered industrial?

No. The proposed facility is comparable to a public service utility and is not industrial in that it does not manufacture or produce durable goods for resale.

Why is the treatment plant CEQA exempt?

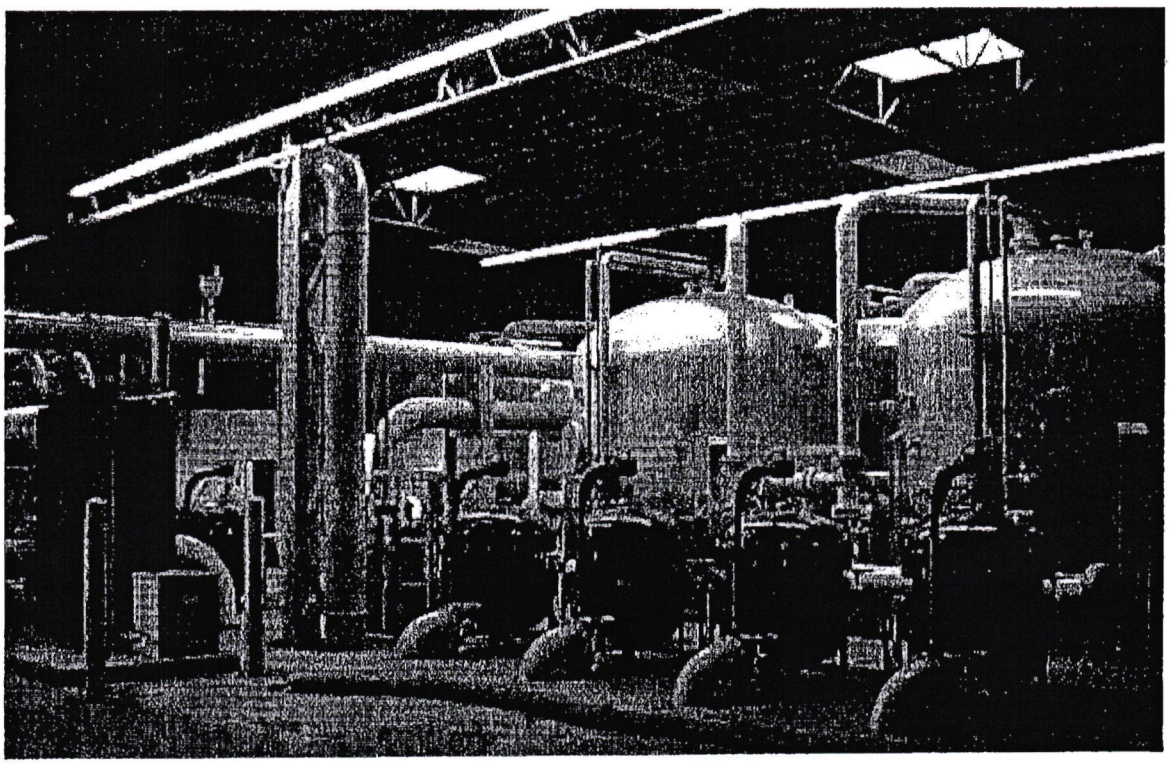
The entire remedial investigation and feasibility study (RI/FS) for contaminated groundwater located to the west of the Aerojet property underwent a public notification and environmental assessment process in 2000 and 2001, which is equivalent to CEQA. Projects that are designed to protect the environment and resources or are part of a State or Federal environmental cleanup order are categorically exempt from the CEQA process. Rancho Cordova Planning staff was provided with a completed Environmental Questionnaire as part of the Conditional Use Permit application package.

Can the treatment plant be installed in a different location?

A number of locations were considered prior to the final selection of this location. The treatment plant location was selected to be close to extraction wells. This location minimizes pipeline lengths within streets to minimize disruption to the community.

What will the treatment plant look like? Will it blend into the neighborhood?

Aerojet is working with the community and planning staff from the City of Rancho Cordova to make sure the facility blends into the appearance of the community.



Can the entire plant be enclosed in a building?

Yes. Upon receiving additional comments from the public and additional discussion with City Planning Staff, construction plans were modified so that the filter vessels will now be enclosed within a building.

Will Aerojet be allowed to increase the size the treatment plant after it is installed?

No. Space limitations of the lot and set-back requirements do not allow for expansion of the physical size of the treatment facility. However, the treatment facility is designed with excess capacity to allow for increasing the volume of water to be received and treated by the facility.

On which side of the streets will the pipeline be installed?

The final location of the pipeline routes are determined by existing infrastructure that is already in place within the streets. Adequate separation must be maintained from existing water, electric, gas and sewer lines. At this point in time, the pipeline design is still conceptual.

Why is the pipeline installation considered a different project?

Permit requirements, and the related public notification processes, are different for wells and pipelines than for treatment plants.

Will the facility affect existing utilities?

No. The pipeline will be installed between, over and under existing utilities. The treated effluent pipeline will discharge to an existing storm drain. The discharge will be electronically automated to shut the system down during periods of heavy precipitation so it will not contribute to unsafe high volume drainage conditions.

Water Quality

Is my drinking water safe to drink?

Yes. Groundwater supplies used for drinking water in the surrounding community are routinely tested by state water quality regulators, local water entities and Aerojet to ensure they meet rigorous standards for drinking water safety established by state and federal agencies. In addition, Aerojet has installed hundreds of monitor wells in the area, and uses data collected in conjunction with sophisticated groundwater flow modeling software to track migration of contaminated groundwater. This provides Aerojet with data to develop and implement remediation systems that protect existing drinking water sources while effectively remediating affected groundwater.

Why are there chemicals in the groundwater?

Chemical handling and disposal practices during the 1950s – 1970s resulted in chemicals used for rocket manufacturing leaching into the groundwater beneath the Aerojet site. Although groundwater extraction systems were installed in the 1980s and 1990s to capture and clean groundwater contaminants, groundwater had already migrated beyond the western boundary of the Aerojet site. In its current industrial practices, Aerojet complies with industry operating and waste disposal regulations that are protective of the environment.

How is the groundwater treated?

Groundwater is pumped through treatment filter vessels containing granular activated carbon and ion exchange resins which remove TCE and perchlorate from the groundwater. Ultra-violet light is used to break down NDMA from the groundwater.

What happens to the chemicals once they are removed from the water?

The filter media within the treatment vessels acts like a "chemical magnet," drawing the chemicals out of the water as it passes through. Periodically, the filter media within the treatment vessels become saturated with the chemicals and must be replaced with new media. The old media is removed from the vessel and is either recycled for reuse, or is sent to a permitted waste disposal facility.

Is the treatment plant being installed to protect the groundwater in Carmichael?

The facility is being installed to capture the leading edge of the plume, which happens to be in Rancho Cordova. Similar facilities are being constructed in Carmichael.

Will Aerojet pay a fee to the County for use of the storm drains?

Aerojet presently has a written cooperative agreement with the Sacramento County Water Agency. Under the agreement, the discharged water becomes the property of the County of Sacramento once the chemicals have been removed. The water discharged to the storm drainage system is the property of the County. During significant storm events, the plant will be shut down.

Why is Aerojet not providing replacement water?

Aerojet has paid water purveyors for the costs necessary to replace water supply wells lost to contamination to ensure that the community has a safe and plentiful water supply.

Why can't existing old water supply wells be used for extraction of groundwater instead of drilling new ones?

The extraction wells must be deep enough and in the right location to capture the chemicals in groundwater. Many of the closed water supply wells do not meet these criteria and would not stop the westward flow of the chemicals. When a water supply well meets these criteria, it is considered for use.

Will the facility affect water quality of nearby water supply wells?

The treatment facility is used for the treatment of extracted groundwater from remotely located extraction wells. The extraction wells (extraction system) are designed to contain contaminated groundwater and maintain the water quality of nearby public water supply wells. Depending on its location with respect to the contaminant plume, it is possible that an out-of-service water supply well could be incorporated into the extraction and treatment system.

Will water containing chemicals be discharged to the storm drain?

No. The permit for the discharge of treated groundwater requires the treated water to meet very stringent discharge requirements. Chemicals are not added as part of the water treatment processes.

How long will the treatment facility be there?

The proposed groundwater extraction and treatment facility is anticipated to operate in excess of 20 years. The EPA has estimated the total restoration of the contaminated off-site aquifer to be in excess of 200 years.

What chemical concentrations are expected in the treatment plant influent and effluent?

The influent concentrations are expected to change over time as the remedy progresses. In general, contaminant concentrations are expected to be in the part-per-billion and part-per-trillion range. Treated water (effluent) will be treated to a discharge standard established by State and Federal agencies, which meets or exceeds current drinking water standards. The treated water is discharged to the County storm drain system.

Safety

Does the groundwater handled by the extraction and treatment system pose a risk to me or my family?

No. There is no exposure to untreated groundwater captured by Aerojet's remedial systems, as it is piped through a closed system to the treatment facility. Drinking water provided for public consumption is delivered through an independent system that has no physical connection with Aerojet's system. Drinking water conveyed to homes and businesses by local purveyors undergoes frequent testing by the water agencies and regulators to ensure your drinking water is safe.

How does Aerojet ensure the integrity of the pipeline system?

The pipeline construction requires performance of a hydrostatic pressure test to ensure the pipeline integrity prior to operation. In the event of a ruptured pipe during operation, the resulting pressure drop would shut down the groundwater extraction and treatment system, alerting Aerojet to a problem. Pipeline routes will be designated within public utility corridors or within the right-of-way of public streets to ensure any type of leak, however unlikely to occur, would not impact homes or businesses.

What will be done with spent filter media?

Spent filter media (ion exchange resins and granular activated carbon) will be collected by a State-licensed waste hauler and transported to a permitted off-site facility for disposal and/or recycling.

Will the treatment facility be fenced deter vandalism and vagrancy?

Yes. The facility will be equipped with silent fire and motion sensor alarms to further protect it and neighboring properties. The facility will be visited daily by maintenance personnel, providing extra monitoring and security.

Will roads affected by the pipeline installation be restored and/or improved?

The portions of the roads affected by the pipeline installation will be repaired in accordance with municipal construction standards under the direction of City/County inspectors.

Are controls in place to assure adequate treatment?

The treatment facility is fully automated to ensure adequate treatment. If a facility condition arises that may limit the treatment, the system is automatically shut down and the maintenance crew is electronically paged. Routine maintenance and water sampling ensure water treatment is occurring as designed.

Impacts and Issues

Are the well pumps noisy?

No. The extraction wells will have submerged pumps installed with motors which cannot be heard at ground level.

Will the treatment plant be noisy?

No. The treatment facility will be enclosed and it will not produce nuisance noise.

Will the treatment plant create odors?

No. There are no air emissions that result from the operation of the treatment facility.

How much additional traffic will be added to neighborhood streets to maintain this facility?

Typically, a single light-duty pick-up truck will visit the facility daily. A larger heavy-duty vehicle will visit the site approximately four to six times per year for filter media change-outs.

Will the facility and system impact property values?

The vacant lot has attracted litter, vagrancy and illicit activities which have a negative impact on the local community. By developing and maintaining the lot, property values should not be negatively affected.

What will be done to mitigate the impacts to the neighboring properties?

Upon receiving additional input from neighbors at the informational meeting and from follow-up meetings with adjacent property owners, Aerojet has modified architectural and landscaping designs to address neighbor concerns.

Why weren't the property owners within 500 feet of the pipeline notified of the Public meeting on July 27, 2006?

The public hearing at the Planning Commission meeting only pertains to the proposed construction of the treatment facility at the Church property. Pipelines are handled under separate permits with public notifications of the pipeline work provided prior to construction activities. Individuals located within 500 feet of pipeline routes will be notified of construction activities in advance of these activities.

Oversight

Are regulatory agencies from the State of California involved in Aerojet's groundwater cleanup?

Yes. In addition to the United States Environmental Protection Agency (US EPA), the California state regulatory agencies involved are the Department of Toxic Substances Control (DTSC) and the Central Valley Regional Water Quality Control Board (RWQCB), both of which fall under the umbrella of the California Environmental Protection Agency.

The state-assigned representatives overseeing remedial activities at the Aerojet Superfund Site are Ed Cargile (DTSC) and Alex MacDonald (RWQCB).

Is there a work plan describing the construction of the Treatment Plant?

Yes. Numerous work plans associated with cleanup within the Western Groundwater Operable Unit have been furnished to the regulatory agencies. The RWQCB and DTSC have copies of all work plans and supporting documentation that are available for public review.

How far northwest does the plume extend?

Groundwater contamination extends beneath the American River and into Carmichael, where two extraction and treatment systems are being designed and installed.

Who will pay for maintenance of the pipelines?

Aerojet is responsible for the costs of installation, operation, and maintenance of the influent pipelines. Per the 2003 Aerojet/Sacramento County Agreement, the County is responsible for maintaining the effluent pipelines.

Questions? Please contact:

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(916) 351-8530
timothy.murphy@gencorp.com

Alan Jackson
Aerojet Environmental Remediation Department
(916) 355-3822
alan.jackson@aerojet.com

Rob Fagerness
Consultant, Central Valley Environmental
(916) 863-1785
rfagerness@pacbell.net

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Robert McGarvey
Mayor
David Sander
Vice Mayor
Dan Skoglund
Councilmember
Linda Budge
Councilmember
Ken Cooley
Councilmember

Planning Department

May 18, 2006

Central Valley Environmental Inc.
Rob Fagerness
9718 Fair Oaks Blvd. # C
Fair Oaks, CA 95628

Re: Aerojet GET KA
Project No. RC-06-232

Dear Mr. Fagerness:

Planning staff has reviewed your proposal for a Conditional Use Permit (CUP) and Tentative Parcel Map (TPM) for Aerojet GET KA at 10555 Coloma Rd. The application is complete and has been circulated to all the City's commenting departments. Staff is waiting for the comment period to expire before scheduling a Planning Commission hearing date. You will be notified when the meeting date and time has been determined.

If you have further questions, please call me at (916) 851-8757.

Sincerely,

Anne Hersch
Planning Department

California Regional Water Quality Control Board
Central Valley Region

Robert Schneider, Chair

Linda Adams
Secretary for Environmental Protection

Sacramento Main Office
Internet Address: http://www.swrcb.ca.gov/~rwqcb5/home.html
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Phone (916) 464-3291 • FAX (916) 464-4797

Arnold Schwarzenegger
Governor

AEROJET
Environmental Operations

OCT 0 9 2006

RECEIVED

2 October 2006

Paul Junker
Planning Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

AEROJET GET KA PROPOSAL, 10555 COLOMA ROAD (APN 056-0010-010) PLANNING COMMISSION MEETING

I attended the subject meeting of the Rancho Cordova Planning Commission (Commission) on 28 September 2006. Thank you for running a well-organized and civil meeting on this emotional issue for portions of the Rancho Cordova community. I will to take this opportunity to respond to some statements made by various speakers and commissioners at the meeting and hopefully provide the Commission and the Rancho Cordova City Council with valuable information that will assist them in making decisions on this project, and similar projects, in the future.

I understand that both the Commission and Council are cognizant of the need for the project that will halt further spread of the contaminant plume emanating from Aerojet into the northern portion of Rancho Cordova. I also understand that the Commission and Council are aware of the need to keep this project moving forward as expeditiously as possible in order to minimize loss of water supplies for the community. I will attempt to not belabor those points. However, I want to note that over a year has been spent to date in locating and evaluating potential sites for the groundwater treatment system (GET KA) that was subject to recent Commission meeting and several water supply wells are in close proximity to plume of contaminants. Significant delays in choosing a site that is acceptable to the City, its residents, Aerojet and the regulators should be avoided as feasible. I look forward to working with City staff in quickly locating available locations that will minimize community concerns and impacts.

I now turn to the information and statements made at the 28 September 2006 Commission meeting and attempt to provide information to correct and clarify the issues as I see them. The following is not presented in order of importance, but rather as they come to mind:

1. *Citizens' Objections to Noise and Building Design.* I believe that Aerojet adequately responded to these concerns by enclosing the entire treatment facility and modifying the design to recommendations by the City planning staff. The facility, like the seven

other Aerojet and/or Boeing groundwater treatment facilities in the City would not be noisy and would conform in appearance with the surrounding community. The proposed facility at 10555 Coloma Road would look like another part of the adjacent church and much better than most of the buildings along Coloma Road. No matter the facility location, Aerojet has demonstrated a willingness to work with the City to provide an acceptable looking facility.

2. *The Facility will contain/generate hazardous waste.* The facility will not contain or generate hazardous waste. Like the other facilities in the City, the pollutants are adsorbed onto filter media (resins and activated carbon, inside of tanks. The filter materials are periodically changed via truck and are completely enclosed. If a spill of some of the material occurs it does not pose a hazard to the community and can be easily cleaned up. There are far more hazardous materials in the garages and business of the community than are on the filter materials containing the pollutants

3. *The treatment facility is not needed to control the groundwater contamination, but will be used to serve the treated water directly to the community.* There were statements at the meeting from concerned citizens that the only reason to build the treatment facility was to be able to serve the water for potable purposes directly to the community following treatment. As I attempted to clarify at the meeting, there is no plan at this time for using the water directly for potable purposes. The water is to be discharged to the American River under an NPDES permit that has been adopted by the Regional Water Quality Control Board. The water will be extracted at Freeport after it has mixed and traveled down both the American and Sacramento Rivers. Sacramento County will pipe the water across the County to a treatment facility for distribution to County customers. Through agreements with Aerojet and other water purveyors serving Rancho Cordova, a portion of the water is provided to the water purveyors to replace lost water supplies and as contingency water for potential future losses. If at sometime in the future a local water purveyor wants to consider including water produced by the treatment plant as a source of direct public supply, then they would have to proceed through the California Department of Health Services' 97-005 process to allow for the source to be added to the water purveyor's permit. This is a long, complex and public process. It is my understanding that local water purveyors are not interested in pursuing that option at this time.

The design for the remediation of the Aerojet groundwater pollution to the west in Rancho Cordova includes extraction and treatment systems in each of four areas. Each of the area systems is designed to extract and treat the groundwater pollution flowing through area. The proposed treatment plant location in Area 3 (GET KA) is designed to intercept and treat the water generally flowing westerly from Sunrise Boulevard between the American River and just below US 50. Without this system there is a containment gap between the Area 1 and Area 4 extraction and treatment systems. If uncontained the pollution will continue its west-southwest flow through western Rancho Cordova towards Geothe Park. There are many water supply wells downgradient from the existing leading edge of the plume that would be compromised by the migrating pollutants.

4. *A Conditional Use Permit should not be granted since a finding that ". . . the building, or structure applied for will not , under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood . . .".* At least one of the commissioners made a statement that given the objections from the residents of the neighborhood near the proposed GET K-A location, the criteria for allowing Conditional Use Permit cannot be met. This is rather confusing. If one person in the vicinity of a proposed project requiring a Conditional Use Permit has an objection to the project, then a Conditional Use Permit cannot be granted? With that criterion, obtaining Conditional Use Permits in City or Rancho Cordova would be extremely difficult, if not impossible. I believe that the commission is setting a dangerous precedent. At no time did any of the commissioners state which of the claims by the residents were or were not valid and therefore, the specific reasons for why the Commission would recommend denial of the Conditional Use Permit are not known. I did not observe that the commissioners were looking at the good for the entire community, which should be their charge. A more suitable location for GET K-A may be found, but what if it is not? Will the commission reverse its position and allow a recommendation to the Council that a Conditional Use Permit be granted? At any location, there will be some objection and using this criterion voiced by the commissioner for granting/denying a Conditional Use Permit would not allow the project to proceed anywhere in Rancho Cordova.

5. *Is a Negative Declaration needed no matter where the treatment facility is located?* The initial staff recommendation for the project was an exemption to CEQA that was later changed during the Commission meeting to require an Initial Study, and according to some of the discussion, a Negative Declaration. In order to keep the project moving on schedule, it needs to be known from the beginning what is required. If staff had made it known that an Initial Study is required from the project at the time of application, then the Initial Study could already have been completed before the Commission meeting. Valuable time has been lost due to this issue. It should be kept in mind that during a recent meeting between the United States Environmental Protection Agency (EPA), the Regional Board with City staff it was stated by EPA that under Superfund, permits are not required as long as compliance with the substantive requirements of a permit is adhered to. The project in question is part of a Superfund remediation. Aerojet and regulatory agency staff will continue to work with City staff to obtain, in a reasonable time, a suitable location for GET K-A. If a CEQA document is to be drafted, then that process should begun immediately so as to not cause further unnecessary delays.

6. *Proposed treatment plant location in Cordova Parks and Recreation property.* From the discussions at the meeting it appeared that there appeared there was a belief by the Commission that property owned by Cordova Parks would be more suitable for the treatment facility. Aerojet's original preferred location was in Hagan Park and lengthy discussions with Cordova Parks took place. In the end, other options were considered due to the conditions that were placed on a site location in Hagan Park. One of the other options included Federspiel Park, owned by Cordova Parks. That location has the same limitations regarding nearby residences as the Coloma Road location discussed at the meeting and has a much higher price tag. Therefore, the Coloma Road location was preferred. We hope to enlist City support in working with Aerojet

and Cordova Parks in obtaining a suitable location for a treatment facility in Hagan Park, while at the same time attempting to find additional locations for consideration. Aerojet and the regulatory agencies share with the City the goal of minimizing the impacts on the community. That is why Hagan Park was the original preferred location even though there would be a much greater length of pipe needed for that location.

Thank you for your time. I reiterate my offer presented to City staff to provide periodic updates to the City Council regarding the Aerojet and/or Boeing remediation project status. I believe that the better that the City has been informed, there will be fewer complications in resolving issue regarding the projects.

If you have any questions regarding this matter, please call me at (916) 464-4625 or by e-mail at amacdonald@waterboards.ca.gov.

ALEXANDER MACDONALD
Senior Engineer

cc: Charles Berrey, United States Environmental Protection Agency, San Francisco
Penny McDaniel, United States Environmental Protection Agency, San Francisco
Ed Cargile, Department of Toxic Substances Control, Sacramento
Gerry Swanick, Aerojet-General Corporation, Sacramento
Bob McGarvey, City of Rancho Cordova, Rancho Cordova
Ted Gabler, City of Rancho Cordova, Rancho Cordova
Cyrus Abhar, City of Rancho Cordova, Rancho Cordova

Chronology of Western Groundwater Operable Unit (WGOU), Area 3

Nov 2000	USEPA publicly releases the Remedial Investigation/Feasibility Study (RI/FS) with alternative plans for the cleanup of the groundwater contamination plume in the Western Groundwater Operable Unit (WGOU).
Nov 3, 2000	Notice of availability and public hearings published in Sacramento Bee and Grapevine
Dec 7, 2000	EPA Public Hearing Meeting #1
Jan 17, 2001	EPA Public Hearing Meeting #2
Mar 22, 2001	Formation of Community Advisory Group (CAG)
Jul 20, 2001	USEPA Record of Decision for the Selected WGOU remedy released to public. Recommends pump and treat as favored alternative for groundwater cleanup in Rancho Cordova and Gold River.
Aug 7, 2002	US Environmental Protection Agency, Region IX (EPA) releases Unilateral Administrative Order to Aerojet General Corporation for Remedial Design and Remedial Action (Docket Number 2002-13) and Statement of Work for the Aerojet WGOU.
Nov 12, 2002	Aerojet and Central Valley Environmental Incorporated (CVEI) provide Pre-Final Remedial Design/Remedial Action Work Plan for the WGOU to EPA. This plan established the process of how the remedial design and remedial action will proceed within the three sub areas of the WGOU.
Mar 27, 2003	Pre-Application Planning Meeting with Sacramento County Planning and Community Development Department to discuss use permitting process in Gold River and Rancho Cordova. Gold River (GET J) treatment facility use permit will be processed through County. Treatment facilities located within Rancho Cordova will require use permitting through City after July 1, 2003.
May 23, 2003	Aerojet WGOU Conceptual/Preliminary Remedial Design Submittal to USEPA. Submittal provides the conceptual remedial design for the three sub areas within the WGOU. Area 3 design proposes two extraction wells and a single treatment facility.
Jul 1, 2003	Planning Department begins accepting applications for work within City of Rancho Cordova.
Jul 14, 2003	Sentinel well #30222-24 confirms presence of groundwater contaminant NDMA near Rossmoor Bar (within northern portion of WGOU Area 3). The identification of this contaminant at this location is unexpected and will likely have ramifications to the Conceptual/Preliminary remedial design in Area 3.
Aug 28, 2003	Meeting with City of Rancho Cordova Planning (Bill Campbell) and brief visit by City Engineer (Cyrus Abhar), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to discuss use permit process and two proposed interim groundwater treatment facilities in Rancho Cordova (Zinfandel Drive and Reserve Drive GETs). City will require Conditional Use Permit application to be filed for proposed treatment facilities.
Sep 2, 2003	Lease agreement between St. Clements Episcopal Church and Aerojet signed (Zinfandel Drive GET location).

Chronology of Western Groundwater Operable Unit (WGOU), Area 3 (Continued)

Sep 26, 2003	Submit Area 3, Conditional Use Permit Application for Area 3, Zinfandel Drive GET and Area 1 Reserve Drive GET submitted to City of Rancho Cordova Planning Staff (Bill Campbell).
Oct 6, 2003	E-mail correspondence between City Planning (Campbell) and CVEI (Fagerness) regarding wall height, and setback requirements for Zinfandel GET. (6-foot wall height limit if located on property line, CMU type of design comparable to that proposed at Reserve Drive GET).
Oct 7, 2003	Public information meeting at St. Clements Church: Aerojet (Fegan, Jackson & Murphy), CVEI (Fagerness), EPA (Don Hodge), City Council (McGarvey & Budge), City Planning (Campbell) with church neighbors to discuss proposed Zinfandel GET facility.
Oct 9, 2003	Meeting with City Planning (Campbell), Aerojet (Jackson), and CVEI (Fagerness) to finalize wall and cap stone designs and prep graphics for up coming council meeting.
Oct 10, 2003	Follow-up meeting Aerojet (Jackson & Murphy), CVEI (Fagerness), Church (Greg Voetcsh) with adjacent neighbors of proposed Zinfandel Drive GET facility. Discuss specific concerns including: fence/wall height & style considerations, security, setback requirements, and landscaping.
Oct 20, 2003	City Council Meeting to publicly hear conditional use permit applications for Zinfandel and Reserve Drive GETs. City Council requests more detail on landscape, walls and additional information on discharge of water to open drainage ditch (at Zinfandel GET). Also, Council request city staff to split the item into two separate projects. Item was moved to be continued at November 3, 2006.
Oct 22, 2003	Meeting with City Planning (Campbell), Aerojet (Jackson), and CVEI (Fagerness) to discuss landscape and additional wall details for both GET facilities.
Oct 29, 2003	Meeting with City Planning (Campbell), City Engineer (Abhar), Aerojet (Fegan), CVEI (Fagerness) to discuss specifics of Zinfandel GET treated water discharges to Rancho Cordova open ditch drainage channel. CVEI (Fagerness) presents pictures and calculations to City staff demonstrating that Zinfandel GET discharge will produce approximately 1-inch deep flow within the open channel. City staff recommended that an informational meeting prior to the regular City Council meeting be presented.
Nov 3, 2003	Special Work Session Meeting with City Council. Aerojet (Gerry Swanick) presentation to City Council members providing background information of the WGOU cleanup efforts, and long-term remediation plan for planned well sites and treatment within Rancho Cordova. Sacramento County Dept. Water Resources (Herb Neideberger) briefly discusses water agreement between Aerojet and County.
Nov 3, 2003	Regular City Council Meeting where proposal for conditional use permits for Reserve Drive and Zinfandel Drive GETs are publicly heard. Reserve Drive GET is approved (Resolution 66-2003). Resolution could not be reached on

	Zinfandel Drive GET due to Councilman Cooley's objections to the treated water being discharged to open channel, item is unanimously voted to be continued at November 17 regular Council meeting where additional information on alternative discharge options will be discussed.
Nov 17, 2003	Regular City Council Meeting where proposal for conditional use permit for Zinfandel Drive GET is publicly heard. Aerojet (Tim Murphy) presents discussion of alternative discharge options. Quality of discharge is also discussed. Best alternative is to tie into on-site drainage which flows to open channel and then to river. Resolution 70-2003 is approved 4-1 with one Council Member (Cooley) objection.
Dec 18, 2003	EPA directive to Aerojet "Notice of Need for Additional Response Action". Direction from EPA for Aerojet to prepare a Work Plan to determine extent of contamination within Area 3 and augment preliminary conceptual preliminary design within Area 3.
Jan 21, 2004	Aerojet sends construction notification letter to residents within 500 feet of Zinfandel GET treatment facility construction site.
Mar 3, 2004	Additional Response Action Draft Work Plan submitted by Aerojet to USEPA. Recommends additional data collection activities to verify extent of groundwater contamination within and north of Area 3. Work Plan also proposes to use new data as they become available to update and expand groundwater flow model. Work Plan acknowledges that with revised groundwater flow modeling, the Conceptual/Preliminary remedial design for Area 3 will likely have to be modified.
Apr 7, 2004	EPA approval of Additional Response Actions (ARA) Draft Work Plan.
Aug 2004	Western Groundwater Cleanup 2004 Progress Report (10-page informational flyer) sent out by EPA to the public and local officials regarding status of WGOU cleanup. Flyer provides details of conceptual/preliminary designs in WGOU Areas 1, 2, and 3. Flyer indicates that the long-term plan for Area 3 is pending modification which will select final number of wells and pipeline.
Sep 1, 2004	Groundwater treatment facility at St. Clement Church (Zinfandel GET) becomes operational.
Dec 22, 2004	Draft ARA Report submitted to EPA. Additional data collected under the approved ARA Work Plan provided a basis for this report. With these additional data, the extent of groundwater contamination within northern Rancho Cordova (Area 3) becomes better defined. Groundwater contamination is also identified north of the American River in Carmichael (Area 4). The revised information is used to update the groundwater flow model and the number of extraction wells within Area 3 increases from 2 to 6.
Jan 2005	Councilmember Budge suggests possible site at CRPD Maintenance Facility in Hagan Park .
Feb 1, 2005	The need for a larger more central groundwater treatment facility is evident and the search to site such a facility begins.

Chronology of Western Groundwater Operable Unit (WGOU), Area 3 (Continued)

Mar 23, 2005	Meeting with CRPD staff (Lee Frechette & Greg Foell), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to discuss the possibility of locating an Area 3 treatment facility adjacent to CRPD Maintenance Facility within Hagan Park. CRPD staff will have to present idea to its Board of Directors for determination.
Jun 3, 2005	Aerojet (Fegan) e-mail correspondence to Sacramento County Dept. Water Resources (John Coppola) requesting discussion of possible lease agreement of county property located adjacent and east of Hagan Park for use as treatment facility.
Jun 20, 2005	Aerojet (Fegan) written request to Sacramento County Real Estate Division (Clark Whitten) for possible license or lease agreement for installation on pipeline within County Property (Parkway). Request is hinged on possibility of locating treatment facility adjacent to CRPD maintenance facility and requiring access to install discharge pipeline to open drainage channel.
Jun 22, 2005	Aerojet (Fegan) and CVEI (Fagerness) present Hagan Park access request to CRPD Board of Directors. Board states that long-term plans for maintenance facility are unknown and that other locations within Hagan Park should be evaluated by Aerojet and CRPD staff.
Jul 21, 2005	Additional meetings with CRPD staff (Frechette), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to discuss two new alternative Hagan Park locations. Alternative 1: adjacent to American River Bike Trail and Sacramento Live Steamers facility. Alternative 2: Near American River Bike Trail and north of existing sewage pump station (end of Chase Drive).
Jun-Aug 2005	Additional groundwater monitoring data from new monitoring wells further delineate groundwater contamination within Areas 3 and 4. Revised groundwater flow modeling suggests that a total of six remedial extraction well locations are now required to protect the existing water supply wells within Area 3.
Aug 3, 2005	Meeting with Aerojet (Fegan & Jackson), Real Estate Attorney (Bill Hunter), CVEI (Fagerness) with CRPD (Foell and Frechette) to discuss language of possible access/lease agreements.
Aug 24, 2005	Field meeting Aerojet (Jackson), Stantec (Estes & Josifek), CVEI (Fagerness) to discuss merits of alternative locations within Hagan Park.
Aug-Sep 2005	CVEI evaluates proposed (modeled) groundwater extraction wells locations within Area 3. Field reconnaissance documents limited areas of sidewalks and absence of PUEs located in front of residential dwellings in this area will limit the locations of where remedial extraction wells can be installed.
Sep 22, 2005	Meeting with CRPD (Foell & Frechette), Aerojet (Fegan & Jackson) and CVEI (Fagerness) to discuss merits of treatment facility located within Federspiel Park. Loss of park open space will be frowned upon by CRPD Board. Design must be creative and not result in net loss of open space.
Oct 26, 2005	Preliminary meeting with City Planning (Anne Hersch & Campbell) and CRPD (Frechette), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to

	explore alternative sites (Cordova Church of Christ and Federspiel Park) to Hagan Park.
Oct 31, 2005	CVEI (Fagerness) contact with Church of Christ and Representing Realtor to discuss property at 10555 Coloma.
Oct-Nov 2005	Groundwater flow model is used with new information of where possible extraction wells can be installed within northern Rancho Cordova. Model runs indicate that 5 remedial extraction well locations and one out-of service water supply well will contain groundwater contamination within Area 3. However, the containment will not prevent future impacts and ultimate closure of some water supply wells within Area 3.
Nov 11, 2005	Meet with Cordova Church of Christ officials: Aerojet (Fegan & Jackson), Real Estate Attorney (Bill Hunter), CVEI (Fagerness) to pursue lease/purchase options.
Nov 14, 2005	Meeting with City Planning (Campbell & Hersch), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to further discussions of alternative site acceptability. Discuss setback and height limitations that City Planning may have.
Nov 30, 2005	Meeting with Cordova Church of Christ and Aerojet (Jackson) to negotiate lease and or purchase agreement.
Dec 6, 2005	Additional meeting with Cordova Church of Christ and Aerojet (Jackson) and negotiations of purchase agreement. Any agreement is hinged on the needed approval of a Tentative Parcel Map that will allow the split of the Church property.
Dec 14, 2005	Present Federspiel Park site to CRPD Board. Board recommends continued negotiations with Aerojet.
Jan-Feb 2006	Additional groundwater flow modeling remedial approach was developed that reduced the number of remedial extraction wells and makes use of water supply wells that become impacted to achieve hydraulic containment.
Feb 8, 2006	After review of additional groundwater modeling data and size limitations of Federspiel Park, Aerojet (Jackson) verbally indicates to CRPD (Foell) that Church is emerging as favorable location and Federspiel Park will not be further pursued with CRPD.
Mar 10, 2006	Results of hydrologic modeling (which incorporates water supply wells) is presented to EPA.
May 8, 2006	Submit application to City Planning (Hersch) for Conditional Use Permit, Tentative Parcel Map, & Design Review of Church Site.
Jul 19, 2006	CVEI (Fagerness) e-mail correspondence with City Public Works (Marilyn Phelps and Abhar) regarding encroachment permit process for pipeline within streets. Effective July 1, 2006 Rancho Cordova is now responsible for review and issuance of encroachment permits.
Jul 27, 2006	City of Rancho Cordova Planning Commission Meeting to publicly hear CUP/TPM and Design review for GET KA. Planning Commission asks

	Aerojet to provide informational meeting to "concerned neighbors", postpones action until September 28, 2006 Planning Commission Meeting.
Aug 10, 2006	Meeting with City Planning (Campbell & Hersch), Aerojet (Fegan & Jackson), CVEI (Fagerness) and Stantec (Estes) to discuss design alternatives which include possible enclosure of treatment vessels. Aerojet indicates it desires to get neighbors input prior to final design.
Aug 15, 2006	Public meeting at Cordova Church of Christ to provide information to neighboring residents.
Aug 16, 2006	Meeting with Aerojet (Jackson), CVEI (Fagerness), and City Public Works (Albert Sticker) to discuss pipeline permitting requirements. CVEI described history of pipeline permitting process with County that evolved from initial Civil Improvement Plan to encroachment permitting at the request of Sacramento County Construction Management Group. Sticker indicates that City will require Civil Improvement Plan permit process.
Aug 24, 2006	CVEI (Fagerness) privately meets with tenants (Chris and Kim Kerns) of 10632 Apple Grove Way to discuss design considerations of GET KA. Kerns are now better informed and understanding of issues and design.
Aug 24, 2006	CVEI (Fagerness) attempts to make contact with tenants of 10636 and 10640 Apple Grove Way. No response at door. Correspondence sent to owners of these two properties to set up meeting to discuss any design concerns. No response received from either property owner.
Aug 28, 2006	CVEI (Fagerness) privately meets with property owner 10632 Apple Grove Way (Dorothy Affleck) and her father (Eugene Morris) to discuss design considerations of GET KA. Owner intends to fight this action and there are no design changes that can be made to change their minds.
Aug 31, 2006	Meeting with City Planning (Campbell & Hersch), Aerojet (Fegan, Murphy, & Jackson), CVEI (Fagerness) and Stantec (Estes) to discuss design changes. City now requiring enclosure of treatment vessels to hide from public. Stantec needs to provide building x-section, 4 side profiles, revised site plan and revised landscape plan to Hersch by September 8 so they can be incorporated into staff report for Planning Commission.
Sep 12, 2006	Aerojet (Jackson) e-mail correspondence to City Public Works (Albert Stricker) and Planning Dept (Hersch) transmitting graphic of existing and proposed groundwater extraction, piping and treatment systems within WGOU.
Sep 28, 2006	City of Rancho Cordova Planning Commission Meeting to publicly hear CUP/TPM and Design Review for GET KA. Planning Commission denies request for CUP/TPM and Design Review. City Planning Director and City Legal Counsel request Initial Environmental Study be provided by City staff. Item will be heard by City Council after Initial Environmental Study is made and staff report amended.

INTRODUCTION

Several potential alternative locations for the treatment plant portion of the proposed Aerojet GET KA project (the "proposed project") have been identified by the project proponent. Two of those locations have been identified by the applicant as the most likely alternatives, were the Coloma Road site unavailable. However, no application has been received by the City for these locations and full details as to the particular design and characteristics of the facilities to be constructed have not been fully developed. The following analysis is based on information provided to the City by the project proponent concerning the likely locations and physical characteristics of the two alternative sites. Additional information was also derived from the General Plan Environmental Impact Report (GP-EIR), other reports and technical analyses in the possession of the Public Works Department and City Cultural Resources Staff.

Not all details are known about the physical characteristics of the treatment plant that would be constructed on the two alternative sites, thus a full Initial Study could not be prepared for these sites. The following analysis includes qualitative discussions of those impact areas, according to State CEQA Guidelines, Appendix G, for which there may be a different effect than that expected of the proposed project.

The following analysis is provided for informational purposes only. In the event the proposed project is denied by the City, a full environmental analysis of any alternative site (including any previously unidentified site) would be required by the City prior to approval of the project, pursuant to CEQA.

ASSUMPTIONS

Several figures are included with this analysis in order provide a visual representation of the different treatment plant locations and the associated pipelines for each alternative. **Figure 1** shows the proposed treatment plant on Coloma Road as well as the two alternative locations (discussed further below). **Figure 2** represents the proposed project including the treatment plant on Coloma Road and the associated collection and discharge pipelines. For all three possible treatment plant locations, it is assumed that the extraction wells would be located in the same location as those identified for the proposed project. Extraction well placement is based on the condition and extent of the aquifer and is largely independent of the location of the treatment plant.

This constraints analysis utilizes the following assumptions in regards to the physical characteristics and constraints of each alternative location.

ALTERNATIVE 1 – HAGAN PARK

The first alternative location for the treatment plant would be located in the maintenance area of Hagan Park, approximately 0.63 miles west of the location identified in the proposed project (see **Figure 3**). The treatment plant would likely be installed between the Cordova Recreation and Park District (CRPD) maintenance yard and an existing Sacramento Municipal Utility District (SMUD) substation in the westernmost edge of the park. The alternative site is bordered by existing residential dwellings to the east, Cordova High School to the south, and Hagan Park to the north and west.

The exact physical characteristics of the treatment plant at this alternative site are not known, as engineering has not been conducted for the site. However, it is assumed that because the

site is not located in an established neighborhood, the treatment plant would not be located in a fully enclosed building. The treatment plant would still be surrounded by a wall or fence and would incorporate the same equipment as the proposed project, including the closed vessel filtration system. As the equipment required for the treatment plant does not exceed 20 feet in height and as the alternative would not include a full-enclosed building, it is assumed the maximum height of this alternative would be lower than the proposed project.

For this alternative, all extraction wells are assumed to be located in the same locations as those in the proposed project, including the proposed well at the Cordova Church of Christ location at 10555 Coloma Road. Some rerouting of collection pipelines would be required in order to direct well flows to the alternative site, resulting in approximately 5,510 additional feet of collection pipeline. Additionally, it is assumed the treated water would be discharged along a pipeline within the American River Parkway leading east from the treatment plant site to an existing drainage ditch which drains to the American River. This alternative discharge route would require approximately 2,565 fewer feet of discharge pipeline. As the location of the treatment plant and the discharge point for this alternative site would not allow the discharge pipeline to follow the same path as collection pipelines, the discharge pipeline would not be co-located in any trenching with the collection pipeline. The lack of any co-located pipelines would result in approximately 6,175 additional feet of physical trenching (see **Table 1** below for a summary).

ALTERNATIVE 2 – FEDERSPIEL PARK

The second alternative location identified for the treatment plant is located in the easternmost limit of Federspiel Park, approximately 0.44 miles to the south of the location identified for the proposed project (see **Figure 4**). The portion of the park in which the treatment plant would likely be located contains grass and some trees. No physical improvements beyond grass and landscaping exist in this portion of the park. The alternative site is bordered on the north, east, and south by existing residential development and the remainder of the park to the west. As the alternative site is located adjacent to existing residential homes and as such would be expected to result in similar concerns with aesthetic impacts to the proposed project, it is assumed that the treatment plant would be largely similar in appearance and design to other buildings in the vicinity of the park. This would include a fully-enclosed building, full landscaping, and a visual character largely similar to the surrounding uses.

The primary advantage of this alternative site regards the existence of the Clifton Drain immediately adjacent to the site. The Clifton Drain is a fully developed storm channel that leads through the City to the west, where it crosses the American River Parkway and discharges into the American River. It has been assumed in this analysis the treatment plant would discharge treated groundwater directly into the drain, eliminating the need for discharge pipelines entirely. It is assumed all extraction wells would be located in the same locations as those identified for the proposed project. Additional collection pipelines would be required to transmit untreated water from those wells to the alternative treatment plant location. This would result in approximately 1,520 additional feet of collection pipeline and 655 additional feet of physical trenching (see **Table 1** below for a summary).

TABLE 1
PIPELINE AND TRENCH LENGTH FOR THE PROPOSED PROJECT AND ALTERNATIVES

Pipeline/Trench Type and Associated Property Affected	Length (Feet)		
	Proposed Project (Coloma Church of Christ Site)	Alternative 1 (Hagan Park Site)	Alternative 2 (Federspiel Park Site)
Collection Pipeline			
Public ROW[1]	4,465	11,000	7,410
Parkland/Open Space[2]	0	400	0
Private Property	1,615	190	190
Total Collection Pipeline	**6,080**	**11,590**	**7,600**
Discharge Pipeline			
Public ROW	1,615[3]	0	0
Parkland/Open Space	855	1,520	0
Private Property	1,615[3]	0	0
Total Discharge Pipeline	**4,085**	**1,520**	**0**
Total Trench Length[4]	**6,935**	**13,110**	**7,600**
Additional Trenching Required	-	+6,175	+665

Source: Project Proponent Submission to the City, Per the Planning Department's Request
Notes: [1]Right-of-Way. Generally refers to pipelines to be located under existing City roadways.
[2]Parklan/Open Space includes both land owned and managed by the Cordova Park and Recreation District as well as the American River Parkway Plan area, administered by the County of Sacramento.
[3]To be co-located with the collection pipeline
[4]Trench length takes into account co-location of pipelines within the same trench (Proposed Project and Alternative 2)

SUMMARY OF ALTERNATIVE IMPACTS UNDER CEQA

In order to determine the likely CEQA requirements for each alternative site identified above, including the likelihood of potentially significant effects resulting from implementation of the alternatives, City environmental staff performed an initial assessment of these two sites using the best available information as well as known and assumed physical characteristics of the alternatives. According to the information available to the City, and pursuant to the requirements and guidelines of the Public Resources Code, Section 21000 et seq. and the State CEQA Guidelines, the City has determined that neither alternative would result in a superior choice. Neither of these sites would result in any significant effects on the environment that cannot be mitigated by use of standard mitigation such as that presented in the MND for the proposed project. The three locations for the project (the proposed Coloma Road site and the two alternatives) are largely the same in impact and physical effect.

Both alternatives would result in minor differences in physical effects and environmental impacts from those described in the MND for the proposed Coloma Road site. However, these differences are not substantial and they are not expected to result in any significant impacts under CEQA. The differences between the expected impacts of the proposed Coloma Road site and the two alternative locations are summarized below. Regardless of the minor change in expected environmental effect, all impacts are expected to either be "less than significant" or

"less than significant with mitigation incorporation", pursuant to the standards of CEQA and currently utilized thresholds of significance.

IMPACT DIFFERENCES FOR ALTERNATIVE SITES

The following discussion summarizes the change in effect of each alternative site when compared with the impacts identified for the proposed project in the Aerojet GET KA Mitigated Negative Declaration (SCH #2007012082). Only those effects that would be expected to differ incrementally from those identified for the proposed project are discussed. All of the following effects are expected to result in less than significant impacts, regardless of the incremental differences between the alternatives.

I. AESTHETICS

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Alternative 1 is located in a portion of Hagan Park currently used by CRPD maintenance personnel. The addition of a typical treatment plant, with a surrounding wall or fence but no enclosing structure, would be visually similar to other buildings located in this portion of Hagan Park. Because the alternative site would be surrounded to a greater degree by buildings of similar design and use, **Alternative 1 would result in an incrementally smaller effect than the proposed project on the visual character of the site**.

Alternative 2 would be located in a largely unimproved portion of the park that is surrounded by existing homes. Assuming that the treatment plant at this location included a fully enclosed building, it is expected that **Alternative 2 would result in the same effect as the proposed project on the visual character of the site and its surroundings.**

III. AIR QUALITY

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Alternative 1 would be located immediately adjacent to Cordova High School and in very close proximity to Mills Junior High School. While the project would be located closed to these sensitive receptors, the project would not be expected to result in any significant emissions of air pollutants. Alternative 1 includes approximately 6,175 feet of additional trenching (see **Table 1** above). Additional trenching required results in additional emissions during construction of those trenches and installation of the additional pipeline. However, the addition of 6,175 feet of trenching is not expected to result in a significant increase in emissions, according to Sacramento Air Quality Management District (SMAQMD) standards. While this impact would remain less than significant, **Alternative 1 would be expected to result in incrementally higher emissions than those expected from the proposed project**.

Alternative 2 would be located within 0.16 miles of Rancho Cordova Elementary School and within 0.27 miles of Cordova Lane Elementary School. While the alternative site is located within the proximity of schools, considered sensitive receptors for air pollutants, this alternative would not emit any significant quantities of air pollutants. Alternative 2

would require approximately 665 additional feet of physical trenching, resulting in slightly higher construction emissions than those expected of the proposed project but slightly less than Alternative 1. Because of the incremental increase in trenching required, **Alternative 2 is expected to result in incrementally higher emissions than the proposed project and slightly lower emissions than Alternative 1**. Regardless of the incremental increase in emissions expected over the proposed project, the impact would be temporary in nature and would also remain less than significant.

IV. BIOLOGICAL RESOURCES

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Alternative 1 is located in greater proximity to undeveloped portions of the City, including the American River Parkway Plan area than the proposed project. These areas of the City contain greater amounts of foraging habitat for special-status bird species. Thus, the likelihood of nesting raptors occurring within proximity of the alternative site would result in a greater likelihood of the need for further mitigation or avoidance. Additionally, the alternative would require approximately 1,065 additional feet of trenching within parkland and open space, increasing the area of potential effect to nesting raptors. Therefore, **Alternative 1 would be expected to result in an incrementally larger effect than the proposed project on nesting raptors than the proposed project**. Current City Policies and standard mitigation measures such as those included in the MND for the proposed project would be expected to reduce any potential impact to a less than significant level.

Alternative 2 would discharge treated water directly into the existing drain adjacent to the site. While the overall amount of trenching required would be increased by approximately 665 feet, overland release of treated groundwater into Clifton Drain would preclude the need for installation of a discharge pipeline, eliminating nearly all of the trenching required within parkland and open space for the alternative site. As the Alternative would eliminate any pipeline construction activities within parkland and open space, **Alternative 2 would be expected to result in an incrementally smaller effect on nesting raptors than the proposed project.**

V. CULTURAL RESOURCES

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Alternative 1 would require approximately 1,065 additional feet of trenching within the American River Parkway. All of this additional trenching would be located within a sensitive area for cultural resources, as described in the General Plan EIR. As the alternative would affect a larger area within the sensitive area for cultural resources, **Alternative 1 is expected to result in an incrementally larger potential effect on cultural resources than the proposed project**. However, it is expected that standard mitigation such as that included in the MND for the proposed project would ensure that any impacts to cultural resources remain less than significant.

Alternative 2 would include discharge of treated water into the Clifton Drain and would thus require no trenching or other activities within the American River Parkway save for the installation of two extraction wells at the Rossmoor Bar entrance to the Parkway. The great reduction of effects within the sensitive area for cultural resources (the Parkway) would reduce the potential for disturbance of either known or previously undiscovered cultural resources. Therefore, it is expected that **Alternative 2 would likely result in an incrementally smaller effect on cultural resources than the proposed project**.

VII. HAZARDS AND HAZARDOUS MATERIALS

g) *Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

Compared to the proposed project, Alternative 1 would require the installation of an additional 6,535 feet of trenching under City streets, resulting in an incremental increase in temporary impacts to traffic circulation and thus emergency response in the City. Because of the larger amount of disturbance of City roadways and thus an increased potential for effects to emergency response, **Alternative 1 is expected to result in an incrementally larger temporary effect on emergency response than the proposed project**. However, in combination with the temporary nature of the effect and the requirement of a Traffic Control Plan (by Public Works) it is expected this impact would remain less than significant.

Similarly, Alternative 2 would include approximately 2,945 additional feet of trenching under City roadways than those required by the proposed project. As such, **Alternative 2 is expected to result in an incrementally larger temporary effect on emergency response than the proposed project**. However, this incremental increase would not be as great as that expected of Alternative 1. A required Traffic Control Plan would be expected to reduce this impact to less than significant as well.

XI. NOISE

a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?*

It is expected that Alternative 1 would not include a fully enclosed structure, such as that included in the proposed project. As such, construction noise generated during construction of the treatment plant would be expected to be incrementally less. However, the alternative location would require approximately 6,175 additional feet of trenching, resulting in a net incremental increase in area in which it is expected that construction noise will occur. As such, **Alternative 1 is expected to result in an incrementally larger effect resulting from construction noise than the proposed project**. Standard mitigation such as that included in the MND for the proposed project would be expected to ensure the impact remains less than significant, regardless of the incremental increase in effect.

Alternative 2 would include an enclosed structure for the treatment plant, similar to the proposed Coloma Road location, thereby reducing potential operational noise.

However, approximately 665 additional feet of trenching would be required over that identified for the proposed project. As the alternative would require a greater area of construction, **Alternative 2 is expected to result in an incrementally larger effect resulting from construction noise than the proposed project and an incrementally smaller effect than Alternative 1**. Just as with the proposed project and Alternative 1, standard mitigation would be expected to result in a less than significant impact.

XIII. PUBLIC SERVICES

Would the project result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the following public services:

d) Parks?

Construction of Alternative 1 would result in the loss of the maintenance yard currently used by the Cordova Park and Recreation District (CRPD). The loss of this site for maintenance activities would necessitate the construction of a similar facility in another location within the CRPD service area. As the alternative would require the construction of a new maintenance yard within the project vicinity, **Alternative 1 is expected to result in an incrementally larger effect related to the provision of parks than the proposed project**. Due to the relatively small amount of parkland to be replaced, physical effects from the construction of a maintenance yard similar in size and utility to the existing yard are expected to be less than significant.

Alternative 2 would likewise result in the loss of some parkland as the site identified for the treatment plant is located within an existing park. As the alternative would result in loss of parkland, **Alternative 2 is expected to result in an incrementally increased effect related to the provision of parks than the proposed project.** Similar to Alternative 1, the environmental effects related to the provision of a similar amount of parkland would be expected to remain less than significant.

XV. TRANSPORTATION/TRAFFIC

e) Would the project result in inadequate emergency access?

Vehicular access to Alternative 1 would be somewhat more restrictive than that available to the Coloma Road site. However, two routes of emergency access exist to the alternative site, directly through the park and through an access road leading through the High School site. As access controls are in place for both routes during certain times, access would be slightly more restrictive than for the proposed project. Additionally, temporary impacts to emergency access for both the project site as well as local residences could occur during trenching for installation of the collection and discharge pipelines. As the alternative would involve 6,535 additional feet of trenching within City roadways, it is assumed that **Alternative 1 would result in an incrementally increased effect related to emergency access than the proposed proejct**. An approved Traffic Control Plan, as required by Public Works, would be expected to ensure the impact would remain less than significant.

Alternative 2 would have largely similar site access compared to the proposed Coloma Road site. However, Alternative 2 would require approximately 2,945 additional feet of trenching within City roadways, resulting in a temporary impact to emergency access. Therefore, **Alternative 2 would result in an incrementally increased effect related to emergency access than the proposed project than the proposed project**. This increased effect would be slightly more than the proposed project and slightly less than Alternative 1. Similar to Alternative 1, this temporary access effect would be mitigated by an approved Traffic Control Plan, required by Public Works for any encroachment projects. Therefore, the impact would be expected to remain less than significant.

WEIGHTED COMPARISON OF ALTERNATIVES

In order to give some indication of the comparative overall environmental effect of each alternative when compared to the proposed project, the following weighted comparison has been prepared. The following weighted values are based on assumptions by the City as to the physical characteristics of the alternatives, as described in "Assumptions" above as well as available data on the locations identified for those alternatives. A full analysis, pursuant to CEQA, has not been conducted for the alternative sites. As such, the following values are preliminary in nature and may change in the future if further analysis is conducted and additional details regarding the sites and/or the characteristics of the treatment plant to be placed in those locations become known.

This comparison utilizes specific information regarding the effects of each Alternative (described above) and assigns each effect a value from 0 to 2. A value of 0 denotes an effect that would be expected to result in "no impact," as described in the State CEQA Guidelines. A value of 2 denotes an effect that would be expected to result in a potentially significant impact under CEQA. The proposed project is given a value of 1 for each effect in order to provide a baseline of comparison. As each effect of the alternatives is weighed, the effect is given a value based on its level of effect respective to the proposed project and the other alternative.

TABLE 2
COMPARISON OF ENVIRONMENTAL EFFECT – WEIGHTED SCALE

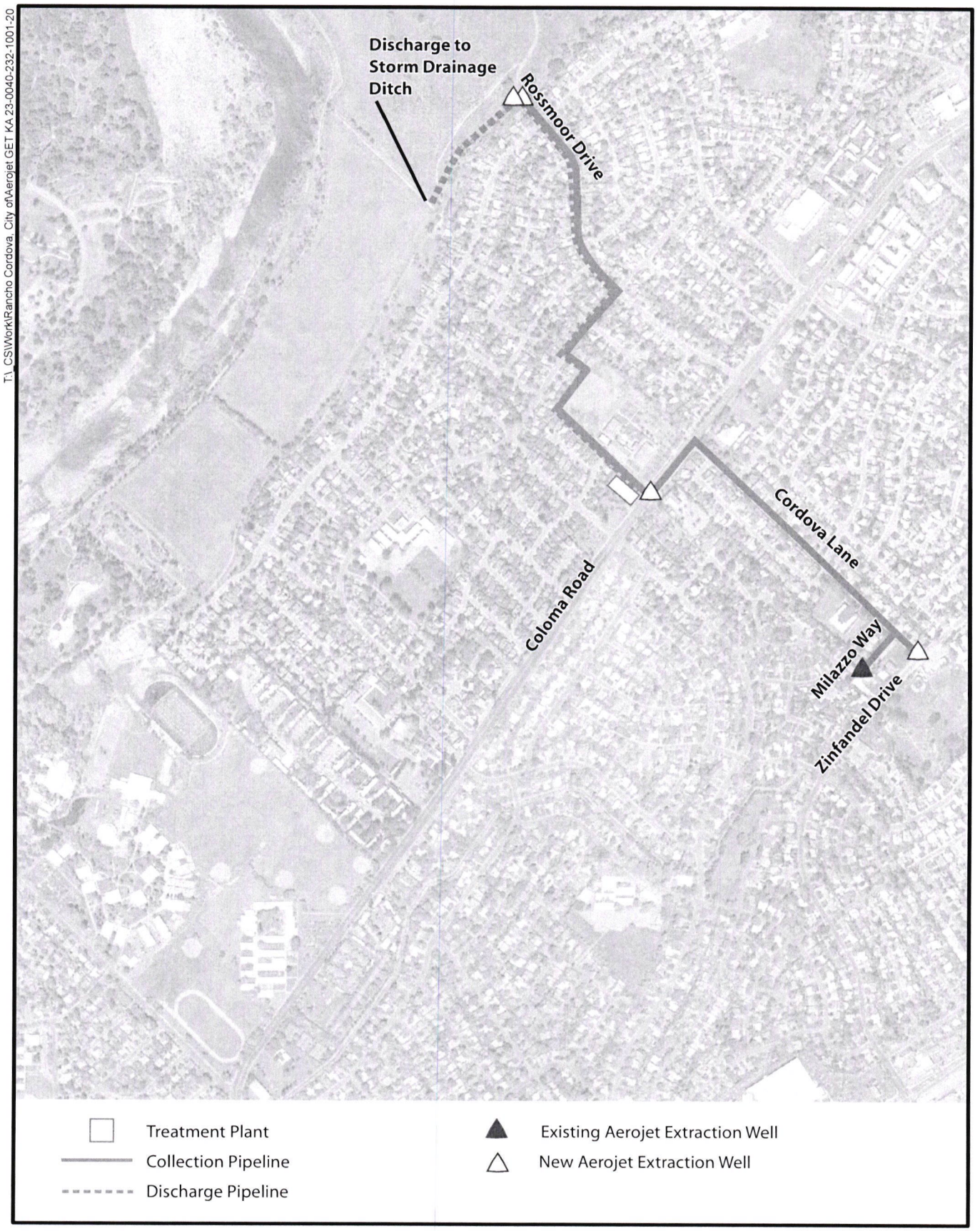
Impact Area	Proposed Project	Hagan Park	Federspiel Park
Aesthetics	1.0	0.9	1.0
Air Quality	1.0	1.2	1.1
Biological Resources	1.0	1.1	0.9
Cultural Resources	1.0	1.1	0.8
Hazards	1.0	1.2	1.1
Noise	1.0	1.2	1.1
Public Services	1.0	1.2	1.2
Traffic	1.0	1.2	1.1
Total	**8.0**	**9.1**	**8.3**

Note: No direct quantification of environmental effects resulting from the alternative locations has been conducted. Values here are based on general assumptions as to the level of effect expected, considering the information currently known about the alternative sites and specific assumptions as to the physical design and characteristics of the alternatives. All of the above effects would be expected to result in "less than significant" impacts, pursuant to CEQA and the State CEQA Guidelines.



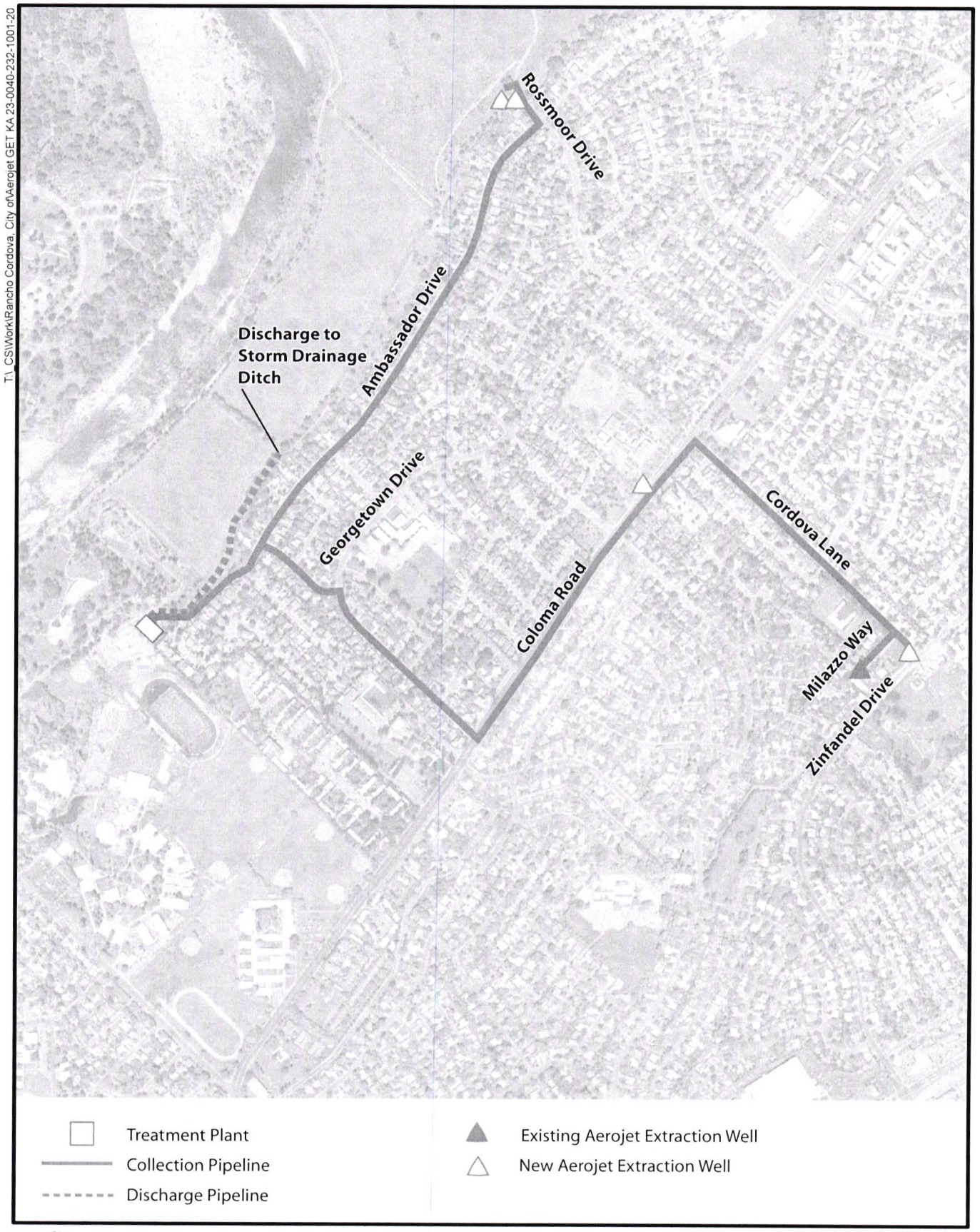
City of Rancho Cordova
Planning Department

Figure 1
Treatment Plant Locations



City of Rancho Cordova
Planning Department

Figure 2
Proposed Project (Cordova Church of Christ)



City of Rancho Cordova
Planning Department

Figure 3
Alternative 1 (Hagan Park)



City of Rancho Cordova
Planning Department

Figure 4
Alternative 2 (Federspiel Park)

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The entitlement approved by this action is for a Conditional Use Permit, Tentative Parcel Map, and Design Review to allow groundwater extraction and treatment at 10557 Coloma Rd., as described in the exhibits and attachments dated March 19, 2007.	On-going	Planning	
2.	The project shall be constructed in substantial compliance with the approved plans adopted by the City Council.	On-Going	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
4.	Applicant shall pay all outstanding costs associated with the approval of the project.	Prior to the Issuance of any Permits by the City	Finance	
5.	The building and site improvement plans shall be reviewed for architectural consistency with the approved plans by the Planning Director. The main truck entry door shall be architecturally enhanced to the satisfaction of the Planning Director. The desired design shall emulate the appearance of heavy timber carriage doors to complement the "Spanish Style" of the building.	Prior to Building Permits	Planning	

DRAFT

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
6.	On site fire protection devices, hydrants, and adequate water supply shall be installed and approved by the Metro Fire, prior to combustible materials stored on site.	Prior to Building Permits	Metro Fire	
	Prior to Final Map			
7.	Dedicate a 12.5 ft. public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of way, along Coloma Road.	Prior to Final Map	SMUD	
	Prior to Issuance of Occupancy Permit			
8.	An inspection of the finished building and site improvements shall be conducted by the Planning Director.	Prior to Occupancy	Planning	
9.	Install final site landscaping according to the approved plan. The total site landscaping shall be installed and accepted by the Planning Director, prior to occupancy of the building.	Prior to Occupancy	Planning	

DRAFT

Feburary 16th, 2007

Dear Rancho Cordova City Council Members,

We urge you to approve the GET KA on Coloma Rd, next to the Church of Christ. We support the building of this facility for the following reasons:

The 50,000 residents of the City of Rancho Cordova deserve clean water now.

You, the leaders of Rancho Cordova, need to protect the existing wells from becoming contaminated.

The citizens of Rancho Cordova cannot wait any longer for treatment to begin. Please do not allow the efforts to be become stalled, APPROVE the Aerojet GET KA RC-06-232 Project location APN 056-0011-010 10555 Coloma rd.

Sincerely,

James M. Story

Donna V. Story

Francis L Tomlinson

Feburary 19th, 2007

Dear Rancho Cordova City Council Members,

We urge you to approve the GET KA on Coloma Rd, next to the Church of Christ. We support the building of this facility for the following reasons:

The 50,000 residents of the City of Rancho Cordova deserve clean water now.

You, the leaders of Rancho Cordova, need to protect the existing wells from becoming contaminated.

The citizens of Rancho Cordova cannot wait any longer for treatment to begin. Please do not allow the efforts to be become stalled, APPROVE the Aerojet GET KA RC-06-232 Project location APN 056-0011-010 10555 Coloma rd.

Sincerely,

Ira Story

Catalina way
Rancho Cordova
CA 95670

Catherine A. Story

Diane R. Story

2521 chassella way
Rncho Cordova

Paul Story

RECEIVED
FEB 20 2007
RANCHO CORDOVA
PLANNING

November 23, 2006

Dear Rancho Cordova City Council Members, Ben Ritchie

We urge you to approve the GET KA on Coloma Rd, next to the Church of Christ. We support the building of this facility for the following reasons:

The 50,000 residents of the City of Rancho Cordova deserve clean water now.

You, the leaders of Rancho Cordova, need to protect the existing wells from becoming contaminated.

The citizens of Rancho Cordova cannot wait any longer for treatment to begin. Please do not allow the efforts to be become stalled, APPROVE the Aerojet GET KA RC-06-232 Project location APN 056-0011-010 10555 Coloma rd.

Sincerely,

Lorie A. Causer
Michael A Causer
Justin Causer

2525 Chassella Wy
Rancho Cordova
Ca 95670

Angel Ball
Gregory Ball

2511 Chassella Wy
Rancho Cordova
Ca 95670

David & Linda
Melissa Linda
Alexa Linda
Hailee Linda

10561 Dolcetto Dr.
Rancho Cordova
Calif 95670

mailed 2-17-07
Angel Ball

From: Dorothy [doro@calweb.com]
Sent: Monday, January 22, 2007 7:24 PM
To: Cori Resha
Subject: Re: Notice of Intent - Aerojet GET KA

Why do we bother to even fight City Hall. You always just do what you want anyway... Like Aerojet has done anything good for our homes or the area?! When will you stop this.

----- Original Message -----
From: Cori Resha
To: undisclosed-recipients:
Sent: Monday, January 22, 2007 3:21 PM
Subject: Notice of Intent - Aerojet GET KA

2729 Prospect Park Drive

Rancho Cordova, CA 95670

(916) 851-8700

Fax (916) 851-8787

www.cityofranchocordova.org

NOTICE OF INTENT To Adopt

A Mitigated NEGATIVE Declaration/initial study for

AEROJET GET KA, PROJECT RC-06-232

Document is available on the City website at:
http://www.cityofranchocordova.org/city_departments/planning_current_projects.html

January 19, 2007

LEAD AGENCY: City of Rancho Cordova Planning Department

Ben Ritchie, 916-361-8384

2729 Prospect Park Drive

Rancho Cordova, CA 95670

PROJECT TITLE: Aerojet GET KA

PROJECT LOCATION: The proposed project would construct a groundwater treatment facility at 10555 Coloma Road, within the City of Rancho Cordova. Extraction wells would be located at the intersection of Zinfandel Drive and Cordova Lane, and at Rossmoor Bar where Rossmoor Drive meets the American River Parkway. Collection pipelines would be installed under City streets to connect the extraction wells to the treatment facility. Discharge pipelines would convey the treated water from the treatment facility to a discharge point within the American River Parkway.

PROJECT DESCRIPTION: The proposed project would require the approval of a tentative parcel map, conditional use permit, and design review. The project would divide an existing 10-acre parcel into a 9.2-acre parcel occupied by the Cordova Church of Christ and a 0.8-acre parcel for the proposed treatment facility. A conditional use permit would allow the treatment of the extracted groundwater within residential zoning. A design review is required for the proposed 8,500 square foot treatment facility.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 30 day public review period for the Mitigated Negative Declaration/Initial Study will commence on January 19, 2007 and will end on February 20, 2007 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/Initial Study should be sent to the attention of Ben Ritchie and must be received at the above address by 5:00 PM on February 20, 2007. Copies of the Mitigated Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive in Rancho Cordova and online at www.cityofranchocordova.org.

PUBLIC MEETING: This project is scheduled to be heard before the Rancho Cordova City Council on March 5, 2007.

Cori Resha
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
916.851.8758

From: Joyce Rosenberg [joycer4437@sbcglobal.net]
Sent: Tuesday, January 23, 2007 3:40 PM
To: Cori Resha
Subject: Re: Notice of Intent - Aerojet GET KA

Thank you for your email regarding the Notice of Intent - Aerojet GET KA. I appreciate very much receiving the information on the proposed groundwater treatment facility to be located at 10555 Coloma.

As you are probably aware, the neighbors of this location have been very unhappy about the location of this project. Our feelings that we, the older residents of Rancho Cordova and less affluent than the newer Cordovans located South of Highway 50, are being treated unfairly, and our voice was not being heard by the Planning Commission. It was felt that Aerojet was railroading us and imposing their will on the "little guys" in this area.

I have checked the minutes of the Planning Commission for 2006, however see nothing on the Agenda in 2007 yet showing anything about the Aerojet GET KA and any decision to relocate the facility. Nor do I see anything mentioning a study of the entire city and the possible sites for such a facility, feeling that the 10555 Coloma site is the only location being studied and no plans for a complete study being done.

If you are in a position to inform me of any study, or any study results, please let me know. We, the neighbors, had inadequate notice of the Commission's agenda item last year, and we do not want this to happen again. Nor do we want to be ignored with respect to any citywide study for locations for groundwater facilities.

Thank you for your help, and again for sending me the Notice of Intent.

Joyce Rosenberg

--- Cori Resha <cresha@cityofranchocordova.org> wrote:

> 2729 Prospect Park Drive
>
> Rancho Cordova, CA 95670
>
> (916) 851-8700
>
> Fax (916) 851-8787
>
> www.cityofranchocordova.org
>
> NOTICE OF INTENT To Adopt
>
> A Mitigated NEGATIVE Declaration/initial study for
>
> AEROJET GET KA, PROJECT RC-06-232
>
>

> Document is available on the City website at:
>
http://www.cityofranchocordova.org/city_departments/planning_current_pro
> jects.html
>
<http://www.cityofranchocordova.org/city_departments/planning_current_pr
> ojects.html>
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>
> January 19, 2007
>
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>
> LEAD AGENCY: City of Rancho
> Cordova Planning
> Department
>
> Ben Ritchie, 916-361-8384
>
> 2729 Prospect Park
> Drive
>
>
> Rancho Cordova, CA 95670
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>
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>
> Cori Resha
> Planning Department
> City of Rancho Cordova
> 2729 Prospect Park Drive
> Rancho Cordova, CA 95670
> 916.851.8758
>
>

Sept 23,2006
Planning Commission
City of Rancho Cordova

Gentlemen:

I wish to dispute the recommendations made by the staff report in reference to the Aerojet Ground water Treatment Facility(GET KA) File RC -06-232 dated 09/28//2006.

Section I POTENTIAL LEGAL CONFLICT:

1. Recommendation 1 ,page 1 bottom.

Section 15315 of the CEQA Guidelines does not exempt land divisions when....."general plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available"....Clearly ,this division does not meet this criteria. The parcel will require an easement on the adjacent parcel for ingress and egress of the semi truck liquid transports for the treatment media exchange. The piping required for this facility does not presently exist. The facility will require installation of a 16 inch discharge line on public property. The proposal requires a variance and exception to the R-5 zoning.

The staff recommendation is in direct conflict with the CEQA

2. Recommendation 2. page 2 top.

Section 15307 of the CEQA guidelines....."consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.. .....Construction activities are not included in this exemption.' CLEARLY, this proposal is in direct conflict with Article 15307 of the CEQA.. Aerojet is not a regulatory agency. The State Regional Water Quality Control Board and the EPA are not the applicants nor do they represent themselves to be the applicant. Aerojet cannot unilaterally represent themselves as a "regulatory agency " and usurp powers not granted to them under the law.

The staff recommendation is contrary to the authority granted to them ,since Aerojet is not a regulatory agency and no powers have been authorized by state or local ordinance. It is the same concept that allows public agencies to use the Power of eminent domain, while Aerojet cannot obtain the desired properties by eminent domain process.,since they are a private corporation..

3 Recommendation 3,page 2

Section 15303 of the CEQA guidelines is rather lengthly and covers a number of construction exemptions.

This is NOT alteration of existing structures.

This is NOT a "no expansion" or negligible project. within an existing use.

This is NEW construction that will exceed the R-5 designation for this property.

This is NOT expansion or rehabilitation of an existing facility.

This expansion is greater than 50% of the existing facility since no facility exists at this time.

The staff recommendations are contrary to Article 19 of the CEQA. They should not be approved.

I would strongly urge that you personally read Article 19 of the CEQA and recognize the potential for error in approving a project of this nature with a 200 year ramification.

Section II ERRORS

. Drawings submitted in support of this permit have a number of errors.

1.Page 8 and 12 depict a truck removing the contaminated resin used for ion exchange pulled headfirst into the facility. The proposed design would only permit backing the semi- truck into the facility which would require backing across the sidewalk on Coloma Road.

2. I and Dorothy Affleck met with Robert Fagerness for several hours in early September. He was apprised of the fact that page 20 of the proposal depicts lot 146 as "open Space". This is Dorothy Affl;eck's parcel. This is her home. It is not open space.

3. Page 21 of the submittal reflect "existing wood fence" separating the industrial facility from Lots 144,145, and 146. The fence on lot 146 was paid for and installed by the owner, Dorothy Affleck. I believe that it may not be installed exactly on the property line and could be totally on lot 146. Aerojet can not rely on the existing wood fence to preclude encroachment or trespass on their property. The trees depicted on the drawings would be rooted on the Aerojet property. Who will provide the ongoing maintenance for these trees.

4. The written support documents reflect a replacement of the exchange media every couple of months. Discussions with Robert Fagerness would indicate that the exchange would be required at least once a month when the plant was at full capacity. This would

require the operation of a large air compressor to move the contaminated resin slurry into a full size tank truck for transfer to a burial site elsewhere. Pumping or blowing the solid resin beads into a tank truck is quite noisy. Of course , the truck would carry any necessary "HAZARDOUS WASTE" placards as it moves past the parochial and public junior high schools that are on Coloma Road. The charcoal filters containing the removed vapors would be removed from the filter housing and carefully placed on a truck for transfer to a disposal site. We were offered no assurances as to what we would smell or hear ,since the house is within 50 feet of the proposed action.

I would strongly recommend that you individually review the CEQA GUIDELINES. A copy of Article 19 is attached.

I am not a lawyer and I do not practice law, but I am concerned that you obtain competent legal review of the potential problems that may result from any approval of this proposal.

Eugene Morris
916-363-5889

Copy to: Planning Director to include WJ material when item goes to the City Council. Original back to City Clerk

February14, 2007

CITY OF RANCHO CORDOVA
CITY COUNCIL
PLANNING COMMISSION Attn. BEN RITCHIE
2729 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA 95670

RECEIVED
FEB 14 2007
By K.B. 4:00 p.m.

SUBJECT; AEROJET GET KA PROJECT RC-06-232
MITIGATED NEGATIVE DECLARATION/STUDY

GENTLEMEN:

I HAVE REVIEWED THE SUBJECT DOCUMENT DATED JANUARY 19, 2007 AND REQUEST THAT THIS PROJECT NOT BE APPROVED BY THE CITY COUNCIL AT IT'S REGULAR MEETING SCHEDULED FOR MARCH 5,2007.

MY OBJECTIONS TO THE PROJECT ARE AS FOLLOWS:

1. THIS PROJECT WOULD PERMIT R-5 PROPERTY TO BE USED FOR INDUSTRIAL PURPOSES. THE USE PERMIT VARIATION PREVIOUSLY GRANTED TO THE CHURCH OF CHRIST WAS IN ITSELF AN UNPERMITTED USE. THE R-5 ZONING AS ORIGINALLY AND PRESENTLY AUTHORIZED DID NOT PERMIT CHURCH USE. IT IS NOW PROPOSED TO EFFECTIVELY ZONE IT TO INDUSTRIAL. THE LIFE SPAN OF THE PROJECT COULD BE AS LONG AS 200 YEARS..

2. THE PROPOSED CONDITIONAL USE PERMIT FOR A 3000 SQUARE FOOT BUILDING IS INCONSISTENT WITH THE DRAWINGS IN THE MND. THE DIMENSIONS ON THE DRAWING WOULD ENCOMPASS 5000 SQ FEET, MORE THAN 1 ½ TMES THAT REQUESTED. THE WILLIAMSON RANCH SPA ONLY PERMITS TWO POINTS OF ACCESS ONTO COLOMA ROAD FOR THE ENTIRE ORIGINAL PLOT .. ONE ALREADY EXISTS AT MILLS RANCH DRIVE. THE CHURCH HAS ALREADY ADDED TWO ENTRANCES ONTO COLOMA ROAD. THIS ONE EXTRA COLOMA INGRESS AND EGRESS IS ALREADY IN VIOLATION OF THE ORIGINAL WILLIAMSON RANCH SPA. ONE OF THOSE FOR THE CHURCH SHOULD BE REMOVED POST HASTE . CLEARLY, ANY FURTHER COLOMA RD ACCESS WOULD NOT BE ALLOWABLE. I HAVE WITNESSED THE RESIN REMOVAL (ION EXCHANGE) FROM OTHER LOCATIONS AND A SEMI- TANK TRUCK IS USED. FIGURE 5 OF THE MND ILLUSTRATES THE TRUCK PULLED IN HEADFIRST. IT WOULD NOT BE POSSILBLE TO PLACE THE TRUCK EXCEPT BY BACKING UP. ONLY 35 FEET OF SETBACK IS PROPOSED FROM COLOMA ROAD. AGAIN, ANOTHER ACCESS POINT IS NOT PERMITTED. AEROJET HAS STATED, IN PUBLIC MEETINGS, THAT THE FACILITY MAY REQUIRE ION EXCHANGE TWICE A MONTH AT FULL CAPACITY. THIS SEMI TRUCK WOULD BE BACKED OVER THE PEDESTRIAN WALK THAT IS USED BY MOST OF THE SCHOOL

CHILDREN IN THAT AREA. THIS WOULD BE A KNOWN SAFETY HAZARD. THE SIDEWALK IS NOT DESIGNED FOR THIS WEIGHT LOADING.

3. AEROJET NEVER FULLY CONSIDERED OTHER SITES FOR THE FACILITY. THE OCT 6, 2006 REFERENCE LETTER IN THE MND (PARA 6) FROM A. MACDONALD OF THE RWQCB TO PAUL JUNKER STATES :

> "IN THE END, OTHER OPTIONS WERE CONSIDERED DUE TO THE CONDITIONS THAT WERE PLACED ON A SITE LOCATION IN HAGAN PARK. ONE OF THE OTHER OPTIONS INCLUDED FEDERSPIEL PARK OWNED BY CORDOVA PARKS. THAT LOCATION HAS THE SAME LIMITATIONS REGARDING NEARBY RESIDENCES AS THE COLOMA ROAD LOCATION DISCUSSED AT THE MEETING AND HAS A MUCH HIGHER PRICE. TAG. THEREFORE, THE COLOMA ROAD LOCATION WAS PREFERRED."

AS OF TODAY, AEROJET HAS NEVER MADE A FORMAL PROPOSAL TO THE PARK DISTRICT BOARD.,THEY HAVE NEVER PURSUED ANY PROPOSAL FOR HAGIN PARK. CLEARLY, THE COLOMA ROAD SITE WAS BASED ON MONEY A SAVING APPROACH.. THEY NOW PROPOSE TO RELAGATE THAT COST TO THE ADJACENT PROPERTY OWNERS AS A REDUCTION IN THEIR MARKET VALUES. IF TIME WERE CRITICAL,THEY SHOULD HAVE HAD A BIFURCATED APPROACH FOR A SOLUTION.

4. A BASIC GP-EIR WAS ADOPTED WHEN RANCHO CORDOVA WAS INCORPORATED. NO FURTHER STUDIES SPECIFIC TO THE COLOMA ROAD SITE HAVE BEEN MADE. NO SPECIFIC ANTHROPOLOGICAL OR BIOLOGICAL STUDIES HAVE BEEN MADE ON THIS PARCEL. SEVERAL PROTECTED RAPTOR SPECIES HAVE BEEN SEEN ON THE PROPERTY. THE MND ACKNOWLEDGES THEIR PRESENCE AND THE NESTING PERIOD WILL ARRIVE DURING THE PROPOSED CONSTRUCTION. IF THIS PROJECT IS SO CRITICAL,WHY ARE THEY DESIGNING A DELAY INTO THE PROJECT??

5. THE EIR DOES NOT ADDRESS THE ENVIRONMENTAL IMPACT OF THE INCREASED WATER DISCHARGE INTO THE DRAINAGE DITCH..THE PRESENT SEASONAL WATER FLOW WILL BE REPLACED BY A 3000 GPM YEAR ROUND STREAM. . IN ADDITION TO ERODING THE DITCH AND DUMPING THE ERODED ALLUVIAL SEDIMENTS INTO THE RIVER, THE MICRO LIFE ZONES IN THE DRAINAGE DITCH TO WHICH THE MYRIAD OF ORGANISMS HAVE ADAPTED WILL BE CHANGED FOREVER. THIS HAS NOT BEEN STUDIED OR ADDRESSED.

6. THE RESIDENTIAL SCENE WILL HAVE A NEW NOISE MAKING EYESORE. CONTRARY TO WHAT IS SHOWN ON PROJECT DRAWINGS, THE PARCEL AT THE NORTHWEST CORNER TO THE PROPOSED BUILDING IS NOT "OPEN SPACE". IT HAS A TWO STORY HOME WITH AN OWNER INSTALLED WOOD

FENCE. THE PROPOSED CONSTRUCTION WOULD ONLY BE 30 FEET FROM THE HOME. THE VIEW WILL CHANGE ; THE NOISE WILL EXIST AND THE HOME OWNER IS LEFT WITH THEIR OWN WOOD FENCE AS A DIVIDER.

7. AEROJET HAS BEEN AWARE OF THIS PROBLEM FOR MANY YEARS. AS EARLY AS 1960, EXPOSED EMPLOYEES WERE GIVEN LAB TESTS TO ASCERTAIN LIVER OR OTHER HEALTH PROBLEMS. ALTHOUGH MANY ATTEMPTS HAVE BEEN MADE TO LIMIT MIGRATION OF CONTAMINANTS, MOST HAVE NOT SUCCEEDED. AEROJET INSTALLED AN EXTRACTION AND SPRAY VAPORIZATION FACILTY NEAR WHITE ROCK AND FITZGERALD ROAD ON THE DOUGLAS PROPERTY (NOW SUBDIVIDED)TO REMOVE TCE . IT WAS LATER ABANDONED WHEN IT WAS FOUND TO HAVE RAISED THE LEVEL OF PERCHLORATES SEVERAL HUNDRED PERCENT. THIS HIGHLY CONTAMINATED LAND HAS BEEN PERMANENTLY REMOVED FROM THE POPTENTIAL FOR HUMAN USE..
I AM NOT QUESTIONING THE JUDGEMENT OF THOSE INVOLVED, BUT I DO QUESTION THE VIABILITY OF INSTALLING EXPERIMENTIAL FACILITIES IN AN R-5 AREA.

8. WE NOW HAVE STANDARDS FOR WATER USAGE THAT REFLECT YEARS OF EXPERIENCE. CONTAMINANTS THAT ARE NOW FEARED ORIGINALLY WERE NOT MEASURED AND NO LIMIT STANDARDS EXISTED. ADDITIONAL CONTAMINANTS NOW EXIST FOR WHICH MEASUREMENT METHODS ARE UNKNOWN AND THE LEVEL OF HUMAN DANGER OR TOLERANCE HAS NOT BEEN ESTABLISHED. ANY WATER THAT IS PUMPED FROM A SPECIFIC WELLHEAD WILL HAVE WATER DRAWN TO THE STRATA FROM UPSTREAM SOURCES WITHIN THE AQUIFIER . THE REPLACEMENT WATER CARRIES MORE CONTAMINANTS TO THE WELLHEAD AND THE IMMEDIATE WITHDRAW POINT OF THE AQUIFIER WILL THEN HAVE A HIGHER LEVEL OF CONTAMINANTS UNTIL THE UPSTREAM PROBLEM IS GREATLY REDUCED OR TOTALLY REMOVED. THE AQUIFIER WILL ALSO INCLUDE HIGHER CONCENTRATIONS OF PRESENTLY UNMEASURED CHEMICALS.
IF THE PROPOSED SYSTEM WORKED AS DESIGNED, MANY MORE NEW EXTRACTION FACILITIES SHOULD BE INSTALLED ON THE AEROJET PROPERTIES AT THE UPSTREAM SOURCE.

9. . IN RETROSPECT, WE ALL WISH THAT THE CONTAMINATION NEVER HAPPENED. CLEANING HARDWARE AND PIPING FOR LIQUID OXYGEN AND HYDROGEN USE INTRODUCED TCE INTO THE LIQUID ROCKET FACILITIES SINCE 1955. EXPERIMENTAL NIGHT FIRINGS MADE IN 1957 WITH RED FUMING NITRIC ACID TOOK THE PAINT OFF VEHICLES. AS YET THIS HAS NOT BEEN IDENTIFIED AS A PROBLEM . NDMA CONTAMINATION FROM TITAN II FUEL HANDLING AND TEST FIRINGS IS NOW RECOGNIZED AS A CONTAMINANT. IT WAS USED AS FUEL AND WAS ALSO STORED FOR THE GOVERNMENT. FIRINGS, HANDLING AND TRANSPORT SPILLS MAY ALSO HAVE CONTRIBUTED TO THE PROBLEM.

RAIL TANK CARS AND TRUCK SHIPMENTS MAY ALSO HAVE ADDED CONTAMINANTS ALONG THE ROUTING.
PERCHLORATES ARE A BY-PRODUCT OF SOLID PROPELLANT ACTIVITIES. THESE INCLUDE TEST FIRINGS, WHEN WATER IS USED AS A QUENCH TO PUT OUT THE RESIDUAL FIRE. THEY ARE A BY-PRODUCT OF BURNING TO DISPOSE OF OLD ROCKETS OR PROPELLANT. THEY ARE A BY-PRODUCT OF MOTOR DISSECTION USED TO INVESTIGATE PROBLEMS OR TO CUT UP OLD SOLID MOTORS TO A SIZE THAT CAN BE HANDLED. ACCIDENTAL DISPERSAL DURING "HOGOUT" ACTIVITIES WHEN WATER IS USED TO BLAST OUT SECTIONS OF EXISTING MOTORS RESULTS IN UNWANTED DISPERSAL OF PROPELLANT RESIDUE.

THEN THERE IS THE UNPREDICTED EXPLOSION OR FIRE THAT HAS HAPPENED IN THE PAST AND COULD HAPPEN IN THE FUTURE. WHAT INTERNAL POLICING ACTIVITIES BY CITY REPRESENATIVES WILL BE PERMITTED TO ENSURE THAT ALL THESE ACTIVITIES WILL NO LONGER TAKE PLACE.?? OTHERWISE, AS THE OLD AQUIFIER CONTAMINANTS ARE REMOVED, THEY WILL BE REPLACED WITH NEW ONES.

10. WATER IS A SALEABLE PRODUCT. IN RANCHO CORDOVA, WE HAVE HAD A MYRIAD OF LOCAL PURVEYORS. SOME ARE TOTALLY INDEPENDENT, WHILE OTHERS HAVE INTERCONNECTS. IN THE PAST SOME PRIVATE COMPANIES RECEIVED SETTLEMENTS FOR WELL LOSS AND THEN LEFT THE SCENE. NEW ENITIES IN THE WATER BUSINESS HAVE TAKEN THEIR PLACE AND APPLIED TO THE PUC FOR A RATE INCREASE TO MAKE UP FOR AN INADEQUATE SUPPLY. MY PRESENT BI-MONTHLY BILL INCLUDES A CHARGE OF $ 1.30 TO PAY FOR WATER PURCHASED FROM THE CITY OF SACRAMENTO TO REPLACE LOST WELLS. THE BI-MONTHLY RATE FOR WATER HAS RISEN FROM $35 IN 2000 TO $55 IN 2006. CALIFORNIA AMERICAN WATER CO HAS REQUESTED A RATE INCREASE FROM THE PUC FOR RANCHO CORDOVA. THEY WANT 41.5% IN 2008, 5.45% IN 2009, AND 4.5% IN 2010. THESE NUMBERS CAN BE VERIFIED IN CPUC RESOLUTION ALJ 176-3186 .WILL THIS CONTINUE TO GO UP ?? WHEN ASKED WHY,THEY STATE THAT IT IS BASED ON FINDING NEW SOURCES OF WATER TO MEET DEMAND. WILL AEROJET SHOULDER THIS COST INSTEAD OF THE INDIVIDUAL HOMEOWNER??
TEN YEARS FROM NOW, WILL THE WATER BE GONE ?? WILL AEROJET BE GONE ?. WILL THE RESIDENTS BUY WATER FROM A TRUCK ??. WHAT ELSE ARE WE IN FOR ?? THE RECENT SACRAMENTO BEE HEADLINE ON THE INADEQUATE WATER SUPPLY FOR THE NEW DEVELOPMENTS IN THE SUNRISE DOUGLAS AREA PORTEND THE FUTURE. AEROJET HAS STATED THAT THIS FACILITY WILL HANDLE UP TO 3000 GPM . **THIS IS 2,520,000 GALLONS PER DAY** AND WOULD BE SUFFICIENT FOR 12000 PEOPLE. THEY HAVE ALREADY NEGOTIATE DOWNSTREAM DELIVERY TO SACRAMENTO COUNTY WHICH WILL TREAT IT AND SELL IT BACK TO RANCHO CORDOVA. WE WILL AGAIN BE IN THE HANDS OF THE FORMER

TYRANT. WHO WILL CONTROL THE WATER, THE PRICE,AND THE GROWTH ??.

IF YOU REALLY BELIEVE THAT THIS PROJECT IS IN THE BEST INTEREST OF THE CITY, BUY ALL THE NECESSARY PARCELS, BUY ALL THE WATER SYSTEMS FROM THE MYRIAD OF PURVEYORS. THE CITY CAN USE EMINENT DOMAIN TO START THE PROCESS. DON'T MORTGAGE THE CITY OF TOMORROW WITH AN ILL ADVISED, EXPERIMENTAL, SHORT SIGHTED PLAN. THE IMPACT IS AVOIDABLE..

THIS PROJECT HAS A POTENTIALLY

SIGNIFICANT IMPACT

ON THE ENTIRE CITY IN THE CATEGORIES LISTED AND SHOULD BE NOTED AS SUCH IN THE MND:

BIOLOGICAL RESOURCES
HYDROLOGY
LAND USE AND PLANNING
NOISE
HOUSING
PUBLIC SERVICES

INFORMATION MADE AVILABLE AT THIS TIME WOULD INDICATE THAT THE INITIAL GP-EIR WAS INADEQUATE.. THE EFFECTS OF THIS PROGRAM EIR AND THE RECENT LEGAL RULING ON THE WATER FOR DOUGLAS – SUNRISE DEVELOPMENT DICTATE THAT A NEW GP-EIR BE PREPARED AND EVALUATED.

CEQA SECTION 15183 PARA (b) ,SUB-PARAGRAPHS 2, 3 , AND 4 ANALYZED INDIVIDUALLY OR COLLECTIVELY WOULD REQUIRE A NEW GP-EIR.. THESE PARAGRAPHS ARE QUOTED ON PAGE 1.0-3 IN THE INTRODUCTION OF THE AEROJET MND. THE INFORMATION CONTAINED THEREIN REQUIRES THAT THIE PROJECT BE LABLED

" NOT APPROVED"

THANK-YOU FOR REPRESENTING THE PEOPLE

Eugene Morris

EUGENE MORRIS {51 YEAR RESIDENT OF RANCHO CORDOVA]

916-363-5889 ROUMOR10@SBCGLOBAL.NET

RECEIVED
AUG 15 2006
RANCHO CORDOVA
PLANNING

RECEIVED
AUG 14 2006
By

August 10, 2006

Mr. Troy Konarski
Rancho Cordova Planning Commission
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Mr. Konarski,

As a concerned resident of Mills Ranch Subdivision I am writing you directly to tell you I am VERY UNHAPPY with the plan for the Aerojet pumping station to be placed DIRECTLY BEHIND MY HOME. I live at 10632 Apple Grove Way and the pumping station would directly impact my quality of life, the lives of my children and the value of the home I live in.

I understand the need for Aerojet to clean up our water supply since they contaminated it, but I do believe there are better areas along the American River where this station can be placed!

I am not pleased by how the Church of Christ and Aerojet have handled this situation, essentially behind our backs with little concern for the welfare of the families that live in these homes.

I plan to have my voice heard, loud and strong, by every legal means possible to make sure this plan does not come to fruition as it is proposed at this time.

Sincerely,

Kimberly Kerns

Kimberly Kerns

Cc: Robert McGarvey
File

8/15/06 Copy to: Mayor & Council Members, City Manager, Planning Director, City Clerk, Asst. City Clerk

RECEIVED
AUG 1 1 2006
RANCHO CORDOVA
PLANNING

JOYCE M. ROSENBERG
10601 Audubon Way
Rancho Cordova, CA 95670-3907
916.635.7314
joycer4437@sbcglobal.net

City of Rancho Cordova
Planning Commission
City Hall
3121 Gold Canal Drive
Rancho Cordova, CA 95670-3907

Dear Commission Members:

Attached is a list of questions that resulted from Planning Commission Meeting of July 27th concerning the construction of a Ground Water Treatment Facility to be located adjacent to the Cordova Church of Christ on Coloma Road.

It is my understanding that a public meeting between residents of this area, the Aerojet General Corporation and the Cordova Church of Christ has been requested, and is tentatively scheduled for August 16th, although date, time and location has not been finalized.

Please consider this my advance information on the concerns which I will be bringing to the proposed meeting. It is my opinion that many of the residents of this area have the same and additional concerns.

Sincerely yours,

Joyce Rosenberg

JOYCE M. ROSENBERG

Attch.

cc: Aerojet General Corporation, Attn: Alan Jackson
Cordova Church of Christ, Attn: Jim Dixon

Why was there insufficient public notice of the meeting on Thursday, July 27th? Why was a figure of 500 feet from the proposed treatment facility selected, but not those within 500 feet of suggested pipeline locations? I am a property owner within 100 feet of the proposed pipeline, but it appeared that neighbors on Cordova Lane were not notified of the impeding construction, and possibly others within other streets affected by pipeline construction.

It appears from my discussions with employees of the Department of Toxic Substance Control (DTSC) that they have not been kept in the loop? They do have a liaison assigned to Aerojec projects, but it appears that the last time Aerojet involved DTSC was in 2004.

What about the Water Quality Control Board?

I was told by employees of DTSC and the Water Board that Aerojet was required to furnish a Work Plan, however when I requested a copy, or at least to be able to see it, I was sent a Memorandum prepared by the Planning Commission Staff, a Supplemental Information packet including a Parcel Map and Conditional Use Permit Application, as well as the Draft Resolution for approval by the Rancho Cordova City Council, but nothing in the form of a Work Plan from Aerojet detailing the project.

I believe that the Environmental Protection Administration has criteria for projects to be Categorically Exempt from CEQA. How does this project meet those criteria?

How many locations were considered, and why was this one selected? Did the fact that the oldest and least affluent section of Rancho Cordova was decided upon as the place to locate this rather than the newer, more affluent, and more populated portion in the near future have any role in the decision? It could be felt that an occurrence of environmental injustice is at play in this area of Rancho Cordova perpetrated by the Planning Commission, and eventually by the City Council, of a new city without much experience at dealing with a large and influetial corporation.

How far northwest do the plumes go?

Where are the extraction wells located? How many are there?

What are the concentrations of contaminants going into the treatment facility? Out of the treatment facility?

Does the treatment bring the water to drinking water standards?

How much buried piping? How many miles? Under what streets? Why are the pipelines projects listed in paragraph 2 under Purpose of Treatment Facility of the Supplemental Information as "a different project"and as "a separate project"? Are they not a part of this whole project?

Who will pay for any damage to pipeline after it is installed, for any overturned truck accidents resulting in spill and contamination?

If this is merely a façade shielding the facility from view, how is it kept secure? What about secondary and tertiary security?

If filter changeout occurs every two to four months, as the report states on the bottom paragraph of page two, what happens to the filters, i.e. disposal of contaminants and filters?

How often will the pipes be checked for leakage - - since there is a plan for a pipe beneath Cordova Lane which runs immediately next to my home to the ground treatment plant carrying the carcinogens (Perchlorate, Trichloroethylene , and N-Nitrosodiemethylamine), any leaking will seep into the soil in my yard. What assurances do I have that these toxic substances will immediately removed? Who will do the removal? Who will pay for it?

How long will Coloma Road, Cordova Lane, and other streets be torn up and traffic disrupted?

How will this treatment facility affect the property value of my home and that of my neighborhood?

In the paragraph entitled Finding of the Planning Commission Staff Report, it reads "The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City."

July 15,2006

City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

City of Rancho Cordova
Council Members
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Cordova Church of Christ
Jim Dixon
10577 Coloma Rd.
Rancho Cordova, CA 95670

Central Valley Environmental
Robert Fagerness
9718 Fair Oaks Blvd., #C
Fair Oaks, CA 95628

Aerojet-General Corporation
Alan Jackson
P.O. Box 13222, M. S
Sacramento, CA 95813

City of Rancho Cordova
Planning Director
Paul Junker
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: APN#056-0011-010

I live next door to the proposed water treatment facility and the existing well on Georgetown Drive. After dealing with the water company over a period of years, I have some concerns. Please give me answers to the following questions:

1. Will this facility affect water quality at the Georgetown well? The two places will be one block apart.

2. Will the Georgetown well still be used? If the treated water table is so close to the Georgetown well...should they close it?

3. The Georgetown well is only tested for chlorine, not water quality. My new pickup was trashed when the Georgetown well went back on line unexpectedly. I was watering my lawn next door when the water pressure surged. The chemicals in the water were strong enough to penetrate the wax job on my pickup. The water company paid to have the pickup detailed. I was told this service would be a one-time thing and not to let the sprinkler hit my pickup in the future.

4. The Georgetown well sounds like a car with a flat tire. What kind of noise will the new facility be making. Will they build a sound wall?

5. Will they drain bad water or chemicals into the storm drain like the Georgetown well does when flushing the well?

6. I have noted many times there is a strong chlorine smell during or after the trucks come to check the Georgetown well. Will this facility smell at all? If so, what will we smell?

7. The Georgetown well is checked daily...sometimes once...sometimes six times. What kind of traffic will this facility have?

8. Anyone from our area knows what deplorable condition both Rossmoor Drive and McGregor Blvd. road are in already. What roads will the facility be using? Will they be punching through at Blackstone Way? Or will they be using the church property to access the facility as they did to us on the Georgetown well? The water company trucks and equipment should just about destroy both Rossmoor Drive and McGregor Blvd. Will the water company contribute to the restoration of those two roads? How much? When?

9. When the Georgetown well was remodeled a few years ago. I had gravel piled five feet high against my fence. The fence still has boards that were bowed by the gravel. Dust was so bad...my wife gave up having company for a while. What kind of air pollution will the facility raise? Will they have stinking piles of hot tar gravel like they did at the Georgetown well remodel?

10. The Georgetown well sits back deep between two homes. The gate for the Georgetown well also sits back deep between two homes. I have caught kids smoking pot, peeking toms/casing thieves and found cans, broken bottles and stolen bikes in the "alley" that this creates. People peek through and over the fence. Will the facility show a little respect and not create another invasion of privacy and possible loss or property?

11. How long will the water company be there? How will this effect my property value?

12. Will you be closing the Georgetown well? If you are going to close the Georgetown well can I have my property back?

13. What is a RD5 zone? Is the residential zone being changed to place this facility in our neighborhood?

14. What will this facility look like? How tall or wide will it be? Will it blend with the neighborhood or stand out like a sore thumb?

Any enlightenment will be appreciated, however, I would like answers to all the questions.

Sincerely,

Mr. & Mrs. R. Harris
10496 Georgetown Drive
Rancho Cordova, CA 95670

August 15, 2006

RE: Aerojet GET KA- Project No. RC-06-232-Tentative Parcel Map, Conditional Use Permit, Design Review
Permanent groundwater treatment facility at 10555 Coloma Road .8 acres 3000sq. ft. Building

Dear Rancho Cordova City
Planning Department

I am the property owner at 10632 Apple Grove Way in Rancho Cordova. I have owned the home for over 15 years. I grew up in Rancho Cordova and attended Cordova High School. My parents have lived in Rancho Cordova since the mid 1950's and still do.

I attended the meeting at the Cordova Church of Christ on August 14, 2006. Aerojet gave a presentation on their proposed special zoning permit to build a water treatment plant at the RD5 zoned lot directly behind my property and next to the Church on Coloma Road.

I was shocked at the aesthetics of the treatment plants already in use. They obviously have an industrial/commercial look and are placed in that type of zone location. At best, they look like a clean dumpster station. I have personally gone to the sites and they are all in industrial/ commercial type areas except for the one at the St Clemons Church. They emit a gurgling, shushing sound with water flowing like a very, very large pool filter sound that is clearly noticeable and loud enough to be annoying and irritating in a residential area. Aerojet may claim a low decibel sound of under 50... **but have you ever tried to sleep at night with a leaking faucet**! The decibels are quite low, but it effects your quality of life and your right to "quiet and peaceful enjoyment of your home and yard". The land is designated and zoned RD5. The end of Apple Grove Way is a dead end street. Clearly it was planned for more homes before the Cordova Church of Christ got their conditional use permit. The RD5 zoning protected the homeowners in the community from this exact type of project. First the Church got their "special use permit" exception and now the homeowner's have this problem! If houses were built on the land owned by Cordova Church of Christ as zoned, this problem would not have happened! The "zoning grade" is suppose to protect our homes from this exact problem! Now the special exemptions are devaluing our property and our quality of life.

The tanks at the St Clemons location are significantly smaller and are completely different from the ones that are being submitted under this special permit project. The **tanks are to be 28' high** on the proposed project and the tanks at St Clemons are maybe 4' high. The tanks at St Clemons extract and the tanks at the new site will filter and extract. It is suppose to be a 3000 sq ft building plus tanks? The only drawing provided was not to scale did not show all sides of the building. It is suppose to have equipment 35' from residential area. They clearly look like industrial equipment. They clearly require the roads, electricity and maintenance of industrial/commercial use, not residential. There will be the usual inability to find a responsible party or person to take care of issues with the property just as it has been with the Church.

Aerojet and the Church, at the meeting, admitted the project would directly effect 4 homes in Mills Ranch. I am one of those 4 homes. Their claim was that these 4 homes were a minor sacrifice for the public benefit. It is not a minor sacrifice to me. I will incur financial losses if this water treatment

plant is built behind my home and my quality of life is degraded. They are planning to "special use" industrial/commercial project in a residential area...what next on the other 2 vacant lots on Coloma Road? The zoning is continuously being degraded, first by the Church now Aerojet.. They are planning to run pipe lines and trucks around the area and down Rossmoor. That will have a significant effect on the whole area. They have been quietly and deliberately sacrificing our 4 homes without any contact or information until the City of Rancho Cordova sent out the mass mailer for the Notice of Public Hearing.

Cordova Church of Christ applied for a special use permit for land that was zoned and designated for residential homes 23 years ago and the County gave them that permit. They are now trying to sell that "special zoning" to Aerojet. They have not paid taxes to the city of Rancho Cordova for 23 years. We, the homeowner's of Rancho Cordova in Mills Ranch and the surrounding area, have paid the property taxes for the betterment of the city of Rancho Cordova for the past 23 years. Now, the Church wants to sell the property and gain financially to the determent of the surrounding residential homes. The whole concept is very wrong! We are being asked to pay for Aerojet's problems and the Cordova Church of Christ financial gain.

Aerojet and the Cordova Church of Christ claim there are no other options:
1. The Cordova Church of Christ could put the water treatment plant in the back of their property where the basketball court is and lease it to Aerojet.. This would put it 200-300' from any homes and hide it from the street and satisfy the Church's desire to contribute to the water quality clean-up. The Church could then put park setting and the basketball court on the lot at the front of Coloma Road for the use and betterment of the community and the Church and the aesthetic value to Coloma Road (which has been limited over the past 23 years). A much better match for the RD5 zoning.
2. Or Aerojet could put the plant in the middle of a park or other already public property since this is more appropriate for the betterment of the public. That would then create revenue for the park and it would not be near any homes.
3. Or Aerojet should have to buy a very large piece of land, preferably a few acres and put the plant in the middle of the land surrounded by landscaping for the betterment of the City of Rancho Cordova.

Aerojet should not be allowed to put the plant near any homes and traumatize the residents of Rancho Cordova any more with their problems.

My understanding is that the residents around St Clemons fought the project being near their homes and that the City of Rancho Cordova proceeded forward anyway. Four families with limited time and resources are usually easy prey for a large project with money and full time employees. Plus, the large entities always use the element of surprise. We have had limited time and resources to fight this proposal. I will be very disappointed if this is approved and I will incur significant losses. This home was planned for my retirement. Rancho Cordova became a city to empower the residents from limited control from the County of Sacramento. Please do not allow this water treatment plant near any residential area or within 300 feet of anyone's home.

Respectfully

Dorothy Affleck
189 Orange Blossom Circle

Folsom, CA 95630
916-985-6647

RECEIVED
AUG 28 2006
RANCHO CORDOVA
PLANNING

Planning Commission

August 18,2006

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova,Ca 95670

Subject: Aerojet General Corporation Groundwater Treatment Facility (GET KA)

I wish to speak against the proposed rezoning of Parcel APN 056-0011-010-0000 at any future meeting on said item. I am a 50 year resident of Rancho Cordova , registered voter, senior citizen and taxpayer.

Aerojet General Corporation in response to requirements imposed by EPA and the California Reguional Quality Control Board have requested a use permit for APN 056-0011-010-0000, aka the Cordova Church of Christ property on Coloma Road.

1. This property is owned by a church and has not paid property taxes on said property since its purchase. The pastor has stated that the part proposed for sale to Aerojet is not required fo church use. This is evident by the cement block fence separating this section from the main church property. The part proposed for sale has been an eyesore and left unmaintained for years. This land should be on the Assessors tax roles and retroactive taxes paid on the land not required for church use , since it has been held for appreciation,rather than tax exempt activities.

2. A dearth of information has been provided to the adjacent property owners. It has been assumed that the public is well aware of the ongoing groundwater contamination. The problem has been reportedly fully addressed by Aerojet to preclude further contamination of the aquifiers. However,as long as rocket manufacture , storage, maintenance ,or test of items containing the contaminants occurs on the Aerojet holdings,the potential for accidents is always there. As recent as 2005, a propellant fire on a stored minuteman ICBM. This required emergency fire control measures ,which in themselves have a high potential to further release contaminants.

3. Although my homeowners storm treatment facilities monthly charges assessed by Sacramento County have continued to rise, we have no assurance that the charges imposed by the county to Aerojet for both temporary and long term discharge into the storm drain system adequately compensates for the volume discharged.

4. The design concept being proposed by Aerojet concentrates on the leading edge of the contaminant found in the aquifiers. While this approach helps those further downstream, it causes a higher ppm level at the point of extraction. As water is pumped to the surface for treatment,it is replaced by waters from an upstream more highly toxic supply. It will take many years (possibly 200) to fully clean the aquifier. We in fact do not know the long term acceptable limits of these contaminants. I was personally exposed to the known chemicals in many years of industrial employment in this area.. My knees and hip have been replaced. I have no feeling in my hands or feet. Medical experts have attributed my neuropathy to chemical exposure.

5. My home water supply in Rancho Cordova was supplied by Citizens Utility Co. for many years. The water company lost a number of wells to the known contaminants and was forced to close them down. I recall that they sued Aerojet for the loss of supply and received a large financial settlement from Aerojet. Citizens Water pocketed the settlement and sold their facilities to Thames Water. Our bimonthly bill includes a $1.30 charge for procurement of water to replace the contaminated wells.

6. Aerojet and its consultants have proposed a new use permit for the church property. This would be a use permit on a use permit and allow an industrial installation in an R-5 zone. It ignores the adjacent property owners and many were not apprised of the plan or design.. My daughter's property , where I will eventually reside , will be less than 30 feet from a 28 ft high large industrial building. The design submitted to the city has a facade on two sides. The east and south side will look like a large stucco face commercial building. The other two sides are exposed tanks and filters reaching 20 foot high. It is truely a movie set front. Although no hazardous spills are reportedly possible, a 15 inch containment wall is proposed to catch these accidents. The carbon activated filters that collect the TCE materials must be replaced on a periodic basis. The replacement process will exposed the saturated carbon to the air and some TCE will be released in vapor form.. Is this healthy?? Resin beads will be used to effect the ion- exchange on the perchlorates. These will also become saturated and require replacement. The contaminated resin will have to be hauled away or processed as a toxic waste. Hauling of any contaminated waste exposes the community to further risk in the event of an accident. During normal operation of the extraction facility, the charcoal and resin will become progressivly saturated with contaminants. As this action progresses during a normal use cycle, the extraction media will become less effective and could result in water being pumped through the facility and released without 100% extraction. I am not aware of controls that will adequately assure a linear 100% extraction throughout a normal functional cycle of the extraction equipment. Personal visits to other similar facilities in this area disclosed noise levels sufficient to disrupt sleep.

7. Aerojet and it's consultants have reportedly pursued other viable sites for this facility. Their plans have a possibility of a 200 year need and the possibility of doubling the capacity of the plant. Assuming that the American River has been approved as the discharge point for all treated water, all facilities will require piping and right of way for service and installation. Hopefully no down stream water users will object to this discharge. The construction installation on Coloma Road will require piping through the church property and public roads for an indeterminate period. The effects on existing infrastructures is not fully known.

8. Aerojet and its consultants approached the Cordova Park District in December 2005 to pursue this installation in the Federspeil Park. The Park District Board approved the concept and authorized the Director to pursue the matter. Several staff meetings were held on the matter and an information item was submitted to the Board in February 2006. Aerojet presented several designs. None of these designs were formalized or presented to the board. No subsequent information or action items for any Aerojet facility have been presented to the board as of August 19, 2006 . This has been discussed with the Director,Greg Foell,and I have personally reviewed the Minutes of the Park District Board Meetings and confirmed that no item was introduced on this treatment facility after February 2006. In several other areas of Rancho Cordova, Aerojet has formalized requirements, made financial incentives to the park board and finalized contracts. The precedence for methodology of approval has been established.

9. Aerojet and its consultants verbally discussed putting the facility at other locations in Hagin Park. The Park District Director stated that a lease and right away cost could be as high as $1.25 million dollars. Aerojet never submitted a proposal for presentation to the Park Board. No recent discussions on design or easement costs have been made. A firm location requirement within the Hagin Park was never made .

10 Pursuit of the installation at the Church of Christ subsequently occured. Although I have not been able to cofirm the number, it has been mentioned that the church could receive an amount between $ 800,000 and $1 million . All the installation would be on public streets or church property. To HELL with the adjaqcent property owners who have been and are still in the dark !!!

Please include this information on any submittals to the city council or the planning commission.

Eugene Morris

916-363-5889

roumor10@sbcglobal.net

cc. Don Nottoli, Sacramento Board of Supervisors
Robert McGarvey ,Mayor, Rancho Cordova
Mike Bond ,KCRA,Channel 3
Cyrus Abhar City of Rancho Cordova

c

From: Dorothy [doro@calweb.com]
Sent: Saturday, August 19, 2006 3:51 PM
To: Paul Junker; Bill Campbell; Jeff Beiswenger; Shelly Amrhein; Kevin Freibott; Anne Hersch; Cori Resha; Charlene Fortunka; lulm@cityofranchocorva.org; macdona@rb5s.swrcb.ca.gov
Subject: Fw: Aerojet Groundwater Treatment Facility(GET KA)

----- Original Message -----
From: E. Morris
To: Dorothy *AFFLECK
Sent: Friday, August 18, 2006 5:55 PM
Subject: Fw: Aerojet Groundwater Treatment Facility(GET KA)

----- Original Message -----
From: E. Morris
To: rmcgarvey@cityofranchocordova.org
Sent: Friday, August 18, 2006 2:44 PM
Subject: Aerojet Groundwater Treatment Facility(GET KA)

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Please include this information on any submittas to the city council or the planning commission.

Eugene Morris

916-363-5889

roumor10@sbcglobal.net

Sept 21,2006

City Council,City of Rancho Cordova
Rancho Cordova Planning Commission:
Mayor, City of Rancho Cordova
Sacramento Bee
Mike Boyd, KCRA News
Cordova Recreation and Park District

To Whom It May Concern:

Aerojet General Corp. has proposed that a water treatment facility, known as Aerojet Groundwater Extraction and Treatment Project GET-KA be approved, as a use permit, on Property adjacent to the Cordova Church of Christ at 10555 Coloma Road in Rancho Cordova. They have requested that all environmental studies, normally required by Article 19 of the California Environmental Quality Act be waived. This project, experimental in nature, could be in operation for 200 years. It has been proposed as a possible solution to the water table contaminants caused by Aerojet in the rocket production at their Rancho Cordova facilities for the past 50 years.. All persons concerned with water in the American River should be knowledgeable of this proposal.

The property where this project is proposed is one of the few remaining undeveloped parcels in this area.. It has not been previously built on and thus the endemic plant and animal species on / or utilizing this undisturbed ecosystem have, in fact ,been in a state of arrested decline. I have personally viewed raptors and other birds that are of concern to the EPA and other ornithological groups utilizing the remnant orchard as both habitat and perch for food gathering activities. Likewise, the community is not knowledgeable of what other species might also be the food source for the protected species. Without an environmental impact study, we could be seriously disturbing or eliminating a vital link in the food chain of protected species.

Another concern on this project is the change in the level and chemical contamination of the water table remaining in the aquifier after the Aerojet contaminated water is drawn to the immediate strata by the pumping of 3000 cubic feet per minute. This is a volume of water that would fill a sixteen inch pipe and pump it , under pressure into an unlined drainage ditch, to a discharge point in the American River. The discharged water , running throughout the year, would also affect the micro ecosystem within the drainage channel. Mosquito, amphibian, reptilian, and plant species would now be faced with a changed habitat that could cause their own population to adapt, increase, or die off.

A third concern is a critical environmental resource is the water itself. All water tables in this area have been compromised by the demands of an increased human density. Water

quality has declined even without the introduction of chemicals, The water table drops each year as pumping increases.. Aerojet is proposing a significant acceleration in the demand on the existing aquifier and, after supposedly fully treating the water, they propose to dump it into the AMERICAN RIVER.

Downstream purveyors of the water have not been apprised or reviewed the proposal since the Environmental study would be waived. Dumping of a precious commodity, owned by all of us, is equivalent to burning off natural gas at the oil well rather than processing it for domestic use. Rancho Cordova is the oil well in this scenario. Instead of proposing further use of this water in a manner beneficial to the community, it will be unceremoniously dumped. With a minimum of creative thinking, it could be used as a supply for the ponds in Hagen Park before it is dumped in the river. The present cost of the water and electricity to pump it have resulted in stagnant, oxygen compromised ponds in the park. This new supply ,without cost, would greatly enhance the park.

This may be a 200 year project. It needs the benefit of an environmental study before it can be further pursued. Do not let your future be compromised by this shoddy short sighted approach to a major concern of the citizens of Rancho Cordova.

Eugene E. Morris

916-363-58989

Note:
The Rancho Cordova Planning Department will discuss this item at their regular meeting at 6 PM on September 28,2006. File RC 06-232
They meet at the Rancho Cordova City Hall.

JOYCE M. ROSENBERG
10601 Audubon Way
Rancho Cordova, CA 95670-3907
916.635.7314
joycer4437@sbcglobal.net

RECEIVED
SEP 20 2006
RANCHO CORDOVA
PLANNING

RECEIVED
SEP 18 2006

September 18, 2006

Rancho Cordova City Council
Rancho Cordova City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: New Ground Water Treatment Facility

Dear Councilperson:

Attached is a copy of a letter sent in early August and addressed to members of the Rancho Cordova City Planning Commission, with copies sent to Aerojet General Corporation (Aerojet) and the Rancho Cordova Church of Christ.

Subsequent to this letter being sent, a meeting was held between residents in the immediate location of the planned Ground Water Treatment Facility, Aerojet and the Church of Christ. I do not feel that at that meeting. Many issues were either ignored or completely glossed over as if the residents were ignorant, inconsiderate and recalcitrant people who only wished to throw up barriers for the very large corporation which caused the problems and the benevolent Church folks who were part of the solution. Two members of the City Council were present, and their attendance at the meeting was much appreciated. Thanks for being there, Ms. Cooley!

I questioned why folks whose property adjoins the streets or other locations where the pipelines carrying the contaminated water to the Facility and the pipes carrying the "cleaned" water were not notified of the original Planning Commission meeting at which this was first brought up or of the meeting at the Church. They are also partners in this problem and it appears they were ignored because their areas are part of a "different project"..

All the Rancho residents at the Planning Commission meeting and the meeting at the church stated and reiterated that they want the water to be cleaned of contaminants, however the real question is why Aerojet and the Church were and are so secretive about their plans. It appeared that the original request to the Planning Commission was expected to be a "slam dunk" with very little notice given, and that given was just two days prior to the meeting. Also there was insufficientprinted information available at that meeting since it appeared there would be no one in attendance to question the powers-that-be in the large corporation.

It is my hope that sufficient time will be devoted to the Planning Commission Meeting of September 28th for an in depth discussion of the subject, and that both, or all three, sides will be allowed to share their concerns as well as their solutions to a very large problem. Many of the residents concerns could be expressed collectively rather than repeated again and again, but since we did not feel we were heard the result was repetition. Maybe this could be avoided somehow. It also appears the residents of the pipeline projects were not notified of this meeting.

I hope the Council will take sufficint time and study on this matter before making any decision. Thank you for your consideration of this important matter.

Sincerely yours,

Joyce Rosenberg

JOYCE M. ROSENBERG

Attch.

cc: CITY MGR, PLANNING DR, PW DR, CITY CLERK

JOYCE M. ROSENBERG
10601 Audubon Way
Rancho Cordova, CA 95670-3907
916.635.7314
joycer4437@sbcglobal.net

City of Rancho Cordova
Planning Commission
City Hall
3121 Gold Canal Drive
Rancho Cordova, CA 95670-3907

Dear Commission Members:

Attached is a list of questions that resulted from Planning Commission Meeting of July 27th concerning the construction of a Ground Water Treatment Facility to be located adjacent to the Cordova Church of Christ on Coloma Road.

It is my understanding that a public meeting between residents of this area, the Aerojet General Corporation and the Cordova Church of Christ has been requested, and is tentatively scheduled for August 16th, although date, time and location has not been finalized.

Please consider this my advance information on the concerns which I will be bringing to the proposed meeting. It is my opinion that many of the residents of this area have the same and additional concerns.

Sincerely yours,

Joyce Rosenberg

JOYCE M. ROSENBERG

Attch.

cc: Aerojet General Corporation, Attn: Alan Jackson
Cordova Church of Christ, Attn: Jim Dixon

Why was there insufficient public notice of the meeting on Thursday, July 27th? Why was a figure of 500 feet from the proposed treatment facility selected, but not those within 500 feet of suggested pipeline locations? I am a property owner within 100 feet of the proposed pipeline, but it appeared that neighbors on Cordova Lane were not notified of the impeding construction, and possibly others within other streets affected by pipeline construction.

It appears from my discussions with employees of the Department of Toxic Substance Control (DTSC) that they have not been kept in the loop? They do have a liaison assigned to Aerojec projects, but it appears that the last time Aerojet involved DTSC was in 2004.

What about the Water Quality Control Board?

I was told by employees of DTSC and the Water Board that Aerojet was required to furnish a Work Plan, however when I requested a copy, or at least to be able to see it, I was sent a Memorandum prepared by the Planning Commission Staff, a Supplemental Information packet including a Parcel Map and Conditional Use Permit Application, as well as the Draft Resolution for approval by the Rancho Cordova City Council, but nothing in the form of a Work Plan from Aerojet detailing the project.

I believe that the Environmental Protection Administration has criteria for projects to be Categorically Exempt from CEQA. How does this project meet those criteria?

How many locations were considered, and why was this one selected? Did the fact that the oldest and least affluent section of Rancho Cordova was decided upon as the place to locate this rather than the newer, more affluent, and more populated portion in the near future have any role in the decision? It could be felt that an occurrence of environmental injustice is at play in this area of Rancho Cordova perpetrated by the Planning Commission, and eventually by the City Council, of a new city without much experience at dealing with a large and influetial corporation.

How far northwest do the plumes go?

Where are the extraction wells located? How many are there?

What are the concentrations of contaminants going into the treatment facility? Out of the treatment facility?

Does the treatment bring the water to drinking water standards?

How much buried piping? How many miles? Under what streets? Why are the pipelines projects listed in paragraph 2 under Purpose of Treatment Facility of the Supplemental Information as "a different project"and as "a separate project"? Are they not a part of this whole project?

Who will pay for any damage to pipeline after it is installed, for any overturned truck accidents resulting in spill and contamination?

If this is merely a façade shielding the facility from view, how is it kept secure? What about secondary and tertiary security?

If filter changeout occurs every two to four months, as the report states on the bottom paragraph of page two, what happens to the filters, i.e. disposal of contaminants and filters?

How often will the pipes be checked for leakage - - since there is a plan for a pipe beneath Cordova Lane which runs immediately next to my home to the ground treatment plant carrying the carcinogens (Perchlorate, Trichloroethylene , and N-Nitrosodiemethylamine), any leaking will seep into the soil in my yard. What assurances do I have that these toxic substances will immediately removed? Who will do the removal? Who will pay for it?

How long will Coloma Road, Cordova Lane, and other streets be torn up and traffic disrupted?

How will this treatment facility affect the property value of my home and that of my neighborhood?

In the paragraph entitled Finding of the Planning Commission Staff Report, it reads "The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City."

My name is Nathan Affleck and I am representing Dorothy Affleck who owns the home at 10632 Apple Grove Way in Rancho Cordova, directly behind the proposed Aerojet water treatment plant. I am her son and I grew up in that home, and like my mother, I oppose installing the proposed Aerojet Water Treatment Project at this location.

Because my mother is out of the country, I am reading the following on her behalf..

First, this location was originally proposed and zoned to be residential, but Sacramento County granted a conditional use permit to the Cordova Church of Christ for the entire subdivision acreage.

Building the Church on that property was already a deviation from the land's original residential zoning. Now the church is trying to subdivide a small point-eight (.8) acre potion of their land, extend their conditional use permit, and then sell it to a new buyer--Aeorjet--thereby deviating even further from the land's original residential zoning.

Aerojet's proposed industrial facility is not residential appropriate, and risks devaluing both the area, and the area's homes. The large trucks needed to transport the equipment and filters for this Water Treatment Plant are loud, unsightly, and carrying filters containing toxic resin throughout Rancho Cordova neighborhoods. This toxic-cleaning equipment will be used regularly at the site, which, along with their transport through Rancho Cordova streets, will further risk the health and well being of residents and their families, as well as damage the streets. Large industrial equipment, carrying toxic filters in Rancho Cordova's residential areas is *very* wrong!

Second, this vacant land is a historical site–it was the original Mills Ranch, which should not be degraded into an industrial site or anything similar in nature. It should be preserved and valued as one of the few historical locations in Rancho Cordova. The residents and land of Rancho Cordova have already sacrificed enough for Aerojets' mistakes.

Third, supposedly, the water leaving the treatment facility will be filtered beyond normal, clean water requirements, pumped underground, then into the river. If the water that comes out of this treatment plant is so clean, why not use the moving water above ground to replenish the ponds at Hagan Park operated by the Cordova Recreation and Park District? Why not use this clean water positively, in a way that will further benefit the City or Rancho Cordova? If what I have been told about this water is true - why not install the facility near a park like this – away from people's homes, and then pump the filtered water above the ground to beautify Rancho Cordova with waterfalls and fountains instead of pumping it underground? Moving water can be a valuable visual benefit in the right place.

Fourth, and finally, if the Aeojet installation is allowed, I believe it will lower the standard of quality for the rest of Coloma Road. Rancho Cordova is a city now. Our city's two main streets are Coloma Road and Folsom Blvd., both of which need updating and renovation, something I think the city is already working on. These two streets should be center points to attract the needs of the residents.

This Aerojet industrial treatment plant will lower the standard of construction for Coloma Road. Who will want to build on the two vacant lots next door if two-story industrial tanks contains toxins are installed on the adjacent lot? I have already been told it's not appropriate to put this plant on a schoolyard because of children. Then why is being considered in a residential area where children live, go to church, and walk to school? Again, who would want to build on the other two vacant lots? Certainly nothing family or community oriented?

I respectfully request this conditional use permit be denied for the betterment of the City of Rancho Cordova and the residents around the Cordova Church of Christ.

Thank you for your time

Dorothy Affleck
Nathan Affleck

2006
RANCHO CORDOVA
PLANNING

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

October 12, 2006

Rancho Cordova City Council Members
Robert McGarvey, Mayor
David Sander, Vice Mayor
Linda Budge
Ken Cooley
Dan Skoglund
Rancho Cordova Planning Commission Members
Therese Burke
Troy Konarski
Thomas Moe
Ray Savorn
Art Smith
Ernest Vance
Tom Wentz
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Operable Unit 3/Area 3 Groundwater Remediation Remedy Aerojet Superfund Site

Dear Rancho Cordova City Council and Planning Commission Members:

The purpose of this letter is request that the City of Rancho Cordova grant the needed property division for construction of the necessary Area 3 treatment plant. The City of Rancho Cordova faces the dilemma that groundwater contamination from the Aerojet-General Corporation (Aerojet) facility is significantly impacting its drinking water aquifer as the groundwater contamination flows to the west. The United States Environmental Protection Agency (EPA) and the Central Valley Regional Water Quality Control Board (RWQCB) have both issued parallel orders against Aerojet to compel Aerojet to stop further loss of the drinking water aquifer. Aerojet has almost completed installing remediation systems in Rancho Cordova to the north in Area 2 and south in Area 1, but the central portion of the remedy in Area 3 remains to be implemented (see the Operable Unit 3 portion of the attached figure titled "Composite Plume Map"). Area 3 is in the mostly residential portion of the City of Rancho Cordova, presenting difficult challenges in siting the needed treatment plant, extraction wells, monitoring wells and necessary connecting pipelines. Over the past nineteen months Aerojet has attempted to find a viable treatment plant location in Area 3 resulting in the request to the Planning Commission to allow 0.8 acres to be subdivided from property owned by the Rancho Cordova Church of Christ at 1055 Coloma Road for sale to Aerojet.

From the Action Summary of the September 28, 2006 City of Rancho Cordova Planning Commission meeting, it would appear that the City of Rancho Cordova is planning to deny the property division to allow construction of the needed Area 3 treatment plant. The EPA provides the following responses to the project issues contained in the City of Rancho Cordova's Action Summary in support of Aerojet's application and in its proposed Resolution 80-2006:

1. Alleged Failure to Provide an Overall Groundwater Strategy: EPA disagrees with the Planning Commission's assertion that Aerojet has failed to provide the Commission with an overall groundwater strategy. The attached Composite Plume Map provided to your staff on September 15, 2006, shows the EPA's plan for groundwater remediation of the Aerojet Superfund Site for protection of public health and the environment. This plan has been presented to the public, including the City of Rancho Cordova since August 2004 through a fact sheet mailing to over 30,000 residents, by updated presentations to the Aerojet Community Advisory Group which meets approximately every two months in Rancho Cordova, and to the Sacramento Groundwater Authority and its purveyor members since July 2005, in its present form. Operable Unit 3 (OU3) was selected as the most urgent operable unit due to the need to prevent further contamination of public drinking water supplies. The EPA issued a Unilateral Administrative Order to Aerojet on August 9, 2002 to require Aerojet to carry out the OU3 groundwater remediation effort. Area 2 and the Groundwater Extraction and Treatment (GET) E/F facility establish the inner groundwater barrier and Areas 1, 3 and 4 establish the outer barrier to contain a migrating plume of contaminants in the groundwater and to allow the eventual restoration of the groundwater between the two barriers. Area 3 is an essential part of the outer barrier and must be installed to work in conjunction with Areas 1 and 4 to achieve full outer barrier control of contaminated groundwater. Groundwater contamination is moving to the southwest beneath the City of Rancho Cordova at the rate of 300 to 500 feet per year. The groundwater contamination must be contained by the outer barrier as soon as possible in order to prevent further lose of the drinking water aquifer. The Area 3 remedy will consist of extraction wells, treatment plant and monitoring wells designed to contain the contaminated groundwater plume. The extraction wells will pump the contaminated groundwater to a central treatment facility which will then treat and discharge the treated groundwater through storm drains to the American River. As agreed in the September 15, 2006 meeting, Cyrus Abhar, City Engineer, will receive the Area 3 remedial design package due November 6, 2006, at the same time it is submitted to the EPA by Aerojet. The treatment plant component of the remedy takes the longest to implement which is why Aerojet has applied to you for the approval of the property division needed for the land sale prior the final agreement on extraction well locations. It is not possible to finalize every detail in the Area 3 groundwater remediation plan (exact pipeline runs and extraction well locations) prior to applying for a treatment plant location with the city without needlessly adding nine to twelve months to the remedy implementation time.

2. Alternative Locations: Aerojet investigated several available locations for the Area 3 treatment plant from February 2005 to the present. Only two candidates emerged from this investigation that proved viable from the standpoint of availability, location, and minimization of associated infrastructure, such as pipelines. Aerojet considered both Federspiel Park and the Rancho Cordova Church of Christ (RCCC) parcel. However, the Federspiel Park site is more residential than the RCCC parcel and has narrow streets. In

addition, more residents are located directly adjacent to the proposed treatment plant facility site at Federspiel Park. A potential third site further to the west at Hagan Park, which does not have Cordova Regional Park Department approval, would require significantly more disruption to city streets for pipelines than the RCCC parcel. The Hagan Park site would more than double the needed piping in city streets over that of the RCCC parcel to reach the extraction wells (4,465 feet vs. 11,000 feet in public streets increasing the time projected for disruption of city streets from 4 months to 8 months). The EPA believes siting the Area 3 treatment building at the RCCC parcel will have the least disruption to the overall community of the available options. The treatment building would be located on Coloma Road, one of the largest streets in Rancho Cordova. Truck traffic in and out of the treatment building driveway (twice a month) would be no more frequent than delivery and moving trucks traveling in and out of residential neighborhoods. The current plans call for a structure that is compatible with existing buildings on the church property. Three of the residential buildings are actually contiguous to the property and are separated by approximately forty feet of buffer, including screening landscaping that will reduce or eliminate the view of the building from these residential buildings. Screening vegetation will also obscure the view of the treatment building and driveway from other sides of the property. Streets, open space and the church grounds border the building on the remaining three sides. Therefore this site provides the optimum compatibility with its surroundings, for a site which must be located in a residential area of the city in order to be in close enough proximity to the leading edge of the contaminated groundwater plume and the requisite extraction wells.

3. Health and Safety Concerns: The spent ion exchange resin used to collect the perchlorate has been classified as a non-hazardous waste based on the concentrations to be extracted at the treatment plant and therefore these spent resins do not pose a health and safety issue to the residents. The access roads to the RCCC parcel are better suited to the delivery and removal of these spent resins than the narrower street access to Federspiel Park.

4. Impacts on Neighborhood; Compatibility of Facility with Neighborhood; and Intensity and Nature of Use: Based on community and Planning Commission staff input, Aerojet revised the treatment plant design to provide for a totally enclosed building to match the adjacent church architecture and added additional landscaping. There are no noise or odor issues related to the facility. In short the treatment facility has been made as compatible as possible with the community setting in which it will be placed.

5. Height of the Building Housing the Treatment Plant: Existing two story homes already exist adjacent to the RCCC parcel. If needed, the height of the building could be modified.

The overall impact of delaying the treatment plant siting approval to the Rancho Cordova community at large needs to be considered. Restarting the treatment plant location search will further delay the Area 3 remedy by 6 months to a year with no guarantee that the effort will be successful. During this delay, the contaminated groundwater plume will impact additional clean groundwater sources and further complicate the groundwater cleanup strategy. Additional delays in selecting and approving the location of this treatment facility will not advance human health goals. Indeed, they will cause just the opposite to occur. Finally, based on our community outreach programs and public comment, we believe that the community at large supports the

earliest containment of groundwater contamination and preserving their drinking water aquifer as soon as possible.

Should you have any questions on this correspondence, please contact the EPA's Remedial Project Manager for the Aerojet site Charles Berrey at (415) 972-3146. We believe it is in all parties' best interests to expedite the Area 3 groundwater remedy and preserve what remains of the Rancho Cordova drinking water aquifer.

Sincerely,

Nancy Riveland

Nancy Riveland
Site Cleanup Section 2
Superfund Division

Attachment
cc:

Ed Cargile, CALEPA/DTSC
Penny McDaniel, EPA
Paul Schubert, GSWC
Cyrus Abhar, CRC
Janis Heple, CAG
Alex MacDonald, CALEPA/RWQCB
Charles Berrey, EPA
Jean Young, SCDWR
Paul Junkers, CRC
Craig Fegan, Aerojet

Attachment 9

California Regional Water Quality Control Board

Central Valley Region

Robert Schneider, Chair

Linda Adams
Secretary for Environmental Protection

Sacramento Main Office
Internet Address: http://www.swrcb.ca.gov/~rwqcb5/home.html
11020 Sun Center Drive, Suite 200, Rancho Cordova 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4797

Arnold Schwarzenegger
Governor

AEROJET
Environmental Operations

OCT 0 9 2006

RECEIVED

2 October 2006

Paul Junker
Planning Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

AEROJET GET KA PROPOSAL, 10555 COLOMA ROAD (APN 056-0010-010) PLANNING COMMISSION MEETING

I attended the subject meeting of the Rancho Cordova Planning Commission (Commission) on 28 September 2006. Thank you for running a well-organized and civil meeting on this emotional issue for portions of the Rancho Cordova community. I will to take this opportunity to respond to some statements made by various speakers and commissioners at the meeting and hopefully provide the Commission and the Rancho Cordova City Council with valuable information that will assist them in making decisions on this project, and similar projects, in the future.

I understand that both the Commission and Council are cognizant of the need for the project that will halt further spread of the contaminant plume emanating from Aerojet into the northern portion of Rancho Cordova. I also understand that the Commission and Council are aware of the need to keep this project moving forward as expeditiously as possible in order to minimize loss of water supplies for the community. I will attempt to not belabor those points. However, I want to note that over a year has been spent to date in locating and evaluating potential sites for the groundwater treatment system (GET KA) that was subject to recent Commission meeting and several water supply wells are in close proximity to plume of contaminants. Significant delays in choosing a site that is acceptable to the City, its residents, Aerojet and the regulators should be avoided as feasible. I look forward to working with City staff in quickly locating available locations that will minimize community concerns and impacts.

I now turn to the information and statements made at the 28 September 2006 Commission meeting and attempt to provide information to correct and clarify the issues as I see them. The following is not presented in order of importance, but rather as they come to mind:

1. *Citizens' Objections to Noise and Building Design.* I believe that Aerojet adequately responded to these concerns by enclosing the entire treatment facility and modifying the design to recommendations by the City planning staff. The facility, like the seven

other Aerojet and/or Boeing groundwater treatment facilities in the City would not be noisy and would conform in appearance with the surrounding community. The proposed facility at 10555 Coloma Road would look like another part of the adjacent church and much better than most of the buildings along Coloma Road. No matter the facility location, Aerojet has demonstrated a willingness to work with the City to provide an acceptable looking facility.

2. *The Facility will contain/generate hazardous waste.* The facility will not contain or generate hazardous waste. Like the other facilities in the City, the pollutants are adsorbed onto filter media (resins and activated carbon, inside of tanks. The filter materials are periodically changed via truck and are completely enclosed. If a spill of some of the material occurs it does not pose a hazard to the community and can be easily cleaned up. There are far more hazardous materials in the garages and business of the community than are on the filter materials containing the pollutants

3. *The treatment facility is not needed to control the groundwater contamination, but will be used to serve the treated water directly to the community.* There were statements at the meeting from concerned citizens that the only reason to build the treatment facility was to be able to serve the water for potable purposes directly to the community following treatment. As I attempted to clarify at the meeting, there is no plan at this time for using the water directly for potable purposes. The water is to be discharged to the American River under an NPDES permit that has been adopted by the Regional Water Quality Control Board. The water will be extracted at Freeport after it has mixed and traveled down both the American and Sacramento Rivers. Sacramento County will pipe the water across the County to a treatment facility for distribution to County customers. Through agreements with Aerojet and other water purveyors serving Rancho Cordova, a portion of the water is provided to the water purveyors to replace lost water supplies and as contingency water for potential future losses. If at sometime in the future a local water purveyor wants to consider including water produced by the treatment plant as a source of direct public supply, then they would have to proceed through the California Department of Health Services' 97-005 process to allow for the source to be added to the water purveyor's permit. This is a long, complex and public process. It is my understanding that local water purveyors are not interested in pursuing that option at this time.

The design for the remediation of the Aerojet groundwater pollution to the west in Rancho Cordova includes extraction and treatment systems in each of four areas. Each of the area systems is designed to extract and treat the groundwater pollution flowing through area. The proposed treatment plant location in Area 3 (GET KA) is designed to intercept and treat the water generally flowing westerly from Sunrise Boulevard between the American River and just below US 50. Without this system there is a containment gap between the Area 1 and Area 4 extraction and treatment systems. If uncontained the pollution will continue its west-southwest flow through western Rancho Cordova towards Geothe Park. There are many water supply wells downgradient from the existing leading edge of the plume that would be compromised by the migrating pollutants.

4. *A Conditional Use Permit should not be granted since a finding that ". . . the building, or structure applied for will not , under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood . . .".* At least one of the commissioners made a statement that given the objections from the residents of the neighborhood near the proposed GET K-A location, the criteria for allowing Conditional Use Permit cannot be met. This is rather confusing. If one person in the vicinity of a proposed project requiring a Conditional Use Permit has an objection to the project, then a Conditional Use Permit cannot be granted? With that criterion, obtaining Conditional Use Permits in City or Rancho Cordova would be extremely difficult, if not impossible. I believe that the commission is setting a dangerous precedent. At no time did any of the commissioners state which of the claims by the residents were or were not valid and therefore, the specific reasons for why the Commission would recommend denial of the Conditional Use Permit are not known. I did not observe that the commissioners were looking at the good for the entire community, which should be their charge. A more suitable location for GET K-A may be found, but what if it is not? Will the commission reverse its position and allow a recommendation to the Council that a Conditional Use Permit be granted? At any location, there will be some objection and using this criterion voiced by the commissioner for granting/denying a Conditional Use Permit would not allow the project to proceed anywhere in Rancho Cordova.

5. *Is a Negative Declaration needed no matter where the treatment facility is located?* The initial staff recommendation for the project was an exemption to CEQA that was later changed during the Commission meeting to require an Initial Study, and according to some of the discussion, a Negative Declaration. In order to keep the project moving on schedule, it needs to be known from the beginning what is required. If staff had made it known that an Initial Study is required from the project at the time of application, then the Initial Study could already have been completed before the Commission meeting. Valuable time has been lost due to this issue. It should be kept in mind that during a recent meeting between the United States Environmental Protection Agency (EPA), the Regional Board with City staff it was stated by EPA that under Superfund, permits are not required as long as compliance with the substantive requirements of a permit is adhered to. The project in question is part of a Superfund remediation. Aerojet and regulatory agency staff will continue to work with City staff to obtain, in a reasonable time, a suitable location for GET K-A. If a CEQA document is to be drafted, then that process should begun immediately so as to not cause further unnecessary delays.

6. *Proposed treatment plant location in Cordova Parks and Recreation property.* From the discussions at the meeting it appeared that there appeared there was a belief by the Commission that property owned by Cordova Parks would be more suitable for the treatment facility. Aerojet's original preferred location was in Hagan Park and lengthy discussions with Cordova Parks took place. In the end, other options were considered due to the conditions that were placed on a site location in Hagan Park. One of the other options included Federspiel Park, owned by Cordova Parks. That location has the same limitations regarding nearby residences as the Coloma Road location discussed at the meeting and has a much higher price tag. Therefore, the Coloma Road location was preferred. We hope to enlist City support in working with Aerojet

and Cordova Parks in obtaining a suitable location for a treatment facility in Hagan Park, while at the same time attempting to find additional locations for consideration. Aerojet and the regulatory agencies share with the City the goal of minimizing the impacts on the community. That is why Hagan Park was the original preferred location even though there would be a much greater length of pipe needed for that location.

Thank you for your time. I reiterate my offer presented to City staff to provide periodic updates to the City Council regarding the Aerojet and/or Boeing remediation project status. I believe that the better that the City has been informed, there will be fewer complications in resolving issue regarding the projects.

If you have any questions regarding this matter, please call me at (916) 464-4625 or by e-mail at amacdonald@waterboards.ca.gov.

ALEXANDER MACDONALD
Senior Engineer

cc: Charles Berrey, United States Environmental Protection Agency, San Francisco
Penny McDaniel, United States Environmental Protection Agency, San Francisco
Ed Cargile, Department of Toxic Substances Control, Sacramento
Gerry Swanick, Aerojet-General Corporation, Sacramento
Bob McGarvey, City of Rancho Cordova, Rancho Cordova
Ted Gabler, City of Rancho Cordova, Rancho Cordova
Cyrus Abhar, City of Rancho Cordova, Rancho Cordova

Chronology of Western Groundwater Operable Unit (WGOU), Area 3

Nov 2000	USEPA publicly releases the Remedial Investigation/Feasibility Study (RI/FS) with alternative plans for the cleanup of the groundwater contamination plume in the Western Groundwater Operable Unit (WGOU).
Nov 3, 2000	Notice of availability and public hearings published in Sacramento Bee and Grapevine
Dec 7, 2000	EPA Public Hearing Meeting #1
Jan 17, 2001	EPA Public Hearing Meeting #2
Mar 22, 2001	Formation of Community Advisory Group (CAG)
Jul 20, 2001	USEPA Record of Decision for the Selected WGOU remedy released to public. Recommends pump and treat as favored alternative for groundwater cleanup in Rancho Cordova and Gold River.
Aug 7, 2002	US Environmental Protection Agency, Region IX (EPA) releases Unilateral Administrative Order to Aerojet General Corporation for Remedial Design and Remedial Action (Docket Number 2002-13) and Statement of Work for the Aerojet WGOU.
Nov 12, 2002	Aerojet and Central Valley Environmental Incorporated (CVEI) provide Pre-Final Remedial Design/Remedial Action Work Plan for the WGOU to EPA. This plan established the process of how the remedial design and remedial action will proceed within the three sub areas of the WGOU.
Mar 27, 2003	Pre-Application Planning Meeting with Sacramento County Planning and Community Development Department to discuss use permitting process in Gold River and Rancho Cordova. Gold River (GET J) treatment facility use permit will be processed through County. Treatment facilities located within Rancho Cordova will require use permitting through City after July 1, 2003.
May 23, 2003	Aerojet WGOU Conceptual/Preliminary Remedial Design Submittal to USEPA. Submittal provides the conceptual remedial design for the three sub areas within the WGOU. Area 3 design proposes two extraction wells and a single treatment facility.
Jul 1, 2003	Planning Department begins accepting applications for work within City of Rancho Cordova.
Jul 14, 2003	Sentinel well #30222-24 confirms presence of groundwater contaminant NDMA near Rossmoor Bar (within northern portion of WGOU Area 3). The identification of this contaminant at this location is unexpected and will likely have ramifications to the Conceptual/Preliminary remedial design in Area 3.
Aug 28, 2003	Meeting with City of Rancho Cordova Planning (Bill Campbell) and brief visit by City Engineer (Cyrus Abhar), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to discuss use permit process and two proposed interim groundwater treatment facilities in Rancho Cordova (Zinfandel Drive and Reserve Drive GETs). City will require Conditional Use Permit application to be filed for proposed treatment facilities.
Sep 2, 2003	Lease agreement between St. Clements Episcopal Church and Aerojet signed (Zinfandel Drive GET location).

Sep 26, 2003	Submit Area 3, Conditional Use Permit Application for Area 3, Zinfandel Drive GET and Area 1 Reserve Drive GET submitted to City of Rancho Cordova Planning Staff (Bill Campbell).
Oct 6, 2003	E-mail correspondence between City Planning (Campbell) and CVEI (Fagerness) regarding wall height, and setback requirements for Zinfandel GET. (6-foot wall height limit if located on property line, CMU type of design comparable to that proposed at Reserve Drive GET).
Oct 7, 2003	Public information meeting at St. Clements Church: Aerojet (Fegan, Jackson & Murphy), CVEI (Fagerness), EPA (Don Hodge), City Council (McGarvey & Budge), City Planning (Campbell) with church neighbors to discuss proposed Zinfandel GET facility.
Oct 9, 2003	Meeting with City Planning (Campbell), Aerojet (Jackson), and CVEI (Fagerness) to finalize wall and cap stone designs and prep graphics for up coming council meeting.
Oct 10, 2003	Follow-up meeting Aerojet (Jackson & Murphy), CVEI (Fagerness), Church (Greg Voetcsh) with adjacent neighbors of proposed Zinfandel Drive GET facility. Discuss specific concerns including: fence/wall height & style considerations, security, setback requirements, and landscaping.
Oct 20, 2003	City Council Meeting to publicly hear conditional use permit applications for Zinfandel and Reserve Drive GETs. City Council requests more detail on landscape, walls and additional information on discharge of water to open drainage ditch (at Zinfandel GET). Also, Council request city staff to split the item into two separate projects. Item was moved to be continued at November 3, 2006.
Oct 22, 2003	Meeting with City Planning (Campbell), Aerojet (Jackson), and CVEI (Fagerness) to discuss landscape and additional wall details for both GET facilities.
Oct 29, 2003	Meeting with City Planning (Campbell), City Engineer (Abhar), Aerojet (Fegan), CVEI (Fagerness) to discuss specifics of Zinfandel GET treated water discharges to Rancho Cordova open ditch drainage channel. CVEI (Fagerness) presents pictures and calculations to City staff demonstrating that Zinfandel GET discharge will produce approximately 1-inch deep flow within the open channel. City staff recommended that an informational meeting prior to the regular City Council meeting be presented.
Nov 3, 2003	Special Work Session Meeting with City Council. Aerojet (Gerry Swanick) presentation to City Council members providing background information of the WGOU cleanup efforts, and long-term remediation plan for planned well sites and treatment within Rancho Cordova. Sacramento County Dept. Water Resources (Herb Neideberger) briefly discusses water agreement between Aerojet and County.
Nov 3, 2003	Regular City Council Meeting where proposal for conditional use permits for Reserve Drive and Zinfandel Drive GETs are publicly heard. Reserve Drive GET is approved (Resolution 66-2003). Resolution could not be reached on

	Zinfandel Drive GET due to Councilman Cooley's objections to the treated water being discharged to open channel, item is unanimously voted to be continued at November 17 regular Council meeting where additional information on alternative discharge options will be discussed.
Nov 17, 2003	Regular City Council Meeting where proposal for conditional use permit for Zinfandel Drive GET is publicly heard. Aerojet (Tim Murphy) presents discussion of alternative discharge options. Quality of discharge is also discussed. Best alternative is to tie into on-site drainage which flows to open channel and then to river. Resolution 70-2003 is approved 4-1 with one Council Member (Cooley) objection.
Dec 18, 2003	EPA directive to Aerojet "Notice of Need for Additional Response Action". Direction from EPA for Aerojet to prepare a Work Plan to determine extent of contamination within Area 3 and augment preliminary conceptual preliminary design within Area 3.
Jan 21, 2004	Aerojet sends construction notification letter to residents within 500 feet of Zinfandel GET treatment facility construction site.
Mar 3, 2004	Additional Response Action Draft Work Plan submitted by Aerojet to USEPA. Recommends additional data collection activities to verify extent of groundwater contamination within and north of Area 3. Work Plan also proposes to use new data as they become available to update and expand groundwater flow model. Work Plan acknowledges that with revised groundwater flow modeling, the Conceptual/Preliminary remedial design for Area 3 will likely have to be modified.
Apr 7, 2004	EPA approval of Additional Response Actions (ARA) Draft Work Plan.
Aug 2004	Western Groundwater Cleanup 2004 Progress Report (10-page informational flyer) sent out by EPA to the public and local officials regarding status of WGOU cleanup. Flyer provides details of conceptual/preliminary designs in WGOU Areas 1, 2, and 3. Flyer indicates that the long-term plan for Area 3 is pending modification which will select final number of wells and pipeline.
Sep 1, 2004	Groundwater treatment facility at St. Clement Church (Zinfandel GET) becomes operational.
Dec 22, 2004	Draft ARA Report submitted to EPA. Additional data collected under the approved ARA Work Plan provided a basis for this report. With these additional data, the extent of groundwater contamination within northern Rancho Cordova (Area 3) becomes better defined. Groundwater contamination is also identified north of the American River in Carmichael (Area 4). The revised information is used to update the groundwater flow model and the number of extraction wells within Area 3 increases from 2 to 6.
Jan 2005	Councilmember Budge suggests possible site at CRPD Maintenance Facility in Hagan Park .
Feb 1, 2005	The need for a larger more central groundwater treatment facility is evident and the search to site such a facility begins.

Mar 23, 2005	Meeting with CRPD staff (Lee Frechette & Greg Foell), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to discuss the possibility of locating an Area 3 treatment facility adjacent to CRPD Maintenance Facility within Hagan Park. CRPD staff will have to present idea to its Board of Directors for determination.
Jun 3, 2005	Aerojet (Fegan) e-mail correspondence to Sacramento County Dept. Water Resources (John Coppola) requesting discussion of possible lease agreement of county property located adjacent and east of Hagan Park for use as treatment facility.
Jun 20, 2005	Aerojet (Fegan) written request to Sacramento County Real Estate Division (Clark Whitten) for possible license or lease agreement for installation on pipeline within County Property (Parkway). Request is hinged on possibility of locating treatment facility adjacent to CRPD maintenance facility and requiring access to install discharge pipeline to open drainage channel.
Jun 22, 2005	Aerojet (Fegan) and CVEI (Fagerness) present Hagan Park access request to CRPD Board of Directors. Board states that long-term plans for maintenance facility are unknown and that other locations within Hagan Park should be evaluated by Aerojet and CRPD staff.
Jul 21, 2005	Additional meetings with CRPD staff (Frechette), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to discuss two new alternative Hagan Park locations. Alternative 1: adjacent to American River Bike Trail and Sacramento Live Steamers facility. Alternative 2: Near American River Bike Trail and north of existing sewage pump station (end of Chase Drive).
Jun-Aug 2005	Additional groundwater monitoring data from new monitoring wells further delineate groundwater contamination within Areas 3 and 4. Revised groundwater flow modeling suggests that a total of six remedial extraction well locations are now required to protect the existing water supply wells within Area 3.
Aug 3, 2005	Meeting with Aerojet (Fegan & Jackson), Real Estate Attorney (Bill Hunter), CVEI (Fagerness) with CRPD (Foell and Frechette) to discuss language of possible access/lease agreements.
Aug 24, 2005	Field meeting Aerojet (Jackson), Stantec (Estes & Josifek), CVEI (Fagerness) to discuss merits of alternative locations within Hagan Park.
Aug-Sep 2005	CVEI evaluates proposed (modeled) groundwater extraction wells locations within Area 3. Field reconnaissance documents limited areas of sidewalks and absence of PUEs located in front of residential dwellings in this area will limit the locations of where remedial extraction wells can be installed.
Sep 22, 2005	Meeting with CRPD (Foell & Frechette), Aerojet (Fegan & Jackson) and CVEI (Fagerness) to discuss merits of treatment facility located within Federspiel Park. Loss of park open space will be frowned upon by CRPD Board. Design must be creative and not result in net loss of open space.
Oct 26, 2005	Preliminary meeting with City Planning (Anne Hersch & Campbell) and CRPD (Frechette), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to

	explore alternative sites (Cordova Church of Christ and Federspiel Park) to Hagan Park.
Oct 31, 2005	CVEI (Fagerness) contact with Church of Christ and Representing Realtor to discuss property at 10555 Coloma.
Oct-Nov 2005	Groundwater flow model is used with new information of where possible extraction wells can be installed within northern Rancho Cordova. Model runs indicate that 5 remedial extraction well locations and one out-of service water supply well will contain groundwater contamination within Area 3. However, the containment will not prevent future impacts and ultimate closure of some water supply wells within Area 3.
Nov 11, 2005	Meet with Cordova Church of Christ officials: Aerojet (Fegan & Jackson), Real Estate Attorney (Bill Hunter), CVEI (Fagerness) to pursue lease/purchase options.
Nov 14, 2005	Meeting with City Planning (Campbell & Hersch), Aerojet (Fegan & Jackson), and CVEI (Fagerness) to further discussions of alternative site acceptability. Discuss setback and height limitations that City Planning may have.
Nov 30, 2005	Meeting with Cordova Church of Christ and Aerojet (Jackson) to negotiate lease and or purchase agreement.
Dec 6, 2005	Additional meeting with Cordova Church of Christ and Aerojet (Jackson) and negotiations of purchase agreement. Any agreement is hinged on the needed approval of a Tentative Parcel Map that will allow the split of the Church property.
Dec 14, 2005	Present Federspiel Park site to CRPD Board. Board recommends continued negotiations with Aerojet.
Jan-Feb 2006	Additional groundwater flow modeling remedial approach was developed that reduced the number of remedial extraction wells and makes use of water supply wells that become impacted to achieve hydraulic containment.
Feb 8, 2006	After review of additional groundwater modeling data and size limitations of Federspiel Park, Aerojet (Jackson) verbally indicates to CRPD (Foell) that Church is emerging as favorable location and Federspiel Park will not be further pursued with CRPD.
Mar 10, 2006	Results of hydrologic modeling (which incorporates water supply wells) is presented to EPA.
May 8, 2006	Submit application to City Planning (Hersch) for Conditional Use Permit, Tentative Parcel Map, & Design Review of Church Site.
Jul 19, 2006	CVEI (Fagerness) e-mail correspondence with City Public Works (Marilyn Phelps and Abhar) regarding encroachment permit process for pipeline within streets. Effective July 1, 2006 Rancho Cordova is now responsible for review and issuance of encroachment permits.
Jul 27, 2006	City of Rancho Cordova Planning Commission Meeting to publicly hear CUP/TPM and Design review for GET KA. Planning Commission asks

	Aerojet to provide informational meeting to "concerned neighbors", postpones action until September 28, 2006 Planning Commission Meeting.
Aug 10, 2006	Meeting with City Planning (Campbell & Hersch), Aerojet (Fegan & Jackson), CVEI (Fagerness) and Stantec (Estes) to discuss design alternatives which include possible enclosure of treatment vessels. Aerojet indicates it desires to get neighbors input prior to final design.
Aug 15, 2006	Public meeting at Cordova Church of Christ to provide information to neighboring residents.
Aug 16, 2006	Meeting with Aerojet (Jackson), CVEI (Fagerness), and City Public Works (Albert Sticker) to discuss pipeline permitting requirements. CVEI described history of pipeline permitting process with County that evolved from initial Civil Improvement Plan to encroachment permitting at the request of Sacramento County Construction Management Group. Sticker indicates that City will require Civil Improvement Plan permit process.
Aug 24, 2006	CVEI (Fagerness) privately meets with tenants (Chris and Kim Kerns) of 10632 Apple Grove Way to discuss design considerations of GET KA. Kerns are now better informed and understanding of issues and design.
Aug 24, 2006	CVEI (Fagerness) attempts to make contact with tenants of 10636 and 10640 Apple Grove Way. No response at door. Correspondence sent to owners of these two properties to set up meeting to discuss any design concerns. No response received from either property owner.
Aug 28, 2006	CVEI (Fagerness) privately meets with property owner 10632 Apple Grove Way (Dorothy Affleck) and her father (Eugene Morris) to discuss design considerations of GET KA. Owner intends to fight this action and there are no design changes that can be made to change their minds.
Aug 31, 2006	Meeting with City Planning (Campbell & Hersch), Aerojet (Fegan, Murphy, & Jackson), CVEI (Fagerness) and Stantec (Estes) to discuss design changes. City now requiring enclosure of treatment vessels to hide from public. Stantec needs to provide building x-section, 4 side profiles, revised site plan and revised landscape plan to Hersch by September 8 so they can be incorporated into staff report for Planning Commission.
Sep 12, 2006	Aerojet (Jackson) e-mail correspondence to City Public Works (Albert Stricker) and Planning Dept (Hersch) transmitting graphic of existing and proposed groundwater extraction, piping and treatment systems within WGOU.
Sep 28, 2006	City of Rancho Cordova Planning Commission Meeting to publicly hear CUP/TPM and Design Review for GET KA. Planning Commission denies request for CUP/TPM and Design Review. City Planning Director and City Legal Counsel request Initial Environmental Study be provided by City staff. Item will be heard by City Council after Initial Environmental Study is made and staff report amended.

AEROJET

P O Box 13222
Sacramento CA 95813-6000

October 12, 2006

Mr. Paul Junker
Planning Director
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: AEROJET GET KA: TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, DESIGN REVIEW FILE RC-06-232

Dear Mr. Junker:

Aerojet has reviewed the October 12 draft of Resolution 80-2006, recommending the denial of Project #RC 06-232, for a conditional use permit, parcel map, and design review for the Aerojet GET KA system. Based on this review, Aerojet offers the following response, presented in the same three heading format as the Draft Resolution.

1. **Williamson Act SPA Findings**

The findings for the October 12 Draft Resolutuion contradict the findings presented in the staff report prepared for the September 28, 2006 public hearing. The September 28 staff report findings are supported by solid evidence regarding the Williamson Ranch Special Planning Area (SPA); that report states that Aerojet's application complies with all of the Development and Performance Standards found in Section 501-144 and Section 501-145. No new evidence is provided for the reversal on several important items.

To illustrate those contradictions, I have taken the liberty to tabulate the SPA Standard followed by the statement from the September 28 Staff Report regarding that item, followed by the commensurate October 12 Resolution language. The text of these items was taken directly from the September 28 Staff Report and the October 12 Draft Resolution. Additionally, for each SPA Standard, I have added Aerojet's specific comment or clarification regarding that item.

Aerojet recommends that the Planning Commission endorse the September 28 staff recommendation.

Section 501-144

a. *SPA Standard:*
The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.

Staff Report:
The proposed project will not generate traffic. Maintenance trucks are expected to visit the site twice a month for regular maintenance.

October 12 Resolution:
The proposed project will generate traffic above the amount that would be generated by residential development. Large maintenance trucks are expected to visit the site twice a month for regular maintenance that would not be customary practice for this neighborhood. This performance standard cannot be supported.

Aerojet Comment:
The anticipated traffic to the site is a passenger pickup visit daily, and up to two large trucks visiting the site in any single month. The interval between visits by the large trucks will be several months.

The treatment plant will generate less traffic than the four residences that conceivable could occupy the 0.8-acre parcel. The minor traffic associated with the plant will not be on residential streets, but will be onto Coloma Road, which is a prominent high traffic corridor.

b. *SPA Standard:*
The minimum setback form Coloma Rd. shall be twenty-five (25) ft. The area of the setback shall be fully landscaped with live landscaping.

Staff Report:
The proposed building is setback 35 ft. from the street, exceeding the minimum requirements.

October 12 Resolution:
Same as Staff Report.

Aerojet Comment:
Aerojet submitted the design which includes fully landscaping the area of the setback.

c. *SPA Standard:*
Building shall not exceed 30 feet in height (two stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.

Staff Report:
The building is 28 ft. tall, less than the designated requirements.

October 12 Resolution:
The proposed building is 28 ft. tall and abuts single family residential use on the north and west sides of the subject property. The proposed structure is taller than all single family structures in the Special Planning Area. This performance standard cannot be supported.

Aerojet Comment:
The parcel in Aerojet's application is located on the <u>southern boundary</u> of the SPA, which is excluded from the single story requirement. In addition, the adjacent residences are all two-story.

d. *SPA Standard:*
The development shall have a maximum of three vehicular access points onto Coloma Road and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrian access to Coloma Road shall be provided in a manner which minimizes walking distance to bus stops.

Staff Report:
There are two vehicular access points, one facing Coloma Rd., and the other taken through the church parking lot. There is existing pedestrian access on Coloma Rd.

October 12 Resolution:
There are two vehicular access points to serve the new project, one existing on the church site and one new access point on the subject property, facing Coloma Rd. to serve the new development. There is existing pedestrian access on Coloma Rd.

Aerojet Comment:
None

e. *SPA Standard:*
A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.

Staff Report:
An all-weather marker can be installed and a Condition of Approval added requiring the installation as approved by the Planning Director.

October 12 Resolution:
An all-weather marker can be installed signifying the historical value of the Williamson Ranch, should the project receive approval.

Aerojet Comment:
None

f. *SPA Standard:*
If commercial uses are developed, only one monument sign not to exceed eight (8) feet in height and thirty-six (36) square feet in area, is permitted.

Staff Report:
There will not be any monument signs on-site.

October 12 Resolution:
There will not be any monument signs on-site identifying the treatment facility, should the project receive approval.

Aerojet Comment:
None

Section 501-145

a). *SPA Standard:*
The area which encompasses this Special Planning Area is the last remaining portion of the Williamson Family Ranch, which was established on the site in the 1850's. In addition to its historic value, the property has aesthetic value due to the mature fruit and nut orchard which exists on site.

Staff Report:
Existing fruit and nut trees are dead. As part of the proposed development, dead trees will be removed from the site and landscaping will be upgraded.

October 12 Resolution:
Existing fruit and nut trees would need to be removed as part of the proposed development. Tree removal detracts from the aesthetic appeal and the intent of the Williamson Ranch SPA Guidelines. The Williamson Ranch area is developed with single family residential and a church, the proposed facility would not be in character with the neighborhood, even though the applicant's proposal attempted to mimic the architectural design of the Church of Christ. This finding can not be supported.

Aerojet Comment:
It is Aerojet's understanding that the September Staff Report comment came after consulting with the City Arborist. The existing fruit and nut trees are in very poor condition, and well past life expectancy. They would be removed for any development of this site.

b) *SPA Standard:*
The unique historic and aesthetic qualities of the site would not be adequately protected if development were to be permitted according to standards of the adopted residential and commercial land use zones.

Staff Report:
The project meets the development standards specific to the Williamson Ranch SPA. The project is consistent with height and setback standards as well as site access requirements.

October 12 Resolution:
The project would generally meet the development standards of the Williamson Ranch SPA, if the project was a residential unit. The building proposed is not residential in nature, would promote large service trucks for maintaining the treatment facility and would not adequately protect the unique historic and aesthetic qualities of the neighborhood by removing fruit trees that represent the last vestiges of the ranch operation. This finding cannot be supported.

Aerojet Comment:
The proposed project would tastefully match, or be an upgrade to the numerous churches that currently line Coloma Road. As discussed above, the large service trucks would visit the site at intervals of several months. These trucks are similar to moving vans, which commonly enter the adjacent residential neighborhood. As described above, the fruit and nut trees were evaluated by the City Arborist prior to the September 28 Staff Report, and were subsequently described as 'dead.'

c) *SPA Standard:*
The site which consists of 36 acres is sufficiently large to accommodate urban uses in a manner sensitive to the site's special characteristics while allowing development which is compatible with the existing intensity of development in the vicinity.

Staff Report:
The proposed development is compatible with the surrounding area. The proposed use is low-intensity and is not expected to generate traffic.

October 12 Resolution:
The proposed facility would increase the intensity of the land use. The land is currently vacant and is zoned RD-5. The water treatment facility is a conditionally allowed use and must meet the findings of Zoning Code Section 110-30. The Planning Commission received testimony from the neighbors that the project is not in keeping with the intent of the Williamson SPA. This finding cannot be supported.

Aerojet Comment:
The proposed use is low intensity and will generate less traffic than residences that could occupy the lot.

d) *SPA Standard:*
The uses permitted and development criteria described herein provide for a reasonable use of the land and will not result in undue hardship on property owners within the Special Planning Area.

Staff Report:
The proposed uses are permitted by the Rancho Cordova Zoning Code. This existing site is constrained and allows for limited development. The proposed project has minimal impacts.

October 12 Resolution:
The project proposes to locate a high capacity water treatment facility within a developed residential neighborhood and located on a prominent corridor within Rancho Cordova. Due to the lack of evidence to support that this location is the only viable location for this facility, the neighbors within the immediate area expressed strong concern and objection to the placement of the treatment facility at this location. They objected to its very visible location, the close proximity to residential units, the concern that the facility would impact their property values, would incur undue hardship upon their neighborhood.

Aerojet Comment:
The plant has been designed to be aesthetically pleasing, with no noticeable odors or noise. At the public meeting held by Aerojet on August 15, a neighbor of a nearby treatment plant testified that the treatment plant was 'the best neighbor I've ever had.'

As demonstrated by the September 28, 2006 staff report, the Aerojet application meets the requirements of Section 501-144 and Section 501-145 in the Williamson Ranch Special Planning Area.

2. Conditional Use Permit

The Aerojet application meets the requirements for a conditional use permit in that the establishment, maintenance or operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. In the following, Aerojet responds to the following issues in the October 12 Draft Resolution.

Impacts on the Surrounding Area

This Conditional Use Permit (CUP) will allow Aerojet to proceed with the clean-up of chemicals in groundwater that have migrated westward from the Aerojet site. Aerojet is performing this activity under the direction of the United States Environmental Protection Agency (US EPA). Throughout this application process, Aerojet has worked diligently with staff and has engaged in conversations with members of the community to address the real and perceived concerns of the community, taking specific steps in design and planning of the facility to ensure the remedial activities are conducted with minimal visual and noise impacts, and ensure the facility and required landscaping fits into the character of the surrounding area.

At the September 28 Public Hearing, Aerojet presented numerous alternative locations that have been evaluated. There is very little open space in this part of Rancho Cordova on which to build a treatment plant. Attached to this letter is a chronological account of the site selection process that Aerojet pursued for over two years.

Staff's September 28 report states that analysis of the proposed project and the inclusion of Conditions of Approval ensure that there will be no negative impacts and the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the surrounding neighborhood.

Aerojet would also call the Planning Commission's attention to the October 2, 2006 letter from Alex MacDonald, Senior Engineer of the Central Valley Region of the Regional Water Quality Control Board (RWQCB). Mr. MacDonald is the RWQCB's representative overseeing Aerojet's activities. Mr. MacDonald questions the precedent that would be set based on comments from a member of the Planning Commission. This comment indicates that a CUP cannot be granted given the objections of the local residents. Is it the intention of the City of Rancho Cordova to set policy that any public opposition to a CUP is grounds in of itself for denial? A copy of Mr. MacDonald's letter is attached to this response.

Compatibility with the Williams Ranch SPA

The October 12 resolution states that compatibility is an issue as this is located within a residential neighborhood. This facility should not be considered as being located within a residential neighborhood. This proposed facility would be on Coloma Road, a major thoroughfare within the City of Rancho Cordova. Other properties along Coloma Road are zoned commercial, office and retail – all of which are a more intense land use than residential zoning – and are immediately abutting other residential neighborhoods. The nature of this proposed facility is well within the character of Coloma Road.

Overall Groundwater Strategy

Over the past five years, Aerojet has held several public meetings to discuss the nature of the remediation plan for the Western Groundwater Operable unit, including frequent updates at the EPA-facilitated Community Advisory Group meetings held every two months (now being held at Rancho Cordova City Hall). These meetings are open to the public, and are advertised in the local newspaper. Aerojet has also given an overview of our remediation strategy at previous City Council meetings.

Because of the nature of groundwater remediation, it is difficult to identify specific locations for pipelines and extraction wells months and years in advance, because of the nature of how the chemicals migrate through the groundwater. Aerojet can provide general plans for the capture and treatment, but specific pipeline routes and

well locations are dependent upon extensive groundwater monitoring and modeling – activities that take place at varying times in Aerojet's process. We ask the city staff to note the nature of these activities is why Aerojet processes the pipeline routes through a separate permit and noticing process, so the information is as current as possible. Aerojet will gladly provide information that is as current as possible to city staff that reflects current remediation strategy, and will keep staff apprised of significant revisions.

Aerojet will be happy to meet with City staff to present remediation strategy and answer questions.

3. **Development Plan Review**

While not a part of the findings or evidence within the October 12 Draft Resolution, Aerojet maintains our application is consistent with the City's Design Review Ordinance, as stated by the findings and evidence in the September 28, 2006 staff report.

a) *Finding:*
High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
Staff Report:
The applicant has proposed a facade consistent with the architecture of Cordova Church of Christ. The building features a red tile Spanish roof and a wrap around covered porch detail. Column details are featured around the building perimeter and extend beyond the building frontage. The roll-up door entry is articulated with a pitched roof that extends 3 ft. in front of the main building. The door detail also employs the rounded-entry feature present around the entire building. Landscaping between column details provides an additional enhancement to the front appearance. A fence will be installed along the property line, further shielding activity form view.

b) *Finding:*
Building designs that maintain human scale and interest.
Staff Report:
The proposed building maintains human scale and is in proportion with the neighboring structure. The building is 29' tall and maintains aesthetic continuity with the church design while shielding related treatment activity from view. The full enclosure completely screens remediation activity from public view.

c) *Finding:*
Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
Staff Report:
The architecture is consistent with the Cordova Church of Christ. The building features similar architectural details including red tile Spanish roof, stucco exterior, articulated columns on all four sides of the building, varied paint details, and openings complemented with landscaping. The design, setback, and landscaping of the building further shield remediation equipment.

d) *Finding:*
Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
Staff Report:
See c) above.

e) *Finding:*
Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
Staff Report:
The proposed materials and architectural features will provide visual interest to the building and surrounding area. The proposed architecture distinguishes the site and provides visual interest from

each elevation. The color palette nicely decorates the building and complements neighboring structures.

f) *Finding:*
Incorporate quality site design, including landscaping, signage and other elements of site design.
Staff Report:
The applicant is proposing an extensive landscape upgrade with new trees and shrubbery, removing dead trees on site. Oaks trees will remain on-site.

As demonstrated, the findings within the September 28 staff report are accurate and still valid.

In summary, Aerojet maintains the facts contained in the September 28, 2006 staff report directly contradict the evidence presented in the October 12 Draft Resolution. The new findings of the October 12 Draft Resolution cannot be supported by the evidence within. Aerojet respectfully recommends that the Rancho Cordova Planning Commission follow and accept staff's original recommendation for approval of Project #RC 06-232, based on the findings and evidence contained in the September 28, 2006 staff report.

We sincerely appreciate the time and attention this project has been given by city staff. We believe the thorough analysis presented by staff on September 28 demonstrates this project is not detrimental to the health, safety or general welfare of the public. On the contrary, this project is necessary to protect the drinking water supply of the community, halt the movement of chemicals and restore the groundwater aquifer – all of which are in the best interests of the City of Rancho Cordova and her residents.

If you have any questions or comments, please contact Mr. Alan Jackson of Aerojet Environmental at 355-3822.

Sincerely,

Gerald Swanick
Director, Environmental Remediation

Enclosures
C: George Phillip, Esq.
Charles Berrey, US EPA, Region 9
Alex MacDonald, RWQCB
Cyrus Abhar, City Engineer

AEROJET

Questions and Answers
Coloma Road Groundwater Extraction and Treatment System

Construction

Why is this pipeline and treatment plant needed?

In order to further protect drinking water sources in Rancho Cordova, Aerojet needs to halt the westward movement of contaminated groundwater that has come from deep under the Aerojet facility. This is accomplished through the implementation of a remedial action specified by the US EPA and other regulatory agencies in 2001.

The strategy involves the placement of a series of groundwater extraction wells between the Aerojet facility and drinking water sources to the west. Extraction of groundwater from these wells is intended to prevent the further westward migration of contaminated groundwater. The location of these extraction wells is selected based on presence of contaminants in groundwater and the rate of groundwater migration.

Extracted groundwater is piped to a treatment facility where it is then treated to stringent government imposed standards. The treated groundwater is discharged to storm drains under a permit issued by the State Regional Water Quality Control Board. Aerojet has installed several of these systems in other parts of Rancho Cordova and Gold River as well as five large treatment facilities on the Aerojet plant.

How long will construction take?

Construction of the treatment facility and pipeline will take up to six months to complete. Construction activities are limited to daytime hours. Traffic controls may be needed during pipeline construction, but reasonable efforts are made to minimize inconvenience to the community.

Will construction impede traffic?

Construction of the proposed groundwater treatment facility is on private property and should not impede local traffic patterns at all. Construction of the water pipeline may require temporary lane and sidewalk closures, however construction will only be allowed during daytime hours and roads will be returned to accessible conditions during non-construction hours.

What is an "RD-5" zoning designation?

The RD-5 is a zoning designation within the Sacramento County Zoning Code. RD-5 stands for Residential Dwelling – 5 units per Acre. This designation means that the underlying land is permitted for residential development. Details of the zoning regulation may be found at
http://www.cityofranchocordova.org/documents/planning/zoning_code/RC%20-%20Title2%20-%20chapter%2015.htm#6

Is the treatment facility allowed in RD-5 zoned areas?

Yes. Similar to the operation of public utilities, the treatment plant is considered as a "public special use" according to Section 301-13 of the Sacramento County Zoning Code. These types of uses are allowed in RD-5 zoned areas with a conditional use permit.

Is the facility considered industrial?

No. The proposed facility is comparable to a public service utility and is not industrial in that it does not manufacture or produce durable goods for resale.

Why is the treatment plant CEQA exempt?

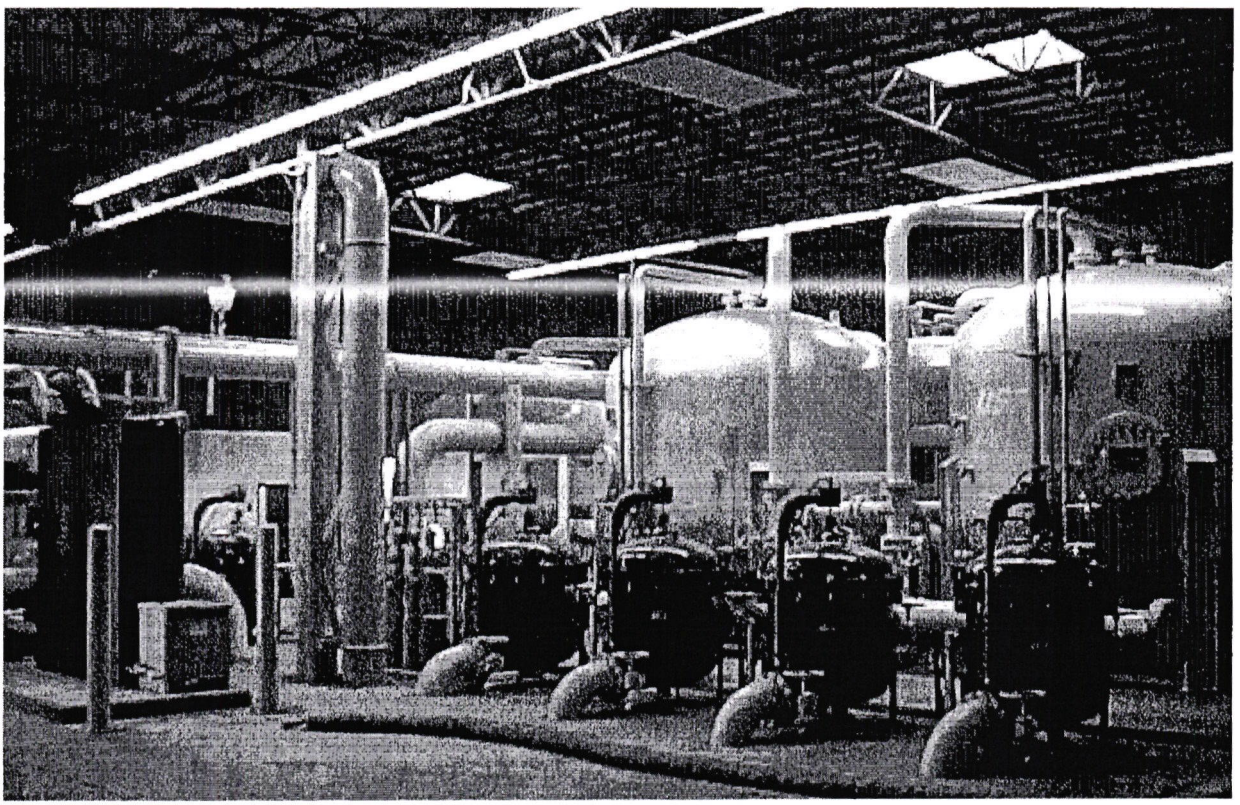
The entire remedial investigation and feasibility study (RI/FS) for contaminated groundwater located to the west of the Aerojet property underwent a public notification and environmental assessment process in 2000 and 2001, which is equivalent to CEQA. Projects that are designed to protect the environment and resources or are part of a State or Federal environmental cleanup order are categorically exempt from the CEQA process. Rancho Cordova Planning staff was provided with a completed Environmental Questionnaire as part of the Conditional Use Permit application package.

Can the treatment plant be installed in a different location?

A number of locations were considered prior to the final selection of this location. The treatment plant location was selected to be close to extraction wells. This location minimizes pipeline lengths within streets to minimize disruption to the community.

What will the treatment plant look like? Will it blend into the neighborhood?

Aerojet is working with the community and planning staff from the City of Rancho Cordova to make sure the facility blends into the appearance of the community.



Can the entire plant be enclosed in a building?

Yes. Upon receiving additional comments from the public and additional discussion with City Planning Staff, construction plans were modified so that the filter vessels will now be enclosed within a building.

Will Aerojet be allowed to increase the size the treatment plant after it is installed?

No. Space limitations of the lot and set-back requirements do not allow for expansion of the physical size of the treatment facility. However, the treatment facility is designed with excess capacity to allow for increasing the volume of water to be received and treated by the facility.

On which side of the streets will the pipeline be installed?

The final location of the pipeline routes are determined by existing infrastructure that is already in place within the streets. Adequate separation must be maintained from existing water, electric, gas and sewer lines. At this point in time, the pipeline design is still conceptual.

Why is the pipeline installation considered a different project?

Permit requirements, and the related public notification processes, are different for wells and pipelines than for treatment plants.

Will the facility affect existing utilities?

No. The pipeline will be installed between, over and under existing utilities. The treated effluent pipeline will discharge to an existing storm drain. The discharge will be electronically automated to shut the system down during periods of heavy precipitation so it will not contribute to unsafe high volume drainage conditions.

Water Quality

Is my drinking water safe to drink?

Yes. Groundwater supplies used for drinking water in the surrounding community are routinely tested by state water quality regulators, local water entities and Aerojet to ensure they meet rigorous standards for drinking water safety established by state and federal agencies. In addition, Aerojet has installed hundreds of monitor wells in the area, and uses data collected in conjunction with sophisticated groundwater flow modeling software to track migration of contaminated groundwater. This provides Aerojet with data to develop and implement remediation systems that protect existing drinking water sources while effectively remediating affected groundwater.

Why are there chemicals in the groundwater?

Chemical handling and disposal practices during the 1950s – 1970s resulted in chemicals used for rocket manufacturing leaching into the groundwater beneath the Aerojet site. Although groundwater extraction systems were installed in the 1980s and 1990s to capture and clean groundwater contaminants, groundwater had already migrated beyond the western boundary of the Aerojet site. In its current industrial practices, Aerojet complies with industry operating and waste disposal regulations that are protective of the environment.

How is the groundwater treated?

Groundwater is pumped through treatment filter vessels containing granular activated carbon and ion exchange resins which remove TCE and perchlorate from the groundwater. Ultra-violet light is used to break down NDMA from the groundwater.

What happens to the chemicals once they are removed from the water?

The filter media within the treatment vessels acts like a "chemical magnet," drawing the chemicals out of the water as it passes through. Periodically, the filter media within the treatment vessels become saturated with the chemicals and must be replaced with new media. The old media is removed from the vessel and is either recycled for reuse, or is sent to a permitted waste disposal facility.

Is the treatment plant being installed to protect the groundwater in Carmichael?

The facility is being installed to capture the leading edge of the plume, which happens to be in Rancho Cordova. Similar facilities are being constructed in Carmichael.

Will Aerojet pay a fee to the County for use of the storm drains?

Aerojet presently has a written cooperative agreement with the Sacramento County Water Agency. Under the agreement, the discharged water becomes the property of the County of Sacramento once the chemicals have been removed. The water discharged to the storm drainage system is the property of the County. During significant storm events, the plant will be shut down.

Why is Aerojet not providing replacement water?

Aerojet has paid water purveyors for the costs necessary to replace water supply wells lost to contamination to ensure that the community has a safe and plentiful water supply.

Why can't existing old water supply wells be used for extraction of groundwater instead of drilling new ones?

The extraction wells must be deep enough and in the right location to capture the chemicals in groundwater. Many of the closed water supply wells do not meet these criteria and would not stop the westward flow of the chemicals. When a water supply well meets these criteria, it is considered for use.

Will the facility affect water quality of nearby water supply wells?

The treatment facility is used for the treatment of extracted groundwater from remotely located extraction wells. The extraction wells (extraction system) are designed to contain contaminated groundwater and maintain the water quality of nearby public water supply wells. Depending on its location with respect to the contaminant plume, it is possible that an out-of-service water supply well could be incorporated into the extraction and treatment system.

Will water containing chemicals be discharged to the storm drain?

No. The permit for the discharge of treated groundwater requires the treated water to meet very stringent discharge requirements. Chemicals are not added as part of the water treatment processes.

How long will the treatment facility be there?

The proposed groundwater extraction and treatment facility is anticipated to operate in excess of 20 years. The EPA has estimated the total restoration of the contaminated off-site aquifer to be in excess of 200 years.

What chemical concentrations are expected in the treatment plant influent and effluent?

The influent concentrations are expected to change over time as the remedy progresses. In general, contaminant concentrations are expected to be in the part-per-billion and part-per-trillion range. Treated water (effluent) will be treated to a discharge standard established by State and Federal agencies, which meets or exceeds current drinking water standards. The treated water is discharged to the County storm drain system.

Safety

Does the groundwater handled by the extraction and treatment system pose a risk to me or my family?

No. There is no exposure to untreated groundwater captured by Aerojet's remedial systems, as it is piped through a closed system to the treatment facility. Drinking water provided for public consumption is delivered through an independent system that has no physical connection with Aerojet's system. Drinking water conveyed to homes and businesses by local purveyors undergoes frequent testing by the water agencies and regulators to ensure your drinking water is safe.

How does Aerojet ensure the integrity of the pipeline system?

The pipeline construction requires performance of a hydrostatic pressure test to ensure the pipeline integrity prior to operation. In the event of a ruptured pipe during operation, the resulting pressure drop would shut down the groundwater extraction and treatment system, alerting Aerojet to a problem. Pipeline routes will be designated within public utility corridors or within the right-of-way of public streets to ensure any type of leak, however unlikely to occur, would not impact homes or businesses.

What will be done with spent filter media?

Spent filter media (ion exchange resins and granular activated carbon) will be collected by a State-licensed waste hauler and transported to a permitted off-site facility for disposal and/or recycling.

Will the treatment facility be fenced deter vandalism and vagrancy?

Yes. The facility will be equipped with silent fire and motion sensor alarms to further protect it and neighboring properties. The facility will be visited daily by maintenance personnel, providing extra monitoring and security.

Will roads affected by the pipeline installation be restored and/or improved?

The portions of the roads affected by the pipeline installation will be repaired in accordance with municipal construction standards under the direction of City/County inspectors.

Are controls in place to assure adequate treatment?

The treatment facility is fully automated to ensure adequate treatment. If a facility condition arises that may limit the treatment, the system is automatically shut down and the maintenance crew is electronically paged. Routine maintenance and water sampling ensure water treatment is occurring as designed.

Impacts and Issues

Are the well pumps noisy?

No. The extraction wells will have submerged pumps installed with motors which cannot be heard at ground level.

Will the treatment plant be noisy?

No. The treatment facility will be enclosed and it will not produce nuisance noise.

Will the treatment plant create odors?

No. There are no air emissions that result from the operation of the treatment facility.

How much additional traffic will be added to neighborhood streets to maintain this facility?

Typically, a single light-duty pick-up truck will visit the facility daily. A larger heavy-duty vehicle will visit the site approximately four to six times per year for filter media change-outs.

Will the facility and system impact property values?

The vacant lot has attracted litter, vagrancy and illicit activities which have a negative impact on the local community. By developing and maintaining the lot, property values should not be negatively affected.

What will be done to mitigate the impacts to the neighboring properties?

Upon receiving additional input from neighbors at the informational meeting and from follow-up meetings with adjacent property owners, Aerojet has modified architectural and landscaping designs to address neighbor concerns.

Why weren't the property owners within 500 feet of the pipeline notified of the Public meeting on July 27, 2006?

The public hearing at the Planning Commission meeting only pertains to the proposed construction of the treatment facility at the Church property. Pipelines are handled under separate permits with public notifications of the pipeline work provided prior to construction activities. Individuals located within 500 feet of pipeline routes will be notified of construction activities in advance of these activities.

Oversight

Are regulatory agencies from the State of California involved in Aerojet's groundwater cleanup?

Yes. In addition to the United States Environmental Protection Agency (US EPA), the California state regulatory agencies involved are the Department of Toxic Substances Control (DTSC) and the Central Valley Regional Water Quality Control Board (RWQCB), both of which fall under the umbrella of the California Environmental Protection Agency.

The state-assigned representatives overseeing remedial activities at the Aerojet Superfund Site are Ed Cargile (DTSC) and Alex MacDonald (RWQCB).

Is there a work plan describing the construction of the Treatment Plant?

Yes. Numerous work plans associated with cleanup within the Western Groundwater Operable Unit have been furnished to the regulatory agencies. The RWQCB and DTSC have copies of all work plans and supporting documentation that are available for public review.

How far northwest does the plume extend?

Groundwater contamination extends beneath the American River and into Carmichael, where two extraction and treatment systems are being designed and installed.

Who will pay for maintenance of the pipelines?

Aerojet is responsible for the costs of installation, operation, and maintenance of the influent pipelines. Per the 2003 Aerojet/Sacramento County Agreement, the County is responsible for maintaining the effluent pipelines.

Questions? Please contact:

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(916) 351-8530
timothy.murphy@gencorp.com

Alan Jackson
Aerojet Environmental Remediation Department
(916) 355-3822
alan.jackson@aerojet.com

Rob Fagerness
Consultant, Central Valley Environmental
(916) 863-1785
rfagerness@pacbell.net

Cordova Recreation & Park District
2197 Chase Drive • Rancho Cordova, CA • 95670-2098

December 4, 2006

Anne Hersch, City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: Aerojet Ground Water Extraction (GET) Facility Location Comments

Dear Anne,

The Cordova Recreation and Park District (CRPD) have the following comments on the possible locations for the Aerojet GET KA facility, RC-06-232.

The Cordova Recreation and Park District has worked with Aerojet to evaluate sites for possible locations for the Aerojet Groundwater Extraction and Treatment (GET) facility.

Over the last two years five park locations were identified for evaluation as possible GET sites, three in Hagan Community Park and two in Federspiel Park. They are:

1. Hagan - Site 1: Located in the staging and storage area of the District's corporation yard.
2. Hagan - Site 2: Located on the East side of Hagan Park inside the Live Steamers railroad.
3. Hagan - Site 3: Located next to the County sanitation pump station.
4. Federspiel -Site 1: Located at the old Federspiel Swimming Pool
5. Federspiel - Site 2: Located at the east end of the park on Barbera Way

Hagan Site 1

This site is a portion of the District's corporation yard. It is currently used as a staging and storage area for excess landscape materials (dirt, sand, etc.) and is the location of the District waste bin. The current fenced area of the corporation yard is at capacity and a portion of this staging area is planned to be fenced and used for equipment storage. This area's importance to maintenance operations ruled out the site during the initial site evaluation. The only practical way to make this site viable is to move district-wide maintenance activities to a new corporation yard and downsize the current yard to a satellite yard serving Hagan Park. This would provide the acreage Aerojet requires. Although there are long range plans to move the District's main corporation yard out of Hagan Park, such a move is not planned for at least ten years and the District doesn't have the means to fund a move before then. Locating the GET facility at this site would require outside funding to move the corporation yard.

Hagan Site 1
Continued

Pros

- Isolated site out of public view
- Not immediately adjacent to residences
- Service trucks don't need to use residential streets
- Expansion possible
- No need for an elaborate structure to hide the facility

Cons

- Loss of vital work area for park maintenance
- Loss of an ideal location for additional secure equipment storage which is an immediate need
- Significant loss of convenience and efficiency for staging, storage, and waste disposal
- Small increase in park traffic (service trucks driving through park)
- High cost of moving the corporation yard

Hagan Site 2

This site was considered early on in the process when the GET facility envisioned in Hagan Park was smaller than the current central facility. The site was dropped from consideration due to problems providing adequate vehicle access and concerns over park aesthetics. The site would not work for the larger central facility that is under consideration.

Pros

- Not immediately adjacent to residences

Cons

- Loss of active recreation space in the park
- Site too small for larger central facility
- Inadequate vehicle access to site
- Significant impact to park aesthetics (facility would be highly visible in center of park and would require elaborate measures to mitigate visual intrusion)

Hagan Site 3

This site was considered for the adjacency to the county sanitation pump station (considered a similar use) and its convenient location at the front of the park. The site was dropped from consideration due to concerns over loss of active recreation space and significant aesthetic impacts, the need to substantially increase paving for vehicle access, impacts to Peterson Field and major events such as the Fourth of July celebration, and the possible future location of a dog park on the site. Additionally this site is in the American River Parkway and would require separate agreements with both the Cordova Recreation and Park District and Sacramento County Department of Regional Parks and Open Space.

Hagan Site 3
Continued

Pros

- Not immediately adjacent to residences
- Service trucks don't need to use residential streets

Cons

- Loss of active recreation space in the park
- Small increase in park traffic (service trucks driving through park)
- Significant impact to park aesthetics (facility would be highly visible in center of park and would require elaborate measures to mitigate visual intrusion)
- Would eliminate possibility of future dog park
- Adverse impacts to major events in park such as the Fourth of July
- Would require negotiations with both CRPD and County Parks
- Future expansion (if needed) would be difficult due to American River Parkway constraints

Federspiel Site 1

This site was considered for its adjacency to the Clifton drain channel and the ability to put the old pool site to a higher use. The site was dropped from consideration due to concerns over its prominent location on the corner of Chassella Way and Aramon Drive.

Pros

- Not immediately adjacent to residences
- Adjacent to drainage outfall (Clifton drain channel)

Cons

- Loss of active recreation space in the park
- Increase in residential street traffic (service trucks driving through neighborhood)
- Significant visual impact on park and neighborhood (prominent location would require aesthetic mitigation measures similar to those proposed at the Coloma Road site)
- Limited opportunity for future expansion if needed

Federspiel Site 2

This site was under consideration for its semi secluded setting at the east end of the park and its adjacency to the Clifton drain channel. Locating a GET facility at this site would require the loss of active recreation space in the park. The site would require significant mitigation for visual impacts and park aesthetics. Additionally this site is immediately adjacent to residences, which may require further mitigation efforts or other consideration.

Federspiel Site 2
Continued

Pros

- Adjacent to drainage outfall (Clifton drain channel)

Cons

- Loss of active recreation space in the park
- Increase in residential street traffic (service trucks driving through neighborhood)
- Impacts to park and neighborhood aesthetics would require mitigation measures, possibly similar to those proposed at the Coloma Road site
- Limited opportunity for future expansion if needed

Federspiel Sites 1&2

Because of the high visibility of both sites in Federspiel Park, park district staff is concerned about drawing the District into a public debate on non-park issues, similar to those generated at the proposed Coloma Road site.

If you have any questions or I can be of further assistances please feel free to contact me.

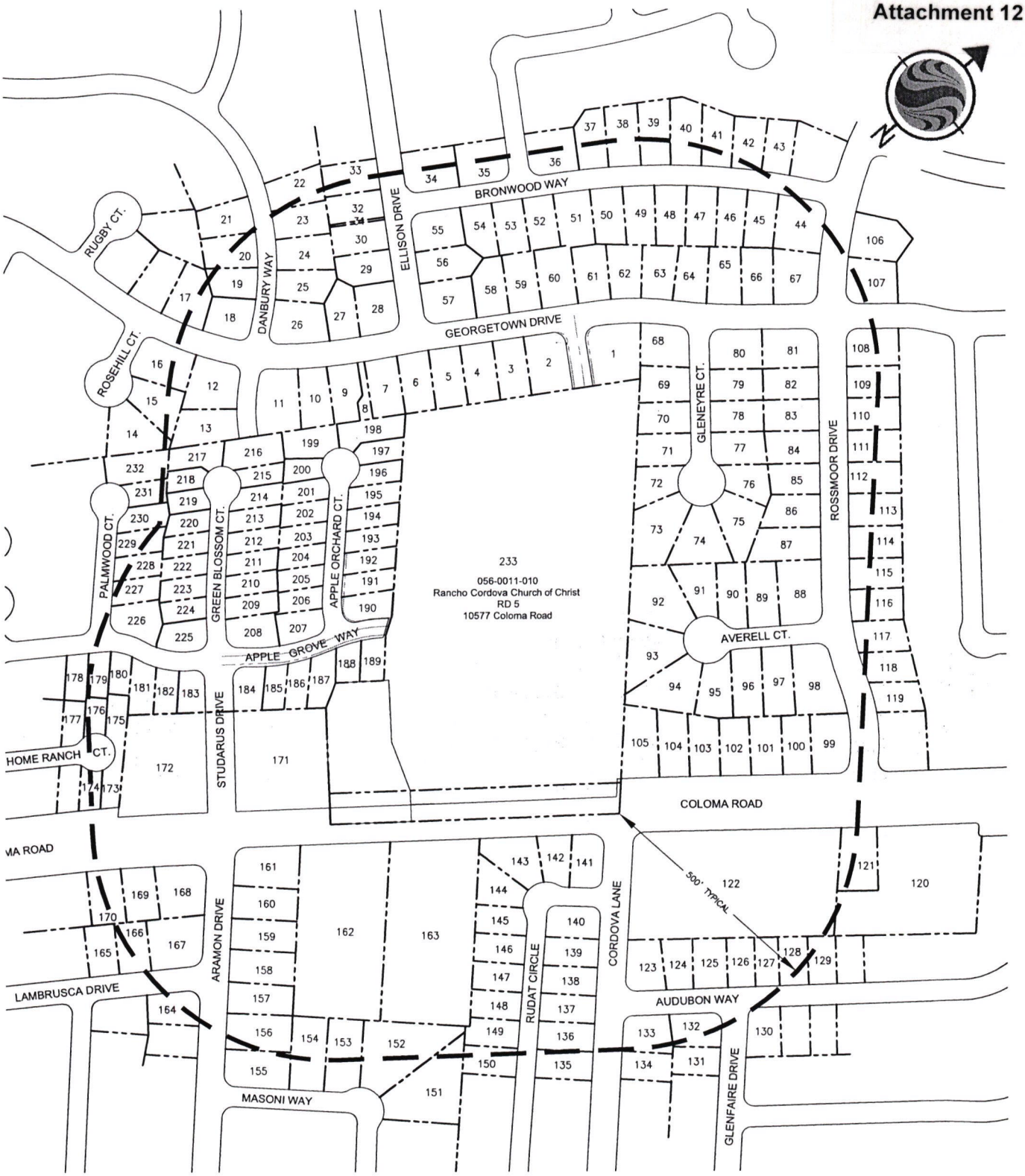
Respectfully,

Lee M. Frechette
Planning Superintendent
Cordova Recreation & Park District

Cc: Greg Foell, CRPD District Administrator
David Edmonds
chron file

LMF/lmf
/06-97

Attachment 12



Client/Project
GENCORP AEROJET
GET 'K-A' Treatment Plant

Rancho Cordova Church of Christ
10577 Coloma Road
Rancho Cordova, California

Title
500' RADIUS MAP

Stantec

April, 2006
842 00335

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500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
1	056-0093-001	2201 Blackstone Rancho Cordova, CA 95670,		RD-5	SFR
2	056-0084-010	2200 Blackstone Rancho Cordova, CA 95670,		RD-5	SFR
3	056-0084-009	10504 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
4	056-0084-008	10502 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
5	056-0084-007	10500 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
6	056-0084-006	10498 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
7	056-0084-005	10496 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
8	056-0084-004	Georgetown Rancho Cordova, CA 95670,		RD-5	SCWC
9	056-0084-003	10494 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
10	056-0084-002	10492 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
11	056-0084-001	2201 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
12	056-0082-001	2200 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
13	056-0082-002	2204 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
14	056-0082-005	2130 Ellison Drive Rancho Cordova, CA 95670	10478 Rose Hill Ct. Rancho Cordova, CA 95670, CA	RD-5	SFR
15	056-0082-004	10480 Rose Hill Ct. Rancho Cordova, CA 95670,		RD-5	SFR
16	056-0082-003	10482 Rose Hill Ct. Rancho Cordova, CA 95670,		RD-5	SFR
17	056-0081-008	10481 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
18	056-0081-007	2176 Danbury Gold River, CA 95670	2176 Danbury Rancho Cordova, CA 95670, CA	RD-5	SFR
19	056-0081-006	2172 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
20	056-0081-005	2168 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
21	056-0081-004	4845 Kentucky Lane Fair Oaks, 95628	2164 Danbury Rancho Cordova, CA 95670, CA	RD-5	SFR
22	056-0083-012	2161 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
23	056-0083-011	2165 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
24	056-0083-010	2169 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
25	056-0083-009	2173 Danbury Rancho Cordova, CA 95670,		RD-5	SFR
26	056-0083-008	2550 E Tiffany Lane Sacramento , CA 95827	10491 Georgetown Rancho Cordova, CA 95670, CA	RD-5	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
27	056-0083-007	10493 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
28	056-0083-006	2160 Ellison Rancho Cordova, CA 95670,		RD-5	SFR
29	056-0083-005	4845 Kentucky Lane Fair Oaks, 95628	2156 Ellison Rancho Cordova, CA 95670, CA	RD-5	SFR
30	056-0083-004	2152 Ellison Rancho Cordova, CA 95670,		RD-5	SFR
31	056-0083-014	P.O. Box 9637 Sacramento, CA 95823, CA		RD-5	Western Enterprises
32	056-0083-015	7582 Lakeshore Dr Granite Bay , CA 95746	2146 Ellison Rancho Cordova, CA 95670, CA	RD-5	SFR
33	056-0083-002	2142 Ellison Rancho Cordova, CA 95670,		RD-5	SFR
34	056-0085-003	6830 Burma Road Folsom , CA 95630	2141 Ellison Rancho Cordova, CA 95670, CA	RD-5	SFR
35	056-0085-002	10505 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
36	056-0091-022	2145 Farnsworth Rancho Cordova, CA 95670,		RD-5	SFR
37	056-0091-021	1598 Latherton Way Folsom , CA 95630	10517 Bronwood Rancho Cordova, CA 95670, CA	RD-5	SFR
38	056-0091-020	10521 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
39	056-0091-019	10525 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
40	056-0091-018	10529 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
41	056-0091-017	10533 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
42	056-0091-016	10537 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
43	056-0091-015	10541 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
44	056-0092-008	10544 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
45	056-0092-007	10540 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
46	056-0092-006	10536 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
47	056-0092-005	2223 River Trails Cir Rancho Cordova, CA 95670	10532 Bronwood Rancho Cordova, CA 95670, CA	RD-5	SFR
48	056-0092-004	10528 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
49	056-0092-003	10524 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
50	056-0092-002	10520 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
51	056-0092-001	10516 Bronwood Rancho Cordova, 95670		RD-5	SFR
52	056-0086-004	10512 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR

500' RADIUS MAP PARCEL INFORMATION
10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
53	056-0086-003	10508 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
54	056-0086-002	10504 Bronwood Rancho Cordova, CA 95670,		RD-5	SFR
55	056-0086-001	2243 New Castle Gap Drive Gold River, CA 95670	2153 Ellison Rancho Cordova, CA 95670, CA	RD-5	SFR
56	056-0086-009	2157 Ellison Rancho Cordova, CA 95670,		RD-5	SFR
57	056-0086-008	10501 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
58	056-0086-007	10503 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
59	056-0086-006	10505 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
60	056-0086-005	10507 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
61	056-0092-015	10509 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
62	056-0092-014	10511 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
63	056-0092-013	2206 River Trails Cir Rancho Cordova , CA 95670	10513 Georgetown Rancho Cordova, CA 95670, CA	RD-5	SFR
64	056-0092-012	10515 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
65	056-0092-011	10517 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
66	056-0092-010	10519 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
67	056-0092-009	120 Johnston Ct. Folsom , CA 95630	2148 Rossmoor Rancho Cordova, CA 95670, CA	RD-5	SFR
68	056-0093-005	2200 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
69	056-0093-006	2204 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
70	056-0101-001	2208 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
71	056-0101-002	2212 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
72	056-0101-003	2216 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
73	056-0101-004	2220 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
74	056-0101-005	2224 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
75	056-0101-006	2221 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
76	056-0101-007	2217 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
77	056-0101-008	2213 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
78	056-0101-009	2513 Sarda Way Rancho Cordova , CA 95670	2209 Gleneyre Ct. Rancho Cordova, CA 95670, CA	RD-5	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
79	056-0094-003	2205 Gleneyre Ct. Rancho Cordova, CA 95670,		RD-5	SFR
80	056-0094-004	9978 Folsom Blvd Sacramento , CA 95827	2201 Gleneyre Ct. Rancho Cordova, CA 95670, CA	RD-5	SFR
81	056-0094-001	2200 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
82	056-0094-002	117 Doubletree Ct Folsom , CA 95630	2204 Rossmoor Rancho Cordova, CA 95670, CA	RD-5	SFR
83	056-0101-010	2208 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
84	056-0101-011	2212 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
85	056-0101-012	2216 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
86	056-0101-013	2220 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
87	056-0101-014	2224 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
88	056-0101-015	9001 Tuolumne Dr Sacramento , CA 95826	2228 Rossmoor Rancho Cordova, CA 95670, CA	RD-5	SFR
89	056-0101-016	10615 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
90	056-0101-017	10611 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
91	056-0101-018	10605 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
92	056-0101-019	10601 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
93	056-0101-020	10600 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
94	056-0101-021	10604 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
95	056-0101-022	10608 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
96	056-0101-023	10612 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
97	056-0101-024	10616 Averell Ct. Rancho Cordova, CA 95670,		RD-5	SFR
98	056-0101-025	2240 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
99	056-0101-026	2248 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
100	056-0101-027	10611 Coloma Rancho Cordova, CA 95670,		RD-5	SFR
101	056-0101-028	10609 Coloma Rancho Cordova, CA 95670,		RD-5	SFR
102	056-0101-029	10607 Coloma Rancho Cordova, CA 95670,		RD-5	SFR
103	056-0101-030	10605 Coloma Rancho Cordova, CA 95670,		RD-5	SFR
104	056-0101-031	10603 Coloma Rancho Cordova, CA 95670,		RD-5	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
105	056-0101-032	10601 Coloma Rancho Cordova, CA 95670,		RD-5	SFR
106	056-0096-004	2141 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
107	056-0096-005	10523 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
108	056-0097-001	10522 Georgetown Rancho Cordova, CA 95670,		RD-5	SFR
109	056-0097-002	2205 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
110	056-0102-001	2209 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
111	056-0102-002	2213 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
112	056-0102-003	2217 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
113	056-0102-004	2221 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
114	056-0102-005	2225 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
115	056-0102-006	863 W Mirada Rd San Bernardino , CA 92405	2229 Rossmoor Rancho Cordova, CA 95670, CA	RD-5	SFR
116	056-0102-007	2233 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
117	056-0102-008	7582 Lakeshore Dr Granite Bay , CA 95746	2237 Rossmoor Rancho Cordova, CA 95670, CA	RD-5	SFR
118	056-0102-009	2241 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
119	056-0102-010	2245 Rossmoor Rancho Cordova, CA 95670,		RD-5	SFR
120	058-0018-010	10606 Coloma Rancho Cordova, CA 95670,		RD-5	Residential Acreage
121	058-0018-009	10604 Coloma Rancho Cordova, CA 95670,		RD-5	SFR
122	058-0018-001	10600 Coloma Gold River, CA 95670	10600 Coloma Gold River, CA 95670	RD-5	Religious
123	058-0224-018	10601 Audubon Rancho Cordova, CA 95670,		RD-5	SFR
124	058-0224-017	10607 Audubon Rancho Cordova, CA 95670,		RD-5	SFR
125	058-0224-016	10613 Audubon Rancho Cordova, CA 95670,		RD-5	SFR
126	058-0224-015	10619 Audubon Rancho Cordova, CA 95670,		RD-5	SFR
127	058-0224-014	10625 Audubon Rancho Cordova, CA 95670,		RD-5	SFR
128	058-0224-013	9830 Mira Del Rio Dr Sacramento , CA 95827	10631 Audubon Rancho Cordova, CA 95670, CA	RD-5	SFR
129	058-0224-012	10637 Audubon Rancho Cordova, CA 95670,		RD-5	SFR
130	058-0221-016	10624 Audubon Rancho Cordova, CA 95670,		RD-5	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
131	058-0223-001	2336 Glenfaire Rancho Cordova, CA 95670,		RD-5	SFR
132	058-0223-022	2332 Glenfaire Rancho Cordova, CA 95670,		RD-5	SFR
133	058-0223-021	2353 Cordova Rancho Cordova, CA 95670		RD-5	SFR
134	058-0223-020	2357 Cordova Rancho Cordova, CA 95670		RD-5	SFR
135	057-0010-037	1056 Ski Park Ct Rio Linda , CA 95673	2337 Rudat Rancho Cordova, CA 95670	RD-5	SFR
136	057-0010-036	2333 Rudat Rancho Cordova, CA 95670		RD-5	SFR
137	057-0010-035	2329 Rudat Rancho Cordova, CA 95670		RD-5	SFR
138	057-0010-034	2325 Rudat Rancho Cordova, CA 95670		RD-5	SFR
139	057-0010-033	2321 Rudat Rancho Cordova, CA 95670		RD-5	SFR
140	057-0010-032	2317 Rudat Rancho Cordova, CA 95670		RD-5	SFR
141	057-0010-072	8985 Vista De Lago Ct Loomis , CA 95650	2300 Rudat Rancho Cordova, CA 95670	RD-5	SFR
142	057-0010-071	2304 Rudat Rancho Cordova, CA 95670		RD-5	SFR
143	057-0010-070	2308 Rudat Rancho Cordova, CA 95670		RD-5	SFR
144	057-0010-069	2312 Rudat Rancho Cordova, CA 95670		RD-5	SFR
145	057-0010-068	2316 Rudat Rancho Cordova, CA 95670		RD-5	SFR
146	057-0010-067	2320 Rudat Rancho Cordova, CA 95670		RD-5	SFR
147	057-0010-066	2324 Rudat Rancho Cordova, CA 95670		RD-5	SFR
148	057-0010-065	2328 Rudat Rancho Cordova, CA 95670		RD-5	SFR
149	057-0010-064	2332 Rudat Rancho Cordova, CA 95670		RD-5	SFR
150	057-0010-063	2336 Rudat Rancho Cordova, CA 95670		RD-5	SFR
151	057-0281-010	2409 Masoni Rancho Cordova, CA 95670		RD-5	SFR
152	057-0281-011	2407 Masoni Rancho Cordova, CA 95670		RD-5	SFR
153	057-0281-012	2405 Masoni Gold River, CA 95670	2405 Masoni Rancho Cordova, CA 95670	RD-5	SFR
154	057-0281-013	2403 Masoni Rancho Cordova, CA 95670		RD-5	SFR
155	057-0281-014	2407 Aramon Rancho Cordova, CA 95670		RD-5	SFR
156	057-0281-015	2405 Aramon Rancho Cordova, CA 95670		RD-5	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
157	057-0271-005	2401 Aramon Rancho Cordova, CA 95670		RD-5	SFR
158	057-0271-004	2331 Aramon Rancho Cordova, CA 95670		RD-5	SFR
159	057-0271-003	2321 Aramon Rancho Cordova, CA 95670		RD-5	SFR
160	057-0271-002	2311 Aramon Rancho Cordova, CA 95670		RD-5	SFR
161	057-0271-001	2301 Aramon Rancho Cordova, CA 95670		RD-5	SFR
162	057-0010-030	1384 Vallejo Way Sacramento , CA 95818	2300 Heather Glen Rancho Cordova, CA 95670	RD-20	Apartments
163	057-0010-031	Po Box 1873 Rancho Cordova , CA 95741.	10560 Coloma Rancho Cordova, CA 95670	RD-5	Religious
164	057-0273-001	2400 Aramon Rancho Cordova, CA 95670		RD-5	SFR
165	057-0272-004	10625 Lambrusca Rancho Cordova, CA 95670		RD-5	SFR
166	057-0272-003	10627 Lambrusca Rancho Cordova, CA 95670		RD-5	SFR
167	057-0272-002	10629 Lambrusca Rancho Cordova, CA 95670		RD-5	SFR
168	057-0272-001	10548 Coloma Rancho Cordova, CA 95670		RD-5	SFR
169	057-0272-014	10546 Coloma Rancho Cordova, CA 95670		RD-5	SFR
170	057-0272-013	10544 Coloma Rancho Cordova, CA 95670		RD-5	SFR
171	056-0011-007	427 Wyndgate Road Sacramento, CA 95864	10551 Coloma Rancho Cordova, CA 95670	SPA	Residential Acreage
172	056-0011-006	427 Wyndgate Road Sacramento, CA 95864	10551 Coloma Rancho Cordova, CA 95670	SPA	Residential Acreage
173	056-0421-006	10586 Home Ranch Ct. Rancho Cordova, CA 95670		SPA	SFR
174	056-0421-005	10582 Home Ranch Ct. Rancho Cordova, CA 95670		SPA	SFR
175	056-0421-007	10587 Home Ranch Ct. Rancho Cordova, CA 95670		SPA	SFR
176	056-0421-008	10583 Home Ranch Ct. Rancho Cordova, CA 95670		SPA	SFR
177	056-0421-009	10579 Home Ranch Ct. Rancho Cordova, CA 95670		SPA	SFR
178	056-0421-016	10582 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
179	056-0421-017	10586 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
180	056-0421-018	10600 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
181	056-0421-019	888 Corlista Dr San Jose , CA 95128	10604 Apple Grove Rancho Cordova, CA 95670	SPA	SFR
182	056-0440-008	10608 Apple Grove Rancho Cordova, CA 95670		SPA	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
183	056-0440-007	10612 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
184	056-0440-006	10620 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
185	056-0440-005	10624 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
186	056-0440-004	10628 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
187	056-0440-003	189 Orange Blossom Cir Folsom , CA 95630	10632 Apple Grove Rancho Cordova, CA 95670	SPA	SFR
188	056-0440-002	10636 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
189	056-0440-001	10640 Apple Grove Rancho Cordova, CA 95670		SPA	SFR
190	056-0440-044	2263 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
191	056-0440-043	2259 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
192	056-0440-042	2822 Augusta Way Rocklin , CA 95765	2822 Augusta Way Rocklin , CA 95765	SPA	SFR
193	056-0440-041	5302 Redwillow Dr Santa Maria , CA 93455	2251 Apple Orchard Ct. Rancho Cordova, CA 95670	SPA	SFR
194	056-0440-040	2247 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
195	056-0440-039	2243 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
196	056-0440-038	2239 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
197	056-0440-037	2235 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
198	056-0440-036	2231 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
199	056-0440-035	2230 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
200	056-0440-034	762 Isabella Way Fairfield , CA 94533	2234 Apple Orchard Ct. Rancho Cordova, CA 95670	SPA	SFR
201	056-0440-033	2238 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
202	056-0440-032	2244 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
203	056-0440-031	2248 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
204	056-0440-030	2252 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
205	056-0440-046	2256 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
206	056-0440-045	1742 Beckwith Ln Lincoln , CA 95648	2260 Apple Orchard Ct. Rancho Cordova, CA 95670	SPA	SFR
207	056-0440-027	2264 Apple Orchard Ct. Rancho Cordova, CA 95670		SPA	SFR
208	056-0440-026	5015c Cheswick Ct Dayton , OH 45431	2263 Green Blossom Ct. Rancho Cordova, CA 95670	SPA	SFR

500' RADIUS MAP PARCEL INFORMATION 4/25/2006

10577 Coloma Road

#	APN	OWNER ADDRESS	PARCEL ADDRESS	ZONING	USE
209	056-0440-047	2259 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
210	056-0440-048	2255 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
211	056-0440-023	133 Tomlinson Dr Folsom , CA 95630	2251 Green Blossom Ct. Rancho Cordova, CA 95670	SPA	SFR
212	056-0440-022	2247 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
213	056-0440-021	2243 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
214	056-0440-020	2239 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
215	056-0440-019	2235 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
216	056-0440-018	10912 Pinella Way Rancho Cordova , CA 95670	2231 Green Blossom Ct. Rancho Cordova, CA 95670	SPA	SFR
217	056-0440-017	2230 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
218	056-0440-016	2234 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
219	056-0440-015	4120 Cameron Park Dr Ste 302a Cameron Park , CA	2238 Green Blossom Ct. Rancho Cordova, CA 95670	SPA	SFR
220	056-0440-014	2242 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
221	056-0440-013	2246 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
222	056-0440-012	3434 Truxtun Ave Bakersfield , CA 93301	2250 Green Blossom Ct. Rancho Cordova, CA 95670	SPA	SFR
223	056-0440-011	2254 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
224	056-0440-010	2258 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
225	056-0440-009	2262 Green Blossom Ct. Rancho Cordova, CA 95670		SPA	SFR
226	056-0424-001	2255 Palmwood Rancho Cordova, CA 95670		SPA	SFR
227	056-0424-002	2251 Palmwood Ct. Rancho Cordova, CA 95670		SPA	SFR
228	056-0424-003	2247 Palmwood Ct. Rancho Cordova, CA 95670		SPA	SFR
229	056-0424-004	2243 Palmwood Ct. Rancho Cordova, CA 95670		SPA	SFR
230	056-0424-005	2239 Palmwood Ct. Rancho Cordova, CA 95670		SPA	SFR
231	056-0424-006	2235 Palmwood Ct. Rancho Cordova, CA 95670		SPA	SFR
232	056-0424-007	2231 Palmwood Ct. Rancho Cordova, CA 95670		SPA	SFR
233	056-0011-010	10577 Coloma Rancho Cordova, CA 95670		SPA	SFR

Please include the following name and address for Public Hearing Mailers:

Eugene Morris
2266 W. La Loma Drive
Rancho Cordova, CA 95670

Aerojet

LOT #172 APN #056-0011-006
CRESS WILLIAMSON
427 WYNDGATE ROAD
SACRAMENTO CA 95864

LOT #233 APN #056-0011-010
CORDOVA CHURCH OF CHRIST
10577 COLOMA
RANCHO CORDOVA CA 95670

LOT #171 APN #056-0011-007
CURRENT RESIDENT
10551 COLOMA
RANCHO CORDOVA CA 95670

LOT #21 APN #056-0081-004
SHAFER KATHLEEN
4845 KENTUCKY LANE
FAIR OAKS CA 95628

LOT #20 APN #056-0081-005
HIDENRICK S/RA L
2168 DANBURY
RANCHO CORDOVA CA 95670

LOT #21 APN #056-0081-004
CURRENT RESIDENT
2164 DANBURY
RANCHO CORDOVA CA 95670

LOT #19 APN #056-0081-006
JONES MABLE R / ARTHUR W
2172 DANBURY
RANCHO CORDOVA CA 95670

LOT #17 APN #056-0081-008
FAMILY MAXINE C / BENBOW
MARION D
10481 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #18 APN #056-0081-007
KOHLER TANYA S / BELL DAMIEN T
2176 DANBURY
RANCHO CORDOVA CA 95670

LOT #12 APN #056-0082-001
RUDOMETKIN JOHN / CAROLYN
2200 DANBURY
RANCHO CORDOVA CA 95670

LOT #16 APN #056-0082-003
JACOBS ROBIN B / BERNARD H
10482 ROSE HILL
RANCHO CORDOVA CA 95670

LOT #13 APN #056-0082-002
GOODCHAP KATHLEEN L /JAMES
2204 DANBURY
RANCHO CORDOVA CA 95670

LOT #15 APN #056-0082-004
BATTLE DOREY M / JEROME P
10480 ROSE HILL
RANCHO CORDOVA CA 95670

LOT #14 APN #056-0082-005
PHELAN MARK / LORI
2130 ELLISON DR
RANCHO CORDOVA CA 95670

LOT #14 APN #056-0082-005
CURRENT RESIDENT
10478 ROSE HILL
RANCHO CORDOVA CA 95670

LOT #33 APN #056-0083-002
WILLIAMS ELDEN H / WILLIAMS
PEGGY S
2142 ELLISON DR
RANCHO CORDOVA CA 95670

LOT #29 APN #056-0083-005
SHAFER KATHLEEN
4845 KENTUCKY LANE
FAIR OAKS CA 95628

LOT #30 APN #056-0083-004
DAVY BARBARA JOANNE
2152 ELLISON DR
RANCHO CORDOVA CA 95670

LOT #29 APN #056-0083-005
CURRENT RESIDENT
2156 ELLISON
RANCHO CORDOVA CA 95670

LOT #28 APN #056-0083-006
ADKINS JODI
2160 ELLISON
RANCHO CORDOVA CA 95670

LOT #26 APN #056-0083-008
CURRENT RESIDENT
2550 E TIFFANY LN
SACRAMENTO CA 95827

LOT #27 APN #056-0083-007
AZIMI BARBARA / REZA
10493 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #26 APN #056-0083-008
LAYHER TRUST
10491 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #25 APN #056-0083-009
RUSSELL DOLORES B
2173 DANBURY
RANCHO CORDOVA CA 95670

LOT #22 APN #056-0083-012
VIGNA STEPHANIE
2161 DANBURY
RANCHO CORDOVA CA 95670

LOT #23 APN #056-0083-011
STEPHENSEN KENNETH
2165 DANBURY
RANCHO CORDOVA CA 95670

LOT #24 APN #056-0083-010
GUERRERO CRYSTAL R / SNYDER
PHILLIP
2169 DANBURY
RANCHO CORDOVA CA 95670

LOT #31 APN #056-0083-014
WESTERN ENTERPRISES INC
PO BOX 9637
SACRAMENTO CA 95823

LOT #32 APN #056-0083-015
CURRENT RESIDENT
2146 ELLISON
RANCHO CORDOVA CA 95670

LOT #32 APN #056-0083-015
LEATRICE V MILLETT
7582 LAKESHORE DR
GRANITE BAY CA 95746

LOT #9 APN #056-0084-003
REILLEY ALICIA
10494 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #10 APN #056-0084-002
LEE JULIA T / JACK R
10492 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #11 APN #056-0084-001
CONNER TOSHIKO
2201 DANBURY
RANCHO CORDOVA CA 95670

LOT #6 APN #056-0084-006
HUPPERT KATHERYN M / HERMAN J
10498 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #7 APN #056-0084-005
HARRIS BEVERLY
10496 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #8 APN #056-0084-004
SOUTHERN CALIF WATER CO
3035 PROSPECT PARK DRIVE,
SUITE 60
RANCHO CORDOVA CA 95670

LOT #3 APN #056-0084-009
SWANICK MICHELLE/HIGGINS
DENNIS M
10504 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #4 APN #056-0084-008
KENDRICK CHARLES GERARD
10502 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #5 APN #056-0084-007
BLOUNT LIFFORD
10500 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #55 APN #056-0086-001
CRAIG SHARON L / JERRY W
2243 NEW CASTLE GAP DRIVE
GOLD RIVER CA 95670

LOT #35 APN #056-0085-002
TERESITA C MARQUEZ THOMPSON
10505 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #2 APN #056-0084-010
LEARD BARBARA E/DOUGLAS R
2200 BLACKSTONE
RANCHO CORDOVA CA 95670

LOT #34 APN #056-0085-003
DELUCA TODD A /DAVID A
6830 BURMA ROAD
FOLSOM CA 95630

LOT #34 APN #056-0085-003
CURRENT RESIDENT
2141 ELLISON
RANCHO CORDOVA CA 95670

LOT #53 APN #056-0086-003
LONG STEVEN ERIC
10508 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #54 APN #056-0086-002
CLIFTON CAROL J
10504 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #55 APN #056-0086-001
CURRENT RESIDENT
2153 ELLISON
RANCHO CORDOVA CA 95670

LOT #60 APN #056-0086-005
SHAW CHRISTINA
10507 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #52 APN #056-0086-004
LOWE LISA M
10512 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #59 APN #056-0086-006
SETTA JOYCE I / MARTIN A SR
10505 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #56 APN #056-0086-009
GLISIC AJNA / /JELKOVIC ALEKS/AR
2157 ELLISON
RANCHO CORDOVA CA 95670

LOT #57 APN #056-0086-008
CEO GARY M
10501 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #58 APN #056-0086-007
KEIL RUDOLF W
10503 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #42 APN #056-0091-016
SILLIMAN WAYNE H JR
10537 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #43 APN #056-0091-015
CHRISTOFF ELIZABETH /CHARLES
10541 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #41 APN #056-0091-017
GREEN LORNA J / SHAWN M
10533 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #40 APN #056-0091-018
OVERAAS GEA L
10529 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #38 APN #056-0091-020
MCGREW ROBERT C / HEATHER
10521 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #39 APN #056-0091-019
MALICOAT LINDA M
10525 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #37 APN #056-0091-021
CURRENT RESIDENT
10517 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #37 APN #056-0091-021
GEROW MICHAEL E
1598 LATHERTON WAY
FOLSOM CA 95630

LOT #36 APN #056-0091-022
TURNER
2145 FARNSWORTH
RANCHO CORDOVA CA 95670

LOT #50 APN #056-0092-002
HARTE DOROTHY L / CHARLES E
10520 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #51 APN #056-0092-001
DAVIS SUE
10516 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #49 APN #056-0092-003
KAMENA DENISE C /GLEN A
10524 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #48 APN #056-0092-004
LIVESAY
10528 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #45 APN #056-0092-007
MONROE TANYA N / MARK G
10540 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #47 APN #056-0092-005
OUSHAKOFF NIKITA / OLGA
2223 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

LOT #47 APN #056-0092-005
CURRENT RESIDENT
10532 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #46 APN #056-0092-006
MYAS DONNA J
10536 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #44 APN #056-0092-008
KINCHELOE KAMI
10544 BRONWOOD
RANCHO CORDOVA CA 95670

LOT #65 APN #056-0092-011
SHERBA JAMES B / SHERBA MEGAN A
10517 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #66 APN #056-0092-010
LAURITZEN KELLY R
10519 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #67 APN #056-0092-009
CURRENT RESIDENT
2148 ROSSMOR
RANCHO CORDOVA CA 95670

LOT #67 APN #056-0092-009
LYNCH
120 JOHNSTON CT.
FOLSOM CA 95630

LOT #63 APN #056-0092-013
BARRIS JOHN S / D L TRUST
2206 RIVER TRAILS CIR
RANCHO CORDOVA CA 95670

LOT #63 APN #056-0092-013
CURRENT RESIDENT
10513 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #64 APN #056-0092-012
FAULL RONALD W
10515 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #1 APN #056-0093-001
TOWNSEND CHAD E
2201 BLACKSTONE
RANCHO CORDOVA CA 95670

LOT #61 APN #056-0092-015
ARGUELLES JOSEPH R
10509 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #62 APN #056-0092-014
JONES TIMOTHY R
10511 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #68 APN #056-0093-005
DURSTON THOMAS A
2200 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #69 APN #056-0093-006
CURRENT RESIDENT
2204 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #69 APN #056-0093-006
JOHNSTON MARI J / JOHNSTON THOMAS L
17524 TOAKOANA DR
EAGLE RIVER AK 99577

LOT #82 APN #056-0094-002
RT MITTIE / BURNETT SIMS 1984
117 DOUBLETREE CT
FOLSOM CA 95630

LOT #82 APN #056-0094-002
CURRENT RESIDENT
2204 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #81 APN #056-0094-001
DAVIDSON ANITA / DAVIDSON DOUGLAS J
2200 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #80 APN #056-0094-004
PFINGST VICKI ANNE
9978 FOLSOM BLVD
SACRAMENTO CA 95827

LOT #80 APN #056-0094-004
CURRENT RESIDENT
2201 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #79 APN #056-0094-003
WILLIAMS THERESA R / WILLIAMS ROBERT E
2205 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #108 APN #056-0097-001
GAITHER
10522 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #107 APN #056-0096-005
SINGER TERRY L
10523 GEORGETOWN
RANCHO CORDOVA CA 95670

LOT #106 APN #056-0096-004
HERN/EZ FELIPE / BERRIOS ALBA YANIRA
2141 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #71 APN #056-0101-002
MYERS TRUST
2212 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #70 APN #056-0101-001
MONGAN SUZANNE M / MONGAN SHAUN M
2208 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #109 APN #056-0097-002
WRIGHT JAMES G
2205 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #72 APN #056-0101-003
KENNER C/ACE M
2216 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #73 APN #056-0101-004
LVNG LARRY A / LVNG DEBRA L CAREW
2220 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #74 APN #056-0101-005
KESTEL GREGORY R / KESTEL KENNETH S
2224 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #75 APN #056-0101-006
RUSSELL CHRISTINA N / RUSSELL JEFFREY L
2221 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #76 APN #056-0101-007
CAREW CHAD BR/ON
2217 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #77 APN #056-0101-008
COVEY SUE Z / COVEY RICHARD A
2213 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #83 APN #056-0101-010
DENEHY PATRICIA M
2208 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #78 APN #056-0101-009
ABERNATHY STERLING
2513 SARDA WAY
RANCHO CORDOVA CA 95670

LOT #78 APN #056-0101-009
CURRENT RESIDENT
2209 GLENEYRE
RANCHO CORDOVA CA 95670

LOT #86 APN #056-0101-013
JIMENEZ-REYES BERENICE / REYES CARLOS
2220 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #85 APN #056-0101-012
HARRIS VICTORIA E
2216 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #84 APN #056-0101-011
GUAJARDO PRISCILLA A / GUAJARDO JOE JR
2212 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #88 APN #056-0101-015
ENGLE GLENN F / ENGLE EDNA L
9001 TUOLUMNE DR
SACRAMENTO CA 95826

LOT #88 APN #056-0101-015
ENGLE GLENN F / ENGLE EDNA L
2228 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #87 APN #056-0101-014
MABEL I MOORMAN QUALIFIED PERS
2224 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #91 APN #056-0101-018
AVILA-ELLINGTON KRISTAL A
10605 AVERELL
RANCHO CORDOVA CA 95670

LOT #90 APN #056-0101-017
JOYCE TERRY L / JOYCE WILLIAM L
10611 AVERELL
RANCHO CORDOVA CA 95670

LOT #89 APN #056-0101-016
DERRY PHILIP L
10615 AVERELL
RANCHO CORDOVA CA 95670

LOT #92 APN #056-0101-019
FREESE JEANETTE L
10601 AVERELL
RANCHO CORDOVA CA 95670

LOT #93 APN #056-0101-020
WHITE HERMAN
10600 AVERELL
RANCHO CORDOVA CA 95670

LOT #94 APN #056-0101-021
CUMMINS JEFFERY CHARLES
10604 AVERELL
RANCHO CORDOVA CA 95670

LOT #95 APN #056-0101-022
BIGNEY KARIN B / BIGNEY KEITH A
10608 AVERELL
RANCHO CORDOVA CA 95670

LOT #96 APN #056-0101-023
MORRIS FAMILY
10612 AVERELL
RANCHO CORDOVA CA 95670

LOT #97 APN #056-0101-024
KOLOSOV VITALIY / KOLOSOV PAUL
10616 AVERELL
RANCHO CORDOVA CA 95670

LOT #98 APN #056-0101-025
CRABILL FRANCES / RORKE HOWARD S
2240 ROSMOOR
RANCHO CORDOVA CA 95670

LOT #99 APN #056-0101-026
KOLOSOV IRINA / KOLOSOV PETER
2248 ROSMOOR
RANCHO CORDOVA CA 95670

LOT #100 APN #056-0101-027
WRIGHT GLORIA F / WRIGHT BOB L
10611 COLOMA
RANCHO CORDOVA CA 95670

LOT #101 APN #056-0101-028
WARBURTON CHARLOTTE L / WARBURTON ANTHONY W
10609 COLOMA
RANCHO CORDOVA CA 95670

LOT #102 APN #056-0101-029
HANCE ARTHUR / HANCE FREIDA
10607 COLOMA
RANCHO CORDOVA CA 95670

LOT #103 APN #056-0101-030
KELLAR PATRICIA L / KELLAR MELVIN L JR
10605 COLOMA
RANCHO CORDOVA CA 95670

LOT #104 APN #056-0101-031
MORZOVANYAN GEVORK / MIRZOYAN GARIK
10603 COLOMA
RANCHO CORDOVA CA 95670

LOT #105 APN #056-0101-032
MEALEY MARION O / MEALEY DANIEL R
10601 COLOMA
RANCHO CORDOVA CA 95670

LOT #112 APN #056-0102-003
HOM LISA A / HOM ROBERT
2217 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #110 APN #056-0102-001
WALLACE FAMILY
2209 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #111 APN #056-0102-002
CARROLL DONNA L
2213 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #113 APN #056-0102-004
SHEDENHELM JOSHUA MICHAEL
2221 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #114 APN #056-0102-005
WADEANNA LEE / JONES HASKLE PAUL
2225 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #115 APN #056-0102-006
CURRENT RESIDENT
2229 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #115 APN #056-0102-006
JACKSON BRIAN
863 W MIRADA RD
SAN BERNARDINO CA 92405

LOT #117 APN #056-0102-008
LEATRICE V MILLETT
7582 LAKESHORE DR
GRANITE BAY CA 95746

LOT #117 APN #056-0102-008
CURRENT RESIDENT
2237 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #116 APN #056-0102-007
RIORDAN KATHLEEN Y / DANIEL J
2233 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #119 APN #056-0102-010
ROCKWELL NANCY G / JAMES N
2245 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #118 APN #056-0102-009
SONNIK VASILIY / SONNIK SVETLANA
2241 ROSSMOOR
RANCHO CORDOVA CA 95670

LOT #173 APN #056-0421-006
THOMAS JERRY / BOYD
10586 HOME RANCH
RANCHO CORDOVA CA 95670

LOT #174 APN #056-0421-005
BENBROOK SHARON L / JEFFERY S
10582 HOME RANCH
RANCHO CORDOVA CA 95670

LOT #175 APN #056-0421-007
BATTYANY JEANETTE M / CHARLES A
10587 HOME RANCH
RANCHO CORDOVA CA 95670

LOT #176 APN #056-0421-008
MC KENNA SUSAN M / KEVIN J
10583 HOME RANCH
RANCHO CORDOVA CA 95670

LOT #177 APN #056-0421-009
GIBSON LUMONT
10579 HOME RANCH
RANCHO CORDOVA CA 95670

LOT #178 APN #056-0421-016
LECHNER RICHARD / LATCHFORD KATHY
10582 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #179 APN #056-0421-017
WILLIAMS JANICE
10586 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #181 APN #056-0421-019
THONGKUMTHAMACHART 2005 TRUST
888 CORLISTA DR
SAN JOSE CA 95128

LOT #181 APN #056-0421-019
CURRENT RESIDENT
10604 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #180 APN #056-0421-018
CREWS DANIEL D
10600 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #226 APN #056-0424-001
TRAN BOB A
2255 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #227 APN #056-0424-002
STOLA BARBARA / STOLA CHRISTOPHER G
2251 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #228 APN #056-0424-003
HOM JACQUELYN M / HOM ROBERT
2247 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #229 APN #056-0424-004
MARSHALL CATHY ANN
2243 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #230 APN #056-0424-005
MAGADIA LINDA M / MENARDO LETICIA
2239 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #232 APN #056-0424-007
KAMRAR REBECCA / KAMRAR ALVIN
2231 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #231 APN #056-0424-006
HUSMANN DONALD H
2235 PALMWOOD
RANCHO CORDOVA CA 95670

LOT #189 APN #056-0440-001
CORNETT JULIA E
10640 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #187 APN #056-0440-003
CURRENT RESIDENT
10632 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #188 APN #056-0440-002
CASTELLANOS MARIA E C / HERN/EZ JOSE / MARTHA
10636 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #187 APN #056-0440-003
AFFLECK FAMILY TRUST
189 ORANGE BLOSSOM CIR
FOLSOM CA 95630

LOT #185 APN #056-0440-005
KING KATHRYN R
10624 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #186 APN #056-0440-004
MYRZA VIKTOR
10628 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #184 APN #056-0440-006
PASTOR REBECCA / PASTOR LUIS
10620 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #183 APN #056-0440-007
RAWLS SHARON M
10612 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #224 APN #056-0440-010
DANO LUALHATI E / DANO DANALBINO S
2258 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #225 APN #056-0440-009
ESCAMILLA RAFAEL / ESCAMILLA JILL
2262 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #182 APN #056-0440-008
LOCKETT CONNIE B / LOCKETT JOHN W
10608 APPLE GROVE
RANCHO CORDOVA CA 95670

LOT #222 APN #056-0440-012
FAMILY PATRICIA A / CRAWLEY GENE W
3434 TRUXTUN AVE
BAKERSFIELD CA 93301

LOT #222 APN #056-0440-012
CURRENT RESIDENT
2250 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #223 APN #056-0440-011
YUSTA RAMON A / YUSTA CARMELITA D
2254 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #219 APN #056-0440-015
CURRENT RESIDENT
2238 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #220 APN #056-0440-014
PAJARA ELENA P
2242 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #221 APN #056-0440-013
WILSON JUDITH A
2246 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #219 APN #056-0440-015
WILLIAMS KAY M
4120 CAMERON PARK DR STE 302A
CAMERON PARK CA 95682

LOT #218 APN #056-0440-016
BECKER MARY ANN
2234 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #216 APN #056-0440-018
ROBLETO JOSE R
10912 PINELLA WAY
RANCHO CORDOVA CA 95670

LOT #217 APN #056-0440-017
LINDBERG JODIE M
2230 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #215 APN #056-0440-019
BEST MICHELE J
2235 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #216 APN #056-0440-018
CURRENT RESIDENT
2231 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #213 APN #056-0440-021
LAWRENCE YVONNE A
2243 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #214 APN #056-0440-020
PETERS RONALD J
2239 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #211 APN #056-0440-023
CURRENT RESIDENT
2251 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #212 APN #056-0440-022
TRAINER CELIA M
2247 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #211 APN #056-0440-023
SU FAMILY TRUST
133 TOMLINSON DR
FOLSOM CA 95630

LOT #208 APN #056-0440-026
CARRILLO FLORIAN B / CARRILLO ERNESTO R
5015C CHESWICK CT
DAYTON OH 45431

LOT #208 APN #056-0440-026
CURRENT RESIDENT
2263 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #207 APN #056-0440-027
DONOVAN GUS / DONOVAN VIRGINIA L
2264 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #207 APN #056-0440-027
DONOVAN GUS / DONOVAN VIRGINIA L
2264 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #204 APN #056-0440-030
DEMCHYK VOLODYMYR
2252 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #202 APN #056-0440-032
RYTIKOV SERGY P / RYTIKOVA LARISA N
2244 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #203 APN #056-0440-031
STAATS AIMEE PAIGE / SKOLNEKOVICH MITCHELL J
2248 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #201 APN #056-0440-033
GRIFFIN DELIA N / GRIFFIN KARL E
2238 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #200 APN #056-0440-034
SCARBERRY MARCIA L / SCARBERRY THOMAS E
762 ISABELLA WAY
FAIRFIELD CA 94533

LOT #200 APN #056-0440-034
CURRENT RESIDENT
2234 APPLE ORCHARD CT.
RANCHO CORDOVA CA 95670

LOT #199 APN #056-0440-035
TAKETA SHARON A
2230 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #197 APN #056-0440-037
WEINBERG MARTHA
2235 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #198 APN #056-0440-036
CLEMENTSON JAY / CLEMENTSON BRENDA
2231 APPLE ORCHARD
RANCHO CORDOVA CA 9567

LOT #196 APN #056-0440-038
DASTAGIR MASOOMA
2239 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #194 APN #056-0440-040
ELLIS SHERRY A / ELLIS DAVID M
2247 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #195 APN #056-0440-039
MCCAIG KAY
2243 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #193 APN #056-0440-041
CURRENT RESIDENT
2251 APPLE ORCHARD CT.
RANCHO CORDOVA CA 95670

LOT #192 APN #056-0440-042
CURRENT RESIDENT
2255 APPLE ORCHARD CT.
RANCHO CORDOVA CA 95670

LOT #193 APN #056-0440-041
SHARPE TERRY J / SHARPE MARY E
5302 REDWILLOW DR
SANTA MARIA CA 93455

LOT #192 APN #056-0440-042
GOLDEN BAY ESTATE LLC
2822 AUGUSTA WAY
ROCKLIN CA 95765

LOT #190 APN #056-0440-044
COON MICHAEL / COON AGNES
2263 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #191 APN #056-0440-043
NOVOTNY
2259 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #206 APN #056-0440-045
CURRENT RESIDENT
2260 APPLE ORCHARD CT.
RANCHO CORDOVA CA 95670

LOT #205 APN #056-0440-046
SANTUCCI JOSEPH SCOTT
2256 APPLE ORCHARD
RANCHO CORDOVA CA 95670

LOT #206 APN #056-0440-045
GATHERS JOAN K / GATHERS TIMOTHY G
1742 BECKWITH LN
LINCOLN CA 95648

LOT #209 APN #056-0440-047
MCKAY JEFF L / MCKAY TERESA
2259 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #162 APN #057-0010-030
TORNATORE FAMILY TRUST
1384 VALLEJO WAY
SACRAMENTO CA 95818

LOT #140 APN #057-0010-032
ROSA L ELLIOTT FAMILY
2317 RUDAT
RANCHO CORDOVA CA 95670

LOT #138 APN #057-0010-034
LA SCHIAZZA MARIO DINO
2325 RUDAT
RANCHO CORDOVA CA 95670

LOT #135 APN #057-0010-037
CURRENT RESIDENT
2337 RUDAT
RANCHO CORDOVA CA 95670

LOT #149 APN #057-0010-064
S/ERS IRENE / S/ERS ARMOND D
2332 RUDAT
RANCHO CORDOVA CA 95670

LOT #146 APN #057-0010-067
THOMAS S/RA / THOMAS /REW
2320 RUDAT
RANCHO CORDOVA CA 95670

LOT #143 APN #057-0010-070
REVELL MICHAEL DEAN / REVELL DEBRA JANE
2308 RUDAT
RANCHO CORDOVA CA 95670

LOT #141 APN #057-0010-072
LYONS DUANE
8985 VISTA DE LAGO CT
LOOMIS CA 95650

LOT #159 APN #057-0271-003
MELVIN ANGELITA Y
2321 ARAMON
RANCHO CORDOVA CA 95670

LOT #162 APN #057-0010-030
CURRENT RESIDENT
2300 HEATHER GLEN LANE
RANCHO CORDOVA CA 95670

LOT #163 APN #057-0010-031
SLAVIC EVANGELICAL BAPTIST
PO BOX 1873
RANCHO CORDOVA CA 95670

LOT #139 APN #057-0010-033
FAMILY SHELLY S / GOUGH JOSEPH J
4513 WAITSFIELD CIR
MATHER CA 95655

LOT #136 APN #057-0010-036
PASSANISI JOAN
2333 RUDAT
RANCHO CORDOVA CA 95670

LOT #150 APN #057-0010-063
GRUVER NICOLE ROBAB
2336 RUDAT
RANCHO CORDOVA CA 95670

LOT #147 APN #057-0010-066
RAO SREELAKSHMI / RAO KAMINENI S
2324 RUDAT
RANCHO CORDOVA CA 95670

LOT #144 APN #057-0010-069
VALDEZ MARIA F / VALDEZ DORIS J
2312 RUDAT
RANCHO CORDOVA CA 95670

LOT #141 APN #057-0010-072
CURRRENT RESIDENT
2300 RUDAT
RANCHO CORDOVA CA 95670

LOT #160 APN #057-0271-002
WHITE JUNKO
2311 ARAMON
RANCHO CORDOVA CA 95670

LOT #157 APN #057-0271-005
HARKINS WILLIS W / HARKINS CAROLYN S
2401 ARAMON
RANCHO CORDOVA CA 95670

LOT #210 APN #056-0440-048
TARL/DOUKHT NADER / CHAROENSUK PORNTIP
2255 GREEN BLOSSOM
RANCHO CORDOVA CA 95670

LOT #163 APN #057-0010-031
CURRENT RESIDENT
10560 COLOMA ROAD
RANCHO CORDOVA CA 95670

LOT #139 APN #057-0010-033
CURRENT RESIDENT
2321 RUDAT
RANCHO CORDOVA CA 95670

LOT #137 APN #057-0010-035
DEAN KIMBERLY A / DEAN JAMES L
2329 RUDAT
RANCHO CORDOVA CA 95670

LOT #135 APN #057-0010-037
VAIRA JAMES E
1056 SKI PARK CT
RIO LINDA CA 95673

LOT #148 APN #057-0010-065
GEE TRUST
2328 RUDAT
RANCHO CORDOVA CA 95670

LOT #145 APN #057-0010-068
FAMILY PATRICIA L / WILSON KENNETH W
2316 RUDAT
RANCHO CORDOVA CA 95670

LOT #142 APN #057-0010-071
VANG CHEE / VUE SENG
2304 RUDAT
RANCHO CORDOVA CA 95670

LOT #161 APN #057-0271-001
CONSILIO
2301 ARAMON
RANCHO CORDOVA CA 95670

LOT #158 APN #057-0271-004
CANNON MARY B / CANNON JAMES MELVIN
2331 ARAMON
RANCHO CORDOVA CA 95670

LOT #168 APN #057-0272-001
KLECZKA LORI JEAN
10548 COLOMA
RANCHO CORDOVA CA 95670

LOT #166 APN #057-0272-003
HAYWARD TRUST
10627 LAMBRUSCA
RANCHO CORDOVA CA 95670

LOT #167 APN #057-0272-002
SPADE MARILOU A / SPADE JOSEPH R
10629 LAMBRUSCA
RANCHO CORDOVA CA 95670

LOT #165 APN #057-0272-004
WILLIAMS LINDA K / WILLIAMS EDMUND H
10625 LAMBRUSCA
RANCHO CORDOVA CA 95670

LOT #169 APN #057-0272-014
GARCIA S/RA J
10546 COLOMA
RANCHO CORDOVA CA 95670

LOT #170 APN #057-0272-013
GARCIA HILDA L FAMILY
10544 COLOMA
RANCHO CORDOVA CA 95670

LOT #164 APN #057-0273-001
RUSSELL PATRICIA A / RUSSELL CLYDE J
2400 ARAMON
RANCHO CORDOVA CA 95670

LOT #152 APN #057-0281-011
CULBERTSON CHARLEEN JANET / OWEN K
2407 MASONI
RANCHO CORDOVA CA 95670

LOT #151 APN #057-0281-010
HAMARLUND RT 1999
2409 MASONI
RANCHO CORDOVA CA 95670

LOT #153 APN #057-0281-012
RICE FAMILY
2405 MASONI
RANCHO CORDOVA CA 95670

LOT #155 APN #057-0281-014
KRUEGER JOAN A / KRUEGER ROBERT D
2407 ARAMON
RANCHO CORDOVA CA 95670

LOT #154 APN #057-0281-013
LEWIS ANH T
2403 MASONI
RANCHO CORDOVA CA 95670

LOT #156 APN #057-0281-015
MODGLIN MICHAEL M / MODGLIN COLLEEN M
2405 ARAMON
RANCHO CORDOVA CA 95670

LOT #121 APN #058-0018-009
CORDOVA NEIGHBORHOOD CHURCH
10604 COLOMA
RANCHO CORDOVA CA 95670

LOT #122 APN #058-0018-001
CORDOVA NEIGHBORHOOD CHURCH
10600 COLOMA
RANCHO CORDOVA CA 95670

LOT #120 APN #058-0018-010
CORDOVA NEIGHBORHOOD CHURCH
10606 COLOMA
RANCHO CORDOVA CA 95670

LOT #131 APN #058-0223-001
WOZNIAK ALYSON / CORY
2336 GLENFAIRE
RANCHO CORDOVA CA 95670

LOT #130 APN #058-0221-016
MUCCIACCIO SYLVIA M / JOSEPH J
10624 AUDUBON
RANCHO CORDOVA CA 95670

LOT #134 APN #058-0223-020
RAVENSCROFT MARY C / JOHN A
2357 CORDOVA
RANCHO CORDOVA CA 95670

LOT #132 APN #058-0223-022
PHILLEY MARTEAL A /MURRELL W
2332 GLENFAIRE
RANCHO CORDOVA CA 95670

LOT #133 APN #058-0223-021
PINEGAR LAURA A / PINEGAR WESLEY F
2353 CORDOVA
RANCHO CORDOVA CA 95670

LOT #129 APN #058-0224-012
GARY JUNELL L
10637 AUDUBON
RANCHO CORDOVA CA 95670

LOT #128 APN #058-0224-013
WERKING
9830 MIRA DEL RIO DR
SACRAMENTO CA 95827

LOT #128 APN #058-0224-013
CURRENT RESIDENT
10631 AUDUBON
RANCHO CORDOVA CA 95670

LOT #127 APN #058-0224-014
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KELLER ALICE R
10613 AUDUBON
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LOT #126 APN #058-0224-015
BAUMANN GREGORY A
10619 AUDUBON
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LOT #124 APN #058-0224-017
WESLEY FRANK PINEGAR / REYNOLDS CYNTHIA M
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2590 V ENTURE OAKS WAY
SACRAMENTO CA 95833
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MEMORANDUM

DATE: March 19, 2007

TO: Honorable Mayor and Council Members

FROM: Joe Chinn, City Manager's Office

SUBJECT: **SACRAMENTO PUBLIC LIBRARY JOINT POWERS AUTHORITY MEMBERSHIP**

RECOMMENDATION

Staff recommends that City Council:

1) Adopt Resolution No. 26-2007 Approving the Joint Exercise of Powers Agreement for the Sacramento Public Library; and
2) If the Joint Exercise of Powers Agreement is approved by City Council, appoint a representative and alternate to serve on the Governing Board.

RESULT OF RECOMMENDED ACTION

The City of Rancho Cordova will be a party to the JPA and will select a representative from the City Council to sit on the Library Authority Board, starting July 2007.

BACKGROUND

Library services in Rancho Cordova are provided by the Sacramento Public Library Authority (SPLA) and funded largely from property tax revenues that are allocated to the authority for that purpose. The existing SPLA governing board consists of the five Sacramento County Board of Supervisors and four members of the Sacramento City Council.

Due in part to the City's leadership on this important regional issue, the SPLA has been engaged in a lengthy and comprehensive effort to revamp its Joint Powers Agreement (JPA) to reflect several realities, including the incorporation of the Cities of Citrus Heights, Elk Grove, and Rancho Cordova since 1993.

For over a year, Anne Marie Gold, Director of the Sacramento Public Library Authority, and the SPLA's consultant, Tom Sinclair, have convened and facilitated a working group of city and county officials from the County of Sacramento and the Cities of Sacramento, Citrus Heights, Elk Grove, Galt, and Rancho Cordova.

The City of Rancho Cordova was represented in these discussions by Joe Chinn, Assistant City Manager and Stephanie Snyder, Senior Management Analyst. The mission of the working groups has been to draft a new JPA that addresses several critical challenges:

- Revamping the authority's governance structure to allow for greater, more meaningful participation from representatives of the cities that have incorporated since the original JPA was established in 1993 (Citrus Heights, Elk Grove, and Rancho Cordova);

- Devising a funding model that maintains a base level of library services for all branches while allowing individual member agencies greater control over revenues generated in excess of the cost of providing the base level of library services, which can be used to provide enhanced library services within the jurisdiction of each member;

- Planning and funding of new libraries and expansion of existing libraries.

While the staff level discussions were often times complex, there was a basic commitment from each of the participants to work diligently to reach a consensus on a new JPA to serve the region. The resulting Agreement is provided in **Attachment 2**.

The key features of the new library JPA are as follows:

- The initial board make-up of the SPLA will consist of 14 members, allocated among the jurisdictions as follows:

County Board of Supervisors	5 members
City of Citrus Heights	1 member
City of Elk Grove	1 member
City of Rancho Cordova	1 member
City of Sacramento	5 members
Cities of Galt/Isleton	1 member

- The allocation to member agencies of additional seats on the board is based on population (the City of Rancho Cordova will receive a second seat on the board when its population reaches 150,000).

- There is a tiered voting structure that requires 1) a majority vote, and 2) an affirmative vote of 50% or more of the jurisdictions represented at the meeting for any motion to pass (this prevents just two member agencies, regardless of the number of representatives on the board, from passing a motion without agreement from at least one other member agency).

- There is a commitment to fund a base level of service at library branches, which is defined as the level of service (hours) provided during Fiscal Year 2006-07 as shown in Appendix A of the agreement.

- When library funds exceed the amount needed to fund the base level of services, the governing board of each member agency (i.e., the Rancho Cordova City Council) may allocate funds for enhanced services in their community, which are defined as ". . . services that exceed the Base Services . . ."

- Funding for enhanced services will be allocated based on (1) the percentage of property taxes generated in each member agency, (2) the percentage of

circulation from branches in the jurisdiction of each member agency, and (3) the percentage of service area population.

- The SPLA will be responsible for providing annual operating expenses and routine maintenance of the facilities, including janitorial and landscape maintenance services.

- Member agencies shall provide capital funding for future facilities in each jurisdiction as well as for major capital repairs of their owned facilities (The existing library branch that serves the population of Rancho Cordova is outside of the City's boundaries. For purposes of funding determination and clarity, the JPA considers this branch to be within the City limits; however, the County of Sacramento will retain ownership and facilities maintenance responsibilities for the branch).

- The SPLA board will annually consider proposals for additional and expanded libraries. When considering such proposals, the SPLA board ". . . shall measure and compare existing library square footage per capita, population growth, service demand factors, existing facilities, growth in property tax revenues, the status of other future library capital development proposals, and other appropriate factors. . . "

- The new library JPA will take effect on July 1, 2007.

A Finance Advisory Committee will be established to help iron-out technical issues requiring further discussion. A representative of the City of Rancho Cordova will serve on that committee.

The Rancho Cordova City Council previously discussed the formation of a new JPA at several Council work sessions on November 30, 2006, and January 2, 2006, advising staff to proceed with the JPA working group. The Library Authority board approved the new JPA at its meeting on February 22, 2007. The agreement is currently being considered by the governing boards of each member jurisdiction.

BACKGROUND ON APPOINTMENTS

If the City Council approves the Joint Exercise of Powers Agreement for Sacramento Public Library Authority, then the City Council needs to appoint a representative and alternate to serve on the governing board. As background, Councilmember Budge served as an alternate to Illa Collins on the Library Authority for all of 2005 and 2006. Councilmember Budge is willing to serve the remaining part of this year as a representative on the SPLA Governing Board.

ATTACHMENT(S)

1. Resolution 26-2007 including Exhibit A, Joint Exercise of Powers Agreement for the Sacramento Public Library Authority dated February 22, 2007
2. Sacramento Public Library Authority Joint Powers Agreement Principles

CITY OF RANCHO CORDOVA

RESOLUTION NO. 26-2007

A RESOLUTION OF THE CITY COUNCIL
APPROVING JOINT EXERCISE OF POWERS AGREEMENT
FOR THE SACRAMENTO PUBLIC LIBRARY AUTHORITY

WHEREAS, The Sacramento Public Library Authority was formed in 1993, the result of a joint powers agreement between the City and the County of Sacramento, to provide library services to the region, and

WHEREAS, There is a desire to establish a governance structure that represents all of the participating public entities and responds to the interests of constituents of large and small jurisdictions; and

WHEREAS, A coordinated system can best be achieved through the cooperative action of the Parties operating through a Joint Exercise of Powers Agreement; and

WHEREAS, the City of Rancho Cordova desires to be a member of the Sacramento Public Library Authority,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA:

1. The City Council adopts the Joint Exercise of Powers Agreement for the Sacramento Public Library Authority **(Exhibit A)**, among the following parties: County of Sacramento, City of Citrus Heights, City of Elk Grove, City of Galt, City of Isleton, City of Rancho Cordova, and City of Sacramento, and directs the City Manager to execute the Agreement.

2. The Joint Exercise of Powers Agreement shall take effect on July 1, 2007.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of March, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
David M. Sander, Mayor

ATTEST:

_____
Anna Olea-Moger, CMC, City Clerk

JOINT EXERCISE OF POWERS AGREEMENT

SACRAMENTO PUBLIC LIBRARY AUTHORITY

February 22, 2007

JOINT EXERCISE OF POWERS AGREEMENT
SACRAMENTO PUBLIC LIBRARY AUTHORITY

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JOINT EXERCISE OF POWERS AGREEMENT
SACRAMENTO PUBLIC LIBRARY AUTHORITY

This Agreement shall be effective as of July 1, 2007, by and among the following public entities:

(a) COUNTY OF SACRAMENTO ("County")
(b) CITY OF CITRUS HEIGHTS ("Citrus Heights")
(c) CITY OF ELK GROVE ("Elk Grove")
(d) CITY OF GALT ("Galt")
(e) CITY OF ISLETON ("Isleton")
(f) CITY OF RANCHO CORDOVA ("Rancho Cordova") and
(g) CITY OF SACRAMENTO.

Each of the public entities shall also be referred to individually as "Party" and collectively as "Parties."

This Agreement amends and supersedes the Joint Powers Agreement between the City of Sacramento and the County of Sacramento creating the Sacramento Public Library Authority dated August 31, 1993 ("the 1993 Agreement"), in order to add additional Parties to the Authority and to modify various terms of the 1993 Agreement.

For the purposes of this Agreement, the County's jurisdiction shall be deemed to be the unincorporated area of the County of Sacramento.

RECITALS

WHEREAS,

The Parties to this Agreement have and possess the power and authority to acquire, construct, operate and maintain public library facilities for the purpose of providing public library services; and

The Parties recognize that a regional network of library services creates economies of scale and expanded library service opportunities for all; and

The Parties recognize that, because library users cross jurisdictional boundaries, a regional network of library services best serves the needs of all users; and

The Parties desire to operate a regional network of library services that provide open access to diverse resources and ideas that inspire learning, promote reading and enhance community life; and

There is a need for a coordinated and regional effort to plan, finance, provide and maintain facilities and public library services within the incorporated and unincorporated areas of Sacramento County to provide maximum benefit from available public funds; and

The Parties desire to establish a governance structure that represents all of the participating public entities and responds to the interests of constituents of large and small jurisdictions; and

The Parties desire to establish a stable funding system that recognizes the primary importance of funding a base level of services at all libraries, while also permitting some locally generated revenues to be allocated for local services at the discretion of the Parties' Governing Bodies; and

A coordinated system can best be achieved through the cooperative action of the Parties operating through a Joint Exercise of Powers Agreement; and

Each Party is authorized to contract with each of the other Parties for the joint exercise of any common power under the Joint Exercise of Powers Act (Government Code Title 1, Division 7, Chapter 5, Article I, Sections 6500 et seq.).

AGREEMENT

In consideration of the mutual promises contained herein, the Parties hereby agree as follows:

1. COMMON POWER TO BE EXERCISED

Each Party has in common the power to study, plan for, develop, finance, acquire, construct, maintain, repair, manage, operate, and control public library facilities. The purpose of this Agreement is to jointly exercise the foregoing common powers in the manner hereinafter set forth.

2. ESTABLISHMENT OF THE AUTHORITY

There is hereby established pursuant to the Joint Exercise of Powers Act (Government Code Sections 6500 et seq.) an Authority that shall be a public entity separate from the Parties to this Agreement. The name of the Authority shall be the SACRAMENTO PUBLIC LIBRARY AUTHORITY, and shall hereinafter be referred to as the "Authority." The boundaries of the Authority shall be coextensive with those of the Parties.

3. MINIMUM TERM AS PARTY TO AUTHORITY

Each Party agrees to continue as a Party to the Authority until at least June 30, 2010.

4. AUTHORITY POWERS

a. Powers. The Authority shall have the power in its own name to do any of the following:

i. To exercise jointly the common powers of its Parties to provide public library services.
ii. To participate in financing or refinancing library services or facilities in accordance with state law.
iii. To make and enter into contracts necessary to the full exercise of its powers.
iv. To hire and fire employees.
v. To contract for the services of attorneys, planners, financial consultants, and other persons as it deems necessary.
vi. To acquire, construct, manage, maintain, operate, lease, dispose of, and use any library facilities.
vii. To acquire, hold, and dispose of property necessary to the full exercise of its powers.
viii. To incur debts, liabilities or obligations subject to limitations herein set forth.
ix. To levy and collect, consistent with the terms of this Agreement, special assessments and to issue revenue bonds as may be statutorily authorized.
x. To levy and collect, consistent with the terms of this Agreement, special capital assessments as may be statutorily authorized.
xi. To sue and be sued in its own name.
xii. To prescribe, revise and collect fees and fines as a condition for utilization of its facilities in accordance with applicable statutory requirements.
xiii. To apply for, accept and receive state, federal, or local licenses, permits, grants, loans or other aid necessary for the Authority's full exercise of its powers from any agency of the United States of America, the State of California, or any other public or private entity.
xiv. To accept and receive gifts, contributions, donations, and bequests of property, funds, services and other forms of assistance as necessary for the Authority's full exercise of its powers.
xv. To administer, to the fullest extent not prohibited by law, any trust declared or created for the Authority.

xvi. To receive by grant, gift, devise or bequest and hold in trust or otherwise, property situated in this State or elsewhere and, where not otherwise provided, dispose of the property for the benefit of the Authority.

xvii. To perform all acts necessary and proper to carry out fully the purpose of this Agreement and not inconsistent with any other provision of law.

xviii. In compliance with Government Code Section 6509, which requires a Joint Powers Agreement to provide that it will exercise its powers subject to the restrictions upon the manner of exercising powers applicable to one of the contracting parties, and to so designate in the agreement, the Parties designate the City of Sacramento, a charter city, and agree that to the extent not herein specifically provided for, the Authority shall exercise any powers in the manner and according to methods provided under the laws applicable to the City of Sacramento.

b. Limitation on Imposition of Assessments. The provisions of subsection a. notwithstanding, the Governing Board shall have no power to impose assessments within any Party's jurisdiction unless the Party's governing body first passes a resolution consenting to the assessment.

c. Additional Powers to be Exercised. In addition to those powers common to each of the Parties, the Authority shall have those powers that may be conferred upon it by subsequently enacted legislation.

d. Limitation on Powers. All the powers and authority of the Authority will be exercised by the Governing Board of the Authority, subject, however, to any rights expressly reserved by the Parties as herein set forth.

e. Limitation on Issuance of Bonds. The provisions of subsection a. notwithstanding, the Governing board shall have no power to issue bonds on behalf of the Authority unless the governing body of each Party first passes a resolution consenting to the issuance of the bonds.

5. AUTHORITY LIABILITIES

The debts, liabilities and obligations of the Authority shall not be the debts, liabilities and obligations of the Parties. The Authority shall indemnify, defend and hold harmless the Parties for any acts or omissions of the Authority, its officers, employees, and agents, performed in connection with, or in any way related to, this Agreement.

6. AUTHORITY GOVERNING BOARD

a. Composition of the Governing Board. The Governing Board of the Authority shall be composed of members as follows, who shall serve at the pleasure of each member's appointing authority:

i. Five members of the Sacramento County Board of Supervisors.

ii. One member of the City Council of each participating City with a population of 50,000 or more, appointed by that City Council.

iii. One member appointed jointly by the City Councils of all of the participating Cities with a population less than 50,000 each, who shall be a member of one of the City Councils.

iv. Each City shall be entitled to appoint an additional member of its City Council for each 100,000 increment in its incorporated population above the threshold population of 50,000, up to a maximum of five members per City. (By way of example only, a city of 150,000 shall have two members, consisting of one member for the first 50,000 and one member for the next 100,000. A city of 320,000 shall have three members, consisting of one member for the first 50,000 and two members for the next 200,000. A city of 395,000 shall have four members, consisting of one member for the first 50,000, and three members for the next 300,000. A city of 450,000 or more shall have five members.)

The number of Governing Board members for each City shall be based upon the California Department of Finance Population Estimates for Cities and Counties issued pursuant to Section 2227 of the Revenue and Taxation Code and shall be adjusted annually on July 1, based on the Department of Finance Population Estimates for Cities and Counties issued in May of that year for the previous January 1. Members added by the adjustment shall begin serving on July 1.

NOTE: Based on January 1, 2006 population data and assuming all Cities in the County except Folsom participate, and subject to changes in population estimates as of January 1, 2007 as issued in May 2007, the initial number of Governing Board members is fourteen, as follows:

County Board of Supervisors	5 members
City of Citrus Heights	1 member

City of Elk Grove	1 member
City of Rancho Cordova	1 member
City of Sacramento	5 members
Cities of Galt/Isleton	1 member

b. Alternates. Each Party may appoint alternates to the Governing Board, each of whom shall be an elected official of a local governmental entity within the County of Sacramento. Alternates shall be empowered to cast votes in the absence of the regular member or in the event of a regular member's disqualification to vote because of a conflict of interest.

c. Governing Board Officers and Committees. The Governing Board shall elect a chair, a vice-chair, and other officers as the Governing Board shall find appropriate to serve the Authority for a term of one year unless terminated at the pleasure of the Governing Board. No person shall serve in the same office for more than two consecutive years. The chair may appoint committees of the Governing Board as the chair shall find appropriate. The Library Director shall serve as Secretary to the Governing Board, a non-voting office.

d. Rules and Regulations. The Governing Board may adopt from time to time rules and regulations for the conduct of its affairs as may be required.

e. Representation of New Parties. Newly incorporated cities and other cities that become Parties to this Agreement shall have the same representation on the Governing Board as existing Parties.

f. Term of Office. Each Party shall establish the term of office for its members, subject to the requirement that the member is a member of the Party's Governing Board.

7. MEETINGS, QUORUM AND VOTING

a. Meetings.

i. The Authority shall provide for regular meetings and special meetings in accordance with the Ralph M. Brown Act, Government Code Sections 54950 et seq., or in accordance with other regulations as the legislature may hereafter provide.

ii. The Governing Board shall set regular meetings. The date, time, and place of each regular meeting shall be fixed by the Governing Board.

iii. Records of all actions taken by the Governing Board shall be kept and made available to the public in accordance with applicable law.

iv. The Governing Board may establish by resolution rates for the compensation of its members for attending meetings and shall adopt a policy for reimbursement of members' expenses.

b. Quorum. A majority of the members of the Governing Board shall constitute a quorum for the conduct of business. Less than a quorum may vote to adjourn a meeting.

NOTE: Based on a membership of 14, the quorum would be 8 members of the Governing Board, including alternates. If the membership were to increase to 15, the quorum would still be 8. At a membership of 16, the quorum would be 9.

c. Tiered Voting.

i. Each member of the Governing Board shall have one vote.

ii. All actions taken by the Governing Board must receive a first tier approval, which shall require the affirmative vote of a majority of the members of the Governing Board.

iii. All actions by the Governing Board must also receive a second tier approval, which shall require the affirmative vote of 50% or more of the Parties represented at the meeting. For purposes of this second tier approval, the vote of a Party is affirmative if 50% or more of its members present and voting cast an affirmative vote. For purposes of this tier, cities under 50,000 jointly sharing a vote shall count as one Party.

NOTE: Based on a Governing Board membership of 14, the first tier would require 8 votes to take action.

NOTE: For the second tier, a 50% vote requirement is required, rather than a majority or 50% plus one requirement.

If five or six Parties are represented at a meeting, the second tier would require at least three Parties to vote affirmatively. If three or four Parties are represented at a meeting, the second tier would require at least two Parties to vote affirmatively. If a Party has an even number of members present and voting, a tie (50-50) vote

among that Party's members counts as an affirmative vote for purposes of the second tier.

8. LIBRARY DIRECTOR

a. Chief Executive Officer. The Library Director of the Sacramento Public Library shall be the chief executive officer of the Authority and shall be responsible to the Governing Board for the proper and efficient administration of the Authority pursuant to the provisions of this Agreement and any resolutions or orders of the Governing Board.

b. Appointment of Library Director. The Governing Board shall appoint the Library Director, who shall serve at the pleasure of the Governing Board. The Governing Board may establish procedures for recruitment and hiring of the Library Director. The procedures shall include the participation of the Sacramento County Executive and the City Manager of each of the Parties. The Library Director shall meet the qualifications of a County Librarian as provided in Article 2, Section 19142 of the Education Code regarding County Free Libraries and shall also have the duties and responsibilities of a County Librarian as provided in Section 19146 of the Education Code.

c. Powers and Duties. In addition to the other powers and duties provided, the Library Director shall have the power:

i. Under the policy direction of the Governing Board, to plan, organize, and direct all Authority activities.
ii. To authorize expenditures within the appropriations and limitations of the approved budget.
iii. To make recommendations to and requests of the Governing Board concerning all of the matters that are to be performed, done or carried out by the Governing Board.
iv. To have charge of, handle, or have access to any property of the Authority.
v. To apply for and negotiate for and administer grants and subventions from the State or Federal governments or other funding sources. All applications requiring matching or contributory funds must be approved by the Governing Board.
vi. To determine what books and other library materials and equipment shall be purchased, as provided by California Education Code Section 19146, subject to budgetary limitations.

vii. To hire, supervise, and dismiss as necessary all authorized staff of the Authority.

9. TREASURER, AUDITOR, LEGAL COUNSEL

a. Appointment of Treasurer and Auditor. The Governing Board shall appoint the Authority Treasurer and Authority Auditor from among the employees of the Authority. One employee may hold both positions. The Treasurer and Auditor shall comply strictly with the provisions of the statutes related to their duties set forth in the Joint Exercise of Powers Act (Government Code Sections 6500 et seq.)

b. Treasurer. The Treasurer of the Authority shall be the depositor and the custodian of all the money of the Authority from whatever source and shall to the fullest extent permitted by law invest any surplus or trust fund for the benefit of the Authority.

c. Auditor. The Auditor of the Authority shall cause an independent annual audit of the Authority finances to be made by a certified public accountant, or public accountant, in compliance with Section 6505 of the Government Code. A report of the annual audit shall be filed with each Party. The Auditor shall draw warrants to pay demands against the Authority initiated by its authorized representatives pursuant to any delegation of Authority adopted by the Governing Board. The Auditor shall account for all funds belonging to the Authority and shall prepare reports of all receipts and disbursements in accordance with standard accounting procedures.

d. Legal Counsel. Legal counsel to the Authority shall be appointed by the Governing Board and shall serve at the pleasure of the Governing Board.

10. RESPONSIBILITY FOR ADMINISTRATION AND IMPLEMENTATION OF AGREEMENT

a. Responsibility for Administration. Upon execution of this Agreement, the Authority shall continue to have responsibility for all programs and activities related to the provision of public library services within the Parties' jurisdictions, including operation of the Library Galleria complex, café, and other spaces in the Central Library. The Authority shall retain any and all revenues received from these activities.

b. Implementation of Agreement. The Governing Board is charged with implementation of the terms of this Agreement. The Governing

Board is authorized to modify the following provisions of this Agreement:

Base service levels (Section 11c(i), Appendix A)
Supplemental Funding Allocation Formula (Appendix B)
Facility Maintenance and Repair Funding and Capital Funding (Section 12d)
County Fund 11 Direct charges (Section 11c(iv))

11. SERVICE LEVELS, BUDGETING, FUNDING AND OTHER FINANCIAL PROVISIONS

a. Annual Budget. Within 90 days after the commencement of each fiscal year (defined as July 1 to June 30), the Governing Board shall adopt a budget for the Authority for that fiscal year.

b. Interim Financial and Budget Procedures. Fiscal Year 2007-2008 financial and budget procedures shall be based upon those financial budget procedures in place for Fiscal Year 2006-2007.

c. Provisions Applicable to Libraries in County, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton beginning in Fiscal Year 2008-2009

i. Base services

The first priority for funding services at all libraries in the County, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton shall be to provide Base Services, which is defined as the level of service (hours) provided at these libraries during Fiscal Year 2006-2007, as outlined in Appendix A. Base Services shall include, but not be limited to, all operating costs, such as personnel, collections, utilities, janitorial and grounds maintenance services, and indirect costs.

The Governing Board may adjust the Base Services for these libraries.

ii. Enhanced Services

Enhanced Services are those services that exceed the Base Services, funded by the Annual Supplemental Funding Amount, as described in subdivision v. of this Section. Enhanced Services in each Party's jurisdiction shall be determined by the Governing Board of that Party. Enhanced Services include direct and indirect costs of providing the services.

Enhanced Services may also be funded by additional contributions from Parties. The funding may include a contribution from the Party's General Fund or other funds, or from the proceeds of a parcel tax, community services district, community facilities district, or other similar funding source. The funding shall be used for the support of library services within the contributing Party's jurisdiction.

iii. Budget for Base Services

The Authority shall prepare an annual Proposed Budget that identifies the direct cost of Base Services for each library. In addition, the Authority shall allocate indirect costs to each library according to an annual cost allocation plan prepared in accordance with Federal Office of Management and Budget Circular A-87.

iv. Funding Sources

All revenues received from the portion of the property tax allocated to the county free library system (County Fund 11) shall be collected by the County Auditor and remitted to the Authority without retention of funds by the County, except for payments due from the Authority to the County pursuant to the agreement dated May 28, 1996 relating to the Authority's pension liabilities to the County, debt service on the North Highlands-Antelope Library, allocated County costs incurred in collecting property taxes as permitted by statute, and as otherwise authorized by the Governing Board of the Authority.

Prior to the beginning of Fiscal Year 2008-2009, the Finance Advisory Committee shall work directly with, and provide recommendations to Authority staff concerning other direct charges charged against County Fund 11.

These libraries shall also be funded by revenues generated by the libraries and by other available funding sources such as state and federal grants, donations, and other revenues.

v. Annual Supplemental Funding Amount

After allocating direct and indirect costs for Base Services and setting aside prudent reserves, the Authority shall calculate the amount of remaining available funds, defined as the Annual Supplemental Funding Amount, which may be used for Enhanced Services.

Annual Supplemental Funding Amounts shall be allocated for use in libraries in Parties' jurisdictions according to the formula outlined in Appendix B. For purposes of this Agreement, the Rancho Cordova Library at 9845 Folsom Boulevard is considered to be located in Rancho Cordova. The Governing Board shall have the authority to revise the formula.

Any annual losses to the Authority's funding resulting from the establishment or expansion of redevelopment project areas within a Party's jurisdiction after the effective date of this Agreement shall be reimbursed to the Authority by deduction from the Party's proportionate share of the Annual Supplemental Funding Amount.

Each Party shall determine how to allocate its proportionate share of the Annual Supplemental Funding Amount for library services. Parties' Annual Supplemental Funding Amount may be used for Enhanced Services such as additional hours of service or additional collection materials, including any additional indirect costs, capital investment, maintenance and repairs, or other library purposes, or may be retained in a reserve held in that Party's name for those purposes.

The Authority will set up reserve accounts within the fund accounting system to track any carryover of Parties' Annual Supplemental Funding Amounts.

d. Provisions Applicable to Libraries in the City of Sacramento beginning Fiscal Year 2008-2009.

Levels of service in City of Sacramento libraries shall be based on the funding available from the City of Sacramento. The City of Sacramento shall notify the Authority of its appropriation for the Authority no later than July 1 of each year.

The Authority shall prepare an annual budget for City of Sacramento libraries that shall include, but not be limited to, all operating costs, such as personnel, collections, utilities, janitorial and grounds maintenance services, and indirect costs. The Authority shall allocate indirect costs according to an annual cost allocation plan prepared in accordance with Federal Office of Management and Budget Circular A-87.

Direct and indirect costs for the operation of City of Sacramento libraries shall be funded by contributions from the City's General Fund and assessment district/parcel tax proceeds.

These libraries shall also be funded by revenues generated by the libraries and by other available funding sources such as state and federal grants, donations, and other revenues.

e. Finance Advisory Committee.

A Finance Advisory Committee shall be established at the staff level. The Committee shall have staff representation from all Parties and shall work directly with, and provide recommendations to, Authority staff on implementing financial provisions of this Agreement, including, but not limited to, Base Services level (Section 11c(i), Appendix A), County Fund 11 direct charges (Section 11c(iv)), supplemental funding allocation formula (Appendix B), facility maintenance and repair funding and capital funding (Section 12), and indirect costs (Section 11c(iii)).

f. Other Financial Provisions.

i. Special taxes or other similar levies imposed by Parties for library purposes shall be remitted by the Parties to the Authority.

ii. Special taxes or other similar levies collected within a Party's jurisdiction for library purposes shall be allocated by that Party for Enhanced Services as described in Section 11 hereof (except for the City of Sacramento, which shall continue to fund services with its assessment district/parcel tax funds).

iii. The Authority shall collect and receive other revenues, such as fees and fines, and shall deposit these other revenues in the appropriate funds.

iv. The Authority shall collect and receive special revenues for specific purposes, and shall account for these revenues in separate funds as appropriate, and shall expend these funds for the purpose for which they were received.

v. The Governing Board shall establish prudent reserves.

12. FACILITIES

a. Current Facilities.

This Agreement does not alter the ownership of library facilities. Parties whose facilities are owned by other entities may acquire title by agreement with the current owner, provide their own library facilities, or continue to have them provided by the other entity. For purposes of this Agreement, the Rancho Cordova library at 9845 Folsom Boulevard is considered to be located in Rancho Cordova.

Leased facility costs that are paid from the Authority's General Fund as of the effective date of this Agreement shall continue to be funded as part of Base Services for libraries in those facilities.

b. Future Facilities.

Each Party shall provide capital funding for future facilities within its own jurisdiction, including furniture, fixtures and equipment (FF&E), technology resources, and the opening day collection, and shall be responsible for construction of new and remodeled facilities. FF&E, technology resources, and the opening day collection shall become the property of the Authority when the facility is turned over to the Authority for operation.

Whenever a Party constructs a facility to be operated by the Authority, the Library Director shall advise the Party in all matters regarding the site, design and construction of the facility. The Party and the architects retained by the Party shall consult with the Library Director as often as the latter deems necessary to the proper exercise of his/her responsibilities. The Party shall obtain advance written approval from the Authority of all plans and specifications for the facility.

Parties shall be responsible for funding debt service, lease payments and similar obligations on future library facilities within their jurisdictions. The Annual Supplemental Funding Amount may be used for these obligations.

c. Maintenance and Repair of Facilities.

Parties that own library facilities shall be responsible for all capital improvements and capital repairs made to their respective library facilities, including major repair and replacement of building structure, HVAC systems, plumbing, roofing and other elements. Should the Authority incur any costs for a capital improvement or capital repair, the Authority shall, with appropriate approval of the Party, bill the Party for costs that were the responsibility of the Party.

The Authority shall be responsible for providing and funding janitorial, landscape and other routine maintenance for all facilities.

d. Funding Capital Improvements and Capital Repairs

For libraries in County, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton, the Governing Board shall develop a methodology for providing necessary funding for capital improvements and capital repairs that shall take into account the fact that some of these costs have historically been paid from County Fund 11. Prior to the beginning of Fiscal Year 2008-2009, the Finance Advisory Committee shall work directly with Authority staff to provide recommendations on implementing this methodology.

Capital improvements and capital repairs for libraries in the City of Sacramento shall be funded by the City of Sacramento.

e. Joint Facilities

The Authority may operate joint library facilities serving more than one Party. The Authority may participate with other entities in the operation of joint use library facilities.

13. ADDITIONAL AND EXPANDED LIBRARIES

The Governing Board shall approve planning for, and operation of, new libraries and expansions of existing libraries. The Governing Board shall annually consider proposals for new libraries and expansions of existing libraries. The Governing Board shall measure and compare existing library square footage per capita, population growth, service demand factors, existing facilities, growth in property tax revenues, the status of other future library capital development proposals, and other appropriate factors for the library service areas of the proposed new and expanded facilities. The Governing Board shall base its decision whether to approve new libraries or expansions of existing libraries on these measurements and other factors related to availability of capital and operating funds for the proposed new libraries and expanded libraries.

Operations at new libraries will be funded at the same level of Base Services as at similar existing libraries.

14. INSURANCE AND INDEMNIFICATION

The Authority shall maintain adequate liability insurance or a self-insurance program for the operation of the library system and shall give the Parties adequate assurance that the Parties, their officers and employees, are not deemed to assume any liability for intentional or negligent acts or omissions of the Authority or any officer or employee thereof.

Except as otherwise provided in this Agreement, the funds of the Authority shall be used to defend, indemnify and hold harmless any member of the Governing Board for his or her actions taken within the scope of the authority of the Authority. Nothing herein shall limit the right of the Authority to purchase insurance to provide this coverage.

The Governing Board shall set any bond requirements for the Library Director, Treasurer, and Auditor.

15. SERVICES PROVIDED TO AUTHORITY BY PARTIES

Any Party may provide system-wide or other services to the Authority, pursuant to contracts entered into between the Party and the Authority, which contract shall provide for payment by the Authority for services rendered based on periodic invoices. These services may include, by way of example only, vehicle maintenance services or security alarm services.

16. ADMISSION OF NEW PARTIES

a. Incorporation of New Cities. Upon incorporation, a new city in Sacramento County automatically shall have the right to become a Party to the Authority. The right shall be exercised by resolution of its City Council authorizing execution of this Agreement, as it may be amended. New cities shall be funded as set forth in subsection c of Section 11.

b. Existing Cities. Cities in Sacramento County other than newly incorporated cities may petition the Governing Board to become a Party to the Authority on such terms as the Governing Board may determine and the petitioning city may accept.

17. WITHDRAWAL FROM AUTHORITY

Any Party may withdraw from the Authority as of the end of any fiscal year (but not earlier than June 30, 2010) upon no less than one year's written

notice to the other Parties and to the Authority. Upon withdrawal, a Party shall retain only those capital facilities to which it has title. The Authority shall retain all personal or unsecured property used in the provision of library services, including but not limited to furniture, fixtures, technology resources, equipment, and library collections and materials, except for personal or unsecured property purchased directly by the withdrawing party or as otherwise negotiated between the Authority and the withdrawing party.

Withdrawal by all but one of the Parties shall constitute a termination of the Agreement as of the end of the fiscal year in which the penultimate Party withdraws.

18. DISPOSITION OF AUTHORITY ASSETS AND LIABILITIES UPON TERMINATION

a. Successor Public Entity. In the event of termination of the Authority where there is a successor public entity, approved by all of the Parties, that will carry on the activities of the Authority and assume its assets, liabilities, obligations and funds, including any interest earned on deposits, remaining upon termination of the Authority and after payment of all obligations, the assets and liabilities of the Authority shall be transferred to the successor public entity.

b. No Successor Public Entity. If there is no successor public entity that will carry on any of the activities of the Authority or assume any of its assets, liabilities, obligations, and funds, including any interest earned on deposits, remaining upon termination of the Authority and after payment of all obligations, the assets and liabilities shall be returned to the Parties in proportion to the contribution of each Party during the term of its participation in the Authority.

c. Partial Successor Public Entity. If there is a successor public entity that will undertake some of the functions of the Authority and assume some of its assets, liabilities, obligations, and funds, including any interest earned on deposits, remaining upon termination of the Authority and after payment of all obligations, the assets and liabilities shall be allocated by the Governing Board between the successor public entity and the Parties.

d. No Termination While Bonds Outstanding. If bonds are issued during the term of this Agreement, then in no event shall the exercise of the powers herein granted be terminated until all bonds so issued and the interest thereon shall have been paid or provision for such payment shall have been made.

e. Decisions of Governing Board Final. In the event the Authority is terminated under circumstances described in subsection b. or c. above, all decisions of the Governing Board with regard to determinations of assets or liabilities to be transferred to the Parties or any successor entity shall be final.

19. MISCELLANEOUS PROVISIONS

a. Reports. The Authority shall report annually to each of the Parties on the activities and funding of the Authority.

b. Amendments. Except as provided in Section 10b or elsewhere in this Agreement, this Agreement may be amended only by mutual agreement of the governing bodies of all of the Parties.

c. Partial Invalidity. If any provision of this Agreement is determined to be unlawful or invalid, the other provisions of this Agreement shall remain in full force and effect.

d. Agreement Superseded. This Agreement amends and supersedes the Joint Powers Agreement between the City of Sacramento and the County of Sacramento creating the Sacramento Public Library Authority dated August 31, 1993.

e. Counterparts. This Agreement may be executed in counterparts, all of which taken together shall constitute one and the same Agreement.

f. Notices. All notices to be given to a Party under this Agreement shall be in writing and sent by first class mail, postage prepaid, to the City Manager and City Attorney.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement on the dates set forth below.

COUNTY OF SACRAMENTO

By_____
Chair of the Board of Supervisors
Date:_____

Approved as to form:

_____
Sacramento County Counsel

CITY OF ISLETON

By_____
Title:_____
Date:_____

Approved as to form:

_____
Isleton City Attorney

CITY OF CITRUS HEIGHTS

By_____
Title:_____
Date:_____

Approved as to form:

_____
Citrus Heights City Attorney

CITY OF RANCHO CORDOVA

By_____
Title:_____
Date:_____

Approved as to form:

_____
Rancho Cordova City Attorney

CITY OF ELK GROVE

By_____
Title:_____
Date:_____

Approved as to form:

_____
Elk Grove City Attorney

CITY OF SACRAMENTO

By_____
City Manager
Date:_____

Approved as to form:

_____
Sacramento City Attorney

CITY OF GALT

By_____
Title:_____
Date:_____

Approved as to form:

_____
Galt City Attorney

APPENDIX A

LIBRARY BASE OPEN HOURS 2006/07

County unincorporated, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton

Library	Jurisdiction	# of Hours
Arcade	County unincorporated	43
Arden	County unincorporated	43
Carmichael	County unincorporated	43
Courtland	County unincorporated	27
Elk Grove	Elk Grove	43
Fair Oaks	County unincorporated	43
Franklin Franklin open hours are jointly funded by the Authority and the Elk Grove Unified School District as a joint use library. The Authority Base Services level is currently 31 hours per week. Should Franklin ever operate as a public library only (not a joint use library), the Authority would fund its Base Services at a level equal to similar libraries.	Elk Grove	58.5
Galt	Galt	35
Isleton	Isleton	20
North-Highlands Antelope	County unincorporated	43
Orangevale	County unincorporated	35
Rancho Cordova	Rancho Cordova	43
Rio Linda	County unincorporated	29
Southgate	County unincorporated	43
Sylvan Oaks	Citrus Heights	44
Walnut Grove	County unincorporated	29

City of Sacramento

LIBRARY	# of Hours
Central	50
Colonial Heights	43
Belle Cooledge	43
Del Paso Heights	35
Martin Luther King, Jr.	43
McClatchy	34
McKinley	36
South Natomas	43
North Natomas	43
North Sacramento	35
Valley-Hi North Laguna	37

APPENDIX B

Supplemental Funding Allocation Formula

Property Tax Percentage

The Authority shall calculate each Party's percentage of property taxes contributed to the county free library system (County Fund 11) (which shall sum to 100%), based on the County Auditor's office calculation of these amounts, including amounts allocated from the Special District Augmentation Board (SDAF), from the most recently completed fiscal year.

NOTE: The methodology for this allocation shall be consistent with the methodology used in the County Auditor's June 5, 2006 report. The methodology will be detailed in a separate document.

Circulation

The Authority shall determine the circulation percentage for each Party from the most recent fiscal year. Circulation percentage shall be defined as the circulation taking place in all libraries within the Party's jurisdiction divided by the total circulation taking place in all libraries within the Authority, as calculated during the period of the most recently completed fiscal year.

NOTE: This definition excludes customer initiated web-based circulation that does not take place within a library building.

Service Area Population

The Authority shall determine the "service area population" percentage for each Party from the most recent fiscal year. Service area population percentage shall be defined as population of the service area served by each library, as determined by library service area mapping.

Annual Supplemental Funding Factor

The Authority shall calculate each Party's "Annual Supplemental Funding Factor" which shall be the average of each Party's percentage of property taxes, each Party's circulation percentage and each Party's service area population percentage. Each Party's supplemental funding factor shall be multiplied by the total Annual Supplemental Funding Amount to determine each Party's proportionate share of the total Annual Supplemental Funding Amount.

Sacramento Public Library

Sacramento Public Library Authority
Joint Powers Agreement Principles
2-22-07

I. Goals – Recitals

Provide a regional network of library services that provide open access to diverse resources and ideas that inspire learning, promote reading and enhance community life.

Establish a governance structure that represents all of the participating public agencies and responds to the interests of constituents of large and small jurisdictions.

Implement a stable funding system that recognizes the primary importance of funding a base level of services at all libraries, while also permitting some locally generated revenues to be allocated for local services at the discretion of local governing bodies.

Recognize that, because library users cross jurisdictional boundaries, a regional network of library services best serves the needs of all.

Recognize that a regional network of library services creates economies of scale and expanded library service opportunities for all.

II. Mechanisms:

1. Name

The JPA shall be known as the Sacramento Public Library Authority

2. Governance Structure

The Library Board shall be composed of members as follows:

a. Five members of the Sacramento County Board of Supervisors.
b. One member for each participating City with a population of 50,000 or more, who shall be members of the City Councils.
c. One member appointed jointly by the City Councils of all of the participating Cities with a population less than 50,000 each, who shall be a member of one of the City Councils.
d. Each City shall be entitled to appoint an additional member for each 100,000 increment in its incorporated population above the threshold population of 50,000, up to a maximum of five members per City. (By way of example only, a city of 150,000 shall have two members, consisting of one member for the first 50,000 and one member for the next 100,000. A city of 320,000 shall have three members, consisting of one member for the first 50,000 and two members for the next 200,000. A city of 395,000 shall have four members, consisting of one member for the first 50,000, and three members for the next 300,000. A city of 450,000 or more shall have five members.)

e. Newly incorporated cities and other cities that become members of the Authority shall have the same representation on the Governing Board as existing members.
f. Each Party may appoint alternates to the Governing Board, each of whom shall be an elected official of a local governmental entity within the County of Sacramento. Alternates shall be empowered to cast votes in the absence of the regular member or in the event of a regular member's disqualification to vote because of a conflict of interest.

The City Council shall be the appointing authority for each City. Each member shall be a member of the City Council. Each member shall serve at the pleasure of the member's appointing authority.

The number of Library Board members for each City shall be based upon the California Department of Finance Population Estimates for Cities and Counties issued pursuant to Section 2227 of the Revenue and Taxation Code and shall be adjusted annually on July 1, based on the Department of Finance Population Estimates for Cities and Counties issued in May of that year for the previous January 1. Members added by the adjustment shall begin serving on July 1.

NOTE: Based on January 1, 2006 population data and assuming all Cities in the County except Folsom participate, the initial membership would be 14, as follows:

County Board of Supervisors	5 members
City of Citrus Heights	1 member
City of Elk Grove	1 member
City of Rancho Cordova	1 member
City of Sacramento	5 members
Cities of Galt/Isleton	1 member

Quorum
A majority of the members of the Library Board shall constitute a quorum for the conduct of business. Less than a quorum may vote to adjourn a meeting.

NOTE: Based on a membership of 14, the quorum would be 8. If the membership were to increase to 15, the quorum would still be 8. At a membership of 16, the quorum would be 9.

Voting
Each member of the Library Board shall have one vote.

All actions taken by the Board must receive a first tier approval, which shall require the affirmative vote of a majority of the members of the Board.

All actions also must also receive a second tier approval, which shall require the affirmative vote of 50% or more of the jurisdictions represented at the meeting. For

purposes of this second tier approval, the vote of a jurisdiction is affirmative if 50% or more of its members present and voting cast an affirmative vote. Cities under 50,000 jointly sharing a vote shall count as one jurisdiction.

NOTE: Based on a Library Board membership of 14, the first tier would require 8 votes to take action. Based on six jurisdictions represented at a meeting, the second tier would require 50% or more of the members from at least three jurisdictions to vote affirmatively.

3. Interim Financial Procedures

FY 2007-08 financial procedures shall be based upon current budget procedures. The provisions contained herein in Sections 4 through 7 regarding Base and Enhanced Services shall be implemented for FY 2008-09.

4. Service Levels – County unincorporated, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton

a. Base Services

The first priority for funding services at all libraries in these jurisdictions shall be to provide Base Services, which is defined as the level of service (hours) provided at these libraries during fiscal year 2006-07, as outlined in Appendix A. Base Services shall include, but not be limited to, all operating costs, such as personnel, collections, utilities, janitorial and grounds maintenance services, and indirect costs.

The Library Board annually shall establish the Base Services for these libraries.

b. Enhanced Services

Enhanced Services are those services that exceed the Base Services, funded by Annual Supplemental Funding Amount, as described in Section 7. Enhanced Services shall be determined by the member jurisdictions. Enhanced Services include direct and indirect costs of providing such services.

Enhanced Services may also be funded by member jurisdictions.

5. Budget and Funding for Base Services – County unincorporated, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton

The Library Authority shall prepare an annual Proposed Budget that identifies the direct cost of Base Services for each library. In addition, the Library Authority shall allocate indirect costs to each library, according to an annual cost allocation plan prepared in accordance with Federal Office of Management and Budget Circular A-87.

6. Library Funding Sources – County unincorporated, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton.

All revenues received from the portion of the property tax allocated to the county free library system (County Fund 11) shall be collected by the County Auditor and remitted to the Library Authority without retention of funds by the County, except for payments due

from the Authority to the County pursuant to the agreement dated May 28, 1996 relating to the Authority's pension liabilities to the County, debt service on the North Highlands-Antelope Library, and for allocated costs of collection as permitted by statute.

NOTE: The handling of the current direct charges against County Fund 11 will be reviewed and a recommendation to the Governing Board by Authority staff. A Financial Advisory Committee shall work with and make recommendations to Authority staff.

7. Annual Supplemental Funding Amount – County unincorporated, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton

After allocating direct and indirect costs for Base Services and setting aside prudent reserves, the Library Authority shall calculate the amount of remaining available funds, defined as the Annual Supplemental Funding Amount, which may be used for Enhanced Services.

Annual Supplemental Funding Amounts shall be allocated for use in libraries in member jurisdictions according to the procedures outlined in Appendix B. For purposes of this Agreement, the Rancho Cordova library at 9845 Folsom Boulevard is considered to be in Rancho Cordova.

Any losses to the Library Authority's funding resulting from the establishment or expansion of redevelopment project areas within a member jurisdiction shall be reimbursed to the Library Authority from the member jurisdiction's proportionate share of the Annual Supplemental Funding Amount, by deducting such an amount from the jurisdiction's Supplemental Funding Amount.

Each member shall determine how to allocate its proportionate share of the Annual Supplemental Funding Amount. Member's Annual Supplemental Funding Amount may be used for additional hours of service, additional collection materials or other library purposes, including any additional indirect costs, or may be retained in a reserve held in that Member's name for capital investment or other library purposes.

The Library Authority will set up reserve accounts within the fund accounting system to track carryover of member jurisdictions' Supplemental Funding Amounts.

8. Service Levels, Budget and Funding Sources – City of Sacramento libraries

Levels of service in City of Sacramento libraries shall be based on the funding available from the City of Sacramento. The City of Sacramento shall notify the Library Authority of its appropriation for Library services no later than July 1 of each year.

The Library Authority shall prepare an annual budget for City of Sacramento libraries, which shall include, but not be limited to, all operating costs, such as personnel, collections, utilities, janitorial and grounds maintenance services, and indirect costs. The Library Authority shall allocate indirect costs, according to an annual cost allocation plan prepared in accordance with Federal Office of Management and Budget Circular A-87.

Direct and indirect costs for the operation of City of Sacramento libraries shall be funded by contributions from the City's General Fund, assessment district/parcel tax proceeds, and revenues generated by City of Sacramento libraries, or other revenue sources.

The City of Sacramento will fund library services within its boundaries consistent with maintenance-of-effort requirements of the voter-approved library special tax

9. Other Financial Matters

a. Special taxes or other similar levies imposed by member jurisdictions for library purposes shall be remitted to the Library Authority.

b. Special taxes or other similar levies collected within a member's jurisdiction shall be allocated by that member jurisdiction for Enhanced Services (except for the City of Sacramento, which shall continue to fund services with its assessment district/parcel tax funds) as described in Section 8 herein.

c. The Library Authority shall collect and receive other revenues, such as fees and fines, and shall deposit such other revenues in the appropriate funds.

d. The Library shall collect and receive special revenues for specific purposes, and shall account for such revenues in separate funds as appropriate, and shall expend such funds for the purpose for which they were received.

e. The Library Board shall establish prudent reserves.

f. The Library Authority shall have no power to issue bonds on behalf of the Authority unless the governing body of each jurisdiction first passes a resolution consenting to the issuance of bonds. If bonds are issued, the JPA Agreement may not be terminated until the bonds and interest have been paid or provisions for payment have been made.

g. The Library Board may establish rates for compensation of its members for attending meetings and shall adopt a policy for reimbursement of Library Board member's expenses.

10. Member's Contributions

Members shall have the right to provide additional funding for Enhanced Services. Such funding may include a contribution from the member jurisdiction's General Fund or other funds, or from the proceeds of a parcel tax, community services district, community facilities district, or other similar funding source.

11. Facilities

Parties that own library facilities shall be responsible for all capital improvements to their respective facilities, The Library Board shall develop a methodology for providing necessary funding for capital improvements and capital repairs.

The Authority may operate joint library facilities serving more than one jurisdiction. The Authority may participate with other entities in the operation of joint use facilities.

a. Current Facilities
Ownership of current facilities will remain with current owners. For members whose facilities are owned by other entities, those members will have the option to either: acquire title; provide its own library facilities; or have them provided by the other entity. For purposes of this Agreement, the Rancho Cordova library at 9845 Folsom Boulevard is considered to be in Rancho Cordova.

Leased facility costs that are paid from the Library Authority's general fund as of the effective date of the JPA Agreement shall continue to be funded as part of Base Services for libraries in those facilities.

b. Future Facilities
Each member will provide the library facility and capital funding for future facilities within its own jurisdiction, including FF&E, technology resources and the opening day collection.

Member jurisdictions shall be responsible for funding debt service, lease payments and similar obligations on library facilities within their jurisdictions. The Annual Supplemental Funding Amount may be used for such obligations.

c. City of Sacramento library facility costs shall be funded by the City of Sacramento.

12. Services by Members
Members that provide systemwide services may enter into contracts with the Library Authority to provide those services, and shall provide periodic invoices to the Library Authority for services rendered.

NOTE: Such services may include, by way of example only, alarm service or vehicle maintenance services.

13. Additional Libraries
The Library Board shall approve planning for, and operation of all new libraries and expansions of existing libraries. The Library Board shall annually consider proposals for new libraries and expansions of existing libraries. The Library Board shall measure and compare existing square footage per capita, population growth, service demand factors, existing facilities, growth in property tax revenues, the status of other future library capital development proposals, and other appropriate factors for the library service areas of the proposed new and expanded facilities. The Library Board shall base its decision

whether to approve new libraries or expansions of existing libraries on these measurements and other factors related to availability of capital and operating funds for the proposed new libraries and expanded facilities.

Operations at new libraries will be funded at the same level of Base Service as at similar existing libraries.

14. New Members

Upon incorporation, a new city in Sacramento County shall automatically be given the right of membership in the Library Authority. Cities other than newly incorporated cities may petition for membership.

15. Implementation of Terms of JPA

The Library Board is charged with implementation of the terms of this JPA agreement. The Board is authorized to modify the provisions of this agreement related to base service levels, supplemental funding allocation formula, and facility maintenance, repair funding, capital funding responsibilities and County Fund 11 direct charges.

16. Finance Advisory Committee

A Finance Advisory Committee shall be established. The Committee shall have staff representation from all signatory agencies and work directly with and provide recommendations to Library Authority staff on implementing the financial provisions of this JPA, including but not limited to base service level funding (Section 4, Appendix A), County Fund 11 direct charges (Section 6), supplemental funding allocation formula (Appendix B), indirect costs, facility maintenance and repair funding and capital funding.

17. Termination/Withdrawal

A member jurisdiction must give at least one year's notice of intention to withdraw from the JPA. Withdrawal can only occur on June 30 of any given fiscal year. Upon withdrawal, a member shall retain only the capital facility for which it has title, and no personal or unsecured property, except for personal and unsecured property purchased directly by the withdrawing property or as otherwise negotiated between the Library Authority and the withdrawing party.

No member may withdraw during the first three years following the effective date of the JPA agreement (June 30, 2010).

18. Appointments

The Governing Board shall appoint the Library Director. The procedures for recruitment and hiring of the Library Director shall include the participation of the Sacramento County Executive and the City Manager of each of the Parties. The Library Director shall meet the qualifications and have the duties and responsibilities of a County Librarian as provided in the Education Code.

The Governing Board shall appoint the Authority Treasurer and Authority Auditor from among the employees of the Authority.

Legal counsel to the Authority shall be appointed by the Governing Board and shall serve at the pleasure of the Governing Board.

APPENDIX A

LIBRARY BASE OPEN HOURS 2006/07

County unincorporated, Rancho Cordova, Elk Grove, Citrus Heights, Galt, and Isleton

Branch	Jurisdiction	# of Hours
Arcade	County unincorporated	43
Arden	County unincorporated	43
Carmichael	County unincorporated	43
Courtland	County unincorporated	27
Elk Grove	Elk Grove	43
Fair Oaks	County unincorporated	43
Franklin Franklin base open hours are jointly funded by the Library Authority and the Elk Grove Unified School District as a joint use library. The Library Authority Base funding level is currently 31 hours per week. Should Franklin ever operate as a public library only (not a joint use library), the Library Authority would fund its Base operating hours at a level equal to similar libraries.	Elk Grove	58.5
Galt	Galt	35
Isleton	Isleton	20
North-Highlands Antelope	County unincorporated	43
Orangevale	County unincorporated	35
Rancho Cordova	Rancho Cordova	43
Rio Linda	County unincorporated	29
Southgate	County unincorporated	43
Sylvan Oaks	Citrus Heights	44
Walnut Grove	County unincorporated	29

City of Sacramento

BRANCH	# of Hours
Central	50
Colonial Heights	43
Belle Cooledge	43
Del Paso Heights	35
Martin Luther King, Jr.	43
McClatchy	34
McKinley	36
South Natomas	43
North Natomas	43
North Sacramento	35
Valley-Hi North Laguna	37

APPENDIX B

Supplemental Funds Allocation Formula

Property Tax Percentage
The Library Authority shall calculate each member's percentage of property taxes contributed to the county free library system (Fund 11) (which shall sum to 100%), based on the County Auditor's office calculation of such amounts, including amounts allocated from the Special District Augmentation Board (SDAF), from the most recently completed fiscal year.

NOTE: The methodology for such allocation shall be consistent with the methodology used in the County Auditor's June 5, 2006 report. Such methodology will be detailed in a separate document.

Circulation
The Library Authority shall determine the circulation percentage for each member jurisdiction from the most recent fiscal year. Circulation percentage shall be defined as the circulation taking place in all libraries within the jurisdiction divided by the total circulation taking place in all libraries within the Library Authority, as calculated during the period of the most recently completed fiscal year.

NOTE: This definition excludes customer initiated web-based circulation that does not take place within a library building.

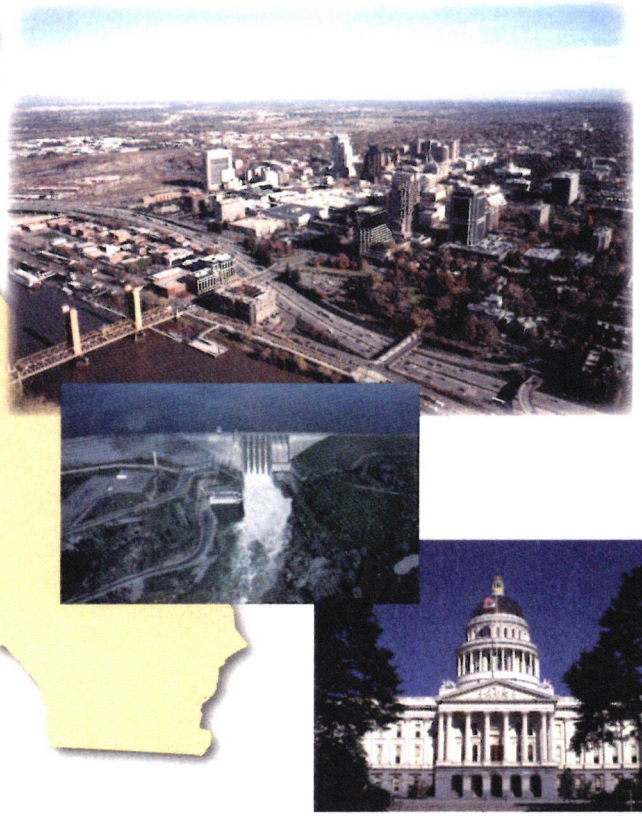
Service Area Population
The Library Authority shall determine the "service area population" percentage for each member jurisdiction from the most recent fiscal year. Service area population percentage shall be defined as population of the service area served by each library, as determined by library service area mapping.

Annual Supplemental Funding Factor
The Library Authority shall calculate each member's "Annual Supplemental Funding Factor" which shall be the average of each member's percentage of property taxes, each member's circulation percentage and each member's service area population percentage. Each member's supplemental funding factor shall be multiplied by the total Annual Supplemental Funding Amount to determine each member's proportionate share of the total Annual Supplemental Funding Amount.

Agenda Item #11 Supplemental Report #2

Groundwater Contamination in the Sacramento Region

LEGACY OF THE PAST, CHALLENGE TO OUR FUTURE



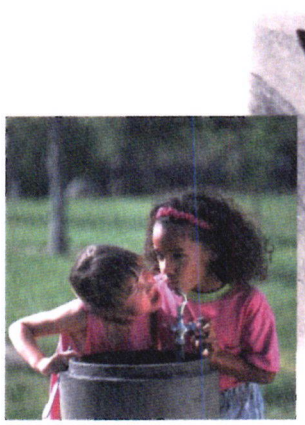
Groundwater is one of the Sacramento region's most important resources. Unfortunately, the potential spread of contaminants from industrial sites poses a tremendous challenge to regional water management efforts and threatens to impose economic and environmental impacts on the Sacramento metropolitan region.

With so much at stake, local water suppliers have joined forces to protect the region's groundwater resources and water supply infrastructure from this growing threat. The most effective way to address the problem is through a sustained, highly coordinated regional effort that engages federal partners and others whose facilities and investments depend on a healthy groundwater basin.

The Sacramento Groundwater Authority (SGA), a joint powers authority charged with protecting the groundwater basin, is coordinating the effort. (For more information on SGA and its members, see the back cover.)

Groundwater Key to Region's Water Supply

Groundwater is an integral component of a complex water supply system for the greater Sacramento region. The groundwater basin supplies up to 50% of the water used by the region's communities and businesses. Local water purveyors are investing hundreds of millions of dollars in programs and infrastructure to manage groundwater and better coordinate its use in conjunction with surface water to meet the region's needs.





The Water Forum Agreement

The lower American River is the only nationally designated wild and scenic river in the country that runs through a major metropolitan area. Recognizing the need to protect the lower American River while meeting the region's needs for a reliable water supply, a broad representation of stakeholders signed the historic Water Forum Agreement in 2000. A centerpiece of the agreement is a regional program to manage and conjunctively use groundwater and surface water to help meet water needs while reducing diversions from the lower American River during dry spells or environmentally sensitive times. The program – and indeed the landmark agreement itself – hinges on the availability of a safe and reliable groundwater supply.

SGA Sacramento Groundwater Authority
Managing Groundwater Resources in Northern Sacramento County

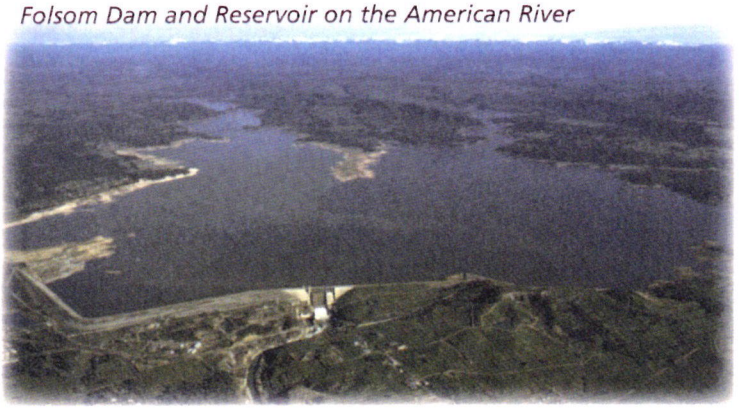
Long History of Federal Partnerships

In addition to locally developed water supply infrastructure, federal projects and facilities play a key role in the region's water supply and flood control system. Facilities such as Folsom Dam on the American River and flood control and water supply facilities on the Sacramento River are important locally, but also form an essential part of the larger federal water system that delivers water to communities and some of the most productive farmland in the United States.

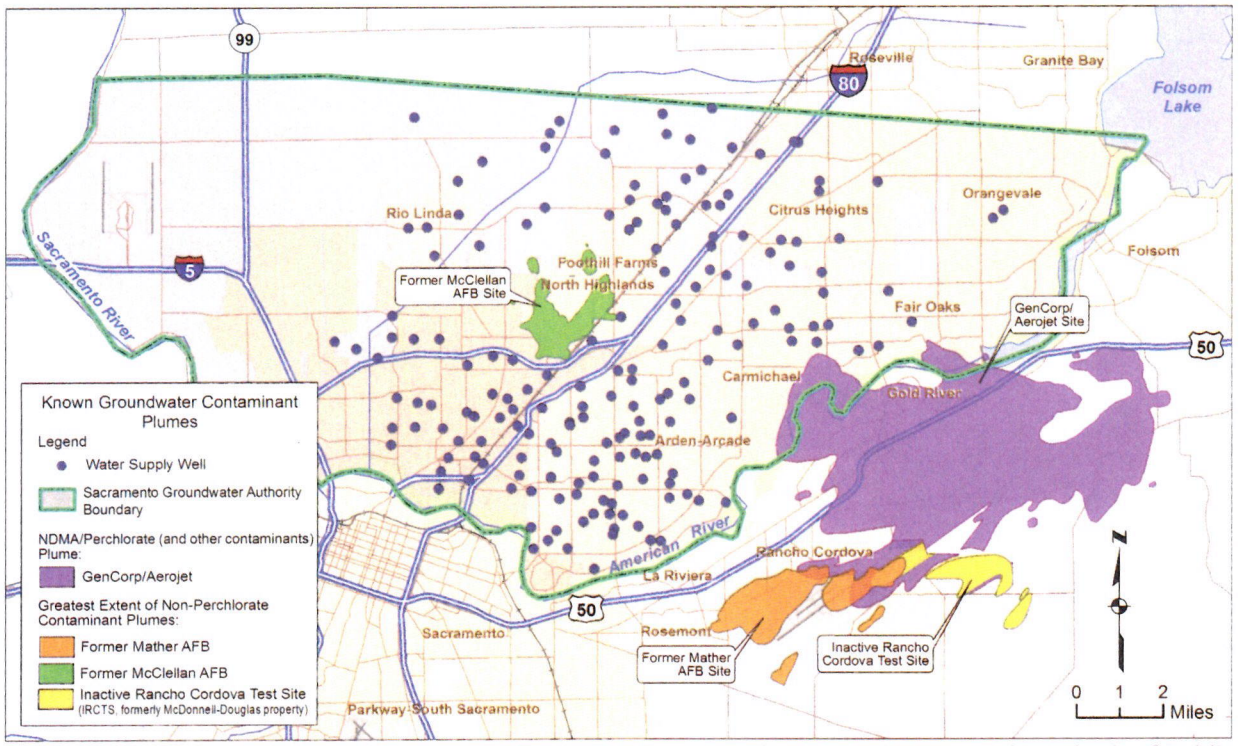
Federal water facilities in the Sacramento area also provide the operational flexibility needed to meet water quality and fisheries objectives in the Sacramento-San Joaquin River Delta. The success of these facilities depends in large part on the Sacramento region's ability to forgo surface water diversions at critical times. That ability in turn depends on the region's access to clean groundwater supplies. That access may be jeopardized, however, by the legacy of defense-related activities in the region.

Sacramento has long been home to important federal facilities and industries such as the former McClellan and Mather Air Force Bases and Aerojet, a major defense contractor and manufacturer of critical defense and aerospace technology.

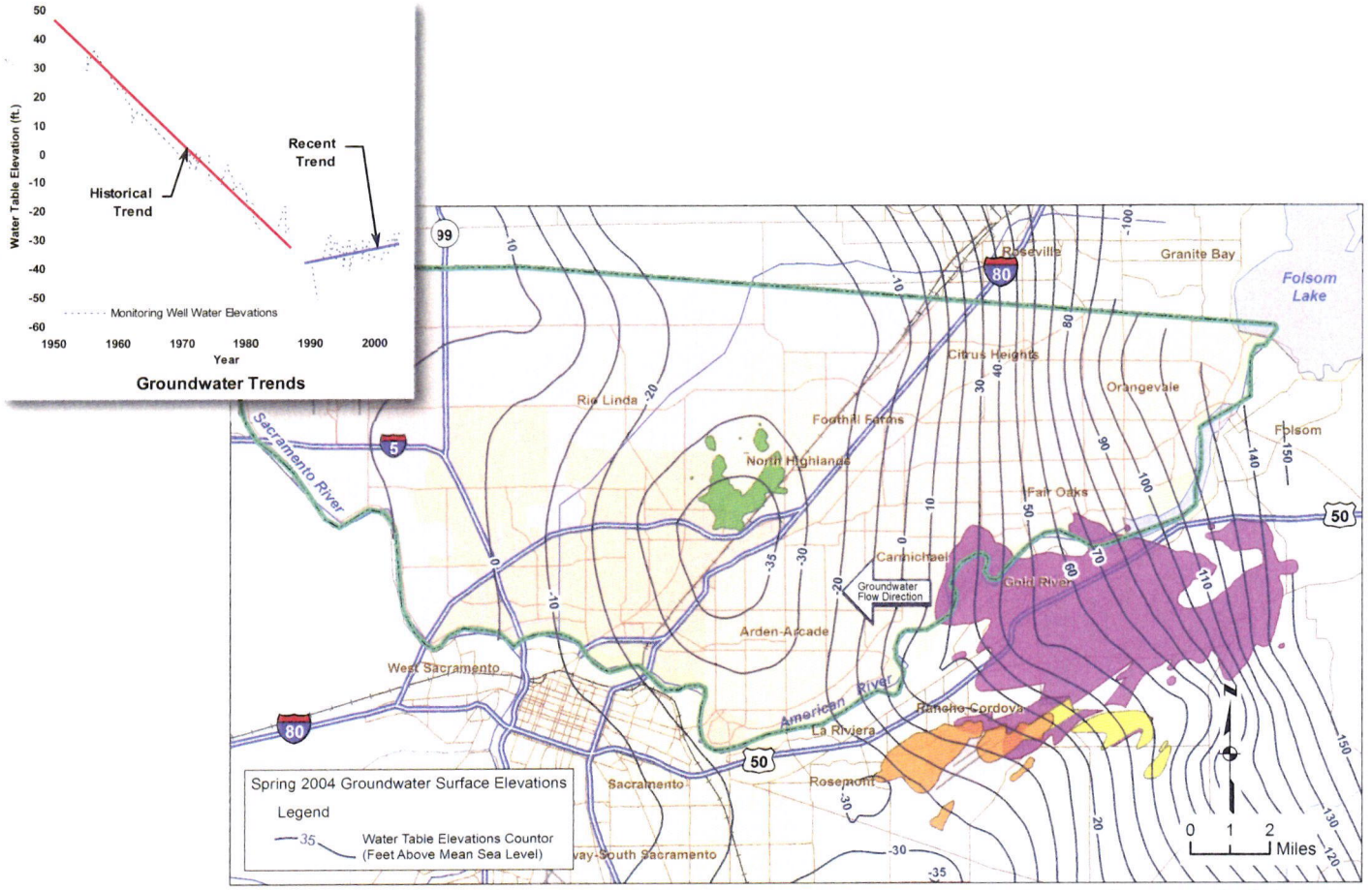
Folsom Dam and Reservoir on the American River



Though there have been many benefits derived from the years of national defense service and technology development in the Sacramento region, one legacy is groundwater contamination directly related to these activities. Several known plumes have contaminated, or threaten to contaminate, public drinking water wells. If not effectively contained and cleaned up, these plumes could render the groundwater basin unreliable.



Regionally extensive contaminant plumes in the vicinity of hundreds of public water supply wells cast an uncertain future on groundwater supply reliability.



Recent investments in water infrastructure have helped arrest a decades-long trend of declining groundwater levels that resulted in a large cone of depression in the heart of the basin.

Significant Investments, Environmental Values at Risk

Regional groundwater contamination could have enormous economic and environmental impacts, requiring replacement of existing water supplies and water supply infrastructure. Expansive contamination also threatens the region's ability to implement the Water Forum Agreement and to contribute to larger water quality and fish and wildlife programs downstream.

Groundwater contamination puts at risk hundreds of millions of dollars in water resources and infrastructure paid for by local ratepayers. Those resources and infrastructure – which include water rights, pipelines, water treatment plants, wells and other facilities – make it possible for water suppliers to reduce diversions of water from the lower American River during environmentally sensitive times. Regional contamination places that public investment at risk.

Contamination could also force water purveyors to acquire costly replacement water supplies, and to construct expensive new facilities to divert and distribute that replacement water to millions of people in the Sacramento region.

Environmental impacts could also be significant. Losing reliability of the groundwater basin places additional pressure on the lower American River to meet the region's water needs. These additional stressors not only affect local environmental and recreational values, but could also reduce benefits to water quality, fish and wildlife and environmental values in the Bay-Delta region.



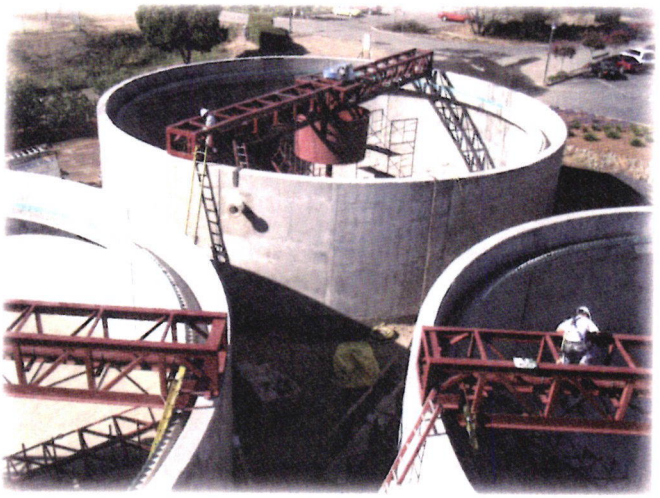
Opportunities Exist to More Effectively Deal with the Contamination

The most recent trend in water supply planning has been to integrate planning across multiple disciplines to achieve the greatest benefit. One example is increasing the use of recycled water for irrigation uses to offset demand for freshwater supplies.

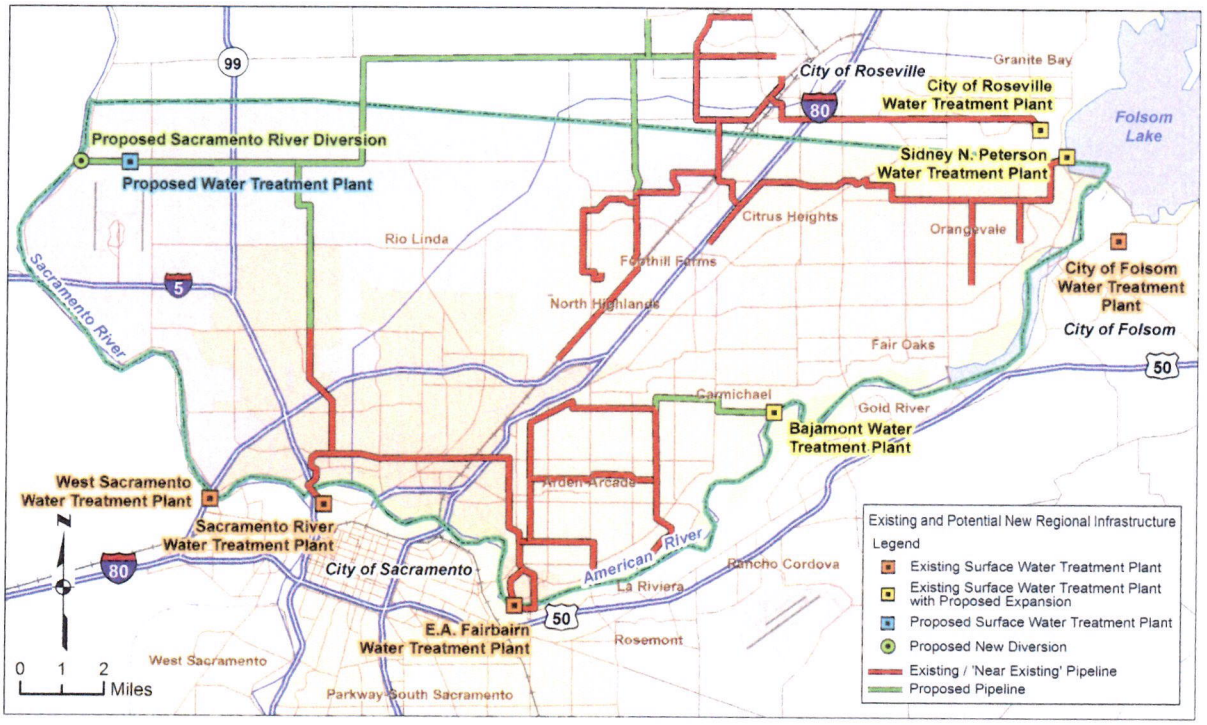
Historically, efforts to address groundwater contamination have not been coordinated with water supply planning. The focus has been on remediation, rather than maximizing the effectiveness of clean-up efforts by coordinating operations with the activities of regional water suppliers.

The SGA and local water purveyors have no responsibility for remediating groundwater contamination in the region. Nevertheless, the collective interest in protecting the basin requires new strategies to more effectively address contamination. SGA and its members are exploring potential opportunities to build on remediation efforts that are currently underway, and to potentially coordinate those activities with ongoing water management activities to protect the groundwater basin and provide reliable water supplies for the region. Obviously, these coordinated efforts would need to prioritize protection of human health and minimize fiscal impacts to ratepayers.

If identified in a timely fashion, such opportunities could result in significant long-term savings in both contamination cleanup and required basin management activities.



Peterson Water Treatment Plant Improvements Under Construction.



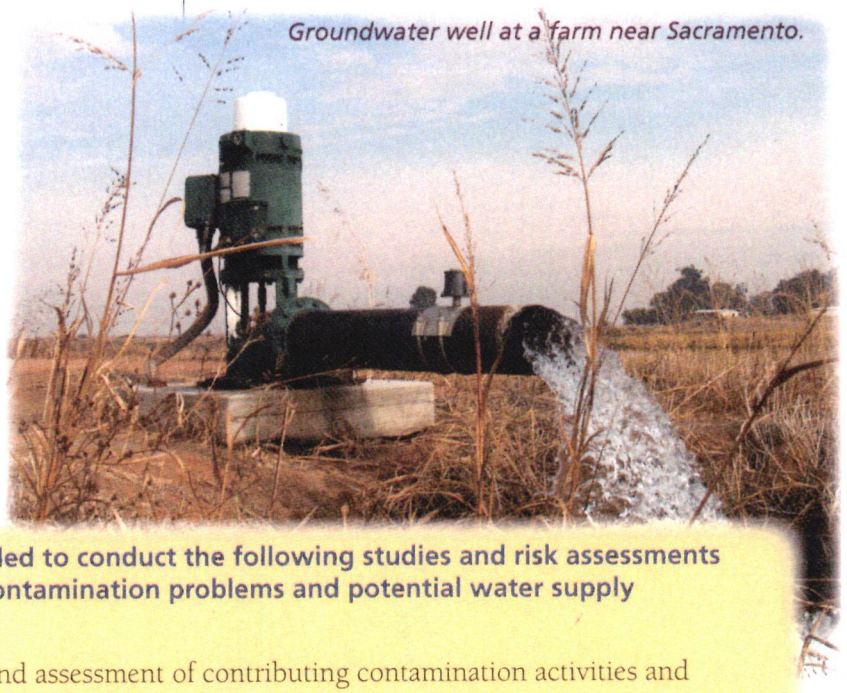
The region has constructed and is currently planning many hundreds of millions of dollars in new and expanded water supply facilities.

Potential Ways to Better Address Contamination

- **Develop a plan for an advance replacement water supply**
  A number of water supply wells have already been lost to contamination in the region. Identifying and planning for replacement water is a long and complicated process that cannot be completed overnight. A focused effort is necessary to develop advance plans for replacing water that could be lost, or potentially lost, to contamination. Regulatory agencies should work with water purveyors to identify and plan for replacement water years in advance of when it may be needed.

- **Assist with and expedite the ongoing cleanup efforts**
  Water purveyors can assist by providing local expertise, data and access for monitoring and remediation.

- **Fully delineate and contain the plumes**
  Recent data indicate that a number of contaminant plumes in the Sacramento area have not been fully delineated, which creates substantial uncertainty in water supply planning. The current approach is not adequate for delineating or containing these plumes within the timeframe appropriate for water supply planning efforts. Monitoring, delineation and remediation efforts should be developed with water purveyor input to resolve this issue.



Groundwater well at a farm near Sacramento.

Near-term funding is needed to conduct the following studies and risk assessments related to groundwater contamination problems and potential water supply implications:

- Develop an inventory and assessment of contributing contamination activities and potentially affected facilities and stakeholders;
- Develop a risk assessment of the various contributing activities;
- Identify possible water supply solutions;
- Develop facility and operational contingency plans and strategies that could address impacts to public water supply systems and assist ongoing remediation efforts;
- Assess existing regional groundwater modeling capabilities and make recommendations for improvements to assist with future risk assessments; and
- Develop a regional monitoring plan with recommendations of where new monitoring wells are needed as "sentry wells."

Sacramento Groundwater Authority

The Sacramento Groundwater Authority (SGA) is a joint powers authority created to collectively manage the groundwater basin, underlying Sacramento County north of the American River. SGA's formation in 1998 was inspired by the Sacramento Area Water Forum, a nationally recognized collaborative process to reach consensus among 40 local utilities, business leaders, and the environmental community to preserve the lower American River and ensure a reliable water supply through the year 2030.

SGA draws its authority from an agreement between the cities of Citrus Heights, Folsom, and Sacramento and the County of Sacramento to exercise their police power to protect the basin. In turn, these agencies chose to manage the basin cooperatively by allowing representatives of the fourteen local water purveyors and a representative from agricultural and self-supplied pumpers to serve as the Board of Directors of the SGA. Collectively, these purveyors provide a high quality, reliable water supply to over 500,000 people.

SGA has developed a progressive groundwater management vision including a groundwater management plan and a regional conjunctive use program designed to provide local and regional benefits with the potential to provide broader statewide benefits.

Additional SGA goals include:

- supporting and implementing the Water Forum objectives of preserving American River environmental values and providing water supply reliability to support the Sacramento region's economic health
- maintaining and protecting the long-term sustainable yield and quality of the underlying groundwater basin
- promoting wet-year banking so that the basin can sustain users during dry periods
- coordinating with central and south county groundwater management efforts
- improving communication with other regional, state and federal water management agencies.

SGA Mission

To manage, protect and sustain the groundwater resources of the basin in Sacramento County north of the American River consistent with the Water Forum Agreement for the benefit of the water users within the basin, and to coordinate with other water management entities and activities throughout the region.

Member Agencies

California-American Water Company
Carmichael Water District
Citrus Heights Water District
Del Paso Manor Water District
Fair Oaks Water District
Folsom, city of
Golden State Water Company
Natomas Central Mutual Water Company
Orange Vale Water Company
Rio Linda/Elverta Community Water District
Sacramento, city of
Sacramento, county of
Sacramento Suburban Water District
San Juan Water District
Agricultural and self-supplied representatives

Byron Buck, Chair
Chuck Rose, Vice Chair
Edward Winkler, Executive Director
5620 Birdcage Street, Suite 180
Citrus Heights, CA 95610
Tel: (916) 967-7692
Fax: (916) 967-7322
www.sgah2o.org

Rancho Cordova City Council Meeting
March 19, 2007
Statement of Edward Winkler, Executive Director of the Sacramento Groundwater Authority

- SGA is a Joint Powers Authority charged with managing and protecting the Groundwater basin in Sacramento County north of the American River

- Our members consist of the 14 major water purveyors in the region, including the County of Sacramento and the Cities of Sacramento, Folsom and Citrus Heights.

Groundwater is an immensely valuable natural resource.

- Depending on the type of year, the groundwater basin supplies anywhere from 30% to 50% of the water used in the region.

- The nearly two million people in this region enjoy ***excellent natural groundwater quality***; the basin serves as a ***valuable storage asset***, and it provides ***an excellent long-term drought supply***

Left unabated, the spread of contamination could lead to huge economic and environmental impacts

- Since 1997, contamination from the Aerojet site has led to the closure of 15 water supply wells serving the City of Rancho Cordova and surrounding areas.

- Hundreds of millions of dollars of additional water infrastructure will be at risk if the plume continues to grow. Spreading contamination could force water purveyors to acquire costly replacement water supplies, and to construct expensive new facilities.

Spreading contamination also threatens our regional conjunctive use strategy, a cornerstone of the historic Water Forum Agreement.

- This strategy involves multiple water agencies coordinating and implementing plans to better utilize excess "wet-yet" flows from the American River and rely more on the GW basin for drought protection. Over the past 10 years, agencies have collectively "banked" over 100 TAF in the north-area basin for future dry years.

- This regional plan is threatened by the spread of groundwater pollution. Some purveyors, such as Carmichael Water District, are already shifting to more reliance on American River diversions as the plume has now moved within the vicinity of their wells.

- Losing reliability of the groundwater basin places additional pressure on the lower American River to meet the region's water needs, creating additional stressors that could affect local environmental and recreational values.

SGA urges the Rancho Cordova City Council to approve the proposed entitlements and let this project proceed without delay.

- It is imperative that the responsible party (Aerojet in this case) be allowed to take necessary actions to contain and cleanup this pollution as soon as possible.

- By taking action now you can help avoid ***redirected impacts*** to the people of Rancho Cordova and throughout the region:

    - potential impacts to water rates;

    - higher future costs to contain the plume;

    - potential impacts to the quality of water served to our citizens;

    - potential irreparable damage to our groundwater basin for current and future generations; and,

    - potential impacts to the Lower American River environment

Thank you for this opportunity to address the Council.

Agenda Item #11
Supplemental Report #3

AEROJET

Questions and Answers
Coloma Road Groundwater Extraction and Treatment System

Construction

Why is this pipeline and treatment plant needed?

In order to further protect drinking water sources in Rancho Cordova, Aerojet is working to halt the westward movement of contaminated groundwater through the implementation of a remedial action approved by the US EPA and other regulatory agencies.

The action involves the placement of a series of groundwater extraction wells west of the Aerojet facility intended to prevent the further migration of contaminated groundwater. The location of these extraction wells is selected based on presence of contaminants in groundwater and the rate of groundwater migration.

Extracted groundwater will be piped to the plant where it will be treated to stringent government imposed standards. The treated groundwater will then be discharged to storm drains under a permit issued by the State Regional Water Quality Control Board. Aerojet has installed several of these systems in other parts of Rancho Cordova and Gold River as well as five large treatment facilities on the Aerojet plant.

How long will construction take?

Construction of the treatment facility and pipeline will take up to six months to complete. Construction activities are limited to weekdays and every effort will be made to minimize inconvenience to the community.

Will construction impede traffic?

Construction of the proposed groundwater treatment facility is on private property and should not impede local traffic patterns. Construction of the water pipeline may require temporary lane and sidewalk closures, however construction will only be allowed during daytime hours and roads will be returned to accessible conditions during non-construction hours.

What is an "RD-5" zoning designation?

The RD-5 is a zoning designation within the Sacramento County Zoning Code. It stands for Residential Dwelling, up to five units per Acre. This designation means that the underlying land is permitted for residential development. Other uses are also allowed, including public use as identified in the current General Plan at the proposed site. Details of the zoning regulation may be found at:
http://www.cityofranchocordova.org/documents/planning/zoning_code/RC%20-%20Title2%20-%20chapter%2015.htm#6

Is the treatment facility allowed in RD-5 zoned areas?

Yes. Similar to the operation of public utilities, the treatment plant is considered as a "public special use" according to Section 301-13 of the Sacramento County Zoning Code. These types of uses are allowed in RD-5 zoned areas with a conditional use permit. The General Plan identifies the proposed plant parcel as "Public/Quasi Public," consistent with the requested use.

Is the facility considered industrial?

No. The proposed facility is comparable to a public service utility and is not industrial in that it does not manufacture or produce durable goods for resale.

Why was this location selected?

Aerojet has studied many locations over the past 27 months. The Coloma Road site was selected because:

- Disruption to the community is less than at other sites.
- Scored best on environmental impacts compared to other sites
- Consistent with General Plan.
- Proximity to extraction wells.
- Available for purchase.
- Only vacant parcel of sufficient size.

What will the treatment plant look like? Will it blend into the neighborhood?

Aerojet is working with the community and City planning staff to make sure the facility blends into the appearance of the surrounding community. A rendering of the proposed treatment plant is shown below:



Proposed Coloma Road Treatment Plant

Can the entire plant be enclosed in a building?

Yes. Upon receiving additional comments from the public and additional discussion with City planning staff, construction plans were modified so that the filter vessels will now be enclosed within a building.

Will Aerojet be allowed to increase the size of the treatment plant after it is installed?

No. Space limitations of the lot and set-back requirements do not allow for expansion of the physical size of the treatment facility. However, the treatment facility is designed with excess capacity to allow for increasing the volume of water to be received and treated by the facility.

On which side of the streets will the pipeline be installed?

The final location of the pipeline routes are determined by existing infrastructure that is already in place within the streets. Adequate separation must be maintained from existing water, electric, gas and sewer lines. At this point in time, the pipeline design is still conceptual.

Will the facility affect existing utilities?

No. The pipeline will be installed between, over and under existing utilities. The treated effluent pipeline will discharge to an existing storm drain. The discharge will be electronically automated to shut the system down during periods of heavy precipitation so it will not contribute to unsafe high volume drainage conditions.

Is the treatment plant being installed to protect the groundwater in Carmichael?

The facility is being installed to capture the leading edge of the plume, which happens to be in Rancho Cordova. Similar facilities are being constructed in Carmichael.

Will Aerojet pay a fee to the County for use of the storm drains?

Aerojet presently has a written cooperative agreement with the Sacramento County Water Agency. Under the agreement, the discharged water becomes the property of the County of Sacramento once the chemicals have been removed. The water discharged to the storm drainage system is the property of the County. During significant storm events, the plant will be shut down.

Why can't existing old water supply wells be used for extraction of groundwater instead of drilling new ones?

The extraction wells must be deep enough and in the right location to capture the chemicals in groundwater. Many of the closed water supply wells do not meet these criteria and would not stop the westward flow of the chemicals. When a water supply well meets these criteria, it is considered for use.

How long will the treatment facility be there?

The proposed groundwater extraction and treatment facility is anticipated to operate in excess of 20 years. The EPA has estimated the total restoration of the contaminated off-site aquifer to be in excess of 200 years.

Water Quality

Is my drinking water safe to drink?

Yes. Ground and surface water supplies used for drinking water in the surrounding community are routinely tested by state water quality regulators, local water entities and Aerojet to ensure they meet rigorous standards for drinking water safety established by state and federal agencies. In addition, Aerojet has installed hundreds of monitor wells in the area, and uses data collected in conjunction with sophisticated groundwater flow modeling software to track migration of contaminated groundwater. This provides Aerojet with data to develop and implement remediation systems that protect existing drinking water sources while effectively remediating affected groundwater.

Why are there chemicals in the groundwater?

Chemical handling and disposal practices during the 1950s – 1970s resulted in chemicals used for rocket manufacturing leaching into the groundwater beneath the Aerojet site. Aerojet complies with contemporary industry operating and waste disposal regulations that are protective of the environment.

How is the groundwater treated?

Groundwater is pumped through treatment filter vessels containing granular activated carbon and ion exchange resins which remove TCE and perchlorate from the groundwater. Ultra-violet light is used to break down NDMA from the groundwater.

What happens to the chemicals once they are removed from the water?

The filter media within the treatment vessels acts like a "chemical magnet," drawing the chemicals out of the water as it passes through. Periodically, the filter media within the treatment vessels become saturated with the chemicals and must be replaced with new media. The old media is removed from the vessel and is either recycled for reuse, or is sent to a permitted waste disposal facility.

Why is Aerojet not providing replacement water?

Aerojet has paid water purveyors for the costs necessary to replace water supply wells lost to contamination to ensure that the community has a safe and plentiful water supply.

Will the facility affect water quality of nearby water supply wells?

The treatment facility is used for the treatment of extracted groundwater from remotely located extraction wells. The extraction wells (extraction system) are designed to contain contaminated groundwater and maintain the water quality of nearby public water supply wells. Depending on its location with respect to the contaminant plume, it is possible that an out-of-service water supply well could be incorporated into the extraction and treatment system.

Will water containing chemicals be discharged to the storm drain?

No. The permit for the discharge of treated groundwater requires the treated water to meet very stringent discharge requirements. Chemicals are not added as part of the water treatment processes.

What chemical concentrations are expected in the treatment plant influent and effluent?

The influent concentrations are expected to change over time as the remedy progresses. In general, contaminant concentrations are expected to be in the part-per-billion and part-per-trillion range. Treated water (effluent) will be treated to a discharge standard established by State and Federal agencies, which meets or exceeds current drinking water standards. The treated water is discharged to the County storm drain system.

Safety

Does the groundwater handled by the extraction and treatment system pose a risk to me or my family?

No. There is no exposure to untreated groundwater captured by Aerojet's remedial systems, as it is piped through a closed system to the treatment facility. Drinking water provided for public consumption is delivered through an independent system that has no physical connection with Aerojet's system. Drinking water conveyed to homes and businesses by local purveyors undergoes frequent testing by the water agencies and regulators to ensure your drinking water is safe.

How does Aerojet ensure the integrity of the pipeline system?

The pipeline construction requires performance of a hydrostatic pressure test to ensure the pipeline integrity prior to operation. In the event of a ruptured pipe during operation, the resulting pressure drop would shut down the groundwater extraction and treatment system, alerting Aerojet to a problem. Pipeline routes will be designated within public utility corridors or within the right-of-way of public streets to ensure any type of leak, however unlikely to occur, would not impact homes or businesses.

What will be done with spent filter media?

Spent filter media (ion exchange resins and granular activated carbon) will be collected by a State-licensed waste hauler and transported to a permitted off-site facility for disposal and/or recycling.

Will the treatment facility be fenced deter vandalism and vagrancy?

Yes. The facility will be equipped with silent fire and motion sensor alarms to further protect it and neighboring properties. The facility will be visited daily by maintenance personnel, providing extra monitoring and security.

Will roads affected by the pipeline installation be restored and/or improved?

The portions of the roads affected by the pipeline installation will be repaired in accordance with municipal construction standards under the direction of City/County inspectors.

Are controls in place to assure adequate treatment?

The treatment facility is fully automated to ensure adequate treatment. If a facility condition arises that may limit the treatment, the system is automatically shut down and the maintenance crew is electronically paged. Routine maintenance and water sampling ensure water treatment is occurring as designed.

Impacts and Issues

Are the well pumps noisy?

No. The extraction wells will have submerged pumps installed with motors which cannot be heard at ground level.

Will the treatment plant be noisy?

No. The treatment facility will be enclosed and it will not produce nuisance noise.

Will the treatment plant create odors?

No. There are no air emissions that result from the operation of the treatment facility.

How much additional traffic will be added to neighborhood streets to maintain this facility?

Typically, a single light-duty pick-up truck will visit the facility daily. A larger heavy-duty vehicle will visit the site approximately four to six times per year for filter media change-outs.

Will the facility and system impact property values?

The vacant lot has attracted litter, vagrancy and illicit activities which have a negative impact on the local community. By developing and maintaining the lot, property values should not be negatively affected.

What will be done to mitigate the impacts to the neighboring properties?

Upon receiving additional input from neighbors at the informational meeting and from follow-up meetings with adjacent property owners, Aerojet has modified architectural and landscaping designs to address neighbor concerns.

Why weren't the property owners within 500 feet of the pipeline notified of the Public meeting on July 27, 2006?

The public hearing at the Planning Commission meeting only pertained to the proposed construction of the treatment facility at the Church property. Pipelines are handled under separate permits with public notifications of the pipeline work provided prior to construction activities. Individuals located within 500 feet of pipeline routes will be notified of construction activities in advance of these activities.

Oversight

Are regulatory agencies from the State of California involved in Aerojet's groundwater cleanup?

Yes. In addition to the United States Environmental Protection Agency (US EPA), the California state regulatory agencies involved are the Department of Toxic Substances Control (DTSC) and the Central Valley Regional Water Quality Control Board (RWQCB), both of which fall under the umbrella of the California Environmental Protection Agency.

The state-assigned representatives overseeing remedial activities at the Aerojet Superfund Site are Ed Cargile (DTSC) and Alex MacDonald (RWQCB).

Is there a work plan describing the construction of the Treatment Plant?

Yes. Numerous work plans associated with cleanup within the Western Groundwater Operable Unit have been furnished to the regulatory agencies. The RWQCB and DTSC have copies of all work plans and supporting documentation that are available for public review.

How far northwest does the plume extend?

Groundwater contamination extends beneath the American River and into Carmichael, where two extraction and treatment systems are being designed and installed.

Who will pay for maintenance of the pipelines?

Aerojet is responsible for the costs of installation, operation, and maintenance of the influent pipelines. Per the 2003 Aerojet/Sacramento County Agreement, the County is responsible for maintaining the effluent pipelines.

Questions? Please contact:

Timothy Murphy
Director, Public Affairs
(916) 351-8530
timothy.murphy@gencorp.com

Alan Jackson
Aerojet Environmental Remediation Department
(916) 355-3822
alan.jackson@aerojet.com

Rob Fagerness
Consultant, Central Valley Environmental
(916) 863-1785
rfagerness@pacbell.net

Supplemental Report #1

Supplemental Information for
Agenda Item # 11 - March 19, 2007
Regular City Council Meeting

Anna Moger

From: Jan Gentry [jgentry@sswd.org]
Sent: Monday, March 19, 2007 3:29 PM
To: Anna Moger
Cc: Brenda Lehr; Robert Roscoe
Subject: Letter of Support for Aerojet Groundwater Extraction and Treatement System
Importance: High
Attachments: Sander, David - City of Rancho Cordova (rr).pdf

Ms. Olea-Moger,

Attached is a letter for the Mayor supporting the approval of the proposed Aerojet Groundwater Extraction and Treatment System which is on tonight's agenda. Please provide a copy to the Mayor and Council prior to the item being discussed and the Council's vote. I will also fax this letter to the City shortly.

Please contact me if you have any questions. Thank you for your assistance in this matter.

Sincerely,
Jan

Jan Gentry, M.Ed.
Assistant to the General Manager
Sacramento Suburban Water District
3701 Marconi Avenue, Suite 100
Sacramento, CA 95821-5346

916.972.7171, ext 3974
Fax 916.972.7194
jgentry@sswd.org
www.sswd.org

General Manager

Robert S. Roscoe, P. E.

SACRAMENTO SUBURBAN WATER DISTRICT

CLEARLY REFRESHING SERVICE!

Board of Directors

President - David J. Githens
Vice President - Neil W. Schild
Ken R. Decio
Thomas C. Fellenz
Stephen R. Hanson

March 19, 2007

The Honorable David Sander, Mayor
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: Approval of Proposed Aerojet Groundwater Extraction and Treatment System (APN 056-0010-010)

Dear Mayor and City Council:

The purpose of this correspondence is to strongly urge the City Council to take all necessary administrative and discretionary actions tonight to approve the groundwater contamination clean-up activities on Coloma Road proposed by the Aerojet General Corporation (Aerojet). This remediation effort is supported by the United States Environmental Protection Agency and both the State of California Regional Water Quality Control Board and Department of Toxic Substances Control. I apologize I am unable to appear to plead this critical regional issue in person, but the Sacramento Suburban Water District (SSWD) Board of Directors also meets tonight.

Past operations at Aerojet facilities have created a large plume of groundwater contamination that has already impacted public water supplies. Exhaustive studies over many years have characterized the extent of contamination and have recommended methods and locations for necessary remediation efforts. Some groundwater extraction and treatment systems have already been constructed, but additional systems are required to achieve plume containment and achieve the long-term goal of ultimate groundwater clean-up.

The nature of groundwater containment and clean-up systems is that they must be optimally located where the hydrogeologic investigations indicate they will perform correctly. Locations must be pinpointed. Unfortunately the plume has migrated and continues to migrate. Containment and clean-up cannot be achieved with facilities located solely on Aerojet's property. The CEQA Mitigated Negative Declaration prepared for this project concluded that the proposed site on Coloma Road is both the preferred location, and the site with the least environmental concerns of all the sites evaluated. Without approval of the groundwater clean-up system before the Council for consideration tonight, the plume will continue to migrate. Additional alternatives analysis will take months if not years and will significantly increase the risk to addtional public water supply wells, both in Rancho Cordova and down-gradient, including wells operated by SSWD.

Achieving full containment of this regional groundwater contamination has been a long and time consuming process with many agencies involved in the planning, technical analysis and design. For the sake of greater Sacramento areas regional water supply, SSWD strongly urges the City Council to approve Aerojet's Conditional Use Permit and grant other approvals necessary to allow this critical groundwater clean-up project to continue without additional delay.

Please do not hesitate to contact me if you have any questions regarding this plume's threat to the region's water supplies or require any additional information. Thank you for your consideration.

Sincerely,

Robert S. Roscoe, P.E.
General Manager

cc: SSWD Board of Directors
Charles Berrey, USEPA
Pamela Creedon, Executive Officer, Regional Water Quality Control Board
Ed Cargile, California Department of Toxic Substances Control
Linda Cutler, GenCorp
Gerald Swanick, GenCorp
Tom Goering, Sacramento Area Water Forum
Ed Winkler, Regional Water Authority
Rob Swartz, Sacramento Groundwater Authority
Steve Nugent, Carmichael Water District

Agenda Item #11 Supplemental Report #4

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Inquire about the availability of documents in alternate formats.

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- Article 3 (501-30) Deleted (Citrus Heights) Auburn – Sylvan
- Article 5 (501-50) Greenback – Garfield
- Article 6 (501-60) Antelope Road
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- Article 19 (501-190) Winding Way-Hackberry Lane
- Article 20 (501-200) Deleted (Elk Grove) Laguna Community/Floodplain
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- Article 22 (501-220) Deleted (City of Sacramento) Bruceville Road/Calvine Road
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- Article 24 (501-240) Stockton Boulevard – Gerber Road
- Article 25 (501-250) Garden Highway PDF (402KB)

Chapter 2 Special Planning Areas

- Article 1 (502-10) Fair Oaks Village PDF (343KB)
- Article 2 (502-20) Sunrise/Sunset
- Article 3 (502-30) Locke (repealed and incorporated with the Walnut Grove – Locke SPA) (12/3/97)

Chapter 3 Special Planning Areas

- Article 1 (503-10) White Rock Road
- Article 2 (503-20) Gerber Road
- Article 3 (503-30) Loma Vista
- Article 4 (503-40) Eskaton

WILLIAMSON RANCH SPECIAL PLANNING AREA

501-140. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to provide for the eventual development of the site in a manner which is compatible with the existing single family residential neighborhood which surrounds the property, while recognizing the aesthetic and historical value of the site.

501-141. GENERAL DEVELOPMENT PLAN. Prior to any development, grading, or tree removal on the site, a general development plan shall be prepared by the property owners and submitted to the Planning Department for review. The plan shall be processed through the Project Planning Commission to the Board of Supervisors for approval. The general development plan shall be consistent with criteria established below and shall include, but is not limited to, the proposed location of structures, driveways and open space, and shall indicate specific trees to be removed. Public notice of the time and place of public hearings pertaining to the general development plan review shall be sent to all property owners within 500 feet of the boundaries of the site, as provided in Section 115-14 of the Sacramento County Zoning Code. Upon approval, the general development plan shall be deemed a part of this Ordinance for all purposes.

501-142. REVIEW BY APPROPRIATE AUTHORITY. Development may not take place on any property within the area described in Section 501-146, except that it conforms to the approved general development plan and the development criteria and is approved by the Planning Director. Any decision of the Planning Director may be appealed to the Zoning Board of Appeals, as provided in the Zoning Code.

501-143. PERMITTED USES. This Special Planning Area may include residential uses or commercial uses of a nonretail nature. Wholesale and retail sales are expressly prohibited. The intensity of development for permitted uses shall be regulated by the provisions below.

501-144. DEVELOPMENT AND PERFORMANCE STANDARDS.

(a) The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.

(b) The minimum setback from Coloma Road shall be 25 feet. The area of the setback shall be fully landscaped with live landscaping.

(c) Building shall not exceed 30 feet in height (2 stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.

(d) The development shall have a maximum of three vehicular access points onto Coloma Road and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrial access to Coloma Road shall be provided in a manner which minimizes walking distance to bus stops.

(e) A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.

(f) If commercial uses are developed, only one monument sign, not to exceed eight (8) feet in height and 36 square feet in area, is permitted.

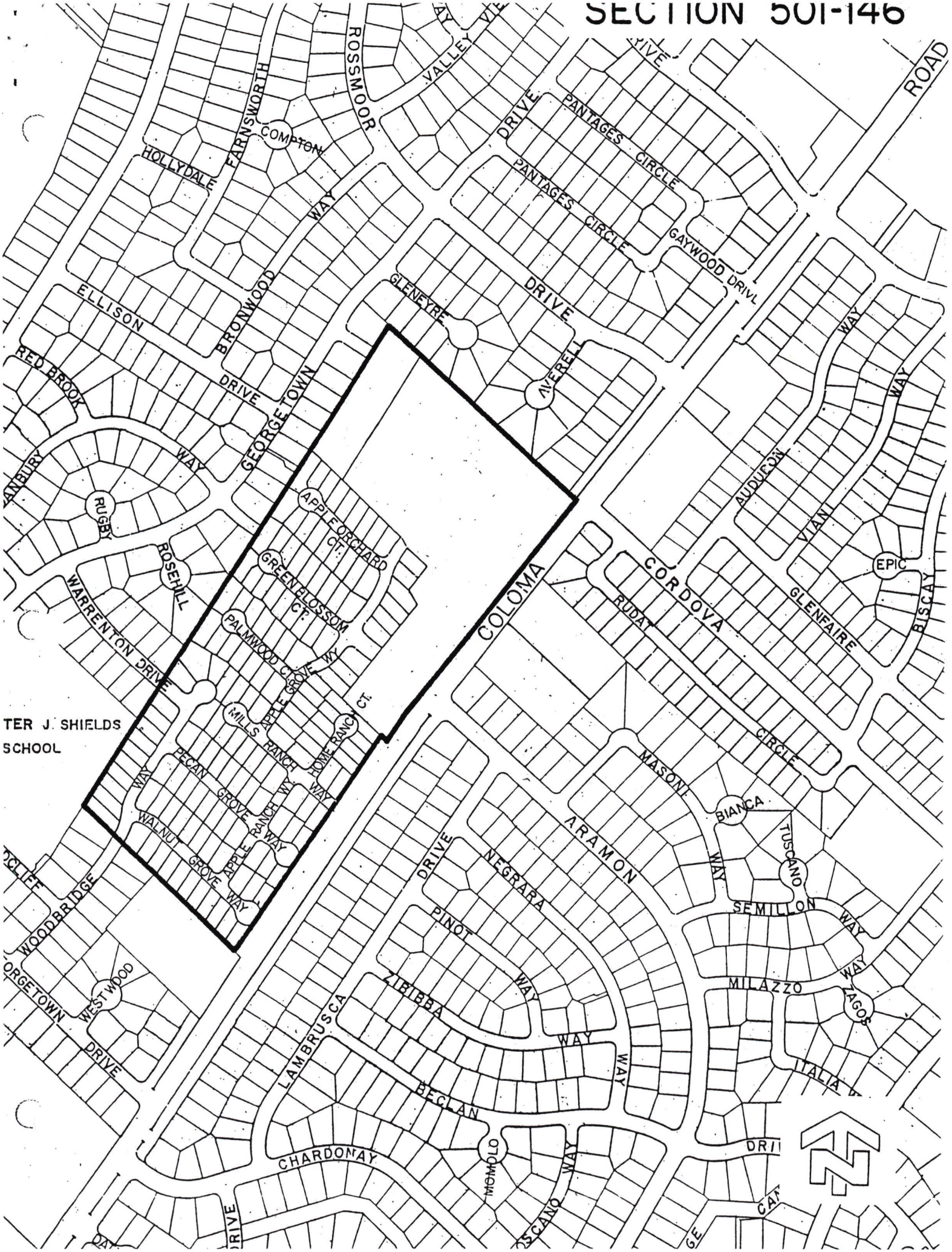
501-145. FINDINGS.

(a) The area which encompasses this Special Planning Area is the last remaining portion of the Williamson family ranch, which was established on the site in the 1850's. In addition to its historic value, the property has aesthetic value due to the mature fruit and nut orchard which exists on the site.

(b) The unique historic and aesthetic qualities of the site would not be adequately protected if development were to be permitted according to standards of the adopted residential and commercial land use zones.

(c) The site, which consists of 36± acres, is sufficiently large to accommodate urban uses in a manner sensitive to the site's special characteristics while allowing development which is compatible with the existing intensity of development in the vicinity.

(d) The uses permitted and development criteria described herein provide for a reasonable use of the land and will not result in undue hardship on property owners within the Special Planning Area.


SECTION 501-146
ROSSMOOR
VALLEY VIEW
DRIVE
PANTAGES CIRCLE
ROAD
COMPTON
HOLLYDALE
FARNSWORTH
WAY
BRONWOOD
ELLISON
GLENEYRE
DRIVE
AVERELL
GAYWOOD DRIVE
RED BROOK
DRIVE
GEORGETOWN
WAY
RUGBY
ROSEHILL
WARRENTON DRIVE
APPLE ORCHARD CT.
GREEN BLOSSOM CT.
PALMWOOD GROVE WAY
APPLE GROVE
MILLS RANCH
HOME RANCH CT.
PECAN GROVE RANCH WAY
WALNUT GROVE APPLE WAY
COLOMA
CORDOVA
RUDAT
AUDUBON
VIAN
WAY
EPIC
GLENFAIRE
BISCAY
CIRCLE
MASONI
BIANCA
TUSCANO
WAY
SEMILLON
WAY
ARAMON
DRIVE
NEGRARA
PINOT
WAY
ZIBIBBA
WAY
MILAZZO
WAY
ZAGOS
ITALIA
LAMBRUSCA
BEGLAN
CHARDONAY
MONMOUTH
SCANO WAY
WOODBRIDGE
WESTWOOD
DRIVE
TER J. SHIELDS
SCHOOL