



CITY COUNCIL SPECIAL MEETING

Cordova Recreation and Park District
2197 Chase Drive, Rancho Cordova

Tuesday, February 27, 2007

4:00 p.m. – Community Workshop
CRPD Conference Room

AGENDA

COMMUNITY WORKSHOP

Call to Order

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

Oral Communications

1. Public Comment

At a work session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

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.

ADJOURNMENT

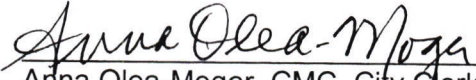
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 or amoger@cityofranchocordova.org at least 48 hours prior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

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the February 27, 2007 Special Meeting of the Rancho Cordova City Council was posted on February 23, 2007 at the office of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 23rd day of February 2007 at Rancho Cordova, California.


Anna Olea-Moger, CMC, City Clerk

DATE: February 23, 2007

TO: Rancho Cordova City Council

FROM: Adam U. Lindgren, City Attorney

RE: **Community Meeting with EPA and Aerojet to discuss Aerojet Groundwater Extraction and Treatment System**

On Tuesday afternoon, Aerojet and EPA are hosting a community meeting with the City Council to discuss the proposed Groundwater Extraction and Treatment System that Aerojet is required to install to contain the groundwater plume containing a rocket fuel constituent, solvents and perchlorate emanating from the Aerojet site.

Background

The Aerojet property is on the National Priorities List created under the Superfund. (42 USC section 9601 *et. seq.*) and Rancho Cordova is located within the Western Groundwater Operable Unit under the Aerojet Record of Decision ("ROD"). EPA is requiring Aerojet to pump and treat contaminated groundwater resulting from historic uses at the Aerojet property. Contaminants in the groundwater include perchlorate and N-nitrosodimethylamine and Trichloroethylene, which is a solvent.

Aerojet proposed locating the groundwater extraction and treatment system ("GET") adjacent to the Cordova Church of Christ located at 10577 Coloma Road. The application was before the Rancho Cordova Planning Commission on September 28, 2006 and October 26, 2006. Following a considerable amount of testimony from concerned residents, the Planning Commission recommended that the City Council deny the application citing health, safety and welfare concerns.

Community Meeting

EPA and Aerojet have requested a meeting with the City Council prior to the City Council's consideration of the appeal of the Planning Commission's decision. The meeting will be held on Tuesday, February 27, 2007 at 4:00 pm and will be in the form of a community workshop. The meeting will focus on four areas:

1. EPA and Aerojet will give more detail on the current status of the remediation of environmental contamination from the Aerojet site.
2. City Planning Department staff will give more detail on 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.
3. Both EPA and the City Attorney's office will discuss the legal requirements under the Superfund for the Aerojet ground water extraction and treatment program.

To: Adam Lindgren
From: Mayor and Members of the City Council
Re: EPA/Aerojet meeting
Date: February 23, 2007
Page: 2

4. EPA, Aerojet, the City Council and City staff will discuss opportunities for cooperation to improve the performance of the Aerojet ground water extraction and treatment program, while achieving City and community objectives.

No actions will be taken at this community meeting. The purpose is simply to have an open discussion with EPA and Aerojet and to learn about their concerns and legal requirements. To assist you in preparing for the meeting, I have attached the staff reports, minutes and resolution from the fall Planning Commission meetings detailing the community and Planning Commission concerns with the proposed location of the GET. Also attached is a copy of a letter from the Park District discussing potential alternative sites for location of the GET.

AUL: jml

Enclosures

937966_1

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



<u>OWNER:</u>	<u>APPLICANT:</u>	<u>REPRESENTATIVE:</u>
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 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.

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.

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.

[illegible]

Conditional Use Permit

Planning Commission Staff Report
September 28, 2006

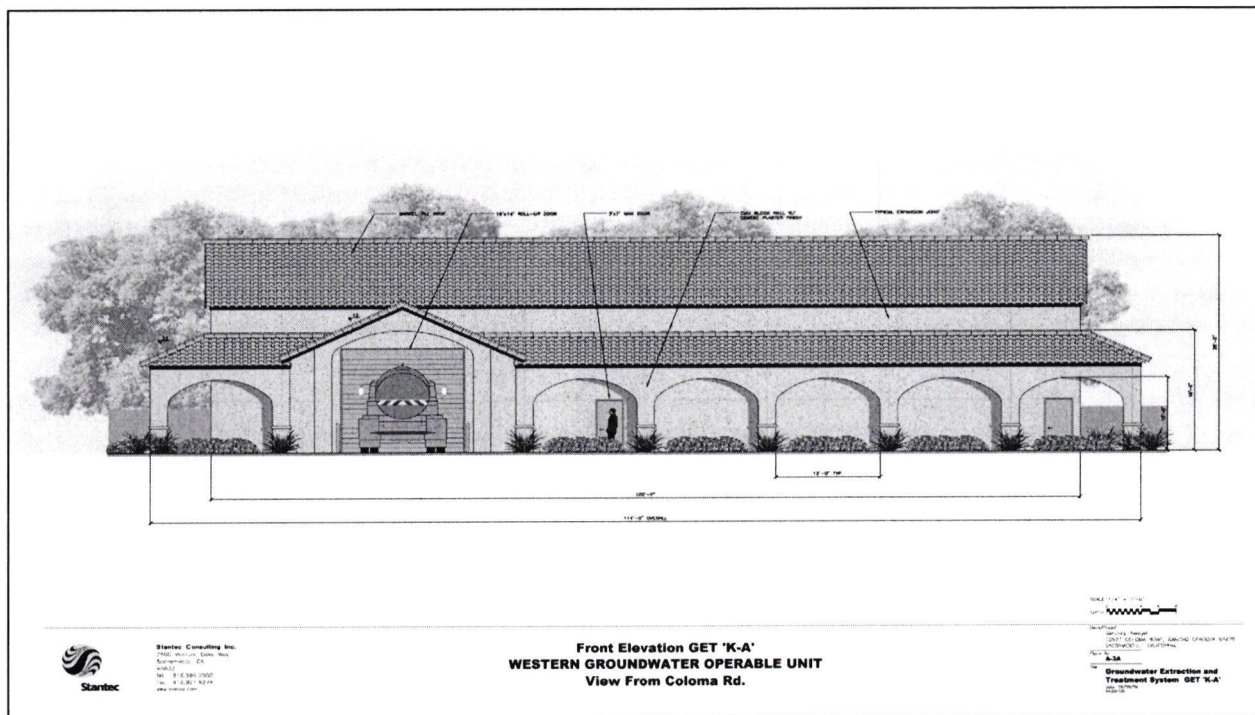
proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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.



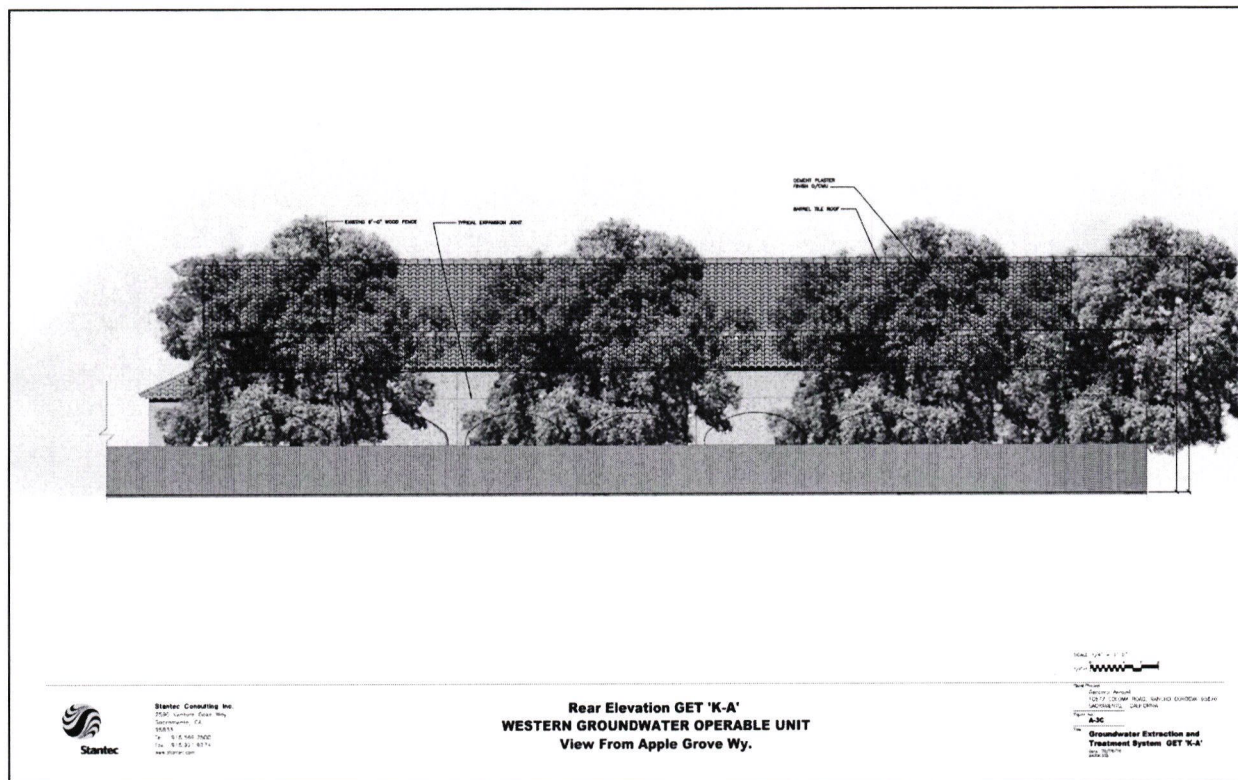
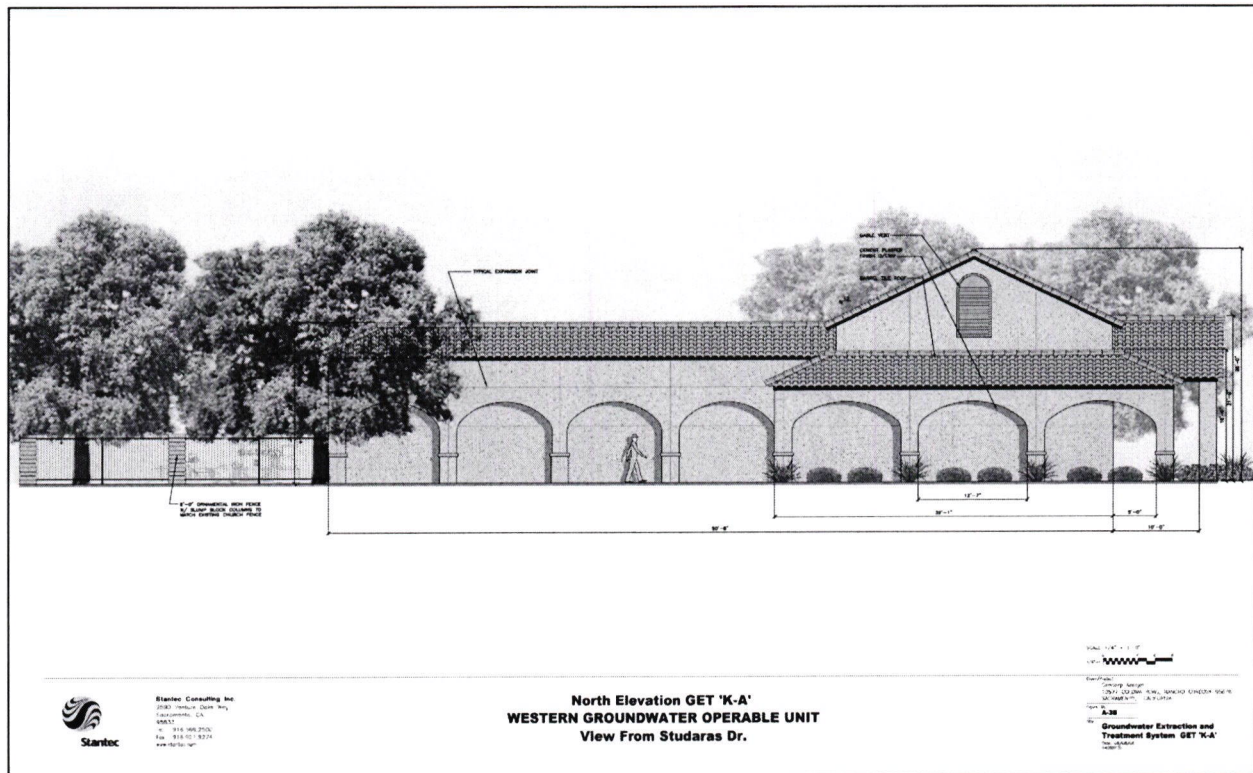


Figure 3. Proposed Elevations

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 from 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

RESOLUTION 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 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.
- 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 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:

NOES:

ABSENT:

ABSTAIN:

ERNEST VANCE,
PLANNING COMMISSION CHAIR

ATTEST:

Charlene Fortunka,
Planning Commission Clerk

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.
- Konarski - 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 about 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?
- **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.
- **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, Planning Commission Chair



Paul Junker, Planning Director

ATTEST:



Charlene Fortunka, Commission Clerk

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

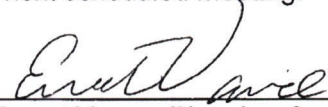
- There were no comments

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 Fortanka, Commission Clerk



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



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.cityofranhocordova.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. Per the 2003 Aerojet/Sacramento County Agreement, the County is responsible for subsequent replacement water supply needs.

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:

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