

**COUNTY OF SACRAMENTO
INTER-OFFICE CORRESPONDENCE**

September 10, 1997

TO: Planning Department

FROM: ✓ CINDY H. TURNER, Clerk
Board of Supervisors

SUBJECT: **96-ZOB-0628** - (RANCHO CORDOVA/TERRELL)
GENCORP AEROJET - Applicant: County of Sacramento - Assessor's
Parcel No. 072-0231-001, 002, 004, 007, 008, 010, 011, 012, 013, 026,
028, 030, 032, 035, 036, 039, 040, 041, 043, 044, and 046; 072-0060-026
and 029; 072-0110-001; 072-0100-025, and 026; 072-0037-036, 064, and
065; located on the south side of Highway 50, east of Sunrise Boulevard, in
the Rancho Cordova community.

The Board of Supervisors in regular session recognized the exempt status of
the Environmental Document and approved of an Amendment to the Zoning
code relative to fence and landscape standards in the Aerojet Special
Planning Area, Title V, Chapter 8, Article 3, Section 508-304(c), by
Ordinance No. SZC 97-0040.

The complete file and copies of the document are attached.

CHT:fe

Attachments

cc: Applicant
Assessor
DERA
SIPS
Tom Manzari, Sheriff's Department

ORDINANCE NO. SZC 97-0040

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF SACRAMENTO TO AMEND THE ZONING CODE
RELATIVE TO FENCE AND LANDSCAPE STANDARDS IN THE
AEROJET SPECIAL PLANNING AREA, TITLE V, CHAPTER 8, ARTICLE 3.**

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1: Section 508-304(c) is hereby amended to read as set forth below:

- (c) Pursuant to the General Plan, the current land use designation for the Inactive Rancho Cordova Test Site (as defined herein below) is Extensive Industrial. Except as otherwise provided pursuant to Sections 508-304(a) and 508-304(d) hereof, the new uses permitted in the Industrial Border Zone, being that portion of the property that is depicted in Section 508-313, Exhibit "A" and the new uses permitted in the Inactive Rancho Cordova Test Site, being that portion of the property that is depicted in Section 508-313, Exhibit "A" of this Special Planning Area are all those uses permitted under this Code for any Permanent Agricultural zone (AG-160, AG-80, AG-40, AG-20). For purposes of applying development standards set forth in this Code to uses adjacent to the Inactive Rancho Cordova Test Site, the Inactive Rancho Cordova Test Site area shall be considered as industrial land; and fencing, landscaping and setback requirements, typically applicable to uses

adjacent to agricultural lands, shall not apply, unless deemed necessary by the appropriate authority as part of a discretionary act.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and, before expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento

On a motion by Supervisor Johnson, seconded by Supervisor Cox, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 10th day of September, 1997, by the following vote, to wit:

AYES: Supervisors : Collin, Cox, Dickinson, Johnson, Nottoli
NOES: Supervisors : None
ABSENT: Supervisors : None
ABSTAIN: Supervisors : None

Don Nottoli

CHAIRMAN OF THE BOARD OF SUPERVISORS
OF SACRAMENTO COUNTY, CALIFORNIA



ATTEST: *[Signature]*
CLERK OF THE
BOARD OF SUPERVISORS

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

FILED

SEP 10 1997

DTT:jl:ed
or960628

SEP 10 1997

[Signature]
By *[Signature]*
Deputy Clerk, Board of Supervisors

BOARD OF SUPERVISORS
[Signature]
CLERK OF THE BOARD

ORDINANCE NO. SZC 95-0014

AN ORDINANCE AMENDING THE ZONING CODE OF SACRAMENTO COUNTY, IN FURTHERANCE OF THE PURPOSES AND INTENT OF THE URGENCY ORDINANCE NO. 92-1397, OF JUNE 10, 1992, EXTENDED BY ORDINANCE NO. 92-1400 OF JULY 15, 1992; AND FURTHER EXTENDED BY ORDINANCE NO. 93-1417 OF JUNE 9, 1993; TO ESTABLISH A SPECIAL PLANNING AREA, KNOWN AS AEROJET SPECIAL PLANNING AREA ORDINANCE, TITLE V, CHAPTER 8, ARTICLE 3.

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION I: SPECIAL PLANNING AREA. Title V, Chapter 8, Article 3, is hereby added to the Zoning Code of Sacramento County (referred to herein as this "Code") to add Sections 508-300 through 508-313, to read:

TITLE: AEROJET SPECIAL PLANNING AREA

508-300. PROPERTY REGULATED.

This Ordinance applies to and regulates land use and development of all real property in that part of the unincorporated area of the County of Sacramento depicted in Section 508-313, Exhibit "A" and further described in Exhibit "C", which is attached hereto and incorporated by reference into this Ordinance; provided, however, that:

- (a) Addition and Deletion of Property.** Subject to approval as set forth herein below, Aerojet shall have the option, exercisable once each year with a single request and at Aerojet's sole discretion, to (i) include within this Special Planning Area other properties in which Aerojet has acquired a possessory interest, including, but not limited to, an ownership or leasehold interest, provided that such property is contiguous with this Special Planning Area and (ii) to remove specified properties from this Special Planning Area for which a Land Use Master Plan has been, or is being, prepared. Any application for the addition or deletion of property to or from this Special Planning Area shall depict, on an exhibit, any property to be added or deleted, the relationship of the property to this Special Planning Area and the permitted uses requested for such property. Such application shall be subject to notice and public hearing pursuant to Section 110-04 of this Code, and upon the approval of such application by the Board of Supervisors, said property shall immediately and automatically be deemed added, or deleted, to or from this Special Planning Area, as the case may be, and the uses approved for said added property shall be deemed permitted uses thereof pursuant to Section 508-304 of this Ordinance; and
- (b) Documentation.** Any and all such documentation as may be necessary to represent any amendment or modification made pursuant to Subsection (a) above, shall be incorporated herein and made a part of this Code for all purposes.

508-301. INTENT.

It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to develop a regulatory mechanism for land uses, existing and proposed, on the property described in Section 508-300 that allows for the use and development of the property in a manner that:

- (a) recognizing Aerojet's right to continue, expand, reactivate, and relocate existing uses on the property within this Special Planning Area, maintains a safe environment in which the subject property can be used given the special facilities and uses historically conducted thereon; and
- (b) permits, as specified in this Ordinance, residential, retail, research and development, office, recreational, community, commercial, surface mining, manufacturing, high technology industrial, intensive and extensive industrial development, including, but not limited to, manufacturing, production, testing, remanufacture, resource recovery, storage and disposal of ordnance, propulsion systems, propellants, energetic compounds and other chemical compounds, to occur in ways that are compatible with existing uses and surrounding land uses; and
- (c) permits the consolidation and restructuring of Aerojet facilities, including, but not limited to, the expansion, relocation, and reactivation of existing uses, (as specified in Section 508-304(a) hereof), new uses (as specified in Section 508-304(b) and (c) hereof), and the planning of future development, pursuant to a Land Use Master plan, as defined herein below (as specified in Section 508-304(d) hereof), of the subject property within this Special Planning Area; and
- (d) allows the processing, from time to time, of one or more applications for any Land Use Master Plan, as defined herein below, for all or any portion of the subject property, which Master Land Use Plan will entitle uses of property not related to the historical uses thereof; and
- (e) allows the filing and processing, from time to time, of one or more applications for uses that are not related to the historical uses of the property within this Special Planning Area as specified in Sections 508-304(b), (c) and (d) and Section 508-305 hereof); and
- (f) allows any actions or activities that may be taken by the property owner as regulated under federal, state or local laws, statutes, ordinances, rules or regulations with respect to activities on, or uses of, the property as well as any actions resulting from contracts of the United States Government or any agency thereof, and does not expand the regulatory oversight of the County with respect to such actions, activities, uses or contracts.

508-302. EXHIBITS.

Section 508-313 consisting of Exhibits "A" through "D" attached to this Ordinance, is incorporated herein and made a part of this Ordinance for all purposes.

508-303. DEFINITIONS.

The terms used herein are defined for purposes of this Ordinance only, and are intended to be understood herein in the sense of these following definitions, and are not intended to create new terms or alter the meaning of the following terms with respect to any other part of this Code, or with respect to any other law, statute, ordinance, rule or regulation.

- (a) "Aerojet" means Aerojet-General Corporation, an Ohio Corporation, and the divisions, units and plants of Aerojet-General Corporation, including, but not limited to, the successors and assigns and the Sacramento operations thereof that may, from time to time, own, occupy or operate the property and the facilities within this Special Planning Area.
- (b) "Building Permit Agreement" means that certain building permit agreement dated September 17, 1991, by and between the County (as adopted by Resolution No. 91-1474 of the Board of Supervisors) and Aerojet Propulsion Division (APD), as the same may be amended or restated from time to time.
- (c) "Existing uses" mean all uses existing within the subject property as of the date of this Ordinance, and all uses conducted at any time prior to the effective date of this Ordinance that are determined pursuant to Section 508-306(a) hereof to have historically been permitted uses of the subject property, wherever such uses may, from time to time, be located on the subject property, including, but not limited to (i) the net approximately 4.6 million square feet of office uses (ii) research, and design, development, production, electrolytic processing, manufacture, testing, repair, remanufacture, storage, decommissioning, treatment and disposal of ordnance, propulsion systems, liquid and solid propellants, energetic compounds, explosives, and other chemical compounds (including by way of example and not limitation, oxidizers, acids, light metal hydrides, oxygen, fluorines, and pharmaceuticals), metal parts (including by way of example and not limitation, casting, deep drawing and other means of forming), and plastics, resins, and similar products, and (iii) the generation, storage, transfer, treatment, resource recovery and recycling of wastes and hazardous and non-hazardous materials and the disposal of generated wastes and hazardous and non-hazardous materials.
- (d) "Improvement" means, but is not limited to, any building, structure, container, storage tank, pipeline, pond, lagoon, dry well, landfill, treatment and disposal unit or impoundment.

- (e) "Land Use Master Plan" means any conceptual land use plan, such as any tentative map, or any Specific Plan, as defined elsewhere in this Code, submitted by the property owner for a development project (as specified in Section 508-307 hereof), which, upon approval by the Board of Supervisors, shall become a separate chapter of this Code pursuant to Section 508-300.
- (f) "New use" means any new development or new improvement within this Special Planning Area after the effective date of this Ordinance; provided, however, recognizing that Aerojet has the right to reactivate, relocate, restructure, modify, expand and renovate its uses of the subject property commensurate with its historical uses thereof, "new use" for the purposes of this Ordinance shall not include any (i) closure, reactivation, relocation, restructure, modification, expansion or renovation of an existing, or previously existing, use or improvement within this Special Planning Area, or any (ii) change in use, reactivation, relocation, restructure, expansion, renovation or the development of any improvement classified as "Secret" or "Top Secret" by the United States Government; or any (iii) development, improvement or expansion, modification or relocation of any existing improvement or existing use of the property within this Special Planning Area that (1) is owned or operated by the United States Government, or (2) conducted pursuant to any contract of Aerojet with the United States Government; or any (iv) incidental use or accessory use; or any (v) modification to an existing Resource Conservation and Recovery Act (RCRA) interim status or hazardous waste management permit that has been approved by the California Department of Toxic Substances Control (DTSC) or the United States Environmental Protection Agency (USEPA). Notwithstanding the foregoing, the importation to this Special Planning Area of hazardous wastes (as defined by RCRA) generated outside this Special Planning shall be considered a new use subject to issuance of a conditional use permit.

508-304. PERMITTED USES.

Uses on any portion of the property described in Section 508-300 and permitted as a matter of right are as follows:

(a) Existing Uses.

All existing uses shall be deemed permitted uses within this Special Planning Area as a matter of right requiring only the issuance of a building permit. The following existing uses are subject to the following special conditions:

(1) Propulsion Systems Testing.

Aerojet's permitted uses of the subject property within this Special Planning Area necessitate the conduct of periodic hot fire propulsion systems testing activities that generate significant levels of visible emissions, pressure and noise. Notwithstanding subsections (b) and (c) below, and except as otherwise provided pursuant to Section 508-304(d) hereof, static firing of propulsion devices shall be

permitted in this Special Planning Area where appropriate or required, consistent with applicable United States Department of Defense quantity/distance criteria for such testing activities.

(2) Routine Component Testing.

Aerojet's permitted uses of the subject property within this Special Planning Area related to the process of manufacturing necessitate the conduct of routine component testing activities. Notwithstanding subsections (b) and (c) below, and except as otherwise provided pursuant to Section 508-304(d) hereof, the conduct of routine component testing activities shall be permitted in this Special Planning Area where appropriate or required, consistent with applicable United States Department of Defense quantity/distance criteria for such testing activities.

(3) Office Uses.

Aerojet's permitted uses of the subject property within this Special Planning Area permit Aerojet to reactivate, relocate, restructure, modify, expand and renovate its office uses commensurate with its historical uses. Notwithstanding subsections (b) and (c) below and except as otherwise provided pursuant to Section 508-304(d) hereof, the total net office uses, wherever such office uses may, from time to time, be located on the property within this Special Planning Area shall not exceed the approximately 4.6 million square feet of existing office uses (as defined in Section 508-303(c) hereof). Any reactivated or relocated office use shall be (a) located within the administrative area of the subject property, which is more particularly described in Section 508-313, Exhibit "D" of this Special Planning Area Ordinance, or (b), if located outside said administrative area, the total net office uses outside said administrative area shall not exceed 250,000 square feet and shall be located within areas of the subject property that have been historically used for office purposes. If such office use exceeds said 4.6 million square feet within said administrative area or exceeds said 250,000 square feet outside of said administrative area within areas that have been historically used for office purposes, it is considered a new use and is subject to issuance of a conditional use permit pursuant to Section 508-305 hereof. Relocated office uses shall not be located within 500 feet of the White Rock Road Special Planning Area without the issuance of a conditional use permit.

(b) Industrial Zone.

Except as otherwise provided pursuant to Sections 508-304(a) and 508-304 (d) hereof, the new uses permitted in the Industrial Zone as depicted in Section 508-313, Exhibit "A" attached hereto (the "Industrial Zone") are all those uses listed as permitted or conditional uses on Exhibit "B" attached hereto. To the extent that uses are added to the Industrial use Tables of this Code for the M-1 Light Industrial Zone (as defined in this Code), the M-2 Heavy Industrial Zone (as defined in this Code), and the Commercial Use Tables of this Code for the MP Industrial-Office Park Zone (as defined in this Code), the Planning Director shall determine whether such added uses are sufficiently similar to the uses permitted pursuant to Exhibit "B" hereof to be permitted pursuant to this Section 508-304(b) or whether such uses shall be subject to the issuance of a conditional use permit pursuant to Section 508-305 hereof. Other uses listed in the Commercial Use Tables are permitted upon the issuance of a conditional use permit by the appropriate authority; provided, however, no conditional use permit shall be issued for any residential uses listed in said Commercial Use Tables unless and until a Master Land Use Plan that permits such residential uses has been developed and approved pursuant to Section 508-307 hereof.

(c) Industrial Border Zone and Inactive Rancho Cordova Test Site.

Pursuant to the General Plan, the current land use designation for the Inactive Rancho Cordova Test Site (as defined herein below) is Extensive Industrial. Except as otherwise provided pursuant to Sections 508-304(a) 508-304(d) hereof, the new uses permitted in the Industrial Border Zone, being that portion of the property that is depicted in Section 508-313, Exhibit "A" and the new uses permitted in the Inactive Rancho Cordova Test Site, being that portion of the property that is depicted in Section 508-313, Exhibit "A" of this Special Planning Area are all those uses permitted under this Code for any Permanent Agricultural zone (AG-160, AG-80, AG-40, AG-20).

(d) Future Development Areas.

Notwithstanding the foregoing subsections (a), (b), and (c), from time to time, based upon the business and operational needs of the property owner, and upon the approval of a Land Use Master Plan (pursuant to Section 508-307 below) for all or any portion of the property within this Special Planning Area, this Ordinance shall be modified so that such area as is described in any such approved Land Use Master Plan may be deleted from this Special Planning Area and added as a separate chapter of this Code pursuant to Section 508-300 hereof.

508-305. SIMILAR OR LIKE USES PERMITTED WITH A CONDITIONAL USE PERMIT.

In addition to the permitted uses specified in Section 508-304, if a use is requested by the property owner for a use not shown as a permitted use in Section 508-304 hereof, is permitted pursuant to Section 508-304 subject to the issuance of a conditional use permit, or is not specifically provided for in this Code, the Board of Supervisors authorizes the appropriate granting authority to grant a conditional use permit in accordance with the provisions of this Code, subject to the following:

(a) A finding by the granting authority that the use is substantially similar in characteristics, intensity, and compatibility to a use or uses permitted and applicable to the subject property pursuant to Section 508-304 hereof.

(b) A finding by the granting authority that the use would be appropriate in the zoning classification applicable to the subject property as a permitted or conditional use. Each such use shall conform to all the regulations and conditions of approval applicable to the similar use that is applicable to the subject property (as specified in Section 508-304 hereof), as well as the standards and provisions applicable to the similar use as set forth in Title III of this Code.

508-306. USE REGULATIONS.

(a) Project review.

Any new use in this Special Planning Area that is not a permitted use pursuant to this Ordinance shall be subject to Section 508-305. Any new use in this Special Planning Area that is a permitted use pursuant to Section 508-304(b) or (c) this Ordinance, and not otherwise subject to the issuance of a conditional use permit or Land Use Master Plan review pursuant to Section 508-307 of this Ordinance, shall be subject only to ministerial review and approval by the Planning Director. Any determination necessary to verify whether a proposed use is a permitted use shall be made by the Planning Director within thirty (30) days from the date of the receipt by the County of such application.

(b) Building Permits.

No building permit authorizing improvements in this Special Planning Area shall be issued except as specified in the Building Permit Agreement, as described in Section 508-303(b).

508-307. LAND USE MASTER PLANS.

The property owner may, from time to time, submit to the County a request for approval of a Land Use Master Plan, which may, but shall not necessarily include, a tentative map, or a Specific Plan, as defined elsewhere in this Code, for all or any portion of the property included within this Special Planning Area. Each and every such Land Use Master Plan shall comply with the requirements of the California Environmental quality act (CEQA) and be subject to the review and approval of the Policy Planning Commission and the Board of Supervisors. Notice of the hearing before the Planning Commission and the Board of Supervisors shall be as provided in Ch. 10, Art. 1, Title I of this Code. A Land Use Master Plan shall contain, but shall not be limited to, (i) a conceptual land use plan indicating the location and acreage of proposed elements of the development, which may include all uses permitted by this Code or uses substantially similar to uses permitted by this Code, (ii) a phasing plan that identifies the sequence and timing of a proposed development, and (iii) development and performance standards.

The Policy Planning Commission shall use its reasonable best efforts to schedule for action any application for a Land Use Master Plan within ninety (90) days of the completion of the environmental review, if any, required for such Land Use Master Plan. The Board of Supervisors shall use its reasonable best efforts to schedule a hearing to act upon the recommendation of the Policy Planning Commission respecting an application for any Land Use Master Plan within sixty (60) days from the date a recommendation is made by the Policy Planning Commission. Upon approval by the Board of Supervisors, any such Land Use Master Plan shall become a separate chapter of this Code pursuant to Section 508-300 of this Ordinance and shall be a part thereof for all purposes.

508-308. APPEALS.

Appeals shall be in conformance with Chapter 15, Article 3 of Title I of this Code; provided, however, that the Board of Supervisors, rather than the Board of Zoning Appeals, shall hear and decide all appeals from the actions of the Planning Director under this Ordinance.

508-309. AMENDMENTS TO THIS SPECIAL PLANNING AREA ORDINANCE.

The procedures for amending this Special Planning Area Ordinance shall be the same as for any amendment to the Zoning Code, as set forth in Title I, Chapter 15, Article 2, including any such application pursuant to the provisions of Section 115-12 of this Code or any amendment, modification or replacement thereof.

508-310. PERFORMANCE AND DEVELOPMENT STANDARDS.

(a) Hazardous Materials Management.

The historical and continuing roles of Aerojet as a defense/aerospace manufacturing entity, and a developer and producer of chemicals, subjects the property within this Special Planning Area to extensive regulation by federal, state and local authorities. The Board of Supervisors recognizes that certain actions and activities of the property owner, particularly with respect to, but not limited to, operations on the subject property that involve the management of hazardous materials or that are carried out in connection with contracts of the United States Government, are regulated under federal, state or local environmental laws, statutes, ordinances, rules or regulations. It is not the intent of this Ordinance to extend the regulatory oversight of the County to any such actions, activities, uses or contracts that are otherwise so regulated. Aerojet does, and shall continue to, use reasonable best efforts to establish and implement such policies, guidelines and procedures as are necessary and appropriate to manage its operations in compliance with applicable federal, state and local laws and regulations that govern the management of hazardous materials, as the same are amended, replaced or superseded from time to time. Historically, hazardous waste management on the property within this Special Planning Area has been limited to hazardous wastes (as defined by RCRA) generated inside this Special Planning Area, and the importation to this Special Planning Area of hazardous wastes (as defined by RCRA) generated outside this Special Planning Area shall be considered a new use (as defined in Section 508-303(f)) subject to the issuance of a conditional use permit.

(b) Propellant and Explosive Storage.

Notwithstanding subsections (b) and (c) of Section 508-304 above, and except as otherwise provided pursuant to Subsection 508-304(d) above, the storage of propellants and explosives shall be located primarily, but not exclusively, within that area of the property that is, from time to time, designated for the storage of propellants and explosives (the "propellant and explosive storage area"). Aerojet does, and shall continue to, use its reasonable best efforts to comply with United States Department of Defense quantity/distance criteria for the storage of propellants and explosives. Consistent with the quantity/distance criteria pertaining to the handling of propellants and explosives contained in the Department of Defense Contractor's Manual for Ammunition and Explosives (DOD Manual 4145.26-M) dated March 1986, Aerojet is permitted to generate overpressures not to exceed 1.00 pounds per square inch (PSI) at its borders at any time. Notwithstanding that such overpressures are permitted, Aerojet has agreed to conduct its business in such a manner that overpressures generated, if any, will not exceed 0.50 PSI at any of its borders. Aerojet has also agreed to conduct its business such that overpressures generated, if any, will not exceed 0.25 PSI on any of the facilities of the adjacent commercial and recreational use commonly known as The

Mine Shaft, which commitment will continue for so long as such or similar land uses exist on that site.

(c) Air Emissions Management.

Aerojet does, and shall continue to, use reasonable best efforts to establish and implement such policies, guidelines and procedures as are necessary and appropriate to manage its operations to comply with applicable federal, state and regional air quality standards, laws, regulations, ordinances, rules, permits and reporting requirements, as the same are amended, replaced or superseded from time to time.

(d) Regulatory Mandates and Court Orders.

Nothing in this Ordinance shall alter or supersede the terms and conditions of that certain Partial Consent Decree and that certain Imminent and Substantial Endangerment Order, as defined herein below, and in no event shall any on-site activity conducted pursuant to the Partial Consent Decree or those Imminent and Substantial Endangerment Orders be subject to any permit requirement of the County:

(1) Partial Consent Decree.

Portions of the subject property are subject to a federal court Partial Consent Decree (the Decree), entered in the Federal District Court in Sacramento, effective June 23, 1989 (CIVS-86-0064-EJG) respecting environmental conditions at, and related to, the APD facility.

(2) Imminent and Substantial Endangerment Orders.

Portions of the subject property are subject to Imminent and Substantial Endangerment Orders issued by DTSC on November 14, 1991 and on June 1, 1994. Such Imminent and Substantial Endangerment Orders were issued to Aerojet, as the current owner, and to McDonnell Douglas Company, as the previous owner and operator.

(e) Natural Resources.

Recognizing Aerojet's right to continue, expand and relocate existing uses on the property within this Special Planning Area, the property owner shall take into consideration the location of natural vegetation and trees, if any, and the flora, fauna, vernal pools and riparian habitats identified in surveys contained in that certain Environmental Assessment of the United States-Aerojet RCRA Facility Hazardous Waste Management Units prepared by ICF Technology Incorporated and dated December 1989, during the design of any Land Use Master Plan. For any proposed development or improvements that impact waters of the United States or endangered species (as defined by the laws of the United States and of the State of California), the property owner shall obtain all permits, if any, required by the United States Army Corps

of Engineers, the United States Fish and Wildlife Service, and the California Department of Fish and Game for the proposed use. The Director of Public Works, the Planning Director or their designee, in consultation with the County Department of Environmental Review and Assessment (DERA), shall review applications for grading permits for projects within this Special Planning Area relative to the above-described natural resource considerations to assure the appropriate mitigation of impacts, if any.

(f) Public Services, Water Use and Discharge.

Aerojet uses potable and industrial water supplied by the Water Department of the City of Folsom for the operations within the Industrial Zone. Other areas of the subject property within this Special Planning Area use water supplied by the Sunrise Water Maintenance District. Aerojet discharges domestic and industrial waste water into the regional sanitary sewer system of the Sacramento County Regional County Sanitation District pursuant to an Industrial Sewer Use Permit. Aerojet does, and shall continue to, use reasonable best efforts to establish and implement such policies, guidelines and procedures as are necessary and appropriate to manage water discharges within this Special Planning Area in compliance with the waste discharge requirements, National Pollutant Discharge Elimination System (NPDES) Permits, if any, issued respecting the subject property by the Regional Water Quality Control Board (RWQCB), and Industrial Sewer Use Permits, if any, issued respecting the subject property.

508-3-11. NOTICES.

Any County Notices shall be sent to Aerojet General-Corporation pursuant to standard County notice procedures by United States mail to the following addresses:

Aerojet General-Corporation
P.O. Box 13222
Sacramento, California 95813-6000
Attention: President

Aerojet General-Corporation
P.O. Box 13222
Sacramento, California 95813-6000
Attention: Vice President, Law

508-312. FINDINGS.

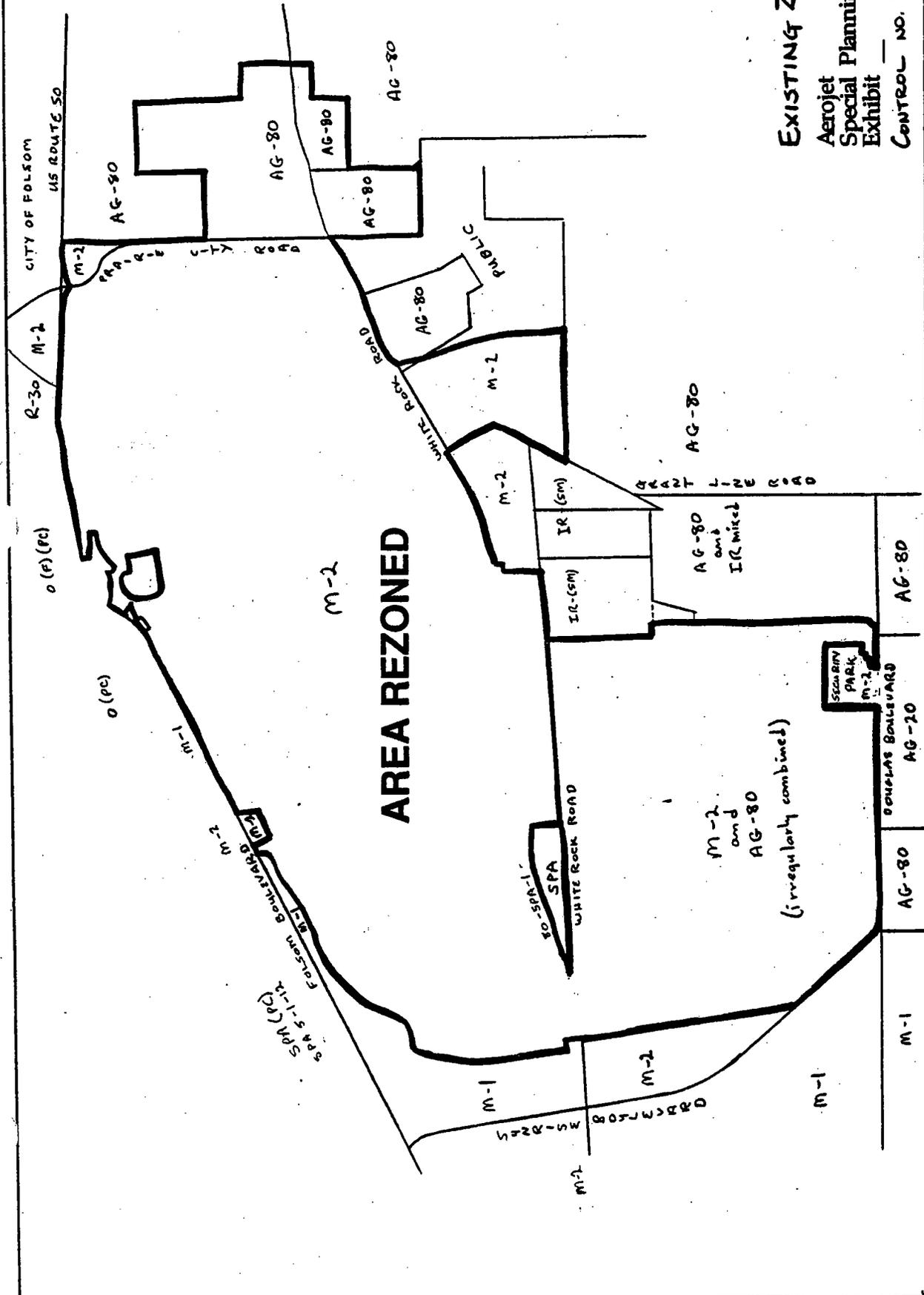
In creating this Special Planning Area, the Board of Supervisors finds:

- (a) That the area included within this Special Planning Area represents an important source of economic benefit for the County and that changes in the aerospace and defense industries require that the property owner be permitted to continue, expand, modify and relocate existing uses and establish new uses within this Special Planning Area as permitted in this Ordinance; and
- (b) That this Ordinance provides a regulatory mechanism for making land use decisions that maintain a safe environment in which the subject property can be used given the special requirements of the property owner, Aerojet; and
- (c) The development in such a manner as is described in subsection (b) cannot be effectively provided for with any other land use zone and its related development standards as described in this Code; and
- (d) This Special Planning Area ordinance allows development of the site in a manner which is sensitive to the site's constraints and special features; and
- (e) That this Special Planning Area Zone will provide for a reasonable use of the land and not cause undue hardship on the property owner.

508-313. EXHIBITS.

SECTION II: This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and, before expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento.

EXHIBIT "A"



EXISTING ZONING

Aerojet
Special Planning Area (SPA)
Exhibit
CONTROL NO. 930124

On a motion by Supervisor Nottoli, seconded by Supervisor Johnson, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 3rd day of May, 1995, by the following vote, to wit:

AYES: Supervisors Cox, Dickinson, Nottoli, Johnson

NOES: Supervisors None

ABSENT: Supervisors Collin

ABSTAIN: Supervisors None



Gandy Holloway
CLERK OF THE
BOARD OF SUPERVISORS

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

MAY 03 1995

By Bonnie A. Fullmer
Deputy Clerk, Board of Supervisors

Muel L. Johnson
CHAIRMAN OF THE BOARD OF SUPERVISORS
OF SACRAMENTO COUNTY, CALIFORNIA

FILED

MAY 03 1995

BOARD OF SUPERVISORS
Gandy Holloway
CLERK OF THE BOARD

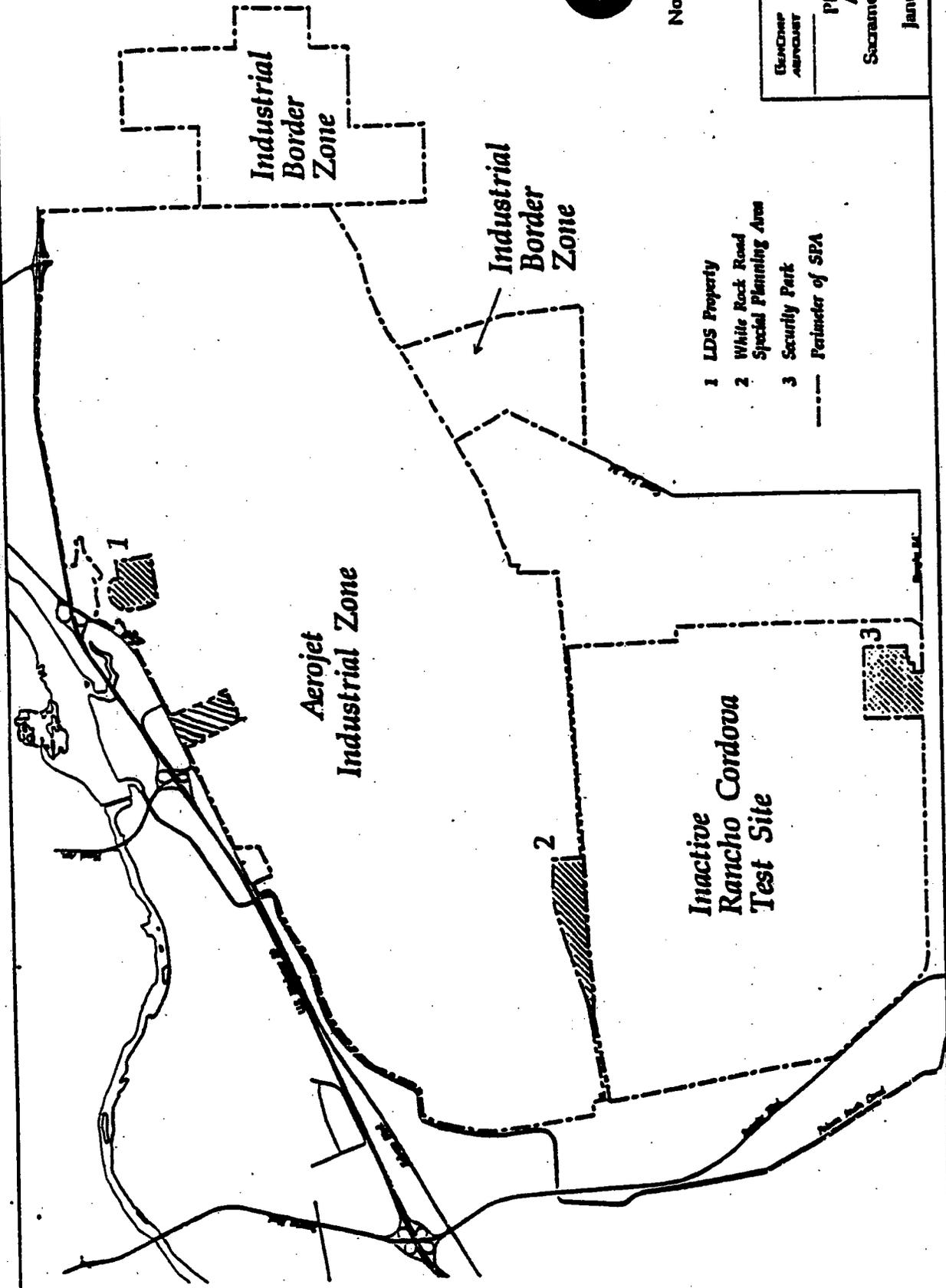
EXHIBIT 'A'

ES&CP
AERODISTRICT

Plot Plan
Aerojet
Sacramento Proper
SPA
January 1995



Not to Scale



- 1 LDS Property
- 2 White Rock Road Special Planning Area
- 3 Scarily Park
- Perimeter of SPA

PERMITTED AND CONDITIONAL USES

AEROJET SPA

MP USES ALLOWED WITHIN THE AEROJET SPA	
Unless otherwise noted, footnotes shall be those found in the Commercial Land Use Tables; Title II, Chapter 25, Article 2.	
A. <u>Automotive Sales, Services, Repair</u>	
2. Auto rental or lease agency, including limousine service	37
B. <u>Business Services</u>	
1. Addressing and mailing services	X
2. Advertising business	X
3. Alarm/warning system - sales and service	X
7. Blueprinting-Photostatting service	X
8. Computer programming/software and system design	X
9. Computer sales, rental and lease	14
10. Computer service and training	X
11. Data processing service (see Section 130-53)	X
12. Delivery service	X
13. Disinfecting-fumigating service	X
14. Drafting service	X
18. Janitorial service	X
19. Locksmith - safe repair shop	X
19.5 Mail or delivery service pick-up station	36
20. Locksmith - key and lock shop	X
21. Mail order business	X
22. Messenger service	X
24. Pest control service	X
25. Photocopy service	49
26. Print shop	X
27. Printing plant	X
29. Sign, on-site	X
30. Stenographic service	X
31. Studio - radio, television, recording	X
32. Telegraph office	X
34. Ticket agency	X
35. Wholesale distributor's service facility	14

*See Industrial Tables for additional uses.

Continued

C. <u>Health Services</u>		
11.	Laboratory - medical, dental or optical	X
12.	Laboratory - research, analysis	14
13.	Medical or dental office	AA
17.	Orthopedic Appliances sales/service	X
D. <u>Personal Services</u>		
4.	Child care center	49
9.	Reducing-body building/aerobics studio	37
10.	Shoe shine parlor	X
11.	Studio - dance, voice, music, gymnastics	37
12.	Tailor	X
13.5.	Wedding Chapel	37
15.	Dating service (computerized video matching)	X
E. <u>Miscellaneous Services</u>		
6.	Laboratory, materials testing	14
7.	Laundromat, self-service	X
8.	Laundry or cleaning agency, retail (on-site cleaning permitted)	X
9.	Laundry or cleaning pick-up station	X
11.	Parking lot or garage as primary use	48
12.	Photography studio, including incidental processing	X
13.	Picture framing shop	X
15.	Storage building-mini	X
18.	Travel agency	X
19.	Veterinarian-animal hospital	X
20.	Warehousing and storage	X
21.	Welding shop	14
F. <u>Repair Services</u> (See Section A for auto repair)		
1.	Appliance repair shop	X
4.	Shoe repair shop	X
5.	Television and radio repair shop	X
G. <u>Eating/Drinking/Lodging</u>		
6.	Delicatessen	49
11.	Restaurant-coffee shop-cafeteria	49
12.	Soda fountain-ice cream parlor	37
13.	Snack bar incidental to a park, boat dock, other water-oriented use	49
H. <u>Entertainment/Recreation Services</u>		
21.	Physical fitness studio	37
23.	Recreation facility, indoor	37
24.	Recreation facility, outdoor	14
I. <u>Food, Drug, Liquor Sales</u>		
13.	Prescription pharmacy	49

*See Industrial Tables for additional uses.

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