

**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, fluorins, 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:

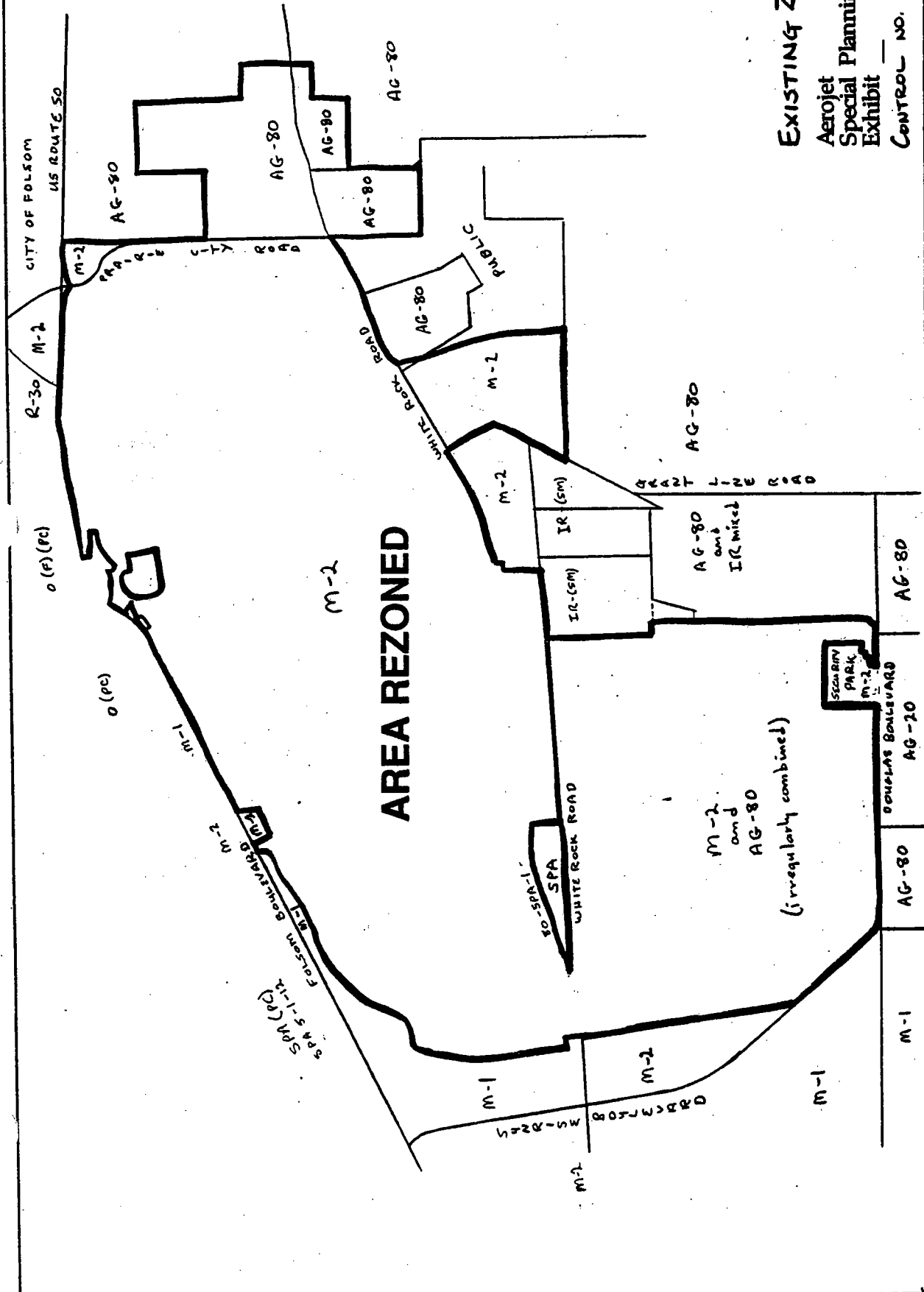
- (a) That the area included within this Special Planning Area represents an important source of economic benefit for the County and that changes in the aerospace and defense industries require that the property owner be permitted to continue, expand, modify and relocate existing uses and establish new 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



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

*Gandy Holloway*  
CLERK OF THE  
BOARD OF SUPERVISORS

FILED

MAY 03 1995

BOARD OF SUPERVISORS  
*Gandy Holloway*  
CLERK OF THE BOARD

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

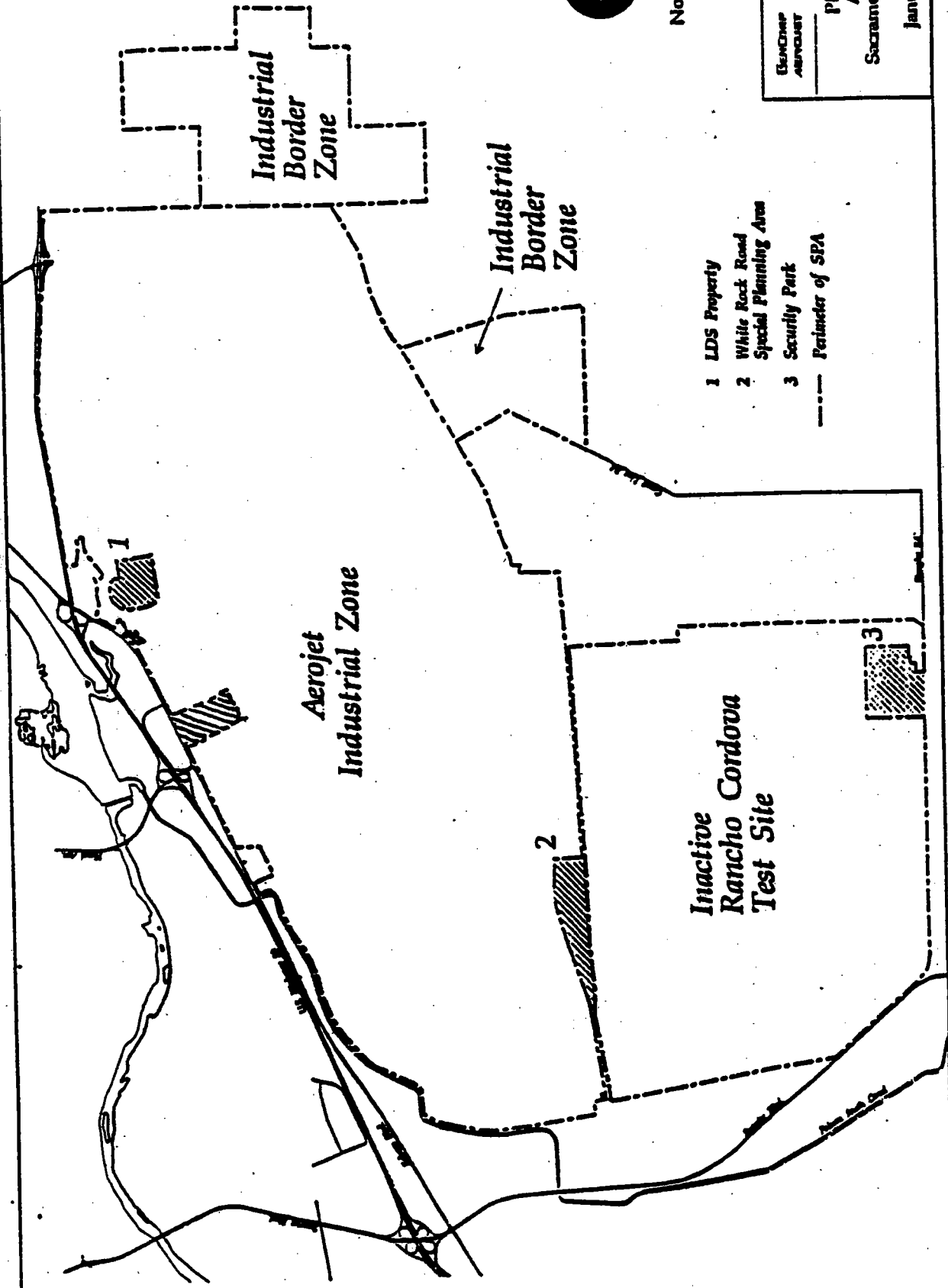
MAY 03 1995

*Bonnie A. Feltman*  
By Bonnie A. Feltman  
Deputy Clerk, Board of Supervisors

# EXHIBIT 'A'

ES&CP  
AERODISTRICT  
AEROJET  
C  
Plot Plan  
Aerojet  
Sacramento Proper  
SPA  
January 1995

Not to Scale



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

Industrial  
Border  
Zone

Industrial  
Border  
Zone

Aerojet  
Industrial Zone

Inactive  
Rancho Cordova  
Test Site

## 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. |    |
| <b>A. <u>Automotive Sales, Services, Repair</u></b>  |    |
| 2. Auto rental or lease agency, including limousine service  | 37 |
| <b>B. <u>Business Services</u></b>   |    |
| 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

|  |   |    |
|--|---|----|
| <b>C. <u>Health Services</u></b>                                 |   |    |
| 11.  | Laboratory - medical, dental or optical                             | X  |
| 12.  | Laboratory - research, analysis                                     | 14 |
| 13.  | Medical or dental office  | AA |
| 17.  | Orthopedic Appliances sales/service                                 | X  |
| <b>D. <u>Personal Services</u></b>                               |   |    |
| 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  |
| <b>E. <u>Miscellaneous Services</u></b>                          |   |    |
| 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 |
| <b>F. <u>Repair Services</u> (See Section A for auto repair)</b> |   |    |
| 1.   | Appliance repair shop   | X  |
| 4.   | Shoe repair shop  | X  |
| 5.   | Television and radio repair shop                                    | X  |
| <b>G. <u>Eating/Drinking/Lodging</u></b>                         |   |    |
| 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 |
| <b>H. <u>Entertainment/Recreation Services</u></b>               |   |    |
| 21.  | Physical fitness studio   | 37 |
| 23.  | Recreation facility, indoor   | 37 |
| 24.  | Recreation facility, outdoor  | 14 |
| <b>I. <u>Food, Drug, Liquor Sales</u></b>                        |   |    |
| 13.  | Prescription pharmacy   | 49 |

\*See Industrial Tables for additional uses.

Continued

|   |  |    |
|---|--|----|
| <b>J. <u>General Merchandise Sales</u></b>  |  |    |
| 22. Newspaper-magazine stand  |  | X  |
| <b>K. <u>Home Accessories and Services</u></b>  |  |    |
| 4. Floor covering, drapery or upholstery store  |  | 37 |
| 5. Furniture cleaning, refinishing, reupholstery shop   |  | 37 |
| 8. Interior decorator's service yard and workshop   |  | 14 |
| <b>L. <u>Recreation Equipment Sales</u></b>   |  |    |
| 10. Saddlery shop   |  | X  |
| <b>M. <u>Manufacturing/Processing</u></b>   |  |    |
| 1. Assembly - light manufacturing   |  | 40 |
| 4. Cabinet shop   |  | 14 |
| 9. Machine shop   |  | 14 |
| 10. Photographic processing plant, wholesale facility   |  | X  |
| 11. Recycling center  |  | X  |
| <b>N. <u>Membership Organizations</u></b>   |  |    |
| 1. Church   |  | 37 |
| 3. Labor union temple   |  | 37 |
| 4. Lodge-fraternal hall   |  | 37 |
| <b>O. <u>Offices</u></b>  |  |    |
| 1. Accountants, bookkeepers office  |  | AA |
| 2. Bank, savings and loan, finance, loan, credit office   |  | AA |
| 3. Building trades contractors office   |  | AA |
| 4. Business or professional office  |  | AA |
| 5. Collection, counseling, personnel office   |  | AA |
| 6. Insurance office   |  | AA |
| 8. Medical or dental office   |  | AA |
| 9. Public relations or advertising  |  | AA |
| 10. Real estate office  |  | AA |
| <b>P. <u>Public Facilities</u></b>  |  |    |
| 1. Privately -owned uses within public and government-owned buildings, facilities and grounds                         |  | 42 |
| 2. Public and government-owned building and facility, federal and state   |  | X  |
| 3. Public and government-owned buildings and facilities other than federal and state                                  |  | 14 |
| 4. Public and government uses, other than Federal and State, within privately-owned buildings, facilities and grounds |  | 41 |
| 4.5. Federal and State uses within privately-owned buildings, facilities, and grounds                                 |  | X  |
| 5. Public utility and public service facility   |  | 39 |

\*See Industrial Tables for additional uses.

Continued

|   |    |
|---|----|
| <b>R. Residential</b>   |    |
| 2. Home occupation  | X  |
| 3. Residence of a caretaker, proprietor or owner of a permitted use       | 37 |
| <b>S. Schools</b>   |    |
| 1. Business school  | X  |
| 2. Charm, culture school  | X  |
| 4. Driving school   | X  |
| 5. Other private school   | 14 |
| 8. Self-defense, judo, boxing, gymnastics, swimming or similar activities | 37 |
| 9. Trade school   | 14 |
| <b>T. Transportation Facilities and Services</b>                          |    |
| .7 Parking lot/garage (primary use)                                       | 48 |
| <b>U. Permits</b>   |    |
| 1. Certificate of nonconforming use                                       | X  |
| 2. Home occupation  | X  |
| 3. Special development permit   | 14 |
| 5. Temporary uses   | 8  |

#### SPECIAL CONDITION FOR MP USE TABLE

AA Permitted, provided that the total net office uses, wherever such office uses may, from time to time, be located on the property within this Special Planning Area do not exceed approximately 4.6 million square feet (existing office uses, as defined in Section 508-303(c) of this Special Planning Area Ordinance). Any reactivated or relocated office use shall be (c) 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 (d) 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 in said administrative area or exceeds said 250,000 square feet outside of said administrative area, 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.

**M-2 USES ALLOWED WITHIN THE AEROJET SPA**

Footnotes shall be those found in the  
Industrial Land Use Tables; Title II, Chapter 30, Article 2

|   |  |    |
|---|--|----|
| <b>A. Autos and Trucks</b>                        |  |    |
| 1.  | Painting   | 1  |
| 2.  | Reconditioning   | 1  |
| 3.  | Repair and overhauling   | 1  |
| 5.  | Repair garage, machine repair and overhaul   | 1  |
| 6.  | Tire shop, including sales and installation  | 1  |
| 7.  | Inspection station   | 1  |
| 8.  | Automobile service station   | 6  |
| 9.  | Auto and truck rental or lease agency  | 1  |
| 11.   | Antique auto, storage and rebuilding   | 1  |
| 12.   | Car wash without gas pumps   | X  |
| 13.   | Bus and freight depot and truck terminal   | 1  |
| 14.   | Mobilehome, commercial coach - storage   | 1  |
| 16.   | Auto and Truck Auction   | 12 |
| <b>B. Amusements</b>                              |  |    |
| 3.  | Driving ranges   | 2  |
| 4.  | Shooting galleries   | 2  |
| 5.  | Shooting ranges  | 2  |
| 6.  | Race tracks  | 2  |
| <b>C. Animal and Fiber Processing</b>             |  |    |
| 5.  | Honey extraction   | X  |
| 14.   | j. Drugs   | 1  |
| <b>D. Commercial Uses</b>                         |  |    |
| 1.  | Bottled gas sale & related storage   | X  |
| 2.  | Building trades contractor's office, service yard; workshop  | 1  |
| 3.  | Coffee shop, snack bar, delicatessen, cafeteria when located as one tenant in a building and not occupying more than 15% of the total floor area | X  |
| 4.  | Firewood, fuel - sales and storage   | 1  |
| 5.  | Hay, seed, grain and farm equipment store  | 1  |
| 7.  | Parts sales when incidental to a permitted use and sales and stockroom area does not exceed 25% of the total floor area.                         | X  |
| 8.  | Offices, when incidental to a permitted use and does not exceed 25% of the total floor area of the permitted use                                 | X  |
| <b>E. Government Uses, Buildings and Airports</b> |  |    |
| 1.  | Federal and state buildings, facilities, and grounds   | X  |
| 2.  | Other government and public buildings, facilities, and grounds   | 12 |

\*See Industrial Tables for additional uses.

Continued



|  |  |    |
|--|--|----|
| 3.   | Public and government uses within privately-owned buildings, facilities, and grounds       | 16 |
| 4.   | Privately-owned uses within public and government-owned buildings, facilities, and grounds | 17 |
| 5.   | Public use airports, aircraft landing fields, and heliports                                | 4  |
| 6.   | Local agency building, grounds (defined, Government Code Section 53090)                    | 12 |
| 7.   | School district nonclassroom facilities  | 12 |
| 8.   | Private airports, landing fields and heliports approved by CAD and FAA                     | 12 |
| <b>F. Industrial Yard Use</b>                |  |    |
| 3.   | Truck terminal yard  | X  |
| 8.   | Contractor's storage yard  | 1  |
| 10.  | Public utility service yard  | 1  |
| 11.  | Heavy equipment storage, sales, rental, service and repair yard                            | 1  |
| 14.  | Used building materials scrap or junk yard   | 7  |
| 15.  | Building materials sales yard  | 9  |
| 16.  | Military surplus equipment and goods   | 8  |
| 17.  | Parking yard for damaged vehicles  | 8  |
| 17.5   | Parking yard for towed operable vehicles (requires on-site office for vehicle retrieval)   | 8  |
| 18.  | Recycling center   | X  |
| 19.  | Recycling plant  | 7  |
| 20.  | Hazardous waste transfer, storage, disposal facility (TSD)                                 | 3  |
| 22.  | Storage of dismantled vehicles   | 7  |
| 23.  | Moved building storage, (long term)  | 3  |
| 24.  | Moved building storage, temporary (7 days or less)   | 20 |
| <b>G. Manufacturing and Fabrication Uses</b> |  |    |
| 1.   | Alcohol, industrial or grain manufacture   | X  |
| 3.   | Asphalt manufacture or refining  | X  |
| 4.   | Blast furnace or coke oven   | X  |
| 5.   | Boiler works   | X  |
| 6.   | Brick, adobe, tile, terra cotta or concrete products                                       | X  |
| 7.   | Concrete or cement products manufacture  | X  |
| 8.   | Ice manufacture and cold storage   | X  |
| 11.  | Ore reduction  | X  |
| 12.  | Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture        | X  |
| 15.  | Plastic manufacture  | X  |
| 17.  | Quarry or stone mills  | X  |
| 18.  | Railroad repair shops  | X  |

\*See Industrial Tables for additional uses.

Continued

|     |   |    |
|-----|---|----|
| 24. | Machinery shop uses:  |    |
|     | (a) Blacksmith shops  | 1  |
|     | (b) Cabinet or carpenter shops  | 1  |
|     | (c) Electric motor rebuilding   | 1  |
|     | (d) Machine shops   | 1  |
|     | (e) Sheet metal shops   | 1  |
|     | (f) Welding shops   | 1  |
|     | (g) Plumbing shops  | 1  |
|     | h) Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals              | 1  |
| 26. | Chemical manufacture  | 3  |
| 29. | Aircraft engine testing   | 3  |
| 30. | Rocket testing facilities   | 3  |
| 31. | Electric or neon sign manufacture   | X  |
| 32. | Boat building   | X  |
| 33. | Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials |    |
|     | (a) Bone  | 1  |
|     | (b) Canvas  | 1  |
|     | (c) Cellophane  | 1  |
|     | (d) Cloth   | 1  |
|     | (e) Cork  | 1  |
|     | (f) Feathers  | 1  |
|     | (g) Felt  | 1  |
|     | (h) Fiber   | 1  |
|     | (i) Fur   | 1  |
|     | (j) Hair  | 1  |
|     | (k) Horn  | 1  |
|     | (l) Glass   | 1  |
|     | (m) Leather   | 1  |
|     | (n) Paper (no milling)  | 1  |
|     | (o) Precious or semi-precious stones or metal   | 1  |
|     | (p) Plaster   | 1  |
|     | (q) Plastic   |    |
| 34. | Rubber and metal stamps, musical instruments, toys and novelties  | 1  |
| 35. | Lightweight nonferrous metal casting foundry  | 12 |
| 36. | Ceramic products using only previously pulverized clay and fired in kilns using electricity or gas only                       | 1  |
| 37. | Air Separation Plant  | 2  |

\*See Industrial Tables for additional uses.

Continued

|   |   |    |
|---|---|----|
| <b>H. <u>Processing and Assembly Uses</u></b> |   |    |
| 5.  | Printing shops, lithography, publishing                                 | X  |
| 10.   | Assembly of small electrical and electronic equipment                   | X  |
| 11.   | Assembly of plastic items from finished plastic                         | X  |
| 12.   | Rubber fabrication or products made from finished rubber                | 1  |
| 14.   | Photographic chemical processing and wholesale distribution             | X  |
| <b>I. <u>Storage and Warehouse Uses</u></b>   |   |    |
| 1.  | Petroleum storage   | X  |
| 2.  | Storage and distribution of bottled gas                                 | X  |
| 3.  | Wholesaling and warehousing   | X  |
| 6.  | Automobile, recreational vehicle and boat storage                       | 14 |
| 7.  | Storage building-mini   | X  |
| 8.  | Moving and storage  | X  |
| 9.  | General storage   | X  |
| <b>J. <u>Services</u></b>                     |   |    |
| 1.  | Janitorial  | 1  |
| 2.  | Pest control  | 1  |
| 3.  | Disinfecting or fumigating  | 1  |
| 4.  | Gardening and landscaping, service yard and work shop                   | 1  |
| 5.  | Trailer sale, rental service (utility trailers only/not for habitation) | 1  |
| 6.  | Tree service  | 1  |
| 7.  | Delivery service  | X  |
| 8.  | Taxicab service and storage   | 14 |
| 9.  | Laboratory, medical, dental, or optical                                 | X  |
| 10.   | Laboratory, research, experimental                                      | X  |
| 11.   | Laboratory, materials testing   | X  |
| 12.   | Appliance, radio and television, repair shop                            | 1  |
| 13.   | Grinding--sharpening service  | 1  |
| 14.   | Blueprinting - Photostatting service                                    | X  |
| 15.   | Boat service and repair   | 1  |
| 16.   | Upholstery, furniture cleaning  | 1  |
| 17.   | Equipment rental agency   | 1  |
| 18.   | Gunsmith  | X  |
| 19.   | Pool service  | 1  |
| 20.   | Drafting service  | X  |
| 21.   | Locksmith, safe repair shop   | X  |
| 22.   | Towing service  | 1  |
| 23.   | Tree service  | 1  |
| 24.   | Child care center   | 14 |
| 25.   | Security service  | X  |
| 26.   | Video tape - editing, processing  | X  |

\*See Industrial Tables for additional uses.

Continued

| <b>K. <u>Miscellaneous</u></b> |  |    |
|--------------------------------|--|----|
| 3.                             | Cafe/restaurant - free standing or occupying more than 15% of a building<br>(See Section 230-11 D.4.)                          | 12 |
| 4.                             | Trade school   | X  |
| 5.                             | Veterinary hospital  | 1  |
| 6.                             | Agricultural uses  | 1  |
| 7.                             | Home occupations   | X  |
| 8.                             | The nonresidential uses listed in Section 225-11 (Commercial Table)<br>except those non-residential uses listed in this matrix | 12 |
| 8.5.                           | The nonresidential uses listed in Section 225-13 (Table III), except those<br>nonresidential uses listed in this matrix        | 13 |
| 9.                             | Signs, as provided in Title III, Chapter 35, Article 1, General Provisions   | X  |
| 10.                            | Signs, off-site, as provided in Title III, Chapter 35, Article 1, Section<br>335-12  | 21 |
| 10.5.                          | Sign relocation, off-site  | 22 |
| 11.                            | Signs, on-site, as provided in Title III, Chapter 35, Articles 2.1 and 2.2   | X  |
| 12.                            | Special permits  | 12 |
| 13.                            | Residence for night watchman or caretaker  | 14 |
| 14.                            | Irrigation Disposal of Wastewater as defined in Section 130-99.1.  | 13 |
| 15.                            | Lagoon Disposal of Wastewater as defined in Section 130-103-1.   | 13 |
| 17.                            | Public utility & public service facility   | 15 |
| 18.                            | Condominiums, industrial   | X  |
| 19.                            | Temporary concession stand   | 19 |
| 20.                            | Labor union hall   | X  |

\*See Commercial Tables for additional uses.

**EXHIBIT "C"****LIST OF ASSESSORS PARCELS WITHIN SPA**

072-0231-001  
072-0231-002  
072-0231-004  
072-0231-007  
072-0231-008  
072-0231-010  
072-0231-011  
072-0231-012  
072-0231-013  
072-0231-015  
072-0231-030  
072-0231-032  
072-0231-035  
072-0231-036  
072-0231-039  
072-0231-040  
072-0231-041  
072-0231-043  
072-0231-044  
072-0060-026  
072-0060-029  
072-0110-001  
072-0100-025  
072-0100-026  
072-0037-036  
072-0037-064  
072-0037-065

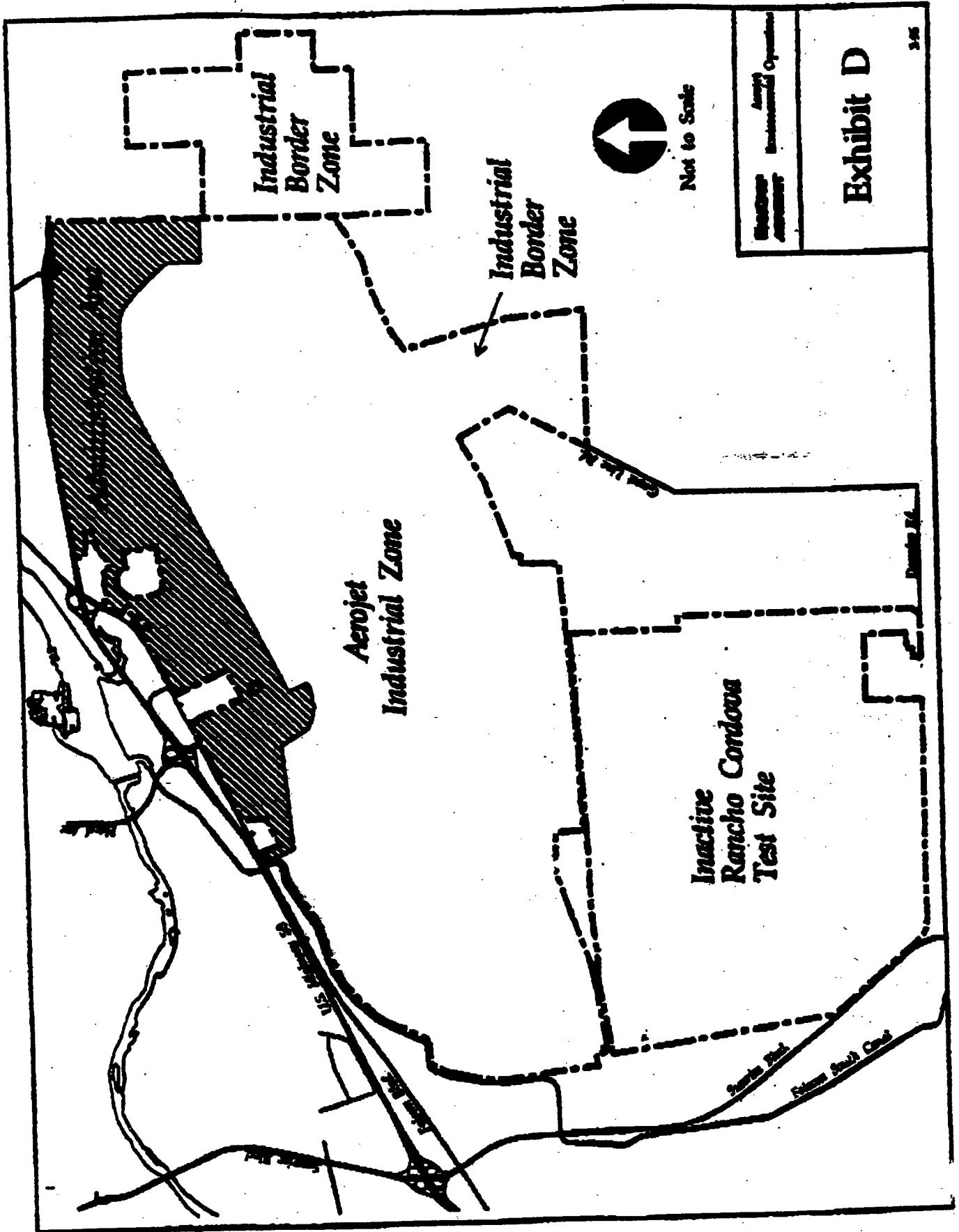


EXHIBIT D  
 1/88