



MEMORANDUM

Date: July 24, 2012

To: Gary Riley, Remedial Project Manager, EPA Region 9

From: Matt Robbie, Skeo Solutions
Miranda Maupin, Skeo Solutions

Re: Aerojet Reuse Assessment for Boundary Operable Unit (OU6)

Att: Final Reuse Assessment

Introduction

Region 9 has requested assistance from Skeo Solutions to conduct a reuse assessment for the Aerojet/General Corp. Superfund site. The reuse assessment included identifying General Corp.'s proposed developments and remedial considerations for portions of the Aerojet site. The reuse assessment was conducted in two phases. The first phase focused on identifying land use and remedial considerations for the Perimeter Ground Water Operable Unit (OU 5). The second phase addressed the Boundary Operable Unit (OU 6).

The purpose of this memorandum is to provide an executive summary outlining the remedial and future use considerations which are presented in more detail in the attached reuse assessment for OU 6.

Summary of OU 6 Future Land Use Considerations

Based on a review and analysis of GenCorp's proposed land use plans and municipal development approvals, Skeo Solutions has identified planned future land uses that affect portions of the Aerojet Site within OU 6. GenCorp's proposed Easton Place development and portions of the Westborough Phase 2 development are located in Sacramento County and fall within the Aerojet Special Planning District. Portions of Westborough Phase 2 are located in the City of Rancho Cordova. Both proposed developments overlap with OU6 source areas. The future uses anticipated for Easton Place and Westborough Phase 2 and associated OU6 remedial considerations are outlined below.

Easton Place

- In January 2009, the Sacramento County Board of Supervisors approved General Plan and Zoning Amendments, and Tentative Large and Small Lot Subdivision Maps for Easton Place.¹
- County approvals for Easton Place allow for the development of a 183-acre transit-oriented community featuring high-density residential, retail and commercial office uses. High-density residential uses are approved for a portion of the Aerojet Site impacted by OU6 source areas, including the Administration West and Former Sewage Treatment Plant (FSTP) areas.
- Remedial Alternatives to address soil and soil vapor impacts at source areas were evaluated in the OU6 Feasibility Study. Potential remedial alternatives include a combination of institutional controls, containment (e.g., capping) and soil vapor intrusion controls to address potential human health risks, and excavation to address ecological risks in Admin West and FSTP areas where County approvals would allow for high density residential, mixed-use commercial, office and public uses.
- Institutional controls (ICs) are proposed for Admin West and FSTP areas where county approvals would allow for commercial mixed-use, high density residential, public and park uses. Potential ICs could include: restricted residential and commercial/industrial land use where residual COCs would remain in place at concentrations above levels that would allow for unrestricted use or commercial/industrial use; required soil vapor mitigation measures until concentrations meet allowable limits for ground water and soil vapor; required health and safety and materials management procedures for any excavations in areas of residual COCs.

Westborough Phase 2

- GenCorp has submitted an application to the City of Rancho Cordova for the development of the Westborough at Easton Specific Plan (Westborough Plan). The proposed Westborough Phase 2 development is on hold pending the evaluation of source areas and potential remedial alternatives for OU6.
- The proposed Westborough Plan envisions the phased development of a 1,695-acre mixed-use community with low and medium density residential uses, retail and commercial office uses, and natural preserve areas. The Westborough Plan area is primarily located within the City of Rancho Cordova's Aerojet Special Planning District; a small portion of the Westborough Plan is located in an area of Sacramento County proposed for annexation by the City of Rancho Cordova.
- GenCorp proposes residential, commercial mixed-use and open space uses for OU6 source areas, including: West Lakes, Line 2, Line 5, Buffalo Creek and Open Space Areas 5, 6 and 7 (collectively these areas are referred to as WLLLO). These areas are currently approved for

¹ County of Sacramento Zoning Code. *Aerojet Special Planning Area*. Title V, Chapter 8, Article 3. Sacramento County Department of Planning. December 2008. *Easton Place and Glenborough Subdivision Map Conditions*. Sacramento County Board of Supervisors. January 28, 2009. *Action Summary*.

industrial use only.

- Remedial options evaluated in the OU6 Feasibility Study for the WLL0 area include: ICs, capping to address soil and soil vapor risks to human health and ground water and excavation to address ecological risks. Remedial options also evaluate source reduction technologies (e.g., excavation and soil vapor extraction) to address soil and soil vapor risks.
- Institutional controls (ICs) are anticipated for portions of the Line 2 and Line 5 areas proposed for commercial mixed-use, open space and low-density residential uses. Potential ICs include: restricted residential and commercial/industrial use where residual contamination remains in place; required soil vapor mitigation measures until concentrations meet allowable limits for ground water and soil vapor; required health and safety and materials management procedures for excavations in areas where residual contamination remains in place.

Proposed Developments and Remedial Considerations for OUs 7, 8 and 9

As EPA Region 9 prepares for remedy selection processes at Operable Units 7, 8 and 9, it will likely be necessary to identify Aerojet GenCorp's proposed land uses for these areas. Analyses conducted for the reuse assessment, while primarily focused on OUs 5 and 6 identified the following considerations.

- Portions of the approved Glenborough at Easton development fall within OU 8.
- The proposed Westborough development would likely impact portions of OU 7 and 9.
- The proposed Hillsborough development would likely impact a portion of OU 7.
- OU 7 impacts portions of the state-owned Prairie City State Vehicular Recreation Area (see discussion below).

Aerojet has not identified specific plans for the future use of interior areas of the Site (e.g., OUs 7 and 9). Additional discussion and coordination with Aerojet regarding future plans for these areas would be needed in order to clarify reasonably anticipated future uses for consideration in future remedy selection processes.

Prairie City State Vehicular Recreation Area

Area 39 of the Aerojet site was formerly part of OU6 and was evaluated during the OU6 Remedial Investigation. While Area 39 is now considered part of the Island Operable Unit (OU 7), preliminary remedial considerations and land use considerations for the state-owned Prairie City State Vehicular Recreation Area were evaluated in the OU 6 reuse assessment and are summarized below.

- The 836-acre Prairie City State Vehicular Recreation Area (PCSVRA), located off of White Rock Road to the south of the Aerojet property is in continued use as an off-road vehicle recreation area managed by California State Parks Off-Highway Motor Vehicle Division (OHMVD). The PCSVRA provides trails and specialized dirt tracks for motorcycles, all-terrain vehicles and four-wheel drive vehicles.
- Area 39 encompasses a 90-acre area within the PCSVRA property. Some portions of PCSVRA impacted by Area 39 are currently fenced-off and closed to public. However, the PCSVRA restricted access areas do not encompass all Area 39 source areas. The PCSVRA Master Plan indicates an interest to re-gain use of Area 39 impacted areas, pending approval by EPA.
- Cleanup in Area 39 to recreational use is likely necessary in order to support OHMVD goals for the recreation area, or continued access restrictions may be required. In the future, targeted use restrictions in Area 39 (e.g., development standards, restrictive covenants, deed notices) may be required to limit future development activities to recreational / open space uses.
- Area 39 source areas and PCSVRA access restrictions may warrant further evaluation during Island Operable Unit (OU7) Remedial Investigation to determine whether remediation in Area 39 will allow for impacted areas to be returned to recreational use, or whether access restrictions would need to be expanded to include additional Area 39 source areas.

Details of the full reuse assessment are included in the attached final "Aerojet/General Corp. Superfund Site (OU6) Reuse Assessment" dated February 2012.



**Aerojet / General Corp. Superfund Site (OU 6)
Reuse Assessment
Sacramento County, California**

Prepared for EPA Region 9

(FINAL) February 2012



Aerojet Site Reuse Assessment

Presentation Overview

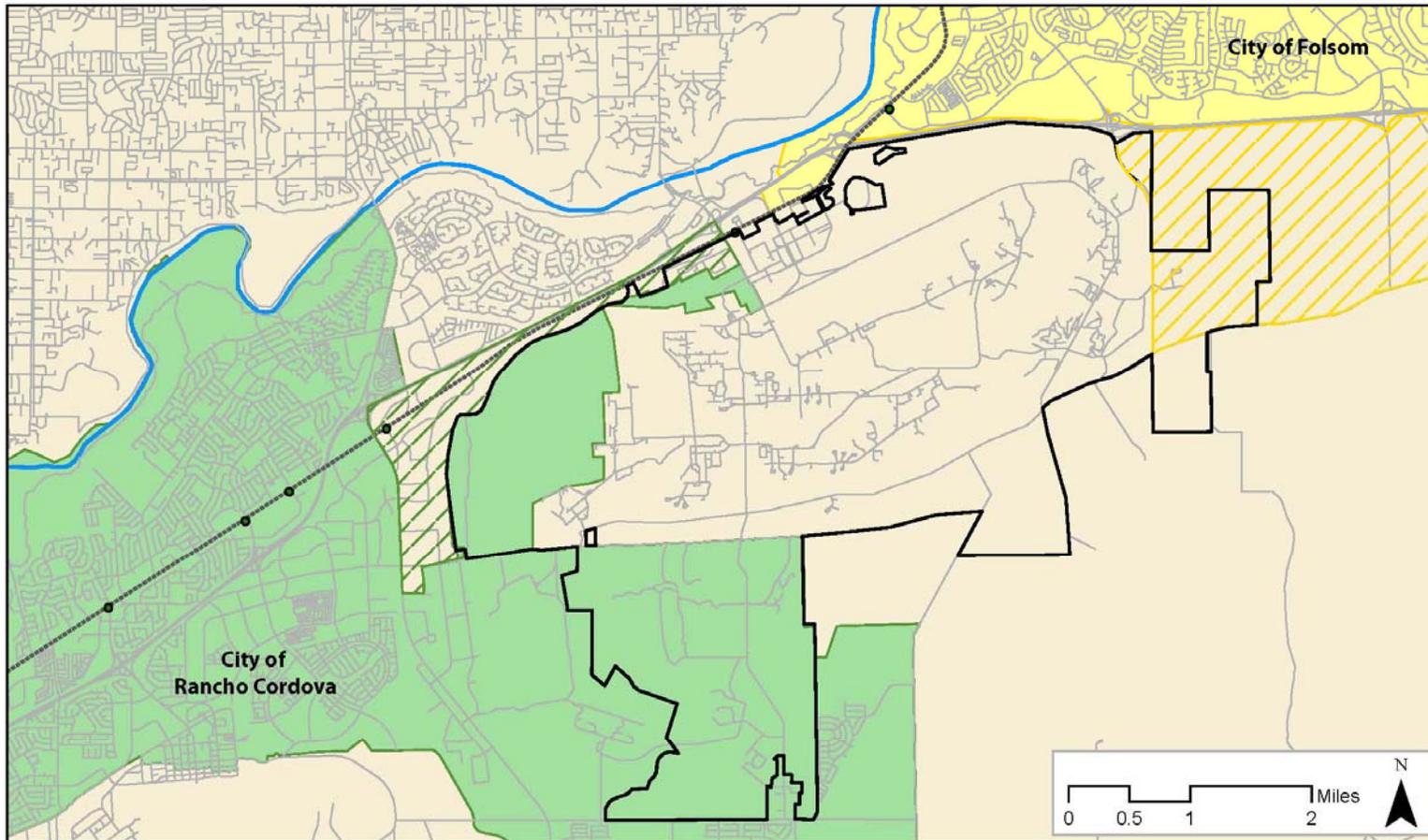
- Reuse assessment purpose
- Site background and remedial status
- Proposed developments and land use planning
- Remedial considerations

Overview

Study Purpose

- Identify municipal land use authorities and relevant development processes.
- Identify planned uses for consideration in near-term remedy selection process for Boundary Operable Unit (OU6).

Aerojet Property & Jurisdictional Boundaries



Key

Boundaries

-  Aerojet Property
-  Sacramento County
-  City of Rancho Cordova
-  Rancho Cordova Sphere of Influence
-  City of Folsom
-  Folsom Sphere of Influence

Additional Features

-  Roads
-  Light Rail
-  American River

Note: All boundaries are approximate.

Overview

Aerojet Property Background

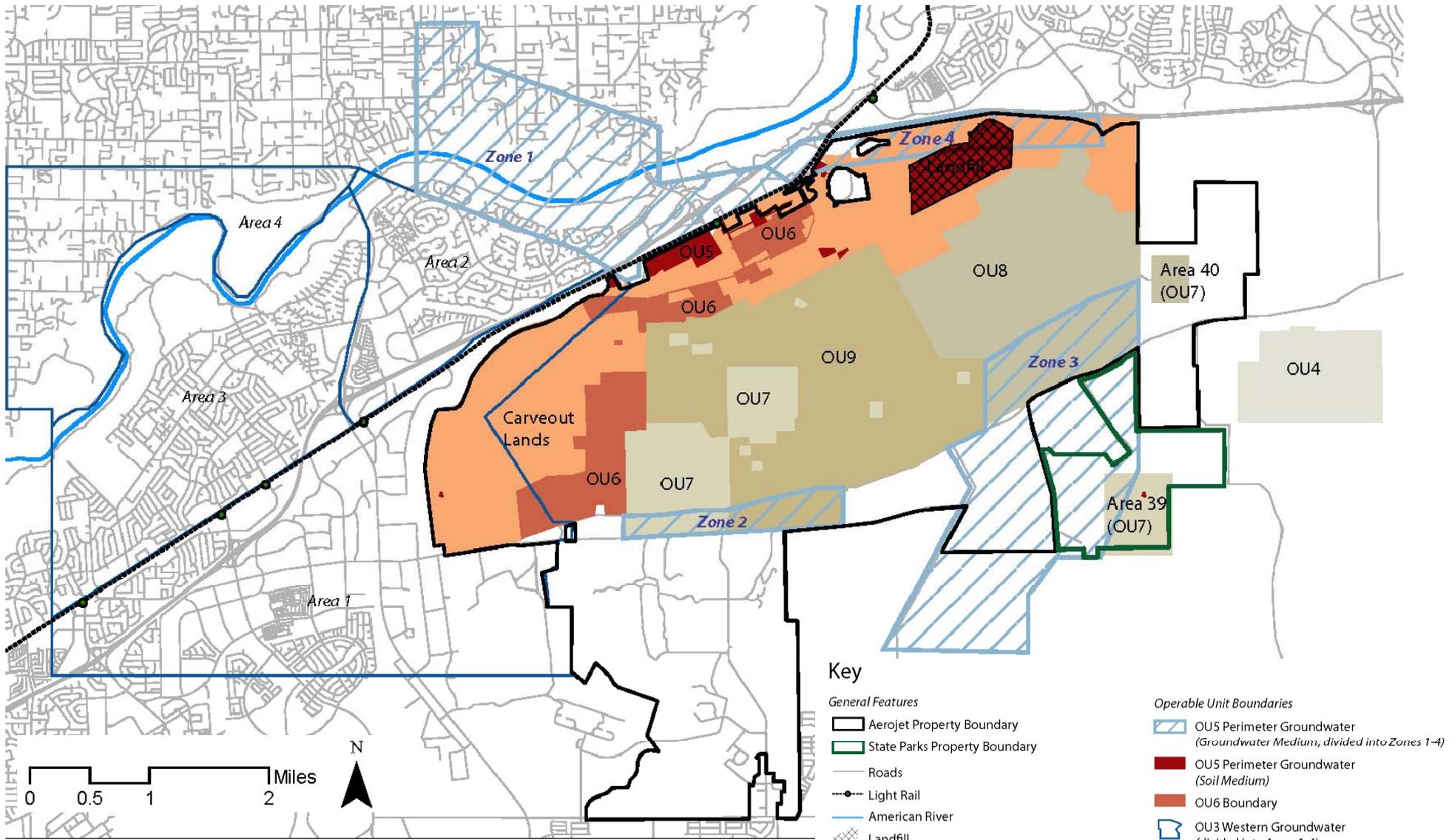
- Approximately 12,000-acre property owned by Aerojet-GenCorp and used to support chemical manufacturing and development and testing of rocket propulsion technologies.
- Approximately 5,900 acres of Aerojet property are currently included in the Aerojet Superfund Site.
- Aerojet maintains active industrial uses on portions of property; portions of property are inactive.
- GenCorp is re-positioning inactive areas for a broad range of real estate development opportunities.

Overview

Site Remedial History

- In 1970s, state agencies requested that Aerojet investigate potential ground water pollution at the site.
- In mid 1980s, interim response actions conducted to address ground water contamination threats.
- In 1983, Site placed on EPA's National Priorities List.
- In 1989, EPA, California Department of Toxic Substances Control (DTSC) and Central Valley Regional Water Quality Control Board (RWQCB) signed Partial Consent Decree (PCD) with Aerojet to conduct Remedial Investigation/Feasibility Study (RI/FS).
- In 2001, PCD modified to delineate and remove Carve-out lands and establish operable unit approach for RI/FS activities at remaining Site property.
- Site is currently divided into nine operable units.

Aerojet Site Operable Units & Ownership



Note: All boundaries are approximate.

Aerojet Property & Jurisdictional Boundaries

Operable Unit #	Operable Unit Name	Status
1	Overall Site	Study and remedy selection underway.
2	American River GET	Addressed under Perimeter Groundwater Operable Unit (OU 5) and other operable units.
3	Western Groundwater OU	ROD signed in 2001.
4	Area 41 Soil & Groundwater	Study and remedy selection underway.
5	Perimeter Groundwater	ROD signed in January 2011. Landfill included in OU 5, with closure overseen by state and county authorities.
6	Boundary OU Groundwater and Soil	Study and remedy selection underway. Proposed plan anticipated in mid-2012.
7	Islands OU Groundwater and Soil	Study and remedy selection underway.
8	Eastern OU Groundwater and Soil	Study and remedy selection underway.
9	Central OU	Study underway.



*Proposed Land Use & Planned
Development*

Proposed Developments

GenCorp Proposed Developments

- **Easton Place:** 183-acre transit-oriented community, high-density residential, retail and commercial office.
- **Glenborough:** 1200-acre mixed use development featuring low to medium density residential, retail, commercial office, and natural preserve areas.
- **Westborough:** 1,695-acre development featuring residential uses, a new regional town center, village centers, parks and open space, a high school, and commercial uses.
- **Rio del Oro:** 3,828-acre development (2,328 acres owned by GenCorp) combining several village and town centers, business and industrial parks, a wetland preserve area, and residential uses.
- **Hillsborough:** 629-acre mixed-use town center, commercial office, regional parkland and low-density residential uses.

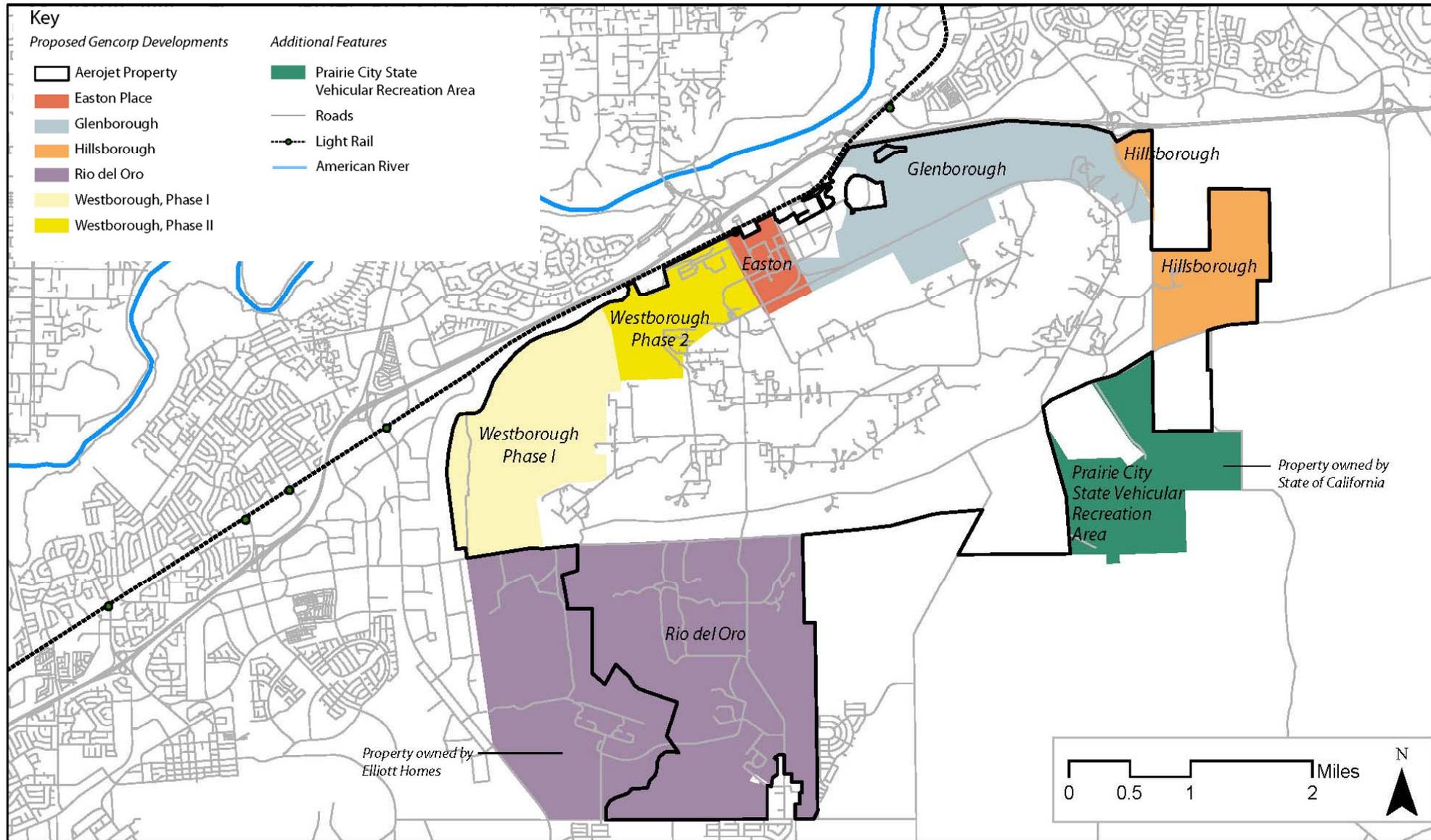
Current Recreational Use

State Recreation Area

- **Prairie City State Vehicular Recreation Area (PCSVRA):** 836-acre off-highway vehicle recreation facility operated by the California Department of Parks – Off-Highway Motor Vehicle Division. PCSVRA provides year-round access to trails and terrain parks for motorcycles and four-wheel drive vehicles.

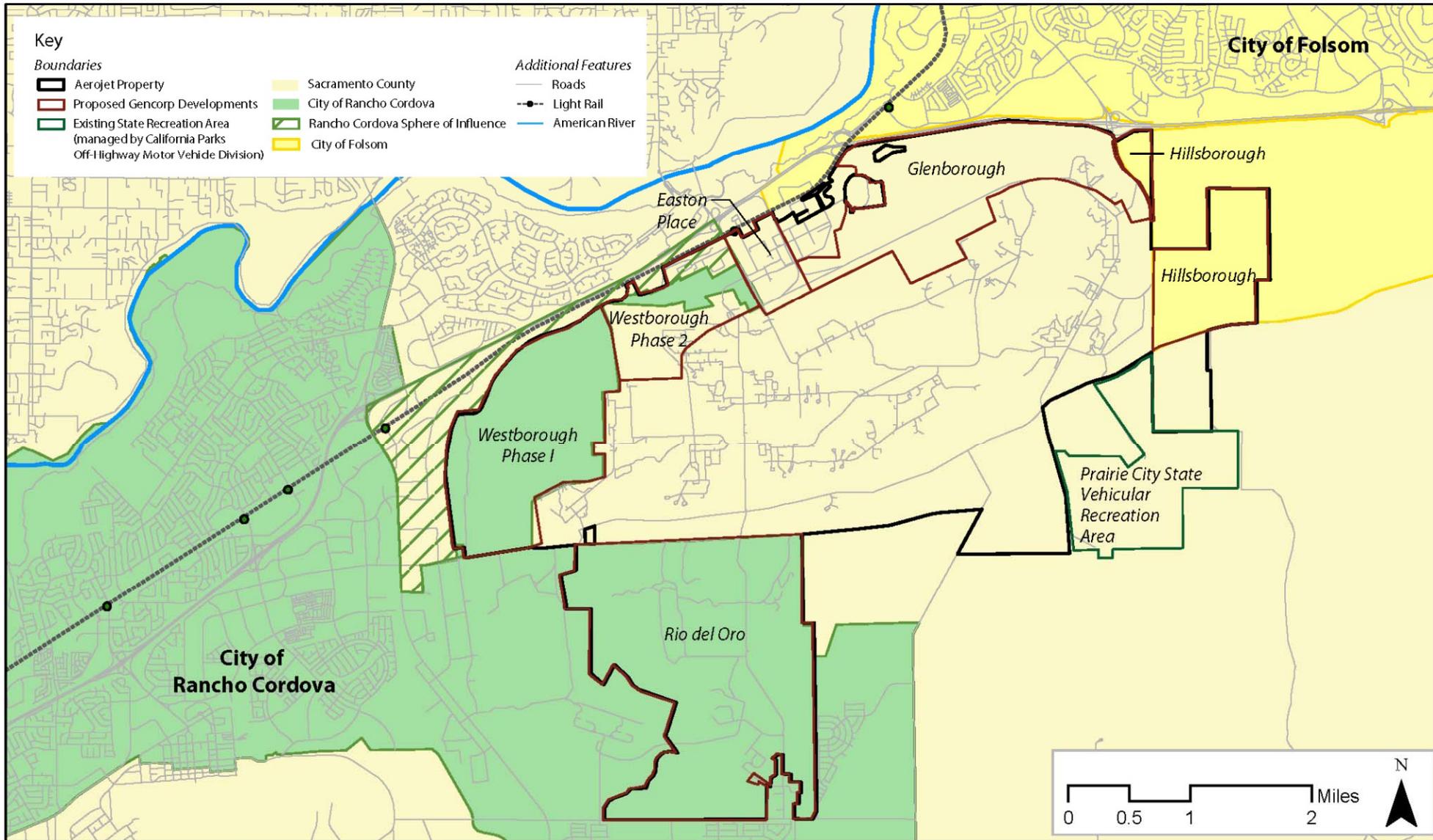
PCSVRA was operated by Sacramento County from 1975-1986. The facility has remained in operation under California State Parks Department since 1986.

Ownership & Proposed Use



Note: All boundaries are approximate.

Jurisdictions & Proposed Use



Note: All boundaries are approximate.

Jurisdictions & Planning Authority

Jurisdictions	Land Use Planning Areas (existing)	Annexation Areas (future)	Operable Units
Sacramento County	Aerojet Special Planning Area (land use plan, zoning regulations, design standards)	N/A	4*, 5, 6, 7, 8, 9
Rancho Cordova	Aerojet Special Planning Area (land use plan, zoning regulations, design standards)	Rancho Cordova Sphere of Influence	3, 5**, 6, 7, 9
Folsom	N/A***	South of 50 Specific Plan (annexation approved by LAFCO 1/18/12)	7 (Area 40)
California State Parks (Off-Highway Motor Vehicle Recreation Division)	Prairie City State Vehicular Recreation Area Master Plan (land use and resource management plan)	N/A	7 (Area 39)

* OU4 (Cavitt Ranch) falls within Sacramento County's jurisdiction but is not part of the Aerojet Special Planning Area.

** Portion of OU5 to fall within Rancho Cordova future annexation area.

*** General Plan Amendments and Folsom Specific Plan Area have not yet been approved by Folsom City Council.

Municipal Land Use Planning

Typical Land Use Planning Tools

- **General Plan**

Identifies land use zones, specific plan areas, and special planning areas – includes text and map exhibits.

- **Zoning Code**

Describes permitted uses within each land use zone – formal land use regulations.

- **Subdivision Regulations**

Identify parcels, use designations, and development conditions at parcel level – includes maps and subdivision regulations.

Municipal Land Use Planning Authorities

Development Review Process

- **Application to Planning Department**

Applicant proposes development plans and requests approval of Specific Plan, General Plan and zoning amendments, and other entitlements.

- **Environmental Review**

Jurisdiction issues Notice of Preparation (NOP) for a draft Environmental Impact Report (EIR) evaluating impacts of the proposed development; draft EIR is released by Department of Environmental Review for review by local, state and federal agencies, and the general public; the jurisdiction certifies final EIR.

- **Land Use Approval**

Amendments to planning policy documents such as General Plan, zoning code and subdivision maps are reviewed by planning department staff who make recommendations for subsequent approval actions by municipal planning commission, city council/board of supervisors, and others as appropriate.

Approval Status for GenCorp's Proposed Developments

Jurisdiction	Proposed Development	Development Status	Operable Unit
Sacramento County	Easton Place (183-acres)	<ul style="list-style-type: none"> ✓ Application Submitted (1/20/04) ✓ EIR Certified (12/10/08) ✓ Land Use Approval (1/28/09) 	5, 6
	Glenborough (1,200 acres)	<ul style="list-style-type: none"> ✓ Application Submitted (1/20/04) ✓ EIR Certified (12/10/08) ✓ Land Use Approval (1/28/09) 	5, 8
Rancho Cordova	Rio Del Oro (3,828 acres)	<ul style="list-style-type: none"> ✓ Application Submitted (on-hold) <input type="checkbox"/> Environmental Review <input type="checkbox"/> Land Use Approval 	N/A
	Westborough (1,200 acres)	<ul style="list-style-type: none"> ✓ Application Submitted (on-hold) <input type="checkbox"/> Environmental Review <input type="checkbox"/> Land Use Approval 	5,6,7,9
Folsom	Hillsborough (629 acres)	<ul style="list-style-type: none"> ✓ Application Submitted ✓ Final EIR Complete ✓ Annexation Certified <input type="checkbox"/> Land Use Approval 	7

Development Restrictions

Easton Place

County Approval Conditions

- Development restrictions established in General Plan, zoning amendments, and tentative subdivision maps (e.g., Zoning Code of Sacramento County – Aerojet Special Planning Area [amended 1/28/09], Easton Rezone Conditions [approved 1/28/09], Easton Tentative Large and Small-Lot Subdivision Maps [approved 12/17/08]. Note: portions of development proposals impacted by OU 6 fall within Sacramento County's jurisdiction.

Institutional Controls

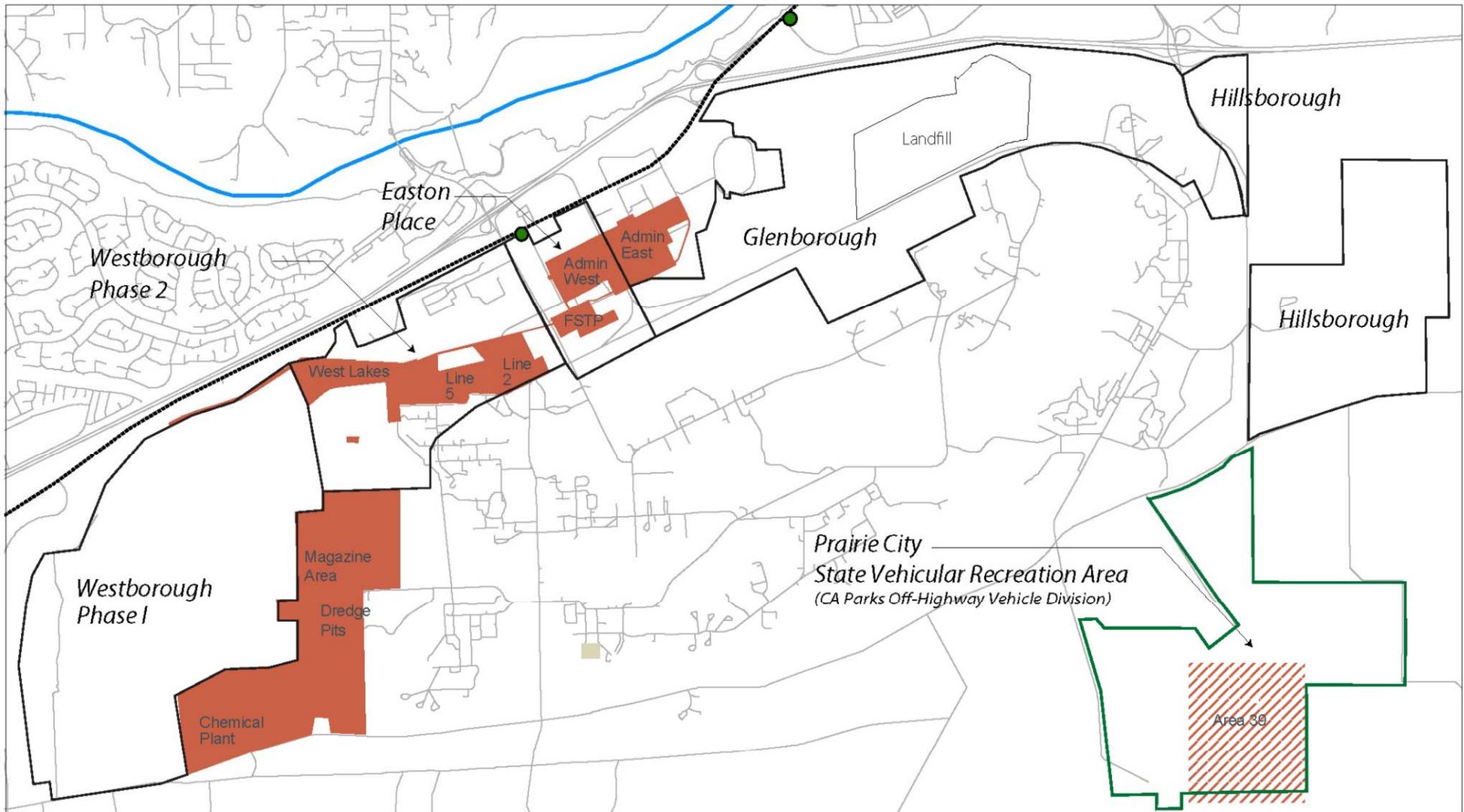
- Institutional Controls (ICs) on Carveout Lands are in place and defined in the 1989 Partial Consent Decree (PCD), and subsequent modifications to the PCD. ICs for Carveout Lands establish specific provisions for the transfer of Site property owned by Aerojet and require deed restrictions.
- Additional ICs are being implemented as part of the remedies at OU5 and OU6 to help ensure protectiveness of the site's remedy.

Note: Development restrictions are not yet in place for GenCorp's proposed Westborough development, as the proposed land use plan has not yet gone through Sacramento County or Rancho Cordova's development review process.



*Proposed Uses & Remedial
Considerations*

Aerojet OU6 – Current and Proposed Uses



Aerojet OU6 – Current and Proposed Uses (cont.)

Land Use Considerations for OU6 Source Areas

- GenCorp's proposed developments overlap with Admin West, Former Sewage Treatment Plant, Buffalo Creek, West Lakes, Line 2 and Line 5 source areas. The following section includes an evaluation of remedial considerations for these OU6 source areas and land use plans Easton Place and Westborough Phase II.
- GenCorp does not propose land use changes for Admin East, Chemical Plant, Dredge Pits or Magazine Area source areas. These OU6 source areas are not included in the following evaluation.

Notes:

GenCorp's proposed Westborough Phase I development overlaps with OU5 and Carveout Lands and is not included in the following evaluation.

Area 39, formerly part of OU6, was evaluated during the OU6 Remedial Investigation. While Area 39 is now considered part of OU7, preliminary remedial considerations and land use plans for the state-owned Prairie City State Vehicular Recreation Area are included in the following section.

OU6 Remedial Considerations

OU6 Remedial Alternatives

Feasibility Study Remedial Alternatives

1. No Action
2. Institutional Controls
3. Containment/Operational Controls
4. Source Reduction/Removal

Remedial Options Evaluated

Feasibility Study includes a detailed analysis of remedial alternatives identifying combinations of remedial alternatives 2-4 that could be implemented to achieve remedial action goals for impacted areas.

Reuse Considerations

OU6 remedy will likely include a combination of institutional controls, containment (e.g., capping), and targeted source removal to achieve remedial action goals consistent with anticipated future land use and proposed developments at Easton Place and Westborough Phase 2.

Proposed Developments



Key

General Features

- Aerojet Boundary
- Light Rail

Operable Units

- OU5 Perimeter Groundwater (Soil Medium)
- OU6 Boundary

Proposed Land Uses

- CMU
- Commercial
- Community Resource
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Major Road
- Office
- Open Space
- Open Space/Alder Creek
- PQP
- Park
- Parkway
- School

Easton Place (Sacramento County) Remedial Considerations

- Approved by County for transit oriented development, high-density residential, public, retail and commercial office uses.
- High density residential, mixed-use commercial and public uses approved for area overlapping OU 6; high density residential uses approved for area impacted by OU 5 soils.
- Contaminants of concern (COCs) present in the Administration Area (Admin) and Former Sewage Treatment Pant (FSTP) area could pose human health risk under residential and commercial/industrial use scenarios. COCs present in portions of Admin East and West areas could pose an ecological risk if areas were returned to natural habitat.

Proposed Developments

Easton Place Remedial Considerations (continued)

- Remedial Considerations:** Remedial Alternatives for soil and soil vapor evaluated in OU6 Feasibility Study include a combination of institutional controls, containment (e.g., capping) and soil vapor intrusion controls to address potential human health risks, and excavation to address ecological risks in Admin West and FSTP areas where County approvals would allow for high density residential, mixed-use commercial, office and public uses.
- Potential Development Restrictions:** Institutional controls (ICs) are proposed for Admin West and FSTP areas where county approvals would allow for commercial mixed-use, high density residential, public and park uses. Potential ICs could include: restricted residential and commercial/industrial land use where residual COCs would remain in place at concentrations above levels that would allow for unrestricted use or commercial/industrial use; required soil vapor mitigation measures until concentrations meet allowable limits for ground water and soil vapor; required health and safety and materials management procedures for any excavations in areas of residual COCs.



Key

OU 6 Remedial Considerations (Administration Area)

- Remedial Areas for Soils and Soil Vapor (remedial alternatives evaluated in OU6 Feasibility Study to address soil and soil vapor impacts)
- Institutional Controls for Land Use / Development (restricted residential and commercial/industrial uses where residual contamination remains in place at concentrations above levels that allow for unrestricted use; construction and materials management requirements)
- Institutional Controls for Ecological Use (restrictions to prevent area from reverting to ecological habitat)

OU 5 Remedial Considerations (Soil Medium)

- Soil Hot Spots

Operable Units

- OU6 Boundary
- OU5 Perimeter Groundwater (Soil Medium)

Proposed Land Uses

- CMU
- Commercial
- Community Resource
- High Density Residential
- Office
- Public/Quasi-Public
- Park
- Parkway
- Major Road

General Features

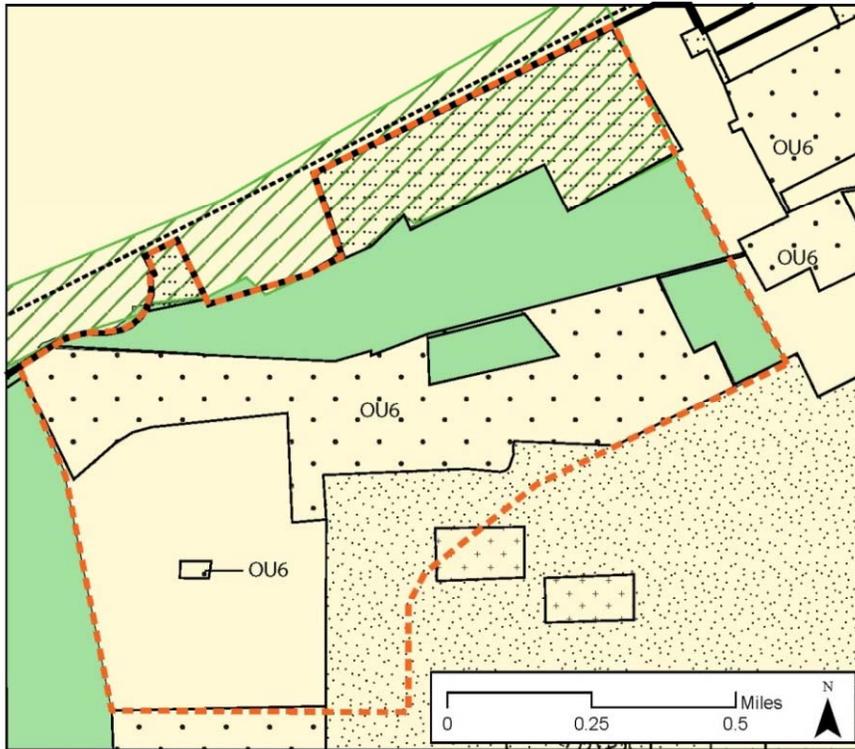
- Aerojet Boundary
- Light Rail

Proposed Developments

Westborough Phase 2 (Sacramento County and Rancho Cordova)

Operable Units and Municipal Boundaries

- GenCorp's proposed Westborough Phase 2 development falls within Sacramento County and Rancho Cordova jurisdictions, as well as the Rancho Cordova Sphere of Influence (County land proposed for annexation by Rancho Cordova).
- OU6 impacts only portions of Westborough Phase 2 within Sacramento County.
- Rancho Cordova portions of Westborough Phase 2 are designated as Carveout Lands; Rancho Cordova Sphere of Influence areas are impacted by OU 5.



Key

General Features

— Aerojet Boundary

--- Light Rail

Operable Units

••••• OU5 Perimeter Groundwater (Soil Medium)

□ OU6 Boundary

□ OU7 Island

□ OU9 Central

Jurisdictional Boundaries

--- Proposed Westborough Development (Phase 2)

■ Sacramento County

■ City of Rancho Cordova

■ Rancho Cordova Sphere of Influence (potential annexation area)

Proposed Developments

Westborough Phase 2

Remedial Considerations

- Approved for industrial use only (proposed residential, mixed-use development not yet approved)
- GenCorp proposes residential, commercial mixed-use and open space uses for areas impacted by OU 6.
- OU6 Remedial Investigation/Feasibility Study identified source areas and residual COCs in the West Lakes, Line 2, Line 5, Buffalo Creek and Open Space Areas 5, 6 and 7 (collectively these areas are referred to as WLL0).
- COCs present in soil and ground water at several locations throughout the WLL0 area could potentially pose a human health risk under a residential use scenario. COCs present in soil vapor in discrete areas in Line 2 could pose a human health risk under a commercial/industrial use scenario. Residual COCs present in sediments in Buffalo Creek could potentially pose a human health risk under a recreational use scenario.



Key

General Features

- Aerojet Boundary
- Light Rail

Operable Units

- OU5 Perimeter Groundwater (Soil Medium)
- OU6 Boundary
- OU7 Island
- OU9 Central

Proposed Land Uses

- CMU
- Commercial
- Community Resource
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Major Road
- Open Space
- Open Space/Alder Creek
- PQP
- Park
- Parkway
- School

Proposed Developments

Westborough Phase 2 Remedial Considerations (continued)

- Remedial Considerations:** Remedial options evaluated in the OU6 Feasibility Study for the WLLC area include: institutional controls (ICs), capping to address soil and soil vapor risks to human health and ground water and excavation to address ecological risks. Remedial options also evaluate source reduction technologies (e.g., excavation and soil vapor extraction) to address soil and soil vapor risks.

- Development Restrictions:** Institutional controls (ICs) are anticipated for portions of Line 2 and Line 5 areas proposed for commercial mixed-use, open space and low density residential uses. Potential ICs include: restricted residential and commercial/industrial use where residual contamination remains in place; required soil vapor mitigation measures until concentrations meet allowable limits for ground water and soil vapor; required health and safety and materials management procedures for excavations in areas where residual contamination remains in place.



Key

OU 6 Remedial Considerations (WLLC Area)

- Remedial Areas for Soils and Soil Vapor (remedial alternatives evaluated in OU6 Feasibility Study to address soil and soil vapor impacts)
- Institutional Controls for Land Use / Development (restricted residential and commercial/industrial uses where residual contamination remains in place at concentrations above levels that allow for unrestricted use; construction and materials management requirements)

OU 5 Remedial Considerations (Soil Medium)

- Soil Hot Spots

Operable Units

- OU5 Perimeter Groundwater (Soil Medium)
- OU6 Boundary
- OU7 Island
- OU9 Central

General Features

- Aerojet Boundary
- Light Rail

Proposed Land Uses

- CMU
- Commercial
- Community Resource
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Open Space
- Open Space/Alder Creek
- Public/Quasi-Public
- Park
- Parkway
- School
- Major Road

Prairie City State Vehicular Recreation Area



Key

General Features

- Aerojet Boundary
- PCSVRA Boundary
- PCSVRA Access Points
- Roads

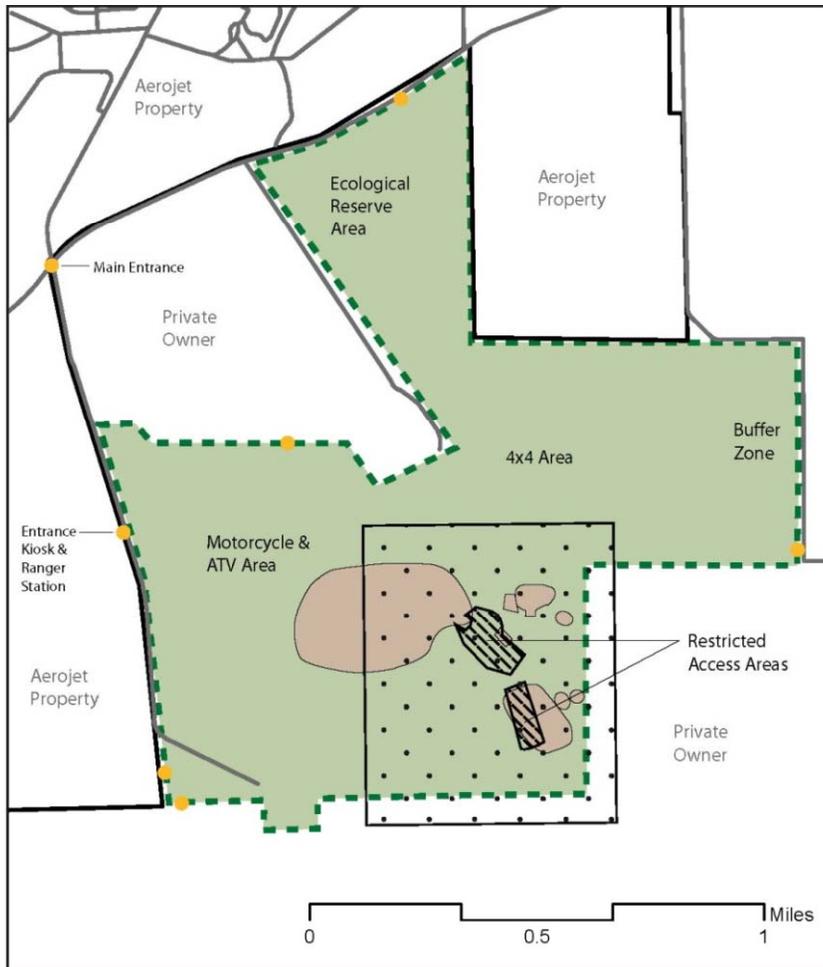
Operable Units

- OU6 Boundary (Area 39)
- OU7 Island
- PCSVRA Restricted Access Areas

Prairie City State Vehicular Recreation Area

- Continued use as off-road vehicle recreation area managed by California State Parks Off-Highway Motor Vehicle Division (OHMVD).
- Portions of PCSVRA impacted by Area 39 (evaluated in OU6 Remedial Investigation; now part of OU7) are currently fenced-off and closed to public; PCSVRA Master Plan indicates an interest to re-gain use of Area 39 impacted areas, pending approval by EPA.
- Cleanup in Area 39 to recreational use is likely necessary in order to support OHMVD goals for the recreation area, or continued access restrictions may be required.
- In the future, targeted use restrictions in Area 39 (e.g., development standards, restrictive covenants, deed notices) may be required to limit future development activities to recreational / open space uses.

Prairie City State Vehicular Recreation Area



Key

General Features

- Aerojet Boundary
- PCSVRA Boundary
- PCSVRA Access Points
- Roads

Operable Units

- OU6 Boundary (Area 39)
- OU 6 - Area 39 Source Areas
- PCSVRA Restricted Access Areas

Area 39 Source Areas & PCSVRA Access Restrictions

- Portions of the PCSVRA currently designated as restricted access areas in the PCSVRA Master Plan do not encompass all Area 39 source areas.
- Area 39 source areas and PCSVRA access restrictions may warrant further evaluation during Island Operable Unit (OU7) Remedial Investigation to determine whether remediation in Area 39 will allow for impacted areas to be returned to recreational use, or whether access restrictions would need to be expanded to include additional Area 39 source areas.

Conclusions

Remedial Considerations

- **County Approved Developments**

Sacramento County's Aerojet SPA Ordinance approves GenCorp's proposed land use plans for Easton Place, which is impacted by contamination within OU 6.

Remedy at Admin West and FSTP areas within OU6 will likely include a combination of institutional controls, containment (e.g., capping), vapor intrusion controls and targeted source removal to support County-approved land use at Easton Place.

Gencorp's proposed land uses for Westborough have not yet been approved by Sacramento County and the City of Rancho Cordova. There is an opportunity to coordinate municipal land use approvals for Westborough and remedial plans for OU 6.

Conclusions

Remedial Considerations (continued)

- Off-Road Recreational Vehicle Use
California's State Parks Department manages off-road vehicle use in Prairie City State Vehicular Recreation Area, which is impacted by contamination within Area 39 (evaluated in OU6 Remedial Investigation).

Remedial process at Area 39 will likely need to consider a) continued access restrictions, or b) cleanup to allow for recreational use in impacted areas. Targeted use restrictions may be also required limit future development to recreational / open space uses.

Area 39 source areas extend outside of current restricted access areas at the PCSVRA. Further evaluation may be warranted to determine if restricted access areas need to be expanded or if cleanup will ensure that remedy is protective of future recreational uses.