

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 10
AUGUST 9, 2001
PAGE 1

P01-076 - Country Day School Parking Modifications

REQUEST: A. Environmental Determination: Exempt, Section 15301;
 B. Special Permit Modification to amend the phase II parking requirements of the Sacramento Country Day School Master Plan from 102 on-site and 60 off-site parking spaces to 77 on-site and 85 off-site spaces.

LOCATION: 2636 Latham Drive, 234 Munroe Street
 APN: 293-0070-001, -002, -009
 Sacramento Unified School District
 Council District 3

OFFSITE PARKING (COUNTY): 2425 Sierra Boulevard
 APN: 294-0050-014
 Arden Arcade Community
 County of Sacramento

APPLICANT:	Marta Quinn, Sacramento Country Day School, (916) 481-8811 2636 Latham Drive Sacramento, CA 95864
OWNER:	Sacramento Country Day School Foundation
APPLICATION FILED:	June 8, 2001
STAFF CONTACT:	Ted Kozak, (916) 264-1944

SUMMARY:

The applicant is requesting entitlements to modify previous conditions of approval for the Sacramento Country Day School (SCDS) Master Plan. The SCDS Master Plan, as approved, requires that before Phase II of the project can begin, the school must provide 102 parking spaces onsite and 60 parking spaces offsite in the County of Sacramento (2425 Sierra Boulevard). The applicant wishes to amend this proposal to provide 77 parking spaces onsite and 85 parking spaces offsite, still located at 2425 Sierra Boulevard. SCDS is requesting the reduction of on-site parking spaces in order to redevelop and reconfigure the existing on-site drop of area and parking lot. The purpose of the modification is to improve traffic flow and increase student safety at the SCDS campus. A shuttle will continue to transport employees and students to and from the off-site parking location and school.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the project's compliance with the General Plan which designates the site as Low Density Residential and policies which allows schools within residential zones. It is also based on the project's improvement of the internal circulation of the existing parking lot and the reduction of on-site vehicular trips.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Existing Land Use of Site:	Existing school
Existing Zoning of Site:	R-1 zone

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1 zone
South:	Single Family Residential; R-1 zone
East:	Single Family Residential; R-1A zone
West:	Single Family Residential; R-1A-R zone

Property Dimensions:	irregular
Property Area:	11.15+ acres
Existing Parking:	142 spaces: 82 on-site, 60 off-site
Parking Required by Master Plan:	162 spaces: 102 on-site, 60 off-site
Proposed Parking:	162 spaces: 77 on-site, 85 off-site
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

The Sacramento Country Day School first opened in September, 1965 prior to annexation to the City of Sacramento. The School has had six previous expansions, four of which were approved by the City of Sacramento Planning Commission, one approved on appeal by the Sacramento City Council (1976 Master Plan), and one approved by the Planning and Development Department, Planning Director. In 1990, a request for an addition of 3,830 square feet for three modular classrooms resulted in the permitted square footage of 47,200 square feet (P90-233).

In 1994, several neighbors filed a complaint with the City, identifying potential violations with the 1990 Special Permit. Staff confirmed that the school was in violation of the Special Permit conditions regarding enrollment and parking requirements. Since the school had a pending application (P94-025) for a Phased Master Plan, code enforcement was put on hold until action of the application occurred.

On December 14, 1995, after five hearings on the proposed project, the Planning Commission approved the Sacramento Country Day School expansion and Master Plan. The project was appealed to the City Council. In July, 1996, the City Council denied the appeal and approved the project with revised entitlements permitting the school to expand to 71,140 square feet with a high school onsite, or 63,140 square feet in the event the high school was developed offsite. In order to reduce on-site vehicle trips to the SCDS site, as required by Phases I and II of the Master Plan, 60 off-site parking spaces were located at the Unitarian Church, 2425 Sierra Boulevard, in the County of Sacramento.

On March 8, 2000, the Zoning Administrator approved a Special Permit Modification (Z00-005) to amend the Sacramento Country Day School Master Plan by postponing certain building improvements and installing two relocatable (temporary) classrooms totaling 1,980 square feet.

The approval restated the following conditions of approval to be satisfied prior to the addition of the 545th student or the 145th High School student:

- a. Acquisition of a school site that is suitable to accommodate the necessary buildings and facilities for a High School with a proposed enrollment of not less than 200 students or the execution and recordation of an agreement to acquire such a site upon approval of the necessary land use entitlements to allow for a school at the site.
- b. Filing of a completed application, including the payment of all necessary and required processing fees, with the appropriate jurisdiction(s) to obtain the necessary entitlements to establish the High School; and
- c. Commencement of the fund raising campaign to construct the High School.

Upon completion of the foregoing steps, and subject to the all other conditions of the existing Special Permit, the school enrollment shall be allowed to exceed 544 students and 144 high School students, up to a maximum enrollment of 600 students of which 200 would be High School students, as specified in A3, below.

On June 27, 2001, the Planning Director approved a Special Permit Modification (IR00-039) to amend a Zoning Administrator condition of approval (Z00-005) which required the expansion of the parent drop-off area (drop-off and stacking lanes) in the Latham parking lot as shown in the approved Master Plan (P94-025) prior to the occupancy of the portable buildings. The application was an effort to eliminate the costs of parking lot improvements indicated in the approved Master

Plan, which called for the demolition of existing classrooms that the school was unable to afford.

There were several new conditions incorporated as a part of the project:

- a. The parking spaces in the southern most parking area (both sides of the parking area) shall be restricted (no parking, except of handicapped spaces) between the hours of 8-9AM and 2:30-4PM.
- b. The drop-off lanes shall be clearly identified.
- c. The school shall comply with all the conditions of approval as prescribed in P94-025 and Z00-005 as modified by the PDSP.
- d. In the event of complaints in regards to stacking on Latham Drive, SDCS shall pay for the necessary monitoring and staff time to resolve the complaint.
- e. The proposed improvements are interim only, prior to admitting the 545 student (Phase II) SCDS will comply with the ultimate Master Plan parking layout.

Additional Information:

The 1996 approval, P94-025, permits additional enrollment above 510 students when certain conditions are met with regards to traffic and parking. Expansion of the school is based on enrollment and not on building or parking lot development. The conditions of approval do not require specific buildings to be constructed when the student population increases. Current General Conditions of approval require:

- A1. Applicant shall submit detailed site plans for each phase of development, which shall be subject to review and approval of the Planning Director. Site plans shall be consistent with the Master Plan and conditions approved herein.
- A2. The design of the building or other improvements shall be subject to review and approval by the Planning Director. The design shall be consistent with the Master Plan and conditions approved herein.
- A3. The maximum enrollment, preschool through high school, permitted for each phase as set forth below:

	Total Number of Students Allowed	Maximum Number of High School Students Allowed
Current Enrollment	541	142 of 541
Phase I	544	144 of 544
Phase II	600	200 of 600
Phase IIIA (High School Offsite)	564	0 of 564
Phase IIIB (High School Onsite)*	544	144 of 544

*Not likely to occur, since the SCDS has acquired property offsite

- A4. The school shall be entitled to increase its enrollment to the maximum figures set forth above, provided that the school will increase enrollment as authorized by A3 above shall and must operate in a manner such that the parking, traffic, and traffic-related impacts associated with and attribute to the school and its employees, students, guests, and invitees, are maintained at or below the same general of such effects and impacts that existed during the second semester of the 1995-1996 school year.

The Master Plan contemplates how buildings will be removed, constructed, and remodeled during each phase. The Master Plan is for 15 years and is intended to be flexible in terms of the actual timing and sequencing of the improvements depending upon the school's ability to raise money and its programing, onsite and offsite facility priorities. No specific conditions were required that tied the construction of the facilities to the phasing of enrollment. Several exhibits were approved for the phasing of development (ie. Conceptual Site Plan, Current Phase Development Plan, Phase I Development, Phase II Development Plan, and Phase IIIA and IIIB Development Plan).

The school is currently in Phase I, with 541 students enrolled at the school (per April 9, 2001, SDCS letter, see Attachment 4). The exhibits identify certain building development which are to occur during each phase. The Conceptual Site Plan identifies buildings to be constructed, demolished, and continued to be used.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan and zoning land use designations. The General Plan designation of Low Density Residential is consistent with

the applicant's request for the Special Permit Modification in that the development or renovation of parking lots are allowed in any land use class, including the Single Family Residential (R-1) zone.

B. Site Plan Design/Zoning Requirements

1. Zoning/ Offsite Parking

The Sacramento Country Day School and the Unitarian Church have entered into a five (5) year agreement to lease the sixty (85) parking spaces from the Church through June, 2006. The applicant has submitted a project to the County of Sacramento extending the County's parking review approval to November, 2006, which expires in June, 2002. The revised Special Permit approved by the Sacramento City Council in July, 1996 (P94-025) requires operation of the off-site lot until commencement of Phase 3A. The Sacramento City Code, Section 17.64.010.A.1.c, states that the recommended minimum term is ten (10) years for offsite parking lots under different ownership and outside a 300 foot radius around the subject site. Staff finds the revised lease for a period of five years acceptable, since the County's renewal and modification process for special review allows for a maximum extension of only five years. Regardless, after the lease period expires in 2006, if required, the SCDS will retain its option to extend the lease another five (5) years.

The commencement of Phase II of the Master Plan requires that the entire enrollment of High School students be eliminated from the subject site and relocated to another facility offsite within five years. Recently, the SCDS secured an 80 acre offsite location for a new High School, ensuring the likelihood that the Phase II of the Master Plan will begin soon (see Attachment 5).

The Sacramento Country Day School Traffic Management Plan, as adopted, September 5, 1995, was amended on May 6, 1996 to include the following offsite parking condition:

At no time will off-site parking be eliminated if necessary to mitigate impacts to the agree-upon level. If off-site parking is otherwise required for mitigation purposes, the School's only other option will be to decrease its enrollment until mitigation is possible without off-site parking.

The Unitarian Church site is located approximately one mile northeast of the Country Day School site (see Vicinity map, Attachment 1). The applicant is utilizing the shuttle system, as currently implemented, which transports the employees and students using the off-site parking lot to the school. The shuttle system utilizes two 9 passenger vans, which are in continuous operation from 6:45 to 9:30AM and 1 to 6PM daily. In addition, the SCDS offers a Guaranteed Ride Home program

which provides the user a ride back to the Unitarian Church lot in the event of an unplanned need off hour access to his vehicle, in times such as an emergency. The shuttle route travels along Sierra Boulevard to its intersection with Fulton Avenue and Munroe Street. From there, the route follows Munroe Street to Latham Drive and the school site. Shuttle traffic will still be restricted to this route.

Staff supports the request given the direct route to the school site and the recent success of the off-site lot, shuttle program and other transportation management measures that have been implemented to reduce single occupancy trips to the site.

2. Setbacks

The proposed renovation does not impact the existing 15 foot landscape setback. The Sacramento City Code does not require the renovated parking area to have additional setbacks. Therefore all setback requirements are fulfilled.

3. Parking/Circulation

The City's Department of Public Works and Planning staff has analyzed the proposed revisions to the parking area and has determined that the changes improve internal circulation and increases pedestrian safety. Therefore, staff supports the new revised parking lot design.

4. Landscaping

The Zoning Ordinance requires 50 percent shading of trees in parking areas after 15 years. The existing parking area meets these requirements. Since the proposed revised parking area site plans indicate that the one tree to be removed will be replaced with two additional trees, this requirement will still be met. Staff also directed the applicant to revise the landscaping plan to provide shrubbery within the planter area between the parallel parking spaces and the drop-off lanes located near the front of the school. This is to prevent cross-cutting of pedestrian traffic across the drop-off lanes. Therefore, staff supports the proposed landscaping plan, as revised.

5. Signage

In recent years, the SCDS has placed signage on both sides of Latham Drive, directly in front and across the street of the school, stating that there is restriction of parking for the school use only. This type of signage is not in conformance with the Sacramento City Code and this project is conditioned in such a way that all signs indicating on-street parking restrictions be removed immediately.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301).

B. Public/Neighborhood/Business Association Comments

The conditions of approval for the current Master Plan, as amended, dictates an intensive level of public involvement in the year-to-year operations of the school. The SCDS provides quarterly letters to Central City Planning staff indicating the current level of enrollment and the traffic count within the subject site (see Attachment 4), is forwarded to members of the SCDS Monitoring Committee. Information about the current proposal has been presented during two recent meetings with members of the Monitoring Committee (see Attachment 5). The SCDS supports the proposed changes to the Master Plan.

Staff has routed the project to the Sierra Oaks Neighborhood Association (SONA) and the East Ranch Homeowner's Association (ERHA). On June 27, 2001, Bob Williams, from the Sierra Oaks Neighborhood Association, stated to staff that the SONA supports the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works

Anis Gnobril, from the City's Department of Public Works, has studied the proposed project and is in support of the project. Comments from the Department of Public Works have been incorporated as conditions of approval for the project.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

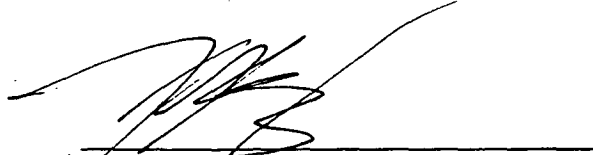
Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Notice of Decision and Findings of Fact which finds that the

project is Exempt pursuant to CEQA Section 15301;

- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification to amend the phase II parking requirements of the Sacramento Country Day School Master Plan from 102 on-site and 60 off-site parking spaces to 77 on-site and 85 off-site spaces.

Report Prepared By,



Ted Kozak, Assistant Planner

Report Reviewed By,



Joy Patterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Landscape/ Shading
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Letter from SCDS
Attachment 5	Letter from Sierra Oaks NA
Attachment 6	<i>Sacramento Bee</i> Newspaper Article

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
COUNTRY DAY SCHOOL PARKING MODIFICATIONS, LOCATED AT 2636 LATHAM
DRIVE, 234 MUNROE STREET, SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY
RESIDENTIAL (R-1) ZONE. (P01-076)**

At the regular meeting of August 9, 2001, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination, Exempt, Section 15301;**
- B. Approved the Special Permit Modification to amend the phase II parking requirements of the Sacramento Country Day School Master Plan from 102 on-site and 60 off-site parking spaces to 77 on-site and 85 off-site spaces.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301 of the CEQA Guidelines.
- B. Special Permit Modification to amend the phase II parking requirements of the Sacramento Country Day School Master Plan: The Special Permit Modification to amend the phase II parking requirements of the Sacramento Country Day School Master Plan from 102 on-site and 60 off-site parking spaces to 77 on-site and 85 off-site spaces is approved based on the following findings of fact:
 - 1. The project, as conditioned, is based upon sound principles of land use in that:
 - A. The project, as conditioned, allows the school some latitude in achieving the secondary goal of relocating the high school offsite;
 - B. The restructured parking area will improvement internal circulation onsite; and
 - C. The relocation of 25 additional parking spaces offsite, totaling 85 parking spaces, will reduce traffic and parking impacts to the neighborhood.
 - 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to alleviate traffic and parking impacts to the neighborhood, as determined in the 1994 project approval.

3. The project is consistent with the General Plan land use designation and General Plan policies in that:
- A. The site is designated Low Density Residential and school facilities are permitted, subject to a Special Permit; and
 - B. The project supports the General Plan policy on school facilities which permits school facilities that "... assist districts in providing quality education facilities that will accommodate projected population growth".

CONDITIONS OF APPROVAL

- B. The Special Permit Modification to amend the phase II parking requirements of the Sacramento Country Day School Master Plan from 102 on-site and 60 off-site parking spaces to 77 on-site and 85 off-site spaces is hereby approved subject to the following conditions of approval:

Planning

- B1. Any signage which in any way explicitly or implicitly restricts public on-street parking or access in front of, or adjacent to, the SCDS is prohibited. Any existing signage must be removed immediately or the SCDS may be subject to, but not limited to, fines as deemed appropriate by Sacramento Code Enforcement or an agent granted enforcement authority by Sacramento City Police.
- B2. The SCDS shall comply with all the conditions of approval as prescribed in P94-025. The approved modification to the Master Plan is not intended to changed any number of enrollment or conditions of approval as required under P94-025.
- B3. Staggered class dismissal times shall be implemented and maintained by the school. Example of staggered dismissal/ pick-up times may be as follows:

<u>Grades</u>	<u>Pick-up Times</u>
PK-1	2:45 pm
2-5	3:00 pm
9-12	3:15 pm
6-8	3:30 pm

- B4. The school shall provide one or more traffic monitors to assure better internal circulation during drop-off (am) and pick-up (pm) times.
- B5. The temporary (relocatable) buildings, as approved on March 8, 2000 (Z00-005)

shall be permitted on the site for a period of 5 years (March 31, 2005). Sixty days prior to the March date, January 31, 2005, the applicant shall be required to submit status report on the progress of construction of the permanent buildings identified on the Master Plan. If progress on the Master Plan has not occurred, SCDS shall apply for a time extension for the relocatable buildings. If construction of the permanent buildings has commenced, the relocatable buildings will be permitted to remain on the site until the conclusion of Phase IIIA/ IIIB.

- B6. Trash dumpsters shall remain in designated trash enclosure areas, and not block building exiting or service/ emergency vehicle access.
- B7. After approval, the SCDS shall submit a final copy of the County of Sacramento Parking Modification staff report to City Planning staff. If at any time the County of Sacramento parking modification expires or is deemed invalid, the SCDS shall make application to the City of Sacramento a Special Permit Modification to amend the Parking Master Plan.

Public Works

- B8. Repair or reconstruct any deteriorated curb, gutter and sidewalk on Latham Drive. The construction of these improvements shall be to City standards and to the satisfaction of the Department of Public Works.
- B9. Repair or reconstruct any handicapped ramps that are non ADA compliant per City Codes and standards and to the satisfaction of the Department of Public Works.
- B10. Construct both driveways per city Codes and standards and to the satisfaction of the Department of Public Works. Both Driveways shall be constructed to be ADA compliant.
- B11. The curb on the easternmost pedestrian walkway adjacent to the parking area shall be painted red with signs of "No Parking Anytime".

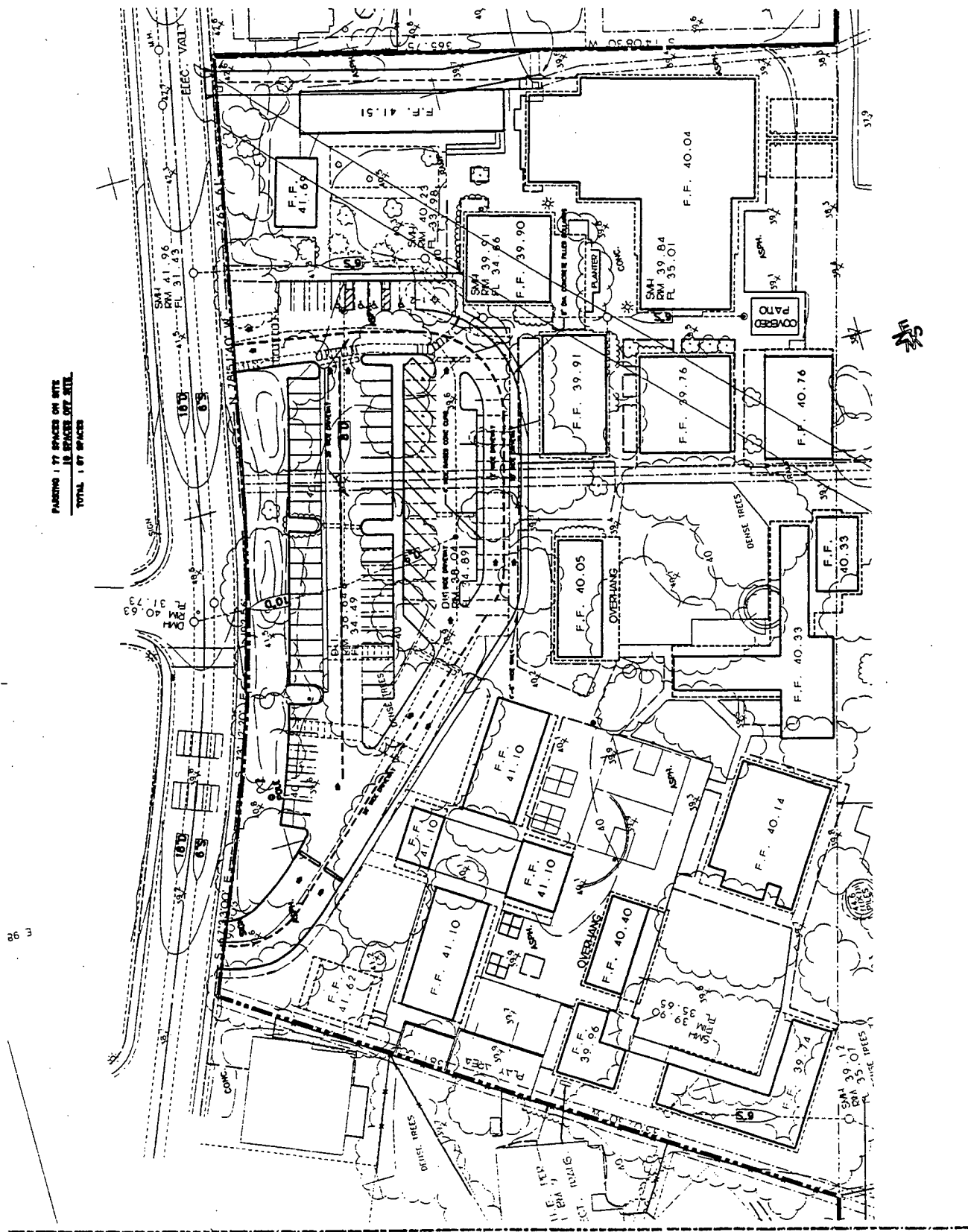
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P01-076)

Exhibit 1A
Site Plan/ Landscape Plan



PARKING 177 SPACES ON SITE
18 SPACES SITE BUILT
TOTAL 187 SPACES

E 98

1
2
3

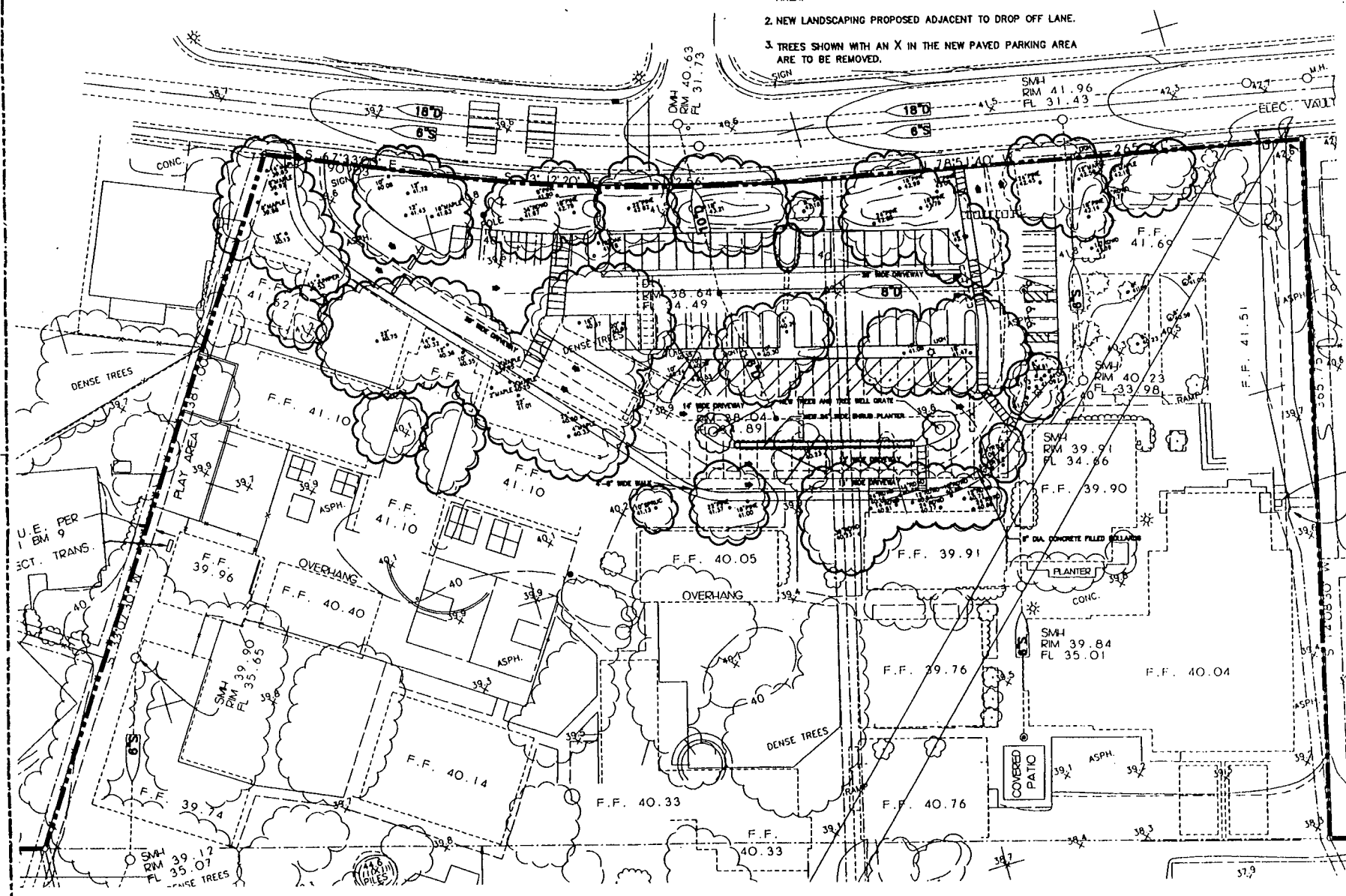
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36 3

LANDSCAPE SHADING EXHIBIT

NOTES:

1. EXISTING TREE CANOPY PROVIDES 50% SHADING OF PARKING AREA.
2. NEW LANDSCAPING PROPOSED ADJACENT TO DROP OFF LANE.
3. TREES SHOWN WITH AN X IN THE NEW PAVED PARKING AREA ARE TO BE REMOVED.



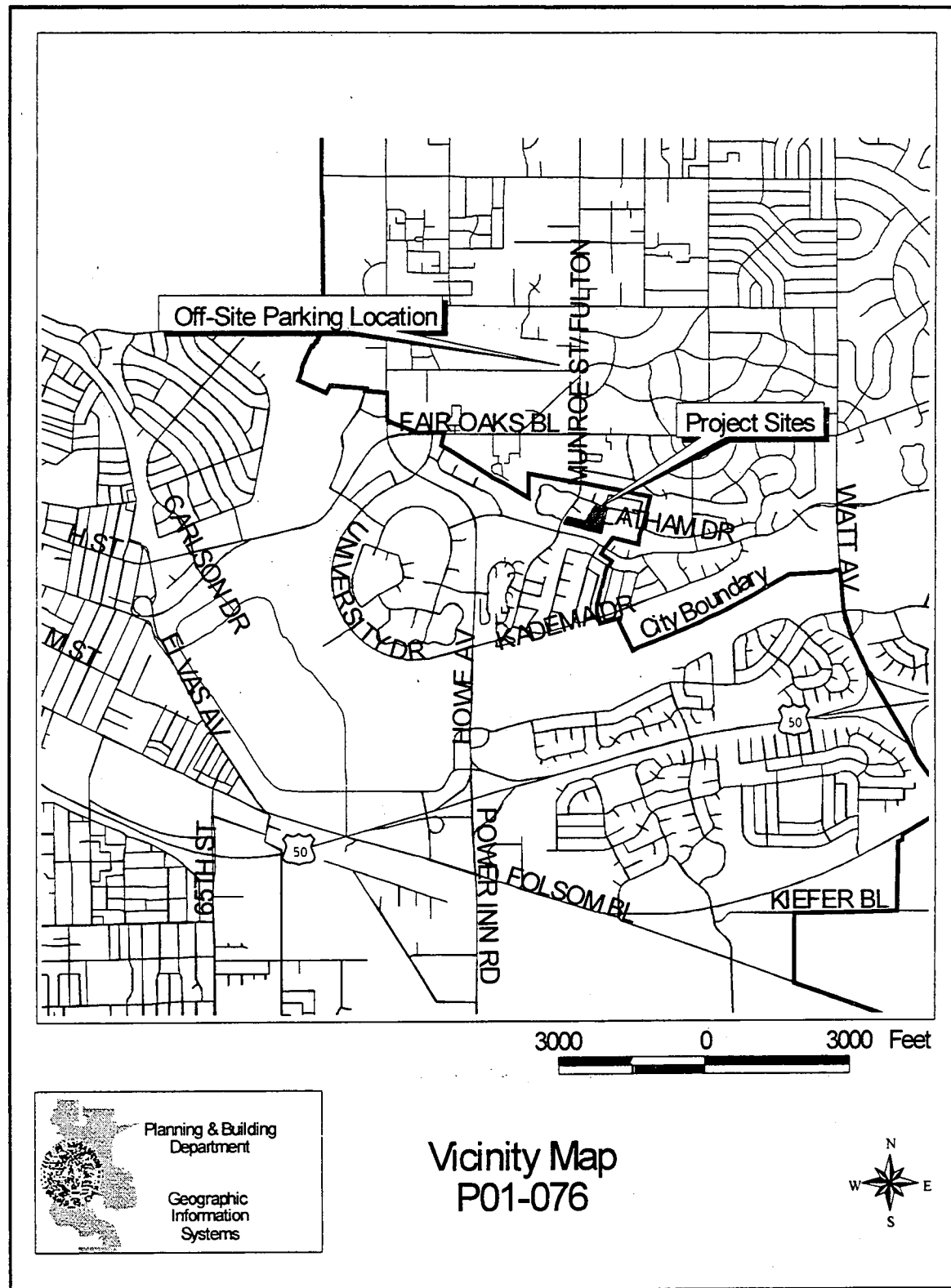
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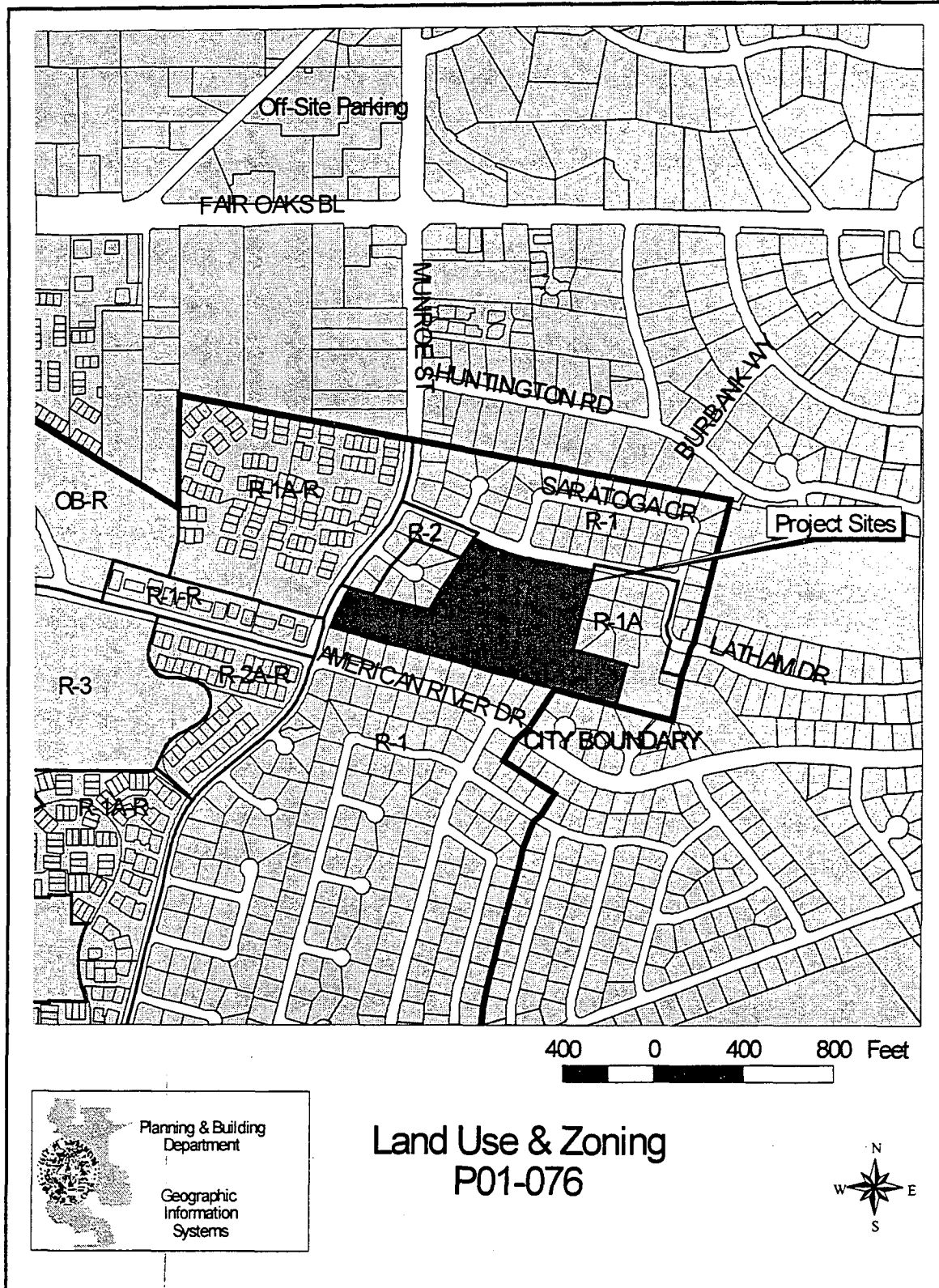
Landscape/ Shading
Exhibit 1B

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Attachment 1
Vicinity Map



Attachment 2
Land Use & Zoning Map



Attachment 4
Letters from SCDSSelden S. Edwards
Headmaster

Steve Peterson
City of Sacramento
Department of Planning and Development
1231 I Street, Room 300
Sacramento, CA 95814-2904

April 9, 2001

Dear Steve:

I am writing to report enrollment figures as of the last day of first quarter (January - March) 2001. This letter will satisfy our quarterly enrollment-reporting requirement.

Division	Active Enrollment
Lower School (PreK - 5)	257
Middle School (6-8)	142
High School (9-12)	142
Total Enrollment	541

The school continues to monitor all facets of its traffic management plan, including: off-campus parking, shuttle service, assigned parking, on-street parking moratorium, parking and traffic patrols and monitoring, SCDS driver education program, carpool program, and guaranteed ride home program. Included with this letter are the results of a traffic count conducted by school staff on April 3, 2001 satisfying the reporting requirements under Special Permit Condition C4 and the school's Transportation Management Plan, "TMP", (see pages 7 and 8 of the TMP).

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Marta M. Quinn".

Marta M. Quinn
Business Manager

c: Selden Edwards, Headmaster

Carolyn Shank, Traffic Coordinator

Steve Davis, SCDS Representative, Mitigation Monitoring Committee

Fred Katz, SCDS Representative, Mitigation Monitoring Committee

Karen Ziskind, Neighborhood Representative, Mitigation Monitoring Committee

Carl Apostolo, Neighborhood Representative, Mitigation Monitoring Committee

Dale Pletcher, Neighborhood Chairperson, Mitigation Monitoring Committee

SACRAMENTO COUNTRY DAY SCHOOL
TRAFFIC COUNT & SUMMARY OF SCHOOL MONITORING
April 3, 2001

Stacking on Latham:

April 3, 2001

a.m. None

Trip Generation

April 3, 2001

a.m. 589

Curbside Drop-Offs

April 3, 2001

a.m. 2

U-Turns

April 3, 2001

a.m. 1

a.m. counts conducted between 7-9
Traffic Monitoring Study conducted by School Staff: Marta Quinn, Business Manager,
and John Wesley, Maintenance Supervisor.



Selden S. Edwards
Headmaster

April 9, 2001

Gary Stonehouse, Planning Director
City of Sacramento
Department of Planning and Development
1231 I Street, Room 300
Sacramento, CA 95814-2904

Dear Mr. Stonehouse:

To comply with the conditions in the school's Use Permit, I enclose the results of a traffic monitoring study conducted on April 2, 2001 at the school by school staff. The school is required under its Transportation Management Plan to conduct a traffic study during the AM peak hour commute between 7-9 a.m. in any year that it does not need to retain a City approved traffic consultant as specified in Condition C3 of its Use Permit. Program evaluation assumes that if the school remains in compliance during the AM peak hour commute, the number of PM trips to and from campus will be in compliance too. Program trip target established based on a level comparable to 1990 for AM peak trips is 590 for an enrollment of 422. Trip generation for April 2nd was 589 at an enrollment of 541.

Sincerely,

A handwritten signature in cursive script that reads "Marta Quinn".

Marta Quinn
Business Manager
Cc: Steve Peterson

•Dr. Dale D. Pletcher•
•6 Latham Lane• Sacramento, California 95864•
•(916) 972-9999 • Fax # (916) 488-3281•

Attachment 5
Letter from Sierra Oaks NA

May 8, 2001

Marta Quinn
Business Manager
Sacramento Country Day School
2636 Latham Drive
Sacramento, CA 95864-7198

Re: Proposed Site Changes Relating to Traffic Flow and Parking

Dear Ms. Quinn:

Thank you for inviting me to participate, as a member of the neighborhood surrounding SCDS, in the evaluation of proposed parking lot improvements. I support the proposed changes relating to parking lot improvements designed to improve traffic flow and increase student safety.

The two meetings held to date have been informative and have been conducted in a very professional manner. Please keep me informed as the process goes forward.

Sincerely,



Dale D. Pletcher, D.B.A.

Chair, SCDS Neighborhood Mitigation Monitoring Committee
Neighbor Member, SCDS Site Development Committee

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Section
BTHURSDAY
June 28, 2001 **Attachment 6
Newspaper Article

The Sacramento Bee

GenCorp donates land for educational uses

By Erika Chavez
BEE STAFF WRITER

GenCorp, a Rancho Cordova-based aerospace and defense manufacturer and parent company of Aerojet, Wednesday announced an initiative to bolster education by donating 130 acres of land valued at \$3 million.

At a news conference on the outskirts of the company's 20-square-mile property, Chairman and CEO Bob Wolfe described a "far-reaching, public-private education initiative" with multiple components, including:

- An 80-acre donation to Sacramento Country Day School, which will expand the fast-growing school's campus on the site.

- The establishment of the GenCorp Education and Research Campus, which will sit on 50 acres.

- A 20-acre donation to the Los Rios Community College District, which could house a regional corporate training center.

The initiative will also yield educational programs with a special emphasis on science, math and technology and will include programs to increase the number of minorities and women now under-represented in these fields, Wolfe said.

"Our future viability as a company and as an industry is dependent upon eliminating the shortage of qualified persons entering these fields," he said.

The reasons for supporting local education are simple, Wolfe said.

"Education is not just a public concern," he said. "It is a private concern, a business concern and a personal concern. It is when you bring all of these parties together that you can make positive things happen."

Political and community representatives attending Wednesday's event praised GenCorp's efforts.

"GenCorp understands that African Americans are not well-represented in these fields and that bold and innovative educational efforts must be made," said Nathaniel White, vice president of the NAACP California chapter.

Selden Edwards, headmaster



"Education is not just a public concern. It is a private concern, a business concern and a personal concern."

Bob Wolfe
GenCorp CEO

of Sacramento Country Day School, called the initiative "a very significant commitment to the community and to education."

The 540-student school, which serves preschool through 12th grade, has struggled with growth issues for the last decade. The 35-year-old private school faced contentious opposition from local residents when it attempted to expand its high school capacity in 1996.

With the newly acquired land, Edwards said the school hopes to keep its Latham Drive location as a preschool through eighth-grade site and develop a high school on the Rancho Cordova property.

The donated site, which is large enough to house another K-12 facility, "is an extraordinary blessing," Edwards said.

While much of the 20-square mile Aerojet campus was added to the Environmental Protection Agency's Superfund cleanup list

in 1983 because of contaminated soil and groundwater, the 130 acres are on undeveloped portions of the complex that have not been deemed environmentally hazardous.

GenCorp officials plan to establish the Capitol Valley Environmental Technology Institute, a nonprofit organization that will aim to deliver technology solutions to environmental challenges, Wolfe said.

GenCorp will contribute technologies it has developed in groundwater treatment. The Institute, which officials hope to launch in the fall, will be housed in the future GenCorp Education and Research Campus.

GenCorp has also contributed \$50,000 to equip the new chemistry lab at Los Rios' Folsom Lake Community College and established the Signature Scholarship Program for graduating seniors in the Folsom Cordova Unified School District.

This is a multi-year initiative, one that Wolfe hopes will serve as a model throughout the state.

"We must ensure that the Capitol Valley nurtures and retains our young people, offering them the highest quality of life and challenging career paths," he said. "I believe our initiative will provide the fuel necessary to launch their hopes and dreams."

□ □ □

The Bee's Erika Chavez can be reached at (916) 321-1083 or echavez@sacbee.com.