



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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Katherine M. Butler, MPH, Director  
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**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

May 5, 2025

Julie Newton  
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Sacramento County Planning  
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RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR PLNP2021-00191 COYOTE CREEK AGRIVOLTAIC RANCH PROJECT DATED MARCH 3, 2025 STATE CLEARINGHOUSE NUMBER [2022010271](#)

Dear Julie Newton,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for PLNP2021-00191 Coyote Creek Agrivoltaic Ranch Project (Project) and requests consideration of the following comments:

The proposed Project includes the construction, operation, and decommissioning of an approximately 200-megawatt photovoltaic solar energy generating facility and associated battery energy storage system (BESS) in unincorporated Sacramento County.

The DEIR describes the proposed Project location, current land uses, surrounding properties, Project details, and identifies potential environmental impacts of the Project. The DEIR also includes recommendations for mitigation measures to reduce or avoid potentially significant impacts and protect resources.

Plate PD-2: Project Setting of the DEIR shows the location of the proposed Project. The proposed Project location overlaps with portions of the Aerojet-General Corporation Superfund Site (Aerojet Superfund Site) Operable Units (OUs) 5 and 7, which are undergoing active investigation and cleanup.

The proposed Project must not in any way introduce new contamination or spread or exacerbate existing contamination in soil and groundwater at the Aerojet Superfund Site. Any party that causes or exacerbates the contamination could potentially be held liable for the contamination.

### **AEROJET-GENERAL CORPORATION SUPERFUND SITE**

The [Aerojet Superfund Site](#) is located south of Folsom Boulevard and generally north of White Rock Road between Prairie City Road to the east and the Folsom Canal to the west. Aerojet Rocketdyne, Inc. (Aerojet) and its subsidiaries operated at the approximately 8,500-acre facility in Sacramento County from the 1950s; operations primarily included solid rocket motor manufacturing and testing, liquid rocket engine manufacturing and testing, and chemical manufacturing. These operations resulted in the release of hazardous substances/materials, including trichloroethene (TCE), perchlorate, and N-nitrosodimethylamine (NDMA), resulting in impacted soil, groundwater, and soil vapor. Sitewide preliminary characterization was completed in the 1990s, and additional investigation and cleanup activities have been undergoing at the Site since then under the oversight of the United States Environmental Protection Agency (USEPA) as lead agency, and the DTSC and California Central Valley Regional Water Quality Control Board (RWQCB) as supporting agencies.

### ***Perimeter Groundwater Operable Unit 5, Zone 3***

As described in the DEIR and shown on Plate PD-5 of the DEIR, a portion of the Project overlaps with Zone 3 of the Perimeter Groundwater Operable Unit (PGOU), OU-5 of the Aerojet Superfund Site. Groundwater monitoring, extraction, and treatment are conducted at PGOU to monitor and contain the groundwater contaminant plume and prevent the plume from spreading. Aerojet groundwater monitoring wells and extraction

wells are located on or near the planned location for the Project. The protection of these wells is necessary to the success of the groundwater remedy.

Additionally, in 2012 a land use covenant (LUC), referred to as the Former Ehnisz Property LUC, was recorded on a portion of PGOU Zone 3 that overlaps with the proposed Project location. The Former Ehnisz Property LUC is recorded with the Sacramento County Recorder, Book 20121126, Page 006. The Former Ehnisz Property LUC includes environmental restrictions related to groundwater and requires written approval by the USEPA and RWQCB for certain developments and uses, including the development of permanent roadways and surface water drainage features, and installation of infrastructures, equipment, and/or facilities related to wells or pumping stations.

The DEIR discusses the Aerojet Superfund Site OU-5 groundwater remedy, monitoring and extraction well locations, potential environmental hazards, and proposed mitigation measures to minimize the potential hazards and impacts of the Project's location overlapping OU-5. The DEIR also describes the Ehnisz LUC and the coordination with Aerojet and the Aerojet Superfund Site remediation agencies to maintain compliance with the LUC and prevent impacts to the OU-5 remedy. The mitigation measures proposed related to the Aerojet Superfund Site include the following:

- HAZ-2a: Prohibit New Groundwater Wells and Use of Existing Groundwater Wells Within the Contaminant Plume Consultation Zone.
- HAZ-2b: Prepare and Implement a Health and Safety Plan.
- HAZ-2c: Coordinate with Aerojet to Close, Relocate, or Avoid Monitoring Wells.

DTSC supports these mitigation measures and appreciates the efforts by the Project proponent to ensure no conflict with the ongoing Aerojet Superfund Site groundwater remedy. As a regulatory agency overseeing cleanup at the Aerojet Superfund Site, please include DTSC among the agencies requiring notification under mitigation measure HAZ-2b if evidence of previously undiscovered soil or groundwater contamination is encountered within the area overlapping the Aerojet Superfund Site.

**Island Operable Unit 7, Area 39**

Portions of the Project site may overlap with Area 39 of the Island Operable Unit (IOU), OU-7 of the Aerojet Superfund Site. Area 39 was used by Aerojet between 1970 and 1972 as a burn area for chemical waste. Area 39 is in the southern portion of the Prairie City State Vehicular Recreation Area (SVRA). OU-7 is currently undergoing a Sampling and Analysis Plan Addendum for supplemental sampling in support of the completion of the Remedial Investigation. Once the Remedial Investigation is completed, a Feasibility Study will be prepared, followed by USEPA issuing a Proposed Plan for the cleanup of OU-7, then a Record of Decision (ROD).

Area 39 and/or OU-7 are not mentioned in the DEIR. The Hazards and Hazardous Materials section of the DEIR discusses the Aerojet contaminated groundwater plume but does not discuss Area 39 which has soil contamination and for which the remedial investigation has not been completed. Area 39 appears to be overlapping and adjacent to the north of the Project area, based on comparison of the DEIR's Plate HAZ-1, which shows Area 39, to Plate HAZ-2 which includes an outline of the Project site. A thorough evaluation of the potential hazards and environmental impacts of the Project overlapping Area 39 of the Aerojet Superfund Site should be included in the environmental impact report.

DTSC appreciates the opportunity to comment on the DEIR for Coyote Creek Agrivoltaic Ranch Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please contact Susan Scudder at (916) 255-3601, or [Susan.Scudder@dtsc.ca.gov](mailto:Susan.Scudder@dtsc.ca.gov).

Sincerely,



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May 5, 2025

Page 5

cc: (via email)

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May 5, 2025

Page 6

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