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NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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ENVIRONMENTAL
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September 15, 1997

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: STAFF SUBMISSION TO THE FEDERAL ENVIRONMENTAL PROTECTION AGENCY
OF A STATEMENT OF INTEREST BY THE CITY OF SACRAMENTO IN BECOMING
A BROWNFIELD SHOWCASE COMMUNITY**

LOCATION/COUNCIL DISTRICT: City-Wide

RECOMMENDATION: This is an informational report.

CONTACT PERSON: Ava R. Langston-Kenney, Toxics Program Coordinator, 264-7621

FOR CITY COUNCIL MEETING OF: September 30, 1997

SUMMARY:

On September 18, 1997, City staff submitted a Statement of Interest to the Federal EPA for designation as a Brownfield Showcase Community. (Attachment 1) Federal EPA's goals in establishing this designation are to:

- o Promote environmental protection, economic redevelopment and community revitalization through the assessment, cleanup and sustainable reuse of brownfields.
- o Link federal, state, and local actions supporting community efforts to restore and reuse brownfields.
- o Develop national models demonstrating the positive results of public and private collaboration addressing brownfield challenges.

Submission of a Statement of Interest is the first phase in a two phase process. Should the City be designated as one of the 10 selected Brownfield Showcase communities, it will be eligible for grants keyed to brownfields remediation and redevelopment from various federal agencies.

COMMITTEE/COMMISSION ACTION: No action was required for this report.

BACKGROUND INFORMATION:

The City received a \$200,000.00 Federal Brownfields Pilot Grant from FED EPA in September 1995. This grant is being used to further the redevelopment of the two Union Pacific railyards. This year the City was selected to receive a \$350,000.00 grant to implement a Brownfields Cleanup Revolving Loan Fund. A related report on today's Council Agenda provides information on this grant and requests authority from the Council to accept funds.

A partnership of federal agencies with interests in brownfields redevelopment has been formed that will offer technical, financial, cooperative agreements and other assistance to communities selected as Showcase Communities. Federal agencies participating in this partnership are:

EPA	Department of Agriculture
Department of Commerce	Department of Defense
Department of Education	Department of Energy
Department of Health & Human Services	Department of Housing & Urban Development
Department of the Interior	Department of Justice
Department of Labor	Department of Transportation
Department of the Treasury	Department of Veterans Affairs
General Services Administration	Small Business Administration

The selection process is as follows:

Phase I - Initial Application and Screening

Public Notice:	August 20
Two page Statement of Interest	September 19
Selection of 30-40 Candidate Communities	October 24

Phase II - Final Selection

Request for 10 page proposal:	October 27
Proposal Deadline:	November 26
Selection of 10 Showcase Communities	December 19

If selected as a Brownfield Showcase Community the City will also receive national visibility for its efforts in developing national models for public and private collaboration in brownfield redevelopment.

FINANCIAL CONSIDERATIONS:

Designation as a Brownfields Showcase Community does not require any matching funds or services.

ENVIRONMENTAL CONSIDERATIONS:

This action does not constitute a project under CEQA per Guideline Section 15378(a)(2).

POLICY CONSIDERATIONS:

This action is consistent with the City's Policy to pursue methods and funding which will facilitate the redevelopment of infill sites and promote sustainable development.

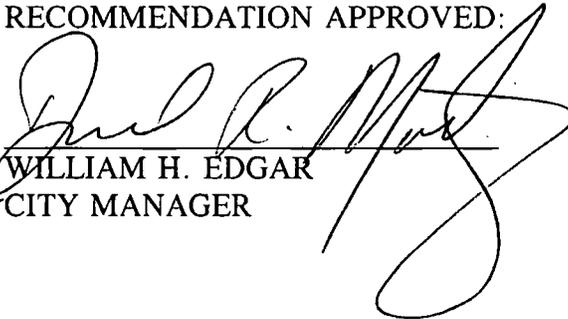
MBE/WBE: None. No goods or services are being purchased

Respectfully Submitted,



GARY STONEHOUSE, Director
Planning Division

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, Deputy City Manager
Neighborhoods, Planning and Development Services Department



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September 12, 1997

Sven-Erik Kaiser
U.S. EPA (5101), Office of Solid Waste Response
401 M Street, South West.
Washington, DC 20460

Dear Mr. Kaiser,

The City of Sacramento is pleased to submit for your consideration its Statement of Interest in becoming a Brownfields Showcase Community. As detailed in our Statement of Interest, Sacramento is committed to the responsible remediation and reuse of its brownfields. Designation of Sacramento as a Brownfields Showcase Community will allow us to expand the programs we have developed as a federal brownfields pilot project and under the recent Brownfields Cleanup Revolving Loan Program. Using our productive working relationships with CAL EPA, the Department of Toxics Substances Control, and the Sacramento County Environmental Management Department, the City will continue to develop and implement methods for long term oversight of remediated properties. The City's efforts to expand its brownfields program will be greatly enhanced through the coordination with other federal agencies as we add to the national brownfield body of knowledge.

On behalf of the Mayor and City Council, I look forward to assisting the City in becoming a part of this exciting program. Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Crist".

Jack Crist
Deputy City Manager

Enclosure

**STATEMENT OF INTEREST IN BECOMING DESIGNATED AS A
BROWNFIELD SHOWCASE COMMUNITY**

Proposal Title: Expansion and Automation of Sacramento's Brownfields Program Through Designation as a Brownfield Showcase Community

Location: City of Sacramento (Pilot Area - population): 370,000
Sacramento County: 1 Million
State of California: 34 Million

Applicant Identification: City of Sacramento

Project Director: Jack Crist, Deputy City Manager
Office of the City Manager
915 I Street, Room 101
Sacramento, CA 95814

Contact Name: Ava Langston-Kenney, Toxics Program Coordinator
Office of Environmental Affairs, City of Sacramento
1231 I Street, Suite 302
Sacramento, CA 95814-2904
916-264-7621 (phone) 916-264-7185 (fax)

Governmental Representative: Mayor Joe Serna, Jr.
915 I Street, City Hall
Sacramento, CA 95814
916-264-5300 (phone) 916-264-7680 (fax)

Date Submitted: September 18, 1997

PROPOSAL OVERVIEW

Currently, Sacramento's Brownfield Program focuses on the redevelopment of the City's largest brownfields; two former railyards, both California State Superfund Sites. The first, a 240 acre downtown railyard site located immediately north of downtown, will double the size of the downtown area upon build-out, and will have as its cornerstone a new Federal Courthouse which is now under construction. The second, the 66 acre Curtis Park railyard, located between Sacramento City College and an established residential community, challenged the City and community to develop a collaborative public land use planning process that will culminate in a residential mixed use site plan that will encourage the use of light rail transit.

In September 1995, Sacramento was selected as a Federal Brownfields Pilot. Both railyards projects, were greatly enhanced through the Federal Brownfield Grant. City staff was able to prepare and adopt a Environmental Oversight Program (EOP) manual. The EOP manual details the implementation of excavation oversight at the Downtown Railyard, which is governed by deed restriction imposed by the Department of Toxics Substances Control (DTSC), and establishes "Buffer Zones" between remediated property and property not yet remediated, grading permits, and landscape requirements that ensure the

health and safety of the public and the environment will be maintained in perpetuity.

Through the Pilot Grant, the City was also able to retain environmental consultant firms to assist the City in development of a Remedial Action Plan and address issues that have arisen in the ensuing land use planning process. Each brownfield redevelopment planning experience has resulted in productive working relationships with DTSC, and the Sacramento County Environmental Management Department, and produced a City-wide policy of streamlining the process of sustainable "infill" development. This City-wide policy has served as a guide for other brownfield sites across the country, adding to the national brownfield body of knowledge.

Sacramento has also recently been awarded a Brownfields Cleanup Revolving Loan Fund (BCRLF) Grant and is coordinating the development and administration of the BCRLF with the Sacramento Housing and Development Agency.

The City of Sacramento has experienced growth in the past decade that far outpaces that of most other California cities. While Sacramento is well on its way to redevelopment and reutilization of its largest contaminated sites, significant amounts of land within the City's developed urban areas remain underutilized because of contamination. The City has many smaller "infill" sites where previous uses, such as dry cleaners, auto body shops, metal plating shops, gas stations, etc., prevent productive reuse despite successful redevelopment of surrounding properties.

Through designation as a Brownfield Showcase Community, and the subsequent access to coordinated assistance from federal agencies, Sacramento plans to expand its brownfield program by:

- Identifying all brownfield sites within City limits,
- Gathering all environmental information available on those sites,
- Developing ranking criteria for identified sites, through collaborative decision making processes with local and state regulators and affected Sacramento communities and businesses.
- Creating a GIS Brownfield layer to add to our automated Planning and Development Permit Assistance Program, and
- Providing loans linked to identified sites through the Revolving Loan Program to assist owners with the remediation of their property.

As a designated Showcase Community, and through ongoing cooperation with DTSC and its various Brownfield Programs, Sacramento will be able to coordinate with Federal, state and local agencies to assist property owners in the identification, assessment, remediation, and sustainable redevelopment of their properties. The City is dedicated to the revitalization of its communities through environmentally protective, sustainable redevelopment and the preservation of its remaining greenfields.

Sacramento looks forward to contributing to the development of national models demonstrating the positive results of public and private collaboration addressing brownfield challenges.

Related Designations: The City of Sacramento was selected as a Federal Brownfields Pilot in September 1995, and is recipient of a Brownfields Cleanup Revolving Loan Program Grant.