

# LOCAL GOVERNMENT TOOLS & APPROACHES FOR AREA-WIDE PLANNING

EPA WESTERN BROWNFIELDS CONFERENCE

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**WEST SACRAMENTO**

# BROWNFIELDS & LAND USE PLANNING

- Setting the stage—linking forward planning to your brownfield strategy
- Implementing the vision, building on success & leveraging funds
- Case study: The West Sacramento Story

# BROWNFIELDS & LAND USE PLANNING

- Land use plans:
  - Area-specific plans, downtown plans, corridor strategies, redevelopment plans, etc.
- What are the brownfield-related barriers to implementing the plan?
- How can your Brownfield Grants complement the implementation of the plan?

# BROWNFIELDS & LAND USE PLANNING

- Create land use / brownfield inventories:
  - Land use plans often contain a property inventory—  
Include a brownfield subset
  - Focus Assessment Grant funds on priority development sites identified in your brownfield inventory
  - Redevelopment is the goal—Public agency's role is to reduce risk for developers to encourage investment



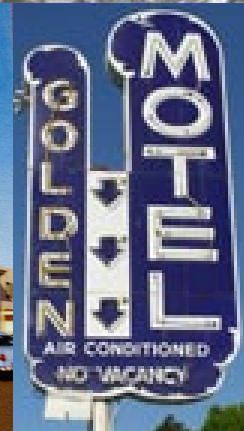
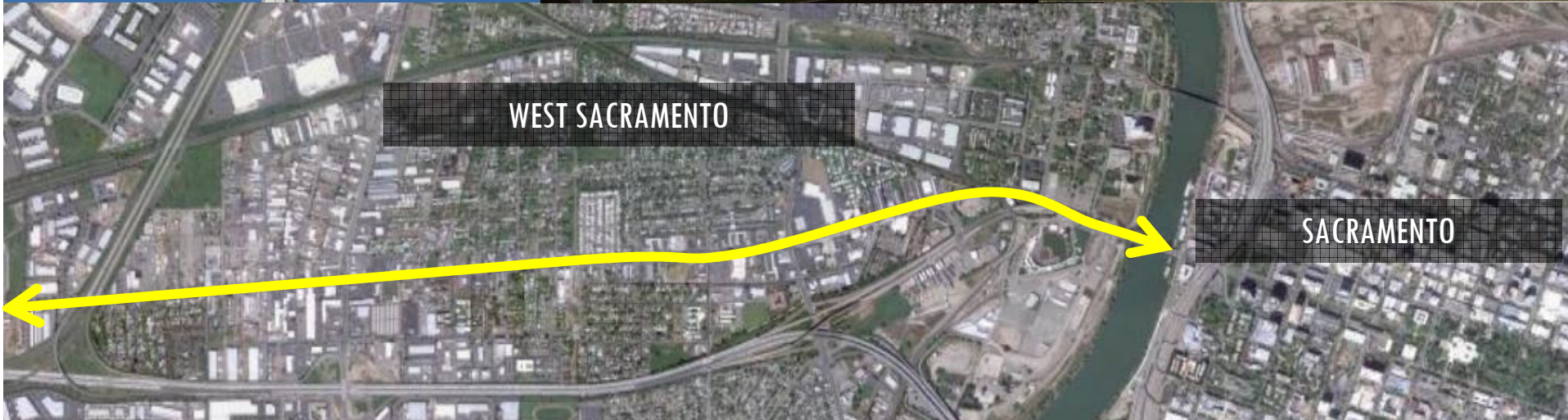
# BROWNFIELDS & LAND USE PLANNING

- Brownfield Grants are building blocks:
  - Make your Assessment Grants lead to Cleanup Grants—Once problematic sites are characterized, establish cleanup priorities based on redevelopment potential, risks to the community, etc.
  - Leverage funds to set your projects up for other grant opportunities (affordable housing grants, infrastructure grants, etc.)

# WEST SACRAMENTO CASE STUDY

- Legacy of old Highway 40—Once a bustling, travel-oriented commercial corridor
- Mid-1960s to 1990—Haphazard development, economic distress, crime, blight & neglect
- City of West Sacramento incorporated in 1987—  
Aggressive & ambitious planning, redevelopment & investment strategy









WEST SACRAMENTO

This is an aerial photograph of the Sacramento-San Joaquin River Delta region. The Sacramento River flows from the top right towards the bottom left. The city of Sacramento is on the right side of the river, and West Sacramento is on the left side. Three yellow arrows originate from a point in Sacramento and point towards different locations: one points northwest towards West Sacramento, one points west towards the left edge of the frame, and one points southwest towards the bottom edge of the frame. The labels 'WEST SACRAMENTO' and 'SACRAMENTO' are placed on black rectangular backgrounds over the respective city areas.

SACRAMENTO







# West Sac crime rate 'outrageous'

## Prostitutes, drug dealers, vagrants part of landscape

Third in a series.

By **STUART AASE**  
SACRAMENTO UNION STAFF WRITER

A slight frown curls Ida King's lips as she munches on cheese puffs.

This afternoon, the mother of four is catching a quick snack while working the counter at El Rancho Bowl on West Capitol Avenue.

The avenue, the "strip" as she calls it, used to be a nice place.

But no more, says King, who has lived in West Sacramento all her life.

"I hate it. It's terrible. It was beautiful at one time, but they got a lot of sleazes in it now," she tells a visitor.

"You see it going on. It goes on a lot right out here in the front (parking lot). People drive

in, you see exchanges, you see them pick up hookers ... We've called the law on several of them."

Prostitutes, drug dealers and vagrants — they have become part of the landscape on motel-laden West Capitol Avenue.

Leaders of the newly incorporated city of West Sacramento know it, and they want to clean up the strip.

Police Chief Barry D. Kalar says West Sacramento's crime rate is "outrageous" for a city of

The department's approach to West Capitol Avenue has been sporadic crackdowns on prostitution. Police have made more than 200 arrests since July, including 35 in one day, Kalar said.

"We're becoming quite expert at it, actually," he said. "We know what the legal requirements are. We just get out there and do it."

It is generally believed by city officials that prostitutes work out of cheap apartments and motels along the strip.

"I don't think any city can realistically say they're going to get rid of that problem ... and I'm talking about drugs and prostitution," said Mayor Fidel Martinez.

"I think, though, you can control it to the point where it's not interfering with decent citizens."

"We think that within a couple of years we'll have it under control."

Several business owners along West Capitol Avenue declined to comment on the matter, but others said they run clean enterprises.

Magan Patel, owner of the 21-room Sahara Motel, says he and several of his competitors don't allow hookers.

"We are trying to cooperate as much as we can," he said. "We all want (the prostitutes) out. This city is good, and I see a pretty good future here."

Lloyd Hickey, 57, who has owned his Countryland tavern on West Capitol for nearly nine years, says

Sacto Union 4-7-89



BOB MOORE/staff photo

**MOTEL LADEN** West Capitol Avenue in West Sacramento has more than its share of prostitutes, drug dealers and vagrants on the scene. The police chief calls the city's crime rate outrageous.

mento's riverbank, and to the cheap housing and motels on the strip.

"This town needs more businesses so people can go to work," Higdon said. "There's just too many people unemployed around here."

City Councilman Mike McGowan realizes West Sacramento has "an obligation" to confront the homeless problem. In fact, McGowan's wife Sue, who is chairwoman of the city's Community Services Commission, is leading an effort to establish an emergency care program for the homeless.

# AREA-WIDE PLANNING STRATEGY

- Re-establish West Capitol Avenue as City's "Main Street" & create Civic Center
- Capitalize on riverfront location & proximity to Downtown Sacramento
- Focus on infrastructure improvements to encourage private investment
- Build quality affordable housing





# WEST SACRAMENTO LAND USE PLANS





# BROWNFIELDS PROGRAM

- City received EPA Assessment Grants in 2003 & 2005—Compiled inventory of over 500 parcels in support of implementing redevelopment plans
- Since 2005, City received two EPA Cleanup Grants & two State Orphan Site Cleanup Grants—all *four sites were originally assessed using EPA Assessment Grant funds*

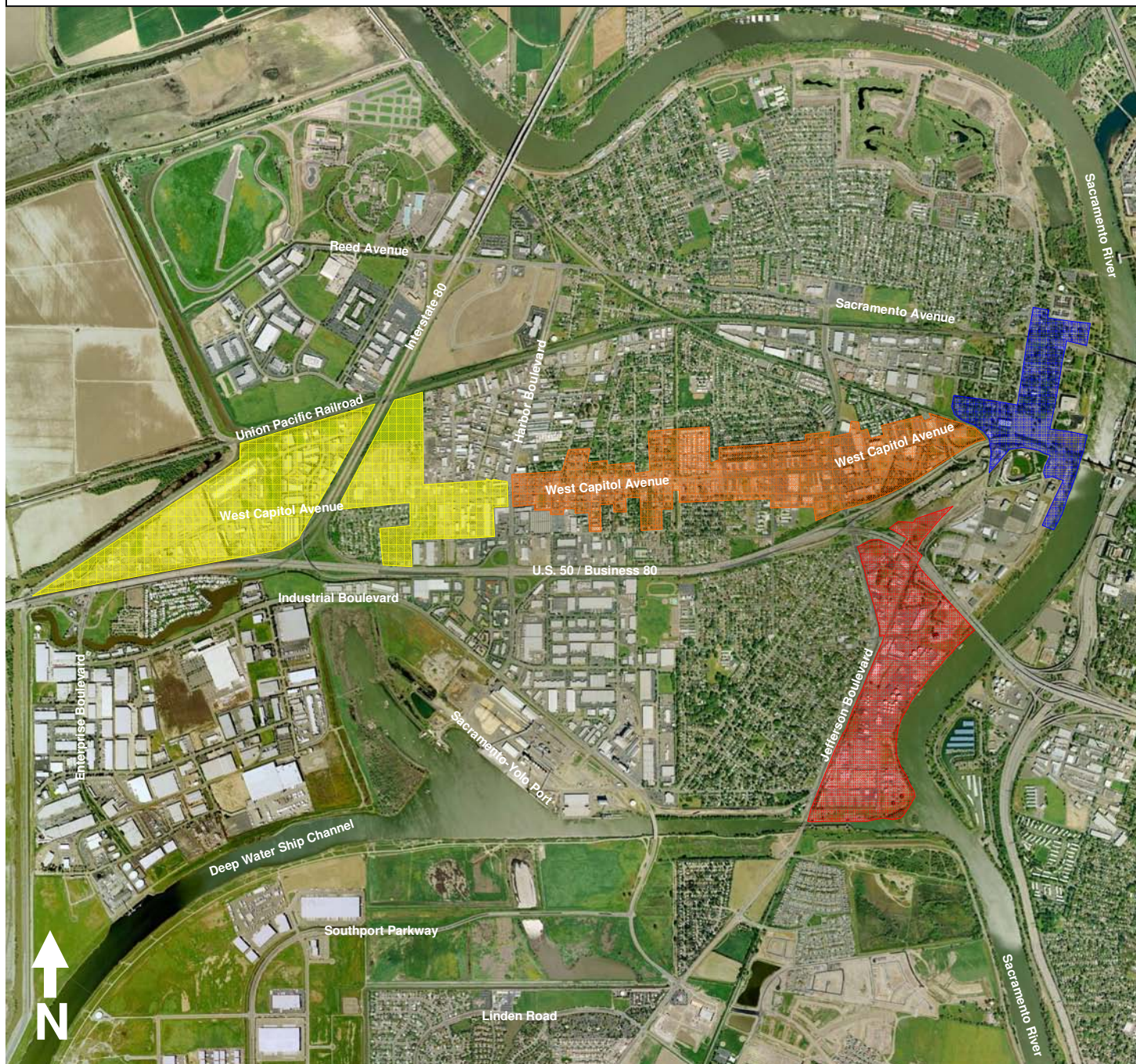
# BROWNFIELDS IN WEST SACRAMENTO

- West Capitol Avenue—Dozens of former gas stations & auto repair shops dating back to 1940s or earlier
- Riverfront land uses were predominantly industrial
- Port of West Sacramento (built in 1950s—City took





# West Sacramento EPA Brownfields Assessment Grants—Target Areas



## **West Capitol Avenue Corridor** (2003 EPA Grant)

**City's Central Business District**

**223 parcels studied & individual property profiles created**

**Cleanup Grants received for three properties & cleanups are underway**

## **West End of West Capitol Avenue** (2005 EPA Grant)

**Blighted industrial area w/many non-conforming land uses**

**Nearly 100 parcels studied & AAI Phase I ESAs for 8 sites**

## **East End of West Capitol Avenue** (2005 EPA Grant)

**AAI Phase I ESAs for 6 priority properties for mixed-use redevelopment**

**EPA Grant funded SAP, leading to cleanup funding from State of California Water Board**

## **Pioneer Bluffs** (City Phase I ESA)

**Riverfront area—current uses are mainly petroleum tank farms**

**95 Parcels Studied**



# PROPERTY PROFILES

Property Name: Sacramento Generator  
(former)  
Owner Name: E.W. DeBock  
Parcel No.: APN(s): 067-270-06  
Address: 1725 West Capitol Ave.



On-site Structures and General Site Use(s)	The site is generally level with concrete foundations, slab-on grade floors and pavements associated with the former site operations. The site was previously used for light industrial purposes. Review of the Regional Water Quality Control Board files reveals that the site may have been a service station or similar auto repair facility in the past.
Domestic/Irrigation Wells, Septic Systems, Electrical Transformers	Numerous groundwater monitoring wells located on site.
AST/USTs, Floor Drains, Repair Shops, Mechanic's Pits	In November 1998, three USTs were removed from the property. Soil samples collected during the tank removal revealed diesel and gasoline in soil beneath the removed tanks.
Significant Debris Quantities, Stored or Abandoned Vehicles, Out-of-Service Equipment	The facility is unfenced and is used for overflow parking. Some minor debris was noted during our site visit.
ASTM Owner/Tenant Interviews	No - Owner deceased.
Hazardous Materials Impacts, Potential or Confirmed Anywhere on the Site	Yes. A <i>Quarterly Monitoring and Status Report</i> prepared by Envirometrix was completed in October 2000. Data from groundwater sampling and testing revealed that benzene was detected in groundwater samples obtained from three on-site wells.
Recommend Further Assessment?	In March 2004, the Yolo County Environmental Health Division sent out Requests for Proposals for completing the site assessment and writing a site characterization report for the facility. No additional information was on file with the Regional Water Quality Control Board regarding selection of a new contractor or information related to the ongoing investigation/site characterization. Recommend follow up investigations be performed to characterize and remediate the groundwater contamination.

Property Name: Siesta Inn  
Owner Name: Manhar Patel  
Parcel No.: APN(s): 067-270-05  
Address: 1731 West Capitol Ave.



On-site Structures and General Site Use(s)	The existing development on the subject property consists of a motel that contains 40 rooms, a concrete parking area, and narrow strips of vacant land on the outside edges of the property. Currently the motel is unoccupied and boarded up to prevent unauthorized access.
Domestic/Irrigation Wells, Septic Systems, Electrical Transformers	None visible
AST/USTs, Floor Drains, Repair Shops, Mechanic's Pits	None visible
Significant Debris Quantities, Stored or Abandoned Vehicles, Out-of-Service Equipment	No
ASTM Owner/Tenant Interviews	The owner, Mr. Manhar Patel, stated that no floor drains are located in the restrooms of the units. The majority of the building is single-story with the exception of a small loft area in one of the units. Each room in the building contains individual wall-mounted coolers. Individual electric heaters provide heat to the rooms. See WKA report No. 5170.09.
Hazardous Materials Impacts, Potential or Confirmed Anywhere on the Site	Potential impacts from adjacent Sacramento Generator facility located directly east of the property. Groundwater has been impacted with petroleum hydrocarbon contamination.
Recommend Further Assessment?	Yes. Continued review of agency files regarding the ongoing investigation at the adjacent Sacramento Generator facility.





## CURRENT ACTIVITIES

- \$400,000 Assessment Grant received in 2008—  
Currently being used for Phase Is, Phase IIs, & cleanup planning to support new infrastructure, redevelopment projects within Specific Plan areas, affordable housing, & “green” projects at the Port of West Sacramento
- Four brownfield site cleanups underway

## LEVERAGING FUNDS—SUCCESSES

- Nearly \$40 million in grants for infrastructure projects received by the City since 2005—Brownfield Assessment Grants were used to complete Phase Is & cleanup planning related to these projects
- Over 500 affordable housing units created since 2005 with 250 more in the pipeline—Assessment Grants used to support property acquisitions & pursuit of other grants



# THE BRIDGE DISTRICT



188-acre riverfront  
infill redevelopment

Projected 4,000  
housing units & 9  
million square feet of  
total development

Raley Field—14,000  
seat stadium with  
planned open-air  
amphitheatre

\$50 million of new  
infrastructure under  
construction (includes  
\$30 million in grants)

250 affordable  
housing units in first  
development phase





# THE BRIDGE DISTRICT

BEFORE



AFTER





