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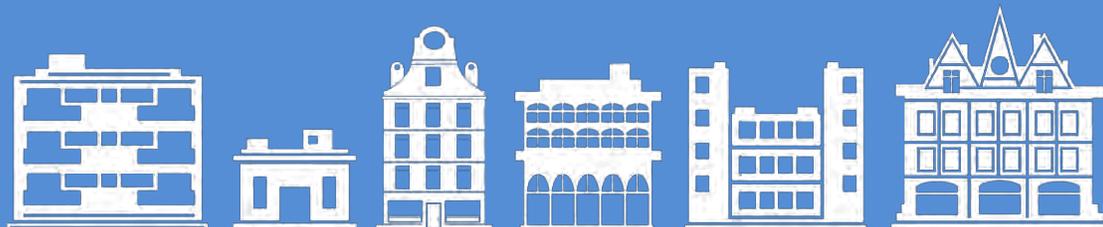
July 2011

WEST FRESNO BROWNFIELDS ACTION PLAN

US EPA ARCHIVE DOCUMENT



Redevelopment Agency
of the City of Fresno



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WEST FRESNO ACTION PLAN

Introduction

In January 2011, the Redevelopment Agency of the City of Fresno (Fresno RDA) received technical assistance from the U. S. Environmental Protection Agency (EPA) to conduct brownfields training and capacity building community forums involving local community groups. The primary purpose of the community forums was to inform an Action Plan for community-led brownfields reclamation in West Fresno.

West Fresno, also referred to as The Golden West Side, is defined by the developed area west of Highway 99, south of Highway 180, and north of American Avenue. Its boundary is generally defined by the zip code 93706 which sometimes serves as its nickname. Despite having the impacts of decades of public and private disinvestment, West Fresno possesses strong civic, cultural and physical assets upon which revitalization can build. As with many communities around the country, despite the strong social and cultural assets present, the physical and economic environments reflect the negative impacts of disinvestment in many ways including but not limited to brownfields and other environmental challenges.



Figure 1: Map of West Fresno

The goal of the EPA technical assistance is to improve awareness on brownfields issues and to increase the capacity of West Fresno community organizations and citizens to organize and facilitate community-led revitalization of brownfield properties in West Fresno in a manner consistent with their priorities and needs. Central to this assistance is the notion that brownfields can be the focal point for strategic community collaboration whose outcomes catalyze larger revitalization. Technical assistance included:

- A project kickoff meeting and site visit – January 19, 2011
- Three interactive public forums – February 26, March 19, and April 16, 2011
- Development of the West Fresno Action Plan
- Final presentation of the plan – June 4, 2011

Initial Accomplishments

While the full effects of redevelopment may not be realized for years, many initial project accomplishments occurred as a result of this process, including:

- Convening local and national experts in West Fresno
- Gathering community input on sites of concern and potential reuse
- Engaging local youth through the Fresno Youth Council for Sustainable Communities
- Educating the community on brownfields and reuse issues
- Understanding brownfields tools (e.g. inventories)
- Creating a useable community toolkit (the Action Plan)

Project Team

The technical assistance used a collaborative team of EPA partners, their consulting team and local stakeholders, including:

- EPA Region 9 staff
- Agency for Toxic Substance and Disease Registry (ATSDR) Region 9 staff
- Redevelopment Agency of the City of Fresno (Fresno RDA)
- Center for Creative Land Recycling (CCLR)
- SRA International

Planning Meetings

Through the course of the collaboration the project team made five site visits including one initial site visit, three public forums, and a final visit to present the Action Plan.

The planning meetings were designed to inform West Fresno residents about brownfields, learn about residents' specific concerns related to brownfields, and better understand the tools needed to increase their capacity to engage in community driven brownfields revitalization. Each meeting built on the theme and knowledge gathered at the previous meeting and served to guide the development of the West Fresno Action Plan presented here. The meetings were structured to inform the community through presentations but also to be informed *by* the community through interactive table discussions. The table discussions gave the West Fresno specific context to which this Action Plan was created. The topics in each meeting covered the following.

- | | |
|--------------------|--|
| February 26 | Introduction to Brownfields, Smart Growth, Sustainability and the role of City Planning in Fresno |
| March 19 | Brownfields details, opportunities for public influence on city decisions, and the development process |

- April 16** Case Studies about community-based brownfields advocacy and revitalization
- June 4** Presentation of the Action Plan

Meeting agendas, minutes and lists of attendees from each of the community meetings can be found in Appendices B, C and D.



Figure 2: West Fresno residents discuss brownfields at the first meeting

Based on information gathered at the community meetings, this Action Plan was written and developed with the understanding that wider community revitalization and planning efforts are needed in West Fresno, which will not be fixed by brownfields alone. It also asserts that community driven revitalization in West Fresno can serve as a catalyst and platform to help address these other issues, but only if community residents and organizations come together with a shared, prioritized agenda. This Action Plan promotes community driven brownfields revitalization in general and by doing so hopes to build capacity within the local community to drive other community-wide change. It outlines 8 Elements for coalition-based brownfield revitalization, examples of immediate, short, and long term actions, and supporting recommendations, accompanied by financial and technical resources for their implementation.

How to Use this Document

West Fresno residents, community members and other stakeholders are encouraged to use this document to understand the brownfields redevelopment process. The document provides an overview of the technical assistance available from the Fresno RDA and EPA, as well as many resources to learn about and address brownfields.

The Action Plan contains specific elements that, while they do not need to happen sequentially, will guide a reader through many of the steps that need to occur when reusing brownfields. The eight elements walk through how to address brownfields and include checklists of tangible action items. Additionally, each element contains *Milestones to Success*, which is not an exhaustive list of success, but includes suggestions for the successful implementation of that element. The Action Plan also contains brownfields background material to help West Fresno residents understand how the brownfields redevelopment process works. Finally, the Appendices contain agendas, lists of attendees and notes from the four community meetings, as well as a comprehensive list of technical and financial resources.

TAKING ACTION

This Action Plan outlines necessary steps to achieve community driven brownfields reuse, based on the public forums and dialogue held between February and April, 2011. These steps are followed by organizational and logistical recommendations the project team feels are necessary to implement in order for successful community driven brownfields revitalization. It is important to note that these elements do not necessarily need to happen in sequence; many of these are efforts that can be ongoing. For example, building the coalition and establishing partnerships can occur over time.

ELEMENT 1 – Build the Coalition

Revitalization that reflects the priorities and goals of the local community takes concerted communication, collaboration and partnership of local and outside stakeholders, public agencies and financial and technical resources. This Action Plan asserts that community driven brownfields reuse in West Fresno is best achieved through a collaborative model whose organization and vision reflects the diverse cultural, economic and environmental interests in West Fresno. West Fresno boasts a rich assembly of organizations and active citizenry whose common interests are embodied in the physical place they share. Brownfields fit into that common interest whose impacts, and conversely, whose benefits of reuse are shared. Successful community-based action to reuse brownfields in West Fresno will be best served by strategically tapping and focusing diverse cultural, organizational and physical strengths.

Build the Coalition

- ✓ Identify existing community groups
- ✓ Reach out to each group for participation
- ✓ Convene meeting(s)
- ✓ Assemble groups into new entity—a coalition
- ✓ Define mission of coalition
- ✓ Assign roles and responsibilities
- ✓ Agree on timeframes
- ✓ Foster avenues of communication

A coalition-based approach allows multiple organizations to advocate for a common agenda in a unified voice without distracting from the core mission of the individual organizations. The coalition should serve as a vehicle through which the brownfields related interests of its member organizations are served. Membership can include any organizations, individuals, institutions and businesses with interest in brownfields and community-wide revitalization in West Fresno. Each member brings a different perspective and strength that lends itself to increasing the capacity of the coalition as a whole. Membership can include but not be limited to:

- Non-profit organizations
- Businesses
- Government agencies
- Churches
- Schools
- Citizens

Coalition members can contribute their skills, relationships and resources. For instance, churches and schools serve as a highly efficient way to get the word out to the community about upcoming events, meetings and volunteer opportunities.

Due to the authority they hold and their access to resources it is important to highlight the partnership potential of the City of Fresno, the Fresno RDA, and other public agencies. They perform several functions that can serve the coalition's efforts well. They own land and can permit access, they have authority over zoning designations and allowable uses, and they have access to resources that non-profit organizations do not. One example specific to the issue of brownfields is the allocation of grant funds from EPA for performing Environmental Site Assessments (ESA) on brownfield sites. Public agencies—like the city and the Fresno RDA—are eligible entities that can secure grants from EPA and spend those resources on sites that have been identified by the coalition. Other important potential public partners include state agencies such as the California Environmental Protection Agency (CalEPA), Department of Toxic Substance and Control (DTSC) and others.

Be Patient

Establishing a coalition that reflects these characteristics takes a significant amount of time and effort whose realization might take longer than expected. In the period of time it takes to formalize such a coalition and achieve gains in the near term, explore partnerships with established organizations that are willing to serve as a "fiscal sponsor" who are able to receive grant funding for the coalition's purpose. This could be done through one of the coalition partner organizations.

The form of such a coalition can take several shapes and can be accomplished by either building the capacity of an existing organization to serve as the home of the coalition or start a new organization whose mission is to do the same. Based on case studies presented during the third public forum on April 16, 2011, this vehicle should be structured and have the capacity to advocate for investment, partner with development interests and eventually have the capability to own property, brownfields or otherwise. The appropriateness and effectiveness of formally incorporating an organization, such as into a tax-exempt 501(c)(3) (or other) structure, is something the coalition would need to determine.

Case studies presented in April include those that are led by grass roots organizations and those whose leadership was in partnership with the local city (contact information can be found in the resources table in Appendix C):

Grass Roots Lead

- The Fairmount Collaborative: Boston, Massachusetts
- Portland Brownfield Citizens Advisory Committee: Portland, Oregon

Public Agency Lead with Grass Roots Partners

- West Oakland Toxics Reduction Collaborative and West Oakland Brownfield Assessment Grants
- Brownfield Program: Emeryville, California

- Ravenswood Redevelopment Project Area and Showcase Community: East Palo Alto, California

Case studies presented in April had the following common characteristics:

- Collaborative model – Revitalization was the result of multiple organizations, agencies and citizens united with a common goal and common message.
- Dedicated leadership – The partners within the collaboration designated lead organizations or individuals to represent the coalition as a whole and coordinate communications, action and agendas.
- Geographic focus – They had specific neighborhoods, sites or street corridors in which they applied their advocacy and resources.
- Formally incorporated 501(c)(3) (or other designation) tax exempt organization - This played a major role due to capacity that makes them eligible for financial resources that are otherwise unavailable to them.
- Specific visions for what they wanted to achieve – Having specific goals and visions for their efforts allowed them to gain support from like-minded partners, identify relevant resources and provide a tangible outcome for their efforts.

These case studies can serve to inform the structure, operation, funding and activity of the coalition to the degree they make sense for West Fresno. Appendix C contains a table with a list of the case studies, links to additional studies and contact information.

From this point forward this Action Plan will refer to **“The Coalition”** as the entity undertaking the actions detailed in the document.

Milestones to Success – Element 1:

- *A diverse coalition created to serve as one voice that actively participates in decisions impacting West Fresno.*
 - *Coalition goals are developed and measures of success established.*
 - *Coalition serving an active role in the city’s brownfields redevelopment efforts.*
-

ELEMENT 2 – Identify and Inventory

Identifying and creating an inventory of known or suspected brownfield sites serves as the foundation for The Coalition’s actions. The Brownfields Background section of this Action Plan describes methods on how to identify potential brownfield properties. This includes but is not limited to historical research, visual identification and publicly available database searches.

Once these properties are identified, the most common way to record property information is to use a spreadsheet such as in Microsoft Excel. The inventory will be a work in progress as new properties are identified and new information about them is obtained. Please see Appendix D for a sample brownfields inventory spreadsheet.

The Coalition can include any information, referred to as —attributes,” in the inventory it thinks is helpful for its purposes. The intent of the inventory is to help identify a property and link useful information to it for planning and prioritization purposes. This can be factual information such as the property’s size and zoning designation but may also include anecdotal information such as the owner or neighbor’s recollection of previous activity.

For direction on building an inventory, Kansas State University’s (KSU) Brownfields Inventory Tool (BIT) is a free, online tool that assists users in creating inventories, submitting reports and logging information about brownfields and other environmental programs. This program management tool is used to enter detailed data about brownfield sites and upload documents and related data; it can also be used to generate reports. To view the system, visit: <http://tab-bit.org>.

As a resource, EPA developed an in-depth guide on how to inventory petroleum brownfields, which can be applied to other types of brownfields inventories. To access the guide, visit: <http://www.epa.gov/oust/pubs/pbfdevelopinventories.pdf>.

Identify and Inventory

- ✓ Identify existing brownfield properties
- ✓ Record attributes such as size, zoning, use
- ✓ Categorize properties
- ✓ Create and maintain database of properties
- ✓ Maintain/update spreadsheet as new information becomes available
- ✓ Use inventory to map

Mapping – The property inventory can also be mapped for easy reference. Mapping can take different forms: as simple as a large wall map with push pins located at site locations to more sophisticated Geographic Information System (GIS) computer mapping that requires specific technology and skills. This Action Plan assumes that GIS technology is beyond the capacity of community-based organizations in West Fresno at this time. That is not to say that GIS maps cannot be created for The Coalition once an inventory is created. Partnerships with organizations such as California State University Fresno, the City of Fresno or the Fresno RDA that have GIS capability can be very helpful in this effort.

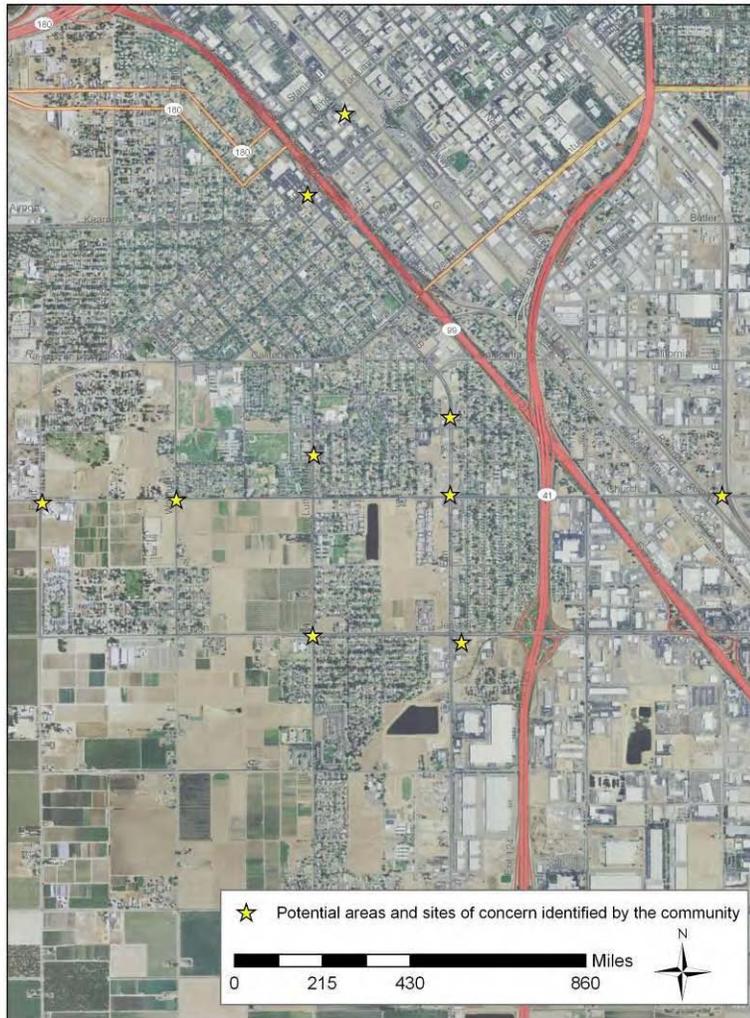


Figure 3: Potential brownfield sites and areas of concern identified by the community during the February 26th workshop

The Coalition can then prioritize properties to focus attention and resources as the inventory is populated.

To begin, a recent inventory of potential brownfield sites within a one-mile radius along Highway 99 was completed for the City of Fresno and the Fresno RDA in early 2011. Inquiries can be made to the Fresno RDA for more details.

During the February, March, and April workshops participants identified several areas or sites of concern. These can serve as the basis for the inventory and can be found in Appendix D.

Milestone to Success – Element 2:

- ***A brownfields inventory created and property information entered.***
-

ELEMENT 3 – Prioritize

Prioritization is a process by which The Coalition will select which properties are the most important to focus their attention based on The Coalition's needs. This can evolve over time and reflect current and immediate needs within West Fresno. Additionally, through this process The Coalition may identify properties whose reuse can serve longer term needs. It will be up to The Coalition to determine its own priorities based on community need and resource availability, which may include but not be limited to the need for additional retail space, after school activities for youth, community gardens, or other uses that represent a potential solution to an issue facing West Fresno. Other guidance on prioritization can be found in the Brownfields Background section.

Prioritize

- ✓ Review inventory
- ✓ Determine community needs
- ✓ Match needs with inventory properties
- ✓ Prioritize those properties on which to pursue action

Milestones to Success – Element 3:

- *The list of prioritized properties directly reflects the goals of The Coalition.*
 - *Coalition members mobilize to realize additional Action Plan Elements.*
-

ELEMENT 4 – Engage the Property Owners

The relationship with property owners is a critical element in getting properties assessed, remediated and reused. Property owners can be invaluable members of The Coalition and are more likely to allow site access if they see The Coalition’s goals as their own.

While personal communication through in person and telephone conversations is a good way to engage property owners, public meetings can also be an effective forum in which to get property owner involvement. By seeing that their property is part of a larger community-wide effort, they are less likely to feel singled out or targeted.

Some property owners do not live or do business locally. In these cases, telephone calls, emails and letters are sometimes the only way to engage them. The owners will be more responsive if they see the benefit for themselves and that engagement with them is not intended to get them in trouble but rather to do something with their property that will benefit the community as a whole. Remember, property owners grant a user site access, whether through a sale or lease. Their cooperation is important.

As mentioned previously, these elements do not necessarily have to happen in order. Property owners can be communicated with early and be extremely effective members of The Coalition.

Engage the Property Owners

- ✓ Create a contact list of owners
- ✓ Identify ways to communicate— phone, email, letters
- ✓ Conduct outreach to introduce them to The Coalition
- ✓ Convene meetings to outline everyone’s goals
- ✓ Allow for feedback and input

Working with Property Owners

Property owners are sometimes very sensitive to their properties being called a brownfield and tracked on a list or database. In order to maintain positive working relationships with property owners it is helpful to refer to sites in the inventory as “potential” brownfields and that the inventory is intended to identify sites that might benefit from assistance which could help them realize their vision for the property. This Action Plan stresses the importance of partnerships, which include partnerships with property owners.

Milestones to Success – Element 4:

- *Property owners whose properties are listed in the inventory are engaged in the process and understand the opportunities that come with participation.*
 - *The Coalition understands the goals of the property owner for their property and begins a relationship to help ensure the site’s reuse benefits West Fresno.*
 - *Property owners allow site access.*
-

ELEMENT 5 – Create a Vision

In brownfields redevelopment, contaminated sites do not automatically receive assessment and remediation funds. A site's contribution to the overall community vision is the proverbial light at the end of the tunnel that justifies the expense of assessment, and perhaps remediation funds. In addition, the site's planned reuse helps guide the scope of environmental site assessment and remediation, if needed.

The reuse of a property is largely driven by what its zoning designation under the city's land use plan allows, which is why zoning is an important attribute to include in the inventory. When the zoning does not allow uses The Coalition or property owner envisions, a formal land use process is required which involves property owner approval, fees, expertise and additional time. Opportunity to change zoning designations into something more compatible with the community's needs is available during comprehensive plan or specific plan updates. Additional background for these planning processes is discussed below in the Land Use Plans and Brownfield and Community Revitalization section. This is not to discourage The Coalition from pursuing changes in allowable uses under the zoning but rather to highlight the facts and underscore the importance of The Coalition's involvement in long-term planning and the role of the City of Fresno Comprehensive Plan, Community Plans, and Specific Plans.

Create a Vision

- ✓ Determine allowable uses under current zoning
- ✓ Identify potential reuses
- ✓ Engage community
- ✓ Conduct visioning sessions
- ✓ Decide on desired reuse

Milestones to Success – Element 5:

- *The Coalition identifies a feasible potential reuse of the property that helps inform cleanup activities (if needed), attracts private and public investment and builds community consensus and momentum through project completion.*
 - *A vision for a property is created that helps achieve the mission of The Coalition's members.*
-

ELEMENT 6 – Pursue Financial and Technical Resources

Financial and technical assistance will be critical for The Coalition to support its membership in achieving outcomes described in each of the Elements in this Action Plan. A summary of potential funding and technical resources available to eligible organizations can be found in Appendix A.

Most funding and technical assistance grant and loan applications come with very specific instructions about how resources are applied for. Follow the instructions carefully and try to use terminology used by the source of assistance.

Pursue Financial and Technical Resources

- ✓ Research potential funding resources (Appendix A)
- ✓ Research potential technical resources (Appendix A)
- ✓ Determine eligibility
- ✓ Create timeline and tasks
- ✓ Assign roles and responsibilities for pursuing resources

Through research and information gathering, The Coalition can build relationships with the agencies and organizations with available resources. In May 2011, the Fresno RDA was awarded EPA Brownfield grant funding to provide Phase I and II site assessments, cleanup and redevelopment planning on properties determined to be eligible by the EPA. In addition, the Fresno RDA will continue to find financial and other resources.

Milestones to Success – Element 6:

- *Resources are identified that meet the needs of the site identified in the visioning process.*
 - *The Coalition taps into multiple public and private resources.*
-

ELEMENT 7 – Conduct Environmental Site Assessment (ESA) and Remediation

Once it is time to perform Phase I and/or Phase II ESAs it is important that these be conducted in a manner consistent with the industry standards. For Phase I ESAs, the All Appropriate Inquiry (AAI) rules established by EPA apply (<http://www.epa.gov/brownfields/aai/>). For Phase II ESAs the American Society of Testing Materials (ASTM) standards apply (<http://www.astm.org/Standards/E1903.htm>).

These must be conducted by a qualified environmental professional as defined by the AAI rule.

The ESA and remediation on site will be planned to accommodate the site's future use created in the Vision (Element 5).

Through the ESA process relationships are developed between The Coalition and regulatory agencies, development partners, additional property owners, and environmental professionals that help The Coalition increase its capacity and improve its chances at acquiring financial resources.

Conduct Environmental Assessment and Remediation

- ✓ Engage qualified contractors
- ✓ Review AAI rules
- ✓ Conduct assessment
- ✓ Evaluate results
- ✓ Perform cleanup activities, as needed

Milestones to Success – Element 7:

- *Site access secured.*
 - *Contractors hired.*
 - *ESAs and cleanup completed (as necessary).*
-

ELEMENT 8 – Reuse the Site

This is where the fruit of The Coalition’s labor is realized. Reuse can be anything from a new mixed-use commercial and/or residential building, a community garden or even a grassy park. This is the realization of the Vision created in Element 5.

Depending on the reuse of the site, different development processes need to be followed to comply with accepted standards. These standards are as varied as the types of reuse. For instance, constructing a mixed use housing development requires extensive permitting as compared to that required by a community garden. To ensure that proper processes are being followed, The Coalition should check with the local city planning and permit office to gain an understanding of what is necessary. At this point, design professionals (e.g., architects, engineers) will also be engaged depending on the site’s reuse. It is important to note that different funding sources being used by The Coalition to reuse the site might also have specific requirements. These requirements are not meant to impede the reuse of a site but rather make sure that the site’s use is an asset and not a liability to the community at large.

Reuse the Site

- ✓ Community gardens/parks
- ✓ New jobs
- ✓ Additional housing
- ✓ New businesses
- ✓ Recreation areas



Figure 4: Before and after pictures of Tabor Commons, a community driven brownfield redevelopment in Portland, Oregon

Milestones to Success – Element 8:

- *Site is put into productive reuse that reflects The Coalition’s vision.*
 - *Community benefits from reuse.*
-

It is undeniable that creating a coalition as described and undertaking concerted action to reclaim brownfield properties requires a long-term vision and long-term involvement. There are, however, short-term steps and recommended actions that West Fresno stakeholders can take now to start building capacity.

Recommended Actions

Note: *The following Actions are examples of what can be targeted for completion within the designated time periods and not a complete list of steps to follow for The Coalition.*

Immediate Actions:

- Establish a regular meeting schedule amongst the organizations who attended the trainings described in this report. During these meetings establish a set of goals and objectives The Coalition wants to accomplish in the short and long term. Assign tasks to Coalition members and a schedule for implementation.
- Identify other organizations and individuals who should be part of The Coalition to reflect the diversity of West Fresno’s stakeholders.
- Engage in dialogue with the Fresno RDA regarding its EPA Brownfields Assessment grant and the community involvement component.

Short-term Actions (1-3 years):

- Communicate with leaders from the case studies to identify what The Coalition can learn from their efforts.
- Develop the Mission Statement and organizational structure for The Coalition.
- Create informational material and if possible, a website.

Long-term Actions (3-5 years):

- Evaluate whether or not the structure and operation of The Coalition is serving its purpose and discuss potential changes.
- Establish annual fund raising, volunteer appreciation, friend raising, or community appreciation events that serve to build The Coalition’s status within the community and grow its constituency. Celebrate The Coalition’s accomplishments. —“Friend raising” events are those where the goal is to build relationships and strengthen The Coalition’s membership and network.
- Reaffirm the goals and plans previously established and make changes as thought necessary to reflect changes in The Coalition’s capacity and resources.

SUPPORTING INFORMATION AND RECOMMENDATIONS

The following information and recommendations are based on dialogue during the three public workshops and considered by the project team to be important for the realization of community driven brownfields reclamation in West Fresno.

Organizational and Intercultural Collaboration

Proactive community organizations and citizens attended all three brownfields workshops and contributed their insight and experience without which this guidance would not exist. However, despite this invaluable contribution, there are several West Fresno groups not represented. One of West Fresno's assets is its ethnically and racially diverse population, a majority of which are people of color representing several ethnicities.

A central premise of the Action Plan is that brownfields negatively impact all stakeholders in West Fresno regardless of who they are. It follows that the benefits of reclaiming brownfields for active uses can also serve a mutual interest. By definition, this type of shared success cannot happen in isolation, and as such The Coalition should strive to reflect the diverse cultural and economic population of West Fresno. Fortunately, community driven brownfields revitalization efforts provide ample opportunity for future involvement and intercultural collaboration.

A diverse Coalition provides the structure for a unified voice advocating for West Fresno, a common theme amongst case studies presented at the April 16, 2011 brownfields workshop. A table with the case studies and contact information is in Appendix C.

Potential resources for cross organizational and intercultural collaboration are included in the Resources Table in Appendix A.

Land Use Plans and Brownfields and Community Revitalization

The central topic of the February 26, 2011 planning meeting was the role of land use plans and their relationship to brownfields reuse and community revitalization in West Fresno. Local planning and development decisions were also a presentation topic at the March 19, 2011 planning meeting. These were important topics to present because land use plans form the basic framework by which all development occurs. They determine what type of development goes where, direct public and private investment and have long-term implications regarding a community's character.

Land use plans within the City of Fresno are organized into three categories.

General Plan – This is the overall plan for the entire City of Fresno including zoning designations, street and transportation plans, infrastructure plans, parks and open space, and redevelopment areas. The General Plan serves as the general guide for growth within Fresno. As of the date of this assistance, the General Plan is being updated. Once completed it can be found on the City of Fresno Planning Division website:

www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Default.htm

Community Plans – The City of Fresno is divided into nine Community Plan areas which discuss existing conditions as well as describe the general layout of these relatively large areas. Fresno Community Plans can be viewed here:

www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/CommunityandSpecificPlans.htm

Specific Plans – Specific Plans focus on smaller geographic areas than the General or Community Plans and focus on specific neighborhoods or corridors. Only a few areas in Fresno have a Specific Plan. There are no Specific Plans that are exclusive to West Fresno. The downtown Specific Plan includes portions of West Fresno and as of the date of this report was in the process of being updated. Information can be found here:

<http://fresnodowntownplans.com>

Because they determine what can be developed on property in West Fresno, these plans have tremendous influence on brownfields redevelopment. By dictating what can be developed on a brownfield, they affect land value, drive remediation requirements, and can either attract or preclude public and private investment.

The Coalition can serve as a voice for West Fresno by actively participating in city land use decisions that impact West Fresno where the opportunity exists. This Action Plan asserts that brownfields redevelopment in West Fresno will be greatly enhanced by the establishment of Specific Plans within strategic areas. **As such, it is recommended that The Coalition advocate for the creation and formal adoption of Specific Plans within West Fresno that reflect the community's priorities.**

In addition to local plans created and managed by the city, regional and statewide plans and policies also have influence on local decision making. These include:

- Fresno Council of Governments: www.fresnocog.org
- San Joaquin Valley Council of Governments: <http://www.sjcog.org>

BROWNFIELDS BACKGROUND

What Are Brownfields?

The EPA defines a brownfield as a property that the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In general, these are sites whose previous or current uses have potentially impacted the sites with contaminants needing evaluation through ESAs and possibly remediation. Examples of sites that can be considered brownfields



include, but are not limited to former gasoline stations, dry cleaners, industrial use facilities, manufacturing facilities or metal plating facilities. Essentially these are sites that may have been impacted by a release of pollutants such as asbestos, petroleum products, solvents, heavy metals and other substances into the soil, ground and surface water or within structures on site.

Brownfield properties by definition are not necessarily contaminated. It is often the perception or potential of contamination which leaves them vacant or underutilized and drives the need for assessment. Unfortunately, even when not contaminated, brownfield sites impose negative impacts on environmental, social and economic health related to their inactivity.

Why Are Brownfields Important?

People/Health – Brownfields represent multiple risks to human health when people come into direct contact with the contaminated media, whether it is soil, water, or materials within structures. Even if not contaminated, brownfields do not provide for jobs, housing, education or amenities.

Economy – Brownfield properties are by definition not actively living up to their potential to provide jobs, tax revenue, services or goods. These sites do not provide the jobs, tax revenue or amenities they otherwise could.

Environment – Brownfields with contamination present risk to the natural environment in many ways. Not only is the immediate environment compromised on the site in which the contamination is released but other environmental receptors are also impacted due to migration. Contamination often migrates to other receptors such as streams, ground water, adjacent properties, air and wildlife. If not contaminated, development that would otherwise be accommodated on the site is realized elsewhere, often on previously undeveloped land, contributing to urban sprawl and the subsequent negative impacts on air quality, a condition in West Fresno already considered compromised.

How Do I Identify A Brownfield?

There are several ways to identify a brownfield. Here it is important to remember that a brownfield site is a property that is either known to be contaminated or has the potential or the perception to be contaminated. To call a site a brownfield is merely to say that it could potentially be contaminated.

Site identification includes looking for those sites with elaborate histories to those with no record.

- Regulatory databases (state and federal)
- Sanborn Fire Insurance Maps
- Old phone books
- Windshield or walking survey
- Self-selection from property owners

Databases: First step is to review the sites involved with the State of California Environmental Protection Agency (CalEPA) and/or Water Control Boards. Online searches can be made using:

- EnviroStor – www.envirostor.dtsc.ca.gov/public
- GeoTracker – geotracker.swrcb.ca.gov/
- Cleanups in My Community – www.epa.gov/enviro/cleanups/

It is important to note that involvement in programs or databases managed by the state does not mean that a site is contaminated. Sites receiving state oversight for assessment and remediation are in various stages of those processes, hence site specific inquiry must be made in order to determine if and to what degree the site is impacted. On the other hand, if a site is not listed in these databases it does not mean that it is free of contamination. Sites not listed in state databases still might require action but again, specific inquiry needs to be made to be certain.

Sanborn Maps: Another resource for developing an inventory is using Sanborn Fire Insurance Maps. These maps originally were created for fire insurance liability reasons. These maps have been created of cities across the country since the late 1800s and include detailed information related to a site. One example of a feature of interest in these maps related to brownfields research is their record of Underground Storage Tanks (USTs) known to be on site at the time the map was created. These are available at the Fresno County Public Library at 2420 Mariposa St, Fresno, California.

Phone Books: Old phone books are also an easily accessible way to investigate previous land uses at a particular address and are normally available at public libraries. By looking under particular business types, such as gasoline stations or metal plating facilities, one can identify specific addresses with past uses known to cause contamination on other sites. Again, this is not testament to a site's actual condition but highlights the need for further investigation. Old phone books can also be accessed at the Fresno County Public Library.

Tax Information: Property tax information at the Fresno County Assessor's office is another source of information for site history. While these records might not record specific site conditions, they do provide information related to the history of property ownership which may provide insight as to a site's previous uses. In addition, sites that have been subject to or could be subject to foreclosure in the future could offer good opportunity for community driven reuse.

Visual Identification: Another method of identifying potential brownfield sites is to conduct a walking or windshield survey. This form of site identification is more art than it is science. Also, by identifying sites this way, it is not a statement that the site is contaminated, just that the site appears to be underutilized or vacant, and might have a use that could cause contamination. It is helpful to conduct such a survey with someone with experience in brownfields work, but not completely necessary.

Some signs of a site's history are displayed in plain sight. The following suggestions are by no means intended to serve as a comprehensive guide to site identification, nor are they intended to label sites with these characteristics as contaminated. They are however intended to identify sites whose reuse might require additional information related to their environmental condition. It is possible that even a vacant site has clues as to its previous use that can be observed in plain sight. These include but may not be limited to:

- Boarded up structures
- Former fuel pump island foundations used by former gasoline stations
- Ground mounted fuel fill ports for USTs
- Structures with large garage doors
- Ingress/Egress configurations for drive through vehicle flow common to gasoline stations
- Existing ground water monitoring wells

These methods for identifying brownfield properties can be used for several purposes including determining whether a particularly troubled property has a history of contamination. For the purposes of this Action Plan, the act of identifying brownfield properties serves the interest of developing an inventory of brownfield sites within West Fresno that can be used for collective community action and to inform community-wide revitalization.

Brownfields Inventory

A brownfield inventory is a series of information about properties that are potentially contaminated, usually collected as a list or database of their locations and characteristics. This database can include information related to the site such as its size, zoning, proximity to schools, available utilities, or anything else that can be associated with the site. The design and use of this inventory can range in complexity and serve multiple purposes.

An inventory of brownfield sites in West Fresno will let community members, organizations and other stakeholders understand the size of their potential impacts, and in turn, the opportunities they represent for community revitalization efforts. The act of

building an inventory of brownfield sites can in and of itself provide a great opportunity for citizens, organizations and institutions to engage in dialogue focused on what they have in common and the mutual benefit of reusing brownfields. It informs future action by and amongst those stakeholders.

Sites within an inventory are usually listed by street address and property tax identification number. Additional information can include (but not limited to) site's zoning, size, value, regulatory (in the case of West Fresno, California Department of Toxic Substance Control) status, occupancy status and ownership.

It is important for The Coalition to keep in mind that property owners are often opposed to their properties to be listed on a brownfields inventory for fear that it is creating a stigma about their property and that being called a brownfield reduces its value. To avoid unwanted friction between The Coalition and the property owner, consider referring to the inventory as a collection of "Potential" brownfield sites and that inclusion on The Coalition's database is not testament to the site being contaminated.

Prioritization

Once an inventory of sites has been created choices must be made about which site or sites to focus efforts on. Site prioritization is done to select sites that offer the best opportunity to meet the objectives of a particular initiative or organization and make efficient use of limited resources. Prioritizing sites is specific to the particular goal of the organization, individual, or institution, and include but are not limited to sites that:

- Are closest to schools
- Are in neighborhoods without adequate access to parks
- Have zoning that allows for specific activity (housing, gardens, etc.)
- Best access to public transportation
- Opportunity for environmental restoration
- Greatest tax revenue generation

Example: If an organization's goal is to create after school recreational opportunities for children, it is logical to prioritize and focus resources on sites that are closest to schools.

Liability Protection

No matter how site access is secured, if an organization wants to gain site control by holding title to a brownfield property there are very specific legal liability issues to consider before taking ownership. There are steps to take to protect a future owner of a brownfield from the legal liability associated with contamination on site (if any), but these steps must be taken before the future owner actually takes ownership. These steps are performed in the "due diligence" period used by an owner prior to purchase or taking title.

EPA's All Appropriate Inquiry (AAI) rule describes these steps <http://www.epa.gov/brownfields/aai/>. It is advised that community based organizations or individuals taking control of a brownfield property seek legal counsel prior to doing so.

Site Access

Once a site has been selected by an organization to try and reuse it for a productive purpose, a dialogue with its owner should begin. Gaining access to a site can take many different forms, and is certainly not guaranteed. Even if a site is a brownfield, its owner has the ultimate say in what happens on the land and either requires gaining ownership or having the legal permission from its owner. This Action Plan is focused on methods available to community-based organizations involved in West Fresno and assumes most properties are privately owned.

Gaining ownership and holding title to a brownfield property is the most common method used to facilitate assessment, remediation and reuse but it also demands the most financial and technical resources. This is most commonly achieved by purchasing the property but land donations can also sometimes be made.

Legal control can be in the form of lease agreements. These agreements include terms of use and establish a price to be paid for access and use. This option represents a more cost efficient way to access a site but has limitations as to the user's decision making regarding the site's future.

In either scenario, ownership or leasing can be achieved with private property owners as well as public property owners such as the city, redevelopment agency, county or state.

Environmental Site Assessment

In order to determine if a site is contaminated, and how contaminated it is, brownfield sites must be thoroughly assessed and steps to take for remediation identified. This takes the form of ESAs.

Phase I ESA – This is essentially a site history that identifies current conditions and previous uses and evaluates them for their potential to have resulted in contamination. A formal Phase I ESA must be conducted by an environmental professional who follows a specific protocol outlined by the All Appropriate Inquiry (AAI) rule found here <http://www.epa.gov/brownfields/aai/>. Following these steps is required if a purchaser is to achieve liability protection under AAI.

If a Phase I ESA identifies previous uses that might have resulted in a Recognized Environmental Condition (REC), there is reason to continue with a Phase II ESA.



Figure 5: Soil samples taken during a Phase II Environmental Site Assessment

Phase II ESA – This is the collection of samples from soil, ground water, surface water, and materials on site and in structures for evaluation in a laboratory to determine what contamination is present and at what levels. Phase II ESAs are only valid if performed by an environmental professional and conducted according to protocol outlined by AAI.

Results of the Phase II ESA are compared to the State of California standards maintained by one of three entities - The California Department of Toxic Substance Control (DTSC), the Regional Water Quality Control Board, or a local oversight program (LOP). Standards for how clean a site needs to be are dictated by the intended reuse of the site. For instance, standards for industrial land are different than standards for commercial land, which is also different than standards for residential land. If results of the Phase II ESA identify contamination at higher levels or otherwise represent potential exposure threats greater than what DTSC allows for the site, then remediation is necessary in order to be compliant with the standards.

The determination of whether or not contamination levels exceed state standards is made by a DTSC representative in coordination with the property owners and their environmental professional consultant.

Remediation

The main goals of remediation are to limit human and environmental exposure to contaminants in the soil, water, air or materials on site. Several methods are used to achieve this including but not limited to soil removal, soil treatment, ground water treatment and engineering or institutional controls. Each method has different costs, timelines, effectiveness and feasibility as well as different implications as to the impact on the surrounding community and the site's developability now and in the future. These factors are considered when selecting a method for remediation that meets state standards. Here is a brief explanation of the most common remediation methods:

- **Soil Removal** – Contaminated soil is physically removed from the site and disposed of at an appropriate facility and then the excavated area is usually backfilled with clean fill. Most contaminated soil goes to traditional landfills which have standards for what they can and cannot accept. If the contamination type or its level of contamination exceeds these standards the soil must be disposed of in a toxic waste landfill.
- **Soil Treatment** – Some contaminants, such as petroleum products are sometimes able to be broken down within the soil. This can occur on the site itself if technically, logistically and financially feasible and is referred to as ~~in~~ *in-situ*



Figure 6: Removal of Underground Storage Tanks at the Tabor Commons community driven brownfield redevelopment in Portland, Oregon

- remediation”. Soil can also be taken to a special facility where it is treated on site and then reused in a process called “~~and~~ farming”.
- **Ground Water Treatment** – Ground water is pumped up from the subsurface to an on-site treatment facility, treated, and then re-injected in to the water table once clean.
 - **Engineering Controls** – A method of using physical barriers to limit or eliminate human or environmental exposure to the contaminants. Examples include:
 - A “cap” over the contaminated soil such as a layer of concrete or asphalt that limits exposure to contaminated soil beneath it.
 - Vapor barrier and/or ventilation systems that stop and redirect the flow of toxic vapors coming from the soil away from points of direct human exposure.
 - Fences or walls that limit access to a site, or contaminated areas of a site.
 - **Institutional Controls** – The use of legal methods to limit the use of a site so activity on the site does not represent an unacceptable risk to its users. This can include but is not limited to:
 - Deed restrictions that detail uses that are not allowed on site, such as residential use on the first floor or limitations on using ground water.
 - “Down zoning” – by changing the zoning from a ‘higher’ use such as residential to something like commercial, site conditions might meet state standards and allow development.

Selecting the remediation method, or combination of methods, are normally choices made by the property owner and his/her environmental professional consultant in negotiation with and approvals required by the DTSC manager overseeing the project.

Community Influence: Public input and influence as to the chosen method for remediation varies depending on a few factors.

- The State of California requires noticing and public input for construction activities that may create impacts to the neighboring community. The impacts which are relevant to a remediation plan and activity include land use, noise, dust, ground water and traffic. The party conducting the cleanup will be required to undertake outreach activities depending on the level of contamination and scope of remediation activity.
- Remediation funded through EPA-funded brownfields cleanup grants require an Analysis of Brownfields Cleanup Alternatives (ABCA) be made available for public comment by the organization receiving the grant.

Many remediation projects are undertaken as a function of the private market and are conducted without these requirements. As such, the opportunity for public input on the remediation method for a site can be limited to informal or formal relationships between community-based organizations and the property owner and/or developer funding the remediation work.

Additional information on brownfields can be found on EPA’s website:

www.epa.gov/brownfields/

APPENDIX A: RESOURCES

The following is a list of potential technical and financial resources; it contains a brief description of the organization and what part of the Action Plan it most likely supports.

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
Local						
X	X	X	X	The Cooperating Collection of the Foundation Center at the Fresno County Library	The Cooperating Collection is a free funding information center at the Fresno County Library that offers community nonprofit efforts access to a directory of grant giving organizations with a focus on underserved communities. This includes free training on grant writing, nonprofit operations, and access to other resources: www.fresnolibrary.org/grants/index.html	1, 2, 3, 4, 5, 6, 7, 8
X	X	X	X	Fresno Redevelopment Agency	The Agency works with public and private partners to renew blighted property; rehabilitate structures for industrial, commercial and retail use; and build infrastructure, such as water and sewer lines, curbs, landscaping, new paving and lighting. Link: www.fresnorda.com/	1, 2, 3, 4, 5, 6, 7, 8
X	X	X	X	Fresno Planning and Development	The Development and Resource Management Department is guiding the future growth, improvement, and development of our city including: land use planning, permit issuance and building plan check and inspection services, and code enforcement. It also administers programs aimed at the development of affordable low-income and moderate income housing. Link: www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Default.htm	1, 2, 3, 4, 5, 6, 7, 8
X	X	X	X	Economic Development Corporation Serving Fresno County	The Economic Development Corporation serving Fresno County is a nonprofit organization established to market Fresno County as the premier location to expand and grow core industries. Strives to not only facilitate site selection for new businesses within Fresno County, but also assist in the retention and expansion of businesses that are already located in the area. Link: www.fresnoedc.com/	6, 8
X	X	X	X	Rural Local Initiative Support Corporation	LISC works with local Community Development Corporations (CDC) to provide financial and technical support in their efforts to community enhancement efforts www.lisc.org/rural_lisc/?navtype=section&request=locations/rural	1, 2, 3, 4, 5, 6, 7, 8
	X	X	X	The Council of Fresno County Governments (COFCG)	West Fresno Community Vision Plan (2003) http://www.fresnocog.org/files/Documents/Final%20Report%202-9-04.pdf	1, 2, 3, 4, 5, 6, 7, 8
X	X	X	X	Fresno Community Development Financial	Fresno CDFI provides affordable financing, training, and technical assistance for individuals, small business and	

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
				Institutions (CDFI)	community facilities. Their assistance could prove essential in the reuse of properties for community based uses as well as a source of financing for community based entrepreneurs. www.fresnocdfi.com/	
	X	X	X	Cal State Fresno	Universities are a proven asset for community driven efforts. They provide a wealth of knowledge, facilities for meetings, access to information resources, and engage in studies that could be of relevance to The Coalition. www.csufresno.edu/	1, 2, 3, 4, 5, 6, 7, 8
State or Regional						
X				The California Endowment	The California Endowment's mission is to expand access to affordable, quality health care for underserved individuals and communities, and to promote fundamental improvements in the health status of all Californians. California Endowment is already providing health advocacy in Fresno. Link: www.calendow.org/	6
X				California Natural Resources Agency – Urban Greening Grants	The Urban Greening for Sustainable Communities Grant Program is administered by the California Natural Resources Council on behalf of the Strategic Growth Council. The Program provides grants (\$20 million in FY11) to fund urban greening planning grants and urban greening projects. Link: http://sqc.ca.gov/urban_greening_grants.html	6
X	X	X	X	Center for Creative Land Recycling (CCLR)	CCLR is a nonprofit organization based in San Francisco focused on creating sustainable communities and encouraging environmentally conscious and socially responsible development through the facilitation of land recycling. As an EPA TAB grantee, CCLR provides technical assistance, including: custom trainings for stakeholders interested in brownfields redevelopment; technical assistance to stakeholders with limited resources (i.e., help with inventories, strategic planning and execution; environmental site assessment review, remedial action planning and regulatory facilitation, negotiations support, risk management review, community involvement, assistance with deal structuring and brownfields financing); and special initiatives. Link: www.cclr.org	1, 2, 3, 4, 5, 6, 7, 8
Foundations						
X				The Eli and Edythe Broad Foundation	The Eli and Edythe Broad Foundation is a national entrepreneurial philanthropy that seeks to dramatically transform American urban public education so that all children receive the skills and knowledge to succeed in college, careers and life. Since 1999, The Eli and Edythe Broad Foundation has provided nearly \$400 million to significantly improve student achievement in urban areas by creating and supporting strong leadership, school district efficiency, competition, best practices and teacher quality. Fresno United School District is eligible to apply for The Broad Prize. Link: www.broadprize.org/about/eligible_school_districts.html	6

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
X				The William and Flora Hewlett Foundation	The Hewlett Foundation makes grants to solve social and environmental problems at home and around the world. Our grantees are working to reduce poverty in the developing world, curb carbon emissions that lead to climate change, and improve education for students in California and elsewhere, among many other valuable goals. Link: www.hewlett.org	6
X				The David and Lucile Packard Foundation	The Foundation provides grants in the following program areas: conservation and science; population and reproductive health; children, families, and communities; local grant making; organizational effectiveness and philanthropy; and program-related investments. Link: www.packard.org	6
X				Annie E. Casey Foundation	The primary mission of the Foundation is to foster public policies, human-service reforms, and community supports that more effectively meet the needs of today's vulnerable children and families. In pursuit of this goal, the Foundation makes grants that help states, cities and neighborhoods fashion more innovative, cost-effective responses to these needs. Link: www.aecf.org	6
X				Ford Foundation	The Ford Foundation provides grants to address social justice issues. With nearly 60 percent of The Foundation's budget focused on the United States, Ford Foundation grantees continue to engage in forward-looking work—government accountability and transparency, racial justice and minority rights, next-generation workforce strategies, affordable homeownership, access to education, reproductive rights and media access and rights. Link: www.fordfoundation.org/regions/united-states	6
X				James Irvine Foundation	Under its Civic Engagement program, Irvine makes grants to increase opportunities for civic engagement among historically underrepresented communities, including low-income, ethnic and immigrant populations. Interested in innovative approaches and ongoing mechanisms for involving diverse communities in public decision making. There is a special focus in the San Joaquin Valley and Inland Empire. Link: http://irvine.org/	6
U.S. Environmental Protection Agency Resources						
X	X	X	X	Brownfields Program	EPA has funding and technical assistance tools and resources for communities looking to plan for the redevelopment of brownfields. In addition to providing financial support through the grant programs (Assessment, Revolving Loan Fund, and Cleanup), EPA provides information on specific technical aspects of planning for redevelopment, such as land use and institutional controls. Other tools include facilitation support, visioning tools, and links to regional regulatory or hazardous substance research consortia. Link: http://epa.gov/brownfields/	1, 2, 3, 4, 5, 6, 7, 8

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
X				Community Action for a Renewed Environment (CARE)	A competitive grant program that provides direct funding to local governments or health departments to address environmental conditions in their communities. This includes funding for environmental assessments at brownfields. Link: www.epa.gov/care/	6
X				Environmental Justice Grants	Provides funding through a competitive grant process to eligible organizations to build partnerships, to identify the local environmental and/or public health issues, and to envision solutions and empower the community through education, training and outreach. Link: www.epa.gov/compliance/ej/grants/index.html	1, 5, 6
	X			Technical Assistance to Brownfields Communities (TAB)	TAB grants provide technical assistance and training on brownfields assessment, remediation and subsequent redevelopment/reuse through independent resources (e.g., CCLR). Link: http://epa.gov/brownfields/tools/index.htm#tab	1, 2, 3, 4, 5, 6, 7, 8
	X		X	Brownfields Redevelopment Toolbox for Disadvantaged Communities (2008)	Provides technical guidance and resources for disadvantaged communities that face even larger obstacles due to crime, depressed property values, environmental justice issues, etc.; to help reverse the trends and restore economic vitality to these communities. Link: www.epa.gov/brownfields/tools/bftoolbox_disadvantage_communities.pdf	1, 2, 3, 4, 5, 6, 7, 8
	X			Targeted Brownfields Assessments (TBA)	Provides technical assistance to those states, tribes, municipalities, nonprofits, and other eligible entities for diminishing the uncertainties of contamination often associated with brownfields, and promoting cleanup and subsequent redevelopment. TBA is not a grant program, but a service provided through an EPA contract in which EPA directs a contractor to conduct environmental assessment activities. Link: www.epa.gov/brownfields/grant_info/tba.htm	6, 7
	X		X	Petroleum Brownfields: Developing Inventories	This is an in-depth guide developed by EPA on how to inventory petroleum brownfields, which can be applied to other types of brownfields inventories. Link: www.epa.gov/oust/pubs/pbfdevelopinventories.pdf	2, 3, 6
	X		X	Hazardous Waste Clean-Up Information (CLU-IN) Web Site	EPA created the CLU-IN website to disseminate information on contaminants, cleanup technologies, strategies, and other resources for cleaning up hazardous waste. Link: www.clu-in.org/	6, 7
	X		X	Road Map to Understanding Innovative Technology Options for Brownfields Investigation and Cleanup, 4 th Edition (2005)	EPA produced this guidance document to assist in the identification and selection of innovative technologies for site characterization and cleanup during the brownfields redevelopment process. Link: www.brownfieldstsc.org/roadmap/home.cfm	6, 7

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
X	X		X	Training, Research, and Technical Assistance Grants	Authorized under CERLCA, these grants provide funding for training, research and technical assistance to facilitate brownfields revitalization. Link: www.epa.gov/brownfields/trta_k6/index.htm	6, 7, 8
	X		X	Sustainable Design and Green Building Toolkit for Local Governments	This toolkit assists local governments in identifying and removing barriers to sustainable design and green building within their existing codes/ordinances and permitting processes. Link: www.epa.gov/region4/recycle/green-building-toolkit.pdf	5, 6, 8
	X		X	Smart Growth Implementation Assistance (SGIA) Program	SGIA is a competitive program where communities receive direct technical assistance from a team of national experts to help incorporate smart growth strategies into planning efforts for future development. Link: www.epa.gov/smartgrowth/sgia.htm	5, 6, 8
X				Environmental Workforce Development and Job Training Grants	Provide funding to nonprofit organizations and other eligible organizations to recruit, train and place low-income and minority, unemployed and under-employed residents residing within solid and hazardous waste-impacted communities. Training aims to provide residents with the skills needed to secure employment in the environmental field to perform assessment and cleanup work within their communities. Link: www.epa.gov/brownfields/job.htm#gra	6, 7
X				Brownfields Tax Incentive	Environmental cleanup costs are fully deductible in the year incurred to promote cleanup and recycling of brownfields. Improvements in 2006 expanded the tax incentive. Link: www.epa.gov/brownfields/tax/index.htm#about	6, 7, 8
Other Federal Resources						
X		X	X	U.S. Department Housing and Urban Development (HUD) – Community Development Block Grant Program	HUD provides block grants and other competitive awards for promoting economic and community development, revitalization projects of distressed areas (Community Development Block Grant Program; Section 108 Loan Guarantee Program; HOME Investment Partnership Program; Empowerment Zones and Enterprise Communities Initiative; Lead-Based Paint Hazard Control Grant Program). Link: www.hud.gov/offices/cpd/economicdevelopment/programs/rc/re_source/brwnflds.cfm HUD is also a partner with EPA and DOT in the <i>Partnership for Sustainable Communities</i> . Link: http://portal.hud.gov/hudportal/HUD?mode=disppage&id=OSH_C_PART_SUST_COMM	5, 6, 8
X	X	X	X	U.S. Department of Transportation (DOT) Federal Highway Administration (FHWA)	FHWA implemented the Transportation and Community and System Preservation program to provide grants and research funding to help build sustainable communities including the redevelopment of brownfields. Link: http://www.fhwa.dot.gov/tcsp/00sect2.html FHWA also works to include brownfields redevelopment in their transportation planning and provides technical assistance to communities regarding brownfields redevelopment planning.	5, 6, 7, 8

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
					<p>Link: www.fhwa.dot.gov/environment/bf_disc.htm . FHWA developed a new set of tools for communities to use for scenario planning. They are also offering communities scenario planning technical assistance, including workshops, webinars, or peer exchanges. Link: http://www.planning.dot.gov/scenario.asp</p> <p>DOT is also a partner with EPA and HUD in the <i>Partnership for Sustainable Communities</i>. Link: http://fta.dot.gov/publications/publications_10935.html</p>	
X	X	X	X	U.S. Department of Commerce Economic Development Administration (EDA)	<p>EDA offers technical assistance and provides planning grants, offers revolving loan funds and loan guarantees to stimulate private investments for infrastructure construction related to brownfields.</p> <p>Link: www.eda.gov/Research/Brownfields.xml</p>	6, 8
	X	X	X	U.S. Department of Energy (DOE) Energy Efficiency and Renewable Energy	<p>The Building Technologies Program (BTP) funds research and technology development to reduce commercial and residential building energy use. The resources available through BTP can help ensure that once brownfields cleanup is achieved, redevelopment is energy efficient and sustainable.</p> <p>Link: http://www1.eere.energy.gov/buildings/</p>	6, 8
	X	X	X	U.S. Department of the Interior (DOI) National Park Service (NPS) Groundwork USA	<p>The Groundwork Initiative pilot program is funded through the EPA Brownfields Program and receives technical assistance from the NPS Rivers and Trails Program to improve neighborhoods with brownfields by reclaiming land for community parks and gardens.</p> <p>Link: www.nps.gov/ncrc/programs/rtca/whoware/wwa_partners_GW.html</p> <p>Link: www.epa.gov/brownfields/policy/initiatives_co.htm#gt</p>	5, 6, 8
X	X	X	X	Department of Health and Human Services (HHS) Agency for Toxic Substances and Disease Registry (ATSDR) Brownfield/Land Reuse Initiative	<p>Works with communities to incorporate health into sustainable redevelopment activities. Provides grants to assess health issues associated with redevelopment plans and tools and technical assistance for community involvement. A recent publication, <i>Leading Change for Healthy Communities and Successful Land Reuse</i>, highlights brownfields redevelopment projects with health-related reuses.</p> <p>Link: www.atsdr.cdc.gov/sites/brownfields/index.html</p>	5, 6, 8
X		X	X	U.S. Department of Justice (DOJ)	<p>DOJ's Community Capacity Development Office instituted the "Weed & Seed" Program, which is designed to assist communities with crime prevention and control (e.g., cleaning up illegal drug labs) that may indirectly affect redevelopment by promoting revitalization activities in distressed areas where abandoned and/or underutilized properties are located.</p> <p>Link: www.ojp.gov/ccdo/ws/welcome.html</p>	8
	X	X	X	U.S. Department of Defense U.S. Army Corps of Engineers	<p>Supports local communities and military installations with planning, design, construction, management, contracting, and operations. Also provides engineering technical assistance</p>	5, 6, 7, 8

Funding (e.g., grants, incentives)	Technical Assistance	Partner	Informational	Name	Description	Action Plan Element
				(USACE) Urban Waters	related to hazardous contaminant remediation, flood hazard mitigation, etc. Link: https://environment.usace.army.mil/what_we_do/brownfields/	

Non Profit Organization Resources

	X		X	The Brownfields and Land Revitalization Technology Support Center (BTSC)	Provides support to federal, state, local, and tribal officials for brownfields redevelopment efforts. Also delivers technical support, provides information on technologies, and reviews project documents. Link: www.brownfieldstsc.org/	6, 7, 8
			X	International City/County Management Association (ICMA)	Provides information on brownfields for local governments and communities in the form of books, newsletters, blogs, question and answer forums, and other publications. Also posts links to websites that further knowledge on brownfields. Link: www.icma.org/main/topic.asp?tpid=19&hsid=10	1, 2, 3, 4, 5, 6, 7, 8
			X	Northeast-Midwest Institute (NEMW)	The Institute is a resource for communities to obtain information (best practices, sustainable development, etc.) on environmental cleanup and economic redevelopment of brownfield sites. Link: www.nemw.org/index.php/current-initiatives/current-initiatives-brownfields	1, 2, 3, 4, 5, 6, 7, 8

Relevant Organizations Resource List

Environmental Protection Agency	http://www.epa.gov (for specific information on brownfields and any environmental concerns)
Center for Creative land Use Recycling	http://www.cclr.org
City of Fresno Mayor's Office	http://www.fresno.gov/Government/MayorsOffice/default.htm
Fresno City Council	http://www.fresno.gov/Government/CityCouncil/default.htm , District 3 Council Member Oliver Baines III; also includes agenda and meeting dates.
City Council Live Broadcast	http://www.fresno.gov/Government/CityCouncil/CityHallLiveCouncilBroadcast/Default.htm
Redevelopment Agency of the City of Fresno	http://www.fresnorda.com
City of Fresno Planning Commission	http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/PlanningCommission/default.htm
City of Fresno Council of Governments	http://www.fresnocog.org/ (city, county and a regional representative)
City of Fresno Development and Resource Management (includes Planning Department and Code Enforcement)	http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Default.htm
The California Partnership for the San Joaquin Valley	http://www.sjvpartnership.org/
The San Joaquin Valley Air Pollution Control District	http://www.valleyair.org/
Department of Toxic Substances Control (includes Clovis office)	http://www.dtsc.ca.gov/

APPENDIX B: MEETING AGENDAS

Planning meeting transforming the Golden West Side: A sustainable communities partnership pilot with the Redevelopment Agency of Fresno to create a more livable community through brownfields redevelopment

**A Project of the U.S. Environmental Protection Agency
&
Redevelopment Agency of the City of Fresno**

Saturday, February 26, 2011
10:00 am – 2:00 pm
Hinton Community Center,
2385 S. Fairview, Fresno, CA

Session #1 Agenda

- 10:00 – 10:30** Introduction to Technical Assistance Provided to West Fresno
Amy Chubb, Redevelopment Agency, City of Fresno
Sara Russell, U.S. Environmental Protection Agency
Susan Muza, Agency for Toxic Substances and Disease Registry
- 11:00 – 12:00** General Overview of Concepts and Practices Related to Sustainability, Smart Growth and Brownfields
Clark Henry, SRA International
Ignacio Dayrit, Center for Creative Land Recycling
Keith Bergthold, City of Fresno
Joseph Oldham, City of Fresno
- 12:00 – 12:30** Lunch at Breakout Tables
- 12:30 – 1:30** Facilitated Table Discussions to Identify West Fresno Priorities and Concerns Specific to Brownfields
- 1:30 – 2:00** Report Back from Tables / Capture Remaining Thoughts
- 2:00** Adjourn

If you have questions or need more information email:

USEPARegion9Brownfields@sra.com

Planning meeting transforming the Golden West Side: A sustainable communities partnership pilot with the Redevelopment Agency of Fresno to create a more livable community through brownfields redevelopment

**A Project of the U.S. Environmental Protection Agency
&
Redevelopment Agency of the City of Fresno**

Saturday, March 19, 2011 / 10:00 am – 2:00 pm
Hinton Community Center, 2385 S. Fairview, Fresno, CA

Session #2 Agenda

- 10:00 – 10:15** Introduction to Technical Assistance Provided to West Fresno and Project Recap
Amy Chubb, Redevelopment Agency of the City of Fresno
Sara Russell, U.S. Environmental Protection Agency
- 10:15 – 10:40** Brownfields Basics: Environmental Assessment, Cleanup, and Redevelopment
Clark Henry, SRA International
- 10:40 – 11:00** Case Studies of Brownfields Redevelopment in California
Ignacio Dayrit, Center for Creative Land Recycling
- 11:00 – 12:00** Public Decision Making and the Development Process, Permitting and Public Influence: Where Do You Have a Say?
John Quiring, Redevelopment Agency of the City of Fresno
- 12:00 – 12:30** Lunch at Breakout Tables / Focused Discussion on Public Influence Opportunities
- 12:30 – 1:30** Table Discussions Continued: Discuss Community Capacity for Change, Methods Used to Influence Development, and Who the Players Are
- 1:30 – 2:00** Report Back from Tables / Capture Remaining Thoughts Not Covered
- 2:00** Adjourn

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Saturday, April 16, 2011 / 10:00 am – 2:00 pm
Hinton Community Center, 2385 S. Fairview, Fresno, CA

Session #3 Agenda

- 10:00 – 10:15** Introduction to Technical Assistance Provided to West Fresno and Project Recap
Amy Chubb, Redevelopment Agency of the City of Fresno
Sara Russell, U.S. Environmental Protection Agency
- 10:15 – 12:00** Community Based Brownfields Revitalization and Advocacy Case Studies
Clark Henry, SRA International
Jim Gordon, Firebaugh, CA
Ignacio Dayrit, Center for Creative Land Recycling
- 12:00 – 1:30** Lunch at Breakout Tables / Focused Interactive Discussion and Input to Identify Realistic Models for Brownfields Revitalization in West Fresno
- 1:30 – 2:00** Report Back from Tables / Capture Remaining Thoughts Not Covered
- 2:00** Adjourn

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Planning meeting transforming the Golden West Side: A sustainable communities partnership pilot with the Redevelopment Agency of Fresno to create a more livable community through brownfields redevelopment

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&
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Saturday, June 4, 2011 / 10:00 am – 2:00 pm
Hinton Community Center, 2385 S. Fairview, Fresno, CA

Session #4 Agenda

- TBD** Invited Speaker
Oliver Baines, *City Council Member*
- 10:00 – 10:15** Introduction and Project Recap of the Technical Assistance Provided to West Fresno
Amy Chubb, *Redevelopment Agency of the City of Fresno*
Sara Russell, *U.S. Environmental Protection Agency*
- 10:15 – 11:00** Description of this Series of West Fresno Meetings and Action Plan Presentation – What was Presented and What was Learned
Clark Henry, *SRA International*
- 11:00 – 11:30** Supporting Recommendations and Resources **Ignacio Dayrit**, *Center for Creative Land Recycling*
- 11:30 – 12:00** **Dr. John Capitman**, Executive Director of the Central Valley Health Policy Institute at California State University, Fresno
- 12:00 – 2:00** Questions and Answers / Lunch
- 2:00** Adjourn

If you have questions or need more information email:

USEPARegion9Brownfields@sra.com

APPENDIX C: WEST FRESNO CASE STUDIES/OTHER RESOURCES

Case Study Contacts

Organization	Website	Specific Contact Information
Fairmount Collaborative; Boston Massachusetts	www.dbedc.org/fairmount.html	Joan Tighe; jtconres@aol.com
North/Northeast Portland Brownfield Community Advisory Committee	www.portlandonline.com/bes/index.cfm?c=35009	The N/NEPBCAC does not formally meet anymore but contact with its members can be made. Contact the City of Portland Brownfield program at www.brownfield.org
Tabor Commons – Community driven brownfield redevelopment in Portland, Oregon	www.southeastuplift.org/content/tabor_commons	Paul Leistner, board member of Southeast Uplift, community member, and leader of the Tabor Commons reclamation project. 503 232-0010
Emeryville Brownfields Program	www.ci.emeryville.ca.us/index.aspx?NID=221	Amber Evans; aevans@emeryville.org
Oakland Brownfields Program	www2.oaklandnet.com/Government/o/PWA/o/FE/s/BAC/index.htm	Margot Lederer-Prado; mprado@oaklandnet.com
Sacramento Brownfields Program	www.cityofsacramento.org/planning/projects/brownfields-program/	Lezley Buford; lbuford@cityofsacramento.org
West Sacramento Brownfields	n/a	Aaron Laurel; aaronl@cityofwestsacramento.org
East Palo Alto Brownfields Program	n/a	Carlos Martinez; cmartinez@cityofepa.org
Habitat for Humanity – Eades Avenue Project	www.habitat.org/edes	Doug Stimpson; dstimpson@habitatEB.org
Lillie Mae Jones Plaza, Richmond	www.ebaldc.org/pg/7/real-estate-development	Karoleen Feng; Kfeng@ebaldc.com
Geneva Car Barn	www.genevacarbarn.org/	McCrae Parker; mparker@genevacarbarn.org
Little Tokyo Service Center	www.ltsc.org/	Takao Suzuki; tsuzuki@ltsc.org

APPENDIX D: SAMPLE INVENTORY SPREADSHEET

Site Name	Site Address	Tax Lot Number	Size	Zoning	Owner Name	Owner Contact Information	Notes
	Church and Fruit						
	Church and Elm						
	Church and Walnut						
	Church and East						
	Fresno and C						
	MLK and Belagavia						
	MLK and Jensen						
	Elm and Jensen						
	Elm and Rev Chester Riggins						
	SE Corner of Elm and North						
	Merced and G						

US EPA ARCHIVE DOCUMENT

