

COUNTY OF YOLO

Office of the County Administrator

Sharon Jensen
County Administrator

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October 12, 2007

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

Enclosed is the County of Yolo's 2007 EPA Brownfields Hazardous Substances Assessment Grant application for \$200,000 in Community-wide assessment funding.

Project Description: Hazardous Substances assessment of sites within the Esparto community of Yolo County.

Applicant: Yolo County, 625 Court Street, Woodland, CA 95695

Funding Requested: EPA Brownfields Hazardous Substance Assessment, \$200,000, Hazardous Substances, Community-wide.

Location: Esparto (unincorporated town) in Yolo County
Supervisor Mariko Yamada, Chair, Yolo County Board of Supervisors
625 Court Street, Woodland, CA 95695
Ph: 530-666-8624 / FX: 530-666-8193

Contacts: Project Director: Wes Ervin, Yolo County, 625 Court Street, Woodland, CA, 95695. Ph: 530-666-8066/ FX: 530-668-4029;
wes.ervin@yolocounty.org

County Administrative Officer: Sharon Jensen, 625 Court Street, Woodland, CA, 95695. Ph: 530-668-8150/ FX: 530-668-4029

Date Submitted: October 12, 2007

Project Period: Three (3) years from execution of grant award documents

Population: Yolo County: 168,660; Esparto: 2,753

Other: No other designation

Cooperative Partners: *Capay Valley Vision*, Sue Heitman, Executive Director, 530-787-3353
New Season Community Development Corporation (CDC)
Jim Durst, Board chair, 530-787-3390
Esparto Regional Chamber of Commerce
Elizabeth Campbell, Executive Director, 530-787-3242

Sincerely,

sharon.jensen@yolocounty.org

Sharon Jensen
County Administrator

II. APPLICANT INFORMATION

- A. Project Title:** Brownfields Hazardous Substances Assessment in Esparto
- B. Grant Type**
 - 1) Type: Brownfields Assessment
 - 2) Contamination to be addressed: Hazardous Substances
 - 3) Community wide in Esparto
- C. Total Dollar Amount Requested** for this Grant : \$200,000.
- D. Name of Applicant:** County of Yolo
- E. Project Contact:** Wes Ervin, Project Director, Yolo County
 625 Court Street, Woodland, CA 95695; Phone: 530-666-8066/ FX: 530-668-4029;
 wes.ervin@yolocounty.org
- F. Chief Executive:** Sharon Jensen, County Administrative Officer, Yolo County
 625 Court Street, Woodland, CA, 95695. Ph: 530-668-8150/FX: 530-668-4029
 email: sharon.jensen@yolocounty.org
- G. Location:** Yolo County, California
- H. Population:** 168,660; Esparto: 2,753 (2000 U S Census)
- I. Other:** No other designation.

III. THRESHOLD CRITERIA

- A. Applicant Eligibility:** Yolo County is a General Purpose Unit of Local Government.
- B. Letter from the State or Tribal Environmental Authority:** This project has been developed with the support of the California Department of Toxic Substances Control (DTSC). Letter is attached.
- C. Site Eligibility and Property Ownership Eligibility:** N/A. Community wide assessment.

IV. RANKING CRITERIA

Hazardous Substances Community Wide Assessment Grant Proposal Budget

Project Budget	Project Tasks					
	Property	Phase I / II	Training &	Cleanup	Marketing,	Total
Budget	Inventory	Assessments	Networking	Planning	Outreach	Project Cost
Personnel	\$ 1,000	\$ 3,200	\$ 1,600	\$ 8,000	\$ 5,000	\$ 18,800
Fringe Benefits	\$ -	\$ 1,280	\$ 640	\$ 3,200	\$ 2,000	\$ 7,120
Travel	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ 500	\$ 2,000	\$ 2,500
Contractual	\$ 1,500	\$ 149,580	\$ -	\$ 10,000	\$ 7,500	\$ 168,580
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,500	\$ 154,060	\$ 5,240	\$ 21,700	\$ 16,500	\$ 200,000

Budget Description and Narrative

Property Inventory:

The first step in the Hazardous Substances Community Wide Assessment program will be an inventory of all current and/or historical commercial/industrial properties in Esparto, including research on what environmental studies may have been completed on the sites in the past. There are some assessment studies already known. Yolo County personnel will join with environmental consultants to compile this information, including interviews with life-long and longtime residents.

Phase I & II Assessments:

Yolo County anticipates completing five (5) Phase I reports on selected properties in Esparto, at \$5,000 per study; and three (3) hazardous substances Phase II reports in Esparto (not necessarily all the same sites as the Phase I studies) at approximately \$40,000 per study. Additionally, the project budget sets out funds to allow Yolo County staff to review each study in draft form before accepting the final product.

Training & Networking:

Yolo County and Esparto community stakeholders will attend the 2008 National EPA Brownfields Conference or other Brownfields workshops such as the Western Regional Brownfields Workshop. This grant proposal will cover the cost of two (2) conference attendees.

Cleanup Planning:

Based in part on the results of the Phase II reports, these funds will allow Yolo County staff to work with environmental consultants in the creation of cleanup plans for the Brownfield sites in the commercial section of Esparto where needed based on environmental assessment work.

Marketing & Outreach:

As a small rural community, it is important that Yolo County focuses on (a) informing local Esparto community residents about the Community Wide Assessment program, and (b) marketing the program to commercial site owners so that they will understand the importance of and agree to the Phase I and Phase II (if necessary) reports and provide for needed site access. Some of the site owners do not live locally. The marketing and outreach component of the work plan will detail the lines of communication and outreach to these site owners to describe the advantages of participating in the Hazardous Substances Community Wide Assessment Program.

A. Community Need

1. Detailed description of target community:

Esparto is the largest rural unincorporated community within Yolo County. It's history includes a 1842 Mexican land grant, land purchases in the 1880's by land speculators associated with railroad development; and farming and livestock operations from the 1800's forward. The town contains buildings from the 1890's, and the region is known for its 26 organic farms on

approximately 1,000 acres which market their produce in the metropolitan areas of San Francisco and Sacramento. The area is served by State Highway 16. Nearby is the Rumsey Rancheria of the Wintun Tribe, which operates the Cache Creek Casino.

Approximately 20 years ago, the town of Esparto began declining. Businesses moved away, buildings became vacant, underutilized and not maintained. Esparto became stagnant and blighted. This grant application is one of the many incremental steps being taken to revitalize the Esparto downtown and community.

Esparto's current population is 2,753 (*Source: U S Census.*). Indicators of community need include:

- Yolo County's poverty rate is 17.8% (*2006 American Community Survey*).
- 58% of Esparto households are low and very low income. (*2004 Community of Esparto Residential Development Analysis*)
- 58% of the students in the School District are Latino students. (*California Department of Education.*)
- More than half the school students qualified for the federal free or reduced-cost lunches. (*2004 Community of Esparto Residential Development Analysis.*) Of the 1,036 students in elementary schools 70% qualify. (*Esparto School District, 2007*)
- Hispanics make up 37% of the Esparto population. (*Source:2000 U S Census*)
- Twenty-five percent (25%) of population are "linguistically isolated". (*2000 US Census.*)
- Rents are unaffordable for 1/3 to over ½ of all households. (*2004 Community of Esparto Residential Development Analysis.*)
- County unemployment rate is 5.4%; This figure does not include those who have given up job hunting because they know no jobs exist in the community, or have exhausted their unemployment benefits. (*Source: California Employment Department, 2006.*)
- 58% of most Esparto senior households fall into either the low-income or very low-income categories. 27% have annual household incomes of less than \$15,000. (*2004 Community of Esparto Residential Development Analysis.*)
- Farm workers are perhaps the most vulnerable segment of population. They are one of the poorest social and occupational groups in the region, state and nation. Their poverty is often compounded by linguistic, cultural, and immigration issues. Farm workers often reside in some of the worst housing in a community – overcrowded conditions in garages, old ramshackle houses, sheds, small travel trailers, motels, abandoned building, barns, cardboard shanties and cars. This produces fragile health with developing problems going untreated or unrecognized. (*Housing: Visions and Solutions for the Capay Valley-Esparto Region.*)
- Esparto has very limited medical/dental services. 10 jobs in medical sector. (*Sacramento Area Council of Governments .*)

- The Community Medical Center website for its Esparto center shows it had 445 users in 1007 visits. Half the visits were paid by Medi-Cal insurance, a program for low-income persons. (*communitymedicalcenters.org*)
- The revitalization of Esparto's downtown commercial properties will allow new retail, professional, and medical services to become established locally, thus providing needed community services, especially for low income families, and the creation of new employment opportunities. The environmental assessment of these commercial properties (both Phase I and II) is a crucial step required before Yolo County and its community partners can offer new retail and professional commercial space and affordable housing in the mixed use designated areas of the commercial district.
- Current business include: no service stations, one market, two hair salons, a small hardware store, a few professional and business offices, and two food services. For more specialize goods and services, residents must travel to other communities such as Woodland, Vacaville or Sacramento – a minimum of 15 miles away.
- Low income families living in Esparto have little access to retail or professional services or affordable housing opportunities. With typically unreliable transportation, low income families experience great difficulty reaching retail, professional and medical services in Woodland, the nearest city in Yolo County (approximately 15 miles from Esparto). They also must spend a disproportionate share of net monthly income on transportation.
- There are very few Esparto jobs: 261 total. 10 medical; 62 retail; 26 office; 111 education; 3 manufacturing. (*Sacramento Area Council of Governments*)
- The vacant and underutilized commercial and industrial buildings underscore the fact that Esparto has experienced a decline in retail and job producing enterprises over the years. Many of the kinds of businesses that were previously located in town have moved to larger communities, leaving only a handful to serve the everyday needs of local residents. There is a strong desire for more shopping and food establishments in Esparto and for increased local health care services.

2. How targeted community will benefit:

Overall the target community will benefit from the revitalization of the commercial corridor and community uses. Without the assessments, business corridor redevelopment cannot occur. Fresh business development will create new jobs and new investment. Residents will have the opportunity to be employed. Local goods and services will be available to residents, and the lack of transportation will be much less a barrier for essential services, such as medical and dental. The need and expense for transportation will decrease. Sites with current and/or potential health hazards will be identified and where necessary, a cleanup plan developed. Other sites assessed and found to be contamination free can continue with development.

At least eight (8) commercial properties in Esparto commercial corridor require Phase I and / or Phase II testing. There also are public use sites planned for new schools which must be assessed. Each of these buildings is important for the revitalization of Esparto's economic and community base. This revitalization cannot occur until environmental assessments have been completed. More specifically, the community will benefit from:

- Reductions in health threats that the contamination possibly represents and thus also will benefit from an improved local health environment.
- More affordable housing as the sites are redeveloped as mixed use (commercial, residential) properties.
- Increased local goods and services, such as medical.
- Reduced transportation costs for essential services.
- New businesses will locate in Esparto.
- New local jobs will be created as the revitalized commercial properties attract new and expanding businesses.
- An increase in local investment once the nature and extent of the Brownfields contaminations are known to those who would be interested in acquiring and rehabilitating the commercial properties.
- Public use sites developed which are contamination free.

3. Impact of Brownfields on target community:

Esparto’s ability to move forward on its revitalization plans is limited by the lack of brownfields assessments to determine the condition of land in the commercial corridor and to free up sites for development. This barrier keeps the community and its residents in the negative circumstances described above.

The Yolo County Environmental Health Division has identified 16 leaky waste sites in Esparto, with 5-6 of them of high interest. In addition a new site just came to their attention where gas has gotten into well water and is appearing in a pattern different from the other sites. This illustrates the point that there may be additional unidentified sources of contaminations, such as underground tanks that have not been known previously, given the age of the Esparto community. In earlier years, gas pumps were commonly located with almost any retail establishment including drug stores. The assessments are necessary for both the health considerations and the economic benefit of the community.

The following table offers a sample of commercial properties for which hazardous substances could present Brownfield development issues. These sites represent the majority of the available land in the commercial corridor in Esparto.

APN	Location	Known or suspected contamination issues
049273031	16810 Yolo Ave	Suspected USTs and possible contamination from former ASTs.
049240171	26580 Woodland Ave	Suspected contamination from use of property as former train depot.
049250081	CR87 & Hwy 16	Unknown contamination

APN	Location	Known or suspected contamination issues
049273051	26547 Woodland Ave	Unknown contamination
049311011	16823 Yolo Ave	Former car repair shop – both hazardous substances and petroleum products
049312071	16867 Yolo Ave	Unknown contamination
049295041	16902-38 Yolo Ave	Unknown contamination

Each of these properties is either a presently undeveloped site or an existing vacant, older building. The development of each of these properties represents the economic future of Esparto. The assessment of the contamination on these Brownfield sites is a required step toward the rehabilitation of the properties and the revitalization of Esparto's commercial and economic base. Further, previous Phase I assessments of a very limited number of the commercial properties indicates the existence of contamination. Further Phase II testing is needed to confirm the remediation action to protect the health of local residents, especially those who will occupy the residential spaces to be created through the rehabilitation of certain mixed use structures in Esparto's commercial district.

B. Site Selection Process

1. How sites will be selected:

The sites will be selected on two factors: those sites which have the highest potential for reuse and redevelopment in the immediate future, and sites which have known or suspected contamination. The preceding table lists examples of properties that are significant in the Esparto commercial corridor and have known or suspected contamination issues. Representatives of the California Department of Toxic Substances Control (DTSC) have visited Esparto and have indicated this State Department's support for the assessment of these properties and any others which might come to light during the assessment program. Site selection will be coordinated with the Yolo County Environmental Health Division, as will the assessment program in general. Site owners will be invited to participate in the voluntary assessment of hazardous substances. There are also new community use sites, such as schools and parks, which will also be examined for potential contamination.

2. Previous activities:

Phase I reports have been completed on two of the commercial structures that show significant hazardous substance contaminations. Phase II assessment is recommended prior to the development of both these properties. No other Phase I or Phase II assessments are known to have been conducted.

3. Access issues on privately owned sites:

Yolo County and the Esparto non-profit organizations are working with the local commercial property owners to determine the owners' interests in either redeveloping the property or selling the site to another party interested in rehabilitating the property. Through good community outreach and education, Yolo County and the local non-profit partners will communicate individually to site owners to solicit their participation in the assessment program. Private property owners have participated in the various planning processes the county and the community have been engaged in during the past 10+ years, and the brownfields assessment program will come as no surprise. In addition, the work plan will include an education component for site owners so that they will understand the program, the process, and how it will assist them and the community in removing a barrier for development. At this time Yolo County does not anticipate any difficulty in being granted private property access.

C. Sustainable Reuse of Brownfields

1. Prevent pollution and reduce resource consumption:

With the advancement of technology and the emphasis on smart growth and climate change, the revitalization of Esparto's commercial corridor will have many elements of sustainability.

- Rehabilitation of older vacant structures will include the use of green building and energy efficiency systems. Although the historic exterior look of the buildings will be maintained as much as possible in order to ensure the original character of the town, the interior operating (e.g., HVAC, electrical, plumbing, etc.) systems will use the latest technologies for green building standards.
- The adopted Town of Esparto General Plan contains policies and programs related to Land Use, Housing, Community Development Standards Circulation Public Facilities/Parks And Recreation, Conservation, Natural Resources, Archaeological, Cultural And Historical Resources, Safety, Natural Hazards, Public Safety And Emergency Services, and Noise.
- The Esparto Downtown Revitalization Plan, developed in workshops with funds from the Sacramento Area Council of Governments, contains specific design guidelines further insure the physical improvements planned for Esparto downtown are consistent with the vision and intention of the community, such as: a walkable community with wide sidewalks and accommodations for alternative forms of transportation, reduced traffic impact, and attractive streetscape features such as benches and pleasant outdoor areas.
- Features such as awnings will be incorporated in design guidelines, which will assist with heat reduction and less reliance on air conditioning.
- Once the assessments have been conducted, any sites which will require cleanup will be required to do so before development or redevelopment can be permitted. This will ensure the contamination does not continue. They will be developed to be consistent with the General Plan and Revitalization requirements.

- The assessments may turn up previously unknown contamination, and the County, including its Department of Environmental Health, and State DTSC will determine the follow-up needed.
- As Yolo County works with New Season Community Development Corporation (and the CDC's for-profit partners or current site owners) to gain site control of the town's commercial structures or work with current site owners, local control over the reuse of the buildings will ensure that future Brownfield contamination will not occur. Local ownership of the structures ensures local stewardship to ensure the health and quality of life of Esparto's citizens. For site owners who do not live locally and who choose to maintain ownership, Yolo County will emphasize the importance of site remediation and proper stewardship of former Brownfield sites.

2. Promote economic benefits:

The environmental assessment of commercial sites in Esparto will provide the means for local developers to know the scope of the work needed to rehabilitate the sites and buildings. The brownfields program will remove a central barrier to development in any community – the unknown or uncertainty. With the rehabilitation of these historic Esparto buildings, new retail and professional services will have available locations to move to the town. These new businesses mean new local employment opportunities. This Hazardous Substances Community Wide Assessment grant is the first step required to bring new jobs to Esparto. For Yolo County, the rehabilitation of the commercial structures includes an expanded tax base as property valuations increase. The primary focus of this Community Wide Assessment proposal is to understand the environmental / Brownfield barriers that must be mitigated in order to revitalize Esparto's economic base, to return the community to its economic vitality that existed a few decades ago.

Within the Esparto Planning Area there are approximately 200 acres. 31 acres are designated "local commercial and light industrial". Other designations include: residential, public use, parks/schools. Uses of the commercial and industrial area include:

3. Promote a vibrant, equitable, and healthy community:

The 2007 Esparto General Plan includes mixed use development within the commercially zoned areas. This designation will allow the creation of affordable housing above commercial space. Low income families will have access to retail, professional, and medical services within walking distance of their homes. Secondly, a component of the revitalization of Esparto's commercial corridor includes the Streetscape Project that will completely alter the look of Yolo and Woodland Avenues. This Community Wide Assessment proposal will provide the needed funds to understand the Brownfields barriers to the rehabilitation of the buildings facing Yolo and Woodland Avenues. The revitalized Esparto will thus become a walkable downtown, with newly refurbished store fronts, drought resistant landscaping, park benches and court yards. The 2007 Esparto General Plan specifies the importance of this walkable downtown and the preservation of the town's historic buildings when structurally feasible. The beginning step in this process is to understand the scope of the Brownfield contamination that must be addressed before this vision of the revitalized Esparto can be manifested.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose:

Esparto's economic base is agriculture. The preservation of agricultural land is crucial to the long term viability of Esparto's economy. At the same time, the town's population is increasing as families discover Esparto's natural beauty. Yolo County supports the work of New Season CDC, the local non-profit development corporation, to acquire and rehabilitate the commercial structures in Esparto. New Season CDC will create a range of programs to enhance the living and employment opportunities for low income families such as affordable housing in mixed use designated areas and newly rehabilitated commercial spaces that offers new jobs, new local retail, professional and medical services that eliminate the need for low income families to travel to other cities for these services. The 2007 Esparto General Plan discourages the rezoning of agricultural land, rather preserving this important economic base as affordable housing is made available within the commercial district.

There may be mixed use projects which will include affordable housing to serve the low-moderate income population.

The history of Esparto's revitalization is a decade or longer history of community organizations and non-profits working with local government officials to retain a rural community and to restore its vitality. The partnership has slowly put the building blocks in place to analyze the community's current situation, articulate its community values and economic potential, and agree on a vision for the future. Community Plans have been developed and adopted, and are being acted on. This grant application for brownfields assessment is the next step in the process.

F. Pre-Award Community Notification

1. How targeted community will be notified of proposed plans:

The Esparto Citizens Advisory Committee (ECAC) meets monthly to review and recommend action on proposed real estate development proposals that the Yolo County Planning Department has received or anticipates receiving. The submission of this Hazardous Substances Community Wide Assessment grant proposal was presented at ECAC's September 18, 2007 meeting. Yolo County explained to the ECAC board the purpose of the Brownfield assessments, the importance of these assessments for the commercial/economic revitalization of Esparto's Yolo and Woodland Avenues, and emphasized that no private land owner will be required to participate in any onsite Brownfield (e.g. Phase II) environmental assessment, but will be encouraged to do so through the community marketing of the Assessment Program. Yolo County will place a synopsis of this proposal on its county website and provide email or phone conduits for citizens to express their questions or concerns about the Assessment Program. The local Esparto non-profit corporations continue to hold public meetings to discuss the Yolo Avenue Streetscape Project. In those venues, the local citizenry will be informed about the Community Wide Assessment of Brownfield sites and be encouraged to express their concerns and questions. The assessment of Brownfields in Esparto will also be published as Yolo County press releases through the county's Information Officer, using the *Valley Voice* (Esparto's community newspaper) and *The Daily Democrat*, the newspaper of Woodland, the nearest city to Esparto to

publish the purposes, timing, and objectives of the Brownfield assessment program. Citizens will have email, phone or mail service options to submit questions and concerns. Yolo County and its non-profit partners in Esparto will ensure that every concern or question that is expressed will receive a timely response.

Because Esparto has a significant Hispanic community, all print and broadcast media announcements or descriptions of the Community Wide Assessment program will be available in Spanish. At community meetings Spanish translators will be available to ensure that the Hispanic community may fully understand the assessment of the town's commercial Brownfields.

2. Why the notification method is the most appropriate way to reach the target community:

The Esparto Citizens Advisory Committee is the local conduit for citizens to express opinions, questions, or concerns about Yolo County Planning Department activities. The presentation of the Assessment program to ECAC was the appropriate venue for public notification / public hearing of this proposal. The use of the county website, local print media and presentations at local public meetings for the Streetscape Project are familiar to the local citizenry as venues and sources for community information. Esparto, as a small rural community, has strong participation in community meetings. Ongoing Streetscape and Assessment Program meetings will ensure ample opportunity for the targeted community to ask questions, express concerns, and feel included as assessment and remediation decisions are made. Again, Spanish translators will be available at every community meeting and all print or broadcast information will be available in Spanish.

Overall Esparto Revitalization has come about because of ongoing community participation, open meetings, and published communications and reports. The pattern will continue with this Brownfields assessment program.

3. Length of comment period:

The comment period will be for 30 days. In a sense, the comment period actually began with the presentation of the proposal to the Esparto Citizens Advisory Committee on September 18, 2007. With the approval of the Community Wide Assessment proposal, however, Yolo County will conduct a web-based, print and broadcast media information campaign (including Spanish media sources) about the Assessment Program with comments over a one month period following the approval of the Community Wide Assessment grant. The most direct and best method to encourage comments in this small rural community is to hold community meetings that describe the Assessment Program and ensure that all citizens understand the importance of addressing the Brownfield issues as the revitalization of Esparto continues. At each of these community meetings, a Spanish translator will be available.

4. Plans for addressing comments:

All comments will be tracked and receive timely responses from Yolo County staff and/or our non-profit Esparto community partners. In order that the community understands the reasons for the Brownfield assessment work, any misunderstandings or misinformation will be addressed quickly and accurately. Copies of the Community Wide Assessment Work Plan will be available

on the Yolo County website or in hard copy form either at the county building in Woodland or at the non-profit offices in Esparto.

G. Ongoing Community Involvement

1. Plan for involving the affected community:

Yolo County submits this Community Wide Assessment proposal in association with the Esparto non-profit corporations who are addressing the revitalization of the town's commercial district. Over the past year, the Yolo Avenue Streetscape Project, facilitated by Capay Valley Vision, has moved forward with design charrettes and informational community meetings to develop a vision of the revitalized Esparto. Yolo County is pleased to be a partner in this revitalization process. This submittal of the Hazardous Substances Community Wide Assessment proposal is the result of the County's close connection with community leaders, for-profit real estate developers working in Esparto, and the local Esparto Community Advisory Committee. Esparto is blessed with strong local community leadership that works from a broad community consensus to support the revitalization of the commercial area. Yolo County, as the applicant of this grant proposal, joins with this coalition of community leaders and the general citizenry of Esparto to find the solutions to returning Esparto to the economic vibrancy it enjoyed decades ago.

2. Plans to develop partnerships at the local, state and tribal level:

As noted above, Yolo County is working closely with local stakeholders to ensure appropriate and sustainable Brownfield remediation and re-use. On the state level, staff from the California Department of Toxic Substances Control (DTSC) have visited Esparto multiple times to encourage the county and local non-profit corporations to access the federal and state resources available for Brownfield assessment and remediation.

Esparto is located at the entrance to the Capay Valley. Approximately 15 miles north of Esparto in the Capay Valley is the Cache Creek Casino Resort, owned by the Rumsey Band of Wintun Indians. The tribe is highly supportive of the revitalization of Esparto. The casino is evolving into a destination resort that will market the recreational, shopping, hiking, and rafting opportunities available in the Capay Valley. As the gateway to the Capay Valley, Esparto, and in particular the commercial structures facing Yolo and Woodland Avenues, provide the first impression of visitors driving to the Casino Resort. Yolo County, the Tribe and the local non-profit partners are working jointly, in concert with DTSC, to assess and mitigate the Brownfield issues that must be addressed as Esparto pursues its commercial property redevelopment plans.

3. Specific plans for communicating project progress:

Esparto's citizens are anxious for the revitalization of the downtown commercial area. The progress of the Hazardous Substances Community Wide Assessment program will be an ongoing agenda item for the Esparto Citizens Advisory Committee, and the local non-profit organizations, especially Capay Valley Vision that has the mission to create and foster community dialogue. The Yolo County website will maintain project updates on the Brownfield assessment and remediation work, and the county's Information Officer will provide periodic press releases for the local print media, including Spanish media outlets. The county will access Spanish speaking radio stations and newspapers to ensure that the local Hispanic community is fully aware of the Brownfield assessment, remediation, and redevelopment work transpiring in

Esparto. It is important that the Hispanic community is fully informed about the new affordable housing and employment opportunities that the revitalized Esparto will provide. The progress reports of this Community Wide Assessment grant will help both the English and Spanish speaking populations comment upon and stay informed about the future housing and employment opportunities.

4. List of community-based organizations:

Capay Valley Vision

Sue Heitman, Executive Director
530-787-3353

Capay Valley Vision provides a forum for new ideas and opportunities in Esparto and the Capay Valley. For example, the Esparto Farmers' Market emerged from Capay Valley Vision's Agricultural Task Force. More recently, through Capay Valley Vision, a new Capay Valley farm products store was opened in a nearby city (Vacaville). Capay Valley Vision is also directly responsible for planning and implementing the Yolo and Woodland Avenues Streetscape Project that will create a walkable downtown area to access the retail and professional services that will emerge in the newly rehabilitated commercial buildings.

New Season Community Development Corporation

Jim Durst, Board Chairperson
530-787-3390

New Season CDC was established in December 2006 to serve rural Yolo County with community based economic development and affordable housing programs. The CDC's initial focus is the rehabilitation of commercial structures facing Yolo and Woodland Avenues. The CDC will either purchase the structures, or work with private for-profit owners, to (a) assess the Brownfield issues, (b) create the remediation action plans to mitigate the Brownfield issues, and (c) rehabilitate the buildings, many of which are historic structures, to maintain the town's historical "look" while providing retail, professional, and medical spaces for new and expanding small businesses.

Esparto Regional Chamber of Commerce

Elizabeth Campbell, Executive Director
530-787-3242

The Chamber is an active participant in the three fold approach to the revitalization of Esparto. Capay Valley Vision is focused on the Yolo and Woodland Avenues streetscape. New Season CDC is rehabilitating the commercial buildings. The Esparto Regional Chamber of Commerce has the primary responsibility to attract new retail and professional small businesses to occupy the rehabilitated spaces created through New Season CDC's development work.

H. Reduction of Threats to Human Health and the Environment

1. Funds used to identify and reduce threats to human health:

With the implementation of the 2007 Esparto General Plan that includes the mixed use designation for Esparto's commercial area, the development of retail space combined with residential use (including affordable housing), the identification and elimination of Brownfield

contamination is a necessary component of the town's revitalization. The Hazardous Substances Community Wide Assessment grant funds will be used to conduct Phase I and Phase II assessments to identify the scope and character of the Brownfield issues that exist in the soils, the structures, and the groundwater of Esparto's commercial district. Yolo County cannot allow the development of retail and especially residential space in Esparto without first fully identifying and mitigating the contamination that the Phase I and Phase II assessments will reveal. Among the historic commercial structures that will be the focus of the Phase I and Phase II assessments, the end use of the buildings will likely be: restaurants, residential (including affordable housing), professional services (e.g., bookkeeping, legal, etc.), and retail goods needed by the local population (e.g., hardware, clothing, etc.). Yolo County's Planning Department will maintain the institutional control over the prevention of further Brownfield contamination as the department works with property owners and developers to revitalize the downtown area.

2. To what extent are you working with local, state or tribal health agencies:

Yolo County is working closely with the California Department of Toxic Substances Control (DTSC), the principal state environmental authority responsible for the identification, investigation and mitigation of hazardous substances. The Yolo County Health Department and the county's Environmental Health Division will also be involved in the analysis of the Brownfield assessment results and the proposed mitigation steps leading to the reuse of the buildings for retail, professional, medical and residential purposes. All threats to human health and the environment will be immediately presented to DTSC for their Emergency Response Program. Further the Regional Water Quality Control Board will be consulted regarding groundwater and surface water contamination issues.

Indian Gaming Special Distribution Funds are being pooled with additional funding sources to construct improvement in the downtown Esparto area, specifically the Esparto Walkable communities Design Plan.

I. Leveraging of Additional Resources

1. Identify the funds that your agency will commit to meet the assessment needs:

Revitalization in the Esparto commercial corridor is one of the County's economic development priorities. Necessary in-kind staff time is budgeted by the county to provide the support to these efforts (including grant management and project oversight). The county has a 20% inclusionary housing ordinance on all new development. The County is also considering creating a redevelopment project area in Esparto/Madison, which would generate additional housing set-aside in future. Streetscape cost initially will be \$650,000 for temporary bulbouts, pedestrian refuges and rest ripping for parking. Three hundred thirteen thousand, eight hundred eighty-one dollars (\$313,881) has been awarded to fund a portion of the project from Indian Gaming Special Distribution funds. Additional funds are to be secured by the county through SACOG.

2. Demonstrate your ability to leverage funds:

The assessment of hazardous substances in the commercial area of Esparto is but one step in the overall rehabilitation and revitalization of the downtown Esparto. To date, Capay Valley Vision has secured approximately \$1 million dollars for the downtown Streetscape Project. New Season

CDC has received \$750,000 in 2007 and an anticipated additional \$750,000 in 2008 for the acquisition and rehabilitation of Esparto's commercial structures. New Season CDC recently completed a Phase I on a building it will purchase in December 2007 (the Phase I report did not support the need for Phase II assessment.). The local non-profit organizations are therefore showing a successful funding strategy that will be significantly aided by the EPA Community Wide Assessment funds. Federal EPA funds that are available for Brownfield assessment reduce the dollars that the non-profit organizations must allocate for that purpose, thus freeing dollars for rehabilitation and re-use.

CalTrans, the California Department of Transportation, is funding a multi-million dollar Safety Improvements Project for State Route 16. Where State Route 16 travels through Esparto (portions of Yolo and Woodland Avenues), the highway improvements will be made consistent with the Esparto Downtown Revitalization Plan

J. Programmatic Capability

1. Demonstrate your ability to manage this grant:

Yolo County's Economic Development Department maintains an active and successful set of successful economic and community development program funded through state and federal funds -- primarily the CDBG and HOME program. The County has in place the operational infrastructure to successfully management this grant. Yolo County's management of the Hazardous Substances Community Wide Assessment grant will be further enhanced through the active involvement of DTSC who will ensure that the county has access to professional expertise in Brownfield assessment and the contract management for those services. Further, annual County audits have held no findings with regard to federal and state grant funds.

The County will contract with a consultant selected through federal procurement processes and experienced with brownfields assessments to carry out the contractor function of this project. The County will provide oversight to ensure compliance with federal requirements and satisfactory grant performance.

2. History of managing federal funds:

HUD-Community Development Block Grant Funds: \$2,282,000 in Community Development Block Grant funds and HOME grants. 7 grants in total. 4 successfully closed; 3 currently open and compliance.

Revolved approximately \$1.3 million in CDBG Program Income funding in additional the funded grants. Included in these funds are Public Works improvements in Madison, neighboring esparto.

Sacramento Area Council of Governments (SACOG) community planning grant to develop Esparto Downtown Revitalization Plans. \$185,000.

Yolo County Chief Administrator's Office has a senior staff position established for grant administration. This position's incumbent is familiar with all federal and state requirements, and works with County departments for compliance on awarded grants.

3. EPA Brownfield cooperative agreement recipient:

Yolo County has not been a recipient of an EPA Brownfield cooperative agreement.

4. Tracking and measuring progress towards expected project outputs and outcomes:

The County will track the following items:

- Number of inquiries/comments received from the community throughout the grant period.
- Number of Phase I assessments.
- Number of Phase II assessments
- Number of clean up plans prepared.
- Number of sites receiving Phase I or Phase II assessments.
- Results of the assessments.

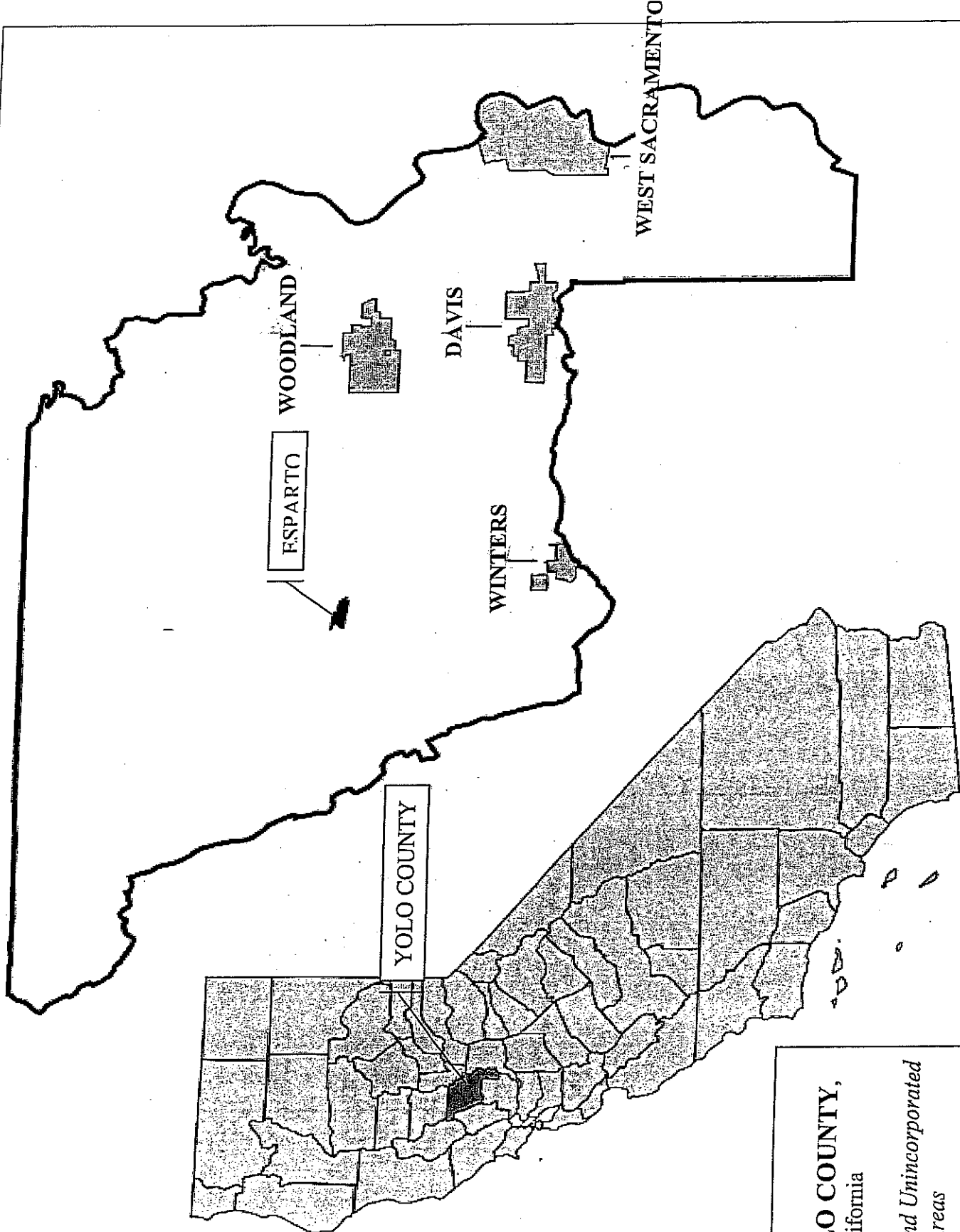
The submittal of this Hazardous Substances Community Wide Assessment proposal occurs within the context of the revitalization of downtown Esparto. The assessment of Brownfield issues that affect the redevelopment of commercial structures is one aspect of the critical path leading to the re-use of these structures. Yolo County and its non-profit partners in Esparto will therefore incorporate the assessment of Esparto commercial downtown Brownfield issues (Phases I and II, if necessary) into the redevelopment plans for each building. The tracking and measuring of progress is directly applicable to the redevelopment time frame and milestones that are posited for each commercial building. Of course, not all of Esparto's commercial, historic structures can be rehabilitated at the same time. Based in part on funding, and in part on the readiness of private owners to move forward, New Season CDC and its partners will create a phased approach to redevelopment. With that said, however, within the three year time frame of this grant, Yolo County and its non-profit Esparto-based partners will complete the Phase I and Phase II (as necessary) assessments of all commercial properties whose owners consent to their participation in the assessment program. To that end, Yolo County will ensure that property owners have a thorough and complete understanding of the purposes of the Assessment Program and the advantages of the property owners to participate in the program.

STATE LETTER

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL

AND

MAPS



ESPARTO

WOODLAND

DAVIS

WINTERS

WEST SACRAMENTO

YOLO COUNTY



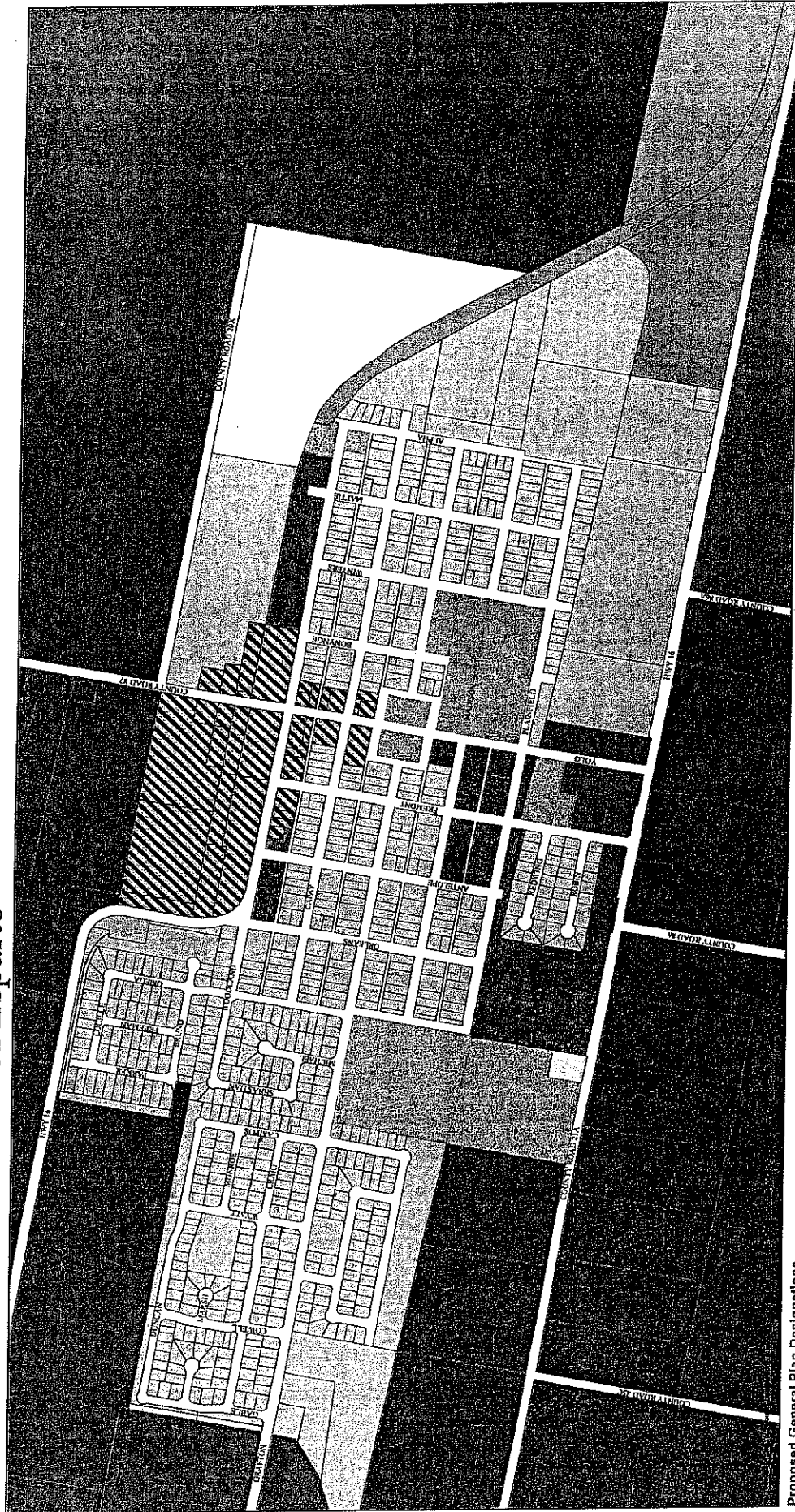
YOLO COUNTY,
California

*Incorporated and Unincorporated
Areas*

• Esparto Highlighted

FIGURE 3
GENERAL PLAN LAND USE MAP

General Plan for the Town of Esparto



- Proposed General Plan Designations**
- Agricultural
 - Residential, Very Low Density
 - Residential, Low Density
 - Residential, Medium Density
 - Residential, High Density
 - Commercial
 - General Commercial
 - Downtown Mixed Use
 - Light Industrial
 - Parks and Recreation
 - Public Open Space

