



# Sustainable Communities Grant & Loan Program

## Annual Report of Activities 2010

CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY  
915 Capitol Mall, Room 457 ■ Sacramento, CA 95814  
TEL (916) 654-5610 ■ FAX (916) 657-4821  
[www.treasurer.ca.gov/cpcf/](http://www.treasurer.ca.gov/cpcf/)

About the California Pollution Control Financing Authority:

The California Pollution Control Financing Authority (CPCFA) provides California businesses with a reasonable method of financing pollution control facilities and fosters compliance with government imposed environmental standards and requirements. Over the last thirty years, CPCFA has evolved to meet California's needs as follows:

- For solid waste, recycling, water and wastewater projects through its Tax-Exempt Bond Program.
- For small businesses through the California Capital Access Program.
- With the reuse and redevelopment of brownfields through the California Recycle Underutilized Sites Program.
- With financial assistance to cities and counties in their community planning and development efforts through the Sustainable Communities Grant and Loan Program.

CPCFA consists of:

Bill Lockyer, Chair  
*State Treasurer*

John Chiang  
*State Controller*

Ana J. Matosantos, Director  
*Department of Finance*

## **Table of Contents**

Background .....	1
Program Description .....	1
Project Highlight .....	3
2007 Grants .....	4
Exhibit I – 2007 Funding Round Project Descriptions .....	I-1
Alameda .....	I-2
Compton.....	I-5
Fort Bragg .....	I-8
Livingston .....	I-12
Los Angeles .....	I-15
San Diego.....	I-18
Willits.....	I-21
Attachment A	
2002 SCGL Awardees .....	A-1

CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY  
Sustainable Communities Grant and Loan Program  
Report of Activities 2010

This report of activities for the Sustainable Communities Grant and Loan Program is submitted pursuant to Health and Safety Code Section 44525.6 for the calendar year ending December 31, 2010.

BACKGROUND

Legislation sponsored by the State Treasurer's Office [AB 779 (Torlakson), Ch. 914 of Statutes of 2000] authorized the creation of a financial assistance program to assist cities and counties in their community planning and development efforts. In response to this legislation, the California Pollution Control Financing Authority (CPCFA) implemented the Sustainable Communities Grant and Loan Program (SCGL).

The initial legislation authorized up to \$2.5 million in grant and loan funding for developing and implementing policies, programs and projects that: reduce pollution hazards and the degradation of the environment; assist in the revitalization of one or more California neighborhoods that suffer from high unemployment levels, low-income levels and/or high poverty; and/or promote Infill Development. In order to assist communities to meet these strategic objectives consistent with sustainable development principles, CPCFA staff designed a program that provides maximum assistance per awardee of up to \$500,000 consisting of up to \$350,000 in grant funding and up to \$150,000 in loan assistance.

In response to demand for the program, the Legislature passed Senate Bill 199 on August 30, 2002 (Torlakson), which increased the total potential funding by \$2.5 million (to \$5 million). The Authority approved \$4,161,558 of funding for a total of fourteen projects (See Attachment A).

In September 2006 the Legislature passed Senate Bill 1341 (Committee on Environmental Safety and Toxic Materials), which increased the total potential funding by \$2.5 million (for a total program funding of \$7.5 million) and extended the operation of the program to January 1, 2012. The Authority solicited proposals and received 68 applications. In October of 2007, the Authority awarded grant funding totaling \$2,423,512 to seven new projects. These projects are currently in various stages of development and are described in more detail in Exhibit I.

There are no plans for future funding rounds under the SCGL program.

PROGRAM DESCRIPTION

The SCGL program was designed to be flexible and encourage creativity. Funding has been awarded to communities that are implementing policies, programs and projects using sustainable development principles. All Projects that were eligible to receive awards encompassed sustainable development principles. The Program's guidelines for eligible Projects include:

- Specific plans, or portions of specific plans that direct the nature of development and revitalization within the boundaries of a required general plan consistent with sustainable development principles.
- Alternative transportation studies, urban design studies, finance plans, redevelopment plans and engineering studies that facilitate sustainable development.

- Projects such as a community center, park enhancements, or infrastructure improvements that are key elements of a comprehensive community or neighborhood sustainable development plan.
- Funding for local communities to hire individuals at various stages of the planning process (e.g., hiring a new staff member or consultant to assist an individual community with the design and/or implementation of a particular plan for development or revitalization using sustainable development principles).
- Engagement of technical experts to identify, assess, and complete applications for state, federal and private economic assistance programs that fund sustainable development and sound environmental policies and programs.

Rather than focus on one prescriptive approach to realize sustainable development objectives, SCGL was designed to provide funding for programs, policies and projects that will best result in achieving the sustainable development goals of the program under a variety of circumstances in communities throughout the State.

## **PROJECT HIGHLIGHT**

### **Alameda County/Hayward Area Recreation and Park District (HARD) – Holland Oil Property Project Land Acquisition and Park Development**

For an established community with limited resources, this project represents a model for communities that face diminishing funds for recreation projects and demonstrates how to effectively plan, raise funds, and collaborate with other agencies to see a project to fruition. This project principle is applicable and could be transferred to other economically depressed communities that have a contaminated, abandoned, and blight-ridden parcel of land in that it shows how to turn it into a much needed recreational area where neighborhood children and adults can enjoy the outdoors.

The Sustainable Communities grant enabled Alameda County and HARD to purchase and develop the contaminated and blighted property into the first community sized park in

the Ashland area of San Leandro. This project helped stimulate the development of a gymnasium on the adjacent school grounds. The gymnasium will share the park's parking lot and will be operated by HARD during non-school hours for public gymnastic programs. The Project also stimulated the creation of a new multi-use youth facility project funded by the Alameda County Redevelopment Agency on the south side of the park.

The acquisition of the land and cleanup of the property was completed in the third quarter of 2010.



Holland Park property prior to environmental clean-up



Play structure and park equipment at the Holland Park Property



View of the park entrance

*“The Grant enabled HARD to develop this blighted property into the first community sized park in the Ashland District of San Leandro.”*

*Karl Zabel, Operations and Development Supervisor, Hayward Area Recreation and Park District*

**2007 GRANTS**

During the 2007 funding round, 68 applications from cities and counties throughout California were received. Seven projects were selected and each awarded approximately \$350,000. As noted previously, awardees from the 2007 funding round are in various stages of project implementation (See Exhibit I for a description of each project funded).

<b>2007 Funding Round</b>					
<b>Selected Projects and Fund Balances as of December 31, 2010</b>					
<b>Awardee</b>	<b>Award</b>	<b>Amended Award</b>	<b>Disbursed</b>	<b>Balance</b>	<b>Project Description</b>
Alameda	\$350,000	\$350,000	\$350,000	\$ 0	Brownfield Acquisition and Cleanup
Compton	350,000	350,000	52,615	297,385	Smart Growth Code & Zoning Audit
Fort Bragg*	350,000	319,500	38,272	281,228	Land Use Plan/General Plan Revisions
Livingston**	350,000	0	0	0	Construction and Renovation Specific Plan
Los Angeles	350,000	350,000	350,000	0	
San Diego	350,000	350,000	183,136	166,864	Hiring Experts for Specific Plan
Willits	<u>323,512</u>	<u>323,512</u>	<u>74,933</u>	<u>248,579</u>	Implementation of Water Study Plan
<b>Total</b>	<b><u>\$2,423,512</u></b>	<b><u>\$2,043,012</u></b>	<b><u>\$1,048,955</u></b>	<b><u>\$994,056</u></b>	

NOTE: See Exhibit I for description of 2007 projects.

\*Award amended from \$350,000 to \$319,500

\*\*Award terminated due to lack of funding for the project

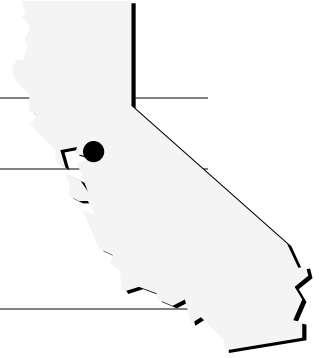
In summary, total funding awards for the program in 2007 was \$2,423,512, later revised to \$2,043,012, with a total of \$1,048,955 disbursed as of December 31, 2010.

# **EXHIBIT I**

## **2007 FUNDING ROUND PROJECT DESCRIPTIONS**



# ALAMEDA COUNTY



---

## APPLICANT INFORMATION

---

**APPLICANT:** County of Alameda  
**CO-APPLICANT:** Hayward Area Recreation and Park District (HARD)

---

## PROJECT INFORMATION

---

**PROJECT NAME:** HOLLAND OIL PROPERTY PROJECT  
LAND ACQUISITION AND PARK DEVELOPMENT

**PROJECT LOCATION:** Ashland Area of San Leandro

**PROJECT DESCRIPTION:** Acquire, cleanup, and develop a park from a 2.47 acre parcel of land previously used by Holland Oil Company.

On behalf of the HARD, the County of Alameda was awarded funds to help with the acquisition, brownfield cleanup and development of the 2.47-acre Holland oil property to help fulfill the community’s need for open park space. With the acquisition of this property, HARD will be able to connect 1.65 acres of land to existing recreational spaces, including Ashland Little League Field, Edendale Park, and the grounds of Edendale Middle School, which total 11.25 acres and will become the new community park that will offer a broad range of recreational opportunities for the residents of the Ashland district. The creation of the park, gymnastic center, businesses and affordable housing development on the property will create new economic development with new jobs, which will enhance the neighborhood’s economic competitiveness. The remainder of the Holland Oil property will be purchased and developed by the Alameda County Redevelopment Agency.

---

## ACHIEVING SUSTAINABLE DEVELOPMENT

---

The Holland Oil Property Project will assist the park district to further sustainable development goals by implementing:

- *Pollution control strategies* will reduce toxins and pollutants in the site stemming from its prior use as a bulk oil/gasoline storage facility. Once the cleanup is complete, the most polluted portion of the property will be turned into the first “green space” along the East 14<sup>th</sup> Street thoroughfare and the lesser contaminated land will be developed for commercial uses and affordable housing.
- *Economic development strategies* promote economic growth in an older area, which suffers from lack of economic development, by creating a park, business and housing development that will undoubtedly create new jobs and increase revenue.

COUNTY OF ALAMEDA Continued

- *Infill development strategies include* planning and developing an efficient, higher density use of land where the needs of the residents of the community and the agency officials were taken into account.

**DISTINGUISHING STRENGTHS**

The Project represents a model for communities that face diminishing funds for recreation projects and demonstrates how to effectively plan, raise funds, and collaborate with other agencies to see a project to fruition. This project is applicable and could be transferred to other economically depressed communities that have a contaminated, abandoned, and blight-ridden parcel of land in that it shows how to turn it into a recreational area where the neighborhood children and adults can enjoy the outdoors.

**SOURCES AND USES OF SCGL FUNDS**

The specific use of SCGL funds includes:

- Acquisition of land cost estimate; and
- Cleanup cost estimate.

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$ 0	\$ 0
Grant	<u>\$ 350,000</u>	<u>\$ 350,000</u>
Total	<u><b>\$ 350,000</b></u>	<u><b>\$ 350,000</b></u>
 <b>USES OF FUNDS</b>		
Acquisition of land	\$ 200,000	\$ 200,000
Cleanup costs	<u>\$150,000</u>	<u>\$ 150,000</u>
Total	<u><b>\$ 350,000</b></u>	<u><b>\$ 350,000</b></u>

**PROJECT STATUS AS OF DECEMBER 31, 2010**

Alameda County on behalf of the HARD utilized the SCGL grant to acquire and clean-up the former Holland Oil Property to create open park space in the San Leandro area.

The Alameda County Environmental Department approved a clean-up plan which was incorporated into the overall project plans and specifications. The bids were publicly opened in August of 2009 and the lowest qualified bidder, O.C. Jones and Sons, was awarded the contract for cleanup. The cleanup work began in September of 2009 and was completed in October of 2010.

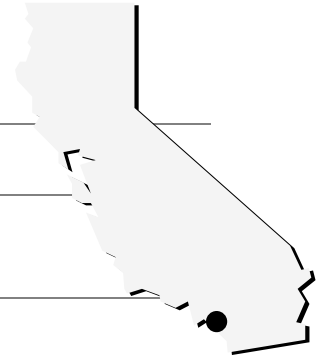
## COUNTY OF ALAMEDA Continued

The environmental firm of Ninyo and Moore has been monitoring and testing the site during and after the cleanup.

The Project was completed the third quarter of 2010. The City indicated that having the SCGL grant funds enabled the HARD to acquire and clean-up the former Holland Oil Storage property and create the first community-sized park in the Ashland area of San Leandro.

SCGL disbursements to date total \$350,000 (entire grant award used).

# COMPTON



---

## APPLICANT INFORMATION

---

**APPLICANT:** City of Compton

---

## PROJECT INFORMATION

---

**PROJECT NAME:** **BRICKYARD SITE TRANSIT-ORIENTED SPECIFIC PLAN**

**PROJECT LOCATION:** Compton – Brickyard Site

**PROJECT DESCRIPTION:** Transit-oriented infill development plan for the Brickyard Site Area.

The City of Compton was awarded planning funds for developing opportunities for revitalization, as well as economic, and transit oriented development for a 105-acre project area known as the Brickyard Site. The project area is located on the northwest corner of Compton between Rosecrans Avenue on the south, and 135<sup>th</sup> Street on the north.

Currently, the Brickyard Site is zoned for heavy manufacturing, but is surrounded primarily by residential and commercial uses. The Brickyard Site is part of the City’s consolidated Redevelopment Project Area and exhibits signs of physical and economic blight characterized by underutilization, high vacancy rates, business closures, and inadequate and outdated infrastructure.

The City has partnered with the University of Southern California Center for Economic Development (USC) to conduct the Smart Growth Code and Zoning Audit and prepare the Transit-Oriented Specific Plan. The Center is currently preparing the update to the City’s General Plan and developed the Smart Growth Code and Zoning Audit Tool for U.S. EPA in partnership with the Smart Growth Leadership Institute, a project of Smart Growth America. Blodgett/Baylosis Associates Inc. (BBA) will perform the Environmental Impact Report (EIR) for the specific plan.

SCGL funds will be used for development of a Smart Growth Code and Zoning Audit, the creation of a Transit-Oriented Specific Plan and an Environmental Impact Report (EIR).

---

## ACHIEVING SUSTAINABLE DEVELOPMENT

---

The end result will be a specific plan that will include:

- *Infill Development strategies* by providing affordable housing through live/work units, commercial, and light industrial uses will diversify the economic base and provide the necessary jobs-housing balance.
- *Economic Development strategies* that will bring mixed use development to the project area thus stimulating economic growth through retail, commercial, industrial, and recreational venues.

CITY OF COMPTON Continued

- *Transit-Oriented strategies* that reduce reliance on private vehicles by providing transit, bike lanes, and increased pedestrian connectivity within this higher density development thereby reducing pollutants in the air.
- *Energy efficiency strategies* that incorporate smart growth measures which include green energy, green building, and water conservation techniques to minimize environmental impact.

---

**DISTINGUISHING STRENGTHS**

---

This project represents a comprehensive planning strategy for sustainable growth and development with strong land-use, transportation, and economic revitalization themes. Though the idea of mixed-use developments is not new, the specific plan in an existing, high poverty urban area that reinforces a jobs-housing balance, transit-oriented development, energy efficiency, and green building is certainly applicable and transferable to other urban communities.

---

**SOURCES AND USES OF SCGL FUNDS**

---

The specific use of SCGL funds includes:

- Smart Growth Code and Zoning Audit, Specific Plan and EIR.
- Phase I Environmental Assessment

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$150,000	\$ 0
Grant	<u>\$ 350,000</u>	<u>\$350,000</u>
Total	<u><b>\$500,000</b></u>	<u><b>\$350,000</b></u>
<b>USES OF FUNDS</b>		
Smart Growth Code & Zoning Audit and Specific Plan and EIR	\$300,000	\$300,000
Phase I Environmental Assessment	\$ 50,000	\$ 50,000
Pre-Development Loan Pool	<u>\$150,000</u>	<u>\$ 0<sup>(a)</sup></u>
Total	<u><b>\$500,000</b></u>	<u><b>\$350,000</b></u>

<sup>(a)</sup> At the time of award, the City asserted that it could proceed with the project without the loan funding.

**PROJECT STATUS AS OF DECEMBER 31, 2010**

---

The USC project team spent 2010 completing the Draft Brickyard Specific Plan and supporting the City of Compton with its Request for Proposal to identify a consultant for a Phase I environmental assessment of the Brickyard project area and state and federal EIR/EIS for the specific plan under the California Environmental Quality Act and the National Environmental Protection Act.

The Brickyard Specific Plan consists of the following elements:

- The *Introduction* provides an overview of the scope and content of the Specific Plan and outlines its statutory authority.
- The *Land Use Plan* contains regulations and standards related to land use and development applicable to the current development proposal within the area governed by the Specific Plan.
- The *Urban Design Plan* focuses on development standards, landscaping, and overall appearance of the future development now contemplated within the Planning Area.
- The *Implementation Plan* details the actions that will be required to implement and enforce the development contemplated under the Specific Plan.

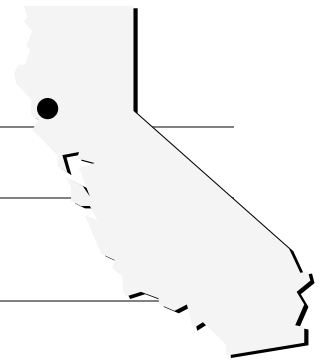
Development standards for the Brickyard site were finalized in 2010 and were approved by the Compton Planning and Economic Development Department.

Rincon Consultants, Inc. (Rincon) was the environmental consultant that was selected for the EIR/EIS. Rincon provided a supplemental proposal to include the Phase I Environmental Assessment in its scope of work. Rincon's contract was submitted for approval to the City Council in October 2010 and subsequently awarded. The environmental work began in November 2010.

The SCGL grant term expires 36 months from the day that the grant is executed, which in this case was March 3, 2008. The City submitted a request to extend the term of the grant to October 15, 2011. CPCFA has granted the extension.

SCGL disbursements to date total \$52,614.85 (15.03% of grant award).

# FORT BRAGG



---

## APPLICANT INFORMATION

---

**APPLICANT:** City of Fort Bragg

---

## PROJECT INFORMATION

---

**PROJECT NAME:** SUSTAINABLE COMMUNITY SPECIFIC PLAN FOR THE GEORGIA-PACIFIC MILL SITE

**PROJECT LOCATION:** 500 acres within the City of Fort Bragg

**PROJECT DESCRIPTION:** Develop a specific plan for revitalization of a 425-acre former Georgia-Pacific lumber mill site.

The City of Fort Bragg was awarded planning funds to create a specific plan for the redevelopment, and revitalization of a 425-acre former Georgia-Pacific lumber mill site. The site is bordered on the west by the Pacific Ocean, on the north by McKerricher State Park (Glass Beach) and on the east by a mix of low-income residential and commercial areas and Highway One. The property was used for the storage and processing of timber for over 100 years. The mill was permanently closed in 2002 and resulted in the loss of over a thousand jobs.

Currently, the abandoned mill site is subject to a cleanup order by the Department of Toxics and Substance Control (DTSC) and a site investigation is in process to determine the types and extent of soil and groundwater contamination. The mill site represents an opportunity for Fort Bragg to revitalize and redevelop residential, commercial, environmental and economic growth around “the only significant undeveloped piece of property within the City limits.” The mill site represents the City’s future for the development of affordable housing, mixed-use projects, and retail and commercial development.

SCGL funds will be used to assist the City in a five phase planning process to revitalize the former mill site.

**Phase I: Understanding the Specific Plan Area** - this includes refining the scope of work, preparing land use and design materials, and preparing an economic and market analysis.

**Phase II: Refining the Vision for the Mill Site** - includes a conceptual land use plan, vision, economic development strategy, community involvement workshops, and fiscal impact analysis.

**Phase III: Completing and Implementing the Plan** - includes the preparation of the final specific land use plan, and City Council public hearings.

**Phase IV: Program Environmental Impact Report (EIR)** - includes preparation of a draft and final EIR.

## CITY OF FORT BRAGG Continued

**Phase V: Post Specific Planning** - includes implementing General Plan amendments and local coastal program amendment, and a Mill Pond restoration plan.

---

### **ACHIEVING SUSTAINABLE DEVELOPMENT**

---

The resulting strategies developed from Fort Bragg's specific plan will include:

- *Economic development strategies* that provide principles and concepts for re-zoning vacant industrial land parcels for job-generating commercial uses, and affordable residential housing.
  - *Transit Strategies* that reduce reliance on private vehicles through the development of a commuter Class One bicycle lane through the center of the mill site, development of the coastal trail connecting Fort Bragg to the north coast, and the development of a pedestrian-friendly connection from downtown to the coast.
  - *Pollution control strategies* that ensure that the mill site contamination is cleaned up to levels that accommodate future land uses, installation of a storm water management system to reduce run-off, and restoration of the Mill Pond to a natural drainage system.
- 

### **DISTINGUISHING STRENGTHS**

---

For a small community, this project represents a comprehensive planning strategy for smart and sustainable growth and development with strong infill, land use, transportation, and housing themes. This project has broad applicability to other small cities that are economically dependent on a single large industrial employer and the challenges that it faces when that employer closes its operations.

---

### **SOURCES AND USES OF SCGL FUNDS**

---

The specific use of SCGL funds includes:

- Preparation of a land use plan and community involvement framework and materials
- An Environmental Impact Report
- Amendments to the General Plan and other technical review documents
- Community outreach and marketing efforts



CITY OF FORT BRAGG Continued

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$149,957	\$ 0
Grant	<u>\$350,000</u>	<u>\$ 350,000</u>
Total	<u><b>\$499,957</b></u>	<u><b>\$ 350,000</b></u>
 <b>USES OF FUNDS</b>		
Preparation of land use plan Strategic Action Plan/General Plan Revisions	\$319,852	\$319,852 <sup>(a)</sup>
EIR	\$164,105	\$ 30,148
Supplies and other costs	<u>\$ 16,000</u>	<u>\$ 0</u>
Total	<u><b>\$499,957</b></u>	<u><b>\$350,000</b></u>

(a) At the time of award, the City asserted that it could proceed with the project without the loan funding.

**AMENDED USE OF FUNDS**  
(APPROVED JUNE 5, 2009)

Preparation of land use plan Strategic Action Plan/General Plan Revisions	\$319,500
Total	<u><b>\$319,500</b></u>

Note: CPCFA approved a budget amendment to accommodate the grantee's ability to obtain additional funding for the project from the responsible party, the Georgia-Pacific Corporation. These changes included removing funding for the EIR and supplies and other costs line items. The funding for the Preparation of Land Use Plan/General Plan Revisions was also reduced.

---

**PROJECT STATUS AS OF DECEMBER 31, 2010**

---

The Georgia-Pacific Corporation, the owner of the property, has borne the costs of the project thus far including the development of the land-use plan/strategic plan and the implementation of the Community Participation Program. Therefore, in June 2009, CPCFA approved the City's request to change the scope of work for the Project and eligible use of the grant funds to be used for the preparation of the Land Use Strategic Action Plan/General Plan Revisions and amend the grant amount to \$319,500.

## CITY OF FORT BRAGG Continued

Georgia-Pacific has continued to work with the City to manage the work of the consultant team to focus on various components of the Specific Plan through monthly meetings. As part of the change of scope of the Project, the SCGL portion of the Project now includes the Coastal Trail Design and Engineering, the Main Street Plan, and Noyo Center Project.

### Coastal Trail Design

For the Coastal Trail Design portion, the EIR team prepared the chapters of the administrative draft of the EIR. The Historic Resources Evaluation Report (HRER) was completed and submitted to the State Office of Historic Preservation. The EIR is anticipated to be certified in June 2011. The design/engineering will be completed in late 2011. The construction of the project will commence in early 2012 due to a \$4.85 million Prop 84 grant award.

### Main Street Plan

The Main Street Access and Beautification Plan has been completed.

### Noyo Center Project

The Noyo Center project has been completed. SCGL grant funds were used to fund the schematic design of the facility. In June of 2010, the City submitted a \$7 million Prop 84 grant application to gain the necessary funds to construct the Noyo Center facility.

The SCGL grant term expires 36 months from the day that the grant was executed, which in this case was February 15, 2008. The City submitted a request to extend the term of the grant to December 31, 2011. CPCFA has granted the extension.

SCGL disbursements to date total \$38,272 (12% of grant award).

# LIVINGSTON

---

## APPLICANT INFORMATION

---

**APPLICANT:** City of Livingston

---



## PROJECT INFORMATION

---

**PROJECT NAME:** LIVINGSTON COURT THEATER PROJECT

**PROJECT LOCATION:** Downtown/620 Main Street

**PROJECT DESCRIPTION:** Rehabilitation of the Court Theater, a vacant building in the commercial district.

The City of Livingston, located in the San Joaquin Valley, was awarded funds to rehabilitate and renovate the Court Theater, a vacant building located along Main Street in the City's downtown commercial district. The Court Theater was originally designed and built in 1946 and served as the City's entertainment focal point until its closure in 1977. At present time, the abandoned building has deteriorated and fallen into a state of disrepair.

The main objective of the project is to convert the existing 1946 movie theater into a multi-use Dinner Theater and Performing Arts Center of approximately 8,000 square feet, and flanked by two-story commercial buildings totaling approximately 12,000 square feet. The renovation will include the movie theater and seating along with a stage for live theater performances. The commercial buildings will feature office space that will be available to local private and public service agencies centralizing essential services for the residents of Livingston and surrounding communities. The SCGL funds will be used to assist the City in paying for a portion of the construction and renovation of this historical building.

---

## ACHIEVING SUSTAINABLE DEVELOPMENT

---

The resulting strategies from Livingston's restoration of the Court Theater will promote economic development by establishing shopping, office space, services, and entertainment venues that are in close proximity to housing. Thus, creating a revitalized area that will become the economic anchor of downtown Livingston. The project serves as an ideal example of infill development because it entails creating new development on vacant lots, renovation of underutilized buildings, and the rehabilitation of historic buildings for new uses. Livingston is located within the Merced County Enterprise Zone, which makes it attractive to businesses that are looking for incentives to start a business there. The main bus line also has a stop directly in front of the Court Theater, which makes it convenient for residents and visitors to use public transportation to get to the theater.

CITY OF LIVINGSTON Continued

---

**DISTINGUISHING STRENGTHS**

---

This project is applicable to any Central Valley community that suffers from economic hardship and is plagued by blight created by abandoned or underutilized buildings. The project puts to use a structure that has been inoperable for 30 years. The building has steadily deteriorated since its closure in 1977. This project would put an end to blight and restore a local treasure, reviving a significant piece of Livingston’s history.

While the project itself constitutes infill development, it will also promote infill development in an area of town that has declined in recent decades. Rather than building outward, new businesses will have incentive to establish themselves at the town’s center, near a thriving entertainment and commercial hub.

---

**SOURCES AND USES OF SCGL FUNDS**

---

The specific use of SCGL funds includes paying a portion of the construction and renovation of the Court Theater building.

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$ 0	\$ 0
Grant	<u>\$350,000</u>	<u>\$350,000</u>
Total	<u><b>\$350,000</b></u>	<u><b>\$350,000</b></u>
<b>USES OF FUNDS</b>		
Construction and Renovation	\$350,000	\$350,000
Total	<u><b>\$350,000</b></u>	<u><b>\$350,000</b></u>

---

**PROJECT STATUS AS OF DECEMBER 31, 2010**

---

The City of Livingston was unable to secure the additional funding of approximately \$5-6 million needed to begin construction. Due to the collapse of the lending market and uncertain economic times, the project has been put on hold for the foreseeable future.

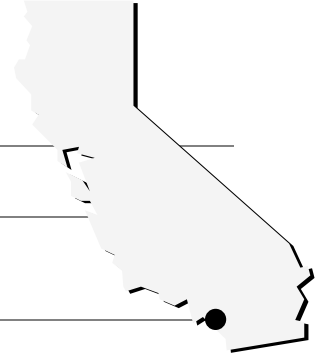
Pursuant to the SCGL Grant Agreement, the first disbursement request was to be made within six months of the date of the agreement. CPCFA was able to extend this date to November 30, 2010. It became apparent that the project would not come to fruition in the foreseeable future. With the 36-month term of the Grant Agreement approaching, the City elected to let the Grant for the Court Theater Project expire.

CITY OF LIVINGSTON Continued

As a result, CPCFA unencumbered the funds that were reserved for this Project.

SCGL disbursements to date total \$0 (grant award returned to CPCFA).

# LOS ANGELES



---

## APPLICANT INFORMATION

---

**APPLICANT:** City of Los Angeles

---

## PROJECT INFORMATION

---

**PROJECT NAME:** CORNFIELD/ARROYO SECO SPECIFIC PLAN  
**PROJECT LOCATION:** Cornfields/Arroyo Seco  
**PROJECT DESCRIPTION:** Sustainability enhancements to the Cornfields/Arroyo Seco Specific Plan

The City of Los Angeles was awarded planning funds to create sustainability enhancements to a 400 acre area, located north of downtown Los Angeles, that includes a new State Historic Park, two light-rail stations, a significant industrial neighborhood, a public housing project, the Los Angeles River and the I-5 freeway. The proposed enhancements include development of river-related restoration opportunities to promote best land practices and uses, development of a multi-modal standard for the plan area encouraging innovative parking strategies and an eco-business development and job assessment to identify potential business, job, and educational opportunities.

---

## ACHIEVING SUSTAINABLE DEVELOPMENT

---

The end result will be a specific plan that will include:

- *Pollution reduction strategies* that will reduce storm water runoff contamination to the Los Angeles river, reduction of transportation related pollution, and promoting green businesses.
- *Transit strategies* that promote alternative transportation options such as public transportation, pedestrian and bicycle-friendly areas, multi-modal parking to allow for greater access and mobility, and providing affordable housing at higher densities.
- *Economic Development strategies* that will address promoting more businesses within the area, which will in turn increase the number of jobs in the area, helping to alleviate some of the strain of high poverty and unemployment of area residents. Also being addressed is the balance of affordable housing related to the number of jobs available.

**DISTINGUISHING STRENGTHS**

---

For an established community with limited resources, this project represents a comprehensive planning strategy for sustainable growth and development with strong high density land use, transportation, pollution reduction and economic revitalization themes. The standards and enhancements used in this project can be used as a model for other high poverty, urbanized areas that are experiencing underutilized infrastructure, pollution, and transportation issues.

---

**SOURCES AND USES OF SCGL FUNDS**

---

The specific use of SCGL funds includes:

- Assessment and analysis – analysis of development of river-related restoration opportunities, conducting a green roofs assessment of existing buildings, establishing a storm water management standard, development of a multi-modal standard for the plan area, and eco-business development and job assessment.
- Program promotion and marketing.
- Meetings.

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$ 0	\$ 0
Grant	<u>\$350,000</u>	<u>\$350,000</u>
Total	<u><b>\$350,000</b></u>	<u><b>\$350,000</b></u>
<b>USES OF FUNDS</b>		
Personnel – hiring of a Professional Student Worker	\$ 25,000	\$ 25,000
Contractual – Assessment and Analysis	\$300,000	\$300,000
Program promotion	\$ 15,000	\$ 15,000
Meetings	<u>\$ 10,000</u>	<u>\$ 10,000</u>
Total	<u><b>\$350,000</b></u>	<u><b>\$350,000</b></u>

---

**PROJECT STATUS AS OF DECEMBER 31, 2009**

---

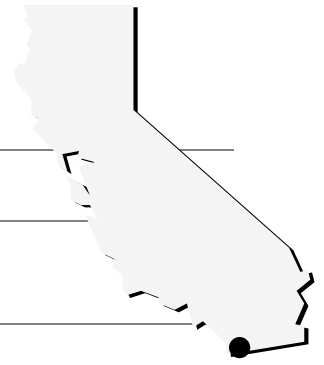
The City of Los Angeles utilized the SCGL grant to create sustainability enhancements to its Cornfield Arroyo Seco Specific Plan. The second draft Specific Plan was prepared in March 2009 which included input from stakeholders from public meetings. As of December 2009, a subsequent draft of the Plan was prepared that included updated strategies that resulted from the work in the summer of 2009 by the student professional interns and the preparation of the environmental impact report by the consultant team, Arup North America Ltd.

The Project was completed the last quarter of 2009. The City indicated that without the SCGL grant and the analysis that the funds made possible, the Cornfield/Arroyo Seco Specific Plan would not have been able to implement the wide variety of sustainable development strategies that are currently proposed for the Plan area.

SCGL disbursements to date total \$350,000 (entire grant award used).



# SAN DIEGO



---

## APPLICANT INFORMATION

---

**APPLICANT:** City of San Diego

---

## PROJECT INFORMATION

---

**PROJECT NAME:** **BARRIO LOGAN COMMUNITY PLAN AND ZONING PROGRAM UPDATE**

**PROJECT LOCATION:** Barrio Logan – Community Plan Area

**PROJECT DESCRIPTION:** Create a planning and zoning update in Barrio Logan, including transportation and infill plans.

The City of San Diego was awarded planning funds to conduct a comprehensive planning and zoning update in the community of Barrio Logan, located south of the downtown area. The specific plan will address the challenges and issues facing the community that include land use incompatibilities, significant air-borne and water-borne pollution and transportation deficiencies.

The revised Barrio Logan Community Plan will offer policy direction in the areas of urban form, neighborhood character, historic preservation, public facilities, and equitable development while keeping the needs of its residents at the forefront.

---

## ACHIEVING SUSTAINABLE DEVELOPMENT

---

The resulting strategies developed from Barrio Logan’s Community specific plan will reduce pollution hazards and the degradation of the environment by eliminating co-location hazards from incompatible land uses. A residential/industrial co-location and buffer study will be prepared to identify opportunities for employment uses and areas within Barrio Logan that are appropriate for locating workforce-housing opportunities while balancing the need to create a buffer between industrial and residential uses. The analysis will produce strategies which minimize land use conflicts.

---

## DISTINGUISHING STRENGTHS

---

For an established community with limited resources, this project represents a comprehensive planning strategy for sustainable growth and development with strong land use, transportation, community input, and economic revitalization themes. The project has broad applicability to similarly sized, resource-constrained communities in the state of facing significant land use issues and conflicts.

---

**SOURCES AND USES OF SCGL FUNDS**

---

The specific use of SCGL funds includes:

- Hiring of technical experts to identify, assess, and complete the updated community plan document, planned district ordinance regulations, local coastal program policies, and environmental impact report.
- Associated studies including traffic, urban design, economic and fiscal analysis, public facilities, and environmental studies prepared by the team of Consultants.

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$150,000	\$ 0
Grant	<u>\$350,000</u>	<u>\$350,000</u>
Total	<u><b>\$500,000</b></u>	<u><b>\$350,000</b></u>
<b>USES OF FUNDS</b>		
Hiring of technical experts for the assessment & completion of specific plan, regulations, EIR and associated studies	\$350,000	\$350,000
Total	<u>\$150,000</u>	<u>\$ 0<sup>(a)</sup></u>
	<u><b>\$500,000</b></u>	<u><b>\$350,000</b></u>

<sup>(a)</sup> At the time of award, the City asserted that it could proceed with the project without the loan funding.

---

**PROJECT STATUS AS OF DECEMBER 31, 2010**

---

The City of San Diego and the consultant team have held a Barrio Logan Stakeholder Committee meeting to select the preferred land use alternative to be studied in the Barrio Logan Environmental Impact Report (EIR). The community was unable to come to a consensus regarding selecting a preferred land use plan due to varying interests, so the City is currently evaluating two land use maps to discover the impacts of air, noise, and traffic with each alternative. Once a plan is recommended, the EIR consultant will complete the noise, air quality, and hazardous materials reports to be included in the EIR document.

The City staff along with California Department of Transportation and United States Navy staff have reviewed and approved the traffic impact study to be used as the basis for predicting future EIR impacts. City staff has also been working on determining how best to address SB 375 and AB 32 Greenhouse Gas emission standards through creating quantitative and qualitative measurements to be used in the Barrio Logan Community Plan and EIR. The work that is being done on the revised Barrio Logan Community Plan and EIR will be the model for future plan updates and EIRs that the City has and will be embarking on over the next five years.

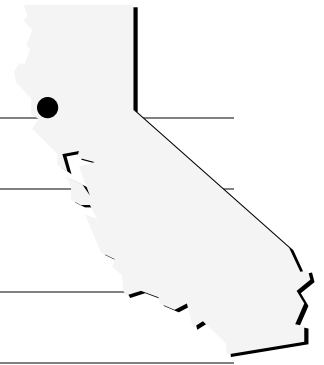
## CITY OF SAN DIEGO Continued

The SCGL grant term expires 36 months from the day that the grant was executed, which in this case was March 3, 2008. Due to the regulations set forth by SB 375 and AB 32 in which cities are required to provide quantitative data to reduce the impacts associated with GHG emissions by documenting a 30% reduction from the business as usual projections to 2020, and require the adoption of a Climate Action Plan and map, the City asked for the term of the grant to be extended until March 2012. CPCFA has approved the extension.

The plan is anticipated to be considered by decision-making bodies, including the Planning Commission, City Council, and Coastal Commission starting in September 2011. It is anticipated that the SCGL funds will be completely expended by February 2012.

SCGL disbursements to date total \$183,136 (52% of grant award).

# WILLITS



---

## APPLICANT INFORMATION

---

**APPLICANT:** City of Willits

---

## PROJECT INFORMATION

---

**PROJECT NAME:** WILLITS WORKS ON WATER (W<sup>3</sup>) PROJECT

**PROJECT LOCATION:** City of Willits

**PROJECT DESCRIPTION:** Implement aspects of a water study plan to address and solve water shortages.

The City of Willits, population 5,073, was awarded planning funds to identify and implement aspects of a water study plan to solve water shortage issues. The City of Willits owns and operates the public water system and supplies potable water to residential, commercial, industrial and institutional customers within the City limits. Due to recent changes in hydrology and water use, the existing water infrastructure is insufficient to meet future demand.

The City plans to approach water issues with the Ahwahnee Water Principles, which provide a practical blueprint for sustainable land use practices that can improve the reliability and quality of water resources.

SCGL planning funds will be used to assist the City with the following four main project components: Rainwater harvesting demonstrations; demonstration of pond and bioswale run-off control on public land; a feasibility study and closed-system demonstration of greywater recovery; and community education and civic promotion strategies to promote water recovery.

---

## ACHIEVING SUSTAINABLE DEVELOPMENT

---

The resulting strategies developed from Willits' water study planning approach are anticipated to set a model framework for dealing with water shortages and implementing sustainable land-use practices via the Ahwahnee Water Principles. The reduction of pollution by preventing water runoff through rainwater collection systems, bioswales and ponds, will help with the promotion of infill development, economic development, and higher density land use. Once the water issue is resolved new development will be allowed.

---

## DISTINGUISHING STRENGTHS

---

The Willits W<sup>3</sup> Project represents a strategic, community based effort to address and solve a serious water shortage problem that many communities are dealing with. With the help of its partners, the City plans to develop a model and templates that will be available for other

CITY OF WILLITS Continued

communities with similar water issues to use. The City will be working with a professional videographer to document the planning and implementation of this project, and this film will be available to serve as a valuable guide for other communities.

---

**SOURCES AND USES OF SCGL FUNDS**

---

The specific use of SCGL funds includes:

- The establishment and hiring of a Water Conservation Coordinator (50% grant funds).
- The hiring of a Systems Development Contractor to carry out the design and construction of the proposed public demonstration sites.
- The hiring of a Greywater Consultant to conduct a Feasibility Study to assess soil types, water tables, and existing systems.
- Community outreach and marketing efforts, including travel and office supplies.

<b>SOURCE OF FUNDS</b>	<b>FUNDING REQUEST</b>	<b>FUNDING RECOMMENDATION</b>
Loan	\$ 0	\$ 0
Grant	<u>\$350,000</u>	<u>\$323,512</u>
Total	<u><b>\$350,000</b></u>	<u><b>\$323,512</b></u>
<b>USES OF FUNDS</b>		
Personnel	\$193,079	\$166,591 <sup>(a)</sup>
Greywater Consultant/ Systems Development Contractor	\$125,000	\$125,000
Program Promotion/ Other Expenditures	<u>\$ 31,921</u>	<u>\$ 31,921</u>
Total	<u><b>\$350,000</b></u>	<u><b>\$323,512</b></u>

<sup>(a)</sup> The personnel cost and fringe benefits of the Community Development Director will be covered by the City, which accounts for the reduction in funded amount.

---

**PROJECT STATUS AS OF DECEMBER 31, 2010**

---

There are three sites in which the City is building and demonstrating rainwater harvesting systems which include the Brookside Elementary School site, the WISC Rainwater catchment system site, and the WISC swales and ponds site. These sites are in various stages of construction and the completed demonstrations have been videotaped and will be available for other communities to replicate.

## CITY OF WILLITS Continued

The City organized the Willits Greywater Event, which took place from October 14, 2010 through October 19, 2010. During this time, eight new legal residential greywater systems were installed and eight local tradespeople completed the five-day greywater installers certification course. The City, with assistance from the event consultant Greywater Action, drafted a new greywater code and permitting process.

The SCGL grant term expires 36 months from the day that the grant was executed, which in this case was March 3, 2008. Due to a significant delay in hiring a Water Conservation Specialist, the City has asked for an extension of the grant to June 30, 2011. CPCFA has granted the extension.

SCGL disbursements to date total \$74,933 (23% of grant award).

Attachment A

<b>2002 SCGL Awardees</b>			
<b>Awardee</b>	<b>Award</b>	<b>Project Description</b>	<b>Status</b>
Los Angeles	\$350,000	Pedestrian Link Project	Project Completed 2007
Oakland	\$350,000	Transit Village Studies	Project Completed 2006
Concord	\$93,121	County-wide Planning Process	Project Completed 2003
Citrus Heights	\$320,000	Infill Development Database	Project Completed 2005
Santa Cruz	\$350,000	Infill Development Program	Project Completed 2007
Riverside	\$300,000	Infill Incentive Program	Project Completed 2006
San Gabriel	\$328,500	Specific Plan	Project Completed 2007
Fresno	\$316,337	Train Station Restoration	Project Completed 2004
Union City (G)	\$350,000	Transit Village Rail Study	Project Completed 2005
Union City (L)	\$150,000	Transit Village Rail Study	Project Completed 2005
Lancaster	\$300,000	Infrastructure Studies	Project Completed 2005
Bakersfield	\$143,600	Sustainable Development Strategy	Project Completed 2004
Sacramento	\$300,000	Infrastructure & Design Plans	Project Completed 2007
Redding	\$160,000	Road Construction/Pedestrian Access	Project Completed 2006
Truckee	<u>\$350,000</u>	Truckee Railyard Development	Project Completed 2007
<i>Total</i>	<b>\$4,161,558</b>		