

**DRAFT****FY2026 US EPA Brownfield Cleanup Grant Application**  
**Submitted by the City of Tulelake**

1. Applicant information:
  - a. City of Tulelake (City)  
591 Main Street  
Tulelake, California 96134
2. Funding requested:
  - a. Grant type: Cleanup
    - i. Federal Funds Requested: \$555,680
3. Location:
  - a. Siskiyou County, State of California
4. Property Information:
  - a. 800 G Street  
Tulelake, California 96134  
Township 48 North, Range 4 East, Section 35  
APN 050-201-010
5. Contacts:
  - a. Jenny Coelho  
Phone: (530) 667-5522  
Email: jenny.coelho@cityoftulelake.com  
Mailing Address: 591 Main Street, Tulelake, California 96134
6. Population:
  - a. 902 (2020 US Census Estimate)
7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The priority site is adjacent to a body of water (i.e. the border or the site is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site is in a federally designated floodplain.	
The reuse of the proposed cleanup site will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed cleanup site will incorporate energy efficiency measures.	
The reuse strategy or project reuse of the proposed site considers climate adaptation and/or mitigation measures.	
The target area is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing	

1. **Project Area Description and Plans for Revitalization**
  - a. **Target Area and Brownfields**
    - i. ***Overview of Brownfield Challenges and Description of Target Area***

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The target area for this grant is located in the City of Tulelake which is situated in the Klamath Basin on State Route 139, 1.5 miles northeast of Tule Lake and 2.5 miles south of the Oregon-California border. Tulelake is located in northeastern Siskiyou County, approximately 100 miles southeast of Medford, Oregon, the closest urban area. Tulelake is known as the “Gateway to the Lava Beds” due to its proximity to Lava Beds National Monument. Historically, the lava beds and surrounding area were part of the Modoc tribal territory. Thousands of tourists visit Tulelake and the surrounding area; however, according to Tulelake representatives, the amenities, restaurants and/or lodgings are not sufficient to support expanding the tourism industry and bolster the local economy.

The City intends to focus cleanup grant funds on a priority site located within the city at 800 G Street. The site was previously utilized as a storage and distribution center for fertilizer and other agricultural products and as an agricultural field. The site is in the southeastern portion of Tulelake in an area with industrial, residential, and school properties. This site is a potential location for revitalization and redevelopment for workforce, single-family, and multi-family residential use.

### *ii. Description of the Proposed Brownfield Site*

The site located at 800 G Street occupies approximately 11.35 acres in the southeastern portion of Tulelake. The site is developed with an approximately 2,385-square-feet (sf) wood storage building (Building 1), an approximately 9,492-sf warehouse building with six bays (Building 2), a weighing shed and truck scale, a mobile home, and a storage shed.

The site was previously occupied by Tri-County Agriculture until July 2021. The northern portion of the site was previously utilized as a storage and distribution center for fertilizer and other agricultural products. The southern portion of the site was previously an agricultural field. Prior to the mid-1980s, the entire site was an agricultural field. The City currently owns the site.

During a site reconnaissance conducted by Stantec in April 2023 and in March 2024, heavy equipment, unidentified substance containers, debris piles, semi-covered mounds, and miscellaneous storage was observed.

Stantec conducted a Phase II ESA in 2025 that identified TPHd, TPH as motor oil (TPHmo), lead, and perfluorooctanoic acid (PFOA) in soil above applicable screening levels. These impacts are likely associated with the historical on-site operations which included agricultural, storage of fertilizer and heavy equipment use and staging.

### **b. Revitalization of the Target Area**

#### *i. Reuse Strategy and Alignment with Revitalization Plans*

Through the Brownfield program, the City will address potential contamination threats in the Brownfield site identified during the work completed under the Department of Toxic Substances Control (DTSC) Equitable Community Revitalization Grant (ECRG) that was awarded in 2022. The objectives for the reuse of the priority Brownfield site is as follows: to renovate/dispose of blighted properties; and to encourage and foster business and housing development and job creation. These objectives are reflected in the 2025 General Plan Report, which provides an update for city planning.

In the General Plan Report – 6<sup>th</sup> Cycle Housing Element 2023-2031, the urgent need for housing is highlighted as a city priority. The purpose of the plan is to outline steps for revitalizing the city’s downtown. Prioritizing more housing has been addressed administratively through amendment of the city’s zoning ordinances to include “Mixed Use and Vertical Mixed Use zones” (2025 General Plan Report – 6<sup>th</sup> Cycle Housing Element p. B-6). The change in zoning will both encourage and allow for the refurbishment and updating of the dilapidated downtown corridor and will alleviate some of the housing need. The site at 800 G Street is also zoned as Planned Development which allows for revitalization or redevelopment for multi-family residential use.

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From 2023 to 2025, the City received community feedback for the City reuse plans through public events including the Tulelake Butte Valley Fair and the Art of Survival Bike Ride. Feedback was gathered through questionnaires, surveys, and verbal discussions. These community responses are very focused on developing more community assets, creating more public parks/outdoor gathering spaces, and increasing the city's economic vitality.

### *ii. Outcomes and Benefits of Reuse Strategy*

Redeveloping blighted properties by integrating renewable energy solutions and energy-efficient building practices are core elements of the strategy. This approach promotes best practices in natural resource protection and enhances air quality through sustainable heating systems that replace outdated wood stoves.

Addressing the stigma, blight, and health challenges associated with Brownfields is a critical first step toward enabling the City to revisit existing economic revitalization strategies and unlock new opportunities.

The proposed project at 800 G Street will provide environmental cleanup planning and cleanup services necessary to position the property for sale and redevelopment.

Following cleanup of the site at 800 G Street, the City will construct a new housing development consisting of 23 small units (approximately 700 square-feet each), 12 medium units (approximately 1,400 square-feet each), and 12 large units (approximately 1,750 square-feet each). This housing development will be situated on the southern portion of the site and include workforce housing, single-family housing, and multi-family housing. This can include an investment of approximately \$10M which is expected to house approximately 47 families. The northern portion of the site will be redeveloped for commercial use which is expected to produce an estimated revenue of \$75,000 to \$100,000 a year depending on the end commercial use.

The City planners also have goals to install solar panels on new or remodeled buildings and install charging stations for electric cars and are researching options. The use of energy efficient building practices and renewable energy are in keeping with community priorities and will be encouraged through potential site disposition strategies funded by this proposed project. City planners also have a goal to use building materials that will reduce the impact from extreme weather events such as winter storms and high winds.

Specific outcomes of these site redevelopments include increased property tax revenues and increased access to essential services. The priority property is blighted with perceived environmental concerns that represent significant roadblocks to reuse/redevelopment. Cleaning up this site will lead to redevelopment and reuse projects that have the potential to bring jobs and needed resources while preserving the area's natural beauty.

### **c. Strategy for Leveraging Resources**

#### *i. Resources Needed for Site Characterization*

The site characterization is sufficient for remediation to continue. In the event the site warrants further assessment for characterization, funds that were already awarded under the Permanent Local Housing Allocation (PLHA) Program in 2023 will be utilized.

#### *ii. Resources Needed for Site Remediation*

The funding requested in this grant application will be sufficient to cover the anticipated costs of cleaning up and the site at 800 G Street, as outlined in Section 3c. However, if additional funding is needed to complete the remediation, **funds that were already awarded under the PLHA Program in 2023 will be utilized.**

#### *iii. Resources Needed for Site Reuse*

The reuse and redevelopment project proposed in this Brownfield assessment project will require both public and private investment. The dynamic city administration is working on a variety of grant applications and efforts for city revitalization. The City is eligible for the following programs to ensure the redevelopment and reuse of the priority site: USDA Community Facilities Grant and Community Development Block Grant (CDBG) funding. Through the California Department State Parks, grants are available for communities to adapt to the unavoidable impacts of climate change, rural economies to improve agricultural viability, wildlife

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corridors, enhance drought tolerance, and develop future recreational facilities. By addressing environmental concerns through the proposed assessments, Tulelake can obtain additional grant funds, expedite redevelopment and realize subsequent economic and community benefits, thereby ameliorating the blighted condition of its downtown and ultimately creating safer community.

Name of Resource	Is the Resource for Assessment, Remediation, or Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
Permanent Local Housing Allocation (PLHA) Program	Any pre-development activities.	Secured	Awarded \$290,000 in 2023.
Statewide Transportation Improvement Program (STIP)	Reuse	Unsecured	Awarded STIP grants in 2020 and 2022. Applying for additional funding for road improvement associated with site redevelopment.

*iv. Use of Existing Infrastructure*

The redevelopment plans for the Brownfield site will draw on the existing infrastructure, including streets, sidewalks, water, sewer, power, and broadband/fiber optic cable for commercial and/or residential needs. Further, streets and sidewalks are in place to promote vehicular and pedestrian access. Upon assessing and removing the environmental contamination/hazards associated with sites, private investment will be the primary funding resource to implement required building upgrades.

**2. Community Need and Engagement****a. Community Need***i. The Community's Need for Funding*

Tulelake is a small town in sparsely populated Siskiyou County (7 people per square mile according to the 2020 US Census); 60% of the land is Federally owned National Forest and generates no property tax ([www.co.siskiyou.ca.us/naturalresources](http://www.co.siskiyou.ca.us/naturalresources)). For Tulelake and municipalities within the County, this means there is little supportive funding coming from County-level sources. Additionally, the City has a poverty rate of 26.4% (1.5 times that of Siskiyou County as a whole, and more than double that of the CA poverty rate of 12%). The unemployment rate is 7.33% as compared to 4.6% for the US (<https://bestneighborhood.org/employment-rate-tulelake-ca/> and <https://www.nytimes.com/live/2025/12/16/business/jobs-report-economy>). Considering the area's high poverty, coupled with low property tax revenue, the City budget garners only 4.8% of its total from property tax revenues. Our 2021-2022 budget anticipates a revenue of \$787,316, which is equal to expected expenditures, leaving no resources for assessment or reuse planning for the foreseeable future. Due to the budgetary constraints, and events that have been outside budgetary planning and control, the City requires EPA assistance to cleanup up this Brownfield property and carry out vital reuse planning activities.

*ii. Health or Welfare of Sensitive Populations*

As a small city, data specific to Tulelake is not consistently available so we have drawn on County-level health data in some instances. Despite this, it is clear that our community suffers greatly in terms of health and welfare threats that exist here. The nearest ER is Sky Lakes Medical Center, Klamath Falls (a 40-minute drive), which has 176-beds and serves more than 80,000 people in Southern Oregon and Northern California. The majority of Tulelake residents can be classified as members of sensitive populations. Our town has a significant Hispanic population of 51% compared to 39% statewide, our population of sensitive adults (over

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65) is 29.3% compared to 16.5% statewide (<https://www.california-demographics.com/Tulelake-demographics> and <https://worldpopulationreview.com/state-rankings/hispanic-population-by-state> and <https://www.census.gov/quickfacts/fact/table/siskiyoucountycalifornia,CA>). The combination of a large minority population that is significantly older than the California average means that our residents are more vulnerable to contamination from the target site.

Climate Change & Health Vulnerability Indicators for California (CCHV1z) provides a County-level snapshot outlining the Environmental Exposures, Population Sensitivity, and Adaptive Capacity for Siskiyou County (<https://skylab.cdpb.ca.gov/CCHV1z>). Siskiyou County is expected to have more extreme heat days (>91.4F) for at least 30 days per year in 2040-2060; this level of higher temperatures leads to a greater wildfire risk. Wildfire risk is the biggest environmental threat to the City. Our sensitive populations include the 22.6% of Tulelake residents who have limited English ability in comparison to statewide 6.8%, and nationwide 7.6%, adding another layer of risk: "Social or cultural isolation can also limit protective behaviors, community support, or the efficacy of emergency notifications during extreme weather and disasters (California Health Care Foundation and American Community Survey). Adaptive Capacity for Siskiyou County is also low as there is a lack of tree cover and lack of air conditioning.

The crime rate in Tulelake increased 300% compared to 2018 (<https://www.city-data.com/crime>). The aging buildings in the downtown (including the Brownfield site) and vacant properties contribute to blight and the propensity for crime, such as vagrancy and drug use in the City. **Compounding this, 48% of the population under 18 years are living in households with Supplemental Security Income (SSI), cash public assistance income, or Food Stamps/SNAP in the past 12 months (CENSUS).** Within the town of Tulelake, 82% of children at Tulelake Basin Elementary and Tulelake High received free/reduced cost lunches (NCES.ed.gov).

Redeveloping the 800 G Street site will provide new jobs and housing for the sensitive populations and increase the City's average household income. The beautification of the downtown area will improve the resident's quality of life and mental health. Redevelopment and reuse at the Brownfield site will address health and welfare issues in the community, which will lead to improved living conditions for all our residents and most importantly for our predominant sensitive populations. The reuse plans will enable Tulelake to minimize the visible signs of crime, anti-social behavior, and civil disorder by creating a downtown environment that residents are proud of thereby discouraging further crime/disorder.

### *iii. Greater Than Normal Incidence of Diseases and Adverse Health Conditions*

Health conditions in the City are exacerbated by exposure to Brownfields and lack of access to services. Contaminants that exist at the target site includes lead, petroleum and per- and polyfluoroalkyl substances (PFAS). These contaminants can have serious impacts on the health of our residents living in proximity to the Brownfield site. Approximately 80% of our population lives within one-half mile of the Brownfield site. **CalEnviroScreen 4.0 places the Tulelake census tract in the 91st percentile statewide for children's lead risk from housing.** In 2015, 8.3% of children under 6 in Siskiyou County had a blood lead level (BLL) between 4.5 to 9.5 mcg/dL (most recent public data from California Dept. of Public Health [CDPH]; subsequent years are suppressed); the CDC Blood Lead Threshold Value is 3.5 mcg/dL. Even low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems. Pregnant women are also highly vulnerable to lead exposure. The infant mortality rate in Siskiyou County was 7.2 (2009-2011 Data; per 1,000 live births, ([data.chhs.ca.gov](http://data.chhs.ca.gov)) in contrast to a US average of 6.05 per 100,000 in 2011; CDC). Preterm birth rate in 2018 was 10.8 per 100,000 for Siskiyou County in comparison to 8.79 per 100,000 for California as a whole ([CHHS Open Data, CDC](http://chhs.ca.gov)).

Petroleum is a contaminant of concern at the Brownfield site. Breathing petroleum vapors can cause nervous system, blood effects (such as headache, nausea, and dizziness) and respiratory irritation. Chronic exposure to petroleum products may affect the nervous system, blood, and kidneys. Gasoline contains benzene, a known human carcinogen (CDC.gov). The age-adjusted cancer incidence rate is 357.4 per 100,000 for Siskiyou County, which puts it 50th out of 58 California counties (<https://statecancerprofiles.cancer.gov>).

### *iv. Economically Impoverished/Disproportionately Impacted Populations*

**DRAFT****b. Community Engagement***i. Project Involvement and ii. Project Roles*

Name of Organization/Entity/ Group	Entity's Mission	Point of Contact	Specific Involvement in the Project or Assistance Provided
Modoc Nation	The Modoc Nation is dedicated to preserving and promoting their cultural heritage, honoring the wisdom of their ancestors, and upholding their traditions. They commit to: Education, Economic Development, Sustainable Practices, Community Empowerment, and Cultural Preservation.	Ken Sandusky; (541) 891-7321; <a href="mailto:Kenneth.sandusky@modocnation.com">Kenneth.sandusky@modocnation.com</a>	Will provide feedback and support reuse planning of the Brownfield site proposed for cleanup.
Tulelake Homesteaders		Jacque Krizo; (530) 664-3862; <a href="mailto:krizohr@cot.net">krizohr@cot.net</a>	Will solicit community input for the Brownfield site and will encourage community members to participate in engagement activities.
Tulelake Revitalization Committee	Dedicated to revamping and beautifying the town of Tulelake.	Henry A. Ebinger; (702) 275-5455; <a href="mailto:hspook7@yahoo.com">hspook7@yahoo.com</a>	The organization's focus is revitalization of downtown Tulelake. The committee will support reuse planning of the Brownfield site proposed for cleanup.
Art of Survival Century Ride	To bring economic development to the region and to share the gorgeous landscape and rich heritage with others.	Linda Woodley; (541) 281-5117; <a href="mailto:aoscentury@gmail.com">aoscentury@gmail.com</a>	Will encourage members to participate in community engagement activities.
Rural Klamath Connects	To unite the rural communities of Merrill, Bonanza, Malin, Tulelake, and Dorris.	Linda Woodley; (541) 281-5117; <a href="mailto:ruralklamathconnects@gmail.com">ruralklamathconnects@gmail.com</a>	Will provide feedback on reuse planning of the Brownfield site for proposed cleanup; Will assist in identifying additional funding sources for reuse planning and development of the Brownfield site.
Tulelake Rotary	Support a wide variety of initiatives helping students, local economies, community development, disease prevention, and literacy.	Ryan Baley; (530) 667-5656; <a href="mailto:ryan@montejohnsoninsurance.com">ryan@montejohnsoninsurance.com</a>	Will solicit community input for reuse of the Brownfield site. Will assist in identifying possible developers of the site, once cleanup activities are complete.

*ii. Incorporating Community Input*

The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, cleanup, and the community's role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. As a rural community, it's important to note that project and planning feedback is communicated directly by the community, not through the community or

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neighborhood organizations like those found in urban areas. Also, the entire community is affected due to the proximity target area. The City's plan is to provide quarterly community updates throughout the project.

The City's Brownfields team (including City, financial advisory and Qualified Environmental Professional, as appropriate) will develop one written Community Involvement Plan (CIP) to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site project planning and cleanup/reuse planning.

The City will use the following strategies to communicate with the public:

*Maintain Point of Contact:* The City will designate points of contact (including the Chief Resiliency Officer, Jenny Coelho, and support staff, as appropriate) for the project and contact information will be provided. Project staff will attend civic organization meetings and provide updates on project activities and answer questions.

*Prepare and Distribute News Releases, Fact Sheets, Social Media Updates:* Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio stations to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. A focused mailing to area residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure a flow of information for those residents that do not have access to the Internet. In addition to posting meeting notices and project updates on the City website and Facebook page, notices will also be distributed via US Mail with local utility bills.

*Establish and Maintain an Information Repository:* Documents including project fact sheets, technical reports, the CIP, and access agreement templates will be kept at a central repository at Tulelake City Hall.

*Conduct Public Meetings and Information Sessions with Virtual Alternatives:* A minimum of four public meetings will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. The Brownfields project team will also reach out to residents through partner organizations (as listed in the table able) for community input and feedback, which will allow for input on reuse planning. The City will communicate progress and seek input at regularly scheduled meetings. Community member input will be responded to through direct discussion or through meeting minutes, using a collective visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The discussion, visioning and proposed solutions will be included in the comments in the public records and considered for incorporation into the City Strategic Plan and updated local community economic revitalization plans. The meetings will be held online and modified for in-person public meetings. When possible, we will find appropriate ways to hold in-person meetings due to lack of any/ reliable internet access for large portion of our population.

### **3. Task Description, Cost Estimates and Measuring Success**

#### **a. Proposed Cleanup Plan**

From 2023 to 2025, Phase I ESAs and a Phase II ESA were conducted at the site to assess the subsurface conditions related to former site operations. TPHd, TPHmo, lead, and PFOA were detected in soil above applicable screening levels. In December 2025, a draft ABCA was prepared to address the cleanup of these constituents in soil. The preferred cleanup alternative selected includes limited excavation. Pre-excavation soil sampling will be conducted in each of the six areas with impacts in soil to further delineate the impacts and determine the excavation boundaries. The total volume of soil anticipated to be excavated from the six excavations is approximately 44.5 cubic yards. Due to the depth of excavation and the unknown vertical extent of concentrations in soil above screening levels, groundwater may be encountered which will require groundwater dewatering during soil excavation. When the excavations are complete, confirmation sampling

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will be conducted, and excavations will be extended an additional one foot if feasible until confirmation samples meet screening criteria.

Extracted groundwater from dewatering activities, if completed, will be temporarily stored on-site in appropriate containment systems. If analytical results of extracted groundwater meet discharge criteria, it will be discharged under the applicable NPDES General Permit for Construction Dewatering Discharges; however, if extracted groundwater does not meet discharge criteria and contamination is present, water will be transported off-site to a permitted treatment or disposal facility. Excavated soil will be stockpiled on-site, waste characterization samples collected and analyzed, and soil transported off-site for disposal at an appropriately licensed treatment/disposal facility.

The City will contract with qualified environmental professionals (QEP) to complete the cleanup and the required oversight and monitoring. The QEP will prepare a Contaminated Materials Management Plan (CMMMP) and submit to the United States Environmental Protection Agency (USEPA) and local or state environmental agencies (as appropriate), for approval. At the conclusion of the cleanup, the QEP will submit to the USEPA all documentation confirming contaminated materials have been removed and/or remediated to certify completion of the cleanup activities.

### b. Description of Tasks/Activities and Outputs

#### Task 1 – Project Management and Project Kick-off

i. **Project Implementation:** Retain a Qualified Environmental Professional (QEP); prepare a grant Work Plan; host a project kick-off meeting; track project tasks, schedule, and budget; submit quarterly reports to the USEPA, complete ACRES reporting, complete financial reporting, and submit final project closeout documentation. This Task also includes attendance of two regional Brownfield conferences and one national conference.

ii. **Anticipated Project Schedule:** One to 48 months. A grant Work Plan will be prepared one month after grant award notification; QEP will be retained within three months (i.e. first quarter) of grant award notification; a project kick-off meeting will be held within one month of notification of the grant award; quarterly reports will be submitted within 30 days of the end of the quarterly reporting period and ACRES will be updated. ACRES will be updated with redevelopment information during and/or after the project. Final project closeout documentation will be submitted once the performance period ends.

iii. **Task/Activity Lead:** The City (Jenny Coelho).

iv. **Outputs:** Grant Work Plan, 16 Quarterly Reports, ACRES reports, four annual financial reports, final project closeout documentation

**Commented [SL1]:** • Discuss major tasks/activities that will take place under this grant.

- If you plan to issue a subaward, indicate what tasks/activities or services will be provided.
- If applicable, identify tasks/activities that will be funded from other sources; such as leveraged resources or funding contributed by your organization.

**Commented [SL2]:** • Discuss the anticipated schedule milestones and timeline for the EPA-funded activities during the grant period.

#### Task 2 – Community Engagement

i. **Project Implementation:** The City, with support from the QEP, will prepare a CIP, community engagement materials (flyers, posters, brochures, website posts) and host a community kick-off meeting. Project milestone meetings with the public and stakeholders will also be held at the start of each milestone.

ii. **Anticipated Project Schedule:** The CIP will be prepared within one month of grant award notification. A community kick-off meeting will be held within three months of award notification. Project milestone meetings will be held prior to the start of cleanup and after cleanup. In addition to regular public meetings at each project milestone, additional community outreach events will be conducted at least twice in at the Tulelake Butte Valley Fair and/or the Tulelake Art of Survival bike ride.

iii. **Task/Activity Lead:** The City (Jenny Coelho), with support from the QEP, will lead the community outreach efforts.

iv. **Outputs:** CIP, community engagement materials (brochures, flyers, posters and handouts), City website updates; attendance of a minimum of 8 community meetings; community meeting summaries included in 16 quarterly reports (as referenced in Task 1 above).

#### Task 3 – Cleanup Planning

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<i>i. Project Implementation:</i> The City will work with the QEP will finalize a draft ABCA for the Brownfield site at 800 G Street and obtain review and approval from the USEPA. QEP will also prepare a Quality Assurance Project Plan (QAPP), Health and Safety Plans (HASPs), an Operations and Maintenance (O&M) Plan and bid documents for the solicitation of cleanup contractors.
<i>ii. Anticipated Project Schedule:</i> Draft ABCA will be finalized within three months of grant notification award. Subsequent plans (QAPP, HASPs, O&M), and bid documents will be prepared throughout the grant period.
<i>iii. Task/Activity Lead:</i> The QEP will lead the cleanup planning process with support from the City (Jenny Coelho).
<i>iv. Outputs:</i> One Final ABCA, one QAPP, one HASPs, one O&M Plan, one set of bid documents.
<b>Task 4 – Site Cleanup</b>
<i>i. Project Implementation:</i> The City will work with the QEP and remediation contractor to perform cleanup activities as outlined in Section 3a and follow the cleanup plans developed under Task 3. The QEP will prepare remedial action reports after cleanup activities are completed.
<i>ii. Anticipated Project Schedule:</i> A remediation contractor will be selected within six months of grant award notification. Cleanup activities will be completed per the schedules in the final ABCA report. Clean implementation is anticipated to be started nine months after the grant award notification.
<i>iii. Task/Activity Lead:</i> The QEP will lead the cleanup activities, per the cleanup schedule. The remediation contractor will implement the remedial activities under QEP and City (Jenny Coelho) oversight.
<i>iv. Outputs:</i> One Remedial Action Completion Reports and one site ready for reuse and redevelopment

**c. Cost Estimates**

Budget Categories	Project Tasks				Total
	Task 1 – Project Management and Project Kick-Off	Task 2 – Community Engagement	Task 3 – Cleanup Planning	Task 4 – Site Cleanup	
Personnel	\$28,200	\$18,600	\$12,000	\$6,000	\$70,800
Fringe Benefits					
Travel	\$5,000				\$5,000
Equipment					
Supplies		\$4,000			\$4,000
Contractual	\$44,880	\$13,600	\$42,800	\$255,000	\$341,880
Construction				\$115,000	\$115,000
Other				\$25,000	
Total Direct	\$78,080	\$36,200	\$40,400	\$401,000	\$555,680
Total Indirect					
Total Federal (Direct + Indirect)	\$78,080	\$36,200	\$40,400	\$401,000	\$555,680

**Task 1 – Project Management and Project Kick-Off - \$78,080** *Personnel Costs:* Up to one meeting per month for the four-year duration of the grant (i.e., 48 project team meetings x 1 staff x \$150/meeting = \$14,400). Grant Work Plan (20 hours x \$150/hr = \$3,000). Financial and final closeout reporting (40 hours, \$150/hr = \$6,000). 2 regional Brownfields conferences (2 conferences x \$1,600/conference = \$3,200); 1 national Brownfields conference (1 conference x \$1,600/conference = \$1,600) *Contractual:* 16 Quarterly Reports (16 reports x \$1,360/report = \$21,760); monthly ACRES updates (16 quarters x \$170/update = \$8,160). *Travel:* 2 regional Brownfields conferences (Lodging, \$150/night, 4 nights; Registration, \$150; Flight \$350; Per Diem, \$75 per day, 4 days; Ground Transportation, \$200 = \$1,500 x 2 = \$3,000); 1 national Brownfields conference (Lodging, \$200/night, 4 nights; Registration, \$300; Flight \$500; Per Diem, \$75 per

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day, 4 days; Ground Transportation, \$200 = \$2,000). **Task 2 – Community Engagement - \$36,200** *Personnel Costs*: 8 community meetings (attendance of meeting, summary of meeting, 10 hours per meeting, \$150/hr = \$12,000). Community engagement materials (preparation of brochures, handouts, flyers and website updates, 12 updates, 2 hours per update, \$150/hr - \$3,600). CIP (20 hours x \$150/hr = \$3,000). *Contractual*: 8 community meetings (attendance of meeting, summary of meeting, 10 hours per meeting, \$170/hr = \$13,600). Supplies: \$1,000 per year for community engagement materials (brochures, flyers, posters) = \$4,000. **Task 3 – Cleanup Planning - \$40,400** *Personnel Costs*: Preparation of bid documents, review of cleanup reports (80 hours, \$150/hr = \$12,000). *Contractual*: Finalize one ABCA (\$6,000); 1 QAPP (\$8,000); one HASP (\$5,000); 1 O&M Plan (\$6,000 per Plan); one set of Bid Documents (20 hours, \$170/hr = \$3,400). **Task 4 – Site Cleanup - \$401,000** *Personnel Costs*: Oversight of cleanup activities (40 hours, \$150/hr, \$6,000). *Contractual*: \$255,000 (pre-excavation characterization sampling, QEP oversight of cleanup activities, excavation confirmation sampling, groundwater dewatering, completion reporting, and project team/regulatory meetings); See attached ABCA for cost estimate breakdown. *Construction*: \$115,000 (excavation activities, backfill material, and disposal and off-haul).

**d. Plan to Measure and Evaluate Environmental Progress and Results** To measure and evaluate progress of application of this grant, the City and the Brownfield cleanup team (including QEP, financial advisor, contractor(s) and/or community stakeholders) will meet at least monthly to track progress of tasks and outputs as outlined in Task 3c above. The outputs that will be tracked include: Work Plan, CIP, Final ABCAs, Community Engagement Materials, HASPs, QAPP, Bid Documents, Remedial Action Completion Reports and quarterly reports. In addition, acres of land redeveloped after cleanup, and the square footage of buildings positioned for adaptive reuse will be tracked by the City. The amount of private investment and other funding leveraged, jobs created or retained, increased property and sales tax revenue generated will also be measured and monitored. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. The Project Director with support from staff and QEP will document and evaluate the outputs and outcomes through quarterly progress reports, annual disadvantaged business enterprise reporting and ongoing communication with EPA Project Officer.

**4. Programmatic Capability and Past Performance**

- a. Programmatic Capability:** City staff members have administrative capacity and organizational experience to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the four-year performance period. **Jenny Coelho**, the Chief Resiliency Officer, will serve as project director and has over 10 years of experience managing City programs, such as the Community Development Block Grants (CDBG), along with multiple partner agencies and organizations to deliver economic/business development. Her experience has included administering the CDBG Housing Loan program as well as the Proposition 68 State Parks grants. **Mr. Will Sargent**, the City Finance Director, will be responsible for fiscal management of the EPA Brownfield funds. He has over 10 years of experience in public finance. **Heidi Cureton** will serve as Technical Coordinator. Heidi currently works as the City Administrative Clerk and has managed grant and community development projects in the areas of technical support and community revitalization.
- b. Organizational Structure:** The project staff report to the Mayor and City Council that is comprised of elected members representing the community. The project team will update the Council at monthly meetings and will seek approvals and guidance from them regularly. These meetings are open to the public, which ensures transparency to the community. The team will participate in monthly project meetings and offer ongoing input in decision making. The City will retain an experienced QEP that has the resources to retain additional services or hire new staff as required to meet programmatic objectives. The City project director will work with the USEPA Project Officer to ensure that the project is conducted in a manner consistent with the Work Plan. Should roadblocks or obstacles to project progress arise, countermeasures, such as reevaluating management strategies to resume the project schedule, would be implemented or advice will be sought from USEPA.
- c. Acquiring Additional Resources:** The City will secure the services of consultants through an open bid process in compliance with state and federal requirements (2 C.F.R. 200 and EPA rule 2 C.F.R. 1500). The

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City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist Project Director to ensure project success. If needed, as presented in 1c above, the City will acquire additional resources, as needed, to ensure successful completion of the project.

**d. Past Performance and Accomplishments**

- i. Currently Has or Previously received an EPA Brownfields Grant
  - (1) Accomplishments: The City received a USEPA Community-wide Assessment Grant in FY22 in the amount of \$500,000. Under this grant, seven Phase I ESA Reports, seven RBM Reports, one QAPP, one SAP, one Phase II ESA and two draft ABCAs were prepared. Additional outputs included quarterly reports, community engagement materials (flyers, brochures and handouts), and attendance of six community engagement events. In addition to the USEPA Brownfield Community-wide Assessment Grant, the City has been awarded DTSC ECRG Community-wide Assessment Grants.
  - (2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with all federal and state grants. Tulelake closely monitors progress and conducts annual audits. As stated, no adverse audit findings have been determined. All grant terms and conditions are met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed. No adverse findings were reported with regards to grant awards/financial assistance, internal controls or audits, compliance, or any other matters as per the FY 2020 A-133 audit completed by December 31, 2021 accountants for period ending June 30, 2020 (current audit underway)

**Threshold Criteria****1. Applicant Eligibility**

- a. The City is eligible to apply for the USEPA Brownfield Cleanup Grant as a general-purpose unit of local government as defined under 2 § CFR 200.64
- b. The City is not exempt from Federal taxation under Section 501(c)(4) of the Internal Revenue Code.

**2. Previously Awarded Cleanup Grants**

The Brownfield site located at 800 G Street in Tulelake have not received funding from a previously awarded USEPA Brownfield Cleanup Grant.

**3. Expenditure of Existing Multipurpose Grant Funds**

The City does not have an open USEPA Brownfields Multipurpose Grant.

**4. Site Ownership**

The City is the current owner of the Brownfield property.

**5. Basic Site Information**

- a. Site Name and Address:  
Former Fertilizer Plant  
800 G Street, Tulelake, CA

**6. Status and History of Contamination at the Site**

- a. Former Fertilizer Plant, 800 G Street, Tulelake, CA
  - i. This site is contaminated by hazardous substances and petroleum hydrocarbons
  - ii. The site was previously occupied by Tri-County Agriculture until July 2021. The City currently owns the site. The northern portion of the site was previously utilized as a storage and distribution center for fertilizer and other agricultural products. The southern portion of the site was previously utilized as an agricultural field. Prior to the mid-1980s, the entire site was an agricultural field. During a site reconnaissance conducted by Stantec on 20 April 2023 and in March 2024, heavy equipment, unidentified substance containers, debris piles, semi-covered mounds, and miscellaneous storage was observed. Due to the previous agricultural use of the site and storage of fertilizer and heavy equipment, petroleum hydrocarbons, metals, pesticides, and fertilizers were suspected to be potentially present in the subsurface

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- iii. Due to previous site operations, petroleum hydrocarbons as diesel and motor oil are present in site soil above residential and commercial screening levels. Lead is present in soil above residential screening criteria. Per- and polyfluoroalkyl (PFAS) substances are present in soil above residential and industrial screening levels. The presence of these compounds appears to be limited to shallow soil. Groundwater sampling results do not indicate the need for remediation.

**7. Brownfield Site Definition**

The City affirms that the Brownfield site proposed for cleanup at 800 G Street, Tulelake, CA meets the definition of a Brownfield site. In addition, the City affirms that this Brownfield site is:

- a. Not facilities listed (or proposed for listing) on the National Priorities List;
- b. Not facilities subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. Not facilities subject to the jurisdiction, custody, or control of the US government.

**8. Environmental Assessment Required for Cleanup Grant Applications**

a. The following site assessment reports have been completed for the Brownfield site at 800 G Street, Tulelake, CA:

- i. Stantec, 2023. Fertilizer Storage Site – 800 G Street, Tulelake, CA, Phase I Environmental Site Assessment (ESA). 6 October.
- ii. Stantec, 2024. Fertilizer Storage Site – 800 G Street, Tulelake, CA, Revised Phase I ESA. 13 May.
- iii. Stantec, 2024. Phase II ESA Work Plan, Former Fertilizer Storage Site, 800 G Street, Tulelake, California, Grant ID: ECRG-2021-00554. 14 May.
- iv. Langan, 2024. Pre-Demolition Regulated Building Materials Survey, Fertilizer Distribution Building, 800 G Street, Tulelake, California 96134. 27 August.
- v. Stantec, 2025. Phase II ESA Report, Former Fertilizer Storage Site, 800 G Street, Tulelake, California, Grant ID: ECRG-2021-00554. 28 January.

**9. Site Characterization**

a. As presented in the draft ABCA for the Brownfield site at 800 G Street, Tulelake, CA, additional soil and soil gas sampling is proposed to delineate the planned extents of remediation at the site. As a result, the City affirms that there will be a sufficient level of site characterization performed by June 15, 2026 for the remediation work to begin at the site.

b. Letter from DTSC

c. Not Applicable

**10. Enforcement or Other Actions**

The City affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

**11. Sites Requiring a Property-Specific Determination**

The City affirms that the Brownfield site does not need Property-Specific Determinations.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

- a. Property Ownership Eligibility – Hazardous Substances Sites
- ii. Exemptions to CERCLA Liability
  - 1. Indian Tribes  
Not applicable
  - 2. Alaska Native Village Corporations and Alaska native Regional Corporations  
Not applicable
  - 3. Property Acquired Under Certain Circumstances by Units of State and Local Government  
Not applicable

**13. Cleanup Authority and Oversight Structure****14. Community Notification**

- a. Draft Analysis of Brownfield Cleanup Alternatives
- b. Community Notification Ad

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- c. Public Meeting
- d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- Copies of draft ABCAs for the Brownfield site
- A copy of the community notice that was posted at least 14 days before the grant application was submitted to the USEPA
- Meeting notes from the public meeting

**15. Contractors and Named Subrecipients**

- a. Contractors  
Not Applicable
- b. Subrecipients  
Not applicable