



R09-26-A-006

# CITY OF STOCKTON

---

## ECONOMIC DEVELOPMENT DEPARTMENT

425 N El Dorado St., 1st Floor • Stockton, CA 95202-3000 • 209/937-8539 • Fax 209/937-5099

[www.stocktonca.gov](http://www.stocktonca.gov) • [www.advantagestockton.com](http://www.advantagestockton.com)

January 27, 2026

### **RE: FY2026 EPA BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION**

The City of Stockton is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment Grant funding. Below we provide the information requested.

#### **1. Applicant Identification:**

City of Stockton Economic Development Department  
501 West Weber Avenue, Building 2, 4<sup>th</sup> Floor  
Stockton, California 95203

#### **2. Website URL :** [www.stocktonca.gov](http://www.stocktonca.gov)

#### **3. Funding Requested:**

- (a) Assessment Grant Type: Community-Wide Assessment
- (b) Federal Funds Requested: \$500,000

#### **4. Location:**

- (a) City: Stockton
- (b) County: San Joaquin
- (c) State or Reservation: California

#### **5. Target Area and Priority Site Information:**

- Target Areas:
  - South Airport Way Target Area
  - Little Manila/Gleason Park Target Area
  - North Shore Target Area
- Addresses of Priority Sites:
  - 1516 South Union Street
  - 1501 South Airport Way
  - 2135 South Airport Way
  - Mormon Slough (no physical address)
  - 260 West Fremont Street

## 6. Contacts:

### (a) Project Director:

Name: Jordan Peterson, Project Executive Director

Phone: (209) 937-8506 | Email: Jordan.Peterson@stocktonca.gov

Mailing Address: 501 West Weber Avenue, Building 2, 4<sup>th</sup> Floor, Stockton, CA 95203

### (b) Chief Executive/Highest Ranking Elected Official:

Name: Johnny Ford, City Manager

Phone: (209) 937-8212 | Email: Johnny.Ford@stocktonca.gov

Mailing Address: 425 North El Dorado Street, 2<sup>nd</sup> Floor, Stockton, CA 95202

## 7. Population:

- Population of the City of Stockton: 320,804

## 8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) 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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A(2), for priority site(s) within the target area(s).	NA
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

**9. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the California Department of Toxic Substances Control is attached.

**10. Releasing Copies of Applications:** Not applicable, the grant application does not contain confidential business information.



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

---

Katherine M. Butler, MPH, Director  
5796 Corporate Avenue  
Cypress, California 90630  
<https://dtsc.ca.gov/>



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 12, 2026

Lisa Hanusiak  
Regional Brownfields Coordinator  
U.S. Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, California, 94105  
[Hanusiak.Lisa@epa.gov](mailto:Hanusiak.Lisa@epa.gov)

**ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD ASSESSMENT GRANT APPLICATION FOR \$500,000**

Dear Ms. Hanusiak,

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the City of Stockton's application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for several properties in Stockton, San Joaquin County, California (Sites). The City of Stockton is requesting a funding amount of \$500,000 to cover the cost of environmental assessment activities at the five Sites listed below.

The City of Stockton is located along the San Joaquin River in the northern San Joaquin Valley in California's Central Valley with an approximate population of 325,000 residents. The City of Stockton, particularly the South and Downtown areas, has suffered from a lack of investment for many decades and over-concentration of brownfield sites. Communities have vocalized the desire to clean up and reactivate vacant and underutilized sites. The City of Stockton has identified five Sites in these target areas with the focus on addressing environmental issues to transform the Sites into productive community assets through assessment and reuse planning. Recently, the City of Stockton developed and approved Neighborhood Action Plans that focus on the Airport Way Corridor and the Little Manila/Gleason Park, which included implementation strategies to assess, and clean up city-owned sites demonstrating this commitment.

[CalEnviroScreen](#) is a screening methodology tool from the Office of Environmental Health Hazard Assessment of the CalEPA that shows cumulative impacts in California communities that are disproportionately burdened by multiple sources of pollution. This score factors in various indicators including exposure, environmental effects, sensitive populations, socioeconomic and other factors that contribute to the cumulative impact score with 100 being the most impacted. The five identified Sites include the following:

- The Site located at 1501 South Airport Way and identified by San Joaquin County Assessor's Parcel Number (APN) 169-020-11 is a vacant lot adjacent to Fire Station #3 totaling approximately 2.53 acres owned by the City of Stockton. Historical aerial photographs depict an apparent racetrack and an associated building between 1963 and 1970. A concrete slab may be a remnant of the foundation of this building. This Site has a CalEnviroScreen score of 98.
- The Site located at 1516 South Union Street and identified by San Joaquin County APN 169-030-13 is a vacant lot adjacent to Fire Station #3 totaling approximately 0.68 acres owned by the City of Stockton. According to topographic maps from 1913 to 1987 the southern portion of has never been developed with any structures. This Site has a CalEnviroScreen score of 98.
- The Site located at 2135 South Airport Way and identified by San Joaquin County APN 169-077-03 is a vacant lot totaling approximately 0.33 acres and is owned by the City of Stockton. The Site was developed with commercial structures between 1941 and 1957 that may have been associated with automotive repair and/or fueling activities. A gas station occupied the Site between at least 1965 and 1970. The Site may have undocumented underground storage tanks associated with one or more historical fueling operations. This Site has a CalEnviroScreen score of 98.
- The Site located at 260 West Fremont Street and identified by San Joaquin County APN 137-410-15 is a vacant lot north of McLeod Lake totaling approximately 3 acres owned by the City of Stockton. This Site was part of a cleanup effort along the North Shore in the early 2000s and is subject to restrictions under a land use covenant due to the presence of contaminants in soil above unrestricted levels. This Site has a CalEnviroScreen score of 100.
- Mormon Slough consists of approximately 10 acres owned by both the City of Stockton and private entities. In 1902 Congress authorized the construction of the Stockton Diverting Canal which would divert water from Mormon Channel into the main channel of the Calaveras River providing Stockton flood control and preventing Stockton's harbor from piling up with river silt. By 1911, the channel was almost entirely dry due to the upstream diversion. This Site has a CalEnviroScreen score as high as of 100.

With the USEPA Grant funding, the City of Stockton would like to conduct Phase I and Phase II Environmental Site Assessments on the Sites including Analysis of Brownfield Cleanup Alternatives for Sites requiring cleanup. The USEPA Grant would also be used to conduct community outreach and begin cleanup reuse scenarios.

A grant from the USEPA in 2018 enabled the City of Stockton to create a Brownfields Program, comprehensive site inventory, and advance community wide planning activities. The USEPA Grant will leverage the previous work completed under the 2018 grant to continue to assess and prioritize the clean up of city-owned properties. The City of Stockton also added a goal for resilient infrastructure and public facilities to their 2025-2029 Consolidated Plan with the United States Department of Housing & Urban Development (HUD) enabling the city to utilize HUD funding for cleanup activities.

DTSC looks forward to the possible award of the USEPA Grant to the City of Stockton to facilitate the success of the environmental assessment of these Sites. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Sites covered by the USEPA Grant. If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (916) 255-3657 or via email at [Abraham.Serrato@dtsc.ca.gov](mailto:Abraham.Serrato@dtsc.ca.gov).

Sincerely,



Abraham Serrato  
Regional Brownfield Coordinator  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Maryam Tasnif-Abbasi  
Brownfield Development Manager  
Site Mitigation & Restoration Program  
Department of Toxic Substances Control  
[Maryam.Tasnif-Abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abbasi@dtsc.ca.gov)

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

### **Target Area & Brownfields**

**1.a. Overview of Brownfield Challenges and Description of Target Area:** Located in the Central Valley of California, Stockton is the 12<sup>th</sup> largest city in California and has the busiest inland seaport on the west coast. Based on its location adjacent to the San Joaquin River delta, Stockton's economic roots are as an inland river port serving Gold Rush miners and later as a distribution hub for the region's dominant agricultural industry. While this central location has resulted in economic growth, the community has seen decades of pollution and environmental decline. The 2007 Great Recession disproportionately impacted Stockton and ultimately set the course for the City declaring bankruptcy in 2012. The City's inability to continue brownfield revitalization efforts was compounded by the state's 2012 dissolution of all local Redevelopment Agencies, which had been created to combat blight, and greatly reduced the amount of available resources for brownfield redevelopment. Abandoned shipyards, bulk fuel terminals, and warehouses line the Stockton waterfront. Downtown is burdened with crumbling and vacant downtown hotels, office buildings, gas stations, dry cleaners, and smaller manufacturing sites. Chemical contaminants left by historical industrial uses include (but are not limited to) pesticides, lead, asbestos, solvents, and petroleum hydrocarbons. The physical landscape left by departing industrial players, particularly those operating during the many wars of the 20<sup>th</sup> century, has been filled by blighted, vacant, underutilized, and contaminated properties. Target Area (TA) brownfields are mixed with and surrounded by residential neighborhoods, where the population has extremely high rates of unemployment, housing insecurity, and poverty due to impacts to the built environment that limit mobility, economic opportunities, and community cohesion.

The City has identified three high-impact TAs in which to focus brownfield revitalization efforts. Each of the TAs are located near the downtown core, the San Joaquin River, and the intersection of Interstate 5 and Highway 4. The **South Airport Way TA** (TA1, census tract [CT] 6077002201) constitutes approximately one mile of a heavily traveled arterial section of South Airport Way in a mixed residential-commercial portion of Stockton south of Highway 4. Vacant properties account for approximately half of the acreage of TA1 and the City has identified 14 individual vacant brownfield sites ranging in size from 0.11 to 3.21 acres. Overall environmental concerns for properties within TA1 are potential chemical impacts from historical commercial/industrial operations; chemical impacts to shallow soil from historical illegal dumping actions; and the potential presence of lead and asbestos in shallow soils from demolition of historical structures. The **Little Manila/Gleason Park TA** (TA2) constitutes approximately 30 square blocks west of South Airport Way (CTs 6077000101 & 6077000700). The **North Shore TA** (TA3) is located north of the Stockton Channel and west of downtown and encompasses approximately 40 square blocks east of Interstate 5 to North Commerce Street (CT 6077000300). Each of the TAs contain vacant brownfield sites owned by the City and private parties, and City planning activities have identified an elevated need for quality housing, services and amenities for these communities. Specific challenges posed by vacant properties in these TAs include overall blight, illegal dumping, and occupation by unhoused individuals. Chemical impacts from historical commercial/industrial activities and the unregulated historical demolition of structures constitutes a pollution burden on TA residents experiencing high rates of poverty, economic distress, and housing insecurity. Contaminated brownfield sites pose a significant hurdle to developing critically needed housing, services, amenities, and overall revitalization.

Underutilized brownfields have significant economic effects on the City as a whole. Vacant and blighted brownfields cause depressed real estate values and loss of tax revenues. The median City-wide home value is \$412,900, as compared to an average home value of \$288,500 in the three TAs. These depressed values stress the economic health of the City due to lower property tax revenues and impact the economic health of residents, as a home is often a family's primary financial asset. Low rents for retail/commercial space and high vacancies reflect a lack of economic vitality in the TAs, worsened by brownfields. TA commercial rents are half of what property developers can charge at the greenfield edges of the City, which deters property developers who need a return on investment from taking on brownfields. Many buildings in the TAs were constructed prior to 1970, raising purchaser concerns over asbestos and lead paint abatement costs and exposure risks.

The City has successfully implemented previous community-wide and coalition brownfield assessment grant programs that focused on Stockton's downtown and waterfront neighborhoods, partially overlapping with TAs 1 and 3. Additional grant funding will further facilitate critical site assessment and reuse planning activities to drive redevelopment and reinvestments in the three TAs. Assessment activities will also position sites for future cleanup funding. Brownfield assessment and reuse planning activities directly supplement existing initiatives, strategic plans, and partnerships to remove brownfields as a limiting factor to livability and economic vitality.

**1.b. Description of the Priority Brownfield Site(s):** The City has completed considerable work identifying brownfield sites in the three TAs. Three priority brownfield sites are located in **TA1**. Vacant adjacent properties at **1516 South Union Street** (0.68 acres) and **1501 South Airport Way** (2.53 acres) were historically part of a

racetrack complex. Initial assessment in 2011 identified chemical impacts to groundwater beneath the priority sites from a documented fuel release at an adjacent fire station. Additional assessment of groundwater and soil vapor conditions is warranted to determine if chemical impacts pose a significant threat to future occupants of the site. The size of the combined sites (over three acres) is highly suitable for residential or mixed-use development, and its high degree of visibility along South Airport Way makes it a catalyst site for neighborhood revitalization. **2135 South Airport Way** (0.33 acres), currently vacant, was occupied by commercial structures between 1941 and 1957 that are suspected to have been associated with automobile service, repair, and fueling activities conducted at the site between at least 1965 and 1970. Underground fuel storage tanks may remain in place and the site requires environmental assessment to determine appropriate cleanup and reuse options.

**TA2** contains 35 vacant and/or underutilized brownfield sites ranging in size from 0.17 to 10 acres. Like the South Airport Way TA, overall environmental concerns are potential chemical impacts from historical commercial/industrial operations; chemical impacts to shallow soil from historical illegal dumping actions; and the potential presence of lead and asbestos in shallow soils from demolition of historical structures. A 10-acre portion of **Mormon Slough** transects TA2 and constitutes a priority site for assessment and reuse planning. Mormon Slough is a historical channel of the Calaveras River which was affected by construction of the Stockton Diverting Canal in 1910, which redirected flow along the slough to provide flood control for the city. Mormon Slough has since become a magnet for illegal dumping and occupation by unhoused populations. The slough is the focus of revitalization efforts to remove garbage and transform blighted sections of the channel into beneficial uses for the community (such as a parkway). Significant environmental assessment and reuse planning are required to advance this important municipal project.

A portion of the **TA3** was the subject of a major reuse planning study completed under the City's FY 2018 coalition brownfields assessment grant. Several large, vacant properties in TA3 represent major opportunities for reuse. The property located at **260 West Fremont Street**, the City's highest priority site in the TA3, is located directly adjacent to the McLeod Lake portion of the San Joaquin River and is within a federally designated flood plain. The site, acquired by the City in 2024, was part of a cleanup effort along the north shore of McLeod Lake in the early 2000s and is subject to a land use covenant prohibiting residential use of the site. Based on the site's waterfront location and immediate proximity to recreational destinations including Banner Island Ballpark and Adventist Health Arena, the site is primed for reuse as a recreational destination.

**1.c. Identifying Additional Sites:** Resources for identifying potential sites include previous brownfield inventories, City knowledge of existing brownfield sites, and nominations from the public via community outreach activities. To select sites for assessment, the City will establish a point system based on criteria that address specific community needs and goals. Criteria may include the site's potential to: 1) attract redevelopment, 2) enhance existing neighborhoods, 3) promote equitable housing options, 4) promote public and/or environmental health, 5) address socioeconomic concerns, 6) align redevelopment with planning efforts; and 7) leverage redevelopment resources.

### **Revitalization of the Target Area**

**1.d. Reuse Strategy and Alignment with Revitalization Plans:** The City has completed considerable work strategizing for reuse of the priority brownfield sites in the three TAs. The City has prepared a Housing Action Plan (HAP)<sup>1</sup> which includes Neighborhood Plans for TA1 and TA2. The plans identify actions to increase housing development, achieve an optimal mix of housing types, support neighborhood revitalization, and improve access to transit, services, and amenities. Both plans recognize the significant role underutilized brownfield sites play in successful redevelopment, and the plans specifically identify USEPA grant funding as an important resource for advancing revitalization goals. TA1 and TA2 were selected for Neighborhood Plans because of an elevated need for quality housing, services and amenities for these communities. All three of the TAs were identified in the 2040 Envision Stockton General Plan<sup>2</sup> as areas in need of investment or as disadvantaged communities. The General Plan identified these areas using California Communities Environmental Health Screening Tool (CalEnviroScreen) and adopted actions to promote development in these communities. The General Plan includes actions and policies to promote infrastructure maintenance and improvements in areas of the city historically underserved by public facilities, reducing compounded environmental impacts and promoting reuse of distressed areas using zoning modifications, permit streamlining, and housing density bonuses. In 2023, the City used USEPA brownfield grant funding to create a North Shore/Marina District Area-Wide Plan, an area that encompasses TA3. The plan identified strategies for revitalizing the North Shore area

<sup>1</sup> City of Stockton. 2024. Housing Action Plan (HAP) for the City of Stockton. November 2024. Available at: [https://www.stocktonca.gov/business/planning\\_engineering/housing\\_action\\_plan.php](https://www.stocktonca.gov/business/planning_engineering/housing_action_plan.php). Accessed January 2026.

<sup>2</sup> City of Stockton. 2018, 2024. Envision Stockton 2040 General Plan. Adopted December 2018, updated July 2024. Available at: [https://www.stocktonca.gov/business/planning\\_engineering/general\\_plan.php](https://www.stocktonca.gov/business/planning_engineering/general_plan.php). Accessed January 2026.

Select acronyms: CT – census tract, FY – fiscal year, HAP – Housing Action Plan, QEP – qualified environmental professional, TA – Target Area

into a distinct urban neighborhood with diverse housing, commercial services, and water-oriented industries that reconnect the community to the waterfront. The proposed commercial/recreational reuse of 260 West Fremont Street is consistent with this Area-Wide Plan and the General Plan.

**1.e. Outcomes and Benefits of Reuse Strategy:** Revitalization plans for TA1 and TA2 are codified in the City's Housing Action Plan. Site assessment and reuse planning activities in these TAs will support multifamily and mixed-use housing development, significantly expanding housing opportunities for the local population. Increasing the number of infill housing units in the TAs will increase proximity to the downtown economic center, providing ladders of economic opportunity. In addition, the reactivation of contaminated, vacant, and underutilized land will attract further investment and spur additional job growth, amenities, and City revenue.

The Mormon Slough priority site represents 10 acres of underutilized open space that could be transformed into a marquee parkway, capitalizing on natural elements of the former waterway and providing a much needed off-pavement recreation opportunity for residents. A new parkway will attract residents and visitors, stimulating local businesses via increased foot traffic in the area. Utilizing USEPA grant funding for initial environmental assessment and reuse planning is critical for unlocking the potential of Mormon Slough. Transformation of this corridor into open space will serve to counteract the 'heat island' effect during Stockton's very warm summers, providing community resilience to extreme summer heat. The Housing Action Plan also identifies expansion of existing fiber optic networks to provide 'last mile' internet connectivity to TA residents. Investments in brownfield sites will stimulate overall redevelopment including expansion of the fiber optic network. Increased online connectivity will decrease reliance on automobiles, as residents will be able to complete necessary daily tasks from home, such as tele-health appointments and online banking.

The California Energy Commission requires most new homes to include solar photovoltaic systems. Therefore, transformation of vacant brownfield sites to residential use will facilitate generation and use of renewable energy along with installation and use of energy-efficient appliances. Other actions identified in the Housing Action Plan to revitalize brownfield properties include establishing residential upgrade services including solar installation, tree planting, and drought tolerant landscaping. These programs will improve local resilience to the impacts of extreme weather events and natural disasters.

#### **Strategy for Leveraging Resources**

**1.f Resources Needed for Site Reuse:** If awarded, this grant will leverage work completed under the City's 2018 coalition assessment grant to continue to assess and prioritize the cleanup of City-owned sites. The City recently added a goal to their 2025-2029 Consolidated Plan with the U.S. Department of Housing & Urban Development (HUD) for 'Resilient Infrastructure & Public Facilities', enabling the City to use HUD funding for cleanup activities. Activities performed using the EPA grant (such as site assessment and reuse planning) will be key for unlocking HUD funding and other financial sources for cleanup activities. As stated in the HAP, the City has identified California's Affordable Housing and Sustainable Communities Program as a funding source for housing and transportation projects that decrease greenhouse gas emissions, and Community Development Block Grant funding to support community development activities such as housing, infrastructure, and public services, particularly for low- and moderate-income communities.

The City also launched a Downtown Master Plan & Visioning process, utilizing state funding from the Regional Early Action Planning (REAP 2.0) Program. The priority site in TA3 (260 West Fremont Street) is located within the Downtown Master Plan project area. This will enable state funding to evaluate site feasibility for infill housing production and other reuse projects, which would be directly informed by EPA grant-funded assessment and planning activities. The City will identify opportunities to leverage additional funding from federal, state, and private sources. The City will look for federally funded opportunities to use incentives for transportation, smart growth, clean air, and park development projects. California offers grants that support transit-oriented development, and the State Department of Toxic Substance Control and State Water Resources Control Board can assist with assessment and cleanup costs for orphan sites.

**1.g. Use of Existing Infrastructure:** The three TAs are located in urban or suburban neighborhoods served by paved roads, utilities and local bus routes. In TA1, two priority sites are located adjacent to Fire Station 3, and two sides of the block contain sidewalks. Overhead utility lines pass west of the sites, and existing street lighting is present in the project area. There is a bus line that operates along Airport Way and has a stop adjacent to the sites. The third priority site in TA1 (2135 S Airport Way) is served by paved roads, sidewalks, and is adjacent to an existing neighborhood. New residents in this area will have walking access to food and transit options. In the North Shore TA, the priority site is located between two entertainment venues (Banner Island Ballpark and Adventist Health Arena) and is served by municipal utilities. There is a paved, lighted, public walking path on a levee bordering the site's southern frontage, which is adjacent to McLeod Lake. The site is walkable to transit and downtown Stockton. In the Little Manila/Gleason Park TA, the 10-acre portion of Mormon Slough is served by paved roads and sidewalks, overhead utility lines and local bus routes. The City's priority brownfield sites are

well served by existing infrastructure, investments which will be leveraged during construction of critical revitalization projects to minimize permitting and construction costs.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT**

**Community Need:**

**2.a. The Community’s Need for Funding:** Residents of the three TAs are impacted by economic conditions that severely limit their ability to access funding for brownfield revitalization. While the City leveraged the results of a 2018 EPA grant to receive funds from the State of California to clean up a 9-acre City-owned site, the number of sites requiring assessment and cleanup exceeds available funding. Based on 2023 5-year CT data (summarized in Table 1 below), the poverty rates in the three TAs range from 26.2 to 42%, which is up to three times greater than the poverty rates for San Joaquin County, the State of California, and the entire US. TA residents also suffer from high unemployment; rates in TA1 and TA2 are 12.5 and 15%, respectively, compared to 7.4% in the county. The median household income in each TA is approximately half that of the average for San Joaquin County, and less than half that of California. Due to the low income of residents, the TAs have homeownership rates well below the county, state, and national average. Only 13.1% of households in TA3 own their home. In TA2, 35% of households own their home, and TA1 has 48.3% homeownership rate. Renters in the TAs are disproportionately likely to pay rent that exceeds 35% of household income. Crowded housing in the TAs is high, ranging from 5.8% - 7.9% of housing having 1.5 people per room which is nearly twice the California average of 3.1%. USEPA brownfield assessment funding will benefit TA residents by stimulating productive reuse of brownfield sites for much needed housing.

**Table 1. Economic Distress Data for the Target Areas (ACS 2023 5-Year Estimates<sup>3</sup>)**

Data Type <i>(see footnote 3 at the page bottom for data details)</i>	TA1 – South Airport Way	TA2 - Little Manila/Gleason Park <sup>4</sup>	T3 - North Shore	San Joaquin County	State of California	United States
Population	3,758	7,321	2,392	787,416	39,242,785	332,387,540
Unemployment rate	12.5%	15%	5.7%	7.4%	6.4%	5.2%
Poverty rate (for individuals)	26.2%	42%	40.1%	12.6%	12%	12.4%
Median household income (MHI)	\$44,459	\$42,899	\$41,250	\$88,531	\$96,334	\$78,538
% of Households w/ food stamp/ SNAP benefits last 12 months	33.7%	34.8%	36.5%	15.1%	11.4%	11.8%
Estimated percent of all households that own a home, between 2019-2023	48.3%	35%	13.1%	61.5%	55.8%	65.0%
More than 1.5 people per room	5.8%	7.9%	5.8%	2.5%	3.1%	1.2%
Rent is 35% or more of Household Income	57%	48%	40.5%	42.6%	45.3%	41.2%

**2.b. Health or Welfare of Sensitive Populations:** The adverse economic conditions identified in Section 2.a amplify negative health conditions for TA residents who are already members of sensitive populations. The TA CTs have higher percentages of children under the ages of 5 and 18 compared to the state and national average, and a higher percentage of women aged 15-44 years. These demographics compound the potential adverse health effects of contaminated brownfield sites, as children and women of child-bearing age are uniquely vulnerable to exposure from pollutants. The percentage of housing built before 1980 in the three TAs ranges from 70.3 to 81.6%, rates far exceeding county (51.3%), state (56.7%), and national (48%) rates. Aged housing stock is a significant source of lead exposure to children due to the historical use of lead-based paint, and many TA residential buildings are in poor condition and likely contain lead paint, asbestos, mold, infestations, and other unhealthy conditions. Lead poisoning data by zip code for the three TAs indicate that they have the second (TA1 - 2.75%), third (TA2 - 2.65%), and fifth (TA3 - 1.90%) highest percentages of blood lead levels greater than or equal to 4.5 micrograms per deciliter for children under 6 among Stockton CTs (CDPH<sup>5</sup>). All three TAs are considered low income/low access tracts, as of 2019 USDA data<sup>6</sup>, and TA1 and part of TA2(CT 6077000101) are designated as medically underserved areas<sup>7</sup>. EPA grant funding will be used to identify and assess brownfield sites and provide reuse planning for expanding access to safe and affordable housing.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** TA residents have above-average incidence of asthma, birth defects, and cancer. In 2023, asthma ER visits for children ages 0-17 were

<sup>3</sup> Notes for Table 1. Data downloaded 01/11/26. All data are American Community Survey (ACS) 5-year estimates for 2023.

<sup>4</sup> Mormon Slough Target Area CTs: 6077000101, 6077000700.

<sup>5</sup> [https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/zip\\_code\\_2012\\_250\\_tested.pdf](https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/zip_code_2012_250_tested.pdf)

<sup>6</sup> Data accessed at <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas> on 1/20/26.

<sup>7</sup> Data accessed at <https://data.hrsa.gov/topics/health-workforce/shortage-areas/mua-find> on 1/20/26.

Select acronyms: CT – census tract, FY – fiscal year, HAP – Housing Action Plan, QEP – qualified environmental professional, TA – Target Area

the 9<sup>th</sup> highest among all CA counties at 75.6 per 10,000<sup>8</sup>. San Joaquin County has a high prevalence of birth defects with a prevalence rate of 2.8 cases per 10,000 births of hyperplastic left heart syndrome which is the second highest rate among CA counties and can be caused in part by environmental factors. An additional birth defect (tetralogy of fallot) has the highest prevalence rate (2.4 cases per 10,000 births) in San Joaquin County compared to CA counties. Both birth defects are life threatening and require surgical intervention to enable the fetus/infant to survive. Cancers are also more prevalent in San Joaquin County which has the 15<sup>th</sup> highest mesothelioma cancer rate of the 53 reporting California counties (CDC Wonder Database<sup>9</sup>) and a higher prevalence of digestive system cancers compared to the rest of the state (78.55 prevalence rate vs. 75.53 for CA). San Joaquin County also has the 7<sup>th</sup> highest infant mortality rate out of the 22 California counties for which data is available and statistically meaningful (CDC Wonder<sup>10</sup>). These data indicate that residents in the three TAs suffer from a greater incidence of disease and adverse health conditions.

Table 2 below summarizes data for seven chronic diseases and health indicators for the three TAs based on 2023 estimates published by the Centers for Disease Control and Prevention. As detailed below, the three TAs rank in the 97<sup>th</sup> percentile state-wide for housing insecurity. Assessment and reuse of brownfield sites for housing will alleviate this insecurity, and assessment and cleanup of brownfield sites will in turn reduce adverse health impacts associated with contaminated sites. The population density of the TAs is high (ranging from 3,662 people per acre in TA1 to 9,550 people per acre in parts of TA2) with relatively little urban tree cover (8-9.7% of land with tree cover compared to the City of Stockton average of 12%<sup>11</sup>). Development of the Mormon Slough site for recreational reuse will provide additional no-cost recreational opportunities, leading to improved outcomes for obesity, diabetes, and mental distress.

**Table 2. Health Measure Estimates for Target Area Census Tracts (CTs)<sup>12</sup>:**

Health Measure	Prevalence in TA1 (S Airport Way)	Prevalence in TA2 (Little Manila/Gleason Park) <sup>13</sup>	Prevalence in TA3 (North Shore)	Combined Average Prevalence for the 3 TAs	Average Prevalence in City of Stockton	Combined TA Average Prevalence Percentile among CA CTs
Lack of Health Insurance	28.1%	28%	19.3%	26%	15%	96
All Teeth Lost	32.9%	27%	28.4%	29%	15.3%	97
Asthma	11.2%	10%	10.7%	11%	9.8%	97
Diagnosed Diabetes	18.1%	18%	19.4%	18%	13.1%	98
Obesity	41.6%	40%	40.3%	40%	32.1%	96
Frequent Physical distress	21%	21%	19.9%	21%	15.1%	99
Housing Insecurity	36.6%	35%	28.5%	34%	20.9%	97

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** As described in Sections 2.a and 2.b, TA residents are economically impoverished and susceptible to cumulative health effects posed by brownfields. Additionally, sensitive populations in the TAs are at significantly higher risk of being exposed to a broad range of cumulative pollution sources. According to CalEnviroScreen 4.0, residents in the three TAs have pollution burdens in the 86<sup>th</sup> to 99<sup>th</sup> percentile for all CTs in California<sup>14</sup>. The CTs comprising TA2 and TA3 are both in the 90<sup>th</sup> percentile and above for exposure to diesel particulate matter, groundwater threats, and proximity to cleanup sites, and in the 80<sup>th</sup> percentile for proximity to hazardous waste. The CT comprising TA1 is in the 95<sup>th</sup> percentile for lead paint, and in the 90<sup>th</sup> percentile for impaired water. The CTs comprising TA2 are in the 87-89<sup>th</sup> percentiles for lead paint, and in the 89<sup>th</sup> percentile for solid waste. These rankings clearly demonstrate the environmental burdens on economically impoverished populations in the three TAs. EPA grant funding will facilitate assessment and cleanup of contaminated brownfields, removing or controlling chemical

<sup>8</sup> Data downloaded from <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHIB/CPE/Pages/CaliforniaBreathingData.aspx#>

<sup>9</sup> Estimated Number of Asbestos-Related Death (1999-2017)

<sup>10</sup> <https://wonder.cdc.gov/lbd.html>

<sup>11</sup> Data accessed at <https://www.fs.usda.gov/r05/state-tribal-forestry/californias-urban-tree-canopy> on 1/20/26.

<sup>12</sup> Notes for Table 3. Data downloaded on 01/11/26 from the CDC website.

<sup>13</sup> Mormon Slough Target Area CTs: 6077000101, 6077000700.

<sup>14</sup> Source: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>.

Select acronyms: CT – census tract, FY – fiscal year, HAP – Housing Action Plan, QEP – qualified environmental professional, TA – Target Area

contamination and leading to improved health outcomes for the impacted populations. Funding will also reverse harm done historically to economically impoverished populations via ‘redlining’ and similar government policies.

### **Community Engagement**

#### **2.e. Project Involvement/2.f Project Roles:**

<p><b>Downtown Stockton Alliance</b>, Contact: Courtney Wood, Marketing &amp; Economic Development Director, <a href="mailto:cwood@downtownstockton.org">cwood@downtownstockton.org</a>. <u>Mission statement</u>: Downtown Stockton Alliance is a group of business owners and neighborhood advocates that promote downtown Stockton for live, work, and play. <u>Role</u>: Downtown Stockton Alliance will advise on site selection and reuse strategies in TA3.</p>
<p><b>Enterprise Community Partners</b>. Contact: Emily Alvarado, VP, Market Leader, 206-204-3429. <u>Mission statement</u>: Rooted in community voice and data, our goal is to mitigate displacement risk and produce and preserve affordable housing through programmatic and policy interventions. <u>Role</u>: Through their work in understanding housing challenges and opportunities in the 8-county Central Valley of California, Enterprise can advise on site reuse options for housing.</p>
<p><b>Little Manila Rising</b>. Contact: Dillon Delvo, Executive Director, <a href="mailto:dillon@littlemanila.org">dillon@littlemanila.org</a>. <u>Mission statement</u>: Dedicated to bringing multifaceted equity to Stockton. <u>Role</u>: Little Manila Rising will provide insight into community conditions in TA2.</p>
<p><b>Stocktonians Take Action to Neutralize Drugs (STAND)</b>. Contact: Fred Shiel, Outreach Specialist, <a href="mailto:fred@stand.comcastbiz.net">fred@stand.comcastbiz.net</a>. <u>Mission statement</u>: Dedicated to improving Stockton neighborhoods through community involvement, crime reduction, and providing affordable housing. <u>Role</u>: STAND will provide insight into community conditions in TA1, as well as advise on reuse strategies.</p>
<p><b>Reinvent South Stockton Coalition (RSSC)</b>. Rofannie Chan, Community Outreach Project Coordinator, <a href="mailto:rchan@rsscoalition.org">rchan@rsscoalition.org</a>. <u>Mission statement</u>: RSSC focuses on eight core interest areas within the South Stockton Promise Zone Area to improve the lives of their residents, many of whom have been systematically marginalized as members of black, indigenous, people of color (BIPOC) communities. <u>Role</u>: RSSC will assist with community engagement and will advise on site reuse strategies in TA1.</p>
<p><b>California Department of Toxic Substances Control (DTSC)</b>. Abraham Serrato, Regional Brownfield Coordinator, <a href="mailto:abraham.serrato@dtsc.ca.gov">abraham.serrato@dtsc.ca.gov</a>. <u>Mission statement</u>: To safeguard California’s people and environment from toxic substances by cleaning up contaminated sites, enforcing hazardous waste laws, reducing waste, and promoting safer consumer products, ultimately aiming for economic vitality through land restoration and healthier communities. <u>Role</u>: DTSC will assist with regulatory oversight (as needed) and site categorization, cleanup plans, and site entry into voluntary cleanup programs.</p>

**2.g. Incorporating Community Input:** Community involvement will be critical to aligning grant activities with community goals from the project’s beginning. The City will build on outreach activities identified in the Community Involvement Plan (CIP) developed as part of the City’s FY 2018 brownfields coalition assessment grant. The goal of outreach activities is to inform, engage, and solicit feedback from key stakeholders and the public about (i) property prioritization, (ii) overall brownfield revitalization efforts, and (iii) site nomination, as appropriate, for brownfield sites. This goal will be accomplished through a series of five community involvement actions: 1) actively engage with the public by distributing program information, providing project updates, and creating meaningful ways for stakeholders and residents to provide feedback; 2) identify and engage stakeholders to provide critical input, recommendations, and guidance throughout the course of the program; 3) engage with business owners, property owners, real estate professionals, and developers to understand development and land use-related needs and opportunities; 4) engage with residents and community groups to understand their needs and revitalization aspirations; and 5) assemble a ‘Brownfields Advisory Committee’ (BAC) comprised of the City, project partners, and local stakeholders to provide guidance and recommendations on project components. The BAC will serve as a group of City staff, community organizations, community residents, developers, and other stakeholders representing a range of local interests organized to deepen input into the project and solicit feedback that can shape solutions and effectively respond to opportunities.

During the first six months of the project the City will host a public meeting with the BAC and project stakeholders identified above to educate the community about the brownfields grant program and provide opportunities for input. The City will coordinate participation opportunities by hosting at least two additional public meetings/workshops during the grant term. The City will also attend ongoing stakeholder meetings relevant to enhancing community livability to share information on how the brownfield project can coordinate with other community efforts. The BAC will meet at least twice per year during the project term to evaluate progress and its alignment with community goals. The BAC will receive updates from the City project team, distribute project information to their constituents, and provide local feedback and insight on project goals and desired outcomes. A thoughtful ‘information out, feedback in’ process will continue throughout the brownfield assessment, cleanup and redevelopment process. The City will use online platforms such as the City’s Facebook

pages, email blasts, and the City's dedicated brownfields [website](#), which includes a mechanism for submitting comments and input. All meetings will be held with in-person and virtual options for attendees.

**3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS**

**Description of Tasks/Activities & Outputs**

**3.a Project Implementation/3.b Anticipated Project Schedule/3.c Task/Activity Leads/3.d Outputs:** Table 3 below provides a detailed description of the proposed project activities and tasks, the anticipated schedule, task/activity leads, and outputs. The City does not plan to issue subawards or utilize participant support costs.

**Table 3. Summary of Tasks, Schedule, Leads, and Outputs**

<p><b>Task 1: Project Management and Reporting</b></p> <p><b>i. Implementation:</b> This task includes: 1) quarterly progress reporting, 2) annual federal financial reports (FFRs), 3) Property Profile Form submission and updates in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES), 4) preparation of a closeout report, 5) expenses associated with grantee attendance at two brownfield (BF) training conferences, and 6) contracting (in accordance with 2CFR Part 200 and 2CFR Part 1500 requirements) with a firm with environmental/planning expertise to serve as the qualified environmental professional (QEP) for the grant.</p> <p><b>ii. Anticipated Schedule:</b> A contract between the City and the selected QEP will be executed prior to the anticipated 10/1/2026 start date. Quarterly progress reports (QPRs) will be submitted by January 30<sup>th</sup>, April 30<sup>th</sup>, July 30<sup>th</sup>, and October 30<sup>th</sup> each year. Annual FFRs will be submitted by October 30<sup>th</sup> each year. Initial information on sites will be entered into ACRES as eligibility is confirmed and updated upon completion of key outputs or milestones.</p> <p><b>iii. Task/Activity Lead:</b> City staff will lead this task and the QEP will assist with reporting and ACRES updates.</p> <p><b>iv. Outputs:</b> a) 16 QPRs; b) four DBE reports; c) ACRES updates; d) final closeout report; e) attendance at two BF conferences.</p>
<p><b>Task 2 – Community Outreach</b></p> <p><b>i. Implementation:</b> A detailed description of the planned methods for involving and informing the public is provided in Sections 2.e-2.g. The City and QEP will review and update the existing Community Involvement Plan (CIP), facilitate project kickoff and BAC meetings, and host at least two additional public meetings/workshops. The City and BAC will distribute project information to their constituents and provide local feedback and insight on project goals and desired outcomes</p> <p><b>ii. Anticipated Schedule:</b> The CIP will be reviewed and updated by 1/30/2027. BAC meetings will be held on a biannual basis. Outreach activities and preparation of updated materials will be ongoing throughout the project. Press releases and project communications will be distributed as needed.</p> <p><b>iii. Task/Activity Lead:</b> City staff will coordinate and lead all outreach activities. The QEP will assist with preparing materials and presentations for the meetings, participate in select meetings, and help prepare fact sheets, press releases, and materials to include on the webpage.</p> <p><b>iv. Outputs:</b> a) Updated CIP; b) biannual outreach meetings (eight total); c) other outreach events; d) meeting agendas, notes, sign-in sheets; e) project fact sheets and press releases; and f) website updates.</p>
<p><b>Task 3 – Phase I/II Environmental Site Assessments (ESAs)</b></p> <p><b>i. Implementation:</b> Assessments will be conducted at an estimated 15 sites. First, eligibility determination (ED) forms will be completed for five priority sites identified in Section 1.b. At an estimated additional 10 sites within the TAs, Phase I ESAs will be completed in conformance with the All Appropriate Inquiries (AAI) Final Rule and the ASTM International E1527-21 standard. A quality assurance project plan (QAPP) will be completed in accordance with EPA guidelines prior to any Phase II ESA activities. An ‘area-wide’ sampling and analysis plan (SAP) will be completed for use at sites for which Phase II ESA assessment activities are limited to surveying, sampling, and analyzing samples of regulated building materials (RBMs). Site-specific SAPs will be prepared for sites where there is a need to assess soil, soil vapor, and/or groundwater. National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) submittals will be completed as necessary. It is estimated that up to eight Phase II ESAs and up to eight RBM surveys will be completed at eligible sites. City staff will coordinate access and timing for activities that require on-site access.</p> <p><b>ii. Anticipated Schedule:</b> It is anticipated that the QAPP and area-wide SAP for RBM surveys will be completed by 1/30/2027. ED forms, Phase I ESAs, site-specific SAPs, and Phase II ESAs will be completed as site eligibility is confirmed, site access is secured, and scoping documents are approved by EPA.</p> <p><b>iii. Task/Activity Lead:</b> City staff. The QEP will complete the ED forms, Phase I and II ESAs, the QAPP, SAPs, and RBM surveys.</p> <p><b>iv. Outputs:</b> a) one QAPP; b) one ‘area-wide SAP’ for RBM surveys; c) ED forms for 15 sites; d) 15 Phase I ESAs</p>

Select acronyms: CT – census tract, FY – fiscal year, HAP – Housing Action Plan, QEP – qualified environmental professional, TA – Target Area

and completed AAI Phase I ESA checklists; e) RBM survey reports for up to eight sites; f) eight ‘site-specific’ SAPs; g) Phase II reports for up to eight additional sites.

**Task 4 – Remediation and Reuse Planning**

i. **Implementation:** A site-specific reuse plan will be prepared for 260 West Fremont Street, and it is estimated that up to two additional site-specific reuse plans will be prepared for additional sites. An area-wide plan will be prepared for a one-mile stretch of South Airport Way approximately one mile between Dr. M.L. King Jr Boulevard and East 12<sup>th</sup> Street. Site-specific remedial action plans (such as Analysis of Brownfield Cleanup Alternatives [ABCAs]) and/or reuse planning documents will be completed for select sites with contamination issues that require a site-specific approach.

ii. **Anticipated Schedule:** It is anticipated that remedial and reuse planning will begin in 2027 after Phase I and II ESAs are completed at initial priority sites. Site-specific reuse planning for 260 West Fremont Street and the Airport Way area-wide plan will be completed initially, and additional site-specific plans will be prepared as sites with specific planning needs are identified.

iii. **Task/Activity Lead:** City staff. The QEP will complete the plans with input from City staff and community outreach groups.

iv. **Outputs:** a) one area-wide plan; b) one site-specific reuse plan; c) additional site-specific remediation and/or reuse plans (including ABCAs).

**3.e. Cost Estimates:**

**Budget Table & Development/Application of Cost Estimates:** A summary of the overall proposed budget for grant funded activities is provided in Table 4 below. **Approximately 83% of the proposed budget is programmed for tasks directly associated with site-specific assessment and planning work.** The City is not proposing any indirect costs associated with implementation of the grant.

**Table 4. Budget Summary for Grant Funded Activities by Task, Budget Category, and Funding Type**

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Project Management & Reporting	Community Outreach	Phase I/II ESAs	Remediation/Reuse Planning	
1	Personnel	\$16,000	\$10,000	\$0	\$0	\$26,000
2	Travel	\$6,800	\$0	\$0	\$0	\$6,800
3	Supplies	\$0	\$1,500	\$0	\$0	\$1,500
4	Contractual	\$40,000	\$8,000	\$328,500	\$88,000	\$464,500
5	Other Costs (Conference Registration Fees)	\$1,200	\$0	\$0	\$0	\$1,200
6	Total Direct Costs	\$64,000	\$19,500	\$328,500	\$88,000	\$500,000
7	Indirect Costs	\$0	\$0	\$0	\$0	\$0
8	<b>Total Budget</b>	<b>\$64,000</b>	<b>\$19,500</b>	<b>\$328,500</b>	<b>\$88,000</b>	<b>\$500,000</b>

Descriptions for how the cost estimates for each task and budget category were developed including costs per unit where applicable are provided on Table 5 below.

**Table 5 – Summary of Cost Assumptions**

<p><b>Task 1 – Project Management and Reporting: Total Budget = \$64,000</b></p> <p><b>Cost Basis and Assumptions:</b> <u>Personnel Costs</u> of <b>\$16,000</b> are budgeted for an estimated 320 hrs of work by City staff (@ \$50/hr) in completing various Cooperative Agreement oversight and reporting activities. <u>Travel Costs</u> of <b>\$6,800</b> are budgeted for two City staff to attend two EPA/State brownfields (BF) conferences. Travel costs are estimated at \$1,700 per person per conference based on the following assumptions: \$600 airfare, \$800 hotel, \$200 meals and per diem, and \$100 car/ground transport. <u>Other Costs</u> of <b>\$1,200</b> are budgeted for BF conference registration fees (\$300 per conference per staff member). <u>Contractual Costs</u> of <b>\$40,000</b> are budgeted for an estimated 200 hrs (@ \$200/hr) of work by the QEP in providing project management, assistance with quarterly reporting, ACRES updates, standing meetings with the EPA project officer, and final closeout reporting.</p>
<p><b>Task 2 – Community Outreach: Total Budget = \$19,500</b></p> <p><b>Cost Basis and Assumptions:</b> <u>Personnel Costs</u> of <b>\$10,000</b> are budgeted for an estimated 200 hours of work by City staff (@ \$50/hr) performing various outreach activities. <u>Supply costs</u> of <b>\$1,500</b> are budgeted for printing and mailing expenses. <u>Contractual Costs</u> of <b>\$8,000</b> are budgeted for an estimated 40 hrs (@ \$200/hr) of work</p>

by the consultant in assisting with outreach activities.

**Task 3 – Phase I and II ESAs: Total Budget = \$328,500**

**Cost Basis and Assumptions:** Contractual Costs of \$328,500 are budgeted for the environmental consultant to complete one QAPP (\$3,000); one 'area-wide' Sampling and Analysis Plan (SAP) for RBM surveys (\$3,000); 15 ED forms (\$500 each = \$7,500); 15 Phase I ESAs (\$6,000 each = \$90,000); eight RBM surveys (\$5,000 each = \$40,000); eight 'site-specific' SAPs for Phase II ESAs (\$3,125 each = \$25,000); eight Phase II ESAs for soil, soil vapor, or groundwater sampling (\$20,000 each = \$160,000).

**Task 4 – Remedial and Reuse Planning: Total Budget = \$88,000**

**Cost Basis and Assumptions:** Contractual Costs of \$88,000 are based on completion by the environmental consultant of one area-wide plan (\$55,000), one site-specific reuse plan (\$12,000), and up to three site-specific remedial action or reuse plans at an average cost of \$7,000 each.

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** The City utilizes several online tools including Smartsheets, Google sheets, and ArcGIS to track project progress, contracts, invoices, reimbursements, and reporting tasks. The status of outputs and short- and long-term outcomes will be tracked continuously by City staff and reported to EPA via quarterly progress reports, ACRES updates, regular project status calls, and the final performance report. **Project outputs** will be tracked in a database and will include: 1) # of brownfields identified/prioritized/approved by EPA; 2) # of Phase I/II ESAs completed or in progress; 3) # of site-specific/area-wide reuse plans completed or in progress; 4) # of stakeholder meetings; and 5) amount of grant budget consumed. Sites assessed will be linked to parcel data to allow for efficient tracking and analysis of project outcomes using ArcGIS. The following **short- and long-term outcomes** will be tracked: 1) # of sites assessed and/or cleaned up; 2) # of property transfers; 3) # of sites and acres of land redeveloped; 4) # of acres of greenspace created; 5) \$ of private investment/leveraged funding; 6) # of jobs created or retained; and 7) increased property value/tax revenue.

The City will further refine the project schedule/milestones as part of the Project Work Plan to ensure activities are completed within the project period. Grant expenditures will be continuously tracked using Smartsheet to identify potential shortfalls due to identified environmental conditions, changes in development plans, etc. If a funding shortfall for a project is identified, the City will evaluate additional funding sources such as additional EPA brownfield grants, targeted brownfield assistance offered by EPA, or from sources identified in Section 1.f. The City will continue to update site information in ACRES beyond the project end date, to ensure outcomes continue to be captured as priority brownfields are remediated and reused.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

**4.a. Organizational Capacity/4.b. Organizational Structure/4.c. Description of Key Staff:** As a recipient of a FY 2018 EPA coalition brownfields assessment grant, the City has recent expertise managing and fulfilling programmatic, administrative, and financial requirements of EPA grants. The City's economic development department staff will be responsible for all programmatic and financial tasks associated with the grant-funded project including quarterly, annual, and final reporting in compliance with the USEPA requirements. The City's project management team is identified below. These personnel have obtained approval to participate and are fully committed to supporting the project for the entire term of the grant.

**Jordan Peterson** is the Deputy Director of Redevelopment and Economic Development for the City of Stockton and will serve as the Project's Executive Director, providing high-level guidance and oversight to the project team. Jordan brings extensive professional experience in grant management and implementation, program management, affordable housing, policy analysis, strategic planning, capital projects, real estate transactions, contract compliance, and land acquisition. His experience includes oversight and implementation of brownfield redevelopment activities including coordination with regulatory agencies, management of environmental site assessments, support of cleanup planning, and integration of environmental remediation into broader redevelopment strategies. Jordan has served in the City of Stockton's Economic Development Department for the past five years and previously oversaw the closeout of the City's 2018 EPA grant that directly resulted in the receipt of a \$5.25 million cleanup grant from the California DTSC.

**Gnim Dith** is a Program Manager with the City of Stockton's Economic Development Department and will serve as the Project Manager, responsible for day-to-day management of the project team, contractors, and for ensuring progress is achieved in accordance with the approved work plan. Her responsibilities will include maintaining the City's list of brownfield sites and activities and coordinating public and stakeholder outreach. Gnim's professional experience includes contract management, planning activities, and community outreach, with a focus on ensuring regulatory compliance, timely project delivery, and stakeholder coordination.

**Nancy Arroyo** is a Real Property Agent with the City of Stockton's Economic Development Department and will

serve as the Assistant Project Manager for the project. She currently administers the City's surplus property program including the approval, acquisition, management, transfer, sale, and disposal of real property. Her responsibilities also include preparing, maintaining, and tracking City lease agreements and related records. Under the grant, Ms. Arroyo will support project coordination, documentation, and real property activities necessary to advance redevelopment of brownfield sites.

**4.d. Acquiring Additional Resources:** The City employs GIS coordinators, planning, engineering, legal, financial services, and administrative staff to support project implementation and complete required reporting, ACRES database updates, and financial documents. The City understands the importance of proactive succession planning should unforeseen events take place and has established procedures to mitigate adverse impacts and assure project continuity in the event of absence or departure of key staff. Should any key staff leave the City during the grant performance period, the City's human resources department will immediately initiate recruitment efforts for qualified replacements. **Procurement of Contractors:** The City routinely works with contractors and has established procurement procedures for ensuring a fair bidding and proposal evaluation process. A qualifications-based procurement process will be used (in conformance with 2CFR Part 200 and 2CFR Part) to procure an environmental consulting team and QEP to assist with project implementation.

**Past Performance and Accomplishments:**

**4.e. Currently Has or Previously Received an EPA Brownfields Grant:** The City successfully implemented a \$600,000 FY 2018 coalition brownfields assessment grant including project reporting, community outreach, site selection and inventory activities, site assessments (Phase I/II environmental site assessments), and site-specific reuse and area-wide planning. Previously, the City received a \$200k brownfield assessment pilot grant from EPA in 1996 and a \$200k brownfield supplemental assistance grant in 2001.

**4.e.(1) Accomplishments:**

**1996 EPA Brownfield Pilot and 2001 Supplemental Grants: Purpose/Accomplishments:** Stockton established a Brownfields Pilot Program that focused on the waterfront. Outputs included an inventory of 16 high priority waterfront brownfields, Phase I and II ESAs, a *Data Gap Summary Analysis Report*, a *Risk Management Plan* and an *Environmental Master Plan*. These efforts led to the development of the Phoenix Award-winning DeCarli Waterfront Plaza and Stockton Arena on former waterfront brownfields. Outcomes were mitigation of exposure of nearby residents to contaminants, enhanced livability for surrounding residents, increased property values, and improved water quality in the Stockton Channel.

**2018 EPA Brownfield Coalition Assessment Grant: Purpose/Accomplishments:** The purpose of the grant was to support revitalization and transit-oriented development in the downtown and waterfront areas of Stockton. Project outputs consisted of Phase I ESAs at 11 priority brownfield sites, an extensive Phase II ESA at the 9-acre Southpointe project site, development of an ABCA for the Southpointe project site, an analysis of infrastructure needs in the downtown and south shore areas, an area-wide plan for the north shore area to identify strategies for revitalization and reinvestment, and a site-specific reuse plan evaluating expansion of the Stockton Children's Museum. The City successfully leveraged cleanup planning for the Southpointe site to acquire a \$5.2 million cleanup grant from the State of California. Overall outcomes of the grant were decreased exposure of residents to residual contamination, expanded opportunities for residential and mixed use, opportunities for significant reinvestment in the north shore area, and increased property values.

**4.e.(2) Compliance with Grant Requirements:**

**1996 EPA Brownfield Pilot and 2001 Supplemental Grants:** The City complied with the project work plan, schedule, and terms and conditions of the agreement. Additionally, the City met all requirements for reporting, financial expenditures, and timely submittal of deliverables related to all EPA awarded funds. There were no compliance issues and no corrective actions necessary. All awarded funding was utilized. The projects pre-dated the EPA ACRES database.

**2018 EPA Brownfield Coalition Assessment Grant:** The City complied with the project work plan, schedule, and terms and conditions of the agreement. Additionally, the City met all requirements for quarterly, annual, and close-out reporting; financial expenditure; and timely submittal of deliverables related to all EPA awarded funds. Due to significant disruptions caused by the COVID 19 pandemic, the grant term was extended by two years. There were no compliance issues and no corrective actions necessary. All awarded funding was utilized. All site-specific details, deliverables, costs, and outcomes were recorded in the EPA ACRES database and updated at the time of project close-out. The City is committed to continuing to update ACRES as assessed sites undergo cleanup and/or reuse activities.

# Threshold Criteria for Community-Wide Assessment Grants

## **1. APPLICANT ELIGIBILITY:**

The City of Stockton is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Community-Wide Assessment Grant funding. If funding is awarded by EPA, the City of Stockton Economic Development Department will administer the grant. The City of Stockton is not exempt from Federal taxation under section 510(c)(4) of the IRC.

## **2. COMMUNITY INVOLVEMENT:**

Community involvement for the FY 2026 brownfield assessment grant, if awarded, will build on previous efforts related to brownfields revitalization efforts in the City of Stockton. The City will build on outreach activities identified in the Community Involvement Plan (CIP) developed as part of the City’s FY 2018 brownfields coalition assessment grant. The goal of outreach activities are to inform, engage, and solicit feedback from key stakeholders and the general public about (i) property prioritization, (ii) overall brownfield revitalization efforts, and (iii) site nomination, as appropriate, for brownfield sites. This will be accomplished through a series of five community involvement objectives: 1) actively engage with the general public by distributing program information, providing regular project updates, and creating meaningful ways to provide feedback; 2) identify and engage key stakeholders to provide critical input, recommendations, and guidance throughout the course of the program; 3) engage with business owners, property owners, real estate professionals, and developers to understand development and land use-related needs and opportunities; 4) engage with residents, community groups, and under-represented groups (e.g., non-English speakers) to understand their needs and aspirations for the Target Areas; and 5) assemble a ‘Brownfields Advisory Committee’ comprised of the City, project partners, and local stakeholders to provide guidance and recommendations on the Project components. The BAC will serve as a City-led group of City staff, community organizations, community residents, developers, lenders and other stakeholders representing a broad range of local interests organized to deepen input into the project and solicit feedback that can shape solutions and effectively respond to opportunities. The BAC will meet at least two times per year during the project term to evaluate project progress and its alignment with community goals. The BAC will receive updates from the City project team, distribute project information to their constituents, and provide local feedback and insight on project goals, desired outcomes, and direction. The BAC will also help select the focus of anticipated site reuse planning efforts and help coordinate outreach. The grant application identifies several key project partners expected to participate in the project.

## **3. EXPENDITURE OF EXISTING GRANT FUNDS:**

The City of Stockton has no existing EPA brownfield assessment or multipurpose grants.

## **4. CONTRACTORS AND NAMED SUBRECIPIENTS:**

Not applicable; the City has not procured a contractor for federal grant implementation. Should grant funding be awarded, the City will procure a contractor for grant implementation in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33. There are no subrecipients names in the grant application.