



RO9-26-A-007

January 27, 2026

Lisa Hanusiak
 Regional Brownfields Coordinator
 U.S. Environmental Protection Agency
 75 Hawthorne Street, San Francisco, CA 94105

Re: FY2026 USEPA Brownfields Community-wide Assessment Grant Proposal: Santa Rosa, California

Dear Lisa,

The City of Santa Rosa, California is submitting the enclosed application for a U.S. EPA Brownfields Community-wide Assessment Grant. The City of Santa Rosa is a general-purpose unit of local government in the State of California.

Application Information Sheet

1. Applicant Identification	City of Santa Rosa 100 Santa Rosa Ave. Santa Rosa, CA 95404			
2. Website URL	srcity.org/brownfields			
3. Funding Requested	a. Assessment Grant Type: Community-wide b. Federal Funds Requested: \$500,000			
4. Location	City of Santa Rosa, California			
5. Target Area and Priority Site/Property Information	Target Area: Downtown Core (Census Tract 1520) <i>Map included as Attachment 1 on page 3</i>			
	Priority City-Owned Sites	Address	APN(s)	
	City Hall Complex (4 properties across 5 parcels)	100 Santa Rosa Ave.	009-191-021	Main City Hall buildings
		90 Santa Rosa Ave.	009-073-023	Annex building
		631 1st St.	009-073-021	Chamber building
		655 1st St.	009-073-022	
	Lot 11	500 5th St.	010-053-028	Surface parking lot
	Garage 5	637 3rd St.	009-013-011 009-013-012	Public parking garage
	Lot 4	615 7 th St.	009-024-046	Surface parking lot
6. Contacts	a. Project Director Jill Scott, Real Estate Manager (707) 543-4246 City of Santa Rosa 100 Santa Rosa Ave., Room 6		b. Highest Ranking Official Mark Stapp, Mayor (707) 328-7024 City of Santa Rosa 100 Santa Rosa Ave.	

	Santa Rosa CA, 95404 jscott@srcity.org	Santa Rosa, CA 95404 mstapp@srcity.org
7. Population	City of Santa Rosa: 178,127 (2020 Census data)	
8. Other Factors	Checklist provided on next page.	
9. Letter from the State Environmental Authority	<i>State Letter is included as Attachment 2 page 4</i>	
10. Releasing Copies of Application	Not Applicable – Application does not have confidential, privileged, or sensitive information.	

Other Factors Checklist

<i>Other Factors</i>	<i>Page #</i>
The community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority sites(s) is impacted by mine-scarred land.	N/A
The priority sites(s) is adjacent to a body of water. - Yes, Santa Rosa and Matanzas Creek	7
The priority site(s) is in a federally designated flood plain. - Yes	8
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures. - Yes	9
Whether the applicant has considered climate adaptation and/or mitigation measures as part of the reuse strategy or projected reuse of the priority site(s) - Yes	8, 10, 13
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. - Yes	8, 9, 10
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities. - Yes	14
The target area(s) is impacted by a coal-fired power plant that has recently closed or is closing.	N/A

The City of Santa Rosa has built the effective infrastructure that facilitates Staff and community engagement and consistently delivers high quality projects such as the one outlined in this application. This project will spark the economic redevelopment and community vitality envisioned in our Downtown Station Area Plan thus allowing the City to move the priorities sites from uncertainty to informed action.

Sincerely,









Jill Scott, Real Estate Manager
City of Santa Rosa

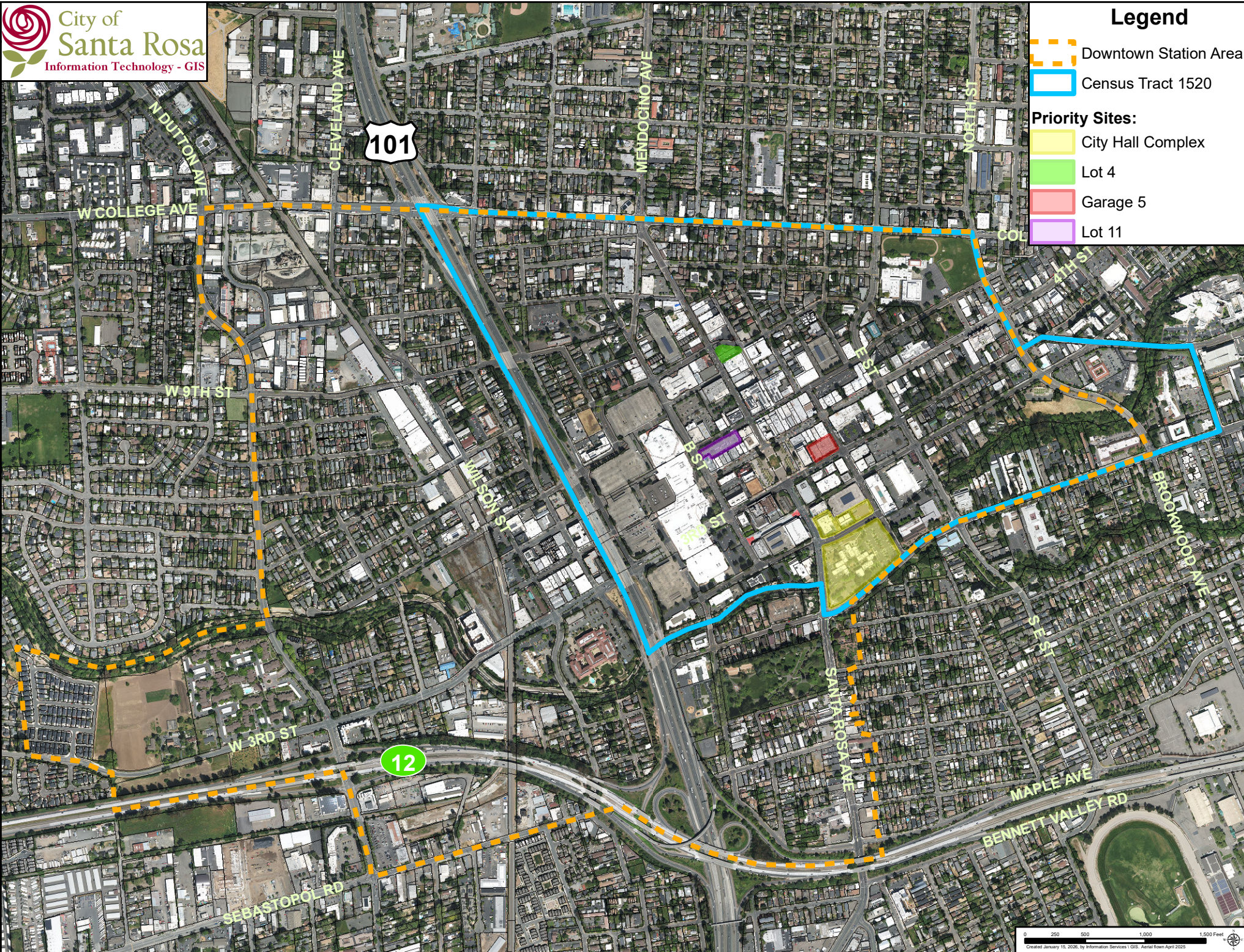
Attachments

1. Map of Target Area and Priority Sites
2. Letter from State Environmental Authority
3. Grant Narrative
4. Threshold Criteria Responses
 - A. Solicitation Document
 - B. Signed Executed Contract



Legend

-  Downtown Station Area
-  Census Tract 1520
- Priority Sites:**
-  City Hall Complex
-  Lot 4
-  Garage 5
-  Lot 11





Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
700 Heinz Avenue
Berkeley, California 94710-2721

Gavin Newsom
Governor

<https://dtsc.ca.gov/>

LETTER SENT VIA EMAIL

December 30, 2025

Lisa Hanusiak
Regional Brownfields Coordinator
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, California, 94105
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 City of Santa Rosa (City) application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for four sites located in the Downtown Station Target Area, in Santa Rosa, Sonoma County, California. The City of Santa Rosa is requesting a funding amount of \$500,000 to cover the cost of environmental assessment activities at the Downtown Station Target Area.

The Downtown Station Target Area is a centrally-located, infrastructure-rich area surrounding the Sonoma-Marin Area Rail Transit (SMART) station and downtown core. Priority sites within the Downtown Station Target Area include:

- City Hall Complex, located at 90 Santa Rosa Avenue, 631 First Street, 100 Santa Rosa Avenue. The property is owned by the City and occupied by aging buildings. Potential concerns include asbestos-containing materials, lead-based paint, possible soil vapor encroachment from an adjacent underground storage tank (UST) site, and proximity to a floodplain.
- Garage 5, located at 637 Third Street. The property is City-owned and occupied by a longstanding parking structure. Potential concerns include petroleum, solvents, and heavy metals from historic auto use, potential asbestos and lead in the construction materials, and seismic vulnerability.
- Lot 11, located at 500 Fifth Street. The property is City-owned and currently used as a parking lot. Potential concerns include petroleum impacts from long-term vehicle use and stormwater runoff and flooding.
- Lot 4, located at 615 Seventh Street. The property is City-owned and currently used as a parking lot. Potential concerns include petroleum and solvents contamination from historical use as a gasoline fueling/service station.

The Downtown Station Target Area in Santa Rosa has higher-than-average poverty rates, severe rent burden, limited access to open space and is a flood risk. Historic auto-oriented uses and aging civic and commercial buildings create potential environmental concerns, including asbestos-containing building materials, lead-based paint, petroleum contamination, and unknown subsurface conditions. Portions of the Downtown Station Target Area are located in a floodplain, further complicating redevelopment and increasing public health and safety risks. These environmental uncertainties have constrained reinvestment, delayed housing production, and limited community-serving development in one of the City's most transit-accessible areas, disproportionately impacting frontline workers, seniors, people with disabilities, and transit-dependent households. Climate-related disasters, including wildfires and flooding, have further heightened community vulnerability. Funding is needed to clarify environmental conditions, reduce redevelopment risk, and support safe, resilient reinvestment aligned with adopted City plans.

With the USEPA Grant funding, the City would like to conduct Phase II Environmental Site Assessments at the four priority sites. These assessments would include soil, soil vapor, and groundwater sampling, evaluation of potential USTs as needed, and sampling for hazardous building materials, where applicable. The funding will also be used to develop cleanup plans for any confirmed contamination in coordination with public health partners. All of this work would be paired with community engagement and reuse planning consistent with adopted City plans. These activities will build upon prior planning efforts and public investments by the City and its partners and will advance housing, mixed-use, and

community-serving redevelopment consistent with the City's General Plan 2050 and Downtown Station Area Specific Plan.

DTSC looks forward to the possible award of the USEPA Grant to the City to facilitate the success of the environmental assessment of the Site. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Site 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 (510) 540-3314 or by email at Nicole.Yuen@dtsc.ca.gov.

Sincerely,



Nicole Yuen, EIT
Regional Brownfield Coordinator
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abassi
Brownfield Development Manager
Site Mitigation & Restoration Program
Maryam.Tasnif-Abassi@dtsc.ca.gov

1. Project Area Description and Plans for Revitalization - Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

With a population of approximately 178,000, Santa Rosa is the fifth largest city in the San Francisco Bay Area and is consistently among the top ten greatest Metropolitan Service Area Gross Domestic Product rankings in California (Bureau of Economic Analysis). Wildfires have severely impacted this important regional hub over the last decade, most notably the 2017 Tubbs Fire, which destroyed over 3,000 structures (about 5% of the city's housing stock), caused fatalities, and resulted in more than \$1 billion in local economic losses.

The geographic boundaries for this project are defined by the 720-acre Downtown Station Area (DSA) - bound by College Avenue to the north, Brookwood Avenue to the east, Sebastopol Road and State Route (SR) 12 to the south, and Dutton Avenue and Imwalle Gardens to the west. Bisected by the busy 101 freeway, the DSA encompasses the downtown Sonoma-Marin Area Rail Transit station, portions of Santa Rosa and Matanzas Creeks, Courthouse Square (the city's central business district and an important regional jobs center), Santa Rosa Plaza (Sonoma County's largest retail shopping destination), Railroad Square, the Santa Rosa Arts District, and several established neighborhoods (many that are designated preservation districts).

Within the DSA, the Target Area for this application is Census Tract 1520, which offers multiple challenges and opportunities for the redevelopment that residents and business owners have articulated as community priorities. This Target Area includes a concentration of publicly owned, underutilized, redevelopment-ready parcels, including but not limited to the Priority Sites of City Hall Complex, Lots 11 and 4 and Garage 5. By conducting Phase II environmental assessments and associated analysis of the Priority Sites, the City will be able to implement its adopted Downtown Station Area Specific Plan (DSASP) and General Plan 2050 vision.

The Target Area exhibits significantly higher concentrations of economic stressors and environmental exposure than state/national averages, including elevated poverty rates, proximity to multiple legacy petroleum sites, and traffic-related air pollution. These conditions create redevelopment barriers that disproportionately affect residents who rely on transit access, public services, and affordable housing options. Portions of the Target Area are located within a floodplain, increasing redevelopment complexity and necessitating careful evaluation of soil, groundwater, and stormwater-related environmental conditions. Documented and suspected hazards in and near the Target Area include petroleum hydrocarbons, fuel-related volatile organic compounds, lead, asbestos, chlorinated solvents, hazardous building materials, vapor intrusion risks, and stormwater-related contamination associated with historic auto uses, petroleum product piping, aging infrastructure, floodplain conditions, and traffic proximity. Cumulative exposure concerns are exacerbated by 18 historic Leaking Underground Storage Tank (UST) sites within a 1,000-foot radius of the Priority Sites.

Uncertainties about these environmental conditions detract investment, contributing to lower land values, reduced economic activity, delayed housing production, and lost opportunities for community-serving development. Many of these residents are already affected by economic displacement and decreased affordability. The Tubbs and Kincade wildfires exacerbated the need for more housing and redevelopment, while also highlighting the importance of efficient civic structures for employment and community resiliency.

In 2023, Santa Rosa completed Phase I Environmental Site Assessments (ESA) for all four priority sites. If awarded, this essential EPA Brownfields Community-wide Assessment grant would enable Phase II ESAs and unlock long-term reinvestment in Santa Rosa's urban core, supporting economic and climate-smart growth, transit-oriented housing production, and local access to opportunity.

b. Description of the Priority Brownfield Site(s)

The GeoTracker database of the California EPA lists at least 25 leaking UST and other clean up sites within a 1,000 foot radius of the Priority Areas (4 are currently open cases), mostly for historic auto and industrial uses. The four priority sites, consisting of 9 parcels, are all contained in the Target Area (Census Tract 1520) - one of the few Opportunity Zones in Sonoma County and a designated Priority Development Area by the Association of Bay Area Governments. The Target Area is also New Market Tax Credit (NMTC) eligible (Severe Distress). The proposed Phase II ESAs will enable the Priority Sites to move from uncertainty to informed action.

Priority Site 1, City Hall Complex: (100 Santa Rosa Avenue, APN 009-191-021; 90 Santa Rosa Avenue, APN 009-073-023; 631 1st Street, APN 009-073-021 & 009-073-022; 655 1st Street, APN 009-073-018)

Phase II Site Assessment for this 6.7 acre site will investigate potential environmental hazards noted in the City's 2020 DSASP and 2023 Phase I ESA (EBA Engineering, September 2023) including, but not limited to, possible vapor intrusion from adjacent underground storage tank sites, possible petroleum-related infrastructure and/or UST installed within the adjacent street prior to City ownership. The existing site structures were built

before current environmental and seismic safety standards. As such, it is important to fully document the lead-based paint, asbestos-containing materials, and other potential hazards that would be disturbed during proposed demolition of the site. The City is planning on relocating City Hall/services to another building in the downtown core. Reuse is not an option for many of the City facility buildings on this site due to their condition. This FEMA designated Special Flood Hazard Area has also demonstrated increased exposure to storm events in recent years, which could lead to flooding and/or erosion with related impairment of City and County services, mold exposure to staff and residents, and contaminated stormwater runoff.

Priority Site 2, Lot 11: (500 5th Street, APN: 010-053-028). This 0.657-acre parking lot requires a Phase II ESA to further evaluate subsurface conditions and potential environmental concerns not explored in the Phase I ESA (EBA Engineering, January 2023). In addition to the potential petroleum impacts from historical vehicle use, the lot's impervious surface increases (potentially contaminated) stormwater runoff and flooding during rainy seasons and urban heat island impacts to vulnerable community members in hot weather. This catalyst site is ideal for infill housing, expanded green space, and/or mixed-use development. Phase II ESA would prepare the site for higher intensity reuse consistent with City planning and economic development goals.

Priority Site 3, Garage 5: (637 3rd Street (APN: 009-013-011, 009-013-012): This Multi-level public parking structure sits on 0.771-acres and was built in the late 1960's and early 1970's as vehicle storage/parking to support downtown retail and civic uses. Following the Phase I ESA (EBA Engineering, January 2023), Phase II ESA would evaluate subsurface conditions, possible petroleum contamination, solvents, and metals from decades of auto use, as well as potential asbestos and lead based paint from original construction. Assessment would support stormwater pollution prevention and redevelopment. This underutilized designated surplus property site is prioritized as high value and suitable for mixed-use housing. It is adjacent to transit, jobs, and services, but public health protection requires development of pathways to safe demolition and revitalization.

Priority Site 4, Lot 4: (615 7th Street, APN: 009-024-046), this 0.358-acre parking lot has a Recognized Environmental Condition (Phase 1 ESA, EBA Engineering, November 2023). The site's historical use as a gas and service station raises the possibility of USTs and leaks that may have impacted groundwater and subsurface soils with gasoline or diesel fuel. Vapor Encroachment Conditions may also be present. The automotive service activities prior to the City's involvement at the site may have involved the use of solvents, paints, cleaners, and other related chemicals. Additional assessment is required to close identified data gaps and analyze clean up alternatives, if required. The City prioritized this site as a valuable opportunity for much needed housing and expanded open space, but assessment is required. This strategic infill parcel could facilitate downtown activation and walkability - an identified need from the restaurants, hotels, and other businesses in this area.

c. Identifying Additional Sites

City planning and community engagement efforts throughout the past decade have developed an inventory of numerous brownfield sites in the Downtown Station Boundary Area, prioritizing them according to potential harm to the public as well as value and ease of reuse. Highest opportunity sites are included in this application. Despite this thorough process, the assessment activities in this proposal could uncover additional sites and/or eligible activities. Any new sites/activities identified will be prioritized according to their status as a City-owned 'catalyst site' within the Target Area (Census tract 1520) and their ability to advance the community priorities and leverage the development expertise captured in the adopted General Plan 2050 and DSASP.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

Revitalization of the Target Area and its four Priority Sites is a central objective of the Santa Rosa General Plan 2050, which identifies reinvestment in the urban core as essential to addressing housing shortages, economic inequities, aging infrastructure, climate resilience, and post-wildfire recovery. These values are underscored in the City's Economic Development Strategic Plan, City's Housing Element 2023-31, and the DSASP (2020). Similarly, City Council priorities, based on public engagement and surveys, affirm the City and community's commitment to promoting economic development and housing for all. Together, these policies establish a unified vision for a vibrant, urban core with a network of pedestrian-friendly mixed-use neighborhoods, each with their own character.

To understand the obstacles to this vision, City Staff engaged Dyett & Bhatia Urban and Regional Planners in 2019 to conduct data analysis and interview downtown business owners, advocates, landowners, and real estate developers. Their recommendations included leveraging key downtown city owned properties for high density residential development to "prove the market" and attract institutional investors. Housing for all

incomes, offices, hotels, and maker spaces are essential for the revitalization of the Target Area, as is a mix of independent retail, mall-style shopping, and unique experiential opportunities for residents and visitors.

Government services at the City Hall parcels are currently under evaluation to determine whether facilities will remain, be remediated, relocated, or redeveloped, with assessment work coordinated among City leadership, Real Estate, Public Works, Planning, and Finance staff to inform future decisions and identify potential funding sources. Streamlined and virtual services have decreased the need for acres of office and parking spaces. At the same time, Santa Rosa's population is projected to grow by about 14.6%, as noted in the City's Housing Element. The DSASP highlights the Boundary Area's jobs-housing imbalance as an opportunity to address this housing need. The Target Area and its 4 City-owned Priority Sites are the most available opportunities to create new housing and support economic development. 11% of the jobs in the City are in and around the Target area, yet less than three percent of that workforce live in the area. About 62% commute from outside the city. Given the Target Area's proximity to major healthcare and technology employers as well as Santa Rosa Junior College and Sonoma State University, there is significant opportunity to create an atmosphere that is attractive and supportive to recent graduates and professionals.

The City has created flexible design standards for downtown development, to encourage creativity and innovation, and implemented incentives for downtown development and density. It is hoped that the additional clarity of the ESA's and planning efforts proposed in this application will close the competitive gap between downtown Santa Rosa and other Bay Area communities. Market demand projections anticipate that the Downtown Station Boundary Area will capture a commensurate share of new office and experiential retail development if there is sufficient housing that is attractive to a growing workforce as noted in the DSASP.

e. Outcomes and Benefits of Reuse Strategy

Phase II ESAs in these priority sites will confirm the presence or absence of underground storage tanks, asbestos, lead paint, and/or petroleum-related and other impacts to soil and groundwater. These assessments and related plans will enable the City to advance its reuse strategy of converting City-owned civic and parking parcels into high-density, transit adjacent, energy-efficient, mixed-use developments. Such development will also reduce impervious surfaces while expanding and connecting open space. The DSASP identifies a potential buildout of 7,000 new dwelling units by 2040 (plus approximately 828,490 square feet of new nonresidential development), with the majority targeted for the four Priority Sites noted in this application. The City anticipates at least a 10% increase in permeable surfaces with an additional 10% expansion of open space. These outcomes reflect the 2018 Council of Infill Builders report to the City and County, which encouraged focused reuse in infill areas, such as the Priority Sites, rather than in fire-susceptible areas outside the urban core. Given Santa Rosa's history with wildfires, this approach is especially critical.

Moving the Priority Sites from public to private ownership will not only address community identified needs but also enable the city to collect property tax revenue on them. This new revenue paired with the emerging Enhanced Infrastructure Financing District (EFID), will help fund future improvements. Redevelopment also supports EPA and City General Plan 2050 environmental goals as construction would comply with CalGreen electrification and energy, water, and construction material efficiency standards.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

Santa Rosa was awarded EPA Brownfields Revolving Loan Funds (RLF) in 2002, which it has been using to address other Brownfield needs. The City is intentionally reserving remaining RLF resources for remediation and cleanup activities, which are higher-cost and have more restrictions than the assessment work proposed in this application. This proposed EPA community-wide assessment application will generate the technical data necessary to responsibly deploy RLF funds for cleanup, leverage future EPA Cleanup Grants, and pursue State UST, Site Cleanup Subaccount Program, and other remediation funding. This phased approach maximizes the impact of limited local funds while ensuring compliance with EPA eligibility and readiness requirements.

In parallel, the City is actively coordinating with the California Office of Brownfields to identify additional grant opportunities and funding sources to support site assessment, remediation, and long-term reuse. The City will also work with its EPA representatives to advance the use of the federal NMTC Program as a tool to attract private investment and support the cleanup and reuse of priority brownfields sites. Additional economic development resources, including programs administered by the US Economic Development Administration, such as the Public Works and Economic Adjustment Assistance Programs, could further support the DSASP goal of attracting private investment required for reuse. In support of that goal, Santa Rosa and Sonoma County

have formed the Renewal Enterprise District Joint Powers Authority to refine the financing tools required for housing production. Similarly, the City Council adopted a resolution of intention to form a Downtown EFID and set up a Public Financing Authority, to facilitate additional public private partnership. The DSASP also calls for a comprehensive update to the Cultural Heritage Survey noting that properties designated as historic resources may be eligible for federal tax credits or loans to assist with rehabilitation or adaptive reuse.

g. Use of Existing Infrastructure

Priority sites are located in developed areas that will continue to be served by existing infrastructure, including roads, utilities, multi-modal transit, and public services. According to the DSASP, the Target Area is well positioned for redevelopment because the existing urbanized infrastructure provides a strong foundation of public utilities and transit. Current state regulations require that development includes onsite treatments and hydromodifications, which should result in lower runoff factors and will be incorporated and funded as part of any private development plan. Higher densities of jobs and housing may require upgrades to existing infrastructure. City Staff will work with developers should such needs arise to incorporate those costs into development planning. Currently, this Brownfields assessment work will facilitate increased development activity in these underutilized priority sites, maximizing without overtaxing the existing infrastructure.

2. **Community Need and Community Engagement - Community Need**

a. The Community's Need for Funding

Over the past decade, the City has experienced repeated extreme weather-related disasters that have significantly constrained local financial capacity. The 2017 Tubbs Fire, 2019 Kincade Fire, and subsequent wildfire events caused widespread damage to housing, infrastructure, and public facilities, requiring sustained redirection of City resources toward emergency response, recovery, and resilience. These events reduced and delayed reinvestment in aging city infrastructure and underutilized downtown properties, and strained property and sales tax revenue - the City's primary funding streams. As such, the City has limited capacity to self-fund environmental assessments and cleanup plans needed to advance redevelopment of priority sites. Federal assistance can help address known brownfield conditions and move forward adopted revitalization strategies.

According to FEMA and US Census data, the Target Area exceeds the national averages for poverty rates, flood risk, lack of open space, and negative impacts from proximity to major highways and underground storage tanks. 16% of the Target Area's population lives below the federal poverty line according to 2023 American Community Survey (ACS) data. Opportunity Zone data notes that despite high school graduation rates 9% above the state average, Santa Rosa's property values, and thus property taxes, have remained under market, limiting the financial capacity of the City. Lack of tax revenue and private investment has kept the supply of housing low, which in turn keeps the rent burden high, thus decreasing the ability of the City to raise fees or taxes from residents to address remediation needs. 54% of Santa Rosa households spend more than 30% of their income on housing costs, according to the City's Housing Readiness report. Housing affordability, especially for seniors, was the second highest priority identified in Kaiser Permanente's Santa Rosa Medical Center 2025 Community Health Needs Assessment (Kaiser CHNA) after access to care.

b. Health or Welfare of Sensitive Population

Sensitive populations in the Target Area include people with disabilities, low incomes, and/or housing insecurity according to the 2020 census. Seniors make up a higher than average percentage of the population (18.6% vs 16.5% for the state), which highlights the need for safe, accessible, intergenerational housing not currently available to help residents age in place. Per opportunityzone.com, median income in this Target Area is 37% lower than that of the state. With Santa Rosa's long-term status as Sonoma County's civic hub, continuity of public services frequently utilized by these sensitive populations is vital for day-to-day wellbeing as well as resiliency in crisis. Indoor and outdoor air quality concerns from aging facilities, unmitigated environmental factors, and high heat risks from large, paved surfaces have a greater impact on sensitive populations, as noted by the CDC and EPA. According to the Kaiser CHNA, "Environmental hazards, such as smoke and high heat days, limit residents' ability to participate in health affirming activities like outdoor exercise. As wildfires increase in frequency and severity, residents are increasingly exposed to air pollutants, which are known to cause or worsen asthma and other chronic conditions like heart disease." Further, Santa Rosa's high level of projected flood risk threatens these public buildings, creating potential service disruptions and safety hazards, including mold and water-borne contaminants. EPA-funded assessments will help identify all of these hazards and support redevelopment that delivers safer civic services along with housing and business developments, better air quality, and improved outdoor environments.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The Target Area's rate of disability is higher than US according to the 2023 ACS 5-year estimate: 21% vs 13%. According to Kaiser CHNA, Asthma rates are above the state average (9.7 vs 9.2%) and the population experience a greater rate of death due to Alzheimer's disease (53.7%) than the state (43.8%). These conditions occur in a context where residents already experience elevated exposure to traffic-related air pollution and legacy petroleum contamination, compounding public health risk. Airborne chemicals, asbestos, lead contamination, and mold are similarly associated with an increased risk of asthma and respiratory diseases, cancer, cognitive impacts, and long-term chronic illness. Repeated regional fires have continued to expose residents to degraded air quality, underscoring persistent public health and environmental risks. The sensitive populations who frequent the target area are especially susceptible to these adverse health conditions. By proactively identifying these contaminants and those associated with past petroleum and industrial uses in the area (including potential USTs), Santa Rosa intends to decrease disease burden and community risks. Reuse of assessed sites will allow for modern, resilient, healthy buildings with improved ventilation, reduced pollutant exposure, and safer indoor and outdoor environments, all of which directly mitigate health risks.

d. Economically Impoverished/Disproportionately Impacted Populations

The 2023 Department of Transportation lists the Target Area as an Area of Persistent Poverty, due to poverty rates above 20% in 2017-2022. According to CalEnviroScreen 4.0, the Target area exhibits disproportionately high scores for indicators closely associated with contaminated sites and exposure pathways, including groundwater threats (93rd percentile), traffic and diesel particulate matter (80th and 77th percentiles), lead from housing (76th percentile), and poverty (68th percentile). The presence of 18 leaking UST sites further reflects a concentration of petroleum-related contamination risks that disproportionately affect residents and pose barriers to safe redevelopment. Residents face localized environmental exposure risks and economic constraints that limit the community's ability to address brownfield conditions without external assistance. Not only will the reuse strategy supported by this application decrease contaminant exposure for impacted populations but also increase career opportunities and stabilize housing. New business spaces will support entrepreneurship, while construction and office spaces enable Santa Rosa's workforce to thrive close to home.

Community Engagement

e. Project Involvement and f. Project Roles

For the past 6 years, the City has been actively engaged in a collaborative visioning process with the Santa Rosa community. Together, residents, business owners, City and County staff from multiple departments, and a broad array of local networks have co-created the DSASP and General Plan 2050. Through community surveys, meetings, and direct outreach, the City engaged at least 5,000 residents directly in the development of these two plans. Nearly 100 community organizations, neighborhoods, and cultural groups were involved. Collectively, the community contributed 27,000 ideas, comments, and recommendations into these documents, which are now guiding this next phase of environmental assessment. During Phase II ESA Project implementation, the City will continue engagement through accessible public meetings, coordination with community-based organizations, and dissemination of assessment findings to ensure transparency and informed participation.

Based on this extensive input, the Economic Development, Transportation, and Recreation departments of the City of Santa Rosa will provide technical guidance on site refinement (including additional sites that may arise during the assessment process), market conditions, multi-modal transportation access, and feasible reuse scenarios in alignment with the community-identified planning priorities. The City's Housing and Community Services Team will ensure that brownfield cleanup and reuse planning align with the community's values of housing and community development for all as well as identified neighborhood revitalization priorities. Sonoma County staff will contribute additional public health expertise to the assessment process and support community education regarding health risks associated with untreated brownfield sites. North Coast Regional Water Quality Control Board (Water Control) will provide guidance and expertise regarding groundwater and creek impacts.

Throughout this assessment period, City Staff will meaningfully solicit, consider, and respond to community input using a transparent, two-way engagement process. Input will be gathered through surveys, project webpages, City communication channels, and coordination with community and business organizations (such as Santa Rosa Metro Chamber of Commerce (SRMCC) and others listed below. Accessible participation options will be provided to engage local businesses, property owners, non-profits, and residents, providing insight into downtown economic conditions and lived experiences. Community feedback will inform assessment priorities, cleanup planning assumptions, and reuse concepts. Public meetings of the Council Economic Development

Subcommittee, resident-led Community Advisory Board, and business-led Downtown Action Organization will share findings of assessments and gather Committee/Board and public feedback. Draft and final reports posted on the City website and shared in open meetings will articulate how input influenced project decisions and explain constraints to incorporating recommendations, ensuring accountability.

Organization and Mission	Point of contact	Specific involvement
County of Sonoma: Promoting better human relations among all residents of Sonoma County by fostering the recognition and appreciation for the vibrant diversity of our community.	Samantha Stevens, Senior Environmental Health Specialist, Samantha.Stevens@sonomacounty.gov	Provide public health and environmental hazard data. Support community education regarding brownfield impacts.
SRMCC: Support, promote, and advocate for our members and create a vibrant, sustainable economy for all in our region.	Amanda Sweet, Anandas@santarosametrochamber.com	Engage local businesses, non-profits, and residents in reuse planning for Target area.
Water Control: To preserve, enhance, and restore the quality of the North Coast’s water resources for the protection of the environment, public health, and all beneficial uses	Heidi Bauer, Senior Engineering Geologist, Heidi.M.Bauer@waterboards.ca.gov	Provide expertise and education regarding impacts to groundwater in Target Area.
Railroad Square Association: To save, preserve and promote the historic district	Amanda Janik, amanda@railroadsquare.net	Promote public participation in meetings, surveys, and plans
Sonoma County Bicycle Coalition: Promote healthy and safe riding for everyone through advocacy and education.	Eris Weaver, eris@bikesonoma.org	Engage community members through information sharing and soliciting input to inform reuse
Burbank Housing: Affordable housing that puts people first	Stefanie Bagala, sbagala@burbankhousing.org	Brownfields housing education and gather community concerns
Sonoma Community Action Network: aligning partners and resources to implement values-based, data-driven, community-led solutions	Kathy Kane, (707) 544-6911	Engage community members through information sharing and soliciting input to inform reuse

g. Incorporating Community Input

A multilingual press release will launch the effort with an announcement of the EPA grant (if awarded) with an outline of project goals and timelines, project website and contact information, and encouragement to sign up through the website or phone number to participate and receive updates. Community surveys (printed and online) will further refine past community input, providing insights into site concerns, health priorities, and desired reuse outcomes. City newsletter updates will keep residents, businesses, and partner organizations informed as the project progresses on an annual or bi-annual basis. The City will use email outreach, social media updates, and mailed notifications to reach residents and interested parties across the Downtown Station Boundary Area and the City as a whole. Updates will also be posted to the project’s multilingual, ADA compliant webpage (srcity.org/Brownfields), along with survey links, assessment summaries, and other opportunities for ongoing input. All comments/ideas/feedback/recommendations received will be documented, considered, and incorporated into site selection, assessment activities, and reuse planning. Council, Resident, and Business lead organizations noted in section e above will assist with publicizing engagement opportunities. Further, their meetings will enable City Staff to share project information and updates – including reflecting how input is guiding the process and has been incorporated into the project plans.

3. Task Descriptions, Cost Estimates, and Measuring Progress - Description of Tasks/Activities/Outputs

Task #1: Project Management and Compliance
<p>a. Project Implementation (<i>EPA-funded tasks/activities</i>):</p> <ul style="list-style-type: none"> i. Manage grant reporting, budgeting, site access, and EPA Coordination ii. Procure/contract with a Qualified Environmental Professional (QEP) iii. Oversee and manage QEP iv. Establish cooperative agreements as needed v. Attend Brownfields trainings/conferences vi. Prepare final project reports, data updates, and grant closeout materials <p><i>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</i> Sonoma County Health Services and Water Control will be requested to provide expertise as needed throughout the grant period.</p>

b. Anticipated Project Schedule: i, iii, iv, v. Years 1-4; ii. First 6 months of Year 1; vi. Year 4
c. Task/Activity Lead: The City will manage grant administration, reporting, budgeting, procurement, and coordination with EPA Region 9 due to its experience administering state and federal grants and its authority over the subject properties. The City will also oversee the QEP contract to ensure deliverables and compliance
d. Outputs: Monthly team meetings. Quarterly progress reports to EPA (up to 16), Entries in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), At least one cooperative agreement workplan and budget, Annual reports (MBE/WBE and Federal Financial Reports), Final grant closeout report, Participation in of at least 2 staff in national/regional brownfields conferences, workshops, or webinars, One summary memorandum documenting coordination with Sonoma County health officials and Water Control
Task #2: Phase II Environmental Site Assessments
a. Project Implementation (<i>EPA-funded tasks/activities</i>):
i. Review completed Phase I ESAs to confirm data gaps and finalize testing plans
ii. Develop a Quality Assurance Project Plan (QAPP)
iii. Conduct Phase II ESAs at the four priority sites (City Hall Complex, Lot 11, Garage 5, Lot 4) including sampling and testing for soil, groundwater, vapor, USTs, and hazardous building materials impacts
iv. Assess risks related to Special Flood Hazard Area status and potential groundwater and erosion impacts including coordination with Water Control as needed.
<i>Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A</i>
b. Anticipated Project Schedule: i, ii. Year 1; iii, iv. Years 2-3 and first 6 months of year 4
c. Task/Activity Lead: The City will oversee this work and will coordinate with other jurisdictions (Water Control, County, and others as needed) and the QEP. The contracted QEP will conduct Phase II ESAs, including development of sampling plans and QAPP, field sampling, laboratory coordination, data analysis and validation, quality control, and reporting. The QEP will meet EPA's standards and will have demonstrated experience with urban infill sites, hazardous building materials, and petroleum contamination.
d. Outputs: QAPP, Four Phase II ESA reports (one per priority site), One Sampling and Analysis Plan per site (if needed), Laboratory analytical data packages for soil, groundwater, and hazardous building materials, One technical report evaluating hydrologic and structural risks at the City Hall Complex.
Task #3: Cleanup Planning
a. Project Implementation (<i>EPA-funded tasks/activities</i>):
i. Identify remediation options for asbestos, lead paint, petroleum impacts, USTs, and stormwater/flood issues
ii. Coordinate with Sonoma County health officials on exposure risks and cleanup needs as needed.
iii. Develop Cleanup Plans for sites with confirmed contamination
<i>Non-EPA grant resources needed to carry out tasks/activities: Sonoma County Health Services will be consulted regarding potential exposure risks and health considerations identified consistent with EPA guidance.</i>
b. Anticipated Project Schedule: i. Years 2-3; ii. Years 1-4; iii. Years 2-4
c. Task/Activity Leads: The City will facilitate applicable agency coordination and oversee the QEP. The QEP will identify remediation options and prepare cleanup plans as needed and provide technical documentation.
d. Outputs: Up to four Cleanup Plans for sites with confirmed contamination, Identification of applicable regulatory standards and remediation goals, Documentation supporting future ABCA development (if needed)
Task #4: Community Engagement and Reuse Planning
a. Project Implementation (<i>EPA-funded tasks/activities</i>):
i. Develop and launch community engagement tools (ex: digital and paper surveys, website updates, newsletters, emails, mailings/bill inserts, social media posts), with updates on annual/biannual cycle as available/needed
ii. Share updates and findings through City and community partner communication channels
iii. Incorporate community input, including transparency when community recommendations are unfeasible
iv. Refine reuse planning and development feasibility aligned with community input, DSASP, Economic Development reports, and General Plan 2050 (including climate adaptation and decreasing energy use policies)
v. Complete reuse concepts and development-ready documentation for priority sites
vi. Publicly post final project results and next steps on the project website
<i>Non-EPA grant resources needed to carry out tasks/activities, if applicable: Support for participant engagement such as translation, childcare, and refreshments will be provided by the City, as will all communication tools</i>

- b. Anticipated Project Schedule: i, ii. Years 1-4; iii, iv. Years 2-4; v, vi. Year 4
- c. Task/Activity Lead: The City will lead community outreach, information sharing (including developing and sharing project updates, engagement tools, and final reporting), tracking community input, and refining reuse planning to ensure alignment with City priorities and plans. The City's Communications Department will work directly with Target Area residents/neighbors. SMRCC, Railroad Square Association, and other community-based organizations listed in 2 e and f will also gather input. QEP will create conceptual reuse scenarios for the 4 sites.
- d. Outputs: At least four community updates published on multiple platforms, One community survey and results summary, Conceptual reuse scenarios for the 4 priority sites aligned with adopted City plans

e. Cost Estimates

No subawards or participant support costs are anticipated. Cost estimates were developed in accordance with EPA guidance and the Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance. Costs are organized by task and budget category and reflect only those expenses necessary to implement the EPA-approved scope of work, using unit costs where appropriate. Personnel and fringe benefit expenses are tied directly to eligible programmatic activities integral to the project and exclude financial management, payment processing, audit compliance, and other administrative functions.

Categories	Project Tasks					Total
	1. Project Management/ Compliance	2. Phase II ESAs	3. Cleanup Planning	4. Community Engagement and Reuse Planning	Administrative Costs	
Direct Costs (Note: No Equipment or Construction expenses are anticipated or included in this budget)						
Personnel (\$55/hour)	\$8,000	\$12,000	\$4,000	\$10,000	--	\$34,000
Fringe Benefits (30%)	\$2,400	\$3,600	\$1,200	\$3,000	--	\$10,200
Supplies	\$1,000	--	--	\$5,000	--	\$6,000
Contractual (\$150/hour)	--	\$359,000	\$55,000	\$7,700	--	\$421,700
Other (Travel)	\$6,000	--	--	--		\$6,000
Total Direct Costs	\$17,400	\$374,600	\$60,200	\$25,700		\$477,900
Indirect Costs (4.6%)					\$22,100	\$22,100
Total Budget	\$17,400	\$374,600	\$60,200	\$25,700	\$22,100	\$500,000

Personnel costs use a City staff rate of \$55 per hour and reflect staff time necessary to manage and implement the project. Task 1 includes 145 hours for EPA coordination, performance reporting, ACREs data entry, procurement and oversight of the QEP, review of technical deliverables, and final performance reporting. Task 2: 218 hours for QEP oversight, site access coordination, interjurisdictional coordination, and reporting. Task 3: 73 hours for City oversight including review of cleanup plans and coordination with the QEP, Sonoma County Public Health, and Water Control. Task 4: 182 hours for updating the City website, developing and distributing public surveys and communications, conducting outreach, and documenting and responding to public inquiries.

Fringe benefits were calculated at 30% of personnel costs, consistent with City policy.

Supplies include printing, mailing, mapping, technical documentation creation, and office materials directly related to reporting, information dissemination, and coordination. All are below EPA's equipment threshold.

Contractual costs were set at \$150/hour based on comparable professional services contracts. Task 2: Consultant Assessment costs were developed on a site-specific basis to reflect differences in size, complexity, and anticipated contamination. City Hall Complex-\$134,000 reflecting the complexity of the site. Lot 11, Garage 5, Lot 4-\$65,000 each. \$30,000 reserved for additional sampling, lab analysis, and technical evaluation that may be required based on site conditions or analytical results identified during implementation of the Phase II ESAs. Task 3: Consultant costs of \$13,750 per site for required reports. Task 4: 46 hours of consultant time to create conceptual reuse scenarios and support outreach materials and reporting.

Other (Travel): Costs for City staff participation in Brownfields-related training conferences. Estimated per-attendee expenses based on current registration fees and GSA travel rates: Registration (local government rate): \$395-\$450, Round-trip airfare: ~\$500, Lodging: ~\$750 (5 nights x ~\$150/night), Meals: ~\$330 (per diem), Local transportation: ~\$250. Approximate total per attendee: \$2,225-\$2,480. The \$6,000 travel budget supports attendance by at least two City staff over the grant period in at least one conference.

Indirect costs will be tracked separately and comply with City policies. They include financial management, payment processing, audit compliance, and closeout activities (excluding final performance reporting) and represent 4.6% of total EPA-requested funds in compliance with CERCLA §104(k)(5)(E) and EPA guidance.

f. Plan to Measure and Evaluate Environmental Progress and Results

If funded, the project's EPA approved Work Plan and project schedule will provide the baseline for tracking progress, setting milestones, and evaluating performance. Required information will be entered into the ACRES system. The City will use electronic spreadsheets to track task completion and milestone achievement. Monthly coordination meetings will enable the team to share progress and evaluate outputs and outcomes. These and the quarterly progress reviews will identify potential delays, data gaps, or scope changes early and will capture any necessary adjustments. All project partners will be required to maintain complete records to document deliverables, data quality, and compliance with EPA, ASTM, and applicable state and City requirements. Community communications, interim/final reports, and before and after photos will enable the project team to record progress against community-identified priorities in city plans. QEP created conceptual reuse scenarios will reflect potential job and housing units as well as increases in permeable paving and open space. Projections of property tax increases and decreases in pollution and contamination will further reflect envisioned outcomes. Project Task leads will further evaluate progress based on reductions in uncertainty regarding site conditions and the identification of contamination, exposure pathways, and cleanup needs. Plans will identify cleanup and redevelopment readiness, including remediation strategies. Throughout the process, City staff will coordinate with the County and Water Board to validate that findings and plans adequately address potential public health considerations. Industry experts will also be consulted, as appropriate, to understand what energy and resiliency considerations will further enhance the public safety and longevity of the proposed revitalization approaches.

4. Programmatic Capability and Past Performance - Programmatic Capability

a, b. Organizational Capacity and Structure

Over the last 10 years, City of Santa Rosa has demonstrated its commitment to revitalization of the Target Area by completing the DSASP, multiple economic analyses, and draft and final supplemental environmental impact reports. City Staff have worked closely with the community and expert consultants to craft these and other guiding documents, including fiscal and regulatory considerations. Many of the policy recommendations have been implemented, such as streamlining permitting processes and fee reductions to entice development. Now, the City is ready to address the remaining obstacles to redevelopment in these priority areas and has demonstrated the capacity to carry out similar efforts. To support post-wildfire recovery, the City created a dedicated Resilient City Permit Center to accelerate wildfire rebuilding approvals and customer support in designated rebuild areas. The City's Housing Authority administered \$38.4 million in federal wildfire recovery funds and oversaw financing and construction of five affordable housing projects (377 homes). By completing Phase II ESAs and involving the City Manager's office, Transportation and Public Works, Communications, and Real Estate departments, and the community, the Key Santa Rosa City Staff will ensure that all tasks and outcomes are achieved, moving the City closer to the vision outlined in the General Plan 2050.

c. Description of Key Santa Rosa City Staff

Jill Scott, Real Estate Manager (Project Director) Jill Scott, Real Estate Manager, has over 25 years of experience in public-sector redevelopment and brownfields projects. She will provide overall project oversight, grant compliance, and strategic direction. **Katy Ocegüera, Research and Program Coordinator (Project Manager)** is an experienced communications and outreach professional with a strong background in strategic marketing, public engagement, and stakeholder collaboration. She will manage the day-to-day project coordination and timelines, oversee grant reporting, documentation, and deliverables, lead communication and coordination with consultants, including QEP management. **Dan Hennessey, Director of Transportation and Public Works (Technical Support)** has 17 years of experience including major mixed-use and brownfield-adjacent developments requiring coordination regarding land use, transportation, and phased redevelopment. He will advise on infrastructure, transportation, and public works considerations throughout the project.

Project Support Team: Jason Nutt, Assistant City Manager will provide executive guidance and City interdepartmental coordination. **Scott Wagner, Chief Financial Officer** Wagner will oversee financial compliance, budgeting, and fiscal reporting. **Scott Adair, Deputy Director of Economic Development** will advise on economic development strategy and funding alignment. He will also engage City commissioners/committee members in the project. **Kelli Kuykendall, Housing and Community Services Manager**, will provide guidance on housing policy, community services, and City/County plan alignment. **Jessica Jones**

Deputy Director Community Development and Planning will advise on land use, planning policy, and regulatory considerations. **Ana Horta, Community Engagement Manager** will support community outreach, engagement strategy and materials, and public communications.

d. Acquiring Additional Resources

The City follows standard governmental procurement protocols for sourcing external expertise, including, but not limited to 2 CFR Part 200 and 2 CFR Part 1500, and the good faith efforts discussed in 40 CFR Part 33, Subpart C. The QEP will be contracted for this project consistent with these protocols.

e. Past Performance and Accomplishments

The City of Santa Rosa has successfully managed an EPA Brownfields Revolving Loan Fund (RLF) cooperative agreement with similar scope and deliverables to the proposed project.

1. **Accomplishments:** Santa Rosa was awarded an EPA Brownfields RLF allocation of \$1 million in September 2002 to support the cleanup of Airfield Neighborhood Park, a City-owned brownfield property. Approximately \$750,000 of RLF funds were used for cleanup activities, which has returned safe reuse of this asset to the community. The loans were subsequently repaid to the City's Revolving Loan Fund. Under a December 2022 EPA-approved Closeout Agreement, the City is authorized to use the RLF proceeds for additional brownfields-related activities on City-owned properties, including environmental assessment, cleanup planning, cleanup activities, and site reuse planning. Accordingly, the City completed 9 Phase I ESAs to identify City-owned properties with potential contamination and initiated site reuse planning, including market and infrastructure studies to support reuse. Currently, the city is managing \$832,351.39 under this agreement. These accomplishments demonstrate the City's ability to manage EPA cooperative agreements and carry out assessment, cleanup, and reuse planning activities in compliance with EPA requirements.

2. **Compliance with Grant Requirements:** The City of Santa Rosa's strong history of compliance with the EPA's Brownfields Revolving Loan Fund cooperative agreement is demonstrated in its adherence to approved scopes of work, schedules, and all applicable terms and conditions. When project sequencing, site access, or technical considerations required adjustments, the City communicated promptly with EPA project officers, adjusted schedules or scopes as needed, and noted changes in appropriate reports. The City continues to coordinate closely with EPA Brownfields staff to ensure all post-closeout activities align with the Closeout Agreement and EPA requirements. In this way, the City has consistently made progress toward expected results in a timely and acceptable manner, and documented expenditures, site activities, and accomplishments clearly and accurately. Annual Post-Closeout Reports were submitted by October 31 each year and entered all required reporting into ACRES (or according to regulations prior to ACRES implementation) in accordance with EPA requirements.

Threshold Criteria Responses

1. Applicant Eligibility

The City of Santa Rosa is a General-Purpose Unit of Local Government in the State of California and is eligible for funding. No, the City is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2. Community Involvement

The City of Santa Rosa will implement a comprehensive, inclusive, and transparent community engagement strategy to inform and involve residents, businesses, public agencies, and other stakeholders throughout planning, implementation, and brownfield assessment activities. This strategy builds on more than six years of sustained community engagement in the Downtown Station Area and ensures that EPA-funded assessment activities advance community-identified priorities related to public health, safety, housing, economic opportunity, and climate resilience.

Community involvement in the Downtown Station Target Area is well established through the Downtown Station Area Specific Plan and the City's General Plan 2050. Through public meetings, workshops, surveys, and direct outreach, the City engaged more than 5,000 residents and stakeholders and nearly 100 community organizations, resulting in approximately 27,000 ideas, comments, and recommendations. These adopted plans now guide site prioritization, assessment activities, and reuse objectives proposed under this application.

If awarded, the City will announce the project through a multilingual press release and provide ongoing updates via City newsletters, social media, email communications, mailed notices, and a dedicated, multilingual, ADA-compliant project webpage. Community surveys, both online and printed, will be used to refine prior input and gather site-specific feedback related to environmental concerns, health and safety priorities, and desired reuse outcomes. Public input will be documented and incorporated into assessment, cleanup planning, and reuse activities, with clear explanations provided when recommendations cannot be implemented due to technical, regulatory, or funding constraints.

The City will lead coordination and outreach efforts across multiple departments, including Economic Development, Transportation, Recreation, Housing and Community Services, and Communications. Sonoma County staff will provide public health expertise and support community education related to environmental risks. The Santa Rosa Metro Chamber of Commerce and community-based organizations will assist with outreach to businesses, property owners, and sensitive populations, including residents with low incomes, disabilities, or housing insecurity.

Community input will directly inform Phase II Environmental Site Assessments, cleanup planning, and reuse strategies for the City Hall Complex, Garage 5, Lot 11, and Lot 4. Assessment findings will be communicated in clear, non-technical formats, and final assessment summaries, reuse concepts, and next steps will be publicly posted to ensure transparency and accountability through project closeout and beyond.

3. Expenditure of Existing Grant Funds

The City of Santa Rosa does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.