



FY2026 EPA Brownfields Community-Wide Assessment Grant Application

1. Applicant Identification:

City of Tulelake, 591 Main Street, California 96134

2. Website URL: <https://cityoftulelake.com/>

3. Funding Requested:

(a) Assessment Grant Type: Community-Wide Assessment

(b) Federal Funds Requested: \$500,000

4. Location:

(a) City: City of Tulelake

(b) County: Siskiyou County

(c) State: California

5. Target Area and Priority Site Information:

- Target Areas: **Main Street Corridor**
- Addresses of Priority Sites:
 - Site #1: Old Tulelake Hotel, 156 Main Street, Tulelake, California
 - Site #2: Old Bakery and Autoshop, 407/409 Main Street, Tulelake, California
 - Site #3: Old Tule Lanes Bowling Alley, 507 Main Street, Tulelake, California
 - Site #4: Old Credit Union, 398 Main Street, Tulelake, California
 - Site #5: Old Post Office, 480 Modoc Avenue, Tulelake, California

6. Contacts:

(a) Project Director:

Name: Jenny Coelho, Chief Resilience Officer

Phone: (530) 667-5522 | Email: Jenny.Coelho@cityoftulelake.com

Mailing Address: P.O. Box 847, 591 Main Street, Tulelake, California 96134

(b) Chief Executive/Highest Ranking Elected Official:

Name: Thomas L. Cordonier, Mayor

Phone: (530) 667-5522 | Email: info@cityoftulelake.com

Mailing Address: P.O. Box 847, 591 Main Street, Tulelake, California 96134

7. Population:

- Population of the City of Tulelake: 837

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	1, 3, 6
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
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).	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

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 application does not contain confidential, privileged, or sensitive 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 6, 2026

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 the City of Tulelake's application for a United States Environmental Protection Agency Brownfield Assessment Grant (USEPA Grant) for several properties in the City of Tulelake, Siskiyou County, California (Sites). The City of Tulelake is requesting a funding amount of \$500,000 to cover the cost of environmental assessment activities at the six Sites listed below.

The City of Tulelake is located in the northeastern corner of Siskiyou County surrounded by hills and bluffs and is the center of what was once a shallow lake. The closest urban area is Klamath Falls Oregon, located approximately 30 miles to the northwest. The region consists of sparsely populated towns and contains little industry other than forestry and agriculture. The City of Tulelake was first established in 1937 and is home to approximately 900 residents. [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. According to CalEnviroScreen 4.0, the Sites reside in a census tract with an overall CalEnviroScreen 4.0 percentile score of 34 with 100 being the most impacted. Exposure, environmental effects, and socioeconomic factors including pesticides, lead from housing, groundwater threats, education, linguistic isolation, and poverty have scores of 83, 91, 83, 86, 84, and 95 respectively.

The City of Tulelake has identified six Sites totaling approximately 1 acre for redevelopment within the Tulelake downtown area consisting of Main Street and side streets off Main Street. Most of the target area contains dilapidated and contaminated residential and/or commercial buildings that were constructed between the 1930s and 1960s and contain asbestos, lead-based paint, and other regulated building materials. Due to their proximity to active and historical automotive as well as agricultural industries, sites within the target area are frequently contaminated with petroleum hydrocarbons, lead, pesticides, and other pollutants within shallow groundwater and surface soil. The six identified Sites are privately owned and include the following:

- The Old Tulelake Hotel located at 156 Main Street is planned for residential use. The hotel was constructed in 1937 and played a significant role in the town's development. The hotel closed in 1960 and has become blighted due to a decline in the intertwined agriculture and waterfowl hunting industries from droughts and water diversions.
- The Old Post Office located at 480 Modoc Avenue is planned for residential use. The post office provided essential services to Tulelake during and after World War II but has become a blighted property since the opening of a new post office.
- The Old Credit Union located at 398 Main Street is planned for commercial retail use. This Site was a former oil service station that operated from approximately the late 1940s to the mid-1970s. More recently, it operated as a federal credit union before being vacated.
- The Old Bakery located at 407 Main Street is planned for mixed, commercial retail and residential housing. This Site was part of a former automotive facility that operated from approximately the late 1940s to the mid-1970s.
- The Old Auto shop located at 409 Main Street is also planned for mixed, commercial retail and residential housing and along with the aforementioned Old Bakery at 407 Main Street, were part of a former automotive facility known as the former Ford - Balsiger Automotive Facility.
- The Old Tule Lanes Bowling Alley located at 507 Main Street is planned for a youth community center. The bowling alley closed in 2003 and has become dilapidated and uninhabitable.

With the USEPA Grant funding, the City of Tulelake would like to identify the actual risks at the Sites and take action for strategic planning to address potential contamination threats to provide environmental and human health benefits to the community. The USEPA Grant would also promote community involvement and decision making, revitalize blighted downtown properties, foster business development, advance job creation, and create safe residential housing.

Lisa Hanusiak
January 6, 2026
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DTSC looks forward to the possible award of the USEPA Grant to the City of Tulelake to facilitate the success of the environmental assessment of the 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.

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

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area & Brownfields:

1.a. Overview of Brownfield Challenges and Description of Target Area:

The City of Tulelake, California (City pop. 837) is a remote community in northeastern Siskiyou County. Situated at an elevation of 4,035 feet, the City is 1.5 miles northeast of Tule Lake and 2.5 miles south of the Oregon-California border, ~100 miles southeast of Medford, OR, the nearest major urban center. The City is accessible via State Route 139 and the Union Pacific railroad, both of which run parallel to its eastern border.

Tulelake is known as the “Gateway to the Lava Beds” and historically, was part of the Modoc tribal territory. One of the last “Indian Wars” in California was fought at the Lava Beds National Monument, when 60 Modoc held off 1,000 US army officers for eight months before defeat. The surviving Modoc people were transported in cattle cars for resettlement in Oklahoma, but in 1909, some of the Modoc people returned, resulting in two federally recognized Modoc tribes. The City of Tulelake was incorporated in 1937 as a base for the federal government’s Bureau of Reclamation (BOR) Klamath Project. BOR sought to develop the agricultural potential of the region by draining over 100,000 acres of shallow lake and building irrigation ditches and canals to create productive farmland which was then distributed in 80-160-acre lots using a lottery system to veterans of WWI/WWII. The Tulelake Segregation Camp is located outside the City and is now The Tule Lake National Monument that memorializes Japanese internment during WWII.

The City of Tulelake was a local hub for the agricultural community and a base for duck hunters until water diversion by the BOR in the past twenty years and recent drought. With the loss of habitat for waterfowl, recreational hunters no longer visit and the agricultural business are closing or transitioning to less water-demanding crops. The City has experienced an increased incidence of vicinity wildfires, and in the past five years 18% of Siskiyou County has burned, according to incident reports from Calfire. In 2021, the Antelope fire burned 145,632 acres, including Lava Beds National Monument, which is immediately south of the City and the costs of fire suppression weigh on the municipal and county budget.

With the decline in agricultural and recreational/tourism jobs many of Tulelake’s downtown businesses have closed, leaving Main Street hallowed out and empty. The former movie theater, bowling alley, newspaper office, pharmacy, banks and stores are now vacant and falling into disrepair. Though the Lava Beds and the Tule Lake Concentration Camp bring thousands of visitors to the community, the Main Street Corridor offers little to entice visitors to stay and visit. The downtown Main Street Corridor and side streets off of Main Street, is the Target Area (TA) for this grant application (the TA and the entire City is located within Census Tract 06093000100). The Main Street Corridor begins from the on/off-ramp of Highway 139 bisecting the City and stretches ~3,000 feet past the elementary school, the library, city hall, and the high school finally ending at the edge of agricultural fields. Building on the City’s existing brownfield program (catalyzed by an FY22 Community-wide Assessment [CWA] and a California Dept. of Toxic Substances Control [DTSC] First Round Equitable Community Revitalization Grant [ECRG] grant) this grant would further the assessment and creation of much needed rental housing for the many low-income families in the community as well as create jobs.

1.b. Description of the Priority Brownfield Site(s):

The Main Street TA consists of Main Street and side streets off of Main Street. The priority sites are five of at least 16 brownfields identified. The sites were identified during the City’s FY22 EPA CWA grant and all property owners are interested in participating in the brownfield program and have agreed to complete an access agreement. Each site has a commercial building which was originally constructed between the 1930s and 1960s and is assumed to contain asbestos, lead-based paint, and other regulated building materials. Sites within the TA, due to their proximity to historical and active automotive and agricultural industries, are frequently found to be contaminated with elevated concentrations of petroleum hydrocarbons (i.e., diesel and gasoline), lead, pesticides, and other pollutants within shallow groundwater and surface soils.

Site #1: Old Tulelake Hotel, 156 Main Street (0.43 acre): This two-story building stopped operating as a hotel in 1960, and currently occupied by squatters, has fallen into disrepair. The

yard is full of old vehicles and potential environmental contaminants include asbestos, gasoline, and lead. Situated next to Veteran's Park, this property is slated for redevelopment as housing.

Site #2: Old Bakery and Autoshop, 407/409 Main Street (0.195 acre): This property hosted a Ford Corporation Balsiger, Inc. automotive facility from the 1940s to 1970s. During that time, the lot was split and a small bakery was built adjoining the front of the two bay garage. Both buildings are now used for storage. A Phase I environmental site assessment was completed for both structures in 2025 and a Phase II investigation was recommended. Potential environmental contaminants include asbestos, gasoline, and lead. Situated 140 feet from the Public Library, the reuse plan includes mixed commercial retail and housing.

Site #3: Old Tule Lanes Bowling Alley, 507 Main Street (0.281 acre): The site operated as a bowling alley which closed in 2003 and has since been condemned by the City. A Phase I environmental site assessment was completed in 2024 and a Phase II investigation was recommended. Potential environmental contaminants include asbestos, gasoline, and lead. The roof has caved in and the bowling brick walls are likely to collapse so it has been fenced off to prevent children on their way to and from school getting too near. A mere 180 feet from the Tulelake Basin Elementary School and Head Start Preschool, the City plans to redevelop the site as a youth community center.

Site #4: Old Credit Union, 398 Main Street (0.39 acre): The site operated as an Associated Oil Company Service Station in the 1940s to 1970s. Subsequently, a Federal Credit Union bank building was built, and then abandoned and is at present vacant. Potential contaminants include asbestos, gasoline, and lead. Reuse plans are for commercial retail development.

Site #5: Old Post Office, 480 Modoc Avenue (0.4 acre): The old post office building which is currently vacant has potential environmental contaminants including asbestos, gasoline, and lead. The building is next to Veteran's Memorial Park and the City plans to redevelop it as commercial space.

I.c. Identifying Additional Sites:

The City of Tulelake initially identified derelict buildings that were a priority for assessment and redevelopment in the 2020 General Plan Report produced by request of the City Council. This site inventory was ranked according to priority by the Tulelake Revitalization Committee. The City has continued adding sites to the Brownfields inventory list as assessments have been completed. Using this inventory and guided by community redevelopment priorities the City and its partners including the Tulelake Revitalization Committee and the Tulelake Homesteaders work to identify and prioritize more vacant and underutilized buildings in the downtown. Due to the committee's high degree of community engagement and participation, many property owners are interested in participating. This community-based process will continue to be implemented.

Revitalization of the Target Area:

I.d. Reuse Strategy and Alignment with Revitalization Plans:

Through the brownfields program, the City will address potential contamination threats in the Main Street TA which aligns with the City's 2025 General Plan Report. The report highlights key strategies such as: Compact growth, downtown revitalization, accessibility and walkability, housing diversity, preparation, adaptation, and resiliency. Revitalizing downtown sites will help implement this plan. In 2023, the City asked for community input to select what types of businesses and services Tulelake most needed. The categories that were requested are in descending order, Entertainment (184), Youth activities (166), Retail (161), and Housing (144). In alignment with that and other feedback the City would like to reuse Site #3, Tule Lanes as a Youth Center. Its location next to Tulelake Basin Elementary School and the Preschool would ensure access to both entertainment and youth activities for children and families near the schools.

Housing is another priority of the City, as shown by the 6th Cycle Housing Element 2023-2032 (Housing Element) goal to provide adequate sites to accommodate housing needs. These include new construction (for low and moderate income residents) as well as rehabilitation (meaning substandard housing that needs major rehabilitation repair to make the unit safe, decent, and sanitary for human habitation, including replacement.). The housing crunch is felt by local renters – the median rent has risen faster than the rise in income which suggests an erosion in the affordability of rent. For senior homeowners (two-thirds of homeowners) the lack of senior care

facilities in the City is a concern being addressed by the city with new residential zoning ordinances. The City outlines enabling the building of specific types of housing such as multifamily and senior housing in the Housing Element, but this can only be done if the risk of contamination is removed. Removing the environmental risk will encourage developers.

1.e. Outcomes and Benefits of Reuse Strategy:

Downtown Tulelake revitalization is the focus of the City's General Plan 2025 Update and is expanded upon in the Housing Element. Priority site assessment and reuse planning in our compact downtown will support accessible senior housing, and mixed-use housing development, providing much needed rental and smaller affordable housing. New buildings in Siskiyou County must conform to energy efficiency requirements in the California 2025 Energy Code, which strengthens ventilation standards and electrification readiness. The use of energy efficient building practices and renewable energy (i.e., solar panels) are community priorities and will be incorporated during reuse planning. The Modoc Nation is involved in the City's ongoing redevelopment efforts and the momentum of the Brownfields program is catalyzing community building within the community.

It is estimated that reuse of Site #3 the former Tule Lanes as a future youth community center will create approximately ~10,000 sqft of new (first and second floor) building space. The building will generate local construction jobs and ~10 administrative, childcare, and facility maintenance jobs. This will produce increased tax revenue, bring more families into the City for child-related activities, and strengthen community. Ultimately, this will attract more families to our community. An additional benefit of redevelopment of this site as a youth center would be the augmentation of the city's climate resiliency. Rebuilding this site with current energy efficiency requirements, and backup generators would add another space that could be used for climate resiliency in the case of wildfires and winter storms. The other sites selected for housing and for mixed commercial/residential development will create ~2,400 sqft (1,000 sqft rental apartments over 1,400 sqft retail spaces) which will provide ~4-8 new rental apartments/senior residences/housing, as well as the construction jobs; ~4 newly renovated retail spaces, and 8 new retail jobs. The redevelopment of the Main Street TA would revitalize downtown.

Strategy for Leveraging Resources:

1.f. Resources Needed for Site Reuse:

Over the past six years, the City has developed its brownfield program and leveraged a variety of resources both public and private for site redevelopment. Currently, the City is preparing an application for an EPA Cleanup grant for FY26. The City is eligible for the Community Resilience Centers (CRC) planning and implementation grants offered by the California Strategic Growth Council which enables communities to adapt to the impacts of extreme weather events, rural economies to improve agricultural viability, enhance drought tolerance, and develop facilities.

In addition to these funding sources, the City is working on cultivating private funding. Attracting private funding for the development of residential housing is essential for Tulelake and is made more attractive to developers because the city is located within a Qualified Census Tract (QCT) as well as a Difficult Development Area (DDA)(HUD, 2026) which means properties qualify for the Low-Income Housing Tax Credit (LIHTC) incentivizing developers to acquire, construct, and redevelop affordable housing for low-income tenants. Another housing program the City is eligible for and interested in is the Multifamily Housing Program (MHP) administered by the California Dept. of Housing & Community Development which offers low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. These resources can help Tulelake to build the housing and community facilities that are needed to further revitalization efforts.

1.g. Use of Existing Infrastructure:

The assessment of the Main Street TA and subsequent redevelopment plans will draw on the existing infrastructure, including streets, sidewalks, water, sewer, powers. Further, streets and sidewalks are in place to promote vehicle and pedestrian access. The City operates its own water facilities and will provide water and sewer services and with recent infrastructure improvements has capacity to meet growth for the next twenty years. Upon assessing and removing the

environmental contamination/hazards associated with sites, private investment will be the primary funding resource to implement required building upgrades.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need:

2.a. The Community's Need for Funding:

Tulelake is a small town in sparsely populated Siskiyou County (7 people per square mile); 60% of the land is Federally-owned National Forest and generates no property tax. For Tulelake and municipalities within the County, this means there is little supportive funding from County-level sources. The City of Tulelake has a poverty rate of 26.4% more than twice the CA/US poverty rate of 12.4% (American Community Survey [ACS] 5-year estimates for 2023). In the past 12 months 36.8% of residents were living in households with Supplemental Security Income (SSI), cash public assistance income, or Food Stamps/SNAP and the local unemployment rate is 7% vs. 5.2% for the US (ACS). The median value of a home in Tulelake is \$112,200 which is half the Siskiyou County median, and one-sixth the California median home value (ACS). The result is that property taxes collected (by Siskiyou County for the city at a 0.660% rate) in FY 2024 (the last complete audit) were only \$89,293, or 9.9% of the City's revenue. The City's expenditures \$1,051,241 exceeded revenue by \$150,638, in part due to lower than forecast sales taxes and permit fees (2024 Audit). Additionally, the costs of fire protection services are 5% of the City's small budget. Due to the limited operating budget, the City has to secure additional funding assistance for brownfields assessment and redevelopment.

Due to the low home value, and the relatively high cost to build in a remote location (many nearby Oregon contractors do not have California licenses) the community suffers from a 16.8% crowding rate- vs. an average rate of 3.5% in Siskiyou County (ACS). Housing insecurity in Tulelake is twice the national average (25.95% locally vs. 12.4% nationally)(CDC PLACES Data 2019-2023). The assessment and redevelopment of the Main Street TA will increase the development of affordable housing and reduce crowding.

2.b. Health or Welfare of Sensitive Populations:

The small, rural community of Tulelake suffers greatly in terms of health and welfare threats as the majority of residents can be classified as members of sensitive populations. The City has a population of sensitive adults (over 65) which is 21.7% vs. 15.3% in CA, and the 5 and under population is 8% (5.7% CA) (ACS). The combination of a population that is both significantly older and younger than the California average means that residents are more at risk from potential contamination from the sites in the Main Street TA.

Poverty increases the vulnerability of both the younger and older sensitive residents and poverty level for families with children under 5 is 55.2% (ACS), meaning that half of families with young children struggle just to put food on the table; 81.2% of children at Tulelake Basin Elementary and Tulelake High received free/reduced cost lunches (NCES Data). Tulelake has a higher population of adults without a high school diploma - 43.79% compared to the state average of 24% (ACS). Adult residents of Tulelake have a crude prevalence of 20.6 frequent mental distress vs. 17 US average and a 20.8 crude prevalence for Frequent physical distress vs. 14.8 US average (CDC).

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

Health conditions in Tulelake are exacerbated by exposure to brownfields and lack of access to safe and supportive housing. Contaminants that potentially exist at the target sites include asbestos, lead, petroleum, and other hazardous substances. According to CalEnviroScreen 4.0, Tulelake falls in **the 91st percentile for lead paint in housing**, exacerbated by the fact that approximately 80% of the population lives within one-half mile of priority sites. In 2015, 8.3% of children under 6 in Siskiyou County had a blood lead level between 4.5 to 9.5 mcg/dL (CDPH CLPPB Data). The CDC Blood Lead Threshold Value is 3.5 mcg/dL. Even low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems. The EPA considers maternal exposure to lead a risk factor for low birth weight and preterm birth. **Preterm birth** is elevated in Siskiyou County – 11.89% vs. 9.16% for CA as is the proportion of **low birthweight** babies born in Siskiyou County 9.16% vs. 7.51% in CA (CDPH MCAH Surveillance Data). Low birthweight infants grow up to have a greater likelihood of health issues.

Siskiyou County has elevated **asthma ER visits** for adults (ages 35-64) 30.4 per 10,000 (vs. CA 28.9), and for adults age 65 and over the County falls into 9th place among CA counties with a prevalence rate of 21.7 per 10,000 (CDPH Tracking CA Data). For girl children 0-17 Siskiyou County has a very high 53 prevalence rate for ER visits for **asthma, the 8th highest rate of CA counties** (CDPH Tracking CA Data). Petroleum is a suspected contaminant at all priority sites and is a well-known human carcinogen. Siskiyou County has **the 7th highest mortality rate from all cancers** out of all 58 CA counties. The Siskiyou County rate of **cancer deaths** was 475.8 people per 100,000 vs. statewide 280.4 people per 100,000 - meaning County residents die at twice the rate as other Californians (CDC PLACES).

Chronic diseases such as COPD have a crude prevalence of 10.3% in Tulelake vs. 8.1% US, and diabetes has a prevalence of 17.0% in Tulelake vs. 13.1% US (CDC PLACES). Residents in the City are more likely to suffer from and/or die from chronic health conditions caused or exacerbated by possible contamination and hazardous substances from brownfields sites.

2.d. Economically Impoverished/Disproportionately Impacted Populations:

Tulelake’s sensitive populations are disproportionately impacted by the proximity of brownfields sites due to poverty. Elevated prevalence of health conditions are worsened by the distances residents need to travel for care. The entirety of Siskiyou County, is a medically underserved area (Health Resources & Services Administration [HRSA]) with the closest emergency room in Klamath Falls, Oregon, a 40-minute drive away.

Limited housing availability in Tulelake means families and children must accept sub-standard, crowded rental housing, placing low-income and sensitive populations at an elevated risk for lead exposure. The City’s housing plan estimates that 35.8% of Tulelake ownership households are cost burdened and approximately 54 housing units are considered overcrowded (34 owner-occupied/20 renter occupied) (Housing Element). The need for rental housing is shown by the low vacancy rate in Siskiyou County which is 2.53% vs. the US rate of 4.8% (ACS).

CalEnviroScreen 4.0 reports that the number of groundwater threats and pesticide use for the Tulelake census tract is in the 83rd percentile statewide. These toxins are a legacy of the agricultural foundation the City was built upon and have a negative impact on sensitive populations. To address these health and welfare issues impacting the community and sensitive populations, the grant strategy will focus on community-driven reuse plans that will leverage funding for the City to improve health and welfare-related programs. Site redevelopment would improve crowded housing conditions by removing hazardous building materials simultaneously increasing the City’s housing stock and mental distress suffered by City residents.

Community Engagement:

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

Organization	Entity’s Mission (statement)	Point of contact (name and email)	Specific involvement in the project or assistance provided
Modoc Nation	To serve the citizens of the Modoc Nation through effective governance, economic and educational empowerment, cultural stewardship, and sustainable development, preserving our heritage while advancing our sovereignty.	Chief Robert Burkybile (918) 542-1190 Robert.Burkybile@modocnation.com Ken Sandusky (541) 891-7321 Kenneth.sandusky@modocnation.com	Will work to support reuse planning of priority sites and are investors in redevelopment of Tulelake Cultural Visitor Center in the downtown.
Tulelake Homesteaders	Informing the community on current local events, encouraging community engagement, and providing local historical knowledge.	Murray Bolesta (520) 241-1280 murray@cactushuggers.com	Will solicit community input for potential project sites for project inclusion beyond the priority sites and encourage participation in community engagement.
Tulelake	Dedicated to revamping and beautifying Tulelake, California.	Emily Hall	Will support revitalization of downtown. The committee

Revitalization Committee		(626) 773-2026 [REDACTED]	will support site selection beyond the priority sites and will make recommendations for prioritization.
Art of Survival Century Ride	Strives to offer a sense of community engagement and social responsibility.	Linda Woodley (541) 281-5117 aoscentury@gmail.com	Will encourage members to participate in community engagement.
Rural Klamath Connects	Establishing community-building initiatives in rural communities in the Klamath Basin.	Jan Walker (530) 397-3511 janw@golddustfarms.com	Supports efforts to make improvements in area. Will offer input in planning efforts and will assist in identifying funding to move projects forward.
Tulelake Rotary	Provide service to others, promote integrity, and peace through our fellowship of business, professional, and community leaders.	Steve Parkinson (541) 591-0892 stevep@ivi.us.com	Will solicit community input for potential project sites beyond the priority sites; will encourage members to participate in community engagement.
Klamath Water Users Association	Providing historical records of homesteaders and water development within the Klamath Basin.	Moss Driscoll (541) 883-6100 moss@kwua.org	Will provide necessary research within the community for historical records for exhibits to be displayed within the Tulelake Cultural Visitor Center

2.g. Incorporating Community Input:

The City’s project goals for community engagement and partnership efforts are to listen to and incorporate as much community input as possible. To achieve this the City will do the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, cleanup; 2) provide accessible, accurate, timely, and understandable information; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input.

The Brownfields team will continue using and developing the written Community Involvement Plan (CIP) created during the awarded FY22 EPA CWA grant to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning.

The City will designate points of contact for the project and contact information will be provided. Project staff will attend civic organization meetings to provide updates on project activities and answer questions. The City’s plan is to provide quarterly community updates. Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio stations to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. A focused mailing to area residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure a flow of information for those residents that do not have access to the Internet. In addition to posting meeting notices and project updates on the City web site and Facebook page, notices will also be distributed via US Mail with local utility bills. Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at City Hall to establish and maintain an information repository:

A minimum of four public meetings will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. Virtual alternatives for public meetings will be provided.

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 Lead / 3.d. Outputs:

No subawards, subgrants, or participant support costs are anticipated. The EPA-funded activities are described below.

<u>Task/Activity 1: Grant Management and Reporting</u>
<p>a. Project Implementation: This task will include: 1) quarterly progress reporting (QR), 2) Property Profile Form submission and updates in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES), 3) preparation of final closeout report, 4) expenses associated with one City staff to attend two brownfield training conferences, and 5) contracting (by 2 CFR 200.317-326 requirements) a firm with environmental expertise to serve as the consultant/qualified environmental professional (QEP) for the grant.</p>
<p>b. Anticipated Project Schedule: The City anticipates completing the competitive QEP procurement by the project start date estimated on October 1, 2026. Grant management and reporting will be ongoing throughout the 4-year implementation period. Attendance at EPA brownfield conferences will occur from 2026-2030.</p>
<p>c. Task/Activity Lead(s): The City will lead this task with assistance from the QEP in performing reporting activities.</p>
<p>d. Output(s): 16 QRs; on-going ACRES entries/updates, one final closeout report; and attendance by one City staff at two EPA brownfield training conferences.</p>
<u>Task/Activity 2: Community Engagement</u>
<p>a. Project Implementation: The City will develop outreach materials, project website, and will lead community meetings to keep the public informed about project plans/updates. The City will have regular meetings with stakeholders and property owners throughout the project. Supplies budgeted for the printing of outreach materials and office supplies. This task will include: 1) updating fact sheets and maintaining a project webpage, 2) effectively utilizing social media and other existing channels to communicate progress/solicit input, 3) organizing and hosting up to eight community meetings, and 4) facilitating other stakeholder activities.</p>
<p>b. Anticipated Project Schedule: During the first three months of the project, the project fact sheets and webpage will be updated, and the initial community kick-off meeting will be held. Subsequent project meetings will occur semi-annually throughout the 4-year implementation period, with two community meetings per year. Other stakeholder and property owner meetings will occur periodically, as needed.</p>
<p>c. Task/Activity Lead(s): The City Project Director, Jenny Coelho, will lead this task, with support from the QEP, and key stakeholders.</p>
<p>d. Output(s): Fact sheets; press releases/articles; webpage/social media content; up to eight community meetings (including presentations, agendas, minutes, etc.); inventory reports; community meeting summaries; and community input for reuse plans.</p>
<u>Task/Activity 3: Environmental Site Assessments</u>
<p>a. Project Implementation: This task will include: 1) preparation of property eligibility determination (PED) forms for up to 12 sites, 2) completion of Phase I environmental site assessments (ESAs) for up to 12 sites (in accordance with AAI Final rule/ASTM E1527-21 Standard), 3) preparation of an EPA-approved Master Quality Assurance Project Plan (QAPP), 4) execution of access agreements, if needed, for work on sites not owned by the City; 5) preparation of EPA-approved Sampling and Analysis Plans (SAPs) for 4 sites, including Health and safety Plans (HASPs); 6) completion of Phase II ESAs at 4 sites, and 7) completion of GIS-based City-wide inventory of brownfields sites for future reuse.</p>

b. Anticipated Project Schedule: Work on the general QAPP will begin immediately, together with work on the initial Phase I ESAs. Work on the initial Phase II ESAs will begin upon approval of the QAPP and associate SAP. Work on ESAs will continue as additional sites are prioritized and continue until funds are fully expended.

c. Task/Activity Lead(s): The City will lead this task and coordinate work by the QEP who will perform the majority of activities.

d. Output(s): 1 QAPP; 12 PED forms; 12 Phase I ESAs; 4 Site-Specific SAPs/HASPs; 4 Phase II ESAs; Geographical Information System (GIS)-based site inventory; and Asbestos and Lead Based Paint surveys (as needed).

Notes: Given the age of priority sites, it is anticipated that Asbestos/ Lead surveys will be needed.

Task/Activity 4: Remedial/Reuse Planning and Inventory Updates

a. Project Implementation: This task will include: 1) Site-specific cleanup plans or Analysis for Brownfields Cleanup Alternatives (ABCAs) will be completed for up to four sites, 2) completion of site-specific reuse plans with renderings or market feasibility studies for two sites, 3) City-wide Brownfields Revitalization Strategy including site disposition strategies for priority sites, and 4) completion of GIS-based City-wide inventory of brownfields sites for future reuse consisting of a GIS database integrated with existing City GIS resources. Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, as funds allow.

b. Anticipated Project Schedule: Remedial and Reuse planning will begin in 2027 as Phase I/II ESAs are completed.

c. Task/Activity Lead(s): The City will lead this task and coordinate work by the QEP who will perform the majority of the activities.

d. Output(s): Four site-specific cleanup plans or ABCAs; two site-specific reuse plans with renderings or market feasibility studies; City-wide brownfields revitalization plan including site disposition strategies for priority sites; and City-wide inventory of brownfields sites for future reuse consisting of a GIS database.

3.e. Cost Estimates: A summary of the project budget for grant funded activities by task/category is provided in the table below. No fringe benefits, equipment, and construction are requested. City staff will not perform project work that goes beyond their regular wages or salaries. The City will use existing City equipment to perform administrative project work. Construction costs will be captured under contractual costs. As shown below, a total of \$300,000 (60% of the project budget) is allocated for ESAs related work under Task 3. An additional \$140,000 (or 28% of the project budget) is allocated to inventory updates, remedial and reuse planning.

Budget Categories		Task 1	Task 2	Task 3	Task 4	Totals
		Grant Management & Reporting	Community Engagement	Environmental Site Assessments	Inventory Updates; Remedial & Reuse Planning	
Direct Costs	Personnel	\$15,000	\$10,000	\$0	\$0	\$25,000
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$5,300	\$0	\$0	\$0	\$5,300
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$1,700	\$0	\$0	\$1,700
	Contractual	\$14,000	\$13,300	\$300,000	\$140,000	\$467,300
	Construction	\$0	\$0	\$0	\$0	\$0
	Other	\$700	\$0	\$0	\$0	\$700
Total Direct Costs		\$35,000	\$25,000	\$300,000	\$140,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$35,000	\$25,000	\$300,000	\$140,000	\$500,000

The summary below provides descriptions for how the cost estimates for each task and budget category were developed. All costs were developed based on the City’s experience completing similar tasks and activities during our FY22 EPA CWA grant.

<p>Task 1 – Grant Management and Reporting: Task 1 total budget: \$35,000</p> <p><i>Personnel Costs</i> of \$15,000 are budgeted for an estimated 300 hours of work by the City staff in performing management, reporting, and oversight activities at an average rate of \$50/hour. <i>Travel Costs</i> of \$5,300 are budgeted for travel expenses for one City staff member to attend two EPA/State brownfields-related training conferences/workshops. Costs are estimated at \$2,650 per person per conference/workshop based on costs incurred by staff attending recent brownfield conferences. <i>Contractual Costs</i> of \$14,000 are budgeted for an estimated 80 hours of work at \$175/hour for the QEP in supporting program staff to complete EPA quarterly reports, EPA ACRES database, and other project management activities. <i>Other Costs</i> of \$700 are budgeted for registration fees for one City staff member to attend two EPA/State brownfields-related training conferences/workshops. Costs are estimated at \$350 per person per conference/workshop based on costs incurred by staff attending recent brownfield conferences.</p>
<p>Task 2 – Community Engagement: Task 2 total: \$25,000</p> <p><i>Personnel Costs</i> of \$10,000 are budgeted for an estimated 200 hours of City staff in assisting with inventory and community engagement activities at an average rate of \$50/hour. <i>Supplies Costs</i> of \$1,700 is allocated to meeting supplies including typical office supplies, including stationery, paper, ink, printing, and postage over the four-year grant project. <i>Contractual Costs</i> of \$13,300 are budgeted for an estimated 76 hours of work at \$175/hour for the QEP to assist with inventory and community engagement activities.</p>
<p>Task 3 – Environmental Site Assessments: Task 3 total: \$300,000</p> <p><i>Contractual Costs</i> of \$300,000 are budgeted for the QEP to complete 12 ASTM-AAI compliant Phase I ESAs (\$5,000 each = \$60,000); an additional \$15,000 is allotted for three to five supplemental lead/asbestos assessments; one Generic Quality Assurance Project Plan (QAPP) = \$6,000; four Site-Specific Sampling and Analysis Plans (SAPs), including Health and Safety Plans (\$4,000 each = \$16,000); and four Phase II ESAs (approx. \$25,000-\$50,750 per site, Phase II ESA costs vary due to the complexity of sites) = \$203,000.</p>
<p>Task 4 – Inventory Updates; Remedial and Reuse Planning: Task 4 subtotal: \$140,000</p> <p><i>Contractual Costs</i> of \$140,000 are budgeted for four Site-specific cleanup plans or ABCAs at \$7,500 each = \$30,000; reuse planning and rendering for two priority sites at \$10,000 per site = \$20,000; City-wide Brownfields Revitalization Strategy including site disposition strategies for priority sites = \$60,000; and City-wide inventory of brownfields sites for future reuse consisting of a GIS database = \$30,000.</p>

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The City will continue to use progress tracking tools created during our FY22 EPA CWA grant implementation. The City uses an Excel-based spreadsheet to record and monitor progress toward completing the various outputs listed in Section 3.d. The spreadsheet table is reviewed quarterly against project progress, goals, and incorporated into quarterly progress reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the four-year time frame. Site-specific information will be entered into ACRES database. The outputs to be tracked include the number of community meetings, meetings with community partners, number of environmental assessments (Phase I/II ESAs), number of ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, number of sites for which property title transfers are facilitated, acres of land redeveloped, and square footage of buildings positioned for adaptive reuse, amount of private investment and other funding leveraged, jobs created or retained and increased property and sales tax revenue generated. The City Project Director with support from City staff and the QEP will document and evaluate the outputs and outcomes through quarterly progress reports and monthly communication with EPA Project Officer.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability

4.a. Organizational Capacity / 4.b. Organizational Structure / 4.c. Description of Key Staff:

The City will be responsible for the day-to-day management of project activities, compliance with all administrative and programmatic conditions under the grant, and supporting planning, geographic information systems (GIS) data management, and public outreach activities associated with the project. Project personnel are fully committed to supporting the project for the entire term of the CWA grant and future cleanup and redevelopment efforts. City staff members have the administrative capacity and organizational experience to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the 4-year performance period. **Jenny Coelho**, the Chief Resilience Officer, will serve as Project Director and has over 10 years of experience managing City programs, such as the FY22 EPA CWA grant, FY22 DTSC ECRG grant, and Community Development Block Grants (CDBG), along with multiple partner agencies and organizations to deliver economic/business development. Her experience has included administering the Brownfields Grant program, CDBG Housing Loan program, as well as the Proposition 68 State Parks grants. **Whitney Cantrell**, the City Finance Director, will be responsible for fiscal management of the EPA Brownfield funds. She has over 10 years of experience in public finance. She has also implemented several new City financial systems and processes that have improved the efficiency and effectiveness of the Finance department. **Anna Perez** will serve as Technical Coordinator. She currently works as the City Administrative Clerk and has managed the CWA grant and community development projects in the areas of technical support and community revitalization. She will support the Project Director with administrative tasks, project implementation, and compliance with applicable federal grant conditions.

4.d. Acquiring Additional Resources: The City will procure the services of a QEP through an open bid process in compliance with state and federal requirements (2 C.F.R. 200 and EPA rule 2 C.F.R. 1500). The City has all the management and procurement procedures in place to secure services through competitive processes, as well as the experience and expertise needed to manage contractors as they complete assignments on behalf of the City. During implementing our FY22 EPA CWA grant, the City demonstrated commitment to securing services through competitive services and enlisting diverse suppliers by adhering to the six 'Good Faith Efforts' found in 40 CFR Part 33, Subpart C; 40 CFR 33.501; and 2 CFR 200.321. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the Project Director to ensure project success.

Past Performance and Accomplishments:

4.e. Currently Has or Previously Received an EPA Brownfields Grant: The City received a FY22 EPA CWA brownfield grant. Information on the City's FY22 EPA CWA grant is provided below, and all relevant accomplishments and outcomes have been recorded in ACRES.

4.e.(1) Accomplishments: The City received a \$500,000 FY22 EPA CWA Grant. Under this grant, seven Phase I ESA Reports, seven RBM Reports, on QAPP, one SAP, one Phase II ESA, and two draft ABCAs were prepared. Additional outputs included quarterly reports, community engagement materials (flyers, brochures, and handouts), and attendance at six community engagement events. In addition to the FY22 EPACWA grant, the City received a First Round FY22 DTSC ECRG grant.

4.e.(2) Compliance with Grant Requirements: The City staff has complied with all work plans, schedules, terms and conditions, and other requirements under the cooperative agreement for our FY22 EPA CWA grant. Quarterly reports and federal reporting forms were submitted on time, and ACRES entries were updated quarterly. All project deliverables have been provided promptly to the EPA. The expected results were achieved or exceeded and completed on schedule without the need for corrective measures. As of October 1, 2025, approximately 30% of funding remains on the grant and is earmarked for ongoing assessment reporting and cleanup and reuse planning at target sites. The City anticipates utilizing the full amount of the grant. The expenditure summary for grant/account ID BF98T43701 confirms that as of October 1, 2025, 70.05% (\$350,261.57 of the \$500,000) of the grant funds was drawn down and/or expended.

1. APPLICANT ELIGIBILITY:

(a) Applicant Type: City Government

(b) Eligibility: The City of Tulelake is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Assessment Grant funding.

2. COMMUNITY INVOLVEMENT:

The City’s project goals for community engagement and partnership efforts are to listen to and incorporate as much community input as possible. To achieve this the City will do the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, cleanup; 2) provide accessible, accurate, timely, and understandable information; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input.

The Brownfields team will continue using and developing the written Community Involvement Plan (CIP) created during the awarded FY22 EPA CWA grant to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning.

The City will designate points of contact for the project and contact information will be provided. Project staff will attend civic organization meetings to provide updates on project activities and answer questions. The City’s plan is to provide quarterly community updates. Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio stations to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. A focused mailing to area residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure a flow of information for those residents that do not have access to the Internet. In addition to posting meeting notices and project updates on the City web site and Facebook page, notices will also be distributed via US Mail with local utility bills. Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at City Hall to establish and maintain an information repository: A minimum of four public meetings will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. Virtual alternatives for public meetings will be provided.

3. EXPENDITURE OF EXISTING GRANT FUNDS:

The City of Tulelake’s FY 2022 USEPA CWA grant will close during the second half of 2026. As of October 1, 2025, approximately 70.05% of the grant was drawn down (corresponding to \$350,261.57 of \$500,000.00 of the grant award). A statement from the asap.gov account illustrating the balance as of October 1, 2025, is included as an attachment.

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

Not Applicable - no contractors or sub-recipients are named in this application. The City of Tulelake pledges full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 in the selection of all consultants and contractors.