

Applicant Information

Applicant Name: City of Lodi
Address: 221 W. Pine Street, Lodi, CA 95240
UEI: HA3AHF19FEM4
EIN: 946000631
Type of Applicant: General Purpose Unit of Local Government
EPA Region: 9
Congressional District: 9
Project Title: Downtown Lodi Rail-Adjacent Brownfields Assessment and Cleanup-Ready Planning
Grant Type: Community-Wide Assessment (Hazardous Substances)
Amount Requested: \$314,800

Project Contact Information

Project Manager: Luis Aguilar, Economic Development Director
Phone: 209-269-4885
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Administrative Contact: Jennifer Rhyne, Neighborhood Services Manager

Phone: 209-330-8890
Email: jrhyne@lodi.gov

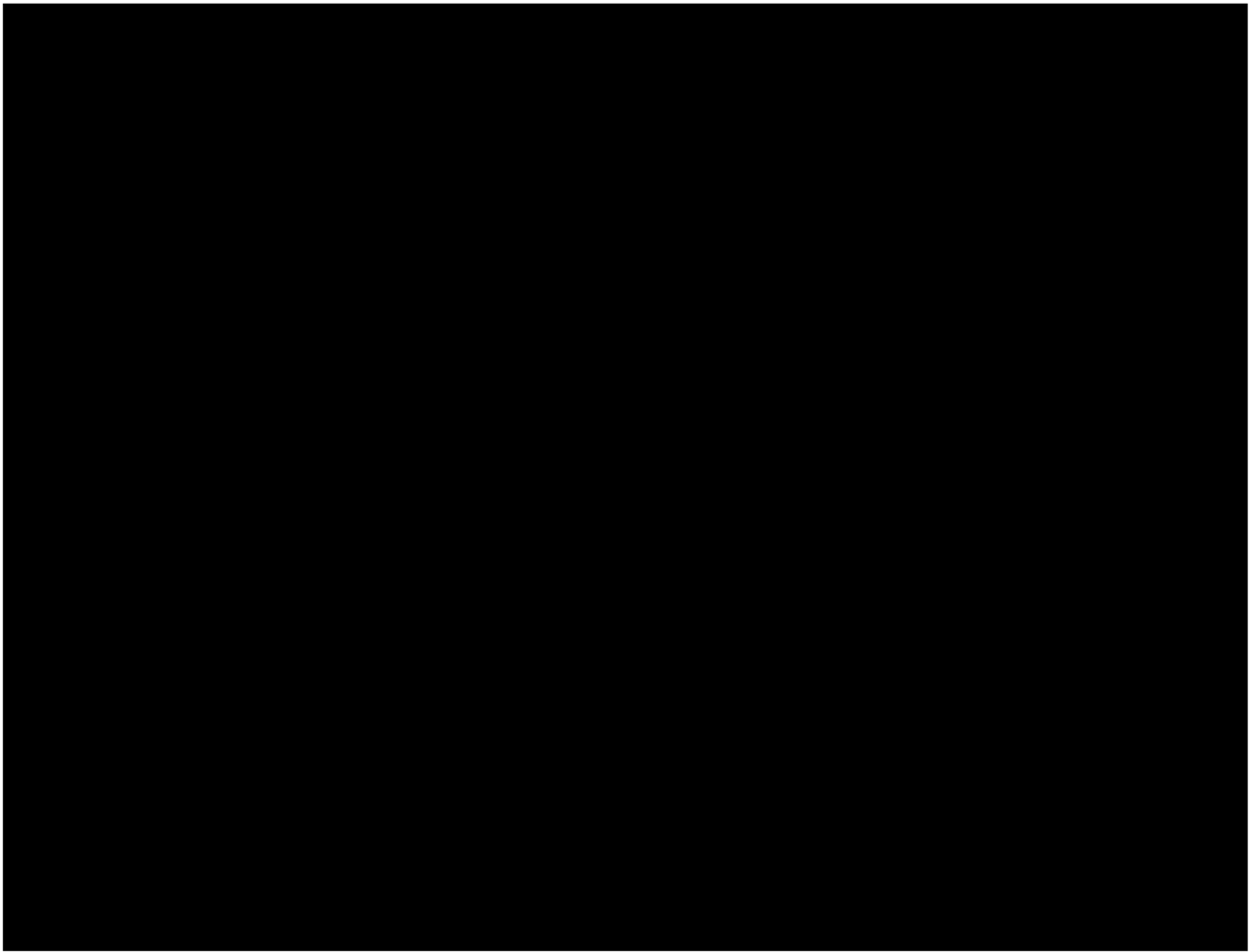
Project Summary

[Redacted]

[Redacted]

Target Area Description

[Redacted]
Census Tracts 45.01 and 45.02 [Redacted]
[Redacted]
[Redacted]
[Redacted]



Project Goals and Outputs

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Community Engagement

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[Redacted]

Leveraged Resources

[Redacted]

[Redacted]

Past EPA Experience

[Redacted]

Other Factors	Page #
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 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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2
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).	6-8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A



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 27, 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 \$314,800

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the City of Lodi's application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for two priority sites in the City of Lodi, San Joaquin County, California (Sites). The City of Lodi is requesting a funding amount of \$314,800 to cover the cost of environmental assessment activities at the Sites.

The City of Lodi is located along the Mokelumne River in California's Central Valley, one of the most productive agricultural regions in the country. The City of Lodi was founded in 1869 and incorporated into a city in 1906. Historically, industrial uses grew within the City of Lodi around rail lines and commercial uses around the railroad depot located where downtown is today. Over time, commercial development stretched out along corridors. Residential use is prevalent in the urban areas with some historic neighborhoods near downtown and newer subdivisions between commercial corridors. The City of Lodi is surrounded by agricultural lands that contribute to the local economy.

The Downtown Specific Plan (DSP) focuses infill development efforts on 673 acres in and around downtown and along the City of Lodi's existing corridors. The City of Lodi has identified two priority sites totaling approximately 5.7 acres for redevelopment under the DSP. These priority sites include several housing element inventory parcels targeted for high-density, mixed-use projects with histories of industrial and rail-related

uses that pose contamination risks and must be addressed to enhance livability, safety, and economic opportunities, particularly in disadvantaged communities. The priority Sites are privately owned and include the following:

- The Oak/Pine Rail-Adjacent Assemblage priority Site includes the following three closely located downtown parcels:
 - 48 E. Oak Street identified by San Joaquin County Assessor's Parcel Number (APN) 04306803 and the parcel on the southwest corner of E. Pine Street and S. Main Street identified by APN 04307704 consist of approximately 1.74 and 1.69 acres respectively. These parcels have an industrial history with potential redevelopment for community spaces.
 - The parcel on the southwest corner of E. Elm Street and N. Main Street identified by APN 04307703 consists of approximately 1.69 acres and is an industrial property with potential for commercial redevelopment.
- The Main/Lockeford Downtown Infill Cluster priority Site includes the following three closely located downtown parcels:
 - 311 N. Main Street and identified by APN 04123005 consists of 0.14 acres and is ideal for mixed-use redevelopment.
 - 17 E. Lockeford Street identified by APN 04123041 and 301 N. Main Street identified by APN 04123042 consist of 0.37 and 0.09 acres respectively. These two parcels present affordable housing or business opportunities near downtown.

[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 census tracts with overall CalEnviroScreen 4.0 percentile scores as high as 95 with 100 being the most impacted. Socioeconomic factors including education, linguistic isolation, poverty, and unemployment have scores as high as 98, 90, 97, and 98 respectively.

With the USEPA Grant funding, the City of Lodi would like to conduct environmental assessments, community engagement, and remedial planning to improving air quality and reduce pollutants. The USEPA Grant would also boost economic opportunities. The City of Lodi plans to collaborate with local stakeholders to align the redevelopment efforts with community needs, and environmental justice goals.

The City of Lodi is committed to this initiative beyond the USEPA Grant with plans of leveraging additional resources like Community Development Block Grant funds, Opportunity Zone incentives, tax credits, housing and transit grants. Partnerships with groups like the Center for Creative Land Recycling and environmental consultants will provide the support needed to attract investment and ensure success.

DTSC looks forward to the possible award of the USEPA Grant to the City of Lodi 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 AND PLANS FOR REVITALIZATION

1a. Target Area and Brownfields - Overview of Brownfield Challenges and Description of Target Area

The City of Lodi will conduct EPA Brownfields assessments and cleanup-ready planning in its rail-adjacent downtown area—a historically disinvested part of the city where environmental uncertainty has discouraged reinvestment. For this grant, the Target Area is the Downtown Specific Plan geography generally bounded by Lodi Avenue (south) to Lockeford Street/Softball Complex (north) and Pleasant Avenue (west) to Washington Street (east), and bisected by the Union Pacific railroad tracks between Sacramento Street and Main Street. The Target Area includes Census Tracts 45.01 and 45.02, where legacy rail-adjacent and vehicle-oriented uses raise concerns for shallow soil impacts (e.g., petroleum-related constituents) and the broader downtown is affected by documented chlorinated solvent impacts in groundwater (including PCE, TCE, and related VOCs). These conditions create real and perceived risks that complicate financing and permitting for infill housing and mixed-use redevelopment and may present exposure pathways such as soil/dust disturbance and, where applicable, vapor concerns. EPA-funded Phase I/II ESAs will clarify site conditions, reduce uncertainty, and inform protective reuse planning.

Lodi is planning for 3,909 new housing units under its 2023–2031 Regional Housing Needs Allocation, including substantial very-low and low-income needs. Housing cost burden and homelessness pressures are most visible in the eastside/downtown focus area, where older housing stock and economic hardship contribute to instability. By establishing environmental due diligence and cleanup-ready documentation for underutilized parcels, this grant helps remove a key barrier to infill housing, neighborhood-serving services, and job-supporting reinvestment in the Target Area.

Consistent with the Downtown Specific Plan’s rail-edge vision, assessment results will help the City evaluate community-serving reuse options that can improve daily conditions—such as a Rail Corridor Greenway (off-street multi-use trail), pocket plazas, and safer walking/biking connections across the rail divide. Once site constraints are defined, reuse concepts can also incorporate shade trees and stormwater features that reduce heat and manage runoff during extreme weather events.

1b. Description of the Priority Brownfield Sites

Within the Target Area, the two priority sites share common brownfield conditions: they are underutilized infill/rail-adjacent parcels in a historically disinvested part of downtown where environmental uncertainty and potential contamination increase redevelopment risk, cost, and timeline. Common concerns include potential petroleum-related soil impacts associated with legacy transportation/service uses and the broader context of documented chlorinated solvent impacts (PCE, TCE, and related VOCs) in downtown groundwater, which can create vapor encroachment/vapor intrusion considerations for future mixed-use or residential reuse. EPA-funded Phase I/II ESAs will confirm past uses, identify contaminants of concern and exposure pathways, and provide cleanup-ready information to move these properties toward protective reuse.

Priority Site 1: Oak/Pine Rail-Adjacent Assemblage. This priority site comprises three parcels: 48 E. Oak Street (APN 04306803; ~0.20 acres); APN 04307704 (no street address; located between E Pine Street and E Oak Street near S Sacramento Street; ~1.69 acres); and APN 04307703 (no street address; located between E Elm Street and E Pine Street, immediately east of N Main Street; ~1.69 acres). Historically, the rail-edge setting is consistent with transportation-support and service uses typical of rail corridors (storage/staging, materials handling, and other light industrial/commercial activities). Today, the assemblage is largely vacant, with paved/compacted surfaces and remnants of prior improvements; any structures and regulated building material considerations will be confirmed during Phase I reconnaissance. This larger-footprint site is a key revitalization opportunity for rail-edge infill such as housing-supportive mixed-use and/or community-serving open space and active transportation connections consistent with the Downtown Specific Plan, but legacy uses and solvent-impacted groundwater introduce uncertainty that EPA assessment will address.

Priority Site 2: Main/Lockeford Downtown Infill Cluster. This priority site includes three closely located downtown parcels: 311 N. Main Street (APN 04123005; ~0.20 acres), 301 N. Main Street (APN 04123042; ~0.20 acres), and 17 E. Lockeford Street (APN 04123041; ~0.15 acres). A key site-specific factor is that 301 N.

Main historically operated as an auto storage yard, which may be associated with petroleum-related releases and vehicle-fluid staining in shallow soils. Current conditions are small paved infill parcels with minor remnants of prior improvements; the presence and condition of structures (including any regulated building material concerns) will be verified during Phase I reconnaissance. This cluster is prioritized because it sits in the heart of the Specific Plan area targeted for near-term reinvestment, but environmental uncertainty—together with the broader downtown groundwater solvent context—creates feasibility barriers that EPA-funded assessment can reduce. Once conditions are confirmed, the cluster is well-positioned for downtown infill reuse such as mixed-use redevelopment and/or housing consistent with the Downtown Specific Plan’s walkable Main Street vision.

1c. Identifying Additional Sites

Building on the City’s FY2020 Community-Wide Assessment inventory and the Downtown Specific Plan focus, the City will maintain a short list of additional candidate parcels within the Target Area that are important to Main Street revitalization or the rail-edge corridor. If property access or eligibility constraints limit work on a priority parcel, the City will select an alternate site using transparent criteria (vacant/underutilized condition, likely contamination, proximity to sensitive receptors, and consistency with City reuse goals).

Candidate sites may be nominated by residents and stakeholders through a bilingual (English/Spanish) online and paper form and screened in consultation with local partners (e.g., California Human Development, City Community Development Block Grant (CDBG) staff, and San Joaquin County Environmental Health).

1d. Revitalization of the Target Area - Reuse Strategy and Alignment with Revitalization Plans

Target Area revitalization is guided by: (1) the Downtown Specific Plan (DSP); (2) the 2023–2031 Housing Element and the Environmental Justice Element, which identify a Community of Focus in the Target Area (Census Tracts 45.01 and 45.02); (3) the General Plan Environmental Impact Report (EIR) and implementing zoning, including Downtown Mixed Use (DMU); (4) Lodi’s Transit-Oriented Development (TOD) Design Guidelines (2007); (5) the City’s Economic Development Strategy; and (6) complementary investments such as the SJCOG-funded Micro-Mobility Hub. EPA Brownfields Assessment funds support implementation by producing Phase I/II ESAs and cleanup-ready planning that reduce environmental uncertainty and enable plan-consistent reuse, such as housing-supportive mixed-use infill, Main Street reinvestment, and rail-edge public-realm improvements.

Measurable targets under this grant include: 2 Phase I ESAs and 2 Phase II ESAs (one per priority site area), a grant-wide QAPP and required site-specific SAP/HASP documents as needed, approximately 25 soil and 6 groundwater samples as feasible, 2 cleanup-ready planning packages with planning-level cost estimates, 2 reuse concept summaries, at least 6 engagement touchpoints plus two bilingual surveys, quarterly ACRES updates, and on-time EPA progress reporting.

1e. Outcomes and Benefits of Reuse Strategy

EPA-funded assessments will remove a major barrier to reinvestment by documenting contamination conditions, clarifying exposure pathways, and defining cleanup-ready next steps. By reducing uncertainty on underutilized parcels, the project supports plan-consistent infill housing and mixed-use redevelopment, strengthens walkability and multimodal access, and improves neighborhood conditions in a rail-adjacent area near homes, schools, and downtown services. Assessment results will also inform reuse concepts that can incorporate community-serving public-realm improvements—such as greenway/pocket plaza connections and shade/stormwater features—once site constraints are understood.

Future redevelopment will follow applicable codes and standards, including the California Green Building Standards Code adopted by the City (Lodi Municipal Code Chapter 15.18), and may incorporate adaptive reuse where feasible to reduce material demand.

1f. Strategy for Leveraging Resources - Resources Needed for Site Reuse

To support the assessment, remediation, and reuse of priority brownfield sites, the City of Lodi will leverage a coordinated package of federal, state, regional, local, and private resources (see table). EPA Brownfields Assessment funds will be used exclusively for eligible assessment and planning activities, Phase I/II ESAs, eligibility determinations, community engagement to inform reuse, and cleanup-ready planning, to reduce uncertainty and quantify contamination.

The City has already invested local resources through the Downtown Specific Plan framework to advance community engagement, reuse planning, and feasibility work for priority redevelopment sites. Lodi is also eligible to pursue implementation resources, including CDBG for eligible cleanup-related activities and site preparation, and LIHTC/HOME financing for Housing Element and Downtown Mixed-Use sites where affordable housing is feasible. Regional resources administered by SJCOG can support access and mobility improvements that strengthen redevelopment outcomes.

Leveraged Resource	Purpose/Activity	Timing of Use
EPA Brownfields Assessment Grant	Phase I and Phase II ESAs, eligibility determinations, remedial action planning, and reuse planning	Assessment
City General Fund (Downtown Specific Plan)	Funded reuse planning, community engagement, and development of site-specific pro formas for catalyst sites	Reuse
Community Development Block Grant (CDBG)	Cleanup-related activities and site preparation for eligible housing and community-serving uses	Remediation
Low-Income Housing Tax Credits (LIHTC)	Financing for affordable and multifamily housing development on Housing Element sites	Reuse
HOME Investment Partnerships Program	Gap financing for affordable housing construction	Reuse
SJCOG Micro-Mobility Hub Grant	Right-of-way acquisition and pedestrian, bicycle, and road infrastructure improvements near rail-adjacent parcels	Reuse

Reuse planning will focus on the two priority site areas within the Target Area. Using Phase I/II ESA results, the City and the QEP-led consultant will identify site constraints and protective reuse considerations (e.g., soil management and, where applicable, vapor precautions), then work with residents, downtown businesses, and partners through bilingual engagement to confirm reuse priorities. The City will produce two reuse concept summaries and two cleanup-ready planning packages that document the preferred reuse direction, key infrastructure needs, planning-level cost ranges, and a clear roadmap to pursue cleanup and redevelopment funding.

1g. Use of Existing Infrastructure

All priority sites are in or near downtown, within some of the City’s oldest neighborhoods, and are well-served by existing infrastructure such as broadband, water, sewer, electric, and gas. Redevelopment may require targeted upgrades such as sewer and storm drainage improvements, water/sewer capacity upgrades, ADA/sidewalk and streetscape improvements, and utility relocation/undergrounding or electrical “make-ready” work to support higher-intensity infill development. The sites are also near the City’s parking structure with 330 spaces and the Lodi Transit Station, offering bus and rail service. As part of the Downtown Specific Plan (DSP), subconsultant W-Trans will assess infrastructure gaps and identify priority improvements needed to support redevelopment. The City will also evaluate feasible district-based financing tools to implement these enhancements, including an Enhanced Infrastructure Financing District (EIFD) and other community revitalization financing mechanisms; a Property-Based Improvement District (PBID) may be considered to support ongoing district services and maintenance where appropriate. Initial feedback from downtown businesses and property owners has been positive, reflecting demand for long-needed improvements after years of limited investment. Additionally, redevelopment will require on-site

infrastructure such as water and sewer service connections, stormwater drainage/retention features, electric and gas service upgrades, broadband/telecom service, site access/driveways, internal circulation and parking, and ADA-compliant sidewalks/paths and lighting, with final needs determined during design.

2. COMMUNITY NEED & ENGAGEMENT

2a. The Community’s Need for Funding

Lodi has limited local capacity to fund environmental assessments and cleanup-ready planning at multiple underutilized sites without federal assistance. At the same time, the City has experienced recent General Fund strain (including refunds related to business license fees), which limits the availability of discretionary resources for upfront environmental due diligence. There is a projected \$4.8 million deficit over the next five years. EPA funding is needed to document conditions, reduce risk, and position priority parcels for follow-on cleanup and redevelopment investment.

2b. Health or Welfare of Sensitive Populations

The Community of Focus (CoF) as identified in the City’s Environmental Justice Element overlaps the Target Area in East Lodi, particularly within Census Tract 45.02 where several priority brownfield sites and downtown infill parcels are concentrated. Residents in this area face significant socioeconomic barriers that affect health and well-being. CT 45.02 also has notably low educational attainment compared to the city and county, with only about 22% of residents holding a high school diploma or higher and roughly 3% holding a bachelor’s degree or higher. Economic hardship is also pronounced: more than 40% of households are classified as low-income, and indicators from the Lodi Unified School District show high need. Approximately 58.8% of students were eligible for free or reduced-price meals in the 2021–2022 academic year. Households with limited income and education face higher exposure risk and greater barriers to relocation or services

Indicator	Lodi / CA/US Average Data	Source
Poverty Rate	14.3% CA: 12.2% U.S.: 12.5%	Welfare Info
Median Household Income	Lodi: \$78,468 CA: \$91,551 U.S.: \$78,538	Data USA
Educational Attainment	Lodi 24.3% CA: 37% U.S.: 35%	Census Bureau
Unemployment Rate	Lodi: 9.5% CA: 4.7% U.S.: 3.7%	Bureau of Labor Statistics
Hispanic or Latinx Population	Lodi: 60% CA: 40.8% U.S.: 20%	Census Bureau
Households with Limited English Proficiency	Lodi: 35% CA: 44.1% U.S.: 4%	Census Bureau

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

Census Tracts 45.01 and 45.02 contain priority sites and are designated as disadvantaged communities under CalEnviroScreen, aligning the Target Area with federal and state priorities for sensitive populations. These tracts experience elevated environmental health stressors compared with broader benchmarks: CalEnviroScreen/CARB indicators show higher PM2.5 and ozone exposure than typical citywide/statewide conditions, which is associated with increased respiratory and cardiovascular risk. Consistent with these exposure indicators, asthma impacts are elevated and asthma-related emergency room visits are higher than average. These outcomes fall most heavily on residents with fewer resources to reduce exposure or access preventive care, including children, older adults, and residents with limited English proficiency who may face barriers to health information and services. Because the Target Area is near homes and schools, including Lawrence Elementary and Lodi High School, these vulnerable groups face heightened risk from poor air quality and potential site-related exposure pathways.

2d. Economically Impoverished/Disproportionately Impacted Populations

CalEnviroScreen/CARB indicators show that Census Tracts 45.01 and 45.02 experience very high cumulative pollution burdens, including elevated PM2.5 and ozone exposure. In East Lodi’s older, rail-adjacent neighborhoods, decades of disinvestment—shaped in part by historic redlining-era housing and lending patterns and the concentration of transportation- and service/industrial-adjacent uses—have left communities with fewer

resources to address environmental conditions on underused parcels. When households have limited financial capacity and less ability to influence major capital decisions, it is harder to secure timely investigation, cleanup, and supportive services, reinforcing a cycle of environmental and economic disadvantage.

Census Tract 45.02 also faces acute economic hardship, and the community is predominantly Hispanic/Latinx with a large share of residents reporting limited English proficiency—factors that can reduce access to health information, services, and the ability to respond to environmental risks. By producing Phase I/II ESAs and cleanup-ready planning, this grant helps reduce exposure risks (soil/dust and, where applicable, vapor), supports safer redevelopment near Lawrence Elementary and Lodi High School, and makes priority parcels more competitive for follow-on cleanup, housing, and economic development funding.

This EPA Brownfields Assessment Grant will directly benefit these disproportionately impacted populations by funding Phase I/II ESAs and cleanup-ready planning to identify contaminants of concern and exposure pathways (e.g., soil/dust and potential vapor concerns) and to define cleanup needs. By reducing uncertainty and documenting site conditions, the project will make priority parcels more competitive for follow-on cleanup and redevelopment funding and support health-protective reuse consistent with the DSP, such as housing-supportive mixed-use infill and community-serving amenities. Ultimately, this work helps make land safer for redevelopment near homes and schools and supports reinvestment that expands access to housing, jobs, and services in the neighborhoods that currently bear the greatest burden.

2e. Community Engagement - Project Involvement

Project partners will help the City reach residents and businesses affected by the targeted sites, especially in the Community of Focus, by sharing updates, soliciting priorities for assessment and reuse planning, and ensuring community health concerns inform cleanup-ready decisions. Luis Aguilar (Economic Development Director) will oversee engagement, with support from Cynthia Marsh (Deputy Director/City Planner) and Jennifer Rhyne (Neighborhood Services Manager).

Lodi Chamber of Commerce	Catalyst for business growth, convener of leaders for positive change, and champion for a strong community	JP Doucette	JPDoucette@LodiChamber.com	Facilitate local business engagement, ensuring commercial priorities and job creation
Lodi Downtown Business Alliance	Support and promote downtown businesses, beautification, and resources for locals and visitors	David Claxton	Hello@downtow wnlodi.com	Provide insights for downtown revitalization and prioritize commercial redevelopment
ABCD (Eastside Resident)	Improve the Heritage District through citizen-driven projects for community improvement	Jim Cordero	N/A	Advocate for community needs, ensuring site selection considers quality of life and the needs of sensitive communities
Visit Lodi	Increase tourism by promoting Lodi as a destination to enhance economic growth	Wes Rhea	(209) 365-1195	Support redevelopment to boost tourism, especially in culturally significant areas
World of Wonders Science Museum (WOW) Board	Offer hands-on, science-based exhibits and programs to stimulate discovery for all ages	Mamie Starr	(209) 368-0969	Guide community-centered reuse strategies, enhancing quality of life and cultural offerings
Community Partnership for Families	Create paths and opportunities for people to rise above barriers for better lives	Janet Vargas	(209-269-7453	Support outreach, advocate for uses benefiting disadvantaged groups like affordable housing
Deide Construction, Inc.	Build trust by treating clients, employees, and subcontractors like family	Steve Diede	(209) 369-8255	Provide expertise on construction feasibility and technical aspects of remediation
Farmers and Merchants Bank	Secure funding and attract investors by showcasing the financial viability of redeveloped sites	Daniel Meza	(800) 888-1498	Advise on financing and investment opportunities to attract funding and investors

2g. Incorporating Community Input

The City will issue an RFP to procure a qualified environmental consultant team to support community

engagement related to site assessment, cleanup-ready planning, and reuse. Lodi’s Economic Development Department will lead overall outreach strategy, ensure consistency with City communications, and document how input informs project decisions. The City will convene outreach with local partners including the Lodi Chamber of Commerce, Lodi Downtown Business Alliance, Visit Lodi, WOW (World of Wonders) Board, California Human Development, and bilingual representatives from the Eastside Heritage District to reach residents, businesses, and property owners most affected by the priority sites.

Engagement will occur throughout the grant term, including at least 6–8 public outreach touchpoints over three years (2–3 per year), supplemented by pop-up outreach at downtown events, property-owner meetings as needed, and two bilingual online surveys (Years 1 and 3). Materials will be provided in English and Spanish, and updates will be shared via a dedicated project webpage, e-blasts, and social media.

The City and its consultant will maintain a bilingual comment-and-response log and summarize input at key milestones (at least twice) to guide site prioritization, Phase II sampling, and cleanup/reuse planning. These summaries will be shared publicly (e.g., “what we heard / how it changed the project”) through the webpage, e-blasts, and fact sheets. Quarterly updates will be provided to relevant advisory bodies to test findings and ensure community concerns.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3a-d. Project Implementation, Anticipated Project Schedule, Task Activity Lead, Outputs

EPA funding will support Phase I/II ESAs to identify contaminants and exposure pathways and produce cleanup-ready plans to guide safe reuse, with all work conducted in compliance with 2 CFR 200. The City will conduct bilingual, accessible engagement to ensure residents most affected by environmental conditions can participate in decisions about assessment priorities and reuse concepts, and the City will document how input is considered and reflected in site prioritization and cleanup-ready planning.

Task 1: Programmatic Support
<p>Implementation: The City will manage the Cooperative Agreement and ensure compliance with EPA terms and 2 CFR 200. Activities include project scheduling and budget tracking; procurement and contract management; internal and consultant coordination; document control; and preparation/submission of required EPA reports. The City will hold coordination meetings with the QEP/consultant team to review progress and address issues, and will conduct milestone reviews to confirm deliverables are on track.</p>
<p>Schedule: Q1 (Oct–Dec 2026): Finalize grant work plan, procurement approach, and internal tracking systems.</p> <ul style="list-style-type: none"> ● Q2–Q12 (Jan 2027–Sep 2029): Monthly coordination meetings; quarterly milestone reviews; ongoing budget and schedule management. ● Quarterly (Q2–Q12): Submit required progress reporting to EPA and update ACRES for completed/billable activities and deliverables. ● Annually (Years 1–3): Submit Annual Performance/Progress Report(s) as required. ● Closeout: Final closeout reporting and grant file completion.
<p>Task Activity Leads:</p> <ul style="list-style-type: none"> ● Lead: Luis Aguilar, Economic Development Director (Project Manager) ● Supporting Leads: Jennifer Rhyne, Neighborhood Services Manager (grant administration/reporting); Cynthia Marsh, Deputy Director/City Planner (project oversight/coordination)
<p>Outputs: Monthly meeting agendas/notes and action logs</p> <ul style="list-style-type: none"> ● Quarterly EPA progress reports and quarterly ACRES updates ● Three annual progress/performance reports (one per year) ● Required compliance/financial reporting as applicable (e.g., DBE/MBE/WBE reporting if required) ● Final closeout report

Task 2: Community Outreach

Implementation: The City will conduct bilingual, accessible outreach to inform residents and stakeholders about assessment activities, share results in plain language, and gather input to guide site prioritization and reuse planning. The City will develop a Public Engagement Plan (PEP) and produce outreach materials (webpage content, fact sheets, press releases, meeting materials). Engagement include both in-person and remote options and will document how input is incorporated (e.g., “what we heard/how it shaped decisions”). The City will work with trusted partners including California Human Development, the Economic Development Advisory Committee, Lodi Chamber of Commerce, and Visit Lodi to broaden participation and reach residents most affected.

Schedule: Q1–Q2: Finalize PEP; launch project webpage; issue initial bilingual project notice/press release.

- Q2–Q12: Conduct public meetings and stakeholder meetings; provide regular bilingual updates via the webpage, e-blasts, and social media.
- Q4 & Q8: Prepare engagement summaries to inform reuse/cleanup-ready planning.

Task Activity Leads:

- Lead: Luis Aguilar
- Supporting Leads: Jennifer Rhyne; Cynthia Marsh

Outputs: 1 PEP

- 10–12 outreach meetings over the grant term (minimum 3–4 per year)
- Quarterly bilingual fact sheets / project updates (web + print/PDF)
- 2 online community surveys (Year 1 and Year 3)
- Comment log and “what we heard/how we responded” sum

Task 3: Inventory, Eligibility, and Environmental Site Assessments

Implementation: The City will build on the FY20 CWA grant work by updating the existing brownfield inventory and prioritization criteria, then completing eligibility documentation and ESAs for the priority site areas. The City will issue an RFP and procure a QEP to complete Phase I/II ESAs and prepare required QA and field documentation. Work will follow the AAI rule and applicable ASTM standards, and include: eligibility determination documentation; Phase I ESA(s); development of an EPA-approved QAPP; site-specific SAPs and HASPs for sampling; and Phase II ESA(s) based on Phase I findings.

Schedule: Q1–Q2: Update inventory and confirm prioritization for the two priority site areas (up to six parcels); complete initial eligibility documentation.

- Q2–Q4: Prepare and obtain EPA approval for the grant QAPP; prepare site-specific SAP/HASP prior to Phase II.
- Q3–Q5: Complete Phase I ESAs for priority site areas/parcels as scoped in the work plan.
- Q6–Q10: Complete Phase II ESAs based on Phase I findings (including lab analyses and data interpretation).
- Q10–Q12: Finalize assessment reporting and incorporate results into cleanup-ready planning (Task 4).

Task Activity Leads:

- Lead: Luis Aguilar (reuse alignment and redevelopment feasibility input)
- Contracted Lead: Procured QEP

Outputs: Updated inventory/prioritization summary for the Target Area

- Eligibility Determination documentation for assessed parcels/site areas
- EPA-approved QAPP
- Phase I ESA report(s)
- Site-specific SAP(s) and HASP(s) for Phase II fieldwork
- Phase II ESA report(s) with analytical results and conceptual site model updates

Task 4: Cleanup-Ready Planning and Reuse Planning

Implementation: The City and QEP/consultant team will use Phase I/II results to develop cleanup-ready next steps for sites with confirmed conditions and redevelopment potential. Planning will focus on identifying practical measures to reduce exposure pathways (soil/dust and potential vapor concerns) and preparing sites for safe reuse. Community input gathered under Task 2 will be incorporated and documented.

Schedule: Begin in Year 1 as Phase I findings are available; continue through Year 3 as Phase II results are finalized and planning documents are completed.

Task Activity Leads:

- Lead: Luis Aguilar
- Contracted Lead: QEP/consultant team (technical planning support)

Outputs: Cleanup-ready planning for priority site areas (e.g., up to 2 RAPs and/or SMPs, aligned with assessment results)

- Reuse planning/feasibility products (e.g., up to 4 reuse plans and/or market feasibility memoranda, as scoped)
- Documentation showing how community input informed reuse assumptions and priorities (summary + response log)

3e. Cost Estimates (Phase I and II costs based on experience/consultant estimates)

Project Tasks

Category	Task 1 Programmatic Support	Task 2 Community Outreach	Task 3 Inventory & ESAs	Task 4 Remediation & Reuse Planning	Total
Personnel	\$10,500.00	\$4,500.00	\$12,000.00	\$6,000.00	\$33,000.00
Travel	\$6,000.00	–	–	–	\$6,000.00
Supplies	–	\$1,800.00	–	–	\$1,800.00
Contractual	\$12,000.00	\$14,000.00	\$188,000.00	\$60,000.00	\$274,000.00
Total Direct Costs	\$28,500.00	\$20,300.00	\$200,000.00	\$66,000.00	\$314,800.00

Cost estimates are planning-level and were developed using (1) City staff hours × a standard loaded labor rate of \$50/hour (salary and benefits), and (2) unit-cost estimates for consultant deliverables (e.g., Phase I/II ESAs, QAPP/SAP/HASP, cleanup-ready planning) based on comparable brownfields work and typical market rates in the region. Final consultant costs and scopes will be established through a competitive procurement (RFP/QBS) consistent with 2 CFR 200, and the City will manage work to stay within the approved budget.

Task 1: Personnel (\$10,500): City grant management is budgeted at 210 hours @ \$50/hour to administer the cooperative agreement, coordinate with EPA and the selected QEP/consultant team, manage procurement and schedules, and complete required reporting and ACRES updates.

Travel (\$6,000): Travel is budgeted for up to two EPA-eligible trainings/conferences over the grant period and is estimated using standard per-trip assumptions (registration, airfare/ground transportation, lodging, and per diem) consistent with federal cost principles and City travel policy.

Contractual (\$12,000): Contractual funds support project administration needs such as specialized grant compliance support and/or technical coordination assistance as needed during implementation (final scope set through procurement).

Task 2: Personnel (\$4,500): City outreach coordination is budgeted at 90 hours @ \$50/hour to develop and implement the Public Engagement Plan, coordinate meetings, and manage communications deliverables.

Supplies (\$1,800): Outreach supplies cover printing and production of bilingual materials (fact sheets, meeting handouts, signage) and related costs.

Contractual (\$14,000): Contractual funds support meeting facilitation and Spanish translation/interpretation, and production of accessible outreach content. This estimate assumes 10–12 public outreach meetings over the grant term, quarterly bilingual updates, and two online surveys; final quantities and costs will be set through procurement and adjusted to participation needs.

Task 3: Personnel (\$12,000): City technical coordination and access support is budgeted at 240 hours @ \$50/hour to support inventory refinement, property outreach/access coordination, EPA coordination, and review

of consultant deliverables.

Contractual (\$188,000): Contractual funds will procure a Qualified Environmental Professional (QEP) to complete EPA-eligible assessment activities. Planning estimates assume completion of a grant-wide QAPP, required eligibility documentation, and Phase I/Phase II ESAs (including fieldwork, lab analyses, and reporting) for the priority site areas consistent with the work plan. Unit-cost assumptions reflect typical market pricing for (a) Phase I ESAs (records review, reconnaissance, interviews, and reporting) and (b) Phase II ESAs (sampling design, field sampling, lab analysis, data interpretation, and reporting). Final counts (e.g., number of Phase I/II ESAs and any site-specific SAP/HASP documents) will be confirmed in the EPA-approved work plan and priced through competitive procurement.

Task 4: Personnel (\$6,000): City planning and coordination is budgeted at 120 hours @ \$50/hour to coordinate reuse planning inputs, integrate community feedback, and manage deliverable review.

Contractual (\$60,000): Contractual funds support cleanup-ready planning and reuse-support deliverables informed by Phase I/II results, such as Remedial Action Plans and/or Soil Management Plans and reuse/feasibility products appropriate for moving sites toward implementation funding.

3f. Plan to Measure and Evaluate Environmental Progress and Results

Progress will be tracked through required EPA quarterly progress reports and quarterly updates in EPA's ACRES system. The Project Manager and QEP-led consultant team will hold monthly coordination meetings and quarterly milestone reviews to verify deliverables, resolve issues, and maintain schedule and budget performance. Community input and outreach metrics (events, surveys, and comment tracking) will be logged and summarized at key milestones to demonstrate how engagement informed project decisions.

The City will track and report outputs using a site-by-site project tracking matrix maintained by the Project Manager and updated monthly with the QEP-led consultant team. The matrix will document each site's status (eligibility/ownership, Phase I/II progress, QA documentation completion, and recommended next steps) and will be used to verify completion of task outputs against the approved work plan and schedule. The City will report progress through required quarterly progress reports to EPA, including a summary of completed activities, outputs achieved during the reporting period, expenditures by task, and any schedule or scope adjustments. In addition, the City will enter and update all required project activities and outputs in EPA's ACRES system on a quarterly basis (or more frequently as outputs are completed).

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a-c. Organizational Capacity, Organizational Structure, Description of Key Staff

Organizational Capacity and Grant Management

Lodi has administered over \$25 million in State and federal grants through Economic Development and Community Development, including CDBG, CDBG-CV, PLHA, SLFRF/ARPA, EECBG, CPF, and Brownfields funding. Additional departments, including Public Works and Parks, manage separate grant portfolios, significantly increasing the City's annual grant volume. Staff are experienced in federal compliance, NEPA/CEQA, procurement, financial reporting, and regulatory tracking. The Community Development Department will support implementation by coordinating land use and planning considerations to ensure Brownfields activities align with adopted plans and long-term objectives. The City uses an established cross-department structure to ensure accountability: the Economic Development Department manages day-to-day grant delivery, Finance independently reviews and approves expenditures and reimbursements after submission by EDD, and Community Development provides planning support. Qualified consultants will perform the technical environmental work under City oversight, and this separation of duties provides built-in checks and balances throughout implementation.

Economic Development Director Luis Aguilar will serve as Project Manager, overseeing implementation and alignment with City investment priorities. Aguilar has over 10 years of experience in economic development and public funding, including prior roles with the City of Elk Grove.

Deputy Director Cynthia Marsh will serve as Assistant Project Manager, supporting site strategy and

coordination. She has 20+ years of experience in planning, land reuse, and brownfields. Neighborhood Services Manager Jennifer Rhyne will manage grant administration and reporting. She has over 15 years of experience with federal grant compliance and monitoring. Community Development will support integration of reuse planning with housing and economic development strategies. The City also collaborates with California Human Development (CHD) on workforce-aligned redevelopment and with CDBG teams on engagement, leveraging existing outreach infrastructure. In 2024, the City received a CalAPA award for EJ-focused outreach in its Eastside Heritage District.

4d. Acquiring Additional Resources

Lodi has a proven system for securing supplemental resources as needed, ensuring timely completion of complex brownfield assessments and cleanup planning in full compliance with 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements), 40 CFR Part 312 (All Appropriate Inquiries), and applicable worker health and safety requirements under 29 CFR 1910.120 (HAZWOPER) and 29 CFR 1910.1200 (Hazard Communication).

4.e. Past Performance and Accomplishments

Lodi has effectively utilized past EPA Brownfields grants to support redevelopment and community health improvements. Under the 2015 EPA Community-Wide Assessment Grant, the City completed eight Phase I and three Phase II ESAs, along with cleanup and area-wide plans and outreach. These early efforts laid the foundation for continued revitalization in target areas with known hazardous substances and petroleum contamination. As a result, recently one site has been entitled and plans to deliver 110 affordable housing units for seniors and another is adding a 44-unit senior townhome project.

Lodi also successfully implemented a 2020 Community-Wide Assessment Grant, completing four Phase I ESAs, two Phase II ESAs, and exceeded project goals by conducting regulated building material (RBM) surveys on eight properties. These assessments advanced cleanup efforts for at least two high-priority brownfield sites, all reported in ACRES.

(2) Compliance with Grant Requirements | Closed EPA Brownfields Grants

FY 2020 Community-Wide Assessment Grant

- Grant Period: 2020–2024
- Grant Closeout: Final reports submitted on time; grant closed by September 2024.
- ACRES Reporting: All assessed sites were documented in ACRES, including details for Phase I and Phase II ESAs and RBM surveys.
- Funds Remaining: \$16,889.94
- Explanation for Unspent Funds: Remaining funds resulted from a reduced need for remediation planning. Most assessed properties did not require cleanup based on environmental conditions and proposed reuses (e.g., administrative or public-serving facilities). In addition, community engagement and RBM survey efforts were scaled back due to low turnout and the shift toward city-owned properties, where risk communication needs were more limited.
- Deliverables: 4 Phase I ESAs, 2 Phase II ESAs, 8 RBM surveys. The grant supported progress on two priority brownfield sites and advanced site readiness for redevelopment.

FY 2015 Community-Wide Assessment Grant

- Status: Fully expended and closed prior to the 2020 award.
- Scope of Work: Funded 8 Phase I ESAs and 3 Phase II ESAs, along with cleanup planning, an area-wide plan, and outreach activities.
- Impact: This grant laid the foundation for the City’s brownfields program by identifying and assessing early target sites, several of which progressed to reuse planning under the 2020 grant. One key outcome was the advancement of the World of Wonders Science Museum expansion project, located on a previously underutilized site assessed during this grant.