



FY2026 EPA Brownfields Assessment Grant Application

The City of McFarland is pleased to submit this proposal for FY2026 Brownfields Assessment Grant funding. Requested information is provided below.

1. Applicant ID	City of McFarland	
2. Federal Funds Requested	a) Assessment Grant Type: Community-wide b) Federal Funds Requested: (i) Requested Amount = \$500,000; (ii) Site Specific Waiver = not applicable	
3. Location	City of McFarland, Kern County, California	
4. Target Areas	All sites in the City of McFarland	
5. Project Contacts	Project Director	Chief Executive
Name and Title	Megan Snyder Community Development Director	Saul Ayon Mayor
Address	401 W. Kern Avenue McFarland, CA 93250	401 W. Kern Avenue McFarland, CA 93250
Phone Number	(661)458-1425	(661)792-3091
Email address	msnyder@cityofmcfarland.ca.gov	sayon@cityofmcfarland.ca.gov
6. Population	14,161 (US Census)	

Other Factors Checklist

7. Other Factors	Page#
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield 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 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.	Yes
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
30% or more of the overall project budget will be spent on eligible reuse/area wide planning activities for priority site(s) within the target area.	Yes
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	N/A

N/A = Not applicable

8. Letter from State or Tribal Environmental Authority.	
9. Releasing copies of applications	N/A – Application does not contain any 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

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

McFarland is an agricultural city within the San Joaquin Valley located approximately 25 miles northwest of Bakersfield with approximately 15,000 residents. The target areas consists of the incorporated limits of McFarland. Within this boundary, the City has identified twelve priority target areas that experience concentrated economic distress, aging infrastructure, and proximity to sensitive populations. The Sites are prioritized based on their strategic location, redevelopment potential, and proximity to residential neighborhoods and community-serving uses. These Sites face challenges stemming from historic agricultural processing, vacant commercial properties, former municipal well sites, undeveloped residential sites, and fuel service stations with potential petroleum or other contamination. Environmental uncertainties, unknown site conditions, and the cost and liability associated with environmental assessments at these Sites have deterred private investment and limited the City's ability to pursue revitalization consistent with its land use plans.

The City faces significant financial challenges, limiting its ability to draw on existing sources of funding for use in completing assessments, cleanup, and reuse planning needed to support the redevelopment of brownfields. The target area is comprised of low-income neighborhoods with a median household income approximately one-half and a poverty rate approximately three times of the rest of the country. The effective spending power of these communities is further impacted by their location within a state with some of the highest living costs in the country. The City's low incomes and home values translate to low tax revenues for reinvestment in brownfield revitalization. The City's high poverty rates translate to residents with minimal spending power and subsequent low sales and business tax revenues. As a result, the target area lack the financial resources to assess and advance the cleanup and redevelopment of blighted properties without outside funding like the USEPA Grant.

Residents of the target area have significantly worse average scores for twelve health measures including arthritis, asthma, blood pressure, high cholesterol, and diagnosed diabetes compared to residents of the state as a whole. [CalEnviroScreen](#) is a screening methodology tool from the Office of Environmental Health Hazard Assessment of the CalEPA that shows cumulative impacts in California communities that are disproportionately burdened by multiple sources of pollution. This score factors in various indicators including exposure, environmental effects, sensitive populations, socioeconomic and other factors that contribute to the cumulative impact score with 100 being the most impacted. The twelve identified Sites reside in census tracts with CalEnviroScreen scores of 86 and 93 and include the following:

- The Site located at 989 Frontage Road and identified by Kern County Assessor's Parcel Number (APN) 201-031-02 is an approximately 0.43-acre privately owned vacant commercial property formerly used as a fuel/service station.
- The Site located at 101 W. Perkins Avenue and identified by APN 200-041-01 is a privately owned commercial property formerly used as a fuel/service station.
- The Site located at 31348 Hanawalt Avenue and identified by APN 060-070-52 is an approximate 25.24-acre privately owned dairy.
- The Site located at 31780 Hanawalt Avenue and identified by APN 201-200-06 is an approximate 58.65-acre privately owned former dairy.
- The Site located at 108 West Sherwood Avenue and identified by APN 200-233-09 is a privately owned vacant commercial property.
- The Site located at 241 W. Perkins Avenue and identified by APN 200-023-13 is a privately owned vacant commercial property.

- The Site located at 778 Taylor Avenue and identified by APN 201-604-03 is an approximate 0.18-acre publicly owned former City well property.
- The Site located at 200 Harlow Avenue and identified by APN 200-180-09 is a publicly owned former City well property.
- The Site located at 23 Mt. Arbor Street and identified by APN 201-140-23 is an approximately 0.25-acre publicly owned former City well property.
- The Site located at 24 Mt. Arbor Street and identified by APN 201-140-24 is an approximate 1-acre publicly owned former City well property.
- The Site located at 23 Richards Road and identified by APN 201-083-23 is a publicly owned former City well property.
- The Site located at 634 2nd Street and identified by APN 200-041-07 is a privately owned commercial property.

With the USEPA Grant funding, the City would like to inventory, assess, and plan for the reuse of these Sites, including conducting environmental site assessments and cleanup planning, where appropriate. With the USEPA Grant, the City would be able to better identify and mitigate risk factors and pollutants harming the community. The USEPA Grant would also remove a key barrier to redevelopment and enable long-term revitalization.

The USEPA Grant is critical to address funding barriers by providing the necessary resources to accomplish these goals. The continued implications of underutilized, undeveloped, and vacant properties are continual crime with several Sites having individuals receiving drug charges, trespassing, and destruction of property seriously impacting the welfare of the community at large. The damage to property and public blight creates significant strain on public safety resources with the repeated calls for service and is detrimental to businesses and homes nearby. The missed opportunities for expansion of the tax base in the vacant commercial properties leave gaps in tax base impacting the City's overall ability to continue expanding.

DTSC looks forward to the possible award of the USEPA Grant to the City of McFarland to facilitate the success of the environmental assessment of these Sites. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Sites covered by the USEPA Grant.

Lisa Hanusiak
March 6, 2026
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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



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1. Target Area & Brownfields

1.a Overview of Challenges and Description of Target Area

Incorporated in 1957 City of McFarland has a unique story and is the home to Disney's acclaimed film, McFarland USA. In the early 1900s, an educator named James Boyd McFarland moved to the Anaheim area from Zanesville, Ohio, to try his hand at real estate and walnut farming. McFarland visited Kern County in 1907 and was impressed with the land's crop growing potential near a community called Hunt's Siding. Hunt's Siding was a small agriculture and livestock-based community that served about 50 families. With help from Bakersfield real estate businessman William Laird, McFarland bought 50 acres in what is now McFarland.

The town was founded in 1909 and later became incorporated city in the summer of 1957. McFarland grew tremendously during the Great Depression of the 1930s, then the population tapered off during World War II. In 1950, Highway 99, the major corridor of the Central Valley, was constructed, which ended up dividing the town into an east and west side.

The City of McFarland (City), Census Tract(s) 47.02, 47.03, and 47.04, located in Kern County in California's San Joaquin Valley. The City of McFarland will serve as the lead applicant for this Brownfields Assessment Grant. McFarland is a small, rural city with limited staff capacity and financial resources to independently assess and plan for the reuse of the 12 identified brownfield sites.

The proposed Brownfields Assessment Grant will allow the City to inventory, assess, and plan for the reuse of these sites, removing a key barrier to redevelopment and enabling long-term revitalization.

Within the target areas, the City has identified multiple brownfield properties with suspected contamination. Priority sites include:

- **Former fuel service stations** with potential petroleum contamination
- **Former agricultural facilities** with potential contaminants
- **Vacant or underutilized commercial parcels** along major corridors that previously housed automotive or industrial uses
- **Vacant or underutilized residential parcels**

As detailed in the table below, these sites are prioritized due to their strategic location, redevelopment potential, and proximity to residential neighborhoods and community-serving uses. Environmental uncertainties at these properties have deterred private investment and limited the City's ability to pursue revitalization consistent with its land use plans.

Assessment activities funded through this grant will Environmental Site Assessments and cleanup planning, where appropriate.



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Type	Location	Flood Plain	Opportunity Zone	Ownership Type	Current Use
Fuel/Service Station	989 Frontage Road	Yes	Yes	Private	Vacant Commercial
Fuel/Service Station	101 W. Perkins	Yes	Yes	Private	Commercial
Agriculture Facility	Hannawalt	Yes	No	Private	Dairy
Agriculture Facility	Hannawalt	Yes	No	Private	Former Dairy
Commercial	108 W. Sherwood	Yes	Yes	Private	Vacant Commercial
Commercial	241 W. Perkins Ave.	Yes	Yes	Private	Vacant Commercial
Residential Parcel	778 Taylor Avenue	No	Yes	Public	Former City Well Site
Residential Parcel	200 Harlow	Yes	Yes	Public	Vacant Property
Residential Parcel	Mt. Arbor	Yes	No	Public	Former City Well Site
Residential Parcel	Mt. Arbor	Yes	No	Public	Former City Well Site
Residential Parcel	Richards	No	Yes	Public	Former City Well Site
Commercial	2 nd Street	Yes	Yes	Private	Vacant Commercial

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

Descriptions of four priority brownfield sites in the are provided below.

Former fuel service stations (989 Frontage Road, McFarland, CA 93250 and 101 W. Perkins Avenue, McFarland, CA 93250) Environmental concerns include a former fuel storage for petroleum products, and other chemicals associated with this use. Due to the site's location in an older industrial area adjacent to a major highway with highway visibility, both sites are missed opportunities for economic growth, local employment opportunities, and mitigating public blight.

Current/Former agricultural facilities (31348 Hanawalt Avenue, McFarland, CA 93250, 31780 Hanawalt Avenue, McFarland, CA 93250) These sites have been identified following a citizen's initiative that provides a prohibition to concentrated animal feeding operations. These sites have been identified, that in time, the use will be discontinued and land will require remediation.

1.c. Identifying Additional Sites

Descriptions of the seven additional brownfield sites identified are listed below.

Vacant or underutilized commercial parcels (108 W. Sherwood Avenue, McFarland, CA 93250, 241 W. Perkins Avenue, McFarland, CA 93250) These commercial sites are in main thoroughfare areas and are significant missed opportunities for adding services, tax base and job opportunities.

Vacant or underutilized residential parcels (APN 201-604-03-0 778 Taylor Avenue/Taylor Well Site, APN 200-180-09-9 200 Harlow, APN 201-140-23 Mt. Arbor Well Site, APN 201-



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140-24 Mt. Arbor Well Site, APN 201-083-23 Richards Road Well Site) These sites have been identified for housing opportunities to provide more cost-effective housing in the community.

If awarded, it will be used to perform an environmental site assessment (ESA) and reuse planning for these sites. These sites and projects are priorities for the city based on the continued urgent need for economic development in both tax base expansion and employment opportunity as well as reducing any contaminants (where applicable). These sites are in nuisance category for various reasons, and have become hubs for illegal activity, public blight and missed opportunities.

1.d Revitalization of Target Areas

The City's reuse strategy is to bring into McFarland general plan and zoning conformance and focuses on transforming brownfield sites into assets that support community health, economic development, and quality of life for McFarland community members.

Anticipated reuse scenarios include:

- Community-serving commercial uses
- Commercial or job-generating uses compatible with surrounding neighborhoods
- Mixed-use redevelopment and/or affordable housing

These reuse concepts align with the City's General Plan and economic development priorities, which emphasize revitalization of underutilized parcels, increased employment opportunities, and improved neighborhood conditions.

1.e. Outcome and Benefits of Reuse Strategy

The proposed project will result in environmental, economic, and social benefits, including:

1. Reduction of potential exposure to hazardous substances
2. Increased readiness of sites for redevelopment
3. Job creation and expanded local tax base
4. Improved neighborhood aesthetics and safety

By advancing assessment and reuse planning, the project will also improve community resilience to extreme heat and environmental stressors common in the Central Valley. An RFP for services will be issued for redevelopment services.

1.f Resources Needed for Site Reuse

McFarland has limited local funding available for environmental assessment and cleanup activities. The EPA Brownfields Assessment Grant is essential to leverage future resources, to include but not limited to: State of California brownfields and cleanup programs and infrastructure and economic development grants. Completion of assessments will position the City to competitively pursue these additional funding sources.



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McFarland is a small city with a population under 15,000 and a predominantly low-income population, with a median household income of \$51,801. The City lacks the financial capacity to fund environmental assessments independently. Despite overcoming an over \$2 million budget deficit, the city continues to pour expendable funds into critical infrastructure projects, leaving albeit necessary assessments unfunded. Without EPA support, brownfield sites will remain vacant, continuing to pose environmental and economic challenges. Sensitive populations in McFarland include children, elderly residents, and low-income households living near suspected brownfield sites. Many residents already face disproportionate health burdens associated with air quality, heat exposure, and limited access to healthcare. This grant will help identify and reduce environmental risks, improving overall community health and welfare.

1.g Using Existing Infrastructure

Developer would be responsible for on-site infrastructure to support the new uses; however, all sites have existing infrastructure available and/or connected. This will assist in moving any further reuse efforts forward quickly.

COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2. Community Need

2.a. The Community's Need for Funding

The City of McFarland faces longstanding brownfield challenges stemming from historic agricultural processing, vacant commercial properties, former municipal well sites, undeveloped residential sites, and fuel service station sites. Many of these properties remain underutilized or vacant due to suspected environmental contamination, unknown site conditions, and the cost and liability associated with environmental assessments.

The City of McFarland faces significant financial challenges, limiting its ability to draw on existing sources of funding for use in completing assessments, cleanup, and reuse planning needed to support the redevelopment of brownfields. The City's low incomes and home values translate to low tax revenues for reinvestment in brownfield revitalization. The City's high poverty rates translate to residents with minimal spending power and subsequent low sales and business tax revenues.

2.b. Health/Welfare Sensitive Population

The health risks are unknown at this time but several of the high priority sites are believed to have significant contaminants present and based on the PLACES CDC map, it appears to have had significant health implications. The population is incredibly underserved, there is a higher number of special needs children in our school district, high volume of traffic to the hospital in the neighboring city and our local clinics.

The continued implications of underutilized, undeveloped and vacant properties are continual crime with several sites having individuals receiving drug charges, trespassing and destruction of property seriously impacting the welfare of the community at large. The damage to property and



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public blight creates significant strain on public safety resources with the repeated calls for service and is detrimental to businesses and homes nearby. The missed opportunities for expansion of the tax base in the vacant commercial properties leave gaps in tax base impacting the city’s overall ability to continue expanding.

The health statistics are detailed below in the table. All detail collected is sourced from CDC and Census data.

Health Measure	Average Prevalence in Target Area	Average Prevalence in California	Health Measure	Average Prevalence in Target Area	Average Prevalence in California
Arthritis	21.7%	20.5%	Mental Health	23.8%	13.3%
Asthma	10.8%	9.1%	Obesity	45.6%	26.7%
Blood Pressure	29.5%	27.4%	Heart Disease	8.8%	5.3%
High Cholesterol	34.9%	31.1%	Pulmonary Disease	9.1%	5.4%
Diagnosed Diabetes	21%	10.3%	Stroke	5.1%	2.9%

Residents of the TA CTs on average score significantly worse (i.e., have higher prevalence rates) for all 12 health measures compared to residents of the state as a whole. Kern County is ranked 57th of 58 counties in CA11 for overall health factors such as self-reported poor health, number of poor mental health days, premature death and low birthweight.

2.c. Greater Than Normal Incidence

By having a full assessment, the City of McFarland would be able to better identify and mitigate risk factors and pollutants harming our community. As articulated in 2.b and 2.d, the City of McFarland is challenged in health, wellbeing and economically disadvantaged population.

2.d. Economically Impoverished/Disproportionately Impacted Populations

The geographic boundary for this project is the incorporated limits of the City of McFarland. Within this boundary, the City has identified priority target areas that experience concentrated economic distress with the median household income in the low \$30-40,000 range, aging infrastructure, and proximity to sensitive populations, including residential neighborhoods that our just south of 15,000 residents call home, schools, and community facilities.

The TA is comprised of low-income neighborhoods with per capita income approximately one-half that of the US as a whole. The effective spending power of these communities is further impacted by their location in a state with some of the highest living costs in the US. The TA has a poverty rates nearly more than three times higher than those in the US as a whole. Therefore, residents in the TA neighborhoods lack the financial resources to assess and advance the cleanup and redevelopment of blighted properties without outside funding.

Data Type	TA	Kern County	California	US
Median Household Income	\$39,464	\$71,596	\$100,149	\$83,730
Poverty rate	35.5%	18.9%	8.5%	10.6%



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2.e. Project Involvement

This project will prioritize local organizations with a demonstrated interest, commitment, and defined role aligned with the proposed reuse outcomes. Partners will be selected to collectively address multiple aspects of the project, including expertise, community engagement, and regulatory coordination.

Representation from an influential community-based organization, Mujeres Activas, representing residents directly affected within the target area will be included to ensure meaningful engagement and resident representation.

The city will take on the roles of Project Director, Re-Use Focus Partner, And Government Contacts for Finance, Public Works and Planning Departments.

Additional partners may include local agencies and special districts, nonprofit organizations, chamber of commerce, community groups, and local businesses. The project emphasizes quality over quantity in partnerships, ensuring that each partner has a clear, active role.

The city will lead these opportunities for collaboration with consideration of the project involvement and development with the groups mentioned above.

2.f. Project Roles

All partners will be engaged early in project planning, provided the opportunity to review and comment on the application, and included by name where possible to demonstrate commitment. Partners will be fully informed of their responsibilities, recognizing that EPA may verify partner awareness and involvement during the review process.

1. Project Director, City of McFarland

Role: Overall project coordination and grant administration

- Serve as primary point of contact with EPA
- Manage grant compliance, reporting, and schedule
- Coordinate partner activities and ensure milestones are met
- Facilitate regular partner meetings and communication

2. Community-Based Organization, Mujeres Activas

Role: Direct community engagement and resident representation

- Represent residents directly affected in the target area(s)
- Assist with outreach, public meetings, and information sharing
- Gather community input and feedback on project priorities
- Ensure community concerns and perspectives inform project decisions

3. Technical / Environmental Consultant, TBD via RFP

Role: Environmental assessment and cleanup planning support

- Conduct environmental site assessments as needed
- Prepare cleanup plans and supporting documentation



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- Provide technical analysis to support redevelopment readiness
- Coordinate with the regulatory agency to address comments and approvals

4. Reuse-Focused Partner, City of McFarland

Role: Alignment of cleanup activities with future reuse goals

- Provide expertise related to the proposed reuse (e.g., housing, commercial, mixed-use)
- Assist in integrating redevelopment goals into cleanup planning
- Support feasibility analysis and reuse visioning efforts
- Help position sites for post-cleanup redevelopment

6. Local Government Department(s), City of McFarland

Role: Local coordination and implementation support

Support access to sites and local records

- Coordinate with City of McFarland Communications & Marketing Division, City of McFarland Finance Department, City of McFarland Public Works Department for project steps and compliance
- Assist with public notices and meeting logistics
- Align project activities with local plans and policies

2.g Community Input

The City will actively engage residents, property owners, and community organizations throughout the project. Engagement methods will include:

- Social media campaigns
- Public meetings and workshops
- Bilingual outreach materials
- Coordination with community-based organizations

Community input will guide site prioritization and reuse planning. The City will document feedback and incorporate it into decision-making processes.

TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3. Description of Tasks/Activities and Outputs

3.a. Project Implementation

Year 1

Inventory activities, such as surveying sites, creating lists or databases of brownfield properties. Initial site investigation activities.

Site characterization activities to determine risks posed to human health or nature and extent of contamination from a brownfield site.

Year 2

Planning activities, i.e.: market feasibility studies, city planning activities in support of redevelopment and revitalization.



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Community Outreach, including social media platforms on the brownfield sites being assessed and public meetings to provide the public opportunities to participate in decision-making aspects of cleanup redevelopment options.

3.b. Anticipated Schedule

Year 1: Task(s) 1 & 2

Project startup and partner coordination; confirm site eligibility with the regulatory agency; initiate community engagement; conduct environmental site assessments and data review.

Year 2: Task(s) 3 & 4

Complete additional assessments as needed; develop cleanup plans in coordination with the regulatory agency; continue community outreach; integrate community input and reuse considerations into planning.

3.c. Task/ Activity Lead/3.d Outputs

Task 1 – Cooperative Agreement Oversight and Reporting & Inventory Update and Site Selection

Task 2 – Phase I and II ESAs

Task 3 – Remedial Planning

Task 4 – Community Outreach & Reuse Planning

3.e. Cost Estimates

Line#	Budget Category	Task 1 Oversight/ Reporting & Inventory/ Site Selection	Task 2 Phase I/II ESAs	Task 3 Remedial Planning	Task 4 Community Outreach & Reuse Planning	Total
1	Personnel	\$20,000	\$0	\$0	\$12,000	\$32,000
2	Travel	\$5,000	\$0	\$0	\$0	\$5,000
3	Supplies	\$0	\$0	\$0	\$3,000	\$3,000
4	Contractual	\$36,000	\$334,000	\$32,000	\$58,000	\$460,000
5	Indirect Cost	\$0	\$0	\$0	\$0	\$0
5	Total Cost	\$61,000	\$334,000	\$32,000	\$73,000	\$500,000

Descriptions of how the cost estimates for each task and budget category were developed (including unit costs, where applicable) are provided in Table below. All costs were developed based on the City’s research and guidance of other successful projects with previous awardees and market research into cost of necessary services.



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3.f. Plan to Measure

Cost Breakdown

Task 1	<p>Cooperative Agreement Oversight and Reporting: Total Budget = \$29,000 Cost Basis and Assumptions: Personnel Costs of \$12,000 are budgeted for an estimated 240 hours(hrs.) of work by City staff (\$50/hr.) in completing various CA oversight and reporting activities. Travel Costs of \$5,000 are budgeted for 2 City staff to attend 2 EPA/State brownfields (BF) conferences. Costs are estimated at \$2,500/person/conference based on costs incurred by staff attending other recent BF conferences. Contractual Costs of \$12,000 are budgeted for an estimated 96 hrs. (\$125/hr.) of work by the City’s consultant to provide assistance in completing various required reports.</p> <p>Inventory & Site Selection: Total Budget = \$32,000 Cost Basis and Assumptions: Personnel Costs of \$8,000 are budgeted for an estimated 160 hours of work by City staff (\$50/hr.) in assisting with completion of the inventory update and prioritization activities. Contractual Costs of \$24,000 are budgeted for an estimated 192 hrs. (\$125/hr.) of consultant time assisting with the inventory update and site prioritization.</p>
Task 2	<p>Phase I and II ESAs: Total Budget = \$334,000 Cost Basis and Assumptions: Contractual Costs of \$334,000 include costs for the environmental consultant to complete 1 QAPP (\$8,000); 16ED forms (\$500 each = \$8,000); 16 Phase I ESAs (\$4,500 each = \$72,000); 8SAPs (\$3,000 each = \$24,000). 8 Phase II ESAs (\$24,000 each = \$192,000); 5RBM surveys (\$6,000 each = \$30,000).</p>
Task 3	<p>Remedial Planning: Total Budget = \$32,000 Cost Basis and Assumptions: Contractual Costs of \$32,000 are based on completion by the environmental contractor of 4 ABCAs or RAWs at an average cost of \$8,000 each.</p>
Task 4	<p>Community Outreach: Total Budget = \$25,000 Cost Basis and Assumptions: Personnel Costs of \$6,000 are budgeted for an estimated 120 hrs. of work by City staff (\$50/hr.) leading outreach activities. Supply Costs of \$3,000 are budgeted for printing costs (\$500) and mailing costs for public notices (\$2,500). Contractual Costs of \$16,000 are budgeted for an estimated 128 hrs. of work by the consultant (\$125/hr.) assisting with outreach activities.</p> <p>Reuse Planning: Total Budget = \$48,000 Cost Basis and Assumptions: Personnel Costs of \$6,000 are budgeted for an estimated 120 hrs. of work by City staff (\$50/hr.) in coordinating various reuse planning activities. Contractual Costs of \$42,000 are budgeted for completion by the consultant of 4 reuse plans or market studies (\$10,500/each).</p>

PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4. Programmatic Capability

4.a Organizational Capacity

Due to the local economy, the City of McFarland has relied heavily on grants to facilitate everything from special activities to critical infrastructure projects. In the last fiscal year, the city has managed millions of dollars in funding successfully and has repaved nearly half of the city streets. The organizational capability to successfully administer and report on this grant is sound.

4.b. Organizational Structure/ 4.c. Description of Key Staff

Project Director



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Megan Snyder, Community Development Director

Will be responsible for managing the team and ensuring progress is achieved as documented in the project work plan. She has led Community Development efforts; administered and implemented comprehensive plans; and engaged extensively with citizens and special interest groups in the development of City plans.

Reuse-Focused Partner

Brianahi De Leon, Senior City Planner

Will serve as the Assistant Project Manager. In this role, she will serve as the main point of contact for the public on the project. Provide expertise related to the proposed reuse. She will assist in integrating redevelopment goals into cleanup planning, support feasibility analysis and reuse visioning efforts.

Local Government Department(s)

Jordan Ayon, Communications & Marketing

Jordan is experienced in coordinating and overseeing administrative tasks to comply with grant requirements and help coordinate public/community outreach activities.

Yerlys Hernandez, Public Works Director

Yerlys is a seasoned professional in the public works, construction realms. Yerlys will assist in infrastructure needs for re-use.

Diego Viramontes, City Manager/Finance Director

Diego will assist in the RFP process, and ensuring the deliverables are met and project remains on budget for the life of the project.

4.d. Acquiring Additional Resources

Securing vendors to facilitate will be done in accordance with required competitive Procurement Standards in 2 CFR 200.317-326.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant

The city has not previously received EPA Brownfields funding to current staff's knowledge.

4.e.(1) Accomplishments

N/A

4.e.(2) Compliance with Grant Requirements

N/A

4.f. Has Not Received EPA Grant but other Federal funding

Yes, 5311 Operating Assistance

4.f.(1) Purpose and Accomplishment



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The Section 5311 Operating Assistance funding we receive from Department of Transportation has been an incredibly impactful grant. The grant funds a portion of our transportation operations and has successfully assisted in maintaining transit driver(s).

The federal share is 80 percent for capital projects, 50 percent for operating assistance, and 80 percent for Americans with Disabilities Act (ADA) non-fixed route paratransit service. Funds are apportioned to States based on land area, population, revenue vehicle miles, and low-income individuals in rural areas.

The ridership has continuously trended upward, reduced greenhouse gas emissions, and has assisted in providing transportation for our community members.

4.g. Never Received Any Type of Federal or Non-Federal Assistance Agreements

N/A