



January 28, 2026

<p><b>1. Applicant Identification</b></p>	<p>City of Firebaugh 1133 P Street Firebaugh, CA 93622 (559) 659-2043</p>
<p><b>2. Website URL</b></p>	<p><a href="https://firebaugh.org/">https://firebaugh.org/</a></p>
<p><b>3. Funding Requested</b></p>	<p>a. Assessment Grant Type: Community-Wide b. Federal Funds Requested: \$500,000</p>
<p><b>4. Location</b></p>	<p>Firebaugh, Fresno County, California</p>
<p><b>5. Target Area and Priority Site Information</b></p>	<p><b>Target Areas:</b> The target area is the entire City of Firebaugh, which is comprised of census tracts 06019008404, 06019008403, and a small portion of east-central 06019008403, from Birch Drive to Welty Avenue and from Washoe Avenue to the San Joaquin River.</p> <p><b>Priority Sites:</b> (1) 1091 N Street (Automotive) (2) 915 10<sup>th</sup> Street (Aerial chemical applications) (3) Former Landfill</p>
<p><b>6. Contacts</b></p>	<p><b>Project Director and Highest Ranking Official:</b> Ben Gallegos City Manager 1133 P Street Firebaugh, CA 93622  <a href="mailto:bgallegos@firebaugh.org">bgallegos@firebaugh.org</a> (559) 659-2043</p>

<b>7. Population</b>	<b>City of Firebaugh: 8,424 (ACS2024 estimate)</b>
<b>8. Other Factors</b>	The Other Factors Checklist is provided below.
<b>9. Letter from the State or Tribal Environmental Authority</b>	A current letter from the California Department of Toxic Substance Control is included as Attachment 1 to this Narrative Information Sheet.
<b>10. Releasing Copies of Application</b>	N/A – Application does not have confidential, privileged, or sensitive information.

### Other Factors Checklist

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	1, 2, 3, 5
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the priority site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	



**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 23, 2026

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

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

Dear Ms. Hanusiak,

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) acknowledges and supports the City of Firebaugh's application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for three sites located within the north-central portion of the City of Firebaugh in Fresno County, California (Sites). The City of Firebaugh is requesting a funding amount of \$500,000 to cover the cost of environmental assessment activities at the Sites.

The City of Firebaugh is located approximately 43 miles west of the City of Fresno, along the San Joaquin River in California's Central Valley, one of the most productive agricultural regions in the country. The City of Firebaugh was historically a major thoroughfare for upstream communities as Firebaugh's Ferry was a major crossing before the emergence of railroads and bridges. According to the United States Census Bureau, the City of Firebaugh had an estimated population of 8,424 residents as of July 2024 with 31.9% of persons in poverty. [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.

According to CalEnviroScreen 4.0, the three Sites reside in a census tract (6019008401) with an overall CalEnviroScreen 4.0 percentile score of 90 with 100 being the most impacted communities statewide. Socioeconomic factors including education, linguistic isolation, poverty, and unemployment have scores of 99, 97, 96, and 100 respectively.

- The first of the three Sites to be assessed is located at 1091 N Street identified by Fresno County Assessor's Parcel Number (APN): 008-072-14. This Site is a privately owned automotive shop and parts store known as Big G's Automotive Center. This Site was a former gas station with underground storage tanks.
- The second Site is located at 915 10<sup>th</sup> Street identified by APN: 008-23-002S. This Site is privately owned and consists of a light industrial facility adjacent to Firebaugh Airport. This Site is used for the aerial application of agricultural chemicals (crop dusting). The CalEnviroScreen 4.0 score for pesticide exposure in the census tract is 91.
- The third Site is located north of 1890 7<sup>th</sup> Street identified by APN: 007-062-15T. This Site is a former landfill that was closed prior to the City of Firebaugh's acquisition. The City of Firebaugh plans to redevelop this site into affordable housing and/or a public park.

With the USEPA Grant funding, the City of Firebaugh would like to engage the public, perform Phase I and Phase II environmental site assessments, as well as develop cleanup plan(s) for the Sites. The City of Firebaugh previously received and successfully administered a 2009 community-wide assessment grant. The City of Firebaugh plans to leverage this first-hand previous experience including knowledgeable staff and lessons learned to this possible award. Even with the previous funding, the City of Firebaugh is overburdened with potentially contaminated sites that hinder economic and community resilience and growth. The City of Firebaugh lacks the resources to address the sheer volume and complexity of brownfields present without financial assistance. The USEPA Grant would also support economic growth through the redevelopment of these Sites in addition to the significant environmental and health benefits to these disadvantaged communities.

DTSC looks forward to the possible award of the USEPA Grant to the City of Firebaugh 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.

Lisa Hanusiak  
January 23, 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](mailto:Abraham.Serrato@dtsc.ca.gov).

Sincerely,



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

cc: (via email)

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

# **FY2026 USEPA Community-Wide Brownfield Assessment Grant Application – Firebaugh, CA**

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

### **Target Areas and Brownfields**

#### **1.a. Overview of Brownfield Challenges and Description of Target Area**

The City of Firebaugh proposes a Community-Wide Brownfield Assessment Grant with a focus on commercial or industrial properties that lie in the area from Birch Drive to Welty Avenue and from Washoe Avenue to the San Joaquin River. The City is in northwestern Fresno County in the Central Valley of California. It is nestled into the natural curves of the San Joaquin River with a dominant agriculture industry. Incorporated in 1914, Firebaugh is one of the oldest communities on the western side of the Central Valley. When including the surrounding unincorporated farmland typically worked by Firebaugh's residents, the city is geographically the largest irrigated agricultural community in the United States. This long history of increasingly intense irrigated agriculture along with the large amounts of underground storage tanks for petroleum or other chemicals, has led to both known and suspected soil contamination. Firebaugh's major development periods mean that many buildings were constructed in the 1960s and 1970s before lead paint and asbestos were outlawed. It's likely that many buildings and surrounding soils are contaminated with lead paint and asbestos, which pose known health and development risks especially among children. These problems include respiratory illness, cardiovascular disease, kidney disease, behavioral problems, developmental delays, and others. Firebaugh ranks in the 90<sup>th</sup> percentile in California for asthma, 96.14<sup>th</sup> percentile for cardiovascular disease, and 56<sup>th</sup> percentile for lead risks in housing based on CalEnviroScreen 4.0 data. It also scores just a 6.2% on the California Healthy Places Index meaning it is less healthy than 93.8% of other census tracts in California. Firebaugh has invested in parks and recreation opportunities that can help improve health measures but 28% of the population still lives further than half a mile from a park compared to only 21% of people statewide (California Park Access Tool).

The city has a population estimated at 8,424 (Census Jul2024 Estimate). According to the CalEnviroScreen 4.0, the area is in the 90th percentile of the most environment and socially burdened communities in the state. Residents face socioeconomic challenges of low educational attainment (99th percentile), linguistic isolation (97th), poverty (96th), and unemployment (100th). Furthermore, 56% of the population age 25 or older has an education less than a high school diploma (US Census). Despite these extreme socioeconomic and environmental challenges, the city is a desirable place to raise a family or open a business. Residents stay long term (93.9% in the same home as 1 year ago, US Census) and houses or apartments rarely go on the market. Other people who want to move to Firebaugh simply cannot find an opening. While rent prices (\$905/month median-gross 2019-2023, US Census) are lower than average for California and even for the nation, the residents' median household incomes (\$47,594 per ACS) are less than half of the California median household income (\$96,334). Furthermore, Firebaugh has a high number of people per household at 3.37 compared to 3.08 for Fresno County, 2.86 for California, and 2.54 nationally. This is indicative of multi-generational and extended family households or other crowding conditions.

In addition to housing challenges, residents also face a high unemployment rate (15.6%, CA EDD), low-incomes (\$47,594, 2023 US Census) and limited access to food (USDA Food Access

## **FY2026 USEPA Community-Wide Brownfield Assessment Grant Application – Firebaugh, CA**

Research Atlas). Demand, however, is very high. The new McDonald's that opened in November 2024 already served more than 100,000 bags of food by May 2025, shattering expectations even during the City's slower seasons. For a community of agricultural workers, the community's designation as a food desert is especially heartbreaking. The city's underserved residents who primarily work providing food for the nation (23% of residents work in agriculture – the workforce's largest segment, Census On the Map), do not have local access within 20 miles to fresh foods themselves (USDA FARA).

Property owners and potential developers want more space, but environmental cleanup is necessary for redevelopment. This grant request will help the City develop a reuse plan for contaminated properties and assist landowners and developers hoping to redevelop their sites to access necessary Environmental Site Assessments (ESAs). The grant funded activities will lead to cleanup activities that will both reduce contamination and increase the supply of residential and commercial units in the city.

### **1.b. Description of the Priority Brownfield Sites**

The first of the three sites to be assessed is located at 1091 N Street identified by Fresno County Assessor Parcel Number (APN): 008-072-14. This 0.28-acre site is a privately owned automotive shop and parts store known as Big G's Automotive Center. This site was a former gas station with underground storage tanks. It was built around 1965, making it possible that the brick building contains both lead paint and asbestos. Current zoning of the parcel is C-3, General Commercial, which does allow mixed use developments with residential densities at R-3 or 1 unit per 1,500 square feet. The site sits in the central business district that the city has identified for future mixed-use developments to create a 24-hour district. The site would make an excellent mixed-use development with its corner lot, alley access to the back, and ample street parking.

The second site is located at 915 10th Street identified by APN: 008-23-002S. This roughly 5-acre site is privately owned and consists of a light industrial facility (zoned M-1) adjacent to Firebaugh Airport with site access to the runways. This site is used for the aerial application of agricultural chemicals (crop dusting). The CalEnviroScreen 4.0 score for pesticide exposure in the census tract is 91 out of 100. It contains a large industrial metal building with grounds that are fully paved. Potential reuses for this site would remain in the M-1 zoning category with light manufacturing, warehousing, or commercial services.

The third site does not yet have its own address but is located near 1890 7th Street identified by APN: 007-062-15T. This 37+ acre site is a former landfill that was closed prior to the City of Firebaugh's acquisition. The City of Firebaugh plans to redevelop this site into a mixed-use development with affordable housing and a public park with a particular interest in incorporating local renewable energy generation and energy efficient designs. The site is adjacent to the San Joaquin River and sits partially within a FEMA 100-year flood plain. It is currently zoned Open Space and would be rezoned in the reuse planning efforts.

### **1.c. Identifying Additional Sites**

Additional sites are anticipated to be identified during the extensive community engagement efforts proposed in Task 2 Community Engagement and Site Inventory. Extensive outreach will

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be made to the community, landowners, business owners, and other stakeholders. The city will add additional sites to the assessments if they have not been previously assessed and there is sufficient historical or physical evidence to suspect contamination requiring remediation. Since the entire city is within a disadvantaged community, any site can be considered. Priority will be given to sites situated adjacent to the San Joaquin River or to parcels used for childcare facilities, parks, sports fields, nursing homes, or senior care facilities. Identifying sites that could potentially be redeveloped into grocery stores or food markets will also be a priority given the city is identified as low-income and low access in the USDA's Food Access Research Atlas.

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

#### **1.d. Reuse Strategy and Alignment with Revitalization Plans**

Projected reuse for site 1 will be for infill development into a higher use such as mixed use developments of retail or office combined with housing and site 2 will be for a slightly denser light manufacturing that can offer more jobs or provide a wider variety of services to the community. These uses are consistent with the city's General Plan and with the public input driven "Community Connectivity and Downtown Revitalization Study". The city's high unemployment rate (15.6%) and high demand for retail and restaurant services as indicated in recent McDonald's and Starbucks openings coupled with community requests for more mixed-use developments and more housing downtown is driving these reuse expectations. Additional sites identified through the community engagement process will be aligned with this reuse strategy. This method honors Firebaugh's long history as an agriculturally-based city surrounded by extensive farmland by encouraging redevelopment of brownfields consistent with the city's urban growth strategy focused on protecting agricultural lands, right-to-farm ordinance, agriculture preservation easements, and annexation policy that prevents premature urbanization of farmland.

Site 3, the former landfill site, presents a unique and valuable opportunity for the city to ease many of the burdens on the community. A public park would address limited access to parks (there are 0 acres of parkland within ½ mile of any point in the site) while affordable housing could help relieve overcrowding and high housing costs for residents and families with low and very low incomes. These are the city's preferred reuses based on existing plans and recent community engagement results, but other possibilities may be revealed during this project's community engagement process. The city remains open to other land uses as long as they support the City's goals identified in the 2030 Firebaugh General Plan, Central Firebaugh Revitalization Plan (2007), Community Connectivity and Downtown Revitalization Study (2025), Fresno Multi-jurisdictional Housing Element (2023), Bicycle Transportation Plan (2016), and the Fresno County Regional Active Transportation Plan (2017). The land use goals of the plans include fostering an attractive, clean, and well-maintained community; encouraging development that conveys a "sense of place" with architecture that reflects local history and traditions; fostering a friendly community that encourages public involvement; and maintaining Firebaugh as a small, prosperous, agriculturally oriented city surrounded by farmland.

#### **1.e. Outcomes and Benefits of Reuse Strategy**

Improvement of the building, grounds, and purpose of the sites 1 and 2 will lead to new job opportunities for the city's unemployed residents and increased tax revenues to help maintain public infrastructure and support improved or expanded city services. If any site is converted into a food market or grocery store, residents will have significantly improved access to healthy foods.

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The site 3 development into mixed use affordable housing with a park would ease the housing burden for the community of low- and very low-income individuals and families. Between 2015 and 2022, Firebaugh issued permits for 48 new units, almost all of which were for moderate or above moderate-income groups (Fresno County Multi-Jurisdictional Housing Element), while population grew by 2,575 people during the same time. This was 7% of the Regional Housing Needs Allocation assigned to Firebaugh. Additional affordable housing could help decrease housing cost burdens and alleviate overcrowding, which is how many families attempt to relieve their housing burdens now. The city is aggressively seeking more ways to increase overall housing with a particular emphasis on affordable housing. If a park is part of the selected reuse for site 3, this will alleviate some of the problems associated with lack of green space including providing additional recreation options for residents, who often note the lack of things to do. It will also add a desirable community gathering place, a place for exercise to support improved health outcomes, and a way to engage positively with nature, which often improves mental health and overall wellbeing. Parks are also a desirable feature for attracting investors who seek a good quality of life for their future employees and their families.

The reuse plans will also help Firebaugh residents increase their resilience to extreme weather events and natural disasters, of which the three most likely are floods, extreme heat, and wildfire. The new housing, new park, and new jobs will bring safer homes and more income to the impoverished residents of Firebaugh giving them more resources to be able to prepare for, respond to, and recover from disaster or weather emergencies. The new park proposed as part of Site 3's reuse also brings additional opportunities for flood, fire, and heat mitigation through nature-inspired solutions, improved vegetation conditions, and shade structures.

### **Strategy for Leveraging Resources**

#### **1.f. Resources Needed for Site Reuse**

The city is eligible to receive federal and state grants to assist with site reuse. EPA assessment grant funds will develop a reuse plan and allow future access to other funding sources. Once sites are assessed and characterized, the city will apply for cleanup funds from the EPA and development funds from state agencies such as the California Parks Department's Office of Grants and Local Services (OGALS) for parks or the California Office of Housing and Community Development (HCD) for affordable housing, both of which offer numerous grant programs. The city is also considering the feasibility of establishing and administering a low- or no-interest loan program for private landowners to finance the cleanups identified through assessments. This would require grant funding but would also likely need technical assistance from the EPA or the Center for Creative Land Recycling (CCLR).

#### **1.g. Use of Existing Infrastructure**

Sites 1 and 2 are existing developments with full access to the existing street network and utility (water, sewer, electricity, etc.) infrastructure, which is expected to be sufficient to support reuse for sites 1 and 2 along with any expected additional sites identified during the project term. The reuse and redevelopment of site 3, the former landfill, will require additional infrastructure, particularly if affordable housing is the preferred reuse strategy selected through community engagement during this project. Depending on the selected reuse strategy, infrastructure needed for the landfill site could be provided by a competitively selected affordable housing developer or

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by the city for other developments such as a park or other public amenity. The city will aggressively pursue other grant funding such as CDBG and Infill Infrastructure Grant Program, while working to incorporate the project into its long-range Capital Improvement Plan (CIP).

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

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

As discussed above, the City of Firebaugh has a population that faces significant socioeconomic challenges including high unemployment rate (15.6%), high poverty rate (31.9%), low median household income, and very low per capita retail spending (\$3,682 compared to \$15,202 for Fresno County, US Census). While the population is increasing (now 8,424 vs 8,096 in 2020), tax revenues increases are unable to keep up with the increasing costs to provide services. This strains the government forcing them to focus on providing the most urgent services, while making little or no progress on their long-term goals. Over the past 5 years, the city has gone from small annual surpluses (less than \$8,000 per year) that could be saved for deferred projects or the rainy-day fund, to a small projected deficit for the 25-26 budget. With its small population and predominantly low-income residents, Firebaugh is unable to undertake the necessary assessment activities and reuse plans without financial assistance.

The EPA grant funding requested will help create a reuse plan tailored to clean up needs at the priority sites and additional identified sites. The funding will also help create a roadmap to the City's development of the former landfill site, producing reports on hazardous materials and contaminants that will be vital in determining the proper reuse and redevelopment of the site to best meet the needs of the community, protect the vulnerable river adjacent to the site, and add community resilience through careful design of site improvements.

**2.b. Health or Welfare of Sensitive Populations:**

Firebaugh in its entirety is a low-income community. It also features populations that are especially likely to experience elevated health risks from pollution. The city has significantly more children than the national average with 7.3% under 5 years old and 33.9% under 18 (US 5.5% and 21.5%, respectively). These 2,855 children are more susceptible to health problems from pollution because of their smaller bodies and rapid development. With the large families/households and the high percentage of children in the city, there are also large populations of pregnant women at any given time. The project sites' reuse will improve health and welfare of these sensitive populations through the cleanups themselves, improved access to parks, better and more affordable housing, better access to fresh and healthy foods, and likely increased family incomes from new jobs.

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

The incidence of Diabetes within Firebaugh is far above the normal and it ranks in the 90<sup>th</sup> percentile of communities in the United States negatively impacted by Diabetes. Cardiovascular disease and asthma also occur at high rates in Firebaugh where they are ranked 96.14<sup>th</sup> and 90<sup>th</sup> percentiles, respectively. These conditions are likely exacerbated by the lack of recreational opportunities, extent of environmental contamination, and reduced access to fresh and healthy foods since

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the community is a food desert. The reuse strategy is projected to pave the way for a grocery store or smaller food markets to establish themselves in one of the mixed-use developments at identified sites. A park on site 3 is likely and will provide additional outdoor recreation and exercise opportunities to help residents of all ages maintain a healthy weight and a healthy metabolism, thereby reducing the risk of diabetes, cardiovascular disease, and asthma and preventing complications in those who have the diseases.

**2.d. Economically Impoverished/Disproportionately Impacted Populations**

The reuse strategy that will come from this requested grant will identify and reduce threats to economically impoverished populations. More than 39% of Firebaugh is still living in poverty, an improvement from two years ago when it had more than 43% impoverished people. The reuse plan proposed will lead to new affordable housing at multiple sites and more jobs. The new affordable housing will be new construction units that will be free of lead and asbestos pollution that is likely widespread through much of the city’s housing stock. New jobs will bring increased opportunity for work and continue the progress in reducing the number of economically impoverished households in Firebaugh.

**Community Engagement**

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

The city is committed to successfully implementing another Community-wide Assessment grant building on the successes its long-term, experienced staff secured in their 2009 award. This includes the City Manager, Ben Gallegos, serving as the project manager with support from Deputy Clerk Rita Lozano and Finance Director Pio Martin. These three city leaders may also receive assistance from other city staff who may serve as their designees. City staff regularly plan and implement outreach plans for a variety of land use projects. Local community partners will continue to be recruited for engagement in the project to make sure grant outcomes are in line with the communities’ environmental, economic, and resilience goals. However, the primary method of community engagement in this small community will be through direct engagement through community-wide events.

<b>Name</b>	<b>Entity’s mission</b>	<b>Point of contact (name &amp; email)</b>	<b>Specific involvement in the project or assistance provided</b>
Fresno County Housing Authority	To build strong communities by providing quality housing and empowerment opportunities to eligible individuals and families in partnership with community resource providers	Marc Bady residentempowerment@freshnohousing.org	Engage and advise the community in affordable housing development discussions; provide empowerment to current participants by encouraging community engagement via outreach activities.
Firebaugh Senior	To sponsor programs and activities that	Isabel Saldivar seniorcenter@firebaug	Advocate for senior citizens, ensure

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Center	promote healthy living for Firebaugh’s senior citizens	h.org	inclusiveness in community engagements, and assist with outreach to senior citizens.
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**2.d.i. Incorporating Community Input**

The city will host project specific community workshops to solicit, consider, and respond to community input with 4 workshops each year for the first two years focusing on site identification, setting clean up goals, and educating the community on site assessments and cleanups. The third year will see 4 community events using information from ESAs and other evaluations that have already taken place to help inform a reuse plan and cleanup planning driven by community members with support from the City leadership and expert consultants. The city has budgeted project funds for participant support costs to provide childcare, transportation assistance, and meals during the community workshops to overcome barriers to participation. The city will only authorize ADA compliant locations for meeting sites and will make reasonable accommodation for full engagement of attendees. Community workshops will encourage and emphasize community-generated ideas to move toward a truly collaborative solution that meets the community’s needs. Outside of these formal workshops, the community will be kept informed of the project status including future meeting dates and locations and project leadership contact information via a project webpage.

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

Description of Tasks/Activities and Outputs: **3.a.** Project Implementation, **3.b.** Anticipated Project Schedule, **3.c.** Task/Activity Lead, and **3.d.** Outputs

<b>Task 1 – Grant Management (\$15,687.50)</b>
i. Implementation: The city will perform a competitive procurement to select a Qualified Environmental Professional (QEP) and work with them to monitor project scope, schedule, and budget. The city will be responsible for compliance with grant terms and conditions including ACRES reporting, invoicing, and training through EPA conferences. The city’s project manager will review the project status quarterly and implement adjustments to ensure completion of the project scope within budget during the four-year project performance period on time. All activities are expected to be successful with the requested EPA funding and existing staff experience; no other resources are required.
ii. Anticipated Project Schedule: Attend EPA brownfield conferences in 2027 and 2029; procure QEP by December 2026; quarterly reports; monthly invoicing/drawdowns; annual reports; draft final report; final report; ACRES entry and other reporting required by EPA in accordance with the grant agreement.
iii. Task/Activity Lead: City with support from QEP
iv. Outputs: Quarterly reports, monthly invoices, 3 annual reports, 1 final report, ACRES data.
<b>Task 2: Community Engagement and Site Inventory (\$49,375.00)</b>
i. Implementation: The city will reconvene their Brownfields Advisory Committee (BAC) upon notice of award. The BAC will meet at least quarterly during the project performance period. Once selected, the QEP and BAC will work

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<p>together to design, schedule and advertise community engagement events including outreach materials and activities at established community events and gathering places, at least 4 community input events for the first two years dedicated to the project to include but not be limited to additional site identification, develop and finalize the project’s site inventory</p> <p>All activities are expected to be successful with the requested EPA funding and existing staff experience; no other resources are required.</p>
<p>ii. Anticipated Project Schedule: Establish BAC within the first three months, hold site identification related meetings during project years 1 and 2, develop and finalize the project’s site inventory by Q2 in year 1.</p>
<p>iii. Task/Activity Lead: City with support from BAC</p>
<p>iv. Outputs: Public event sign in sheets, printed and web-based outreach materials, BAC meeting schedule and agendas, and a web-based brownfield inventory with 3+ new brownfield sites identified.</p>
<p><b>Task 3: Site Assessments (\$388,593.75)</b></p>
<p>i. Implementation: The QEP will complete Phase 1 Environmental Site Assessments (ESAs) on each site identified on the inventory list, 3+ Phase II ESAs dependent on the results and complexities found in the Phase I ESAs, and 2 hazardous materials assessments (HMAs). The city will confirm site eligibility with the EPA prior to all ESAs. Phase I ESAs will comply with EPA’s All Appropriate Inquiries Rule and the ASTM E1527-21 standard. Prior to Phase II ESAs, the QEP will prepare site-specific Sampling &amp; Analysis Plans (SAPs) for EPA approval. The City, supported by the QEP, will discuss the findings and next steps with property owners and stakeholders.</p> <p>All activities are expected to be successful with the requested EPA funding and existing staff experience; no other resources are required.</p>
<p>ii. Anticipated Project Schedule: Assessments are expected to begin in Q3 of year 1 and continue throughout the grant performance period.</p>
<p>iii. Task/Activity Lead: City with QEP</p>
<p>iv. Outputs: Eligibility forms, SAPs for each Phase II site, ESA reports for each ESA performed and 2 HMA reports.</p>
<p><b>Task 4: Cleanup and Reuse Planning (\$46,343.75)</b></p>
<p>i. Implementation: The city assisted by the QEP and the BAC will hold at least 4 community workshop activities to identify prospective uses for the project sites for the overall community, to envision future designs on the city’s site(s), and to review and comment on studies; infrastructure and utility surveys to determine their capacities at the priority sites; and feasibility studies (FS)/Analysis of Brownfield Cleanup Alternatives (ABCAs)/ cleanup action plans (CAPs).</p> <p>All activities are expected to be successful with the requested EPA funding and existing staff experience; no other resources are required.</p>
<p>ii. Anticipated Project Schedule: Cleanup/Reuse planning activities will likely begin in Q3 of Year 1 and continue through the end of Year 4</p>
<p>iii. Task/Activity Lead: City with BAC and QEP support.</p>
<p>iv. Outputs: Community event sign in sheets and input documentation;</p>

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infrastructure or utility capacity studies; 2 FSs/ABCAs/CAPs

**3.e. Cost Estimates**

The budget was informed by the city’s past successful grant updated through evaluation of more recent estimates from sample successful grant applications. More than 30% is on eligible planning and reuse activities.

Budget Categories		Project Tasks				Total
		Task 1 Grant Management	Task 2 Community Engagement and Site Inventory	Task 3 Site Assessment	Task 4 Cleanup and Reuse Planning	
Direct Costs	Personnel	\$5,000	\$10,000	\$2,500	\$2,500	\$20,000
	Fringe Benefits	\$1,250	\$2,500	\$625	\$625	\$5,000
	Travel	\$3,500				\$3,500
	Equipment					
	Supplies					
	Contractual	\$5,000	\$25,000	\$385,000	\$40,000	\$455,000
	Construction					
	Other (include subawards and specific participant support costs such as stipends)		\$10,000 (Participant Support Costs - transportation, childcare, and meals)		\$2,750 (Participant Support Costs - transportation, childcare, and meals)	\$12,750
Total Direct Costs		\$14,750	\$47,500	\$388,125	\$45,875	\$496,250
Indirect Costs		\$937.50	\$1,875.00	\$468.75	\$468.75	\$3,750
<b>Total Budget (Total Direct costs + Indirect Costs)</b>		\$15,687.50	\$49,375.00	\$388,593.75	\$46,343.75	\$500,000

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

Project outputs and short- and long-term outcomes will be tracked and reported to EPA via Quarterly Reports, ACRES, and the Final Close-Out Report. Quarterly Reports will list goals accomplished and activities planned for the next quarter. At a minimum, the City will track the following outputs: (1) # of approved sites; (2) # of community/stakeholder meetings; (3) # of Phase I ESAs; (4) # of Phase II ESAs; (5) # of ABCAs and/or cleanup plans; (6) number of site reuse plans (e.g., infrastructure and utility evaluations, proformas, etc.). The City will also track the following short- and long-term outcomes: (1) # of sites and acres ready for reuse; (2) # of sites and acres redeveloped; (3) # acres of greenspace/public space created; (4) private investment/ leveraged funding; (5) # of new businesses and jobs created on former brownfields; (6) increase in property value/tax-based revenue; (7) # of affordable housing units created; (8) green/clean stormwater, air, and energy aspects of brownfield reuse projects. Each quarter, the city will review outputs and outcomes against goals and make any adjustments needed to align project accomplishments with the Grant Work Plan and stakeholder priorities.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

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

The applicant is the City of Firebaugh, which has a Council-Manager form of government with a

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5 person elected council, a council-appointed Mayor, and a council hired professional City Manager. Ben Gallegos, City Manager, will serve as Project Manager assisted by Deputy Clerk Rita Lozano and Finance Director Pio Martin. This trio works closely daily to administer all facets of the city's operations and have cooperated on other grants previously. Mr. Gallegos has over thirty years of professional experience with the past 9 years serving in multiple leadership roles in Firebaugh including as Public Works Director and City Manager. He has lived in Firebaugh for most of his life and has built a close connection with the residents and institutions of the community. Ms. Lozano has more than ten years of experience in roles as deputy clerk and as executive and administrative assistant for municipalities, school districts, and regional planning agencies. She is adept at developing agendas, recording minutes, maintaining files, producing reports, and providing public notice. Mr. Martin serves as the Finance Director for the city and has over twenty-five years of professional experience. He carefully maintains the city's accounts, helps to develop and adhere to the budget, and facilitates financial reviews. He oversees all accounts payable and receivable and will be responsible for financial reporting and drawdowns of grant funding. Structurally, Mr. Gallegos will provide oversight and management to all project participants with Ms. Lozano and Mr. Martin reporting to him. The selected QEP will also report to Mr. Gallegos. The organized BAC will provide a level of accountability to the city and QEP by taking regular reports at their quarterly meetings. They will also advise on project adjustments if the project veers off schedule or encounters challenges to successful completion.

### **4.b. Acquiring Additional Resources**

The city will competitively procure a QEP with a track record of success on EPA brownfield assessment and cleanup projects in compliance with 2 CFR 200 and 1500. The city has robust internal policies and practices governing fair and competitive procurement of services. The city routinely conducts competitive procurements for contractors, including engineering and consulting services and can readily procure any additional expertise and resources needed for the project.

### **Past Performance and Accomplishments**

#### **4.c. Currently Has or Previously Received an EPA Brownfields Grant**

The city has previously received an EPA Brownfields Community-wide Assessment grant. It was grant number 2B 00T18001 awarded in 2009. It was completed on-time, within budget, and produced all promised deliverables.

#### **4.e.1. Accomplishments**

From the 2009 grant, there were 21 sites assessed after the application planned for 12 sites. The community participated at high rates and were able to identify more than 40 sites of interest. ACRES is up to date at the time of this application.

#### **4.e.2. Compliance with Grant Requirements**

The city received the expected results of this funding; complied with funds disbursement requirements, financial tracking, and ACRES reporting requirements; submitted technical documents; and documented project progress (quarterly and final reporting) and auditing requirements in a timely manner. No adverse findings related to compliance with grant requirements occurred, and the city was publicly acknowledged at conference for their achievements in implementing the grant. The City has procedural knowledge and established processes to successfully disburse and track grant funds.