



January 28, 2026

Lisa Hanusiak
 Regional Brownfields Coordinator
 U.S. Environmental Protection Agency
 75 Hawthorne Street
 San Francisco, California, 94105
 hanusiak.lisa@epa.gov

Re: FY2026 USEPA Brownfields Assessment Grant Proposal:
 Central Petaluma Brownfields Assessment and Reuse Planning Initiative

Dear Ms. Hanusiak:

The City of Petaluma is submitting the enclosed application for a U.S. EPA Brownfields Assessment Grant. The City of Petaluma is a general purpose unit of local government in the State of California.

Application Information Sheet

The following applicant information is provided as specified in the Grant Guidelines:

1.	Applicant Identification	City of Petaluma 11 English Street, Petaluma, CA 94952
2.	Website URL	https://cityofpetaluma.org/
3.	Funding Requested	a. Assessment Grant Type: Community-Wide b. Federal Funds Requested: \$500,000
4.	Location	Petaluma, Sonoma County, California
5.	Target area and Priority Site Information	Target areas: Central Petaluma Specific Plan Area and adjacent parcels Priority sites Tier 1: Copeland Landing (315 East D Street) River Park (500 Hopper / 500 Lakeville Streets) Intersection of Petaluma Boulevard North and Lakeville Street (600, 601 and 605 Petaluma Boulevard North (PBN) and 520 Kentucky Street)

MAYOR / ALCALDE

Kevin McDonnell

COUNCILMEMBERS / MIEMBROS DEL CONSEJO

Janice Cader Thompson, Dist. 1
 John Shribbs, Dist. 2
 Karen Nau, Dist. 3

Frank Quint, Dist. 4
 Alex DeCarli, Dist. 5
 Brian Barnacle, Dist. 6

		See map of target area and priority sites enclosed as Attachment 1.
6.	Contacts	<p>Project Director for City: Andrew Trippel, Planning Manager City of Petaluma 11 English Street, Petaluma, CA 94952 atrippel@cityofpetaluma.org 707-776-3729</p> <p>Chief Executive / Highest Ranking Elected Official: Mayor Kevin McDonnell, City of Petaluma 11 English Street, Petaluma, CA 94952 kmcdonnell@cityofpetaluma.org 707-778-4525</p>
7.	Population	59,776 (2020 census)
8.	Other Factors	Checklist provided below.
9.	Letter from the State Environmental Authority	The State Letter is included as Attachment 2.
10.	Releasing Copies of Application	Not applicable.

Other Factors Checklist

<i>Applies</i>	<i>Other Factors</i>	<i>Page No.</i>
	The community population is 15,000 or less.	
	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.	
X	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).	5
X	The priority site(s) is in a federally designated flood plain.	4



X	The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	8
X	The reuse of the priority site(s) will incorporate energy efficiency measures.	8
	The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
X	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).	13
	The target area(s) is impacted by a coal-fired plant that has recently closed (2015 or later) or is closing.	

Thank you for the opportunity to submit this application. We are excited to move forward with our brownfields assessment, reuse, and revitalization planning, with the assistance of the EPA.

Sincerely,



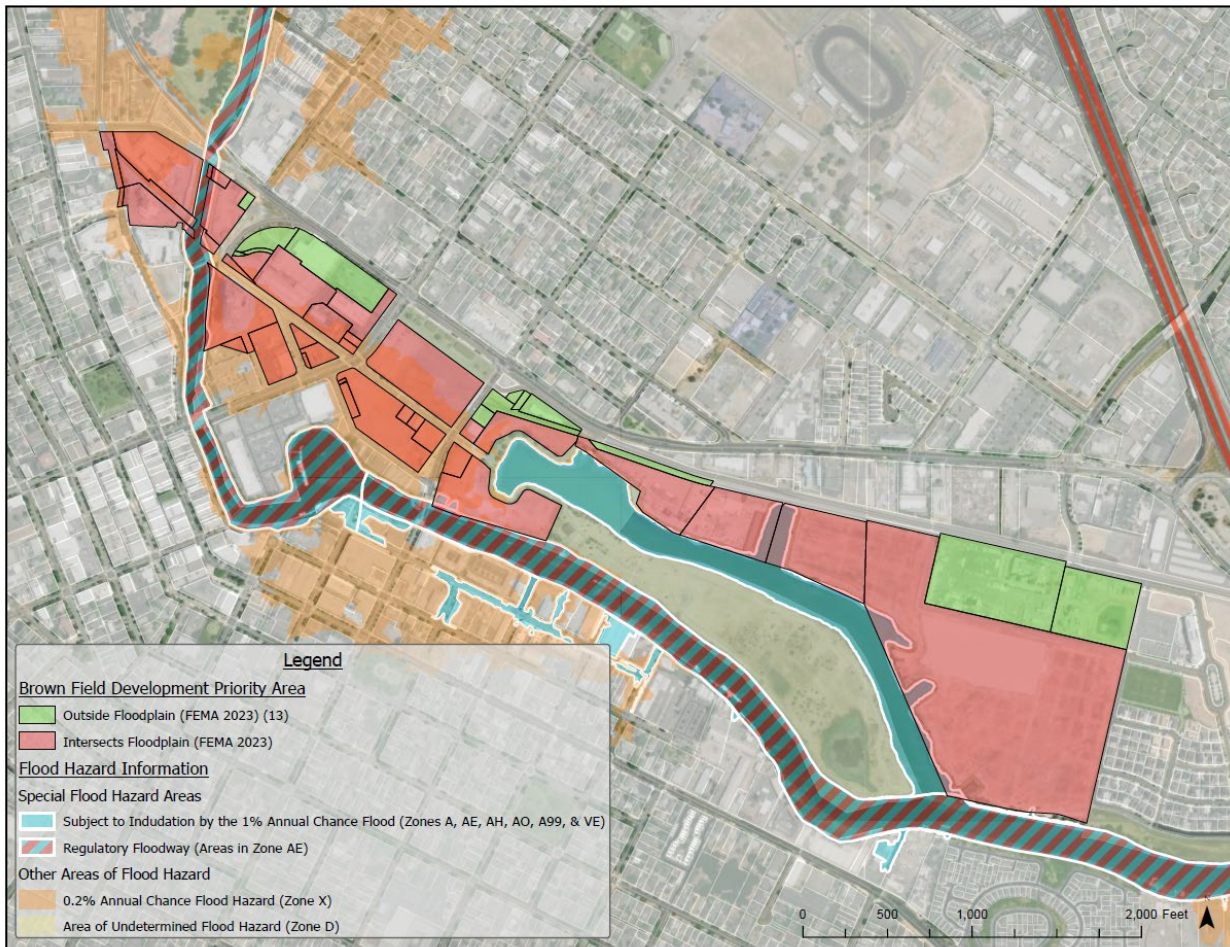
Peggy Flynn
City Manager
City of Petaluma

Attachments

1. Map of Target Area and Priority Sites
2. Grant Narrative
3. Threshold Criteria Responses
4. Letter from State Environmental Authority



Attachment 1: Map of Target Area and Priority Sites



Attachment 4: Letter from State Environmental Authority



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
700 Heinz Avenue
Berkeley, California 94710-2721
<https://dtsc.ca.gov/>



Gavin Newsom
Governor

January 8, 2026

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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 Petaluma's (City) application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for several priority sites within the Central Petaluma Specific Plan area in Petaluma, California (Target Area). The City is requesting a funding amount of \$500,000 to cover the cost of environmental assessments, cleanup and reuse planning, and community engagement activities at the Target Area.

The City has identified several priority sites within the Target Area which are characterized by current or perceived environmental contamination associated with historic industrial, agricultural, and river-adjacent uses. The current or perceived environmental contamination has been identified as a significant barrier to redevelopment and revitalization.

If selected for funding, the City intends to use the USEPA Grant to conduct Phase I and Phase II Environmental Site Assessments; prepare Analyses of Brownfield Cleanup

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Alternatives; develop cleanup plans and cost estimates; and conduct reuse, revitalization, and resource planning informed by meaningful community engagement. These activities will be coordinated with the City's ongoing planning efforts, including updates to the Central Petaluma Specific Plan, SmartCode, and Transit-Oriented Development Master Plan, as well as an active Metropolitan Transportation Commission planning grant.

The Target Area has a demonstrated community need: the presence of disadvantaged and sensitive populations, elevated pollution burdens, proximity to the Petaluma River and flood-prone areas, and longstanding vacancy and underutilization of key parcels adjacent to regional transit infrastructure. The USEPA Grant with reducing environmental uncertainty, support transit-oriented development, improve community health outcomes, and advance climate resilience through cleanup and reuse planning.

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

If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (510) 5440-3314 or via email at Nicole.Yuen@dtsc.ca.gov.

Sincerely,



Nicole Yuen, EIT
Regional Brownfield Coordinator
Site Mitigation and Restoration Program – Berkeley Cleanup Branch

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

Attachment 2: Grant Narrative

1. Project Area Description and Plans for Revitalization

a. Overview of Brownfield Challenges and Description of Target Area

Petaluma is a city of nearly 60,000 residents, surrounded by farmland and historically shaped by the Petaluma River, a tidal slough that flows to San Pablo Bay. While the riverfront once drove the City's economic growth, many former industrial and commercial sites along the river are now vacant or underutilized, in some cases for decades. To address this concentration of underused land near the City's core, Petaluma adopted the Central Petaluma Specific Plan (CPSP) in 2003, following an extensive policy development planning process that began in 1996.

The CPSP covers nearly 400 acres spanning from the historic downtown areas west of the Petaluma River to former industrial and commercial properties east of the river in midtown Petaluma. This area extends approximately 1.5 miles north-south and 0.5 miles east-west, bounded by Petaluma Boulevard, Lakeville Street, and Highway 101. It lies within Census Tracts 1507.01 and 1509.01, the latter of which the City has identified as a potential disadvantaged community due to its low-income population and pollution indicators near the 75th percentile statewide. While the geographic scope of this EPA grant is citywide, the CPSP area and adjacent parcels constitute the primary target area.

The target area contains potentially 30 brownfield properties, particularly along the east side of the river, reflecting Petaluma's agricultural and industrial legacy. In the 19th and early 20th centuries, Petaluma was a regional hub for poultry and dairy processing, with goods shipped by rail and river. As transportation shifted to highways in the mid-20th century, river- and rail-dependent industries declined, leaving behind contaminated and underutilized sites even as the City continued to grow outward.

Despite significant public investment since 2003, including a SMART rail station, transit mall, river park, and cultural facilities, anticipated redevelopment in the CPSP area remains largely stalled. Environmental contamination has delayed or halted private investment, including projects such as the Oyster Cove mixed-use development. Today, vacant lots dominate the area, generating little tax revenue, reinforcing physical and psychological barriers between east and west Petaluma, and limiting walkability, resilience, and community vitality. The City views real and perceived contamination as a primary barrier to redevelopment and seeks EPA Brownfields funding to inventory sites, conduct environmental assessments, engage property owners and the community, and develop cleanup and revitalization strategies to support effective assessment-informed redevelopment planning.

b. Description of Priority Brownfield Site(s)

The City, with input from a local nonprofit advocacy organization, has identified three priority brownfield sites -- Copeland Landing, River Park Foundation Site, and Petaluma Boulevard North and Lakeville -- where owner cooperation is highly likely; the need for environment assessment and cleanup planning is significant; there is current interest in redevelopment; and redevelopment will have a significant impact on revitalizing the target area because of the size of the parcels, their location at key intersections or entries to the City, and/or their proximity to transit or to downtown. All priority sites are in or adjacent to the CPSP area, and within the priority development area for transit-oriented communities under the Bay Area's Metropolitan Transit Commission (MTC) policy.

1. Copeland Landing: This is a 4.48-acre vacant lot, currently owned by SMART, bounded by Copeland, East Washington, the SMART station, and D Street. It is directly adjacent to the train depot, steps from the bus depot, and a 5-minute walk downtown. The site was formerly used as a railyard and has been vacant since at least 1996, when the CPSP was undertaken. The lot is blighted, and its proximity to the train station and River Park attracts vagrants. A proposed project for two, five-story buildings totaling 402 multi-family residential units and approximately 5,129 square feet of retail space failed in 2020 for financial reasons. A Phase 1 Environmental Site Assessment (ESA) was completed, which showed that "relatively minor concentrations of total petroleum hydrocarbons in the diesel range (TPH-d) and some areas of heavy metals (lead and arsenic remain in the soil." The City identified this property as a catalyst site in its 2013 Transit Oriented Development Master Plan (TODMP) and created a reuse plan. The reuse plan will be updated under a grant recently received from the MTC, and a charrette is planned for spring 2026 to develop the vision. SMART will be a collaborative partner in

conducting further assessment of the property, developing a cleanup plan, and planning for reuse and revitalization of the site.

2. River Park Foundation Site: This vacant land consists of two parcels totaling 39.21 acres within .5 miles of the train and bus depots that are owned by the community-based Petaluma River Park Foundation. Roughly 12 of the 39 acres will be park, 7 acres infrastructure, and 18 acres developable land. For approximately 12 of the 18 acres, the Foundation plans to seek City approval for a residential project. The Foundation wishes to build additional housing on the remaining 6 acres of developable land but is at the conceptual stage of planning for this. The River Park site was previously owned by the Pomeroy Corporation which manufactured precast concrete from 1958 to 2006. The site runs along the Petaluma River to the west and is adjacent to the railroad tracks along Hopper Street to the east. The site also borders a recent mixed-use housing development. It is believed that a prior owner conducted Phase I and II ESAs and performed some environmental remediation on the 12 acres for which a housing development is in the works, but no full-scale assessment or cleanup plan exists for the remaining 6-acre portion. The City believes there is VOC contamination on that site, and potentially other contaminants which require remediation to revitalize this property. In addition, the site may require infrastructure planning as the development will likely impact traffic on a planned bridge on Caulfield Lane connecting east and west Petaluma.

3. Petaluma Boulevard North and Lakeville: At the junction of Petaluma Boulevard North (PBN) and Lakeville St. is a .40-acre empty lot at 600 PBN. The lot is believed to have been an auto repair facility but has been vacant for at least 25 years. It is owned by a trust that is interested in selling. Across the street at 601 and 605 PBN is the former North Bay Kitchen and Bath (NBKB) (now red-tagged and vacant), and adjacent parking area; behind that, at 520 Kentucky, is another large parking lot extending to a residential area. Together, these parcels are 1.13 acres, owned by 601 Main Street, LLC, controlled by a local family. Several developers have expressed interest in the NBKB properties and thus it is likely that consent would be given for ESAs and developing a cleanup plan. These parcels are just outside the CPSP area but are easily accessible to both the midtown and downtown areas (within .5 miles), and Lakeville Street is the gateway to the SMART station, the Art Center, and the Visitors Center. The properties are close to new housing or mixed-use developments and a wine tasting facility on the 300 and 400 blocks of PBN and thus ripe for redevelopment.

c. Identifying Additional Sites

If grant funds are available, additional priority will be given to two sites that have been the focus of developer interest, but which failed to materialize due in part to contamination issues:

1. Haystack Pacifica project site: These are five vacant lots totaling 3.92 acres, with an equipment rental lot sandwiched in between. The site is bounded by Weller, East Washington, Copeland, and D Streets. It borders the transit mall on Copeland Street and the SMART parcel. It is also bordered by several small retail and commercial businesses on Weller Street, which runs back to the river, as well as a small City parklet leading to a floating pier that connects this area to downtown. Haystack was formerly a railyard and has been vacant land for 30+ years. It was identified as a catalyst site in the 2013 TODMP. It is owned by Pacifica Development, which proposed a 182-unit housing project. The project received Planning entitlement in 2019 but has since been stalled due to financial infeasibility. It is likely that a Phase I ESA was completed prior to 2019.

2. Oyster Cove project site: This property is two parcels totaling 5.45 acres between D Street, the Petaluma River, and Steamer's Landing Park. The property was listed as a priority opportunity development site in the TODMP. It is mostly vacant land but includes an empty industrial building and dock fronting the river. Like Copeland Landing and Haystack, this site offers easy access to transit and downtown. The property is owned by the Lind family (of Lind Marine). UrbanMix proposed a mixed-use project with 132 homes and acquired Planning entitlements in 2023, except for Site Plan and Architectural Review. A site remediation plan was done in 2022 and the California Department of Toxic Substances Control (DTSC) was engaged. Additional assessment may be needed. Potential contaminants included lead, semi-volatile organics (8270 SVOCS), and volatile organics (8260B VOCS). Initial groundwork began on the project in 2025, but the developer walked away after discovering additional contaminants.

Other priority sites: If funding allows, the City anticipates using these criteria to prioritize sites: 1) Cooperation/interest of the owners in sale or reuse of the property and engagement in reuse, revitalization, and cleanup planning; 2) Extent to which environmental contamination (real or perceived) hinders reuse; 3) Feasibility

of reuse/redevelopment of property; 4) Ability of owners, developers, City, and stakeholders to obtain funding for reuse/redevelopment of the property; 5) Economic impact potential of the reuse/redevelopment; 6) Alignment with City/community goals under the General Plan (GP), CPSP, and the TODMP; and 7) Community input. Additional sites will be identified through an inventory of brownfields in the target area and outreach to owners and the business community.

d. Reuse Strategy and Alignment with Revitalization Plans

The CPSP area uses SmartCode form-based zoning, which allows a range of development types provided projects meet established form, design, and compatibility standards. The TODMP (2013) identified Copeland Landing and Haystack as catalyst sites for redevelopment and Oyster Cove as a priority opportunity site. The vision for these sites is pedestrian-oriented, mixed-use development with a diverse mix of building types and uses, including ground-floor retail, to maximize transit ridership, reduce greenhouse gas emissions, and concentrate housing and activity within walking distance of the SMART station.

Based on existing entitlements, conceptual development proposals, and current zoning allowances, redevelopment of five priority sites within and adjacent to the CPSP area could conservatively result in approximately 1,173 residential units, including an estimated 402 units at Copeland Landing (Station Block), 413 units on River Park Foundation lands, 182 units at the Haystack Pacifica site, 132 units at Oyster Cove, and 44 units at the Petaluma Boulevard North/Lakeville site. Applying the City’s average household size of approximately 2.5 persons per household (2023 ACS), this level of redevelopment could accommodate approximately 2,933 residents in the downtown and midtown core. This estimate is conservative, as several sites are not subject to maximum density limits.

The City’s General Plan Guiding Principles support this reuse planning strategy by prioritizing infill development, adaptive reuse of vacant or underutilized sites, revitalization of commercial corridors, and intensified development near transit facilities, particularly SMART stations. The reuse strategy also emphasizes improving east–west connectivity, activating the riverfront, expanding public gathering spaces, reducing pollution, and reinforcing Petaluma’s identity as a river-oriented community. The Copeland Landing reuse concept directly advances TODMP goals by creating a vibrant public realm, enhancing circulation and connectivity, strengthening links between downtown and the river, and maximizing transit ridership.

The planned reuse of the River Park Foundation lands for residential development further advances these objectives by introducing housing along the river, expanding access to open space, and supporting walkable, transit-oriented infill in the city's center.

The City has received a \$1.19 million MTC grant to support infrastructure planning, zoning updates, and community engagement in the SMART station area, including updates to the CPSP and SmartCode. This EPA Brownfields grant will complement those efforts by supporting environmental site inventory, assessment, and cleanup planning for Copeland Landing, Haystack, Oyster Cove, River Park, and the PBN/Lakeville site, reducing redevelopment risk and informing coordinated areawide reuse strategies within and around the CPSP area, contingent on property owner participation. EPA funds will be used for environmental assessment and cleanup planning activities, while the MTC grant supports policy, zoning, and infrastructure planning, ensuring the efforts are complementary and non-duplicative.

e. Outcomes and Benefits of Reuse Strategy

Redevelopment of the target area is a key priority for Petaluma to economically activate the geographic heart of the City adjacent to downtown, connect visitors and transit users to downtown businesses and services, facilitate transit use by residents, expand housing availability, and enhance the health, vitality, and beauty of the Petaluma River corridor. Collectively, redevelopment of the priority sites has the potential to introduce approximately 1,173 new housing units, conservatively accommodating nearly 2,933 residents within walking distance of transit, downtown services, and riverfront open space, directly advancing the City’s housing, climate, and mobility goals.

The TODMP envisions mixed-use development around the SMART station, including the Copeland Landing and Haystack catalyst sites. The TODMP concepts include a new connector street linking the station, the river, and downtown, incorporating a linear park and flexible public spaces that can accommodate activities such as farmers markets, art fairs, and community gatherings. Public spaces around the station, river, and turning basin

are a central component of this vision and include hardscape plazas, a formal neighborhood square, an informal outdoor theater, boardwalk overlooks, and a linear park.

Revitalization of Copeland Landing would implement these concepts by providing the envisioned linear park along a pedestrian-friendly connector between Copeland Street and the SMART station, with future extension to downtown upon redevelopment of the Haystack site. These infrastructure improvements would enhance walkability and shade at the train and bus depots, strengthen connections between midtown and downtown, create civic spaces for planned and informal gatherings, and support additional private investment in the target area.

All priority sites are located within the 100-year floodplain. Consistent with the General Plan, redevelopment will incorporate flood protection and resilience measures. In addition, reuse of the priority sites must comply with the California Green Building Standards Code, including energy-efficiency and solar-power generation requirements. These measures will reduce environmental impacts, support climate resilience, and increase the long-term sustainability of redevelopment outcomes. Together, these benefits demonstrate how EPA Brownfields investment can translate environmental assessment and cleanup planning into measurable housing, mobility, environmental, and community benefits for Petaluma.

f. Resources Needed for Site Reuse

The City has a \$1,190,000 MTC grant, which will be used in part for redevelopment and infrastructure planning of the Copeland Landing site in 2026. The City, SMART, and/or the Petaluma River Park Foundation are eligible for assessment funds from DTSC and the State Water Board, and for assistance from the EPA TBA program. The City, SMART, the Foundation, and/or private owners are eligible for EPA cleanup and revolving loan fund grants, as well as DTSC and State Water Board cleanup programs. The City, SMART, and/or the Foundation are eligible for grants from the Affordable Housing and Sustainable Communities program, which funds affordable housing and transportation infrastructure within a half mile of transit. Under this grant, the City will explore public-private financing strategies for housing and mixed-use developments, and for public infrastructure investments, to catalyze the redevelopment of priority sites. It will develop an action plan to leverage private and public money for these purposes. In addition, it will work with brownfield site owners to educate them about funding options for remediation and reuse/revitalization planning.

g. Use of Existing Infrastructure

The target area is in an urban setting, immediately adjacent to (and partly within) downtown. All priority sites connect to roads, water, sewer, and utilities, including internet and cell service. The priority sites are adjacent or close to the Petaluma Train Depot, where the SMART train connects cities in Sonoma and Marin Counties, the Sonoma County Airport, and the Larkspur Ferry with service to San Francisco. The sites are also close or adjacent to the Petaluma Transit Mall, used by city, county, and regional bus lines, and the Amtrak shuttle. Shuttle service to the San Francisco and Oakland Airports is within a mile of the target area. Pedestrian paths (the Lynch Creek Trail, the Great Redwood Trail, and the Petaluma River Park), a bike share and locking facility, and public restrooms are also within the target area. The TODMP included recommended infrastructure upgrades to effectuate the redevelopment strategy for Copeland Landing and Haystack, including new streets and redesign of existing streets and associated utility improvements, and the creation of public spaces. Most upgrades, including streets, sidewalks, parks, and landscaping on or abutting the projects, are the developer's responsibility. Additional public spaces would be the City's responsibility.

Under this grant, the City will assess tools such as Tax Increment Financing (TIF), Enhanced Infrastructure Financing Districts (EIFDs), Community Facilities Districts (CFDs), and Parking and Business Improvement Districts (PBIDs) as potential mechanisms to fund shared infrastructure, public realm improvements, and site access enhancements. This analysis will evaluate assessed value growth potential, development phasing, revenue capacity, legal and procedural requirements, stakeholder support, and alignment with redevelopment goals. The City will also assess the feasibility of establishing a TIF-based financing structure, where eligible, to support long-term infrastructure investments.

Findings from this analysis will inform a public investment strategy and resource roadmap identifying viable financing mechanisms, potential district boundaries, and implementation steps to leverage EPA Brownfields funding with other public and private resources.

2. Community Need and Community Engagement

a. Community's Need for Funding

The City faces significant fiscal constraints limiting its ability to invest in environmental assessment, remediation planning, or reuse planning in the target area. Under California's Prop 13, the City receives only about 11% of total property tax revenues—approximately \$15 million in FY 2024–25—of which \$4.5 million is annually obligated to former Redevelopment Agency (RDA) dissolution costs. These low allocations create a structural deficit, limiting funding for core services. To maintain basic operations, voters approved a 1% local sales tax in 2020. Petaluma also faces severe housing affordability pressures. Fifty-five percent of households are rent-burdened. Before dissolution, the RDA was the City's primary tool for producing affordable housing. The City's Local Housing Trust Fund now relies on limited sources—Inclusionary Housing in-lieu fees, the Housing-Commercial Linkage Fee, and the State's Permanent Local Housing Allocation—which are insufficient to meet current needs. These constraints hinder the City's ability to meet its State-mandated Regional Housing Needs Allocation (RHNA). One-quarter of the 2023–2031 cycle has passed, yet Petaluma has produced only 7.2% of the required very low-income units and 13.2% of the low-income units. Without resources to prepare sites for development, the City will continue to fall short of statutory housing obligations.

The target area—in Census Tracts 1507.01 and 1509.01—is centrally located near the train station, the bus hub, and key commercial corridors, making it ideal for infill housing or mixed-use development but development is stalled. This EPA grant will allow the City to assess and prepare key infill sites, reduce uncertainty for developers, and unlock land needed for affordable housing and economic revitalization; EPA assistance is critical to advancing community health, environmental justice, and long-term stability.

b. Health or Welfare of Sensitive Populations

The target area Census Tracts (CT) show multiple indicators of socioeconomic vulnerability in an underserved neighborhood. CalEnviroScreen 4.0 reports a 53% poverty rate in CT 1507.01—far above the statewide (17.7%) and national (10.6%) rates. CT 1509.01 ranks in the 50th–75th percentile statewide for household overcrowding and exceeds city, county, and state averages for food insecurity, with 7.1% of adults lacking reliable access to nutritious food. With an average home price of \$797,000 and lower per-capita incomes than other parts of Petaluma, target area residents face severe financial strain. Both CTs are in the 50th–75th percentiles statewide for housing cost burden, limiting the ability to afford healthy food, medication, and preventive care. Vacant and blighted parcels, intermittent sidewalks, limited street furniture and tree canopy characterize much of the area's built environment. Peer-reviewed studies—including randomized controlled trials in JAMA Network Open and research from the Urban Institute—show that proximity to blight increases stress, anxiety, and depressive symptoms. The area also experiences concentrated homelessness; the 2024 Point-in-Time Count identified 240 individuals citywide, with many unsheltered residents clustered along the Petaluma River in midtown, contributing to public safety concerns and straining local services.

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

Residents of the target area in midtown Petaluma live mainly in post-war single-family homes, many in deteriorating conditions. Their age increases risk of exposure to lead-based paint, asbestos, and other legacy hazards, disproportionately affecting children, seniors, and low-income households. Residents experience elevated rates of chronic health conditions. Adult obesity averages 29.1%, exceeding city, county, and state benchmarks. CalEnviroScreen 4.0 shows CT 1507.01 above statewide averages for low birth weight (51st percentile) and cardiovascular disease (64th percentile), conditions linked to environmental stressors, limited access to healthy food, and reduced opportunities for physical activity.

d. Economically Impoverished / Disproportionately Impacted Populations

CalEnviroScreen 4.0 identifies the target area as having a higher-than-average pollution burden, with a combined score in the 56th percentile statewide, the highest in Petaluma. The area is in the 90th percentile for groundwater threats, 74th for cleanup sites, above the 72nd for diesel particulate matter, 79th for traffic impacts, and the 55th percentile for drinking water contaminants, children's lead risk, impaired waterbodies, and solid waste sites. These cumulative stressors disproportionately affect low-income households.

The City's Existing Conditions Analysis: Health and Environmental Justice (2021), identifies CT 1509.01 as a potential Disadvantaged Community due to its low-income population and multiple pollution indicators

above the 75th percentile. Residents in the target area have limited economic mobility and disproportionately bear the impacts of legacy contamination, underinvestment, and delayed cleanup at priority sites.

e-f. Project Involvement and Project Roles

The City will implement an inclusive, community-driven process for assessing and revitalizing priority sites. Building on long-standing relationships with community groups—including Petaluma Urban Chat, an educational and advocacy organization focused on city planning which provided extensive input to this application—the City will engage a broad cross-section of stakeholders in implementing this grant.

Community Partner	Contact	Specific Role in Project
SMART (Sonoma-Marin Area Rail Transit) (Owner of Copeland Landing priority site)	Zoe Unruh, Planning Manager zunruh@sonomamarintrain.org	Support ongoing implementation of re-use strategies; attend community kick-off meeting.
River Park Foundation (Nonprofit for development of the central Petaluma River Park and environs.)	Seair Lorentz, Exec. Dir. s.lorentz@petalumariverpark.org	Partner on the potential development of affordable housing units on the River Park parcels with public engagement through social media and website.
Property Owners	Variable	Owners/developers of brownfield sites in the target area. Cooperation of property owners of the brownfield sites in the target area and input to ESAs, reuse/cleanup planning, and implementation.
Local Nonprofit subrecipient with expertise in land-use	TBD	Provide formal community outreach, with City oversight, regarding brownfield impacts, cleanup, and reuse; Public engagement under grant with in-person hosted meetings, educational forums, listening sessions, social media, and website. Assist with brownfields inventory.

g. Incorporating Community Input

Community engagement will be led by a nonprofit subrecipient with expertise in equitable outreach and coordinated with MTC-funded CPSP and TODMP updates to avoid duplication. Engagement will focus on residents of Census Tracts 1507.01 and 1509.01 while ensuring participation from the broader community. Activities may include visual preference surveys, dotmocracy exercises, pop-ups, attendance at public meetings, and informational kiosks at community hubs. Engagement will begin with outreach to target area property owners to identify concerns, increase transparency, and establish predictable opportunities for ongoing participation. City staff and the subrecipient will continuously gather and incorporate public input throughout assessment and reuse planning, supported by targeted social media and community newsletters. Both in-person and virtual meetings will be offered. All in-person events will be ADA-compliant and provide Spanish language support. A dedicated project webpage will share updates, meeting summaries, community input, City responses, and upcoming engagement opportunities. City staff will brief the City Council annually and at key decision points. Community and property-owner input will directly shape site prioritization and reuse planning.

3. Task Descriptions, Cost Estimates, and Measuring Progress

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

The City will continue areawide planning under its MTC grant and update its CPSP, TODMP, and its analysis and strategy for catalyzing the Copeland Landing and Haystack sites. Parallel to this, the City will publicize the brownfields grant, enter into cooperation agreements with priority site owners, and confirm owner participation in a planning, cleanup, and site disposition process. Based on owner interest, the City will conduct a reuse feasibility assessment and develop a reuse vision for priority sites. This will result in a coordinated areawide plan for viable priority sites within the target area. The City will hire a QEP to conduct Phase I and

Phase II ESAs for participating priority sites and develop cleanup plans and cost estimates for remediation. The City will develop a revitalization plan and a resource roadmap for the target area. It will draft a phasing strategy for the cleanup and redevelopment of the participating sites, a public investment plan to support cleanup and reuse, and a timeline with action steps for pursuing grants or loans, and creating other financing strategies to kickstart the redevelopment process. The CPSP, TODMP and GP updates have and will involve extensive community input on reuse of priority sites, and additional input will be gathered and considered under this EPA grant using a community-based nonprofit subrecipient. No funds are allocated for participant support costs as events will be held at times/locations to accommodate a broad segment of the community and translation services will be available. The City has not budgeted for its own supplies, travel, training, fringe benefits, or indirect costs, as these and the planning done under the MTC grant will be contributed in kind.

Task 1: Programmatic Support
a. Implementation: The City will manage and oversee the project and cooperative agreements; procure QEPs and redevelopment consultants, identify a nonprofit community engagement subrecipient, and secure any other necessary personnel to assist with the site reuse assessment, reuse visioning process, revitalization plan, and resource roadmapping, ESAs, ABCAs, and cleanup plans; coordinate with the EPA and technical assistance resources (e.g., Center for Creative Land Recycling), QEPs, and other consultants and stakeholders. Activities include procurement, subrecipient monitoring and oversight, budget management, coordination of meetings / communications, and EPA reporting. The City will meet with the relevant contractors / subrecipients at least bimonthly, will review project milestones quarterly to evaluate progress, and will monitor the subrecipient's progress via team meetings and quarterly reports. City staff will attend all required EPA training to manage the project and the grant and support staff training on brownfield remediation and redevelopment; all training expenses are contributed by the City in kind.
b. Schedule: Contractors procured in Q1-2; Subrecipient identified in Q1; Reports to EPA provided quarterly, annually, and at end of grant term; Team meetings bimonthly; Project milestones and subrecipient progress reports reviewed quarterly; Other activities ongoing throughout grant period.
c. Leads: City staff.
d. Outputs: Bimonthly team meetings during grant term; 15 Quarterly Progress Reports (QPRs), regular Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, required annual reports, final Grant Closeout Report.

Task 2: Environmental Site Assessments and Cleanup Planning
a. Implementation: The City will procure a QEP contractor for Phase I and/or Phase II ESAs for participating priority sites, and develop cleanup plans and cost estimates for remediation. The QEP will develop Analyses of Brownfield Cleanup Alternatives (ABCA) for the participating priority sites, with a cleanup plan and cost estimates based on the proposed use of the property. The City will provide regular updates to the public on all Task 2 activities, and community input will be considered in developing remediation plans.
b. Schedule: Procure contractor Q1-Q2; Complete tasks by Q12.
c. Leads: City staff and QEP on Phase I and Phase II ESAs, cleanup plans and cost estimates.
d. Outputs: Grant-wide Quality Assurance Project Plan for target area; up to 3 Property Profile Forms, Phase I and Phase II ESA reports, site-specific Sampling and Analysis Plans, Health & Safety Plans, All Appropriate Inquiries forms, ABCAs, and cleanup plans; Records of community and public meetings and updates.

Task 3: Revitalization and Resource Planning
a. Implementation: The City will use a redevelopment consultant to develop a revitalization plan and resource roadmap. The consultant will draft a phasing strategy for cleanup and redevelopment of the sites, a public investment plan to support cleanup and reuse, and a timeline and action steps for pursuing grants or loans and

creating other financing strategies to kickstart the redevelopment process. If regulatory or other procedural barriers are identified in this process, the City will create an action plan to address them. This planning will focus on the participating priority sites and will be coordinated with the MTC grant so as not to duplicate efforts. The strategies and plans will be reviewed and adopted by the City at a public meeting.

b. Schedule: Procure contractor Q1-Q2; Plans and associated documents completed by Q16; Public meetings to review and adopt plans held in Q12-16.

c. Leads: City staff and redevelopment consultant(s) on the revitalization plan, resource roadmap, phasing strategy, public investment plan, timeline and action plans.

d. Outputs: Revitalization plan, resource roadmap, phasing strategy, public investment plan, timeline and action steps for financing, timeline and action plan to address regulatory or procedural barriers, final grant report (see Programmatic Support below), records of community and public meetings and updates.

Task 4: Reuse Assessment & Visioning

a. Implementation: Consultation with EPA and the Center for Creative Land Recycling. Outreach to owners of priority sites to confirm interest in redevelopment strategies. Sponsorship of informational events for property owners and the business community on environmental site assessments (ESAs) and remediation, in coordination with the City's subrecipient. Inventorying and prioritization of additional brownfield sites within the target area, as needed. Procurement of qualified consultant(s) to conduct site reuse assessments for participating properties. Analysis of site conditions, market context, infrastructure needs, and feasible reuse options. Stakeholder interviews with developers, property owners, realtors, City officials, and other key parties. Identification of redevelopment barriers and practical strategies to address them. Community participation through focus groups or workshops to test and visualize reuse and design concepts, contingent on property owner agreement. Coordination of reuse assessment and visioning with updates to the CPSP and TODMP. Development of an areawide reuse strategy and site-specific reuse concepts to support owner outreach and developer solicitation. Coordination of EPA grant activities with the MTC grant to avoid duplication and ensure complementary redevelopment planning

b. Schedule: Procure contractor in Q1-Q2; Complete tasks by Q12.

c. Leads: City staff and redevelopment consultant(s) on the reuse assessment, areawide planning and owner agreement to participate; Local nonprofit partner on reuse visioning process, community education and engagement, educational events and materials for property owners, and inventory of brownfield sites.

d. Outputs: Up to 3 site access and cooperation agreements; reuse assessment, reuse visioning reports for up to 3 priority sites (on request); localized written materials for owners on brownfield remediation / redevelopment process; inventory of additional sites (if needed); records of community and public meetings and updates.

Task 5: Community Outreach

a. Implementation: The City, utilizing a local nonprofit subrecipient with knowledge of redevelopment issues, will conduct outreach on specific designs, features, and uses of priority sites, the cleanup process and resources, and the need to address brownfield properties. Outreach funds will be used to involve all segments of the community, ensuring written materials are in English and Spanish, and Spanish language interpreters are available at community forums. Events will be held at times and locations convenient to individuals who work during the day or who have childcare issues, and at locations accessible by public transit. Funds will also be used for the nonprofit subrecipient outreach partner to attend training on brownfields and brownfield cleanup, redevelopment strategies, and community engagement. The City will make the QEP and other consultants available to the nonprofit to develop effective and accurate information for community outreach.

b. Schedule: Subrecipient identified and community engagement plan created in Q1; Outreach activities throughout grant period (Q2-Q16).

c. Leads: City staff and redevelopment consultant(s) on planning documents; City staff on public meetings; Local nonprofit subrecipient partner on community and owner education and engagement.

d. Outputs: Documentation of participation in brownfields training; records of community and public meetings and updates; flyers and promotional materials distributed to the public; results of focus groups or workshops

for reuse visioning (up to 4 workshops / groups to be held); minimum of 4 additional community engagement / educational events during grant term; at least 2 owner / business community outreach meetings regarding ESAs and remediation.

Cost Estimates

The City requests a total of **\$500,000** to support the tasks described above. 42% of the funds are allocated to Task 2, ESAs and site-specific cleanup planning, and 38% is allocated to reuse, revitalization, and other area-wide planning activities for priority sites.

Cost Category	Task 1 Program Support	Task 2 ESAs & Cleanup Planning	Task 3 Revitalization & Resource Planning	Task 4 Reuse Assessment & Visioning	Task 5 Community Outreach	Total
Personnel	\$29,050	\$8,638	\$8,638	\$11,374	\$6,700	\$ 64,400
Contractual	\$5,000	\$200,000	\$80,000	\$90,000	\$2,500	\$377,500
Subrecipient	\$5,000	\$0	\$0	\$0	\$45,000	\$50,000
Subrecipient Exp.	\$0	\$0	\$0	\$0	\$8,100	\$8,100
Other	\$0	\$0	\$0		\$0	\$0
Total Direct	\$39,050	\$208,638	\$88,638	\$101,374	\$62,300	\$ 500,000

Task 1: Programmatic support will be provided by City staff. Budget estimate is 3 hrs x 24 team meetings plus meeting planning and coordination; 8 hrs x 15 quarterly reports and ACRES updates; 10 hrs x 4 yrs for annual reports; 20 hrs x 1 for closeout report; 50 hrs procuring and managing contractors and subrecipient, coordinating with EPA and developing cooperative agreement, completion of forms. Total is 302 hrs x the blended rate of \$95.98/hr = \$29,050. \$10,000 is budgeted for contractors/subrecipients to supply information needed for reporting.

Task 2: ESAs, cleanup planning, and associated forms will be done by a QEP, at an estimated cost of \$200,000, based on an average of \$50-60,000 for Phase I&II ESAs for 3 sites, \$20-30,000 for cleanup plans and additional forms, and \$5-10,000 for consulting and communications. City staff will work with the QEP on owner involvement, prioritizing sites for assessment, and liaising with DTSC, the EPA, and others. Staff will also keep the public apprised on remediation plans and receive and respond to public comment. Estimated staff time is 90 hrs at \$95.98/hr, for a total of \$8,638.

Task 3: Revitalization and resource planning will be done mainly by a redevelopment consultant, at an estimated cost of \$80,000, based on a projected 350 hrs to prepare a revitalization plan, resource roadmap, phasing strategy for cleanup/redevelopment, public investment plan, and timeline with action steps for financing, and 50 hrs for consulting and communication, at a blended rate of \$200/hr. City staff will collaborate with the consultant, address its recommendations, and present findings to the City Council at a public meeting. Estimated staff time is 90 hrs at \$95.98/hr, for a total of \$8,638.

Task 4: Areawide planning and reuse assessment/visioning will be done primarily by a redevelopment consultant, at an estimated cost of \$90,000, based on a projected 450 hours to develop reuse assessments for 3 sites at a blended rate of \$200/hr, to plan for, attend, and incorporate feedback from reuse visioning process for 3 sites, and consulting and communications. City staff will be oversee site prioritization, meeting with owners and developing cooperation and site access agreements, attending community meetings, conferring with the consultants on redevelopment barriers and potential solutions, apprising the City Council and the public on project work. Staff time is estimated at 118.5 hrs at \$95.98/hr, for a total of \$11,374.

Task 5: Community outreach will be provided by City staff and a nonprofit subrecipient partner. City staff time is estimated at 70 hrs for attendance at owner and community meetings, updates to newsletters and the website, development of an engagement strategy, and responses to public comments and input, all at \$95.98/hr, for a total of \$6,700. Subrecipient expense is estimated at \$45,000 for up to 4 focus groups/workshops on property reuse; 2 property owner meetings; inventorying of additional sites (if needed); 4 community engagement events on

brownfields and redevelopment; development of engagement strategy; attendance at team meetings; development and distribution of materials for community events/owner engagement; translation of materials; attendance at conference/workshop for 2 people; coordination and supervision of engagement events. Additional expenses include interpreters at meetings \$3,000; \$2,500 for QEP and redevelopment consultant support; \$3,000 expense for community engagement subrecipient training for 2 people with travel (transportation, food, lodging, and registration); \$2,100 for printing and distribution of materials for events.

e. Plan to Measure and Evaluate Environmental Progress and Results

Outputs will be monitored by the Senior Planner through bimonthly team meetings, and on a shared Google spreadsheet and calendar containing task deadlines and annual milestones and quarterly goals, and reported to the EPA in ACRES and quarterly reports. Corrective steps will be taken for failure to meet deadlines/milestones. Reports will include progress on the sites assessed, evaluated for reuse, and for which cleanup plans are developed; number of community meetings and events held; and updates on the development of revitalization and action plans and timelines. It will also include updates on additional capital leveraged. The City will include in its final grant closeout report results or projections about housing and commercial units, public spaces / buildings / infrastructure, and jobs created, and increased tax or other revenue generated through planned revitalization measures. Annual milestones include: Q4: contractors and subrecipients secured, website updated, 2 owner events held/materials created, owners access/cooperation agreements obtained, inventory of additional sites completed, 1 additional community event completed; Q8: up to 3 site reuse assessments / visioning events, up to 3 Phase I ESAs, 1 additional community engagement event; Q12: up to 3 Phase II ESAs, ABCAs, and cleanup plans, 1 community engagement event; Q16: All Task 4 plans and documents completed, City Council meeting to adopt plans, 1 additional community engagement event, final closeout report.

4. Programmatic Capability and Past Performance

- a. Organizational Capacity:** The City of Petaluma has the capacity to manage and implement a U.S. EPA Brownfields Community-Wide Assessment Grant. The City routinely administers state and federal grants and maintains financial controls, procurement procedures, and reporting systems that comply with 2 CFR Part 200.
- b. Organizational Structure:** The City's organizational structure supports timely expenditure of grant funds and completion of all technical, administrative, and financial requirements. Community Development will serve as the lead department, responsible for day-to-day grant administration, consultant and community partner coordination, and integration with City planning efforts, supported by Finance and Public Works. Qualified consultants will be procured through a competitive process to ensure accountability and efficient implementation.
- c. Description of Key Staff:** Grant administration will be led by the City's Planning Manager, who will serve as Project Director and has experience overseeing complex planning initiatives, coordinating with multiple agencies, and managing consultant-led technical work. The Senior Planner will provide overall grant oversight, coordinate with EPA, approve deliverables, and serve as the day-to-day Project Manager, responsible for consultant coordination, schedule and budget tracking, EPA and ACRES reporting, and communication with partners and property owners.
- d. Acquiring Additional Resources:** The City uses established procurement and interagency coordination processes to secure additional expertise and resources, including competitively selecting qualified consultants and leveraging complementary funding. The City has secured \$1,190,000 from the Bay Area Metropolitan Transportation Commission for planning and circulation improvements in the SMART station area, which will be coordinated with EPA Brownfields activities to align assessment and cleanup planning with reuse and transit-oriented development strategies. The City will continue to pursue additional funding and partnerships to supplement EPA resources.
- e. Prior EPA Brownfields Experience and Compliance:** The City has successfully implemented multiple EPA Brownfields grants, including Assessment Grants in 2004 and 2009 totaling \$600,000 and a \$1,000,000 Brownfields Revolving Loan Fund grant awarded in 2008. The City has complied with all EPA Brownfields grant requirements, does not currently have an open EPA Brownfields Assessment or Multipurpose Grant, and has properly closed out all prior awards.

Attachment 3: Threshold Criteria Responses

Applicant Eligibility: The City of Petaluma is a general purpose unit of local government in the State of California and is eligible for funding.

Community Involvement: The City is completing a multi-year community engagement process for its General Plan update, which began in 2020 with a community-wide survey. Listening sessions, area meetings covering all four quadrants of the City, visioning workshops, pop-up meetings at well-attended events, and focus groups for Latinx and youth communities were conducted throughout 2021 and 2022. The General Plan Advisory Committee (GPAC), formed in 2020, continues to meet monthly or as needed to guide development and review of policy frameworks. The public is invited to attend all GPAC, Planning Commission, and City Council meetings related to the General Plan and has provided critical input throughout the update process.

Through this and other major planning efforts, the City has demonstrated its capacity to design and implement inclusive, multi-pronged community engagement programs; coordinate outreach across overlapping planning initiatives; and meaningfully incorporate public input into land use and policy decisions. The City has experience engaging residents, stakeholders, and property owners on complex redevelopment, infrastructure, and environmental issues using a variety of in-person and virtual engagement tools.

The City is committed to inclusive engagement and ensures materials are provided in English and Spanish, with interpretation available at public meetings. Engagement activities are scheduled at accessible times and locations and held in facilities that are ADA-compliant and accessible by public transit.

Building on this established framework for inclusive community engagement, the City will implement a targeted community engagement strategy under the EPA Brownfields grant, as described in Section g.

Status of Prior Grants: The City does not have an open Assessment Grant or Multipurpose Grant.

Named Contractors and Subrecipients: No named contractors or subrecipients are included in the grant application. A QEP and a redevelopment consultant will be selected upon award of grant funds in compliance with the fair and open competition requirements in 2 CFR 200 and 2 CFR 1500. A nonprofit community engagement subrecipient will be identified per 2 CFR 200.331-33.

Solicitation Documents / Signed Executed Contract for Named Contractors: Not applicable.