



Mike Lee
Director – Community Development & Services Agency

Rachel Olson
Deputy Director – Planning & Economic Development

Government Center 915 8th Street, Suite 123
Marysville, California 95901-5273
(530) 812-3990 Fax (530) 749-5424

Application Information Sheet
FY2026 US EPA Community-Wide Brownfields Assessment Grant
Applicant: Yuba County, California

Date: January 28, 2026

1. Applicant Identification

Yuba County
915 8th Street, Suite 123
Marysville, CA 95901

2. Website URL

www.yuba.gov

3. Funding Requested

Assessment Grant Type: Community Wide Assessment Grant
Federal Funds Requested: \$500,000

4. Location

All assessment activities will occur within the unincorporated areas of Yuba County, California, within the County's designated planning and economic development areas. Yuba County has land use authority over all proposed target areas. Assessment activities will be conducted on properties owned by the County or on privately owned sites where property owner consent will be obtained prior to initiating assessment work.

5. Target Area and Priority Site Information

The proposed community-wide assessment focuses on four target areas characterized by historic industrial, commercial, agricultural, or transportation-related uses and documented environmental uncertainty.

- **Target Area 1: Airport Industrial Park – Census Tract 06115040400 (Population: 6,664)**
 - *Priority Site 1: Melody Road Industrial Parcel (Olivehurst)*
 - *Priority Site 2: Yuba County Airport–Adjacent Properties (Olivehurst)*
- **Target Area 2: North Beale Road Corridor – Census Tract 06115040302 (Population: 2,083)**
 - *Priority Site 3: N Beale Rd and Avondale Ave, (Linda) (Primary Focus Site)*
 - *Priority Site 4: Yuba Sutter Transit NextGen Facility Property (Linda) (Primary Focus Site)*

- **Target Area 3: Employment Village Industrial Area – Census Tract 06115040800 (Population: 4,363)**
 - *Priority Site 5: Tollcrest Dairy (Wheatland) (Primary Focus Site)*
- **Target Area 4: District 10 – Census Tract 06115041001 (Population: 4,364)**
 - *Priority Site 6: Chrome Refinishing Facility (Marysville)*

While all six sites meet EPA’s definition of priority brownfield sites, assessment activities will primarily focus on the North Beale Road & Avondale Avenue site, the Yuba-Sutter Transit Authority NextGen Facility site, and the Tollcrest Dairy site due to their redevelopment readiness, alignment with adopted plans, and likelihood of near-term reuse.

6. Primary Contacts

Project Manager (Director):

Ashley Potocnik, Business Engagement Manager
 (530) 635-5028
apotocnik@yuba.gov

Authorized Official:

Kevin Mallen, County Administrator
 (530) 749-5415
kmallen@yuba.gov

Sam.gov Authorized Representative:

Samuel L. Bunton, Director of Public Works
 (530) 749-5649
sbunton@yuba.gov

7. Population

Yuba County has an estimated population of approximately 82,000 residents. The four target census tracts include approximately 17,474 residents and are identified through CalEnviroScreen 4.0 as experiencing elevated cumulative environmental and socioeconomic burdens, supporting the need for targeted brownfields assessment. These census tracts also experience lower median household incomes and constrained local fiscal capacity, limiting the County’s ability to fund environmental assessment activities without federal assistance.

8. Other Factors Checklist

<i>Other Factors</i>	<i>Page #</i>
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.	
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).	
The priority site(s) is in a federally designated flood plain.	



The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
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.	

9. Letter from the State or Tribal Authority

See attached letter from the State of California Department of Toxic Substance Control

10. Releasing Copies of Applications

Not applicable. This application does not contain confidential, privileged or sensitive information.

Attachments

1. Letter from State Environmental Authority
2. Grant Narrative
3. Threshold Criteria Responses





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 22, 2026

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

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

Dear Ms. Hanusiak:

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

Yuba County is located in the north-central portion of California's Central Valley, approximately 20 miles north of the City of Sacramento and is home to approximately 87,000 residents. Yuba County is California's gateway to the historic gold country and extends to the Sierra foothills. Yuba County has identified four strategic target areas that contain vacant, underutilized, and historically industrial or commercial properties where real or perceived environmental conditions pose barriers to redevelopment.

The proposed assessment activities will focus on four target areas within Yuba County including the Airport Industrial Park, North Beale Road Corridor, Employment Village Industrial Area, and District 10. These target areas include a mix of public and private ownership, historic industrial and commercial uses that experience cumulative environmental and socioeconomic challenges that have hindered redevelopment and private investment. Environmental uncertainty related to historic land uses remains a significant barrier for property owners who often lack the financial or technical capacity

to pursue environmental assessments independently. These target areas are critical to the County's long-term economic development, employment growth, and revitalization objectives. Together, these areas represent key opportunity zones for industrial, commercial, and mixed-used development. [CalEnviroScreen](#) is a screening methodology tool from the Office of Environmental Health Hazard Assessment of the CalEPA that shows cumulative impacts in California communities that are disproportionately burdened by multiple sources of pollution. This score factors in various indicators including exposure, environmental effects, sensitive populations, socioeconomic, and other factors that contribute to the cumulative impact score with 100 being the most impacted communities statewide.

- The Airport Industrial Park target area (Census Tract 6115040400) is a long-established employment center intended for industrial and logistics development. The area includes a mix of publicly and privately owned parcels, including County-owned airport related property and adjoining privately-owned industrial property. Historical uses, such as aviation support, light manufacturing, and storage may present environmental conditions requiring further assessment prior to redevelopment or expansion. This target area is in a census tract with a CalEnviroScreen score of 87.
- The North Beale Road Corridor target area (Census Tract 6115040302) functions as a commercial and mixed-use gateway into the community. Parcels are predominantly privately owned and reflect a history of auto-oriented commercial uses and service businesses. Environmental uncertainty has limited reinvestment along portions of the corridor despite strong infrastructure access and market interest. This target area is in a census tract with a CalEnviroScreen score of 74.
- The Employment Village Industrial target area (Census Tract 6115040800) is designated for industrial and ag-industrial uses and represents a key future employment center in South Yuba County. Ownership is a mix of public and private entities. The area is the focus of planned ongoing infrastructure investments, including roadway improvements, utility extensions, and service capacity upgrades, making environmental assessments critical to ensure Site readiness. This target area is in a census tract with a CalEnviroScreen score of 41.
- The District 10 target area (Census Tract 6115041000) contains a mix of residential uses adjacent to commercial, industrial, and infrastructure-related land uses. Ownership varies between public agencies and private landowners. Inclusion of this target area in the community-wide assessment will allow Yuba County to evaluate potential Sites as redevelopment opportunities and support informed planning decisions. This target area is in a census tract with a CalEnviroScreen score of 42.

Yuba County identified the following three priority Sites within these target areas based on community input, adopted planning documents, and redevelopment readiness.

- North Beale Road and Avondale Avenue in Linda, identified by Yuba County Assessor's Parcel Number (APN): 020-160-056-000, is located on the North Beale Corridor target area and is marketed for development. The absence of environmental documentation creates uncertainty for prospective developers and lenders and limits Yuba County's ability to advance Site disposition efforts.
- The Yuba-Sutter Transit Next Generation Facility located at 6035 Avondale Avenue in Linda, identified by Yuba County APN: 020-030-048-000, is also located in the North Beale Corridor target area. This Site is an approximate 19-acre parcel with a history of industrial operations with lumber processing. This Site was acquired by the Yuba-Sutter Transit Authority as the planned location of its Next Generation Transit Facility, a modern transit operations, maintenance, and administrative campus designed to support enhanced regional transit.
- The Tollcrest Dairy in Wheatland, identified by Yuba County APN: 015-060-075-000, is located in the Employment Village Industrial target area. This Site is an operating agricultural facility with a long history of dairy operations. Agricultural operations of this nature may involve environmental considerations related to waste handling, storage, and long-term Site operations. Although there are no current redevelopment plans for this Site, it has been identified as a priority assessment Site to support long-term planning objectives established in Yuba County's General Plan.
- In addition to the identified priority Sites, Yuba County will identify additional eligible brownfield Sites within the target areas as grant activities progress.

With the USEPA Grant funding, Yuba County would like to conduct Phase I and Phase II Environmental Site Assessments, establish a community-wide brownfields inventory, engage affected communities, and prepare cleanup planning and reuse analysis for priority areas. These activities are designed to reduce environmental uncertainty, improve Site readiness, and support reinvestment in underutilized areas with redevelopment potential. As such, the USEPA Grant would also support reducing environmental barriers to reuse, support equitable economic revitalization, and leverage ongoing county infrastructure investments, and regional economic development efforts.

Yuba County will leverage the USEPA Grant with local planning resources, economic development initiatives, and infrastructure investments, including coordination with regional partners such as the Greater Sacramento Economic Council, utility providers, and infrastructure agencies. The results of the assessment activities will position Sites for potential future USEPA cleanup grants, state brownfields funding, and private investment.

Lisa Hanusiak
January 22, 2026
Page 4 of 4

DTSC looks forward to the possible award of the USEPA Grant to Yuba County to facilitate the success of the environmental assessment of the Sites. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Sites covered by the USEPA Grant. If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (916) 255-3657 or via email at Abraham.Serrato@dtsc.ca.gov.

Sincerely,



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

cc: (via email)

Maryam Tasnif-Abbasi
Brownfield Development Manager
Site Mitigation & Restoration Program
Department of Toxic Substances Control
Maryam.Tasnif-Abbasi@dtsc.ca.gov

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

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

Yuba County's brownfield challenges are concentrated within employment, commercial, and transportation corridors shaped by historic agricultural, industrial, aviation, and public-serving uses. Many of these activities predate modern environmental regulations and have resulted in properties with real or perceived environmental contamination that now limit reinvestment.

Brownfields within the County's geographic boundary have contributed to prolonged site vacancy, constrained economic activity, and underutilization of existing infrastructure. County staff have identified dozens of candidate sites through review of planning/permitting records, prior land uses, code enforcement history, and redevelopment inquiries. In many cases, property owners and prospective developers lack the financial capacity to independently complete environmental assessments, causing redevelopment efforts to stall.

These conditions negatively affect surrounding communities by limiting access to local employment opportunities, reinforcing patterns of out-of-county commuting for work, and contributing to blight within areas planned for economic activity. Underutilized brownfield properties undermine the County's ability to fully implement adopted land use and economic development policies and reduce opportunities for reinvestment in communities already facing economic challenges.

This EPA Brownfields Assessment grant will directly address these challenges by reducing environmental uncertainty, prioritizing sites for assessment, and supporting future cleanup and redevelopment activities consistent with adopted plans. By focusing assessment resources within targeted employment and commercial areas, the County will remove a key barrier to reinvestment and advance community revitalization goals.

Description of Target Areas

Yuba County has identified four distinct, non-overlapping target areas that reflect both metropolitan-influenced and non-metropolitan contexts and contain clusters of known or suspected brownfield sites:

- **Airport Industrial Park - Census Tract 06115040400:** An employment-designated area near Olivehurst that includes County-owned and privately owned aviation and industrial properties with strong transportation access but limited reinvestment due to environmental uncertainty.
- **North Beale Road Corridor – Census Tract 06115040302:** A commercial and mixed-use corridor near the community of Linda that functions as a gateway into the County and includes legacy commercial and light industrial properties adjacent to residential neighborhoods.
- **Employment Village Industrial Area – Census Tract 06115040800:** An industrial and ag-industrial area near Wheatland that includes legacy agricultural and processing sites where environmental uncertainty and market conditions constrain redevelopment.
- **District 10 – Census Tract 06115041001:** A largely rural area characterized by historic agricultural uses and dispersed development patterns, included to support proactive identification of brownfields and equitable access to assessment resources across the County.

Together, these target areas provide a strategic framework for community-wide brownfields assessment activities and support reinvestment aligned with adopted planning and economic development policies. Additional site characteristics relevant to EPA's Other Factors checklist are summarized in the Application Information Sheet and referenced where applicable throughout this narrative.

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

Yuba County has identified six priority brownfield sites across the four target areas through County-led planning and economic development efforts, coordination with local jurisdictions and partner agencies, review of prior land uses, and community and stakeholder input. All six sites meet EPA's definition of a priority brownfield site and represent locations where real or perceived environmental contamination has hindered reuse.

While assessment funding may be used across all priority sites as opportunities arise, the County will focus the majority of assessment activities on three primary sites due to their redevelopment readiness, alignment with adopted plans, and likelihood of near-term reuse:

- 1) North Beale Road and Avondale Avenue;
- 2) the Yuba-Sutter Transit Authority NextGen Facility site; and
- 3) the Tollcrest Dairy site.

Priority Sites – Airport Industrial Park Target Area

- **Priority Site 1: Melody Road Industrial Parcel (Olivehurst)**

This County-owned industrial parcel is located within the Airport Industrial Park, an area designated for employment uses under the County's General Plan and zoning code. Historic industrial activities, such as the use as oat pond for an adjacent lumber yard, and long-term vacancy have created environmental uncertainty that limits reuse. When the use discontinued, informal sources suggest the pond was filled in with various materials including lumber scraps, concrete and mulch. Assessment will evaluate potential soil and groundwater impacts and support reuse for industrial, logistics, or aviation-compatible employment uses consistent with adopted land use policies. As a County-owned property, site access is assured.

- **Priority Site 2: Yuba County Airport–Adjacent Properties (Olivehurst)**
This site includes County-owned airport-adjacent parcels historically used for aviation support and related industrial activities. Potential contaminants associated with fuel handling, maintenance operations, and legacy infrastructure pose barriers to reinvestment. The site’s location near employment areas, transportation corridors, and residential areas makes it a priority for assessment to support aviation-compatible and job-generating uses. County ownership and ongoing coordination with airport operations ensure access for assessment activities.

Priority Sites – North Beale Road Corridor Target Area

- **Priority Site 3: North Beale Road and Avondale Avenue (Linda) (Primary Focus Site)**
This County-owned site encompasses approximately 20 acres and represents one of the largest redevelopment opportunities along a major commercial corridor designated for commercial and mixed-use development under the General Plan and applicable zoning. Historic commercial and light industrial uses raise concerns regarding soil and groundwater conditions. The site is adjacent to residential neighborhoods and regional transportation routes, increasing the importance of understanding potential exposure pathways. Environmental assessment will support reuse for commercial, service-based, or mixed-use development consistent with corridor revitalization efforts and adopted planning documents. County ownership ensures full site access.
- **Priority Site 4: Yuba–Sutter Transit Authority NextGen Facility (Linda) (Primary Focus Site)**
This publicly owned site is planned for redevelopment as the Yuba–Sutter Transit Authority’s NextGen Transit Facility, a major public infrastructure investment intended to consolidate operations, improve service efficiency, and support transit-oriented employment. Environmental assessments and CEQA review have already been initiated, and additional site-specific assessment is needed to address remaining data gaps and support final design and implementation. Site access is assured through coordination with the Transit Authority. Assessment activities will directly support a planned public-serving reuse aligned with regional transportation, climate, and workforce goals.

Priority Site – Employment Village Industrial Area Target Area

- **Priority Site 5: Tollcrest Dairy (Wheatland) (Primary Focus Site)**
The Tollcrest Dairy site is an actively operating agricultural facility located within the Employment Village Industrial Area, which is designated for industrial and ag-industrial uses under the County’s General Plan. This site is included as a priority due to its scale, location, and long-term potential for future redevelopment as market conditions evolve. Historic dairy operations may result in legacy soil and groundwater conditions that could affect future reuse. Proactive environmental assessment will allow the County and property owner to establish baseline conditions in advance of redevelopment, reducing uncertainty and facilitating a smoother transition to employment-generating uses consistent with adopted land use policies. The County is coordinating with the property owner and anticipates securing site access when assessment activities are appropriate.

Priority Site – District 10 Target Area

- **Priority Site 6: Chrome Refinishing Facility (Marysville)**
This site is a privately owned chrome refinishing and metal plating facility. These types of uses are commonly associated with metals and solvent contamination, which may limit reuse without environmental assessment. The site is included to support proactive identification of brownfields in rural areas and ensure equitable distribution of assessment resources. Coordination with property owners is ongoing to secure site access.

For privately owned sites, the County will use site access agreements and will prioritize Phase I/Phase II work only where owner cooperation is confirmed; if access is delayed, the County will shift assessments to other eligible sites within the target areas. Across the priority sites, environmental uncertainty has constrained redevelopment, delayed reinvestment, and limited the County’s ability to fully implement adopted land use, economic development, and infrastructure plans. Several sites are located near residential neighborhoods, transportation corridors, or public-serving facilities, underscoring the importance of understanding potential impacts to surrounding communities and environmental resources. Completion of environmental assessments will provide the foundation for cleanup planning, reuse, and future investment consistent with existing revitalization strategies.

1.c. Identifying Additional Sites

In addition to the identified priority sites, Yuba County will use a structured and consistent process to identify and prioritize additional eligible brownfield sites within the target areas if grant funds remain. The County will build upon its existing site knowledge, ongoing planning efforts, and economic development activities to refine and expand its brownfields inventory over the grant period.

Additional sites will be identified through coordination with County departments, local jurisdictions, public agencies, and community partners; review of prior land uses and development inquiries; and information received from property owners, developers, and commercial brokers. The County will also leverage existing data sources, including planning and permitting records, environmental databases, and stakeholder input gathered through community engagement activities described in Section 2.

Any additional sites will be prioritized using the same criteria applied to the existing priority sites, including alignment with adopted land use and revitalization plans; potential to support job creation or public-serving uses; feasibility of completing assessment activities within the grant period; and likelihood of securing site access and cooperation from property owners.

This approach ensures that additional sites selected for assessment advance the County's broader revitalization goals while maintaining consistency, transparency, and readiness for future cleanup and redevelopment.

Revitalization of the Target Area

1.d. Reuse Strategy and Alignment with Revitalization Plans

Yuba County's brownfields revitalization strategy focuses on reducing environmental uncertainty at priority sites in order to advance redevelopment that is consistent with adopted land use, transportation, and economic development plans. EPA Brownfields Assessment funding will be used to clarify environmental conditions at key sites, enabling informed decision-making, supporting site readiness, and positioning properties for future cleanup funding, infrastructure investment, and reuse.

Assessment activities will be concentrated in employment- and commercial-designated areas where environmental uncertainty has delayed reinvestment despite strong planning support and market interest. The County's General Plan, zoning code, Economic Development Strategy, and related planning efforts provide clear guidance for intended land uses within each target area, allowing assessment results to be directly tied to realistic reuse outcomes.

Within the Airport Industrial Park, reuse is anticipated to include aviation-support services, manufacturing, logistics, and other industrial uses compatible with existing zoning and airport operations. Brownfields assessments will support reinvestment by identifying and addressing potential environmental constraints on County-owned and adjacent parcels, allowing the County to better leverage prior and planned infrastructure investments.

Along the North Beale Road Corridor, reuse is guided by corridor revitalization objectives that support commercial, service-oriented, and mixed-use development. Assessment activities at priority sites, including the North Beale Road and Avondale Avenue site, will address environmental conditions associated with historic commercial and light industrial uses and facilitate transition to higher-value uses consistent with adopted plans and market demand. In the Employment Village Industrial Area, brownfields assessment will support future industrial and ag-industrial redevelopment aligned with the County's employment land strategy. Proactive assessment of sites such as the Tollcrest Dairy will establish baseline environmental conditions in advance of redevelopment, reducing risk and supporting long-term employment growth as market conditions evolve.

Within District 10, assessment activities will support proactive identification of brownfield constraints in rural, non-metropolitan areas. Early environmental evaluation will allow the County to guide future land use transitions in a manner consistent with adopted planning policies and infrastructure capacity.

Completion of environmental assessments will reduce uncertainty that currently limits reinvestment, improve site marketability, and provide the technical foundation required for cleanup planning and redevelopment. Assessment results will inform County planning, site marketing, and developer engagement efforts, supporting future applications for EPA Cleanup Grants, state brownfields programs, and other public and private funding sources.

1.e. Outcomes and Benefits of Reuse Strategy

Implementation of the proposed reuse strategy will produce measurable environmental, economic, and community benefits by reducing uncertainty at priority brownfield sites and enabling redevelopment consistent with adopted County plans. EPA Brownfields Assessment funding will directly address the challenges identified in Section 1.a by transforming underutilized or constrained properties into assets that support job creation, fiscal stability, and long-term land use goals.

Across the six priority sites, the County anticipates assessing approximately 100+ acres of land currently impacted by real or perceived environmental conditions. Assessment activities will result in multiple sites becoming redevelopment-ready, supporting future applications for EPA Cleanup Grants, State of California brownfields programs, and private investment. By clarifying environmental conditions early, the County will reduce redevelopment timelines and costs, increasing the likelihood that sites advance to productive reuse.

Anticipated economic outcomes include:

- Increased readiness of employment-designated sites for industrial, commercial, and transit-supportive development;
- Improved ability to attract private investment and development partners;
- Long-term expansion of the local tax base through reinvestment in currently underperforming parcels;
- Support for job creation within County boundaries, reducing out-of-county commuting.

Where applicable, reuse of brownfield sites will also help preserve greenfields by directing development toward previously disturbed land rather than agricultural or open-space areas. This approach aligns with the County's General Plan, zoning code, and economic development strategies, which prioritize infill, infrastructure-efficient development, and the reuse of underutilized properties.

Assessment outcomes will further support public-sector reuse objectives, including planned public infrastructure investments such as the Yuba-Sutter Transit Authority's NextGen Transit Facility, by ensuring that environmental conditions do not delay project delivery or increase costs.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse

Yuba County will leverage EPA Brownfields Assessment funding to position priority sites for subsequent cleanup, infrastructure investment, and redevelopment. Environmental data generated through this grant will directly support future funding applications and redevelopment actions by reducing uncertainty and clarifying site conditions.

Assessment results will be used to pursue EPA Brownfields Cleanup Grants, relevant State of California remediation and brownfields programs, and other federal and state funding sources aligned with site-specific reuse goals. For publicly owned and infrastructure-related sites, including the Yuba-Sutter Transit Authority NextGen Transit Facility, assessment findings will support coordination with transportation, utility, and capital improvement funding to ensure projects advance without environmental delays.

The County will also align assessment outcomes with local planning and capital resources, including General Plan implementation, zoning, and economic development initiatives, to prioritize infrastructure investments in assessed areas. By reducing environmental risk, the County will improve site marketability and support private investment consistent with adopted land use plans.

Yuba County has demonstrated capacity to coordinate multi-source funding and partnerships for planning, infrastructure, and redevelopment projects. EPA Brownfields Assessment funding will provide the technical foundation necessary to responsibly leverage additional resources and advance long-term site reuse.

1.g. Use of Existing Infrastructure

The priority brownfield sites are located in areas with established infrastructure capable of supporting redevelopment with limited need for expansion. These areas were historically developed for industrial, commercial, transportation, and public facility uses and are served by existing roadways, utilities, and public services.

Sites within the Airport Industrial Park and North Beale Road Corridor benefit from existing arterial access, water and wastewater service, and electrical infrastructure sized for employment and commercial uses. Reuse of this infrastructure will reduce costs, construction impacts, and redevelopment timelines.

In the Employment Village Industrial Area, the planned South County Wastewater Project, with construction anticipated to begin in 2026, will support future industrial and ag-industrial development. Assessment activities will help confirm infrastructure compatibility and identify any targeted upgrades needed to support reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding

Yuba County faces significant fiscal and economic constraints that limit its ability to independently fund brownfields assessment and redevelopment planning activities, particularly in unincorporated areas and employment districts with aging infrastructure and legacy land uses. The County's geographic boundary includes both urbanizing corridors and rural communities with relatively small populations and limited tax-generating capacity, which restricts available local resources for addressing environmental uncertainty at underutilized properties.

Median household incomes within the target areas are consistently lower than state averages, and several census tracts experience elevated poverty and unemployment rates. These conditions constrain discretionary local revenues and reduce the County's ability to allocate general funds toward proactive environmental assessment. As a result, brownfield sites remain underutilized due to uncertainty regarding potential contamination, deterring private investment and limiting economic recovery.

The County's tax base is further impacted by vacant or underperforming industrial, transportation, and former agricultural properties that generate minimal property or sales tax revenue. In some cases, prospective employers or developers have delayed or withdrawn interest due to unknown environmental conditions and the absence of completed Phase I or Phase II Environmental Site Assessments. Without federal assistance, the County lacks the financial capacity to address these unknowns at scale, particularly across multiple target areas.

This EPA Brownfields Assessment Grant is essential to overcoming these barriers. Grant funding will allow Yuba County to conduct site assessments that reduce environmental uncertainty, lower redevelopment risk, and create conditions necessary for private investment. By funding assessment activities that the County cannot otherwise support, this grant will help stabilize underperforming areas, support long-term economic development goals, and position priority sites for future cleanup, reuse, and job creation.

2.b. Health or Welfare of Sensitive Populations

Sensitive populations within Yuba County's target areas include children, older adults, low-income households, and individuals with chronic health conditions who may be disproportionately affected by environmental uncertainty and underutilized properties. Several priority sites are located near residential neighborhoods, employment centers, transit facilities, and areas where families and vulnerable populations live, work, or travel daily.

Available county-level and census tract data indicate elevated rates of asthma, cardiovascular disease, and low birth weight in portions of the target areas, particularly in communities adjacent to historic industrial, transportation, or agricultural uses. These health conditions increase vulnerability to potential environmental exposures associated

with contaminated or suspected brownfield sites, even when contamination has not yet been confirmed. In addition, some sites contain deteriorated structures or vacant land that can attract illegal dumping, trespassing, or unsafe activities, further affecting community welfare and perceived safety.

Children and older adults are of particular concern due to their increased sensitivity to environmental stressors and limited ability to avoid exposure. Several priority sites are located near schools, transit corridors, or residential areas where daily activity increases the likelihood of contact with environmental hazards if sites remain unassessed. Limited access to preventative health services in some parts of the County further compounds these risks.

This grant will directly support the health and welfare of sensitive populations by funding environmental site assessments that identify and clarify potential contamination concerns. By reducing uncertainty, the project will help prevent inadvertent exposure, inform appropriate land use controls, and support safer redevelopment decisions. Assessment results will guide future cleanup planning and reuse strategies that improve site safety, reduce blight, and support healthier community environments.

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

Residents within Yuba County’s target areas experience higher-than-average exposure to environmental stressors that are associated with adverse health outcomes when compared to regional and statewide conditions. Data from CalEnviroScreen 4.0 indicates that several census tracts encompassing the priority sites rank in the upper percentiles statewide for cumulative pollution burden and population vulnerability, reflecting a disproportionate concentration of health and environmental risks.

Specifically, census tracts within the Airport Industrial Park and North Beale Road Corridor show elevated percentile rankings for indicators associated with adverse health outcomes, including cardiovascular disease, asthma, low birth weight, traffic exposure, pesticide use, and drinking water concerns. These tracts also rank high for poverty, unemployment, housing burden, and educational attainment, factors that can exacerbate health impacts and limit residents’ ability to avoid or mitigate exposure risks.

While countywide health data may not attribute specific disease incidence directly to individual brownfield sites, the co-location of brownfields with residential areas, major roadways, agricultural operations, and legacy industrial uses increases the likelihood of cumulative exposure to hazardous substances. This is particularly relevant in areas where brownfields remain unassessed, creating uncertainty that can delay redevelopment, perpetuate blight, and prolong potential exposure pathways.

Assessment activities funded through this grant will help identify the presence or absence of contamination, clarify exposure risks, and support informed decision-making to reduce uncertainty and prevent future health impacts. By prioritizing sites within areas already experiencing elevated health burdens, the County will be able to direct redevelopment toward uses that reduce exposure, improve site safety, and support healthier community environments.

Target Area	Census Tract	CES	Pop Char	Poll Burden	Pest	GW Threat	Drink Water	Poverty	Unemp	Cardio
Airport Industrial	6115040400	87	92	68	88	69	64	96	89	95
N Beale Road	6115040302	74	78	58	82	38	65	99	94	91
Employment Village Industrial	6115040800	41	36	48	93	62	61	27	77	68
District 10	6115041000	42	32	59	91	53	96	31	32	59
	State Median	50	50	50	50	50	50	50	50	50

Abbreviations: CES = CalEnviroScreen Overall Percentile; Pop Char = Population Characteristics; Poll Burden = Pollution Burden; Pest = Pesticides; GW Threat = Groundwater Threats; Unemp = Unemployment; Cardio = Cardiovascular Disease

2.d. Economically Impoverished/Disproportionately Impacted Populations

Within Yuba County’s target areas, economically vulnerable populations experience cumulative impacts from environmental conditions, land use patterns, and long-standing market and public investment barriers. These areas include communities with lower household incomes, higher poverty and unemployment rates, and limited access to employment opportunities located within the County. As a result, residents disproportionately bear the consequences of underutilized and potentially contaminated properties, including reduced economic mobility, degraded environmental conditions, and fewer community amenities. Many of the priority brownfield sites are located in historically industrial or transportation-oriented areas where past uses created environmental uncertainty that continues to limit private investment. These conditions discourage redevelopment, suppress property values, and constrain local tax revenues, reducing the County’s ability to fund proactive planning or site assessment without federal assistance. In several target areas, the presence of brownfields has contributed to land vacancy or low-intensity uses, despite proximity to transportation infrastructure, utilities, and workforce populations.

Environmental and market factors further compound economic vulnerability. Residents in the target areas are more likely to commute long distances outside the County for employment, increasing household transportation costs and contributing to cumulative environmental burdens such as traffic congestion and air emissions. Brownfields located

near major roadways, industrial corridors, or public facilities also present potential exposure pathways that disproportionately affect nearby low-income households, who often have fewer options to relocate or avoid these conditions.

This grant will directly address these cumulative impacts by enabling the County to identify, assess, and prioritize brownfield sites that pose barriers to reinvestment in economically constrained communities. Assessment activities will reduce uncertainty associated with environmental conditions, improve market readiness, and support informed reuse planning consistent with adopted land use and economic development policies. By advancing sites toward productive reuse, the project will help catalyze job-creating development, expand the local tax base, and reduce the need for residents to seek employment outside the County.

In combination with existing County planning efforts, the proposed assessment work will help ensure that redevelopment benefits accrue to communities that have historically experienced limited public and private investment. The EPA Brownfields grant is a critical tool for breaking cycles of disinvestment and enabling equitable economic recovery in Yuba County’s most impacted areas.

Community Engagement

2.e. – 2.f. Project Involvement and Roles

Yuba County will implement a coordinated community engagement and partner involvement strategy to support identification, assessment, and future reuse of priority brownfield sites. Engagement efforts will focus on ensuring meaningful input from residents, businesses, public agencies, and community-serving organizations with a direct interest in redevelopment outcomes within the target areas.

Community engagement will occur throughout the assessment process and will include public outreach during site inventory development, coordination with affected property owners, and targeted engagement aligned with ongoing County planning efforts, including the General Plan Update and the Plumas Lake Specific Plan Update. These parallel planning efforts provide established forums for outreach and feedback, allowing brownfields assessment activities to be integrated into broader community discussions about land use, infrastructure, and redevelopment priorities.

The County will prioritize outreach to stakeholders located near priority sites, including residents, business owners, transit users, and employers, to ensure assessment activities reflect local conditions and reuse constraints. Engagement methods will include public meetings, coordination with community-based organizations, participation in existing advisory groups, and direct communication with property owners and businesses. Feedback received will inform site prioritization, scope of assessment activities, and refinement of realistic reuse scenarios consistent with adopted plans and zoning.

Project partners represent a diverse cross-section of community, economic development, education, infrastructure, workforce, and public service organizations. Each partner will provide defined, relevant support to the assessment program, including outreach assistance, data sharing, coordination on infrastructure and workforce considerations, and alignment with local and regional redevelopment strategies. While letters of commitment are not required, partners have been engaged in the development of this application and are aware of their anticipated roles.

A summary of key partners and their roles is provided in the table below.

Name	Entity’s Mission	Point of Contact	Specific Involvement in Project
Yuba-Sutter EDC + Chamber of Commerce	Regional business advocacy and economic vitality	Brynda Stranix bstranix@ysedc.org	Support outreach; site inventory and prioritization; share regional economic data; assist in outreach to developers and business stakeholders.
Olivehurst Public Utility District	Water and wastewater services	Swarnjit Boyal sboyal@opud.org	Provide water and wastewater infrastructure context in the Airport Industrial and Employment Village areas.
Linda County Water District	Water service provider	Javier Rios jrios@lindawater.com	Provide information on water service, groundwater conditions, and infrastructure constraints within the North Beale Road Corridor and surrounding areas.
City of Marysville	Municipal land use and community services	Jim Schaad jschaad@marysville.ca.us	Coordinate community engagement within City limits; provide local land use/planning context and access to municipal data.
City of Wheatland	Municipal land use and community services	Bill Zenoni zenoni@wheatland.ca.gov	Engage Wheatland stakeholders affected by Employment Village Industrial Area; support understanding of local business needs.
Yuba-Sutter Transit Authority	Public transportation and mobility	Matthew Mauk matt@yubasuttertransit.com	Coordinate engagement related to transit-oriented sites, including the NextGen Transit Facility; provide input on mobility, access, and planned public improvements.

2.g. Incorporating Community Input

Yuba County will incorporate community input throughout the brownfields assessment process to inform site selection, assessment priorities, and future reuse planning. Engagement activities will build on established County outreach practices and be coordinated with ongoing planning efforts, including the Countywide General Plan Update and the Plumas Lake Specific Plan Update.

Community input will be solicited early through public meetings, targeted outreach within the target areas, and coordination with community-based organizations, local agencies, property owners, and businesses. Engagement will focus on identifying sites of concern, understanding community priorities, and refining realistic reuse scenarios consistent with adopted land use plans and zoning.

Project updates and feedback opportunities will be provided through public meetings, surveys, and existing County communication channels, including the County website and social media platforms. Meeting formats, locations, and schedules will be selected to maximize participation and accessibility, with translated materials and ADA-accessible venues provided where appropriate.

Input received will be documented and used to refine site prioritization, scope assessment activities, and guide future reuse planning, ensuring community feedback directly informs decision-making rather than serving solely as project updates.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

The proposed project consists of five interrelated tasks designed to implement a comprehensive, community-wide Brownfields Assessment program in Yuba County. Tasks include project management and grant administration, community engagement and site inventory development, Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and cleanup planning and reuse analysis. Tasks are structured to allow flexibility in site selection while ensuring compliance with EPA requirements, timely progress, and coordination with community and planning partners.

Sections 3.a., 3.b., 3.c., and 3.d. are responded to below for each task.

Task 1: Project Management, Grant Administration, and Procurement

- a. **Implementation:** This task includes overall project coordination, grant administration, consultant procurement, financial management, reporting, and compliance with EPA Brownfields program requirements. Activities will include execution and management of professional services contracts, coordination with EPA project officers, preparation of required reports, and internal coordination across County departments and partners.
- b. **Schedule:** ongoing throughout the grant period.
- c. **Tasks/Activity Lead:** County staff.
- d. **Outputs:** Bimonthly team meetings, Executed professional services contracts, Quarterly and annual progress reports, Financial tracking and grant compliance documentation.

Task 2: Community Engagement and Site Inventory Development

- a. **Implementation:** This task supports community outreach and development of a prioritized site inventory consistent with EPA guidance. Activities include coordination with community partners, culturally responsive outreach, engagement with residents and businesses, and identification and screening of potential brownfield sites within the target areas. Input gathered through engagement activities will inform site prioritization and assessment scoping.
- b. **Schedule:** Task 2 will be ongoing throughout the grant period. Creation of Community outreach materials will be created during the initial phase of the project. Community outreach will occur during the same time and continue throughout the project as needed.
- c. **Tasks/Activity Lead:** County staff, with support from a consultant or community partners.
- d. **Outputs:** Documented outreach activities and engagement materials, Updated and prioritized brownfields site inventory, Meeting summaries and engagement documentation.

Task 3: Phase I Environmental Site Assessments

- a. **Implementation:** The majority of assessment grant funds will be allocated to completing a comprehensive inventory of potential brownfield sites within the Target Areas and conducting Phase I Environmental Site Assessments (ESAs) at Priority Sites and other sites identified through the inventory process. The County will develop and maintain a brownfields inventory informed by community input, planning priorities, and redevelopment potential. Sites will be selected for Phase I ESAs based on the following criteria: 1) alignment with adopted reuse strategies and community priorities; 2) potential to attract additional public or private investment; 3) likelihood of positive impacts to environmental and public health conditions; 4) degree to which the site reduces environmental risk, supports community revitalization, and aligns with adopted land use and economic development plans; 5) economic development and job creation potential; and 6) ability to improve quality of life for surrounding communities. Selection and assessment activities will be conducted in coordination with property owners and other stakeholders. Site access agreement letters will be developed and executed, as needed, to facilitate successful cooperation and access for assessment activities. Phase I ESAs will be completed in accordance with ASTM E1527 standards, including the All Appropriate Inquiries (AAI) rule, and any additional applicable federal and state requirements. Phase I activities will include records review,

<p>site reconnaissance, interviews, and evaluation of historical uses to identify Recognized Environmental Conditions (RECs), Historical RECs, and Controlled RECs. Findings from Phase I ESAs will be used to determine the need for Phase II investigations under Task 4.</p> <p>As appropriate, the County will prepare a grant-wide EPA-approved Quality Assurance Project Plan (QAPP) applicable to assessment activities and, where required, site-specific Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs). Property Profile Forms (PPFs) and AAI documentation will also be prepared to support site evaluation and reporting requirements.</p>
<p>b. <u>Schedule</u>: Task 3 will be conducted throughout the grant period. Initial site inventory development and prioritization will begin in Year 1, with Phase I ESAs initiated once site access is secured. Phase I activities will continue on a rolling basis as sites are selected and prioritized over the course of the four-year grant period.</p>
<p>c. <u>Tasks/Activity Lead</u>:: Qualified Environmental Professionals (QEPs) will lead Phase I ESA activities, with coordination and oversight provided by County staff. County staff will support site selection, property owner coordination, and integration of assessment findings into broader planning and revitalization efforts.</p>
<p>d. <u>Outputs</u>: Brownfields site inventory for the Target Areas, Site access agreement letters, as needed, Grant-wide QAPP, as applicable, Property Profile Forms (PPFs) and AAI documentation, Up to six (6) Phase I Environmental Site Assessment reports.</p>

Task 4: Phase II Environmental Site Assessments

<p>a. <u>Implementation</u>: This task includes completion of Phase II ESAs on selected sites where Phase I assessments identify potential contamination. Activities may include development of sampling plans, field sampling, laboratory analysis, and preparation of Phase II ESA reports. Phase II activities will be scoped to address site-specific conditions and support informed decision-making regarding future reuse.</p>
<p>b. <u>Schedule</u>: Task 4 will be conducted throughout the grant period on a rolling basis following completion of Phase I ESAs. Phase II ESAs are anticipated to begin in Year 2 and continue through Year 4 of the grant period as sites are prioritized and additional information becomes available.</p>
<p>c. <u>Tasks/Activity Lead</u>: The QEP will lead all Phase II ESA activities. County staff will provide oversight, coordinate with property owners and partners, and ensure integration of assessment findings with planning and redevelopment efforts.</p>
<p>d. <u>Outputs</u>: Site-specific SAPs and HASPs, as applicable, Laboratory analytical data and sampling documentation, Up to three (3) Phase II Environmental Site Assessment reports.</p>

Task 5: Cleanup Planning and Reuse Analysis

<p>a. <u>Implementation</u>: Cleanup planning and reuse analysis activities will be conducted at select sites where Phase I and Phase II ESAs have identified contamination and where cleanup planning would support future redevelopment or revitalization. Eligible activities may include preparation of Analysis of Brownfield Cleanup Alternatives (ABCAs) and high-level reuse planning or feasibility analyses consistent with community priorities and adopted planning documents.</p> <p>Cleanup planning will evaluate potential remedial alternatives, associated costs, and considerations related to protectiveness of human health and the environment. Reuse analysis activities will consider site constraints, surrounding land uses, infrastructure availability, and alignment with local and regional plans. Community input and planning context developed under Task 2 will inform reuse considerations, recognizing that EPA assessment funding does not support redevelopment implementation.</p> <p>Cleanup planning deliverables will be used to support future applications for cleanup funding, inform decision-makers, and advance sites toward readiness for redevelopment.</p>
<p>b. <u>Schedule</u>: Task 5 activities will occur later in the grant period following completion of Phase I and Phase II ESAs. Cleanup planning and reuse analysis are anticipated to begin in Years 3–4 of the grant period, depending on site readiness and assessment findings.</p>
<p>c. <u>Tasks/Activity Lead</u>: The QEP will lead cleanup planning and reuse analysis activities, with coordination and oversight provided by County staff. County staff will ensure alignment with community priorities and adopted planning efforts.</p>
<p>d. <u>Outputs</u>: Up to two (2) Analysis of Brownfield Cleanup Alternatives (ABCAs), Reuse concepts or planning memoranda supporting future site redevelopment.</p>

3.e. Cost Estimates

Cost estimates are based on current market conditions and informed by discussions with qualified environmental professionals, recent comparable brownfields projects, and the anticipated complexity of sites within the target areas. Final scopes and costs will be refined following consultant procurement and site-specific assessment findings; however, the proposed budget reflects reasonable, conservative estimates consistent with EPA-eligible activities and industry-standard rates. Actual task sequencing and site selection will be adjusted as assessment results become available, while remaining within the proposed budget and approved workplan.

The County proposes a \$500,000 community-wide Brownfields Assessment program over a four-year period. The budget is structured using EPA’s required budget categories and reflects anticipated consultant rates, site complexity, and the scope of eligible assessment and planning activities. All procurement will follow applicable federal and local requirements. Administrative (personnel) costs are capped at 5 percent of the total award. Personnel costs reflect County staff time for grant administration only. All technical assessment, engagement, and planning activities will be performed under contractual services. At least 30 percent of the total project budget will be dedicated to eligible reuse and area-wide planning activities, including community engagement, site inventory development, cleanup planning, and reuse analysis, consistent with Section 3.A.(2) of the FY26 NOFA.

Category	Project Tasks					
<i>All are direct costs.</i>	<i>Task 1</i> Project Management	<i>Task 2</i> Community Engagement	<i>Task 3</i> Phase I ESAs	<i>Task 4</i> Phase II ESAs	<i>Task 5</i> Cleanup Planning & Reuse Analysis	<i>Total</i>
Personnel	\$25,000					\$25,000
Fringe Benefits						
Travel						
Equipment						
Supplies		\$10,000				\$10,000
Contractual		\$40,000	\$150,000	\$200,000	\$75,000	\$465,000
Construction						
Other						
Total Budget	\$25,000	\$50,000	\$150,000	\$200,000	\$75,000	\$500,000

Note: Blanks indicate no costs proposed in that category. All assessment and planning work will be done through qualified environmental professionals under contractual services.

Task 1: Project Management and Grant Administration (\$25,000)

Costs cover County staff time for grant management, reporting, coordination with EPA, contract oversight, and financial tracking. This represents the applicant’s administrative role and remains within EPA’s 5 percent administrative cost limitation.

Task 2: Community Engagement and Site Inventory Development (\$50,000)

Costs include consultant support for outreach planning, meeting facilitation, translation and interpretation services, preparation of engagement materials, and development of a prioritized site inventory. Supplies include printing, translation, and outreach materials necessary to support inclusive community engagement. Estimates are based on anticipated engagement across multiple target areas and coordination with community partners.

Task 3: Phase I Environmental Site Assessments (\$150,000)

Funds support completion of up to six (6) Phase I ESAs, estimated at approximately \$25,000 per site, reflecting sites with complex ownership histories and prior industrial, commercial, agricultural, or transportation-related uses. All Phase I ESAs will be completed in accordance with ASTM E1527 standards.

Task 4: Phase II Environmental Site Assessments (\$200,000)

Funds support completion of up to three (3) Phase II ESAs, estimated at approximately \$65,000–\$70,000 per site, including work plan development, field sampling, laboratory analysis, and reporting. Costs reflect anticipated variability in site conditions and contaminant types.

Task 5: Cleanup Planning and Reuse Analysis (\$75,000)

Funds support preparation of Analysis of Brownfield Cleanup Alternatives (ABCAs) and high-level reuse planning deliverables for select sites following assessment. Estimated costs reflect consultant labor for evaluation of cleanup options, cost comparisons, and alignment with community reuse goals and adopted planning documents.

3.f. Plan to Measure and Evaluate Environmental Progress

Project progress will be tracked by the County’s Project Manager, with support from CDSA staff and contracted environmental professionals. Outputs will be measured against the approved workplan and schedule and include completion of Phase I and Phase II Environmental Site Assessments, site-specific reuse evaluations, and community engagement activities.

Project tracking will be conducted using internal project management tools, including task schedules, budget tracking spreadsheets, consultant deliverable reviews, and quarterly progress updates. Progress will be reviewed regularly through internal coordination meetings to ensure activities remain on schedule and within budget. If delays or scope adjustments are identified, corrective actions may include task resequencing, refinement of site selection, or adjustments to consultant scope, consistent with EPA guidance and approval requirements.

Outcomes, such as acres assessed and made ready for reuse, reduction of environmental uncertainty, and leverage of follow-on cleanup or redevelopment funding, are expected to occur during and after the grant period. The County will continue to track post-grant outcomes through redevelopment milestones, funding awards, and site reuse activity, and will report outcomes to EPA through closeout documentation and subsequent updates as applicable.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a., 4.b., and 4c. Organizational Capacity, Structure, and Key Staff

Yuba County has the administrative, financial, and technical capacity to successfully manage and implement the proposed Community-Wide Brownfields Assessment project. The County’s Community Development and Services Agency (CDSA) routinely administers federally funded programs and maintains established systems for financial management, procurement, compliance, and reporting.

Financial administration will be managed by the CDSA Finance Division, which oversees multiple federal and state funding programs and ensures compliance with applicable reporting, audit, and internal control requirements. Procurement and contract management will be conducted in coordination with the County’s Administrative Services Department in accordance with County policies and federal procurement standards.

Although this would be Yuba County’s first EPA Brownfields grant, the County has extensive experience administering federal infrastructure, transportation, and economic development grants that require similar levels of financial oversight, interagency coordination, regulatory compliance, and long-term project management. This existing grant management infrastructure provides a strong foundation for successful implementation and compliance with EPA requirements.

Environmental consultants will be competitively procured following grant award and will report directly to the Project Manager. The Project Manager will serve as Task Lead for project management, community engagement, and consultant coordination, while CDSA Finance will serve as Task Lead for grant administration, financial reporting, and compliance. Administrative costs included in the project budget support County staff time dedicated to these activities. Key Staff are outlined below:

- Ashley Potochnik, Business Engagement Manager (Project Manager): Responsible for overall project management, coordination with EPA, oversight of consultants, and integration of assessment results with County economic development and planning efforts.
- Kevin Mallen, County Administrator: Provides executive-level oversight and ensures interdepartmental coordination to support successful project implementation.
- Mike G. Lee, Director, Community Development and Services Agency: Provides strategic oversight to ensure alignment between assessment activities and County land use planning and infrastructure priorities.
- Melanie Marquez, Deputy Director, CDSA – Finance: Oversees financial management, reimbursement processing, and financial reporting in compliance with federal requirements.
- Jason Kopping, Deputy Director, CDSA – Yuba County Airport: Provides technical coordination for assessment activities involving airport-adjacent or aviation-related properties to ensure consistency with operational and regulatory considerations.

Together, this organizational structure and staffing approach ensures clear lines of responsibility, effective oversight of consultants, and full compliance with EPA Brownfields program requirements.

4.d. Acquiring Additional Resources

Yuba County will pursue additional funding and partnerships to support site cleanup and redevelopment following completion of assessment activities. Assessment results will be used to support future applications for EPA Brownfields Cleanup Grants, state brownfields programs, and infrastructure funding, as well as to attract private investment.

The County will also coordinate with regional economic development partners to market assessed sites and identify opportunities for public-private partnerships.

Past Performance and Accomplishments

4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

Although Yuba County has not previously received EPA Brownfields funding, the County has successfully administered other federal and state grants requiring rigorous financial management, environmental compliance, interagency coordination, and reporting.

(1) Purpose and Accomplishments

Grant	Award	Purpose	Accomplishments
EDA Taxiway Grant 2022	\$1,800,000	Improve airport taxiway infrastructure to support job creation and attract private investment.	Constructed taxiway improvements supporting airport operations and industrial development at the Skyway Business Park.
FAA ACIP Grant 2023	\$90,000	Support airport capital improvement planning and eligible aviation infrastructure activities.	Successfully administered FAA ACIP funding in compliance with federal grant and reporting requirements.
Feather River Boulevard Interchange 2013	\$19,350,000	Improve regional transportation access and support growth in South Yuba County.	Completed major interchange improving highway access, safety, and connectivity for regional development.

These projects required environmental review, procurement compliance, financial controls, and long-term project oversight similar to the requirements of the EPA Brownfields program.

(2) Compliance with Grant Requirements

The County has demonstrated a strong record of compliance with grant conditions, including timely reporting, proper financial controls, and adherence to applicable regulations. No unresolved audit findings related to grant administration have been identified.

Threshold Criteria Responses

1. Applicant Eligibility:

- **Applicant Type:** Yuba County is a county government organized under the laws of the State of California.
- **Eligibility:** As a county government, Yuba County is an eligible entity under Section 2.A of the FY26 EPA Brownfields NOFA.
- **Authority:** Yuba County has the legal authority to own, manage, and assess real property and to carry out eligible brownfields assessment activities.
- **Tax Status / Lobbying:** Yuba County is not a 501(c)(4) organization and does not engage in federal lobbying activities.

2. Community Involvement:

Yuba County will inform and involve the community and key stakeholders in planning and implementation of the proposed brownfields assessment activities through the following actions:

- Providing public updates on assessment activities through the County website and existing communication channels.
- Coordinating with local jurisdictions, community organizations, and business stakeholders within the target areas to share information and gather input.
- Engaging property owners and affected stakeholders during site identification, prioritization, and assessment activities.
- Incorporating community and stakeholder feedback, as appropriate, into site selection and reuse planning considerations.
- Coordinating community engagement efforts with ongoing County planning initiatives, including General Plan and Specific Plan updates.

3. Expenditure of Assessment Grant Funds:

- Yuba County does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant and is not subject to the 70 percent expenditure requirement applicable to current EPA Brownfields grant recipients.
- If awarded, EPA Brownfields Assessment Grant funds will be expended only on eligible assessment activities, including:
 - Community-wide site inventory development and prioritization
 - Phase I and Phase II Environmental Site Assessments
 - Cleanup planning and analysis of brownfield cleanup alternatives
 - Related community engagement and planning activities
- No grant funds will be used for ineligible activities, including site cleanup, property acquisition, or redevelopment.
- All grant expenditures will be managed by County staff in accordance with EPA Brownfields Program guidance, federal financial management requirements, and applicable reporting and compliance standards.

4. Contractors and Named Subrecipients:

Contractors:

- At the time of application submission, Yuba County has not selected any environmental consultants or contractors for this project.
- All contractors will be competitively procured after grant award in accordance with County procurement policies and applicable federal procurement requirements.
- Procurement will include appropriate Requests for Proposals or Qualifications and will ensure

full and open competition.

Named Subrecipients:

- Yuba County does not anticipate the use of subrecipients for this grant.
- Accordingly, no subrecipients are named at the time of application submission.
- If subrecipients are identified in the future, all arrangements will comply with EPA grant requirements and will be documented and approved prior to the expenditure of grant funds.

No contractor procurement actions have occurred prior to application submission.