



**APPLICANT INFORMATION SHEET**

1. Applicant Identification

City of Fremont  
3300 Capital Avenue  
Fremont, CA 94538

2. Website URL

www.fremont.gov

3. Funding Requested

- a. Assessment Grant Type: Community-Wide
- b. Federal Funds Requested: \$500,000

4. Location: The City of Fremont, Alameda County, California

5. Target Area and Priority Site Information

Target Area	Address of Priority Sites
Cabrillo Neighborhood (Census Tract 06001441602)	<b>Site #1:</b> Former Dry Cleaners and Gas Station (4673 Thornton Avenue)-Please redact address if application is made public
Glenmoor Neighborhood (Census Tract 6001442602)	<b>Site #2:</b> Former Dry Cleaners site (4551 Eggers Drive)-Please redact address if application is made public
Grimmer Neighborhood (Census Tract 6001443001)	<b>Site #3:</b> Former Gas Station site (43600 Fremont Boulevard) -Please redact address if application is made public

6. Contacts:

a. Project Director

Tara Bhuthimethee  
Parks Planning and Design Manager  
Tbhuthimethee@fremont.gov  
(510) 494-4738  
3300 Capital Avenue  
Fremont, CA 94538

b. Chief Executive Officer/Highest Ranking Elected Official

Raj Salwan  
Mayor  
RSalwan@fremont.gov  
(510) 284-4082  
3300 Capital Ave.  
Fremont, CA 94538

7. Population: 230,646

8. Other Factors Checklist

<b>Applies</b>	<b>Other Factors</b>	<b>Page #</b>
	The community 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).	
<b>X</b>	The priority site(s) is in a federally designated flood plain.	3
	The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
<b>X</b>	The reuse of the priority site(s) will incorporate energy efficiency measures.	3
<b>X</b>	The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
<b>X</b>	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).	8,9
	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 State Environmental Authority: See attached.

10. Releasing Copies of Applications: Not applicable. This application does not contain confidential, privileged or sensitive information.

# Target Areas Map for US EPA Community-Wide Assessment Grant

## City of Fremont, CA





**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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



**Gavin Newsom**  
Governor

**LETTER SENT VIA EMAIL**

January 14, 2026

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

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

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the City of Fremont's (City) application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for the following three sites located in Fremont, California (herein collectively referred to as the Sites):

- Cabrillo Area, located at 4673 Thornton Avenue, totaling 4.24 acres, and formerly occupied by a dry cleaner
- Vacant lot, located at 4551 Eggers Drive, totaling 1.38 acres, and formerly occupied by a dry cleaner
- Former gas station parcel, located at 43600 Fremont Boulevard, totaling 0.5 acres, and formerly occupied by a gas station

The City is requesting a funding amount of \$500,000 to cover the cost of environmental assessment activities at the Sites.

The Sites are located in locations characterized as severely park deficient areas and have been identified as high priority areas for developing new parks. According to CalEnviroscreen, the Sites have elevated lead exposure risks for children, groundwater threats, and moderate levels of toxic releases from facilities and hazardous waste.

With the USEPA Grant funding, the City will be able to conduct Phase I and II Environmental Site Assessments and risk-based monitoring, engage in reuse planning and community engagement activities, and cover staff project management costs.

DTSC looks forward to the possible award of the USEPA Grant to the City 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 (510) 540-3314 or by email at [Nicole.Yuen@dtsc.ca.gov](mailto:Nicole.Yuen@dtsc.ca.gov).

Sincerely,



Nicole Yuen, EIT  
Regional Brownfield Coordinator  
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abbasi  
Brownfield Development Manager  
Site Mitigation & Restoration Program  
[Maryam.Tasnif-Abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abbasi@dtsc.ca.gov)

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

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

The geographic boundaries of the grant activities comprise the limits of the City of Fremont, population 230,646, the fourth largest city in the San Francisco Bay Area. Known for its rich ethnic diversity, Fremont includes a large Asian population, a large Afghan contingent, and a large Deaf population due to the California School for the Deaf's in-town location.

From the mid-1800s, agriculture was Fremont's primary industry, led by grapes, olives, and nursery plants, and distributed primarily by rail. In 1956, five towns came together to incorporate as Fremont. In the 1980s, Fremont became a manufacturing and tech hub, its Apple factory manufacturing the first Macintosh computer and Toyota and General Motors joining forces to create the NUMMI automobile plant. After shuttering in 2010, Tesla Motors transformed it into a high-tech factory for electric cars. The tech and manufacturing industry continues today, with hundreds of high-tech companies calling Fremont home.

The City grew quickly after its mid-century industrialization, but this also brought challenges. Tech and related industries brought white collar workers, while manufacturing brought blue collar workers, resulting in disparate development: high-income neighborhoods rich with parks and open space where residents could recreate and enjoy the benefits of green spaces and related property value increases, and low-income neighborhoods with no parks or open spaces—a problem that still persists to this day. In addition to not having access to nearby parks, residents in low-income neighborhoods suffer from pollution burdens such as High Groundwater Threats, exposure to Diesel Particulate Matter, and Hazardous Waste, contributing to short-term and long-term adverse health effects. It is the City of Fremont's goal to fix this environmental and health disparity with the help of this grant by inventorying, assessing, remediating the sites and locating new parks in these dense, low-income neighborhoods. The activities described in this grant application are the City's first attempt at inventorying its brownfield sites. Since 2022, the City has been in search of parkland in park-deficient areas of the city. During this search, the City found that the only land left to acquire in high density areas was contaminated.

The City combined two layers of information to determine its Target Areas: contaminated properties, and areas of highest priority for a park. To identify areas of highest priority for new parks, the City uses the Trust for Public Land's ParkServe maps, which combine six equally-weighted demographic and environmental metrics: 1) population density, 2) density of low-income households, 3) density of people of color, 4) community health, 5) urban heat island, and 6) pollution burden. To identify contaminated sites, the City uses the Department of Toxic Substances Control's (DTSC) EnviroStor, DTSC's online data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste sites.

The three Target Areas (TAs) identified are: the Cabrillo Neighborhood (Census Tract 06001441602), the Glenmoor Neighborhood (Census Tract 6001442602), and the Grimmer Neighborhood (Census Tract 6001443001). Between 17% and 22% of residents in the Target Areas live below the poverty line (Tree Equity Score, ACS 2017-2021). These communities are also located in areas of the city where low-income households are most prevalent (Trust for Public Land, ESRI 2024). The **Cabrillo Neighborhood** is highly residential with close proximity to a major street and the I-880 freeway. The neighborhood consists of 1950s-70s single-family homes, apartments, and elementary and middle schools; diverse demographics; and working-class families. Nearly half of adults aged 25 and older have not completed high school (CalEnviroScreen, ACS 2015-2019). The **Glenmoor Neighborhood** was developed as a highly residential community in the 1950s and 1960s, with several elementary schools. While the neighborhood includes households of varying incomes, one block group has 39% of residents living in poverty (Tree Equity Score, ACS 2017-2021). The **Grimmer Neighborhood** is also highly residential with a mix of 1960s single-family homes, townhomes, an elementary school and commercial lots. A mobile home community is located across the street. The Target Area is bordered by 3 major streets and is close to I-680 highway.

These TA communities share characteristics of low income, pollution burden, increased exposure to environmental toxins, and historical economic disinvestment. This grant would allow the City to assess priority sites in these locations and create a plan for cleanup and environmental and economic revitalization to help mitigate potential health risks and foster better health outcomes for the neighborhoods surrounding them. This is aligned with the Brownfield’s Program “to ensure that residents living in communities historically affected by economic disinvestment, health disparities, and environmental contamination have an opportunity to benefit from brownfields redevelopment.”

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

Within the TAs, the City has identified three priority sites below, all of which are privately owned. For property owner privacy, aliases have been assigned: **Site #1, Site #2, and Site #3.**

Target Area	Name & Address of Priority Site	History/Prior Use	Existing Environmental Conditions	Reason the site is a priority
Cabrillo Neighborhood CT 06001441602	<b>(Site #1)</b> ~8 parcels, commercial and residential homes Total 4.24 acres	Former dry cleaner, commercial, residences	PCE in soil, soil vapor, and groundwater beneath the shopping center.	PCE detected since 1999. Derelict site prone to crime & code violations. In highest priority park deficient area.
Glenmoor Neighborhood CT 6001442602	<b>(Site #2)</b> 1.38 acres	Former dry cleaners	PCE detected. Need assessments of soil, groundwater, soil gas.	Location in park deficient area high priority area for a park
Grimmer Neighborhood CT 6001443001	<b>(Site #3)</b> 0.5 acres	Former gas station/ auto service station	Hazardous waste contamination: diesel and gasoline.	Location in park deficient area and moderate priority area for a park.

**Site #1 (4.24 acres):** This site consists of an blighted strip mall, a former gas station, and several residential properties. A dry cleaning business operated here from the 1960s to 1987. In 1999, PCE/CVOCs were detected on site and the local water district opened a case on the property. Twenty years later, the case was transferred to the Regional Water Board due to noncompliance, vapor intrusion risk, and limited progress delineating contamination extents. The groundwater and soil vapor in the upper vadose zone on-site and near groundwater zone at off-site/downgradient locations at adjacent residential properties have been impacted. Currently, the commercial site is enclosed by a 6’ high chainlink fence and the existing buildings and parking lot continue to deteriorate. This site was selected due to the extent and magnitude of the release, and the need to perform additional assessment and remediate the release to meet regulatory compliance criteria and the health and safety of the surrounding community.

**Site #2 (1.38 acres):** This site is located in a dense residential neighborhood built in the 1950s. Former operations include a dry cleaning business within a shopping center that operated between 1950s-2000s. The building was demolished in 2011. The lot is currently vacant with 3 groundwater monitoring wells, 5 permanent nested vapor wells, and 2 soil vapor extraction wells. This site was selected due to the concern of PCE and soil vapor impact in the upper vadose zone on-site and based on the current lack of extent definition of soil vapor and groundwater, the plume has the potential to have extended off-site/downgradient.

**Site #3 (0.5 acres)** This former gas station site is over 90% paved. Currently, an auto service station operates on site, with at least one automotive service building in use and a large shade structure consistent with fueling stations. The property is enclosed by a 4’ high chainlink fence and the lot is filled with dozens of parked vehicles. This site was selected due to its potential as a future green respite in a sea of impervious surface and hazardous waste contamination.

**(1)c. Identifying Additional Sites.** If grant funds remain after addressing the priority sites, the City would identify other sites within the geographic boundaries described in (1)a. Sites would be identified as described in (1)a by overlaying DTSC’s EnviroStor maps and database for identifying contaminated sites and prioritized with the help of the Trust for Public Land’s map for identifying priority park areas. If sites within these parameters cannot be found, or if more

grant funds still remain, assessments of non-park eligible sites would be considered with the goal of removing barriers to other much-needed future development types, such as housing.

**(1)d. Reuse Strategy and Alignment with Revitalization Plans.** The reuse strategy to convert brownfields into parks is aligned with the City's General Plan and its 2022 Parks and Recreation Master Plan. In it, the Department's top goal was to provide a 10-minute walk to a park for all residents. This goal prioritizes park equity to reduce service gaps. Per the City's General Plan, Fremont maintains an overall ratio of 5 acres of park per 1,000 people. In the TAs, the ratio is currently 0 acres of park per 1,000 people. If the properties were transformed into parks, the ratio for each area would become 0.6ac:1,000 for Site #1; 0.27ac:1,000 for Site #2; and 0.17ac:1,000 for Site #3 based on the census tract populations.

**(1)e. Outcomes and Benefits of Reuse Strategy.** By converting these sites to parks, the City would gain a total of 6.12 acres of park, and the number of people without nearby access to a park would decrease 5% citywide, as described in (3)f. This grant would help pave the way for the City to become a bona fide prospective purchaser for defense to CERCLA liability, with the goal of site purchase, cleanup, and redevelopment into a public park. Even though the City is not a potentially responsible party for any of the sites, without the defense to CERCLA liability, the City is unable to acquire these lands due to the future liabilities that may be attributed to them.

The ultimate project goal is to convert priority brownfield sites into public parks to provide green areas of respite where the public can conveniently access and connect with nature; recreate, gather, and socialize with friends, family, and neighbors. A 2021 article, "[Effects of Park-Based Interventions on Health-Related Outcomes: A Systematic Review](#)," reviewed 27 studies that evaluated the effectiveness of park-based interventions among adults and the increasing use of parks for physical activity to improve population health and mental health. According to the [U.S. Department of Health and Human Services \(1996\)](#), regular physical activity contributes to many positive health outcomes, including longevity, improved quality of life, and reduced incidence of cardiovascular diseases, diabetes, depression, and certain cancers. Conversely, physical inactivity is estimated to contribute to various diseases, including [cardiovascular disease](#), [type 2 diabetes](#), [breast cancer](#), and [colon cancer](#). In support of the benefits of parks to human and community health, it is the City's goal to reduce environmental hazards and give residents better opportunities for more positive health outcomes through parks.

Studies have shown that parks are powerful engines for [economic development](#), resulting in civic and business leaders increasingly prioritizing investments in green spaces to bolster economic vitality. Cities that invest in parks attract and retain a diverse workforce, in turn attracting businesses, employment opportunities, and visionary real estate development that contribute to improved quality of life. Conversion of the sites would increase adjacent property values and stimulate economic development near Site #1 since it is close to other commercial, restaurant, and retail businesses. Conversion of Site #3 would stimulate economic development nearby since its neighbor to the north is a non-profit community/event center, which is highly compatible/synergistic with a park, and much more compatible than the current auto servicer.

In addition to the many public health and economic benefits, conversion of these sites into parks would bring multiple layers of environmental benefits. Sites #2 and #3 would transform areas of 95% impervious surface into green infrastructure "sponges," improving local resilience to the impacts of extreme weather events and natural disasters by reducing heat island effect, and providing large pervious areas of onsite stormwater retention and bio-respiration; tree shade and cooling temperatures; habitat for local insects and wildlife; and onsite stormwater infiltration and groundwater recharge. These sites will reduce the downstream stormwater infrastructure strain on creeks and channels during extreme storm events. This is further emphasized at Site #3, as it is located in a federally-designated floodplain and Zone AE designation, which is a high-risk area with the Special Flood Hazard Area (SFHA).

The new park will integrate energy-efficient lighting & efficient point-source irrigation systems.

**(1)f. Resources Needed for Site Reuse.** If successful, the Assessment Grant would pave the way for an application to an EPA Brownfield Cleanup Grant in successive years. Due to budget

shortfalls in California, it is unlikely that Fremont will obtain funding from another source. At Site #1, the owner has declared bankruptcy, further delaying the possibility of site characterization due to lack of funds, with no foreseeable end in sight, stalling cleanup and development. While there has been developer interest at Site #2, it has not progressed due to the high remediation costs for future buildings. Remediating the site will prompt the City to appropriate and possibly leverage park development impact fees to design and develop the park and allow the City to apply for State grant funding (after acquisition).

**(1)g. Use of Existing Infrastructure.** All target areas and priority sites are in urban areas and will use the existing infrastructure of the adjacent roads and utilities, including water, storm drain, and electrical connections. On-site infrastructure park improvements will be funded with park development impact fees.

**(2)a. The Community’s Need for Funding:** Fremont has run out of developable land in its core. Funding is needed to address the environmental issues present in these spaces and facilitate their remediation and reuse. Funding for new parks and park renovations has been limited due to development slowdown in recent years, resulting in significant decreases in revenue via park development impact fees. The City currently lacks additional funds to perform assessment and planning activities that this grant will provide. Receiving the EPA Grant will begin a transformation of brownfield sites to new parks that will serve communities with a history of vulnerability and environmental burdens, ultimately leading to improved health outcomes and wellbeing of Fremont's residents and the environment.

**(2)b Health or Welfare of Sensitive Populations:** The communities in the Target Areas face health and welfare issues, with poverty being significant as mentioned in 1(a). Residents living in all three Target areas experience poverty rates that are significantly higher than Fremont’s citywide rate of 7%, according to Tree Equity Score (ACS 2017-2021). According to the Trust for Public Land’s Park Serve, the Target Areas contain the city’s highest concentration of low-income households, where residents earn less than 75% of Fremont’s median income (ESRI 2024). Although poverty rates vary within the Glenmoor neighborhood, one area has nearly 40% of residents living in poverty. Also, the proximity of Site #2 to several highly concentrated, low-income neighborhoods makes it a strategic location for a new park. In conjunction with a high minority population in all Target areas, a majority of these residents do not speak English well, further isolating this population (CalEnviroScreen, ACS 2015-2019). Children (0-17) and seniors (age 65+) make up 39% of the population living near Site #1 and 37% near Site #2, according to Tree Equity Score (ACS, 2017-2021). These populations are more susceptible to contamination effects, especially children due to their smaller size and developing brains and bodies. The senior population has heightened sensitivity to air pollution and heat.

The environmental evaluations of the EPA Assessment grant will provide data on the existing environmental conditions, including the extent of the existing and suspected contamination at the priority areas. The future development of new public parks will remove environmental toxins and improve the health of sensitive youth and senior populations.

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

The communities living in the three Target Areas face moderate to high rates of adverse health conditions, likely due to exposure to PCE and hazardous waste contamination from past activities. The percentiles in the table are in comparison to other census tracts in California, according to CalEnviroScreen (ACS 2015-2019).

Priority Site/Sensitive Population Indicators	Cabrillo (Site #1)	Glenmoor (Site #2)	Grimmer (Site #3)
Low Birth Rate	89%	55%	52%
Asthma	47%	47%	57%
Cardiovascular Disease	52%	52%	66%

- **Low Birth Weight:** All three Target Areas have higher low birth weight rates than the state average, as each ranks above the 50th percentile. Site #1 is at the 89% percentile for all of California, meaning this census tract has more low birth weight rates than 89% of the rest of the state. This significantly elevated number may be associated with past hazardous

chemical discharges from former dry cleaning operations, including PCE, a known contaminant linked to negative health effects, and present at the site since 1999.

- **Asthma:** The asthma ER visit rate (per 10,000 people) varies among the Target Areas. Site #3 ranks at the 57th percentile, indicating it is slightly higher than the statewide average. This elevated level may be linked to residents’ close proximity to high-traffic streets where exposure to air pollutants from vehicular emissions, such as diesel particulate matter, is increased. Also, Site #3 may have a higher asthma rate among the three due to the site’s former operation as gas station.
- **Cardiovascular Disease:** Cardiovascular disease ER visit rates (per 10,000 people) for all three Target areas are above the statewide average, with one moderately elevated (66th percentile). Residents near Site #3 may be more susceptible to higher incidence of ER visits for cardiovascular disease due to air pollution exposure from former operations as a gas station.

The EPA Assessment grant will be the starting point of an environmental journey of rehabilitation and reuse of these sites, leading to the goal of public green space. With this grant, exposure of nearby populations to pollution burdens will be reduced, improving health outcomes for Fremont residents and the environment, as described above in section 1(e). For the Target Areas, new trees and green spaces can help filter air pollution from traffic and diesel particulate matter and provide new amenities for seniors and children, such as rest areas and playgrounds.

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

Residents in the Target areas disproportionately experience environmental exposures and adverse health risks. Due to previous use, contaminants that have been detected or suspected to be present include hazardous

chemicals such as PCE, and groundwater pollutants such as diesel fuels. Exposure to these contaminants can lead to adverse health effects, especially for those living in close proximity to the brownfields. The data is

Priority Site/Exposure and Environmental Effects Indicators	Cabrillo (Site #1)	Glenmoor (Site #2)	Grimmer (Site #3)
Diesel Particulate Matter	93%	69%	82%
Traffic Impacts	88%	27%	70%
Cleanup Sites	30%	72%	79%
Groundwater Threats	84%	82%	26%
Hazardous Waste	42%	20%	86%
Lead from Housing	67%	76%	57%

sourced from CalEnviroScreen, and the percentiles shown in the table represent comparisons to other census tracts in California. Exposure to **“Diesel particulate matter” at sites #1 and #3 are among the highest in the state, at 93% and 82% respectively.** Communities near Site #1 are in close proximity to a major freeway and a high-traffic corridor, which is likely contributing to high diesel particulate matter rates. Exposure to diesel PM, exposure to traffic, and outdoor air pollution is strongly linked to health issues, including cardiovascular disease and asthma, especially for those living near Site #3, as indicated in 2(e).

**“Groundwater threats” are at 84% and 82% at sites #1 and #2, respectively,** likely due to the storage and disposal of hazardous materials from former dry cleaning businesses at both sites. People who live near contaminated groundwater may be exposed to chemicals moving from the soil into the air inside their homes. Sensitive populations, including children, seniors, pregnant women, low-income communities, and minority populations, within these two Target areas bear a disproportionate burden of groundwater contamination. As described in (2)b, PCE was found at Site #1 nearly 30 years ago. It has impacted the groundwater and migration toward residential homes is evident. Combined with the fact that Site #1’s exposure to “Diesel Particulate Matter” (93%) and “Traffic Impacts” (88%) are among the highest in the state, these environmental indicators all contribute to a sense of urgency in remediation, and why Site #1 is the City’s highest priority for both environmental assessment and park conversion.

“Cleanup site” rates represent the presence of contaminated sites undergoing cleanup actions by governmental authorities. Two Target areas - Site #2 (72nd percentile) and Site #3

(79th percentile) - have more cleanup sites than over 70% of all census tracts statewide. This indicates a substantial concentration of contaminated sites for people living near Site #3.

According to the FEMA National Risk Index, Fremont is located in a county (Alameda County) with a **Very High Risk Index rating and scores at 99.87**, due to high risks of hazards, including drought, earthquakes, landslides, riverine flooding, and wildfires. Compared to the state, 95% of other counties have a lower Risk Index. Alameda County clearly needs more green infrastructure (parks) to help mitigate the effects of extreme weather events, especially in highly impervious areas such as the Target Areas and Priority Sites #1 and #3.

Communities in all three Target Areas are disproportionately hotter, with moderately high to very high heat disparities compared to the city average (Tree Equity Score). While heat disparities for Sites #1 (+8.8°F) and Site #2 (+8.5°F) are at moderate levels, residents still face high heat risks, especially for vulnerable populations like elderly and low-income residents. With a heat disparity of +11.9°F, communities near Site #3 face extreme heat conditions compared to the city, likely due to low tree canopy and high impervious surface coverage. Site conversion would bring pervious surfaces, cooler microclimates and temperatures, reduction in heat island effect, and park trees would provide shade and stormwater absorption.

**(2)e./2)f. Project Roles**

Name of organization	Point of Contact	Entity’s mission	Specific involvement in the project or assistance provided
Tri-City Ecology Center	Caroline Harris, Chair info@tricityecology.org	Advocating sound environmental policies that preserve & maintain natural resources	Site selection, reuse planning, promoting and marketing the project and public meetings, attend community meetings.
Urban Forest Friends	Jan Leimert [REDACTED]	Growing trees where people need them most in our city, neighborhood & parks	Meeting attendance, reuse planning, community outreach, volunteer tree planting
Chamber of Commerce	fntcc@fremontbusiness.com	To promote, support, and enhance a positive business environment	Convene business leaders, advise on economic development, promote project, attend meetings
Local Ecology & Agriculture (LEAF)	Elaine Owyang elaine@fremontleaf.org	To provide the community knowledge and resources to work in harmony with nature to cultivate a healthier planet	Community outreach, reuse planning, meeting attendance, help convene local volunteers
Math Science Nucleus	Joyce Blueford, Msn@msnnucleus.org	Developing strategies so children solve problems through science	Community education, Convene teachers, students & volunteers, meeting attendance
Washington Hospital	Angus Cochran, angus_cochran@whhs.com	Deliver exceptional, accessible, and personalized care to enhance the health and well-being of our diverse community	Engage community members on benefits of physical exercise and wellness

**(2)g. Incorporating Community Input.** The City of Fremont is adept at community outreach, evidenced by multiple awards it has garnered from the California Parks and Recreation Society in the last few years for marketing efforts led by Communications lead, Anisha Mistry (4a).

The goal of this project’s community outreach plan is to both inform residents of the City’s efforts to remediate and plan the reuse of priority sites, and to facilitate the meaningful engagement and incorporation of residents’ priorities. A few years ago, the City received a State grant to help with remediation of a car dealership site for park development. The design team led the community in a series of meetings, including a design charette where participants were asked to share childhood park experiences then put pen to paper and design the park of their dreams. Neighbors advocated for each other, and the outcome was a much-loved park designed, embraced by its community.

We plan to partner with diverse community partners to not only help reach a wider audience, but to also use their unique expertise to help with different aspects of the project.

Partnering with Tri-City Ecology Center can provide guidance on site selection in the beginning of the project and partnering with Washington Hospital, with their medical expertise, can provide insight on ways to improve health and wellness at parks during the reuse planning phase. A volunteer tree planting day can be coordinated with Urban Forest Friends to foster community collaboration and to provide educational opportunities. These strategic partnerships with local groups can help build a strong and lasting sense of community that may extend even beyond project completion. Early on, a marketing and communications plan will be created to strategize the best approach to describe the project and communicate project progress using the following elements: 1) an ADA-accessible project webpage, 2) Social media posts through the City’s regular channels, 3) Emails sent to Interested Parties lists, 4) Newsletter blurbs, 5) Coordination w/stakeholders, 6) Coordination w/community partners, 7) In-person and/or virtual community meetings, 8) Press releases, 9) Community survey, and 10) Printed mailers to the immediately adjacent neighbors within a defined radius.

Although the City leans on the Trust for Public Land’s Access Maps to help it define Priority Sites for Assessment and priority park locations for future public parks, Community partners could be used to further prioritize which sites to clean up and develop. Community input would be most valuable during the reuse planning phase to help the City learn more about the community and their desires. The City often does its own community outreach, listening carefully and receiving community feedback, and reflecting it back to the residents in meaningful ways, as demonstrated in the community’s glowing review of the Dusterberry Park remediation and development project described in 4(f)1.

A minimum of five public meetings would be held to provide opportunities for the community to provide in-person or virtual feedback. Translations into multiple languages for the website, meeting flyers, and the meetings themselves would be offered. The frequency of the communications would be carefully planned to keep the community engaged but spaced in a way to minimize “communication fatigue,” at minimum once per quarter, and more frequently surrounding meetings. The project website would provide an online “home base” where project descriptions, timeline, contact information, and meeting information can be found, and where community feedback can be gathered. The community feedback would be entered and tracked on a spreadsheet to quantify the data, track the email or phone call responses, and apply the results to decision making.

**(3)a, b, c, d Task Descriptions, Cost Estimates, Measuring Progress and Outputs**

<b>Task 1 Project Management</b>
a. <u>Project Implementation</u> : The City will perform project management for all aspects of the project using Microsoft Project software and using milestones to confirm completion of tasks and keep the project on schedule. Other project mgmt would include coordination, meetings, budget mgmt, communications, ACRES, grant and financial reporting, procurement contracts for a QEP Consultant to determine project scope, schedule, budget and prepare reports.
b. <u>Anticipated Project Schedule</u> : A contract agreement will be in place by Q4 2026 and the inventory of brownfield sites to be assessed will be confirmed.
c. <u>Task/Activity Leads</u> : City
d. <u>Outputs</u> : Meeting minutes, 16 quarterly reports, and one final assessment report
<b>Task 2 Community Engagement</b>
a. <u>Project Implementation</u> : Community outreach will engage the public early and keep them informed throughout the project process using a dedicated project webpage(s), social media posts, and email blasts. In-person and virtual community meetings with key stakeholders, community partners, and the public at large at multiple times and locations will be offered with translation and possible attendance incentives to maximize attendance and participation.
b. <u>Anticipated Project Schedule</u> : Marketing & communications plan per (2)g will be developed in Q1 2027 with theme and webpage by Q2 2027. Preparation of outreach materials and

meeting planning to follow based on Task 3 results. Communication w/public ongoing throughout grant period.
c. <u>Task/Activity Leads</u> : City with support from QEP Consultant
d. <u>Outputs</u> : Marketing & Communications plan, project webpage, outreach graphics/materials
<b>Task 3 Phase I/II ESAs and RBM Surveys</b>
a. <u>Project Implementation</u> : QEP Consultant under contract by Q4 2026. The QEP will complete three Phase I Environmental Assessments (ESAs), one for each of the three respective properties. Phase II investigations for each of the respective properties will also be performed. Investigations for all three properties would consist of additional site characterization to determine current onsite groundwater and soil gas conditions with the investigation at Site #3 to include investigation of onsite soil. One hazardous material assessment (HMA) will also be performed at Site #1 to determine the presence of potential asbestos containing (ACM) and lead based paint (LBP) within building materials. If LBP is present in building materials, then investigation of lead in near surface soils would also be necessary. Assessments may occur concurrently at multiple sites in coordination with DTSC after gaining property owner approval. Phase I ESAs will comply with EPA's All Appropriate Inquires Rule and ASTM E1527-21 standards. Prior to performing the Phase II ESA activities, the QEP will prepare an Assurance Project Plan (QAPP) for the project and workplans that include site specific Sampling and Analysis Plans (SAPs) for EPA approval as well as Site-specific Health and Safety Plans (HASPs). The City supported by the QEP will discuss the findings with property owners and stakeholders. Additionally, Alameda County Water District (ACWD) will be provided with borehole permits as part of the workplan submittal and the ACWD and Regional Water Quality Board will be provided the final reports.
b. <u>Anticipated Project Schedule</u> : Begin Q4 2026; ongoing.
c. <u>Task/Activity Leads</u> : City and QEP Consultant
d. <u>Outputs</u> : Eligibility Forms; 1 QAPP and 3 SAPs (add access agreements if needed by City); 3 HASPs, 3 Phase I and 3 Phase II ESA reports; 1 HMA report
<b>Task 4 Cleanup/Reuse Planning</b>
a. <u>Implementation</u> : Develop Remedial Action Plans (RAPs) to prepare for remediation activities in anticipation of acquiring additional funds for cleanup activities. Community outreach and meetings to be used to engage community and community partners on site reuse. City will work with EPA to determine best use and application of PSCs to compel attendance and participation. Prepare for Defense to CERCLA Liability, parkland purchasing requirements, and strategize the leveraging of funding from State and other resources.
b. <u>Schedule</u> : TBD based on ESA results.
c. <u>Leads</u> : City with support from QEP Consultant and Community Partners
d. <u>Outputs</u> : RAPs, Community-led conceptual park designs

**(3)e. Cost Estimates** The City is seeking \$500,000 in EPA assessment grant funding, and the City will be covering a minimum total of \$110,617 In-Kind staff time. The budget was developed by City staff with input from environmental consultants (not under contract), to develop a budget as accurate as possible. **53% of funding is allocated toward assessments** (includes 5% for Administrative); 30% for reuse planning; and 17% for project management and community engagement. The City applies a multiplier of 3.25 to staff (Personnel) project charges (but this does not apply to the Fringe Benefits). The multiplier has not been applied to the budget estimates, as the City will contribute those costs in-kind, shown at the end of each task below as "City In-Kind" at a rate of \$174.20 per hour (\$77.42 average Personnel rate x 2.25). Participant Support Costs are planned during the Community Engagement and Reuse Planning Tasks. A subaward will not be granted.

Budget Categories (All Direct Costs)		Project Tasks (\$)				Total
		Task 1 Project Management	Task 2 Community Engagement	Task 3 Phase I/II ESAs and RBM Surveys	Task 4 Cleanup/ Reuse Planning	
Direct Costs	Personnel	\$12,000	\$17,000	\$5,000	\$15,300	\$49,300
	Fringe Benefits	\$6,600	\$9,400	\$2,800	\$8,100	\$26,900
	Contractual	\$0	\$12,000	\$257,000	\$123,000	\$392,000
	Administrative Costs	\$25,000	\$0	\$0	\$0	\$25,000
	Other (PSCs)	\$0	\$1,800	\$0	\$5,000	\$6,800
Total Direct Costs		\$43,600	\$40,200	\$264,800	\$151,400	\$500,000
<b>Total Budget</b>		\$43,600	\$40,200	\$264,800	\$151,400	<b>\$500,000</b>

**Task 1 Project Management (\$43,600):** *Personnel and Fringe Benefits Costs: \$18,600* is budgeted for City staff at 155 hours at an average rate of \$120/hr over the project period. The following breakdown of hours and costs are estimated: 20 hours (\$2,400) to procure consultants; 50 hours (\$6,000) to develop Work Plan and monitor project budget and schedule; 50 hours (\$6,000) for meetings and coordination; and 35 hours (\$4,200) for site inventory. *Administrative costs: \$25,000* over the duration of the project and includes grant and financial reporting, ACRES, and payment requests. City In-Kind: \$27,001 (\$174.20 x 155hrs).

**Task 2 Community Engagement (\$40,200):** *Personnel and Fringe Benefits Costs: \$26,400* is budgeted for City staff at 220 hours at an average rate of \$120/hr over the project period. The following breakdown of hours and costs are estimated: 150 hours (\$18,000) for developing a marketing plan, marketing materials per (2)g., public outreach, and site visits; 30 hours (\$3,600) for public communication and correspondence with the public, stakeholders, and community partners; and 40 hours (\$4,800) for in-person community meetings, and meetings with property owners. *Contractual Costs: \$12,000* is budgeted for a consultant to provide support for community outreach and meetings at 75 hours at an average rate of \$160/hr. *Other (PSCs): \$1,800.* City In-Kind: \$38,324 (\$174.20 x 220hrs).

**Task 3 Phase I/II ESAs and RBM Surveys (\$264,800):** *Personnel and Fringe Benefits Costs: \$7,800* is budgeted for City staff at 65 hours at an average rate of \$120/hr. The following breakdown of hours and costs are estimated: 30 hours (\$3,600) to provide assistance and coordination for Phase I Environmental Site Assessments (ESAs) and 35 hours (\$4,200) to provide assistance and coordination for Phase II ESAs. *Contractual Costs: \$257,000* is budgeted for QEP to conduct site assessment activities: 3 Phase I site assessments at an average cost of \$6,667 each = \$20,000 and 3 Phase II site assessments and RBM surveys at an average cost of \$79,000 each = \$237,000. City In-Kind: \$11,323 (\$174.20 x 65hrs).

**Task 4 Cleanup/Reuse Planning (\$151,400):** *Personnel and Fringe Benefits Costs: \$23,400* is budgeted for City staff at 195 hours at an average rate of \$120/hr. The following breakdown of hours and costs are estimated: 60 hours (\$7,200) for in-person community meetings; 40 hours (\$4,800) to prepare marketing and outreach materials; and 95 hours (\$11,400) for reuse planning support, coordination and review. *Contractual Costs: \$123,000* is budgeted for a consultant to prepare meeting materials and conceptual reuse plans (\$41,000 for each priority site; 256 hours at an average rate of \$160/hr). *Other (PSCs): \$5,000.* City In-Kind: \$33,969 (\$174.20 x 195hrs).

**(3)f. Plan to Measure and Evaluate Environmental Progress and Results.** Measurement and evaluation of environmental progress and results will occur via quarterly reports, financial reports, and final report as required. Environmental

Progress will be tracked via Excel spreadsheet to record the properties and the quantities of Phase I, Phase II, or other environmental reports done, and the number of properties assessed and identified for parkland purchase, which will serve as the City’s brownfields inventory. Results will be

Site	New Population Served	% of Fremont Population
#1	4,360	1.9%
#2	3,971	1.7%
#3	2,676	1.2%
Total	11,007	4.8%

captured via Excel and measured by the quantity and nature of community feedback; quantity of community meetings held; and development of reuse plans. **Outcomes:** Converting the three priority sites to park will give approximately 11,007 people new access to a park, just a 10-

minute walk from their homes. Currently, 30% of Fremont residents do not have nearby access to a park. In the TAs, 0 people have nearby access. These 3 site conversions will significantly reduce the Fremont percentage by ~5 points to 25% without access. Other post-project period measures could be the photos of construction or the new park site and overall reduction in pollution burden measured by a downward trend in monitored pollutants.

**(4)a. Organizational Capacity, 4.b Organizational Structure, and 4.c Description of Key Staff.** The City of Fremont employs almost 1,000 people and possesses the programmatic, financial, staffing, and organizational capacity to oversee the grant tasks. The City of Fremont currently administers a \$236M investment in City streets, facilities, and parks over a 5-year period through its Citywide Capital Improvement Program (2025/26-2029/30 CIP), tens of millions of dollars in construction annually, and ~12M in grants administered through the Community Services Department alone. The overall grant will be led by **Tara Bhuthimethee**, Parks Planning & Design Mgr. Her qualifications include Masters degrees in Business Administration and Landscape Architecture, a professional license in Landscape Architecture, LEED accreditation, and over 25 yrs of project management and 15yrs of grant management, having successfully administered over \$17M in State and Federal grants over the past 10yrs. She leads a team of 10 landscape architects and urban foresters. Assisting her will be **Ting Li** and **Connie Chao**, both Landscape Designer IIs who each have over 10yrs of experience in project management, community outreach, consultant procurement, grant management, and contracting. **Anisha Mistry** is a management analyst and the Communications lead for the Department; she will lead the marketing for community outreach. **Amy Zhao** is the Senior Accountant in Finance who brings extensive experience in grant accounting & auditing.

**(4)d. Acquiring Additional Resources.** The City is experienced in administering Federal grants and procuring consultants using a fair bidding process per Fremont Municipal Code. All consultants/contractors paid under this grant will be procured according to EPA’s procedures and compliant with the federal regulations in 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

**(4)f(1) Purpose and Accomplishments**

Grant/Award Agency	Award	Purpose	Accomplishments
Office of Grants and Local Services/State of California Department of Parks and Recreation – 2018 Parks Bond Act, Statewide Park Development and Community Revitalization Grant	\$4,000,000	Demolish a 30,000 sf car dealership w/16 service bays; remediate site; plan and develop a new 4-acre park in a park-underserved area; replace parking lot with plants and pervious surface.	Demolished derelict building, remediated site, designed park w/community input; created green space; built a new much-loved neighborhood park w/in 10 min walk; gained community trust and stewardship.
California Department of Forestry and Fire Protection (CAL FIRE) 2019	\$860,000	Create community outreach programs for tree education and training; plant 250 trees in disadvantaged areas; interview tree stakeholders; create & adopt Urban Forestry Management Plan.	Created public education and training materials; partnered w/community to plant 423 trees in disadvantaged areas; Created tools to improve tree equity; Community outreach; adopted Fremont’s first Urban Forest Management Plan.
State of California Department of Parks and Recreation – OGALS - Local Assistance Specified Grants Capital	\$6,000,000	Design, Planning and Phase 1 Construction Project for the Sabercat Bridge and Trail project	Partnered w/community to create plan. Consultant is completing design plans for a Phase 1 construction project in late 2026.

**(4)f(2) Compliance with Grant Requirements.** The City/project staff have a history of timely compliance with State and Federal grant administration guidelines, including timely submission of progress reports, payment requests, auditing requirements, and correspondence. All project goals were achieved with deliverables, and terms and conditions of awarding agencies were met on schedule. Staff have a strong track record of excellent communication with grant officers.

## **Threshold Criteria Responses for Community-Wide Assessment Grant – Fremont, CA**

**(1) Applicant Eligibility:** The City of Fremont is an incorporated City in the State of California that is eligible for funding based on the US EPA applicant eligibility criteria.

**(2) Description of Community Involvement:** The City has built strong partnerships with its community partners and conducted successful and effective community engagement to gather meaningful feedback for numerous park and planning projects. Once the project is initiated, a marketing and communications plan will be created. City staff will develop several project promotional materials, such as a dedicated ADA-accessible project webpage, and provide regular updates to keep the community informed. Social media posts, City newsletters, and email blasts will also be sent during key project milestones. The community may provide comments or submit questions via the project webpage, phone, email, in-person conversations, or physical letters. The reuse planning phase will involve a robust community engagement process with a minimum five public meetings for gathering community input on resident needs, aspirations, and interests for a new park. If applicable, feedback for site selection may be sought. Marketing materials and meetings will be inclusive and accessible. As Fremont is a diverse community, the City routinely offers language translations, ASL, or alternative formats as needed.

Our goal is to strategically partner with a diverse group of community partners who can provide their unique expertise throughout different phases of the project, as discussed in 2(g). The City will also attend meetings of community partners to help promote and market the project to their networks and create awareness for their constituents. Community partners can help supplement the public outreach process and allow the City to engage a variety of stakeholders, especially those who may not otherwise know about the project.

In-person and virtual meeting opportunities will allow the community to learn more about the reuse planning project, provide input, and engage with the design and planning team. They will be scheduled at a variety of times and days to conveniently allow people to attend in order to maximize outreach. Locations of the in-person community meetings and outreach events will be accessible and ADA compliant. Activities, such as design charettes and interactive boards, are typically included in City outreach meetings to foster engagement. Staff plans to use Participant Support Costs to entice attendance and participation. Ultimately, the City would like to reach as many community members as possible to ensure park designs reflect the community's needs and goals.

**(3) Expenditure of Assessment Grant Funds:** The City of Fremont does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

**(4) Named Contractors and Subrecipients:** Not applicable. A contractor has not been procured and a subrecipient has not been named at the time of application submission. A qualified environmental professional (and any other eligible consultants) will be selected upon award of grant funds in compliance with the fair and open competition requirements in 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.