R09-26-C-005

FY 26 EPA BROWNFIELDS CLEANUP GRANT APPLICATION

APPLICATION INFORMATION SHEET

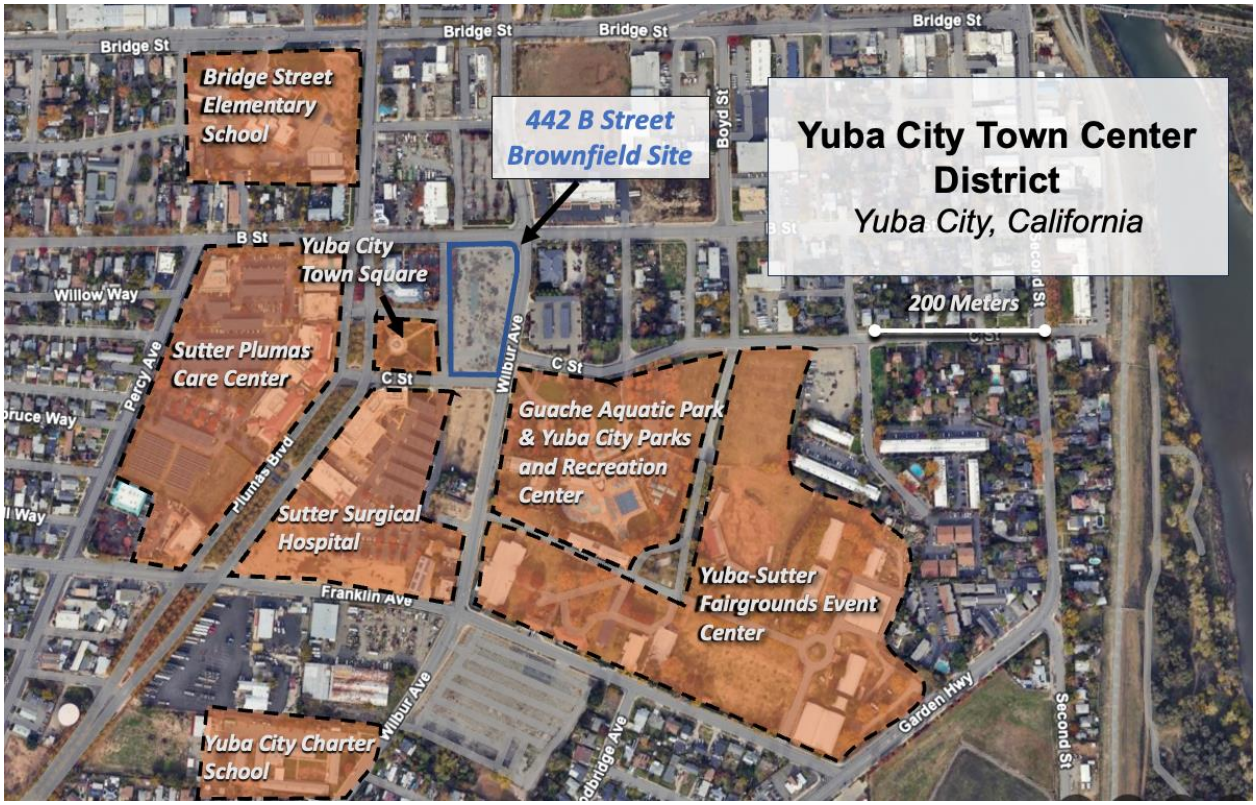
1) **Applicant Identification:** City of Yuba City

2) **Website URL:**
https://yubacity.net/departments/public_works/engineering/capital_improvement_projects/442_b_street_clean_up.php

3) **Funding Requested:**
   a) **Grant Type:** Single Site Cleanup
   b) **Federal Funds Requested:** $4,000,000

4) **Location:**
   a) **City:** Yuba City
   b) **County:** Sutter County
   c) **State:** California

5) **Property Information:**
   a) **Property Name:** 442 B Street
   b) **Address:** 442 B Street, Yuba City, CA 95991



6) **Contacts:**
    a) **Project Director:**
        i) **Name:** Shannon Sardo
        ii) **Title:** Administrative Analyst II
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        v) **Address:** 1201 Civic Center Blvd. Yuba City, California
    b) **Highest Ranking Elected Official:**
        i) **Name:** Mayor Marc Boomgaarden
        ii) **Title:** Mayor
        iii) **Phone:** (530) 701-9163
        iv) **Email:** mboomgaarden@yubacity.net
        v) **Address:** 1201 Civic Center Blvd., Yuba City, California

7) **Population:** 70,117 (2020 Census)

8) **Other Factors:** None of the "Other Factors" listed in the FY26 Guidelines for Brownfield Cleanup Grants is applicable to the reuse of the 442 B St. Site.

9) **Releasing Copies of Applications:** n/a

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

TARGET AREA AND BROWNFIELD

1.a) Overview of Brownfield Challenges and Description of Target Area: The City of Yuba City (Yuba City), California seeks $4,000,000 from the U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant program to remediate the 442 B Street Site ("the Site"). The Site is a 2.15-acre, vacant lot located in the Town Square District of downtown Yuba City. The seat of Sutter County, Yuba City (population 70,117) is located near the Feather River at the base of the Sutter Buttes, just 40 miles north of Sacramento. The Town Square District historically served as Yuba City's warehouse and industrial center, with agricultural processing and chemical distribution concentrated in the downtown core. Industrial decline and increased automation in food processing during the late twentieth century led to widespread facility closures (including closure of industrial operations at the Site), job losses, and long-term vacancy and brownfields challenges. During this time, Yuba City was ranked by the Rand McNally "Places Rated Almanac" as the worst city (329th out of 329 MSAs) in the United States to live in based on nine categories, including crime, education, and healthcare.

In 1992, Yuba City adopted the Central City Specific Plan to reverse downtown disinvestment and reposition the Town Square District as Yuba City's primary employment center. The City invested in infrastructure improvements, including the reconstruction of Plumas Street, and acquired the 442 B Street Site in 1994 as part of this strategy. A combination of public and private investment successfully catalyzed redevelopment of the downtown core, including construction of the Sutter Surgical North Valley Hospital, Sutter Health Yuba City Urgent Care, Gauche Aquatic Park, and the Yuba City Unified School District Center, which are all clustered within a few blocks of the Site. The district's growth as an employment hub with healthcare facilities, public services, high-density housing, and retail uses contributed to Yuba City's designation as a top-performing small city by the Milken Institute in 2017.

However, the Site remains the largest undeveloped property in downtown Yuba City, which disrupts the surrounding pattern of active commercial and civic uses and detracts from perceived public safety (see *Application Information Sheet* for map). With EPA Brownfields Cleanup funds, the project team will remediate contaminated soil that has stalled redevelopment of the Site for decades. The cleanup will enable Yuba City to facilitate mixed-use redevelopment of the Site that is consistent with surrounding land uses and adopted plans, support private investment, and unlock the full potential of the Town Square District revitalization area. Converting the vacant brownfield into a productive asset will advance the City's long-standing revitalization strategy, which focuses on infill development, job growth, and housing production.

1.b) Description of the Site: The Site operated from before 1899 through the early 1990s, housing Sutter Canning and Packing Company, Sun-Maid Raisin Growers Association (1920s-1940s), and FMC Corporation, an agricultural chemical company (1946-1990s). Historical operations included storage and handling of pesticides, herbicides, fertilizers, and related chemicals; vehicle and equipment maintenance; and on-site washing of delivery equipment with rinse water collected in a concrete sump. These activities resulted in soil contamination that persists to this day. The City acquired, demolished, and cleared the Site in the early 1990s, and it has remained vacant since. No viable responsible party is available to perform the cleanup.

The California Department of Health Services performed early environmental assessments and sampling in the 1980s. AMEC Geomatrix, Inc. conducted a Phase I assessment and a partial

Phase II investigation in 2011 that identified elevated levels of arsenic, lead, benzo(a)pyrene, and organochlorine pesticides in shallow soil above applicable screening levels for residential exposure, plus elevated nitrate and chloroform in groundwater above applicable standards. In 2024, Yuba City received a $2,086,000 California Department of Toxic Substances Control grant ("2024 DTSC grant") to conduct an environmental assessment and develop an Investigation Work Plan in support of future commercial and mixed-use redevelopment. The Central Valley Regional Water Quality Control Board (Water Board) is overseeing the Site under its Site Cleanup Program. Under Water Board oversight, the City's environmental consultant conducted a comprehensive soil, groundwater, and soil vapor investigation in 2024–2025. The consultant submitted an Investigation Report to the Water Board in March 2025 and an addendum in July 2025 that define contaminants of concern, characterize the nature and extent of impacts, and meet the Phase II equivalent requirements under a state cleanup program. Field and laboratory analyses evaluated soil, groundwater, and soil vapor for metals, pesticides, chlorinated herbicides, PCBs, SVOCs, VOCs, and petroleum hydrocarbons. Arsenic, lead, and dieldrin were identified as contaminants of concern in shallow soil, generally limited to the upper three feet, with no contaminants of concern in groundwater or soil vapor. The consultant prepared a Draft Feasibility Study/Remedial Action Plan in August 2025 integrating all investigative findings to support remedy selection.

REVITALIZATION OF THE TARGET AREA

1.c) Reuse Strategy and Alignment with Revitalization Plans: Following cleanup, the City will facilitate mixed-use commercial redevelopment with ground-floor restaurant, retail, or community-serving space and upper-floor office or professional services. This development will be walkable to Guache Aquatics Park, medical job centers (Sutter Surgical Hospital, Sutter Urgent Care, and Sutter Pharmacy); and schools (Bridge Street Elementary School, Yuba City Charter School, and the Yuba City Unified School District building). Throughout the environmental assessment process, the project team has updated a dedicated 442 B Street Cleanup webpage with information about the Site, key project documents, and a Community Survey to gather input on preferred reuse concepts and format for future engagement opportunities. During the second year of the cleanup period, the City will issue a Request for Qualifications for a development partner. The selected developer will engage community members during final design to ensure the project reflects local priorities and aligns with the planned reuse vision. Consistent with the Draft Feasibility Study/Remedial Action Plan, the City will not permit ground-level residential uses; sensitive uses, such as schools, parks, or daycare facilities; and underground structures (e.g., parking garages). This approach will allow developer selection, final design, and financing coordination to proceed in parallel with remediation. Redevelopment of the Site will complete a key element of the City's long-term effort to revitalize the Town Square District as a mixed-use employment center anchored by existing medical, civic, and commercial uses. The reuse strategy directly advances the City's 2040 General Plan, including Goal LU 4-1, "encourage new residential and mixed-use development to be in the form of neighborhoods and/or within infill sites" and Policy LU 3-1 "develop downtown Yuba City as a mixed-use activity center with a range of commercial, office, residential, and civic uses." The Site is not located in a floodplain.

1.d) Outcomes and Benefits of Reuse Strategy: The redevelopment of the Site as a mixed-use commercial property will support private-sector investment, grow jobs, improve site durability and risk management, and promote efficient land use through infill redevelopment.

Stimulating Economic Development: The Site occupies a 2.15-acre, central block of Yuba City's downtown medical and professional services area, surrounded by well-landscaped medical

offices, professional services facilities, restaurants, and high-use parks and recreation assets. The vacant, contaminated dirt lot fragments the fabric of the downtown area and reduces connectivity between nearby employers, services, and green spaces. Cleaning up the Site will reduce financial risk for investors, attract new capital, and support an estimated 20-40 temporary construction jobs based on typical employment levels for downtown commercial redevelopment of this scale.

The planned redevelopment will support the community's largest employment sector—the Healthcare and Social Assistance sector—which employs more than 4,100 workers in Yuba City. According to the Bureau for Labor Statistics, healthcare professionals and technical occupations commanded average wages of $60.09 per hour in May 2024, the second highest among all occupational groups in the Yuba City area. By adding medical and professional office space within an established employment cluster, the project will support service expansion alligned with local demand and ongoing full-time job growth across skill levels. Based on comparable mixed-use infill developments in similar downtown contexts, redevelopment of the Site is anticipated to support on the order of 75 to 150 permanent full-time equivalent jobs across a mix of commercial, office, service, and institutional uses. Actual employment outcomes will depend on the final development program and tenant mix. The area is supported by established workforce and training assets, including the Sutter County Career Training Center (which has specialized in healthcare career training for over 20 years), Yuba College's health and medical career programs, and specialized training programs for Licensed Vocational Nurses and pharmacy technicians. These institutions graduate work-ready healthcare professionals who can fill positions at the redeveloped site.

Beyond direct job creation, redevelopment of the Site will reinforce downtown Yuba City as a regional center for services and daily activity. The site's central location on B Street positions it within the city's historic Town Square District, the commercial core of the city, and the ongoing revitalization of the Plumas Street shopping district. New medical offices will generate foot traffic that benefits neighboring retail and service businesses, while the ground-floor commercial space will accommodate shops and services. Converting this contaminated, vacant lot into a productive community asset will generate tax revenue, create quality jobs convenient to residents without long commutes, and strengthen Yuba City's position as the economic center of Sutter County.

Improving Site Durability and Risk Management: Infill redevelopment will improve site durability by directing growth to an area already served by public infrastructure. Redevelopment will allow incorporation of current building standards, stormwater management practices, and site design approaches that reduce exposure to flooding and other site-specific hazards. Flooding is the primary extreme weather risk for Yuba City due to its proximity to the Feather and Yuba Rivers. Cleanup of the Site will reduce flood-related risks by removing contaminants that could otherwise migrate to surrounding properties and waterways during storm events. Redevelopment will enable the incorporation of modern stormwater management practices that enhance site performance during high-precipitation events and promote safer long-term use.

Enhancing Energy Efficiency and Operational Performance: The RFQ for developer selection will call for the incorporation of energy-efficient building systems and site design measures that reduce operating costs and improve long-term building performance. Mixed-use development at this walkable and transit-connected Site will support efficient land-use patterns and reduce transportation costs.

STRATEGY FOR LEVERAGING RESOURCES

1.e) Resources Needed for Site Characterization: Sufficient characterization of the Site has been completed under state regulatory oversight to support the proposed cleanup. EPA

Cleanup funds are not requested for site characterization. If limited supplemental characterization is required to support cleanup implementation, Yuba City will use the remaining funds from its existing DTSC 2024 grant for Site assessment activities that remains active through 2027.

1.f) Resources Needed for Site Remediation: Yuba City is confident that the requested cleanup funds will be sufficient to remedy the site without need for additional funding. The cost estimate for the project was developed by the City's experienced environmental consultant team.

1.g) Resources Needed for Site Reuse: Cleanup of the Site will remove the primary barrier to reuse and allow redevelopment to proceed through a combination of private investment and targeted public funding. During remediation, Yuba City will actively market the Site and solicit a development partner to advance the planned mixed-use reuse vision, highlighting available incentives such as Sutter County Census Tract 502.02's Opportunity Zone designation. As an Area of Persistent Poverty, the tract will remain eligible for re-designation under the upcoming federal Opportunity Zone 2.0 cycle, and Yuba City will coordinate with state partners to re-nominate the tract to continue this incentive. Yuba City will deploy public funding sources to support infrastructure improvements and site preparation activities that will help attract and advance private development of the Site. The City is a HUD Community Development Block Grant (CDBG) entitlement jurisdiction and may use CDBG funds, subject to program requirements, to support eligible reuse activities that benefit low/moderate-income residents. The City has also identified competitive state and federal grants that can leverage private investment to support site reuse, including the CA Community Development Infill Infrastructure Grant.

1.h) Use of Existing Infrastructure: The Site is located on a downtown street that is walkable, transit-integrated, and fully served by existing infrastructure, including sanitary sewer, water, gas, electric, high-speed internet, and paved streets with curbs, sidewalks, and streetlights. Since the Site is a vacant lot, no demolition will be required. The Yuba-Sutter Transit System services the Site with the 2A Yuba City Clockwise Loop and the 2B Yuba City Loop. Additionally, the Site is 0.5 miles away from the Yuba City-to-Yuba College transit route, and 0.6 miles away from the Live Oak Route. This existing transit access will support mixed-use redevelopment and reduce reliance on new roadway or parking infrastructure. Additionally, according to WalkScore, the Site has a "Walk Score" of 83 out of 100, indicating a very walkable area due to its proximity to entertainment, essential services, schools, parks, and retail. Cleanup will allow redevelopment to take advantage of this existing infrastructure network rather than requiring extension of utilities or transportation facilities into undeveloped areas. No major off-site infrastructure expansions are anticipated for reuse. Any limited upgrades needed to support redevelopment, such as localized utility connections or streetscape improvements, will be addressed through a combination of private investment and eligible public funding sources identified for site reuse.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

COMMUNITY NEED

2.a) Community Need for Funding: Yuba City is a small city (population 70,117) with household income levels below the California statewide average and a constrained general fund reserve. Sutter County Census Tract 502.02, where the Site is located, is an "Area of Persistent Poverty," meaning 20% or more of the population has lived in poverty for the past 30 years, based on US Census data. The community faces high unemployment rates and a cost of living that exceeds the income levels for many households. According to the California Policy Center's Local Fiscal Health Dashboard, Yuba City has a fiscal strength rating of 53 out of 100, scoring 326th out

of 334 total cities and reflecting limited fiscal capacity relative to peer cities statewide. Low household incomes constrain the City's tax base, resulting in low cash reserves and liquidity. These fiscal constraints limit the City's ability to advance complex remediation and infrastructure projects at the scale required to unlock redevelopment at the Site without EPA assistance.

2.b) Health or Welfare of Sensitive Populations: The population surrounding the Site includes groups identified as sensitive populations under CERCLA §104(k)(6)(C)(x), such as children, older adults, low-income households, and individuals with existing health conditions that increase vulnerability to pollution exposure. Sutter County Census Tract 502.02 ranks in the upper statewide percentiles for cumulative environmental exposure indicators, as determined by the CA Communities Environmental Health Screening Tool. Concerning indicators within the tract include elevated diesel particulate matter emissions (approx. 0.493 tons/year; 90th percentile), documented use of hazardous and volatile pesticides between 2017 and 2019 (approx. 129.81 lbs of active ingredients per sq. mile; 79th percentile), high prevalence of housing with lead-based paint (49.87%; 92nd percentile), multiple groundwater impairment threats (22 recorded impairments; 87th percentile), and proximity to solid waste facilities (80th percentile). These exposure pathways are of particular concern for children and seniors, who are more susceptible to adverse effects from air and soil contaminants due to developmental and age-related factors. About 6% of Yuba City residents are under age 5, and approximately 16% are age 65 or older.

At the census tract level, emergency department visits for heart attacks occur at a rate of 20.38 per 10,000 residents (89th percentile). Educational attainment, employment stability, income, and high housing cost metrics also rank in the upper statewide percentiles, including adults without a high school diploma (30%; 80th percentile), residents living below twice the federal poverty level (64%; 94th percentile), unemployment among working-age adults (17% 98th percentile), and high housing costs (28% pay more than 50% of income toward housing; 86th percentile). The Centers for Disease Control (CDC) assigns the Sutter County Census Tract 502.02 with a National Overall SVI score of 0.8767, reflecting a high concentration of factors associated with increased sensitivity to environmental stressors and reduced capacity to respond to environmental hazards. These conditions increase the potential consequences of unmanaged environmental contamination, including direct contact with contaminated soil, incidental ingestion of soil or dust, and potential vapor or particulate migration associated with historical chemical handling at the Site. Remediation of arsenic, lead, and dieldrin at the Site will reduce localized exposure pathways associated with historical industrial use and support safe reuse of the property under current health and building standards. Advancing economic opportunity through redevelopment will also reduce vulnerability to environmental exposure.

2.c) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sutter County Public Health identifies chronic disease as a leading cause of death locally, with rates for several conditions exceeding statewide benchmarks. Cancer is the second leading cause of death in Sutter County, and the county's age-adjusted cancer incidence rate of 428.8 cases per 100,000 residents exceeds the California statewide rate of 424.9 cases per 100,000 residents. Cardiovascular disease presents additional concern. Heart disease is the leading cause of death in Sutter County, and mortality rates from cerebrovascular disease are substantially higher than both state and national averages. Sutter County also reports elevated mortality from chronic lower respiratory disease, which includes conditions such as asthma, chronic obstructive pulmonary disease, and type 2 diabetes, relative to statewide rates. At the census-tract level, EPA data indicate that approximately 23% of residents have low life expectancy and 16% report having a disability. In a community with an existing disease burden, unmanaged environmental contamination poses

a heightened risk. Remediation of the Site will reduce exposure pathways of concern in an area with documented chronic health conditions. Further infill redevelopment in a highly walkable area close to major employers and healthcare facilities will promote healthy activities that reduce chronic diseases, such as walking to work.

2.d) Economically Impoverished Populations: Census Tract 502.02 is an "Area of Persistent Poverty." Lower income levels and high housing cost burden reduce household capacity to avoid or mitigate environmental exposure, which is higher than in surrounding areas. Unlocking the potential of the Site will stimulate economic activity in the downtown core, improve connectivity to community assets. and support job growth in the medical industry and other downtown job centers that will benefit from new commercial options.

Median Household Income *(American Community Survey 2023 5-year average)*			
442 B Census Tract	**Yuba City**	**Sutter County**	**California**
$64,323	$72,323	$82,364	$100,149

COMMUNITY ENGAGEMENT

2.e) Project Involvement: The City will involve a broad range of stakeholders connected to the Site and surrounding downtown area, including public agencies, community organizations, businesses, institutions, and nearby residents. **Government and public-sector stakeholders** will include the Sutter County Board of Supervisors, Yuba City Councilmembers, Yuba City Unified School District, Yuba Sutter Transit, and Bridge Street Elementary School. These entities represent public services, infrastructure, and policy interests connected to the Site and nearby neighborhoods. **Community and civic organizations** will include the Alliance for Hispanic Advancement; Punjabi American Heritage Society; Jakara Movement (Yuba City Chapter); Yuba City Rotary Club; Yuba Soroptimist Club; Yuba City Moose Lodge; Yuba Lion's Club; Blue Zones Project (Yuba Sutter Chapter); and Habitat for Humanity. These organizations maintain established connections with residents and community members in and around the downtown area. **Business and institutional stakeholders** will include the Yuba/Sutter Economic Development Council, Chamber of Commerce, Yuba City Downtown Business Association, Yuba Sutter Fair, Adventist Health, Sutter Health, and Ampla Health, representing employers and service providers within the downtown and medical services district. **Additional stakeholders** will include local media outlets (Appeal-Democrat and Territorial Dispatch), community members who live or work within a 1,000-foot radius of the Site, nearby medical facilities such as Sutter Surgical Hospital North Creek, and users of adjacent public amenities, including Gauche Aquatic Park.

2.f) Project Roles: The **City of Yuba City** will serve as project lead and will be responsible for grant management, procurement, regulatory agency coordination, community engagement, and implementation of cleanup and reuse planning. **US EPA** and the **Water Board** will provide regulatory oversight, review and approve cleanup and implementation plans, and confirm that remediation and reuse is protective of health and the environment. The **DTSC** will remain involved as appropriate during cleanup and reuse planning to ensure continuity with prior investigation work under the 2024 grant. The project team will consult with **Sutter County Environmental Health** during cleanup planning and implementation regarding public health considerations related to site conditions and protective measures.

2.g) Incorporating Community Input: Following public notice on January 7, 2026, the City hosted a public meeting on January 21, 2026 to discuss the application draft (see attached documentation). The City will engage a qualified community engagement consultant to implement

outreach activities under the City's direction. This approach builds on engagement conducted through the DTSC 2024 Grant, which established baseline community awareness and input related to site conditions and future reuse considerations. The consultant will develop a Community Involvement plan and provide notifications and progress updates through the City's website, social media, and newspaper ads. EPA Cleanup funds will support four public meetings focused on: (1) explaining cleanup activities and health protections; (2) presenting reuse constraints and opportunities informed by cleanup design; (3) gathering community input on desired Site uses, amenities, and community benefits; and (4) sharing how public input influenced the final reuse concept and developer selection. The City will document public comments received through meetings, written submissions, and other methods to use in refining the final reuse concept and inform the developer selection process. Community input will be reflected in evaluation criteria related to site design, compatibility with surrounding uses, and delivery of community benefits.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a) Proposed Cleanup Plan: The 442 B Street Site Draft Cleanup Plan, prepared under the oversight of the Water Board, recommends the removal of the highest concentrations of arsenic, lead, and dieldrin detected in shallow soil (i.e., hot spot removal) and construction and maintenance of an engineered cap over areas where arsenic and/or lead remain above their respective cleanup goals. Excavated soil will be sampled and transported to an appropriate, permitted off-site facility for disposal. Soil excavation and cap construction will use standard excavation equipment and techniques. The City will implement mitigation measures during remediation, including dust control, perimeter air monitoring, and soil track-out controls such as equipment decontamination and street cleaning. Excavated areas will be backfilled with clean imported soil and graded prior to capping. The engineered cap is a required element of the approved remedy and will be constructed as part of the cleanup under City control and regulatory oversight, regardless of redevelopment timing. The City anticipates selecting a qualified development partner during remediation and will coordinate cap design and construction to ensure compatibility with the planned reuse while maintaining full compliance with the Cleanup Plan and all regulatory requirements. However, completion of the cap and all remedial actions will not be conditioned on developer participation. Prior to construction, the City's qualified environmental professional (QEP) will prepare a detailed Remedy Implementation Plan, consistent with the EPA-approved Cleanup Plan, for review and approval by the Water Board, describing implementation approaches and measures. Following construction, the cap will be managed under an Operation & Maintenance Plan that includes periodic inspection and monitoring encapsulated materials. The QEP will prepare a Completion Report documenting cleanup activities for regulatory approval. Future subsurface activities will be conducted under an approved Soil Management Plan.

DESCRIPTION OF TASKS, ACTIVITIES, AND OUTPUTS

b.-e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, and Outputs: Tasks for the cleanup of the Site include the following:

Task/Activity 1: Grant Management
Implementation: The City will manage the project and oversee personnel, contractors (QEP, communications consultant, construction), project activities, and reporting in accordance with the Agreement terms and conditions, including quarterly reports and ACRES updates.
Schedule: City/QEP will submit quarterly reports and update ACRES throughout grant period.

Task/Activity Lead(s): Yuba City staff with assistance from QEP.
Outputs: A QEP will be selected; City and the QEP will facilitate/attend meetings; 16 quarterly reports will be prepared; ACRES will be updated as needed.
Task/Activity 2: Community Outreach
Implementation: Yuba City staff will work with its community engagement consultant to prepare a Community Involvement Plan for EPA approval. The consultant will develop public outreach materials; notify community members, adjacent landowners, and community organizations of cleanup schedules; advertise for public meetings through online and/or in-person methods; and hold up to four public meetings to solicit input, educate, and update the community. The City will work with the consultant to notify and engage the public prior to, during, and after the remediation. The Water Board public notice for the Cleanup Plan will have a public review/comment period.
Schedule: Community input will occur for the duration of the grant; public meetings will be held at key milestones, such as to describe the proposed cleanup plan, to provide updates on reuse planning, to share the planned cleanup implementation and community protection measures and to announce the completion of cleanup work and next steps.
Task/Activity Lead(s): Community engagement consultant with City and QEP support.
Outputs: EPA-approved Community Involvement Plan; outreach and educational materials (including FAQs, meeting notices, and presentations); public notification and response to Cleanup Plan comments; up to four public meetings; advance work notice; on-site signage and biweekly email updates during remediation; final fact sheet announcing cleanup completion; and stakeholder engagement updates included in quarterly EPA reports.
Task/Activity 3: Cleanup Activities
Implementation: Yuba City's current State grant, which continues through October 2027, funded site characterization, preliminary community engagement, preparation of the Cleanup Plan and preliminary contractor specifications, but does not fund cleanup construction. Using EPA Cleanup Grant funds, the City will implement the EPA-approved Cleanup Plan. The QEP will prepare detailed implementation documents consistent with the Cleanup Plan for regulatory review prior to remediation. Prior to remediation, the QEP will work with the City to prepare final specifications and conduct a pre-bid site visit with construction contractors. The City and QEP will review bids and select a cleanup contractor. The City will coordinate with EPA and the Water Board throughout implementation. The selected cleanup contractor will perform remediation activities onsite in accordance with state and federal requirements. During cleanup, the QEP will oversee remedy construction, confirm compliance with approved plans and specifications, collect waste disposal and confirmation samples, and conduct a final site walk-through. The QEP will prepare a Completion Report for review by EPA and the Water Board, and the City will complete grant closeout documentation. The Water Board will provide regulatory oversight and issue confirmation of cleanup completion upon approval of the Completion Report.
Schedule: The QEP will prepare detailed implementation documents within 3–6 months after EPA-approval of the Cleanup Plan, anticipated in 2026.. Remediation and preparation of the Completion Report will be conducted within the four-year grant period.
Task/Activity Lead(s): The QEP will oversee this task, with assistance from the City.
Outputs: Detailed implementation documents for regulatory review, final "for construction" specifications, bidding documents, QAPP, Completion Report, and grant closure documentation.

3.c) Cost Estimates: The project budget was developed by the Yuba City staff and the City's environmental consultant to include funding for the full remediation of the site, the QEP contract, staff time for project management and oversight, the community engagement consultant, and EPA Brownfields conference attendance.

Budget Categories by Task		1 - Administrative Costs/Management	2 - Community Outreach	3 – Cleanup Activities	Total
Direct Costs	Personnel/Fringe/Travel	$120,000	$20,000	$140,000	$280,000
	Equipment/ Supplies	$0	$0	$0	$0
	Construction/Cleanup	$0	$0	$3,100,000	$3,100,000
	Contractual	$0	$160,000	$460,000	$620,000
Total Direct Costs		$120,000	$180,000	$3,700,000	$4,000,000
Indirect Costs		$0	$0	$0	$0
Total Budget		$120,000	$180,000	$3,700,000	$4,000,000

Task 1 – Grant Management: This task includes the City's grant administrator's time for project management for 4 years (936 hours in 4 years @ $125/hour (fully burdened rate) = $117,000). $3,000 for National Brownfield Conference attendance is included (registration, lodging, travel, and meals per diem) for two Yuba City employees.

Task 2 - Community Outreach: Costs under this task include City personnel time (160 hours at $125/hour = $20,000) and community engagement consultant fees (estimated at $160,000 total) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community throughout the four-year grant period.

Task 3 - Cleanup Activities: Costs under this task include City personnel time for document review, coordination with Water Board and EPA, and oversight of cleanup activities (140 hours at $70/hour = $10,000) and Water Board oversight costs associated with EPA-funded remediation (550 hours at $235/hour = $130,000). Construction estimates include targeted soil excavation, grading, environmental costs for capping, and mitigation during construction ($3,100,000). Total contractual costs are estimated at $460,000; QEP outputs under this task include specifications ($100,000), bidding phase services ($40,000), QAPP ($30,000), coordination with Water Board and EPA ($60,000), remediation oversight ($70,000), perimeter air monitoring ($60,000), and Completion Report ($100,000). Overall project costs total $4,000,000.

3.d) Plan to Measure and Evaluate Environmental Progress and Results: The City will track and evaluate progress through quarterly reports outlining the project's progress in achieving outputs and by frequently updating the EPA's ACRES database (tasks complete/money spent/progress). The City will be in regular communication with the QEP, Water Board, and EPA through meetings and telephone calls to ensure the project stays on schedule, on budget, and there are no impediments in achieving the project outputs identified above in a timely manner. Outputs will be evaluated annually against goals for the 4-year grant period.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

PROGRAMMATIC CAPABILITY

4.a-b) Organizational Structure/Key Staff: Yuba City will administer the grant through a cross-departmental structure designed to ensure timely expenditure and technical, administrative, and financial compliance. The Development Services Department will lead and coordinate with EPA. The City Administrator will provide executive oversight and ensure alignment with City

policies and adopted plans. The Public Works Department will provide technical oversight of cleanup activities and coordinate with the QEP and regulatory agencies to implement the approved cleanup plan and schedule. The Finance Department will manage grant funds, drawdowns, expenditure tracking, and audit compliance, using established systems already in place for federal and state grants. **Shannon Sardo, Administrative Analyst, Development Services Department,** will serve as grant administrator and EPA point of contact. Shannon administers the City's DTSC 2024 grant for the Site and the City's CDBG program. She will manage grant compliance, reporting, consultant coordination, and schedule tracking. **Kevin Bradford, Deputy Public Works Director,** will oversee technical implementation of cleanup activities and coordinate cleanup with future site reuse. Kevin has served the City since 2007 and has managed major capital projects, including the 5th Street Bridge Replacement. The City is hiring a new **Development Liaison** to serve as a central point of contact for redevelopment efforts, facilitate coordination between prospective developers and City departments, streamline permitting and entitlement processes, and support alignment between cleanup planning and future development activities. This position will work directly to solicit and coordinate with developers for the Site.

4.c) Acquiring Additional Resources: With this EPA Cleanup Grant, Yuba City will publicly advertise for a QEP and community engagement consultant, rank responses based on experience and skills, and select firms. Construction contractors will be procured to complete the remediation work. To ensure that the benefits of this grant extend beyond environmental improvement to meaningful economic impacts for the community, the City is committed to fostering strong labor practices and supporting local hiring and procurement when possible.

PAST PERFORMANCE AND ACCOMPLISHMENTS

4.e) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements - 4.e.i) Purpose and Accomplishments: Yuba City has successfully administered complex, multi-year federal and state grants requiring agency coordination and federal compliance to deliver large-scale infrastructure and environmental projects. The City completed the Fifth Street Bridge Replacement Project, funded through federal and state sources, coordinating with Caltrans, Federal Highway Administration, the Sacramento Area Council of Governments, and neighboring jurisdictions to replace a functionally obsolete bridge with a new four-lane structure that improves safety and connectivity. In addition, Yuba City has managed US DOT Highway Safety Improvement Program (HSIP) funding to improve safety at signalized intersections citywide, as well as a $6.325 million California Department of Water Resources Urban and Multi-Benefit Drought Relief Grant to construct an aquifer storage and recovery system (ASR) to improve long-term water reliability, which is progressing on schedule. Finally, in 2024, the City received the DTSC 2024 grant to complete the environmental assessment and investigation activities at the Site that directly informs the proposed cleanup. **4.e.ii) Compliance with Grant Requirements:** Across these programs, Yuba City has met all grant requirements, submitted timely and accurate performance and financial reports, complied with procurement and contracting standards, and maintained projects within approved scope, schedule, and budget. The City has never been suspended, debarred, or placed on corrective action by a federal or state agency. The City maintains strong internal controls and dedicated grant management staff and follows established policies that ensure compliance with 2 CFR Part 200, including financial tracking, cost allowability, internal controls, and audit standards. This record demonstrates the City's ability to successfully administer an EPA Brownfields grant and remain fully compliant with all federal requirements.

Yuba City EPA Brownfield Cleanup Grant
Threshold Criteria

1. **Applicant Eligibility:**
   (a) The City of Yuba City affirms that it is eligible to apply for EPA Brownfield funding as a local government. Yuba City is a municipal government and a political subdivision of the State of California, incorporated on January 23, 1908.
   (b) Municipal governments are not organized under Internal Revenue Code section 501(c)(4); instead, they are inherently tax-exempt under federal law as governmental entities.

2. **Previously Awarded Cleanup Grant:** The City of Yuba City affirms that the proposed site has not received funding from a previously awarded EPA Brownfield Cleanup Grant. To date, Yuba City has never received EPA Brownfield Grant funding.

3. **Expenditure of Existing Multipurpose Grant Funds:** The City of Yuba City does not have an open EPA Brownfield Multipurpose Grant.

4. **Site Ownership:** The City of Yuba City is the current and sole owner of the brownfield site.

5. **Basic Site Information:**
   (a) **Name of Site:** The City refers to the site as the "442 B Street Site."
   (b) **Site Address:** The brownfield site is located at 442 B Street, Yuba City, CA 95991.

6. **Status and History of Contamination at the Site:**
   (a) **Contamination:** Hazardous Substances
   (b) **Operational History & Current Use:** The 442 B Street Site has a long history of industrial use, including canning, packaging, and agricultural chemical storage, from before the 1890s to the mid-1990s. The Site was demolished and cleared in the early 1990s and has remained a vacant lot to the present day. The Site is located in a mixed-use area near the Feather River that was historically industrial.
   (c) **Environmental Concerns, if known:** EKI submitted an Investigation Report and addendum to the Water Board in March 2025 and July 2025, respectively, summarizing the results of an environmental investigation conducted by EKI at the site in 2024 and 2025. The report found that Arsenic, lead, and dieldrin were identified as contaminants of concern (COCs) in shallow soil and are generally limited to the upper three feet of soil. No COCs were identified in groundwater or in soil vapor. Arsenic in shallow soil is the most significant chemical on site in terms of its extent based on field and laboratory results, followed by lead (with significant concentrations), and then dieldrin. The Water

Board concurred with the conclusions and recommendations in the Investigation Report and Addendum as described in their 14 August 2025 letter.

(d) **How Site Was Contaminated/Extent of Contamination**: The 442 B Street Site has a long history of industrial use, including canning, packaging, and storage of agricultural chemicals, dating back to before the 1890s and continuing through the mid-1990s. As described in the Phase I Report, the Site was developed before 1899, when the Site was occupied by the Sutter Canning and Packing Company. The historical canning and produce processing may have included use of fuels, solvents, soldering irons, and preservatives. The FMC Corporation, an agricultural chemical company, leased the Site from 1946 to the 1990s. As an agricultural pesticide distribution company, the company stored a variety of pesticides, herbicides, insecticides, plant inhibitors, fertilizers, nitrate oxidizers, and fungicides in containers on-site. In addition to chemical storage, commercial vehicles may have been maintained on-site, including trucks and forklifts. Delivery equipment was reportedly washed on-site, and the generated rinse waters were stored in a concrete sump on-site. There is no documentation describing the sampling or disposal of rinse water onsite. Anecdotal information from the company's employees indicated that waste oil and water had been dumped down an abandoned well at the Site, and inspections of the company's operations indicated that spillage had occurred at the Site onto dirt surfaces.

Site soil, groundwater, and soil vapor were investigated by EKI during 2024 and 2025, and hundreds of soil samples were analyzed both in the field by FPXRF for arsenic and lead and at the laboratory for a suite of potential COCs, including metals (primarily arsenic and lead), pesticides, chlorinated herbicides, polychlorinated biphenyls (PCBs), SVOCs, VOCs, TPH-g, TPH-d, and/or TPH-mo. In addition, three composite soil samples were analyzed for asbestos. Subsurface features such as USTs were not encountered. The extent of COCs' contamination with respect to arsenic, lead, and organochlorine pesticides is as follows:

Arsenic was detected at concentrations up to 138 milligrams per kilogram (mg/kg) (location H16), with the 95% upper confidence limit of the mean arsenic concentration of site data at 14.4 mg/kg, which exceeded the ambient screening level of 7.2 mg/kg proposed in the Investigation Work Plan.

Lead was detected at concentrations up to 9,330 mg/kg (location A-15), which exceeded the residential San Francisco Regional Water Quality Control Board Environmental Screening Level of 80 mg/kg.

Dieldrin was detected at concentrations up to 0.190 mg/kg, which exceeded the residential ESL of 0.037 mg/kg and the commercial ESL of 0.160 mg/kg. No other OCPs were detected at concentrations that exceeded their respective residential or commercial ESLs.

The 2011 Phase II investigation tested soil and groundwater for total petroleum hydrocarbons (TPH) in gasoline-range (TPH-g), diesel-range (TPH-d), and motor-oil-range (TPH-mo) fractions. The investigation did not identify petroleum as an active chemical of concern. There is no evidence of active petroleum release at the site.

7. **Brownfield Site Definition:** The City of Yuba City affirms that the site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. **Environmental Assessment Required for Cleanup Grant Applications:** The 442 B Street Site has undergone multiple stages of environmental assessment under regulatory oversight. The Central Valley Regional Water Quality Control Board is overseeing the Site through its Site Cleanup Program. As part of this process, the City completed a Revised Investigation Work Plan on October 31, 2024, followed by a full soil, groundwater, and soil vapor investigation in 2024–2025. The results and interpretations of these investigations are documented in the Investigation Report submitted to the Water Board on March 14, 2025, and the Investigation Report Addendum submitted on July 1, 2025. These documents define contaminants of concern, characterize the nature and extent of impacts, and meet the requirements of an equivalent Phase II environmental site assessment under a state cleanup program.

   The City also prepared a Draft Feasibility Study/Remedial Action Plan (FS/RAP), dated August 29, 2025, which integrates all investigative findings and supports remedy selection. Date of the Phase II or Equivalent Report:
   (a) Investigation Report – March 14, 2025
   (b) Investigation Report Addendum – July 1, 2025
   (c) Draft Feasibility Study/Remedial Action Plan – August 29, 2025

These documents collectively constitute the equivalent Phase II ESA required for the Cleanup Grant application.

9. **Site Characterization:**
   a. N/A
   b. A letter from the Central Valley Regional Water Quality Control Board is included that affirms Yuba City has requested State oversight, the site is eligible to be overseen, and the site has a sufficient level of site characterization from the site investigation activities to evaluate remedial alternatives.
   c. N/A

10. **Enforcement or Other Actions**: The City of Yuba City affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. **Sites Requiring a Property-Specific Determination**: The City of Yuba City affirms that the site does not need a Property-Specific Determination.

12. **Threshold Criteria Related to CERCLA/Petroleum Liability:** The City of Yuba City qualifies for the exception at CERCLA § 104(k)(3)(E) because the Brownfield Site was publicly owned prior to January 11, 2002.

13. **Describe in detail the circumstances under which the property was acquired:** The Redevelopment Agency of the City of Yuba City first acquired the 442 B Street property in 1994 as part of local revitalization efforts. In 2011–2012, all redevelopment agencies in California were dissolved by State law (ABx1 26). Upon dissolution, the City of Yuba City became the Successor Agency and assumed ownership of all former Redevelopment Agency properties, including 442 B Street. As part of the State-mandated transition process, title to the property was formally transferred from the Redevelopment Agency to the Successor Agency, and the property has remained in public ownership since that time.

14. **Provide the date on which the property was acquired:** June 9, 1994.

15. **Identify whether all disposal of hazardous substances at the site occurred before you acquired the property:** All disposal of hazardous substances at the site occurred before the City acquired the property.

16. **Affirm that you have not caused or contributed to any release of hazardous substances at the site:** The City of Yuba City affirms that it did not cause or contribute to any release of hazardous substances at the site.

17. **Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site:** The City of Yuba City affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

18. **Cleanup Authority and Oversight Structure:**
    a) **Cleanup Oversight:** The State Water Resources Control Board and the nine Regional Water Quality Control Boards implement California's Site Cleanup Program, which provides regulatory oversight for the investigation and cleanup of non-federally owned

sites impacted by historic or recent releases of pollutants to soil, groundwater, surface water, and sediment. The program is authorized under Division 7 of the California Water Code and guided by applicable State and Regional Board plans and policies. The 442 B Street Site is regulated under the State Water Resources Control Board's Site Cleanup Program and is under the direct oversight of the Central Valley Regional Water Quality Control Board.

b) **Neighboring Properties: n/a**

19. Community Notification:

a. The Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was included for public comment. The draft included information about the site and contamination issues, cleanup standards, and applicable laws; the cleanup alternatives considered; and the proposed cleanup.
b. A Community Notification Ad was published on January 7th, 2026.
c. A virtual public meeting was held on January 21st, 2026.
d. The draft ABCA; copy of newspaper ad; comments; applicants responses to comments; meeting notes; and participant list is attached.

20. Contractor and Named Subrecipients: N/A – No contractor or subrecipients for the scope of work have been named at the time of application submission.

Attachment:

Letter from State Regulatory Oversight Authority

Central Valley Regional Water Quality Control Board

30 September 2025

Kevin Bradford, Deputy Public Works Director
City of Yuba City
1201 Civic Center Boulevard
Yuba City, CA 95993

442 B STREET, CITY OF YUBA CITY, SUTTER COUNTY, SITE CLEANUP PROGRAM, GLOBAL ID T10000021372

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) acknowledges that the City of Yuba City intends to initiate cleanup of contaminated soils at the 442 B Street, City of Yuba City (City), Sutter County location (Site) and apply for an Environmental Protection Agency Brownfields Cleanup Grant.

Central Valley Water Board staff affirms that the Site:

1. Is enrolled in the voluntary cost recovery program, and

2. Has a sufficient level of site characterization from the site investigation activities to evaluate remedial alternatives.

If you have any questions, please contact me at Kate.Sjoberg@waterboards.ca.gov, (530) 224-3218, or the footer address.

For Kate Sjoberg, P.G.
Engineering Geologist
Groundwater Unit

KS: cc

cc electronically:
Shannon Sardo, City of Yuba City, Yuba City
Claudia Cuadrado, EKI, Daly City
Deepa Gandhi, EKI, Daly City
Anthony Rosas, Dept. of Toxic Substances Control, Cypress
Sukh Sahota, Sutter County Environmental Health, Yuba City