

**FY2026 US EPA Brownfield Cleanup Grant Application
Submitted by the City of Tulelake**

R09-26-C-008

1. Applicant information:
 - a. City of Tulelake (City)
591 Main Street
PO Box 847
Tulelake, California 96134
2. Website URL: <https://cityoftulelake.com/>
3. Funding requested:
 - a. Grant type: Single Site Cleanup
 - b. Federal Funds Requested: \$580,000
4. Location:
 - a. Siskiyou County, State of California
5. Property Information:
 - a. 800 G Street
Tulelake, California 96134
Township 48 North, Range 4 East, Section 35
APN 050-201-010
6. Contacts:
 - a. Jenny Coelho
Phone: (530) 667-5522
Email: jenny.coelho@cityoftulelake.com
Mailing Address: PO Box 847, Tulelake, California 96134
7. Population:
 - a. 902 (2020 US Census Estimate)
8. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The priority site is adjacent to a body of water (i.e. the border or the site 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).	NA
The proposed site is in a federally designated floodplain.	NA
The reuse of the proposed cleanup site will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the proposed cleanup site will incorporate energy efficiency measures.	7
The reuse strategy or project reuse of the proposed site considers climate adaptation and/or mitigation measures.	2
The target area is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing	NA

9. Releasing Copies of Applications
Not applicable



373 & 381 B Street
PHI ESA (in progress under EPA Grant)

Old Phone Company
308 2nd Street
PHI ESA (Completed)
Building Materials Survey (Completed)

Former Tulelake Mixed Tienda
319 Main Street
PHI ESA (Completed under DTSC Grant)

Marcha Theater
325 Main Street
PHI ESA (Completed under DTSC Grant)

Primera Ingleia Bautista
408 Main Street
PHI ESA (Complete)
PHII ESA (Complete)
Building Materials Survey (Complete)
Mold Survey (Complete)

463/463A Main Street
PHI ESA (Complete)

Old Tule Lanes
507 Main Street
PHI ESA (Completed under DTSC Grant)
Building Materials Survey (Completed)

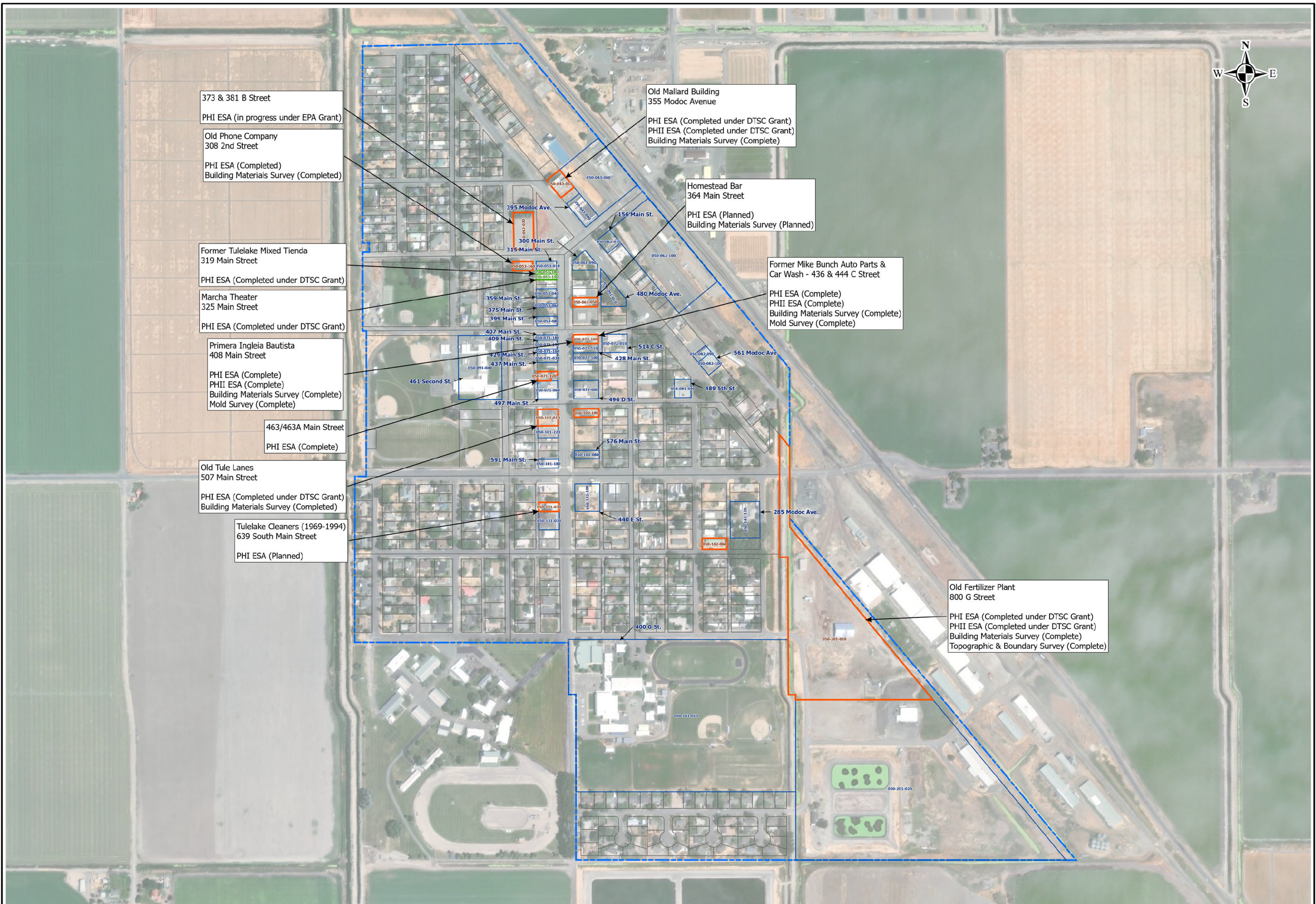
Tulelake Cleaners (1969-1994)
639 South Main Street
PHI ESA (Planned)

Old Mallard Building
355 Modoc Avenue
PHI ESA (Completed under DTSC Grant)
PHII ESA (Completed under DTSC Grant)
Building Materials Survey (Complete)

Homestead Bar
364 Main Street
PHI ESA (Planned)
Building Materials Survey (Planned)

Former Mike Bunch Auto Parts &
Car Wash - 436 & 444 C Street
PHI ESA (Complete)
PHII ESA (Complete)
Building Materials Survey (Complete)
Mold Survey (Complete)

Old Fertilizer Plant
800 G Street
PHI ESA (Completed under DTSC Grant)
PHII ESA (Completed under DTSC Grant)
Building Materials Survey (Complete)
Topographic & Boundary Survey (Complete)



Legend

- Approved sites under United States Environmental Protection Agency Grant
- Phase I Environmental Site Assessment under Department of Toxic Substance Control (California) Grant
- Potential Target Brownfield Sites
- City of Tulelake
- Parcel

Notes:

1. Aerial tansemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online, National Geographic Society, licensed.
2. All features shown are approximate.
3. Parcel data provided by Siskiyou County.

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SCALE IN FEET

LANGAN

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Project
TULELAKE BROWNFIELDS
TULELAKE
SISKIYOU COUNTY CALIFORNIA

Figure Title
SITE PLAN

Project No. 760613501	Figure 1
Date 8/26/2025	
Scale 1" = 350'	
Drawn By AC	

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The target area for this grant is the City of Tulelake's downtown (Census Tract 001). The target area and Brownfield sites within the target area are shown in the attached Figure 1. The City is situated in the Klamath Basin on State Route 139, 2.5 miles south of the Oregon-California border in northeastern Siskiyou County, approximately 100 miles southeast of Medford, Oregon, the closest urban area. Tulelake is known as the "Gateway to the Lava Beds" due to its proximity to Lava Beds National Monument. Historically, the lava beds and surrounding area were part of the Modoc tribal territory. Thousands of tourists visit Tulelake and the surrounding area; however, according to Tulelake representatives, the amenities, restaurants and/or lodgings are not sufficient to support expanding the tourism industry and bolster the local economy. Additionally, workforce housing is lacking in the target area and City infrastructure needs improvement. Properties along the City's Main Street are largely abandoned with dilapidated buildings that in some cases, have collapsed. These building materials and past business operations have resulted in potential hazardous substances including asbestos, lead, solvent, and fuel releases that threaten the health and wellbeing of sensitive populations and all area residents. Social injustices related to agricultural workers, economic woes from losses in tourism and the impact of natural disasters such as wildfires and drought intensified by climate change have interwoven environmental justice issues into the community and regional fabric. The combination of excessive poverty and low property values has made it difficult for the City's citizens to rebound from disasters. Addressing the stigma, blight, and health challenges associated with Brownfields is a critical first step toward enabling the city to revisit existing economic revitalization strategies and unlock new opportunities. The City's target area, priority sites, and a site plan for 800 G Street are presented in the attached Figure 1. The City will focus cleanup grant funds on this priority site located at 800 G Street on the southeastern edge of downtown. The Site is a potential location for revitalization and redevelopment for workforce, single-family, and multi-family residential use with some commercial and retail uses.

b. Description of the Proposed Brownfield Site

The Site located at 800 G Street is approximately 11.35 acres in the southeastern portion of Tulelake in an area with industrial, residential, and school properties. A Site plan of this Brownfield site is provided in the attached Figure 2. The Site was previously utilized as a storage and distribution center for fertilizer and other agricultural products and as an agricultural field though no operations are currently conducted. The Site is developed with an approximately 2,385-square-foot (sf) wood storage building (Building 1), an approximately 9,492-sf warehouse building with six bays (Building 2), a weighing shed and truck scale, a mobile home, and a storage shed. The site was previously occupied by Tri-County Agriculture until July 2021. The northern portion of the site was previously utilized as a storage and distribution center for fertilizer and other agricultural products. The southern portion of the site was previously an agricultural field. Prior to the mid-1980s, the entire site was an agricultural field. The City currently owns the site. During site reconnaissance visits, heavy equipment, unidentified substance containers, debris piles, semi-covered mounds, and miscellaneous storage was observed. A Phase II ESA in 2025 that identified TPHd, TPH as motor oil (TPHmo), lead, and perfluorooctanoic acid (PFOA) in soil above applicable screening levels. These impacts are likely associated with the historical on-site operations which included agricultural, storage of fertilizer and heavy equipment use and staging.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The City will address potential contamination threats identified at the Site. The objectives for the reuse of the Site is to demolish the existing structures and to encourage and foster business and housing development and job creation. These objectives are reflected in the following revitalization plan: 2025 General Plan Report, (6th Cycle Housing Element p. B-6). Specifically, the 6th Cycle Housing Element 2023-2031 section states the urgent need for housing is highlighted as a city priority. The purpose of the plan is to outline steps for revitalizing the City's downtown. As noted in the 2025 General Plan Report, prioritizing more housing has been addressed administratively through amendment of the city's zoning ordinances to include "Mixed Use

and Vertical Mixed Use zones”. The change in zoning will both encourage and allow for the refurbishment and updating of the dilapidated downtown corridor and will alleviate some of the housing need. The Site at 800 G Street is included and zoned as Planned Development which allows for revitalization or redevelopment for multi-family residential and commercial use. From 2023 to 2025, the City received community feedback for these City reuse plans through public events including the Tulelake Butte Valley Fair and the Art of Survival Bike Ride. Feedback was gathered through questionnaires, surveys, and verbal discussions. These community responses are very focused on developing more community assets, creating more public parks/outdoor gathering spaces, and increasing the city’s economic vitality. Based on a review of FEMA Floodplain map¹, the Site does not appear to be located in a floodplain.

d. Outcomes and Benefits of Reuse Strategy

The proposed project at 800 G Street will provide environmental cleanup planning and cleanup services necessary to position the property for sale and redevelopment. This housing development will be situated on the southern portion of the Site and include workforce housing, single-family housing, and multi-family housing for approximately 47 families and representing an investment of approximately \$10M. The northern portion of the site will be redeveloped for commercial use, which is expected to produce an estimated revenue of \$75,000 to \$100,000 a year depending on the chosen businesses. Following or concurrent with cleanup of the site at 800 G Street, the City will select an affordable housing developer to develop the Site and the City will also select an operator to manage the new housing development. Both the developer and manager of the new housing development will be selected through a Request for Proposal (RFP) process. Preliminary plans include constructing 23 small units (approximately 700 square-feet each), 12 medium units (approximately 1,400 square-feet each), and 12 large units (approximately 1,750 square-feet each), as shown in the attached draft conceptual plan. The affordable housing occupancy will be managed by a company that specializes in affordable property management for low-income residents. The City intends to sell the property to the developer after the cleanup is complete. The City will enter into an agreement with the developer with contingencies of having affordable housing and retail built by certain time periods. Redeveloping blighted properties by integrating renewable energy solutions and energy-efficient building practices are core elements of the City’s strategy though the City does not yet have energy efficiency elements in their building codes. These practices and proposed approaches that promote the following best practices will be part of the City’s developer/operator RFP: building materials that will reduce the impact from extreme weather events such as winter storms and high winds natural resource protection; air quality enhancements such as sustainable heating systems that replace outdated wood stoves; solar panels installations on new buildings; installing charging stations for electric cars; and natural resource protection. In City, in coordination with Siskiyou County, is currently developing policies to address climate adaptation and mitigation (e.g. urban fire plan and hazard mitigation plan). The Site will be redeveloped in accordance with these mitigation plans, in addition to California’s building codes.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The site characterization is sufficient for remediation to proceed. In the event the site warrants further assessment for characterization, funds that were already awarded under the Permanent Local Housing Allocation (PLHA) Program will be utilized.

f. Resources Needed for Site Remediation

The funding requested in this grant application will be sufficient to cover the anticipated costs of cleaning up the site at 800 G Street, as outlined in Section 3c. However, if additional funding is needed to complete the cleanup, the City will utilize PHLA funding for predevelopment planning that has already been awarded to the City. PHLA documentation detailing these funds to support sites in the Target Area is attached. The City

¹ <https://msc.fema.gov/portal/search?AddressQuery=436%20c%20street%2C%20tulelake%2C%20ca>

estimates that approximately \$25,000 of PHLA funds could be used for cleanup and land preparation of this Brownfield.

g. Resources Needed for Site Reuse

The reuse and redevelopment project proposed in this Brownfield cleanup project will require both public and private investment. From the public side, the dynamic city administration is working on a variety of grant applications and efforts for city revitalization. By addressing environmental concerns through the proposed assessments, Tulelake can obtain additional grant funds, expedite redevelopment and realize subsequent economic and community benefits, thereby ameliorating the blighted condition of its downtown and ultimately creating safer community. As stated in Section 1d above, the City also plans to enter into an agreement with a private developer to redevelop the Site.

Name of Resource	Is the Resource for Assessment, Remediation, or Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
Permanent Local Housing Allocation (PLHA) Program	Any pre-development activities.	Secured	Award received. As noted above, an estimated \$25,000 will be utilized for Site reuse.
Statewide Transportation Improvement Program (STIP)	Reuse	Unsecured	Awarded STIP grants in 2020 and 2022. Applying for additional funding for road improvement associated with site redevelopment.

In addition to the above, if alternative state funding resources are available at the time of development (e.g. Community Development Block Grants, CDBG and HOME), these funds would be acquired and used for home assistance loans to complete the project.

h. Use of Existing Infrastructure

The redevelopment plans for the Brownfield site will draw on the existing infrastructure, including streets, sidewalks, water, sewer, power, and broadband/fiber optic cable for commercial and/or residential needs. Further, streets and sidewalks are in place to promote vehicular and pedestrian access.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Tulelake is a small town in sparsely populated Siskiyou County (7 people per square mile according to the 2020 US Census); 60% of the land is Federally owned National Forest and generates no property tax². For Tulelake and municipalities within the County, this means there is little supportive funding coming from County-level sources. Additionally, the City has a poverty rate of 26.2% (which exceeds the statewide poverty rate of 17%³). The unemployment rate is 7.33% as compared to 4.4% for the US⁴. Considering the area’s high poverty, coupled with low property tax revenue, the City budget garners only approximately five percent of its total from property tax revenues. The City operates on a tight General Fund budget due to the limited amount of retail sales and low property tax amounts received. It is also surrounded by agricultural land and lacks suitable affordable housing and retail businesses for workers who reside in the City. As a result, this leaves limited resources for assessment, reuse and/or redevelopment of Brownfield sites for the foreseeable future. Due to the budgetary constraints, and events that have been outside budgetary planning and control, the City requires EPA assistance to cleanup up this Brownfield property and carry out vital reuse planning activities.

b. Health or Welfare of Sensitive Populations

² www.co.siskiyou.ca.us/naturalresources

³ <https://censusreporter.org/> and <https://calbudgetcenter.org/>

⁴ <https://bestneighborhood.org/employment-rate-tulelake-ca/> and <https://www.bls.gov/news.release/pdf/empst.pdf>

As a small city, data specific to Tulelake is not consistently available so we have drawn on County-level health data in some instances. Despite this, it is clear that our community suffers greatly in terms of health and welfare threats that exist here. The nearest emergency room is Sky Lakes Medical Center, Klamath Falls (a 40-minute drive), which has 176-beds and serves more than 80,000 people in Southern Oregon and Northern California. The majority of Tulelake residents can be classified as members of low income and poverty level populations. The City has a significant Hispanic population of 51% compared to 39% statewide, our population of older adults (over 65) is 29.3% compared to 16.5% statewide^{5,6,7}. Given that a large portion of the City's population (approximately 30%) are older adults (which are sensitive receptors), our residents are more vulnerable to contamination from the Brownfield site. Climate Change & Health Vulnerability Indicators for California (CCHViz) provides a County-level snapshot outlining the Environmental Exposures, Population Sensitivity, and Adaptive Capacity for Siskiyou County⁸. Siskiyou County is expected to have more extreme heat days (>91.4F) for at least 31.7 days per year in 2040-2060; this level of higher temperatures leads to a greater wildfire risk. Wildfire risk in Siskiyou County is the biggest environmental threat to the City. The percentage of the population of Siskiyou County living in very high wildfire risk areas is 39.8%, whereas the California average is 7.4%⁸. Adaptive Capacity for Siskiyou County is also low as there is a lack of tree cover and lack of air conditioning. The aging buildings in the downtown area (including the Brownfield site) and vacant properties contribute to blight and the propensity for crime, such as vagrancy and drug use in the City.

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

Health conditions in the City are exacerbated by exposure to Brownfields and lack of access to services. Contaminants that exist at the target site includes lead, petroleum and per- and polyfluoroalkyl substances (PFAS). These contaminants can have serious impacts on the health of our residents (included impoverished residents, minorities, women and children) living in proximity to the Brownfield site. These potential receptors may be exposed to these contaminants through direct contact, inhalation or ingestion. CalEnviroScreen 4.0 places the Tulelake census tract in the 91st percentile statewide for children's lead risk from housing. In 2015, 8.3% of children under 6 in Siskiyou County had a blood lead level (BLL) between 4.5 to 9.5 mcg/dL (most recent public data from California Dept. of Public Health [CDPH]; subsequent years are suppressed); the CDC Blood Lead Threshold Value is 3.5 mcg/dL. Even low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems. Pregnant women are also highly vulnerable to lead exposure. The infant mortality rate in Siskiyou County was 7.2 (2009-2011 Data; per 1,000 live births⁹ in contrast to a US average of 6.05 per 100,000 in 2011; CDC). Preterm birth rate in 2018 was 10.8 per 100,000 for Siskiyou County in comparison to 8.79 per 100,000 for California as a whole (CHHS Open Data, CDC). In addition, the Target Area is in Siskiyou County which has a CalEnviroScreen 4.0 score of 34 out of 100. This area also has a pesticide and groundwater threat score of 83, which means this area is in the top 17% of communities with pesticide exposure and potential groundwater contamination hazards in California. Petroleum is a contaminant of concern at the Brownfield site. Breathing petroleum vapors can cause nervous system, blood effects (such as headache, nausea, and dizziness) and respiratory irritation. Chronic exposure to petroleum products may affect the nervous system, blood, and kidneys. Gasoline contains benzene, a known human carcinogen (CDC). The age-adjusted cancer incidence rate is 357.4 per 100,000 for Siskiyou County, which puts it 50th out of 58 California counties¹⁰.

d. Economically Impoverished/Disproportionately Impacted Populations

Tulelake was incorporated in 1937 as a base for the federal government's Bureau of Reclamation Klamath Project. The legacy of social injustices, economic woes from losses in tourism, and the impacts of natural disasters, such as wildfires and drought, intensified by climate change have interwoven the issues of environmental justice into the fabric of our community and beyond. Additionally, the combination of excessive

⁵ <https://www.california-demographics.com/Tulelake-demographics>

⁶ <https://worldpopulationreview.com/state-rankings/hispanic-population-by-state>

⁷ <https://www.census.gov/quickfacts/fact/table/siskiyoucountycalifornia,CA>

⁸ <https://skylab.cdph.ca.gov/CCHViz/>

⁹ data.chhs.ca.gov

¹⁰ <https://statecancerprofiles.cancer.gov>

poverty and low property values make it difficult for our citizens to rebound from disasters. Per the CalEnviroScreen 4.0, Siskiyou County has an educational attainment score of 86, linguistic isolation of 84 and poverty of 95. The education attainment score indicates that a high percentage of the population over the age of 25 has less than a high school education. The linguistic isolation score indicates a high concentration of limited English-speaking households. The poverty score of 95 indicates that the area has a higher percentage of residents that live in poverty. These conditions are of great concern to us, especially due to the demographic make-up of sensitive populations in our community. These scores also highlight the need for revitalization and redevelopment to support impoverished and disproportionately impacted populations in the community.

Community Engagement

e. Project Involvement and f. Project Roles

Organization/ Contact	Entity’s Mission	Specific Involvement in the Project or Assistance Provided
City of Tulelake Jenny Coelho Chief Resilience Officer (530) 667-5522 Jenny.Coelho@cityoftulelake.com	The City focuses on supporting local agriculture, businesses, residents and tourists. The City provides services for the community and visitors to nearby national monuments.	The City’s Brownfield team will track the progress of the cleanup and will ensure that the community is informed throughout the cleanup process of the Brownfield Site. This includes City Council, which consists of residents of Tulelake. The council will be kept informed of progress on the cleanup.
California Department of Toxic Substances Control (DTSC) Abraham Serrato Regional Brownfield Coordinator/Project Manager (916)-255-3657 Abraham.Serrato@dtsc.ca.gov	DTSC’s mission is to protect California's people, communities, and the environment from the harmful effects of toxic substances. They achieve this by cleaning up contaminated properties, enforcing hazardous waste laws, reducing waste generation, and promoting safer consumer products.	DTSC will provide environmental oversight of the cleanup process at the Brownfield Site. DTSC will also attend and support public meetings and engagement events regarding the status of the cleanup process.
Modoc Nation Chief Robert Burkybile (918) 542-1190 Robert.Burkybile@modocnation.com Ken Sandusky (541) 891-7321 Kenneth.sandusky@modocnation.com	To serve the citizens of the Modoc Nation (a federally recognized tribe) through effective governance, economic and educational empowerment, cultural stewardship, and sustainable development, preserving our heritage while advancing our sovereignty	Will work to support reuse planning of the Brownfield site and are investors in redevelopment of Tulelake Cultural Visitor Center in the downtown.
Tulelake Homesteaders Murray Bolesta (520) 241-1280 murray@cactushuggers.com	Informing the community on current local events, encouraging community engagement through social media, and providing local historical knowledge	Will solicit community input on cleanup of the Brownfield site; will encourage members to participate in community engagement activities.

<p>Tulelake Revitalization Committee Emily Hall (626) 773-2026 [REDACTED]</p>	<p>Dedicated to revamping and beautifying Tulelake, including revitalization of downtown</p>	<p>Will make recommendations for target area and Brownfield site cleanup and redevelopment to project staff through community meetings.</p>
<p>Art of Survival Century Ride Linda Woodley (541) 281-5117 aoscentury@gmail.com</p>	<p>A non-profit that strives to offer support and a sense of engagement and social responsibility through bicycle rides in rural communities in Oregon and California.</p>	<p>Will encourage members of the community and participants of the Art of Survival Century Ride to participate in engagement events related to redevelopment of the target area and Brownfield site.</p>
<p>Rural Klamath Connects Jan Walker, (530) 397-3511 janw@golddustfarms.com</p>	<p>Establishing community-building initiatives in rural communities in the Klamath Basin. Supports efforts to make improvements in area environment</p>	<p>Will offer input in planning efforts; Will assist in identifying funding sources to move projects towards completion.</p>
<p>Tulelake Rotary Steve Parkinson (541) 591-0892 stevep@ivi.us.com</p>	<p>Provide service to others, promote integrity, and peace through our fellowship of business, professional, and community leaders</p>	<p>Will solicit community input for the cleanup; will encourage members to participate in community engagement; Will suggest possible developers for site once assessed.</p>

g. Incorporating Community Input

The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, cleanup, and the community’s role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. As a rural community, it’s important to note that project and planning feedback is communicated directly by the community, not through the community or neighborhood organizations like those found in urban areas. Also, the entire community is affected due to the proximity target area. The City’s plan is to provide quarterly community updates throughout the project. The City’s Brownfields team (including City, financial advisory and Qualified Environmental Professional, as appropriate) will develop one written Community Involvement Plan (CIP) to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site project planning and cleanup/reuse planning. The City will use the following strategies to communicate with the public: *Maintain Point of Contact*: The City will designate points of contact (including the Chief Resilience Officer, Jenny Coelho, and support staff, as appropriate) for the project and contact information will be provided. Project staff will attend civic organization meetings and provide updates on project activities and answer questions. *Prepare and Distribute News Releases, Fact Sheets, Social Media Updates*: Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The City will prepare and release announcements to local newspapers and radio stations to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. A focused mailing to area residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure a flow of information for those residents that do not have access to the Internet. In addition to posting meeting notices and project updates on the City website and Facebook page, notices will also be distributed via US Mail with local utility bills. *Establish and Maintain an Information Repository*: Documents including project fact sheets, technical reports, the CIP, and access agreement templates will be kept at a central

repository at Tulelake City Hall. *Conduct Public Meetings and Information Sessions with Virtual Alternatives:* A minimum of four public meetings will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. The Brownfields project team will also reach out to residents through partner organizations (as listed in the table able) for community input and feedback, which will allow for input on reuse planning. The City will communicate progress and seek input at regularly scheduled meetings. Community member input will be responded to through direct discussion or through meeting minutes, using a collective visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The quarterly meetings will be held online and modified for in-person public meetings. When possible, the City will find appropriate ways to hold in-person meetings due to lack of any/ reliable internet access for large portion of our population.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Proposed Cleanup Plan

In December 2025, a draft ABCA was prepared to address the cleanup of these constituents in soil. The preferred cleanup alternative selected includes limited excavation. Pre-excavation soil sampling will be conducted in each of the six areas with impacts in soil to further delineate the impacts and determine the excavation boundaries. The total volume of soil anticipated to be excavated from the six excavations is approximately 44.5 cubic yards. To the extent possible, energy efficient vehicles will be utilized to excavate and off haul the impacted material. Due to the depth of excavation and the unknown vertical extent of concentrations in soil above screening levels, groundwater may be encountered which will require groundwater dewatering during soil excavation. When the excavations are complete, confirmation sampling will be conducted, and excavations will be extended an additional one foot if feasible until confirmation samples meet screening criteria. There are existing buildings at the Site that will be demolished during redevelopment of the Site. As presented in the draft ABCA report, per a hazardous building material survey conducted, these buildings do not appear to contain lead or asbestos containing material that would require abatement prior to demolition and removal. The City will procure pursuant to federal procurement regulations 2 CFR Part 200 with qualified environmental professionals (QEP) to complete the cleanup and the required oversight and monitoring. The QEP will prepare a Contaminated Materials Management Plan (CMMP) and submit to the United States Environmental Protection Agency (USEPA) and local or state environmental agencies (as appropriate), for approval. At the conclusion of the cleanup, the QEP will submit to the USEPA all documentation confirming contaminated materials have been removed and/or remediated to certify completion of the cleanup activities.

Description of Tasks/Activities and Outputs

Task 1 – Project Management and Project Kick-off
<i>b. Project Implementation:</i> Procure a Qualified Environmental Professional (QEP); prepare a grant Work Plan; host a project kick-off meeting; track project tasks, schedule, and budget; submit quarterly reports to the USEPA, complete ACRES reporting, complete financial reporting, and submit final project closeout documentation. This Task also includes attendance of two regional Brownfield conferences and one national conference.
<i>c. Anticipated Project Schedule:</i> July 1, 2026 through July 1, 2030. A grant Work Plan will be prepared one month after grant award notification; QEP will be retained within three months (i.e. first quarter) of grant award notification; a project kick-off meeting will be held within one month of notification of the grant award; quarterly reports will be submitted within 30 days of the end of the quarterly reporting period and ACRES will be updated. ACRES will be updated with redevelopment information during and/or after the project. Final project closeout documentation will be submitted once the performance period ends.
<i>d. Task/Activity Lead:</i> The City (Jenny Coelho).
<i>e. Outputs:</i> Grant Work Plan, 16 Quarterly Reports, ACRES reports, four annual financial reports, final project closeout documentation

Task 2 – Community Engagement					
<i>b. Project Implementation:</i> The City, with support from the QEP, will prepare a CIP, community engagement materials (flyers, posters, brochures, website posts) and host a community kick-off meeting. Project milestone meetings with the public and stakeholders will also be held at the start of each milestone.					
<i>c. Anticipated Project Schedule:</i> August 1, 2026 through July 1, 2030. The CIP will be prepared within one month of grant award notification. A community kick-off meeting will be held within three months of award notification. Project milestone meetings will be held prior to the start of cleanup and after cleanup. In addition to regular public meetings at each project milestone, additional community outreach events will be conducted at least twice in at the Tulelake Butte Valley Fair and/or the Tulelake Art of Survival bike ride.					
<i>d. Task/Activity Lead:</i> The City (Jenny Coelho), with support from the QEP, will lead the community outreach efforts.					
<i>e. Outputs:</i> CIP, community engagement materials (brochures, flyers, posters and handouts), City website updates; attendance of a minimum of 8 community meetings; community meeting summaries included in 16 quarterly reports (as referenced in Task 1 above).					
Task 3 – Cleanup Planning					
<i>b. Project Implementation:</i> The City will work with the QEP will finalize a draft ABCA (attached) for the Brownfield site at 800 G Street and obtain review and approval from the USEPA. QEP will also prepare a Quality Assurance Project Plan (QAPP), Health and Safety Plans (HASPs), an Operations and Maintenance (O&M) Plan and bid documents for the solicitation of cleanup contractors.					
<i>c. Anticipated Project Schedule:</i> October 1, 2026 through July 1, 2028. Draft ABCA will be finalized within three months of grant notification award. Subsequent plans (QAPP, HASPs, O&M), and bid documents will be prepared throughout the grant period, up to 24 months after award of the grant.					
<i>d. Task/Activity Lead:</i> The QEP will lead the cleanup planning process with support from the City (Jenny Coelho).					
<i>e. Outputs:</i> One Final ABCA, one QAPP, one HASPs, one O&M Plan, one set of bid documents.					
Task 4 – Site Cleanup					
<i>b. Project Implementation:</i> The City will work with the QEP and remediation contractor to perform cleanup activities as outlined in Section 3a and follow the cleanup plans developed under Task 3. The QEP will prepare remedial action reports after cleanup activities are completed. The QEP will also coordinate with the environmental regulator to provide oversight as part of this task.					
<i>c. Anticipated Project Schedule:</i> January 1, 2027 through July 1, 2030. A remediation contractor will be selected within six months of grant award notification. Cleanup activities will be completed per the schedules in the final ABCA report. Cleanup implementation is anticipated to be started nine months after the grant award notification and will be completed through Grant closure. Environmental regulatory coordination will be conducted through Grant closure as part of this task.					
<i>d. Task/Activity Lead:</i> The QEP will lead the cleanup activities, per the cleanup schedule. The remediation contractor will implement the remedial activities under QEP and City (Jenny Coelho) oversight.					
<i>e. Outputs:</i> One Remedial Action Completion Report and one site ready for reuse and redevelopment (in coordination with the environmental regulator, DTSC).					

f. Cost Estimates

Cost estimates presented below are based on past Brownfield cleanup project experiences, local standards and in consultation with a QEP.

Budget Categories	Project Tasks				Total
	Task 1 – Project Management and Project Kick-Off	Task 2 – Community Engagement	Task 3 – Cleanup Planning	Task 4 – Site Cleanup	

Personnel	\$27,520	\$18,600	\$12,000	\$6,000	\$64,120
Fringe Benefits					
Travel	\$5,000				\$5,000
Equipment					
Supplies		\$4,000			\$4,000
Contractual	\$44,880	\$13,600	\$28,400	\$255,000	\$341,880
Construction				\$165,000	\$165,000
Other					
Total Direct	\$77,400	\$36,200	\$40,400	\$426,000	\$580,000
Total Indirect					
Total Federal (Direct + Indirect)	\$77,400	\$36,200	\$40,400	\$426,000	\$580,000

Task 1 – Project Management and Project Kick-Off - \$77,400: Personnel Costs: Up to one meeting per month for the four-year duration of the grant (i.e., 48 project team meetings x 1 staff x \$150/meeting = \$14,400). Grant Work Plan (20 hours x \$150/hr = \$3,000). Financial and final closeout reporting (40 hours, \$150/hr = \$6,000). 2 regional Brownfields conferences (2 conferences x \$1,600/conference = \$3,200); 1 national Brownfields conference (1 conference x \$1,600/conference = \$1,600) **Contractual:** 16 Quarterly Reports (16 reports x \$1,360/report = \$21,760); monthly ACRES updates (16 quarters x \$170/update = \$8,160). **Travel:** 2 regional Brownfields conferences (Lodging, \$150/night, 4 nights; Registration, \$150; Flight \$350; Per Diem, \$75 per day, 4 days; Ground Transportation, \$200 = \$1,500 x 2 = \$3,000); 1 national Brownfields conference (Lodging, \$200/night, 4 nights; Registration, \$300; Flight \$500; Per Diem, \$75 per day, 4 days; Ground Transportation, \$200 = \$2,000). **Task 2 – Community Engagement - \$36,200: Personnel Costs:** 8 community meetings (attendance of meeting, summary of meeting, 10 hours per meeting, \$150/hr = \$12,000). Community engagement materials (preparation of brochures, handouts, flyers and website updates, 12 updates, 2 hours per update, \$150/hr - \$3,600). CIP (20 hours x \$150/hr = \$3,000). **Contractual:** 8 community meetings (attendance of meeting, summary of meeting, 10 hours per meeting, \$170/hr = \$13,600). Supplies: \$1,000 per year for community engagement materials (brochures, flyers, posters) = \$4,000. **Task 3 – Cleanup Planning - \$40,400: Personnel Costs:** Preparation of bid documents, review of cleanup reports (80 hours, \$150/hr = \$12,000). **Contractual:** Finalize one ABCA (\$6,000); 1 QAPP (\$8,000); one HASP (\$5,000); 1 O&M Plan (\$6,000 per Plan); one set of Bid Documents (20 hours, \$170/hr = \$3,400). **Task 4 – Site Cleanup - \$426,000: Personnel Costs:** Oversight of cleanup activities (40 hours, \$150/hr, \$6,000). **Contractual:** \$255,000 (pre-excavation characterization sampling, QEP oversight of cleanup activities, excavation confirmation sampling, groundwater dewatering, completion reporting, and project team/regulatory meetings); See attached draft ABCA for cost estimate breakdown. **Construction:** \$165,000 (excavation activities, backfill material, and disposal and off-haul). This task includes estimated fees associated with environmental regulatory oversight (DTSC). DTSC’s estimated oversight fees of cleanup are presented in the attached letter and total approximately \$50,000.

g. Plan to Measure and Evaluate Environmental Progress and Results

To measure and evaluate progress of application of this grant, the City and the Brownfield cleanup team (including QEP, financial advisor, contractor(s) and/or community stakeholders) will meet at least monthly to track progress of tasks and outputs as outlined in Task 3c above. The outputs that will be tracked include: Work Plan, CIP, Final ABCAs, Community Engagement Materials, HASPs, QAPP, Bid Documents, Remedial Action Completion Reports and quarterly reports. In addition, acres of land redeveloped after cleanup, and the square footage of buildings positioned for adaptive reuse will be tracked by the City. The amount of private investment and other funding leveraged, jobs created or retained, increased property and sales tax revenue generated will also be measured and monitored. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. The Project Director with support from staff and QEP will document and evaluate the outputs and outcomes through quarterly progress reports, annual disadvantaged business enterprise reporting and ongoing communication with EPA Project Officer.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure: The project staff report to the Mayor and City Council that is comprised of elected members representing the community. City Council members are assigned as Commissioners to each department. The Mayor is the Commission for City Hall Administration. The project team will update the Council at monthly meetings and will seek approvals and guidance from them regularly. These meetings are open to the public, which ensures transparency to the community. The team will participate in monthly project meetings and offer ongoing input in decision making. The City will retain an experienced QEP that has the resources to retain additional services or hire new staff as required to meet programmatic objectives. The City project director will work with the USEPA Project Officer to ensure that the project is conducted in a manner consistent with the Work Plan. Should roadblocks or obstacles to project progress arise, countermeasures, such as reevaluating management strategies to resume the project schedule, would be implemented or advice will be sought from USEPA.

b. Description of Key Staff: City staff members have administrative capacity and organizational experience to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the four-year performance period. **Jenny Coelho**, the Chief Resilience Officer, will serve as project director and has over 10 years of experience managing City programs, such as the Community Development Block Grants (CDBG), along with multiple partner agencies and organizations to deliver economic/business development. Her experience has included administering the CDBG Housing Loan program as well as the Proposition 68 State Parks grants which helped to expand the Downtown Tulelake Veteran's Park by 0.2 acres and assisting the City engineers with the State Transportation Improvement Program (STIP) and State Water Resources Control Board water and wastewater grants. **Whitney Cantrell**, the City Finance Director, will be responsible for fiscal management of the EPA Brownfield funds. She has over 5 years of experience in public finance. **Aissa Martinez** will serve as Technical Coordinator. Aissa currently works as the City Hall Administrator and helps manage grant and community development projects in the areas of technical support and community revitalization.

c. Acquiring Additional Resources: The City will secure the services of consultants through an open bid process in compliance with state and federal requirements (2 CFR 200 and EPA rule 2 CFR. 1500). The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist Project Director to ensure project success. If needed, as presented in 1c above, the City will acquire additional resources, as needed, to ensure successful completion of the project.

Past Performance and Accomplishments

d. Currently Has or Previously received an EPA Brownfields Grant (1) Accomplishments: The City received an EPA Community-wide Assessment (CWA) Grant in FY22 in the amount of \$500,000. Under this grant, 7 Phase I ESA Reports, 7 RBM Reports, 1 QAPP, 1 SAP, 1 Phase II ESA and 2 draft ABCAs were prepared. Additional outputs included quarterly reports, community engagement materials, attendance of six community engagement events and planning and surveying activities. In addition to the USEPA Brownfield CWA Grant (closeout on February 28, 2027), the City has been awarded DTSC ECRG CWA Grants (closeout on February 26, 2027). The City has also been awarded a EPA Targeted Brownfield Assessment Grant for assessment and cleanup of Tule Lanes bowling alley Brownfield site in downtown Tulelake. At the time this application was prepared, administration of this TBA grant is still pending. (2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with all federal and state grants. Tulelake closely monitors progress and conducts annual audits. As stated, no adverse audit findings have been determined. All grant terms and conditions are met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed. No adverse findings were reported with regards to grant awards/financial assistance, internal controls or audits, compliance, or any other matters as per the FY 2024 A-133 audit completed by June 2025 accountants for period ending June 30, 2024 (current audit underway). As of October 1, 2025, over 70% of the total budget for the City's EPA Brownfield Grant funds were expended.

THRESHOLD ATTACHMENTS

Threshold Criteria Responses

1. Applicant Eligibility

- a. Applicant type: General Purpose Unit of Local Government

The City is eligible to apply for the EPA Brownfield Cleanup Grant as a general-purpose unit of local government as defined under 2 § CFR 200.64

The City is not exempt from Federal taxation under Section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The proposed Brownfield cleanup site located at 800 G Street in Tulelake has not received funding from a previously awarded EPA Brownfield Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City of Tulelake is the current owner of the proposed Brownfield cleanup site.

5. Basic Site Information

- a. Site Name; Former Fertilizer Plant
- b. Address: 800 G Street, Tulelake, CA 96134

6. Status and History of Contamination at the Site

- a. The proposed Brownfield cleanup site is contaminated by hazardous substances and petroleum hydrocarbons
- b. The site was previously occupied by Tri-County Agriculture until July 2021. The City currently owns the site. The northern portion of the site was previously utilized as a storage and distribution center for fertilizer and other agricultural products. The southern portion of the site was previously utilized as an agricultural field. Prior to the mid-1980s, the entire site was an agricultural field. During a site reconnaissance conducted by Stantec on 20 April 2023 and in March 2024, heavy equipment, unidentified substance containers, debris piles, semi-covered mounds, and miscellaneous storage was observed. Due to the previous agricultural use of the site and storage of fertilizer and heavy equipment, petroleum hydrocarbons, metals, pesticides, and fertilizers were suspected to be potentially present in the subsurface
- c. Due to previous site operations, petroleum hydrocarbons as diesel and motor oil are present in site soil above residential and commercial screening levels. Lead is present in soil above residential screening criteria. Per- and polyfluoroalkyl (PFAS) substances are present in soil above residential and industrial screening levels. The presence of these compounds appears to be limited to shallow soil. Groundwater sampling results do not indicate the need for remediation. Additional characterization information is presented in the draft ABCA report associated with this site.

7. Brownfield Site Definition

The City affirms that the Brownfield site proposed for cleanup at 800 G Street, Tulelake, CA meets the definition of a Brownfield site. In addition, the City affirms that this Brownfield site is:

- a. Not facilities listed (or proposed for listing) on the National Priorities List;
- b. Not facilities 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 facilities subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

- a. The following site assessment reports (including a Phase II ESA Report) have been completed for the Brownfield site at 800 G Street, Tulelake, CA:
 - i. Stantec, 2023. Fertilizer Storage Site – 800 G Street, Tulelake, CA, Phase I Environmental Site Assessment (ESA). 6 October.
 - ii. Stantec, 2024. Fertilizer Storage Site – 800 G Street, Tulelake, CA, Revised Phase I ESA. 13 May.

- iii. Stantec, 2024. Phase II ESA Work Plan, Former Fertilizer Storage Site, 800 G Street, Tulelake, California, Grant ID: ECRG-2021-00554. 14 May.
- iv. Langan, 2024. Pre-Demolition Regulated Building Materials Survey, Fertilizer Distribution Building, 800 G Street, Tulelake, California 96134. 27 August.
- v. Stantec, 2025. Phase II ESA Report, Former Fertilizer Storage Site, 800 G Street, Tulelake, California, Grant ID: ECRG-2021-00554. 28 January.

9. Site Characterization

- a. As presented in the draft ABCA for the Brownfield site at 800 G Street, Tulelake, CA, additional soil sampling is proposed to delineate the planned extents of remediation at the proposed Brownfield cleanup site. As a result, the City affirms that there will be a sufficient level of site characterization performed by June 15, 2026 for the remediation work to begin at the site.
- b. The City affirms that the site is eligible to be enrolled in a voluntary response program under oversight from the California Department of Toxic Substances Control (DTSC). A letter of acknowledgement from DTSC dated January 23, 2026 is attached to the Narrative.
- c. Not Applicable

10. Enforcement or Other Actions

The 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 affirms that the Brownfield site does not need Property-Specific Determinations.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

While soil at the proposed Brownfield cleanup site is contaminated with hazardous substances (lead and PFAS compounds) and petroleum products, the site is more predominantly impacted by hazardous substances (lead and PFAS compounds). As a result, the following Property Ownership Eligibility responses are associated with hazardous substances and petroleum sites.

- a. Property Ownership Eligibility – Hazardous Substances Sites
 - i. Exemptions to CERCLA Liability
 - (1) Indian Tribes - Not applicable
 - (2) Alaska Native Village Corporations and Alaska native Regional Corporations – Not applicable
 - (3) Property Acquired Under Certain Circumstances by Units of State and Local Government - Not applicable
 - ii. Exemptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability
 - (1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002.
 - (a) Describe in detail the circumstances under which the property was acquired: The property was transferred to the City for the cost of \$1 from private ownership in 1975. Then the property was annexed into the City in 1979. After which, buildings were constructed (shop and barn) in 1984 and leased to Tri County Agriculture for approximately 39 years.
 - (b) Provide the date the property was acquired: Property was acquired by the City of Tulelake on June 17, 1975
 - (c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property: The disposal of hazardous substances were conducted by the lessee during leasehold of the property.
 - (d) The City affirms that it has not caused or contributed to any release of hazardous substances at the site.
 - (e) The 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.
 - iii. Landowner Protections from CERCLA Liability
 - (1) Bona Fide Prospective Purchaser Liability Protection – Not applicable

- iv. Sites with Hazardous Building Material that is Not Released into the Environment – The City affirms that has been no release and that there is no threat of release of the hazardous substances from building materials into the outdoor environment based on the site conditions.
- b. Property Ownership Eligibility – Petroleum Sites.

A copy of the approved Petroleum Letter Request provided by the state (California Department of Toxic Substances Control) is included as a Narrative attachment to this application. It's noted that DTSC also helps U.S. EPA grant applicants and recipients access federal brownfields funding by determining the eligibility of petroleum-contaminated brownfields sites under CERCLA section 101(39)(D).

 - i. Information Required for a Petroleum Site Eligibility Determination
 - (1) Current and Immediate Past Owners: The current and immediate past owner of the Brownfield site is the City of Tulelake.
 - (2) Acquisition of the Site: When and by what method the current owner acquired the property (e.g. purchase, tax foreclosure, donation, eminent domain). The property was transferred to the City for the purchase cost of \$1 from private ownership in 1975. Then the property was annexed into the City in 1979. After which, buildings were constructed (shop and barn) in 1984 and leased to Tri County Agriculture for approximately 39 years. Due to the condition of the property caused by the lessee, the City terminated the leasehold with the lessee in 2021.
 - (3) No Responsible Party for the Cleanup of the Site: The City (the current and immediate) past owner of the Site did not (i) dispense or dispose of petroleum or petroleum production contamination or exacerbated the existing petroleum contamination at the site. The City owned the site when dispensing or disposal of petroleum by others took place. (iii) The City took reasonable steps with regard to contamination at the site.
 - (4) Cleanup by a Person Not Potentially Liable: The City of the Site did not dispense or dispose of petroleum or petroleum production contamination or exacerbated the existing petroleum contamination at the site. The City took reasonable steps with regard to contamination at the site.
 - (5) Judgment, Orders or Third-Party Suits: no responsible party is identified as potentially liable for cleaning up the site through either (a) a judgement rendered in court; or (b) and enforcement action by federal or State authorities; (c) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner of the site.
 - (6) Subject to RCRA: The Site is not subject to any order under 9003(h) of the Solid Waste Disposal Act
 - (7) Financial Viability of Responsible Parties: not applicable

13. Cleanup Authority and Oversight Structure

- a. The site is not currently enrolled in a state or trial VCP program; however, cleanup of the Brownfield site will be overseen by the California Department of Toxic Substances Control (DTSC) as the City intends to enroll the site in the state (DTSC) response program. A letter from DTSC acknowledging their potential future involvement in the oversight of this site is provided as an attachment. The City will contract with a qualified QEP to implement the cleanup of the site.
- b. It is not anticipated that neighboring or adjacent properties will need to be accessed based on the localized nature of the contamination in soil within the site boundaries.

14. Submission of Community Notification Documents

- a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA) Report is attached to the Narrative.
- b. A copy of the Draft ABCA report and draft EPA Cleanup Grant application were made available to the public via the City of Tulelake's website on January 6, 2026.
- c. A public meeting was held on January 6, 2026 and on January 20, 2026. A copy of the Public notice is attached. These notices were posted around the community (e.g., library, post office, etc.) in advance of the January 20, 2026 meeting on January 13, 2026. Photos of these postings are attached.

d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- Copies of the draft ABCA for the Brownfield site
- A copy of the community notice that was posted at least 14 days before the grant application was submitted to the EPA. The draft ABCA and draft cleanup grant application were posted to the City of Tulelake's website by 6 January 2026 and updated on 14 January 2026.
- Meeting information (including meeting minutes and comments notes) are included as an attachment to this application. A summary of the Draft ABCA was also presented at the January 6, 2026 Meeting. It is not standard procedures for attendees of the City's public meeting to sign in when attending the meeting; however, meeting attendees listed and included in the detailed minutes of both meetings in the attached documents.

15. Contractors and Named Subrecipients

- a. Contractors - Not Applicable
- b. Subrecipients - Not applicable

**CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL
LETTER OF ACKNOWLEDGEMENT**



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
5796 Corporate Avenue
Cypress, California 90630
<https://dtsc.ca.gov/>



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 23, 2026

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

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD CLEANUP GRANT APPLICATION FOR \$580,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) acknowledges and supports the City of Tulelake's application for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant (USEPA Grant) for the approximate 12-acre property located at 800 G Street in Tulelake, California and identified by Siskiyou County Assessor's Parcel Number: 050-201-010 (Site). The City of Tulelake is requesting a funding amount of \$580,000 to cover the cost of environmental cleanup activities at the Site.

The City of Tulelake is located in the northeastern corner of Siskiyou County surrounded by hills and bluffs and is the center of what was once a shallow lake. The closest urban area is Klamath Falls Oregon, located approximately 25 miles to the northwest. The region consists of sparsely populated towns and contains little industry other than forestry and agriculture. The City of Tulelake was first established in 1937 and is home to approximately 900 residents. After World War II, a land lottery was held for veterans who won land for field preparation and cultivation of potatoes, grain, and other crops. Essentially, the City of Tulelake was built by veterans. Approximately 60% of the land is federally owned National Forest and generates no property taxes. As such, there is little supportive funding from county level sources for the City of Tulelake and surrounding communities. Additionally, the City of Tulelake has a poverty rate of 26.4%, 1.5 times that of Siskiyou County and more than double that of the California

poverty rate. Due to the budgetary constraints, the city requires USEPA assistance to assess Brownfield properties and carry out vital reuse planning activities. The USEPA Grant would provide the necessary funding to benefit a community of American families that lack the financial means to address this project without external assistance.

[CalEnviroScreen](#) is a screening methodology tool from the Office of Environmental Health Hazard Assessment of the CalEPA that shows cumulative impacts in California communities that are affected by multiple sources of pollution. This score factors in various indicators including exposure, environmental effects, socioeconomic and other factors that contribute to the cumulative impact score. The Site has a CalEnviroScreen Score of 34 with 100 being the most impacted communities statewide. Socioeconomic factors such as education and poverty have scores of 86 and 95 respectively.

The Site is known as the Fertilizer Storage Site in [EnviroStor](#) and other DTSC documents. The Site is owned by the City of Tulelake and is currently vacant with several structures from past operations. Until July 2021, the Site was occupied by Tri-County Agriculture as a storage and distribution center for fertilizer and other agricultural products dating back to the mid-1980s. Prior to that, the Site consisted of agricultural land. In 2022, DTSC awarded the City of Tulelake an Equitable Community Revitalization Grant (ECRG) for Community-wide Assessment. Using this funding, Phase I and Phase II Environmental Site Assessments were conducted from 2023 to 2025 and identified various chemicals of concern including petroleum hydrocarbons and lead in soil above regulatory screening levels.

With USEPA Grant funding, the City of Tulelake would fund the cleanup of the Site including project management, community engagement activities, cleanup planning, and implementation. After the cleanup, the Site will undergo revitalization, and redevelopment into workforce, single-family, and multi-family housing on the southern portion and commercial use on the northern portion. As such, The USEPA grant would also support alleviating some of the urgent needs for housing, sparking economic and community benefits, ameliorating the blighted condition of the city's downtown and ultimately creating a safer community. Prioritizing more housing is a city priority and has been addressed administratively through amendment of the city's zoning ordinances to include mixed-use and vertical mixed-use zones. This USEPA Grant funding is necessary to allow the City of Tulelake to successfully redevelop the Site and build upon significant progress made using DTSC ECRG funding.

The reuse and redevelopment of the Site will require both public and private investment. The City of Tulelake is working on a variety of grant applications and additional funding opportunities including United States Department of Agriculture Community Facilities Grant, Community Development Block Grant, grants through the Department State

Parks, Statewide Transportation Improvement Program, as well as other grant funds for downtown revitalization. The City of Tulelake also has predevelopment funds from a Permanent Local Housing Allocation grant available for further site characterization and cleanup which can be leveraged against the USEPA Grant.

The City of Tulelake is eligible to enter into a DTSC voluntary agreement and has indicated that, if funded, they plan to enter into a voluntary agreement with DTSC to oversee the proposed cleanup. If the applicant enrolls in a voluntary agreement and is successful in their funding request, DTSC will make every effort possible to ensure that characterization and cleanup will be completed within the USEPA funding term.

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

Sincerely,



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

cc: (via email)

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