



**CITY OF RIO VISTA**  
One Main Street, Rio Vista, California 94571  
Phone (707) 374-6451

R09-26-C-009

**Public Works Department**

1. Applicant Identification

City of Rio Vista  
One Main Street  
Rio Vista, CA 94571

2. Website URL: <https://www.riovistacity.com/>

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$1,899,700

4. Location

a) City of Rio Vista, b) Solano County, and c) California

5. Property Information

Former U.S. Army Reserve Center - (APN 0049-320-060)  
Beach Drive on the Sacramento River  
Rio Vista, California 94571

6. Contacts

a. Project Director

Greg Malcom, Public Works Director  
707-249-7506  
[gmalcolm@ci.rio-vista.ca.us](mailto:gmalcolm@ci.rio-vista.ca.us)  
One Main Street  
Rio Vista, CA 94571

b. Chief Executive/Highest Ranking Elected Official

Edwin Okamura, Mayor  
707-374-6451  
[eokamura@ci.rio-vista.ca.us](mailto:eokamura@ci.rio-vista.ca.us)  
One Main Street  
Rio Vista, CA 94571



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## Public Works Department

### 7. Population

City of Rio Vista, California: 10,005 (U.S. Census: 2023 American Community Survey)

### 8. Other Factors

| <b>Sample Format for Providing Information on the Other Factors</b>  | <b>Page #</b> |
|--|---------------|
| Community population is 15,000 or less.  | 1             |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.  | N/A           |
| The proposed brownfield site(s) is impacted by mine-scarred land.  | N/A           |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.  | N/A           |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 1             |
| The proposed site(s) is in a federally designated flood plain.   | 2             |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   | N/A           |
| The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.   | 3             |
| The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.  | N/A           |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.   | N/A           |

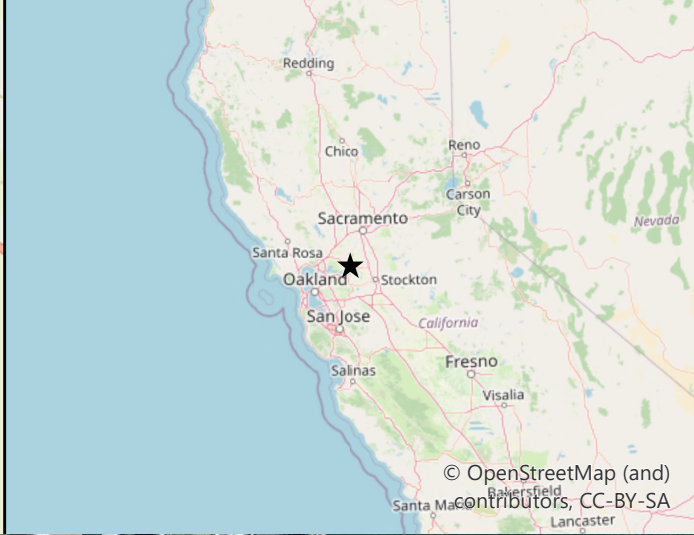
### 9. Releasing Copies of Applications

Not Applicable

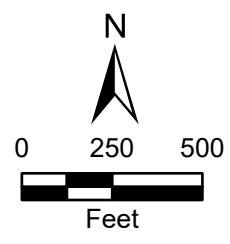
Site Vicinity (Large Scale) Scale: 1 inch = 2 miles



Site Vicinity (Small Scale) Scale: 1 inch = 300 miles



**Legend**  
 Site Boundary



Rio Vista-Army Base  
 Targeted Brownfields Assessment  
 Rio Vista, California

**Figure 1**  
 Site Location



\\nas706gifs1\1\CD\RP\ArcGIS\Share\EM\Oakland\EPA\_REPA6\_Brownfields\TO 71 Rio Vista-Army Base\PROJ\TO71\_Rio Vista-Army Base.aprx

## **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

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

The former Rio Vista U.S. Army Reserve Center (the Site), blighting effects extend into the surrounding census tract and across the city. The surrounding neighborhood has borne the visual, environmental, and economic effects of the fenced and unused waterfront property. It has prevented the City from taking advantage of river recreation and tourism amenities. Rio Vista is a small community with a population of 10,005 (2023 American Community Survey), limited industry, a narrow tax base, and few large employers. In 2024 Rio Vista received on average only 50% of the per capita sales tax as compared to other Solano County cities. The long-term closure of a prominent riverfront property has reduced public access, limited recreation, and discouraged private investment in nearby areas. A brownfield grant to clean up the Site will remove health and safety barriers, that will allow the City to reopen its riverfront. The grant will also increase community reinvestment through the creation of recreation and tourism opportunities that are estimated to generate \$4 million annually in a community with limited local resources.

The Target Area (TA) is within census tract 2535 along the southern edge of the city. The Site sits at the west bank of the Sacramento River in the Sacramento-San Joaquin Delta. Nearby land uses include small-lot single-family homes and an elementary, middle, and high school. The area also includes public safety and maritime operations, with the U.S. Coast Guard station located next to the project site. Road access is provided by local streets that connect to SR – 12, which serves as the primary regional route through the community.

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

The U.S. Army used the 28-acre property for military and marine support functions for nearly a century before closing the facility in 2002 and transferring ownership to the City in 2003. Since the transfer, the site has remained vacant, fenced, and closed, with 12 deteriorating structures and no public access. Environmental contamination and hazardous building materials have prevented interim use or redevelopment and severs a 0.3-mile stretch of shoreline from community use. Site investigations conducted through EPA's Targeted Brownfields Assessment program identified lead and organochlorine pesticides in shallow soils along building dripline areas and asbestos-containing materials, lead-based paint, and potential polychlorinated biphenyls (PCB)-containing caulk throughout the on-site structures. These conditions create direct exposure risks if disturbed and have required the City to restrict access for more than twenty years. The Site includes paved areas, and undeveloped ground that remain fenced and closed to the public. The U.S. Army first acquired the property in 1911 and used it for marine and military support functions for nearly a century. There is no information available regarding use of the property prior to the Army's acquisition that would warrant additional concern. Historic Army uses included equipment storage, vessel and pontoon repair, repainting operations, fuel storage, and training activities associated with the Transportation Corps and later Army Reserve operations. The Army closed the facility in 2002 as part of the Base Realignment and Closure (BRAC) process and began the site investigation and cleanup process to address contamination in the soil and groundwater from their operations. In 2003 ownership was transferred to the City of Rio Vista after the equivalent of a Phase 1 Assessment was completed. EPA determined that the Environmental Baseline Survey and Finding of Suitability to Transfer (FOST) completed prior to acquisition were acceptable for meeting the *All Appropriate Inquiries (AAI)* requirement within 180 days of acquisition. Since the transfer, the City has not reused the site, and only extremely occasional interim uses of the launch ramp have occurred by the State for fish studies and to move equipment. The City has taken measures to prevent release of contaminants by fencing the property and restricting access. Environmental investigations conducted through EPA's Targeted Brownfields Assessment (TBA) program characterized the remaining contamination and site conditions. Sampling identified lead and organochlorine pesticides in shallow soils located primarily in building roof-dripline areas, where historic paint weathering and pesticide applications deposited contaminants over time. These impacts are localized and confined to shallow soil near building perimeters rather than sitewide subsurface conditions. All 12 buildings on the property

contain asbestos-containing materials and lead-based paint, documented through hazardous materials surveys and disclosed in the federal deed. The site is currently unused and maintained solely for access control.

### **Revitalization of the Target Area**

#### **1c. Reuse Strategy and Alignment with Revitalization Plans**

The City of Rio Vista's reuse strategy for the proposed site is centered on restoring public access to the Sacramento River with the majority of the site supporting open space/natural resources with a strip along the river for public and quasi-public facilities and area for recreation. The City's preferred approach is to remediate the entire site and anticipates reuse centered on public open space, recreation, and compatible community-oriented activities that reconnect residents to the river and complement nearby uses. This direction is consistent with the Site Reuse Assessment prepared with EPA technical assistance, which evaluated market conditions and community priorities and recommended a phased, flexible reuse that combines open space with modest commercial, event venue (such as weddings), and tourism-related uses. Site revitalization directly advances the City's 2045 General Plan, which identifies Rio Vista as the "Gateway to the Delta" and calls for development of a vibrant and distinctive riverfront community. The General Plan identifies the former Army base as a rare opportunity to expand public access to the Sacramento River and establish recreational uses that serve both residents and visitors. Reuse of the site supports the City's priority for public recreational land use with direct shoreline access through use of the site as a public venue, boat, kayaking and fishing access, tourism and sporting activities while maintaining consistency with the use restrictions imposed in the Quit Claim deed recorded as part of the base transfer in 2003. The remediated site will also contribute to broader revitalization efforts by linking the downtown area and the riverfront through complementary public and private land uses. Cleanup removes a physical and visual barrier that has separated the city from its shoreline and constrained reinvestment in adjacent areas. Additionally, due to the site's location within a federally designated floodplain, cleanup, site preparation, and reuse will comply with applicable floodplain management requirements and avoid changes that would affect flood storage or conveyance. According to the City's Waterfront Specific Plan (Updated November 19, 2024), the U.S. Army Corps of Engineers, the US Fish and Wildlife Service, the U.S. Environmental Protection Agency, the National Marine Fisheries Service and the Department of Fish and Game have been engaged to initiate the conceptual design approach to flood control along the waterfront. The Waterfront Specific Plan Planning Process was organized into three phases. Phase One and Two focused on the public design process and included three Steering Committee meetings, three Public Workshops and a Joint Study Session of the City Council and Planning Commission. Interested community groups have met on numerous occasions for the last twenty years regarding reuse of the Site. Most recently the City met with community groups during two public meetings on November 20, 2025, and January 10, 2026, to provide feedback on the draft site reuse assessment. Additional site reuse planning is being finalized.

#### **1d. Outcomes and Benefits of Reuse Strategy**

Post-cleanup, redevelopment of the site would stimulate economic activity by expanding opportunities for new small-scale riverfront commercial, recreation and tourism development that will include a 6,750 square foot refurbished building as a wedding venue, boutique hotel and glamping, boat and kayak launch, fishing piers, baseball fields, with walking paths, nature trails, native riparian forest and related services that increase pedestrian activity, and create destinations that attract residents and visitors. These uses would complement existing downtown businesses, increase visitor dwell time, and strengthen connections between the riverfront and the city core. The Brownfields Cleanup grant will further facilitate the opportunity to add or preserve publicly accessible land addition of green space whether through a park, trail connections, or shared-use open space for recreational use by preparing the site for reopened access to the Sacramento River, thus supporting tourism and recreation-based spending, which play an important role in Rio Vista's local economy. Any combination of public and private uses would advance the City's goal of improving riverfront access and creating spaces that support community gathering, walking, and informal recreation, while allowing revenue-generating uses that help sustain long-term site maintenance and city services. Beyond direct economic benefits, cleanup would improve conditions throughout the target area by removing 11 of the existing structures and eliminating a highly

visible source of blight along the river. These changes would improve the appearance and functionality of a key gateway area, support reinvestment in surrounding properties, and create a setting where additional public or private projects can be brought to fruition. For a small city with limited fiscal capacity, these outcomes are significant and position the site to contribute to the local tax base through the creation of recreation and tourism opportunities that are estimated to generate \$4 million annually. Cleanup of the Site will improve local resilience by converting the closed, unmanaged riverfront property into land that can be planned, maintained, and used during extreme weather events and improves the City's ability to manage flood response, emergency access, and post-event recovery along approximately a 0.3-mile stretch of the Sacramento River.

The property is within a flood-prone, eroding riverfront area where seasonal high water, storm-driven runoffs. Currently, contamination and unsafe structures prevent the City from making even basic improvements that would support floodplain management, such as grading, drainage improvements, or removal of unstable structures. Cleanup removes these constraints and allows the City to manage the site as part of its broader floodplain and riverfront system. Removal of contaminated soils and hazardous building materials will also reduce the risk that floodwaters mobilize debris or contaminants during extreme events. More importantly, cleanup enables planned, flood-compatible reuse and supports adaptive management as river conditions change over time.

Cleanup also improves emergency access and response capacity. The site's current fencing and unsafe structures restrict movement along the riverfront and complicate access for emergency personnel during storms or high-water events. Once hazards are removed, the City can maintain the site in a condition that supports safe access for monitoring, emergency response, and recovery activities.

Cleanup of the Rio Vista Site will remove environmental constraints that currently prevent consideration of renewable energy and energy-efficient site features as part of future redevelopment. Cleanup will create the conditions necessary to incorporate energy-efficient approaches and, where feasible, on-site renewable energy consistent with future uses.

#### **Strategy for Leveraging Resources:**

##### **1e. Resources Needed for Site Characterization**

No additional funding resources will be sought for site characterization. The Rio Vista Site has already undergone a Phase II Environmental Site Assessment completed on August 29, 2025, through EPA's Targeted Brownfields Assessment. An Environmental Professional determined the current level of characterization is adequate for remediation to begin, and no further assessment is required to define cleanup actions. As a result, the City does not anticipate pursuing additional assessment funding or other resources for site characterization.

##### **1f. Resources Needed for Site Remediation**

The estimated cost for remediation of the site is approximately \$1.9 million. The City of Rio Vista has not secured other funding commitments for remediation of the proposed site. The requested EPA Brownfields Cleanup Grant funding will fully support the remediation activities proposed in this application. Based on the completed Phase II Environmental Site Assessment and the Analysis of Brownfields Cleanup Alternatives, the scope and cost estimates reflect the resources needed to complete remediation of the site without reliance on additional funding sources.

##### **1g. Resources Needed for Site Reuse**

The City of Rio Vista has not secured funding commitments for the reuse of the Rio Vista Site at this time. Reuse activities are dependent on the remediation of hazardous building materials and contaminated soils. Until environmental conditions are addressed, the City is limited in options to advance reuse planning, attract partners, or pursue redevelopment funding. Following cleanup, the City intends to seek reuse funding from a range of public and private sources. Potential sources include future state and federal grants such as the Land and Water Conservation Fund from the California Office of Grants and Local Services (OGALS) and the Statewide Park Development and Community Revitalization Program from the California Department of Parks and Recreation for public infrastructure or open space. The City has \$1,335,697 in its Park and Recreation fund that can be used to advance reuse planning and to redevelop the site for recreational purposes once the property is remediated. These funds could also be used as a grant match, if required. Private investment is an option for commercial or

mixed-use redevelopment consistent with the City's General Plan. Cleanup is a prerequisite for these funding opportunities; without it, the site remains ineligible for most reuse-oriented programs and unattractive to private partners.

**1h. Use of Existing Infrastructure**

One 6,750 square foot building will be refurbished into an event venue. The site is currently served by established road access from Beach Drive and is located near existing utility corridors and municipal services that support the surrounding riverfront and downtown area. Full-site cleanup will facilitate the integration of the property into the existing riverfront and downtown infrastructure network.

Redevelopment of the entire site enables continuous pedestrian and vehicular circulation, coordinated utility planning, and efficient use of nearby public infrastructure. Some infrastructure upgrades are likely to be needed to support full redevelopment. Grant funding and/or the City's Park and Recreation fund mentioned in Section 1g will be utilized for site upgrades, where needed. These may include utility rehabilitation or replacement, stormwater management improvements appropriate for a floodplain site, shoreline access features, and pedestrian or bicycle connections linking the site to downtown. Funding for these upgrades would be pursued after remediation through future capital improvement planning (CIP) funding, state or federal infrastructure grants, or private investment.

**COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need:**

**2a. The Community's Need for Funding**

The City lacks the fiscal capacity to fund large-scale environmental cleanup from its General Fund. At the same time, the riverfront remains one of the City's few assets capable of supporting public recreation, tourism, and small-scale economic activity. According to 2023 ACS 5-Year Estimates, 59.9% of Rio Vista households with children under 18 years receive food stamps/SNAP benefits. In the same vein, the California Department of Education Student Poverty Data reports that 69.6% of students enrolled at River Delta Joint Unified for the 2024-25 school year qualify for Free or Reduced-Price Meals. Rio Vista's small population of 10,000 people produces a correspondingly small municipal budget of approximately \$49 million (FY 2025/2026), which means that even modest environmental cleanup costs would strain financial capacity and divert resources from essential services such as public safety, infrastructure maintenance, and recreation programming. Until contamination at the former Army base is addressed, the City cannot advance planned public uses along the waterfront. The Brownfields Cleanup Grant will directly address the funding gap and enable the cleanup necessary to redevelop the Site. Cleanup and subsequent reuse of the Site will expand public recreation, attract tourists and visitors, which will spur new business opportunities and advance the City's long-term land use goals.

**2b. Health or Welfare of Sensitive Populations**

The site lies within census tract 2535, which is identified by multiple screening tools as facing elevated environmental and health burdens. Sensitive populations in the target area include older adults, young children, and residents with existing health conditions including those with asthma, low birth weight, cardiovascular disease, who live in and around the target site census tract. Age data for the tract show that 44.19% of residents are 65 and older, 5.07% are children under 10, and 50.74% are between 10 and 64. This age profile indicates that nearly half of the City's population are older adults, a group more vulnerable to heat, poor air quality, stress from emergencies, and limited mobility when access to nearby safe outdoor space is constrained. The proposed EPA Brownfields Cleanup project will reduce these threats for sensitive populations in several ways. First, removing or abating asbestos, lead-based paint, and PCB-containing materials will eliminate the risk that deteriorating structures shed hazardous dust and debris into the environment over time or during extreme weather. Secondly, addressing shallow lead- and pesticide-impacted soils in dripline areas will close a direct contact and incidental ingestion pathway for children, workers, and any future site users. Third, cleanup also enables reuse that improves welfare outcomes. Redevelopment will restore safe access to the riverfront and support uses that increase walkability, access to services, and community activity. These changes support physical health, reduce exposure risk, and improve the quality of life for residents most affected by environmental conditions in the target area.

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

CalEnviroScreen (CES, Version 4.0), is a mapping tool that uses environmental, health, and socioeconomic indicators to identify communities most impacted by pollution and its effects. CES assigns each census tract a score from 0 to 100; higher scores indicate greater combined pollution and vulnerability burdens, while lower scores indicate fewer burdens. CES health indicators for this tract show high vulnerability: asthma is at the 86th percentile, low birth weight at the 91st percentile, and cardiovascular disease at the 85th percentile, compared to other census tracts in California. These percentiles indicate that local residents experience these conditions at higher rates than most of the state. Exposure indicators show pesticides at the 76th percentile and drinking water concerns at the 63rd percentile, with lower but present burdens from ozone, particulate matter, traffic, and toxic releases. The EPA Brownfields Cleanup Grant will allow the City to implement full-site remediation, which is the most direct way to reduce these threats. Grant-funded work will remove asbestos, lead-based paint, and PCB-bearing materials so they no longer pose a chronic source of hazardous dust or debris as buildings age or are damaged in storms. Cleanup will also address shallow soils with elevated lead and pesticide concentrations around building perimeters to reduce the contact and ingestion pathway that can contribute to elevated blood lead levels or pesticide exposure if not abated properly. According to CES exposure indicators, the project area census tract is in the 76<sup>th</sup> percentile for pesticides exposure, while lead from housing is in the 17<sup>th</sup> percentile. Projected reuse of the site will further help reduce health threats over time. Once contamination is addressed, the property can support a mix of public and private uses that add services, jobs, and safe outdoor space close to where vulnerable residents already live.

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

Sensitive and low income persons in the target area are affected by both economic constraints and the legacy of hosting a contaminated federal facility along the riverfront. CES results for the target site rank in the top 25% of most impacted tracts statewide, with an overall score in the 78th percentile and a pollution burden in the 74th percentile. Residents experience higher combined pollution and vulnerability than most communities in California. According to the 2023 American Community Survey, Rio Vista has about 10,000 residents, a median age of 64.7, where many households rely on fixed incomes. The continued presence of the contaminated site on the riverfront shifts the burden of past industrial and governmental activity onto sensitive and low-income persons in the target area. The EPA Brownfields Cleanup Grant will help reduce these threats in two ways. First, it will fund the elimination of on-site hazards that would otherwise continue to burden nearby residents, many of whom are lower-income households and older adults who may lack the resources to buffer health impacts or relocate. Second, cleanup will make it possible to reorient the site from a closed federal remnant to a local asset that can support jobs, services, and access to the river. Once contamination is addressed, the City can pursue a mix of public and private reuse options that expand the local tax base, create employment opportunities, and improve access to nearby destinations.

**Community Engagement:**

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

| Name of organization/ entity/ group | Entity’s mission  | Point of contact (name & email)  | Specific involvement in the project or assistance provided  |
|-------------------------------------|---|--|---|
| Local residents and general public  | To engage residents and stakeholders of Rio Vista directly affected by site conditions and reuse. | Krystine Ball, Public Works Program Manager - kball@ci.rio-vista.ca.us                     | Public meetings; review and comment on draft application and cleanup approach, future access and reuse priorities.  |
| Army Base Steering Committee        | To develop recommendations for redevelopment of the Site  | The Army Base Steering Committee was dissolved on April 5, 2022, via Ordinance N. 003-2022 | Developed the “Army Base District Design Guidelines” to provide guidance for site development and establish policies to protect environment of the Delta. |
| Rio Vision (community-based)        | To join together to build, revitalize, energize and   | Tom Surh, tomsurh@rio-vision.net   | Study plans for the Site, held two town hall community meetings,  |

|                          |                                   |  |  |
|--------------------------|-----------------------------------|--|--|
| non-profit organization) | beautify the Rio Vista community. |  | created the Regional Urban Design Assistance Team (R/UDAT) report blueprint. |
|--------------------------|-----------------------------------|--|--|

**2g. Incorporating Community Input**

The City of Rio Vista Public Works Department will lead all communication and community input for this project. Public Works will keep residents and interested parties informed at key milestones and provide clear opportunities for feedback regarding the project during City Council meetings. Community engagement will also document residents' input and comments. As an alternative to in-person engagement, the City will post project materials (staff reports, schedules, work summaries) on the project webpage and provide an online comment option (such as via email or web form) so residents can submit questions or input, if not available to attend meetings. During cleanup implementation, the City will accept input on issues that directly affect residents during regular Council meetings and via email to the Public Works Program Manager. The City will provide residents with every opportunity to participate in how the site’s cleanup is carried out and how the remediated site will function in the community.

**TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3a-e. Proposed Cleanup Plan**

The cleanup plan involves implementing Remediation Option 2A as proposed in the ABCA, which is the most cost-effective and will allow for unrestricted use of the Site. The cleanup plan involves excavation of contaminated soils at the Site; abatement of Asbestos-Containing Materials (ACM); and removal of Lead-Based Paint (LBP) in conjunction with demolition of the 11 deteriorated, structurally unstable buildings, one large 6,750 square foot building will be refurbished and remain as an event venue. This would remove soil contamination above preliminary assumed cleanup levels and remove hazardous materials identified in the Phase II ESA and dispose of them offsite. Following characterization for disposal, excavated soils would be hauled to and disposed of at an off-site permitted disposal facility. Excavated areas would then be backfilled with clean fill material. Proper abatement of identified ACM would be completed before any renovation activities. Abatement by a licensed ACM abatement professional would comply with applicable local, state, and federal regulations. Because of the presence of LBP in the buildings, LBP removal and disposal would be completed by a California-licensed LBP abatement professional and would comply with applicable local, state, and federal regulations. All surfaces and components that contain LBP would be removed and disposed of as demolition waste—assuming satisfactory results of a disposal characterization test using toxicity characterization leaching procedure analysis before disposal of the demolition debris. Application of removal and demolition techniques in a manner that does not chip, shred, mulch, or mill the LBP would be necessary. Demolition debris would be hauled to and disposed of at an off-Site permitted facility.

**Description of Tasks/Activities and Outputs:**

|   |
|---|
| <p><b>Task/Activity: Project Management, Procurement, and Coordination</b></p>  |
| <p>b. Project Implementation<br/>The Public Works Department will manage the cooperative agreement and procure the technical team needed to complete the cleanup. The Public Works Program Manager will prepare and issue procurement documents, select and contract with a Qualified Environmental Professional (QEP) and abatement/remediation contractor(s), and manage their work throughout the project. Public Works will handle day-to-day grant administration, including schedule and budget tracking, ACRES database reporting, yearly financial reporting, quarterly reporting, and programmatic support. This task also includes internal coordination with the City Manager, Assistant City Manager, Finance Director, Public Works Director, and Public Works Program Manager for budgeting, financial controls, Council actions, and community outreach. The City will provide \$37,142 in leveraged in-kind staff time from these positions for programmatic support, project management, and outreach; these costs will not be charged to the EPA grant.</p> |
| <p>c. Anticipated Project Schedule: QEP and cleanup contractor procurement and contract execution within the first six months of Year 1; ongoing project management, reporting, and coordination through Years</p>  |

|  |
|--|
| 1-4  |
| d. Task/Activity Lead: City of Rio Vista Public Works Department Public Works Director   |
| e. Outputs: Executed contracts with QEP and cleanup contractor(s); procurement records; ACRES entries; up to 16 quarterly progress reports; required financial reports; complete administrative record for project management and coordination.  |
| <b>Task/Activity: Cleanup Implementation</b>   |
| b. Project Implementation<br>The cleanup contractor, under QEP oversight, will: (1) abate and remove asbestos-containing materials and manage lead-based paint and potential PCB-containing materials in all 12 buildings; (2) demolish 11 structurally unstable and deteriorated buildings and transport debris to permitted disposal facilities; (3) excavate and stockpile contaminated shallow soils in dripline areas; (4) transport and dispose of approximately 1,200 cubic yards of impacted soil at permitted facilities; and (5) backfill, grade, and stabilize disturbed areas. The QEP will provide field oversight and document daily activities. |
| c. Anticipated Project Schedule: Hazardous materials abatement and demolition in Years 2-3 (early); soil excavation, disposal, backfilling, and grading in Years 2-3 (mid/late), with minor punch-list work in early Year 4 as needed.   |
| d. Task/Activity Lead: City of Rio Vista Public Works Director.  |
| e. Outputs: 12 buildings abated and 11 demolished; approximately 1,200 cubic yards of contaminated soil removed and properly disposed; manifests and disposal records for ACM, LBP/PCB debris, and soil; field logs documenting locations, depths, and quantities; 28-acre site cleared and graded.  |
| <b>Task/Activity: Project Closeout and Documentation</b>   |
| b. Project Implementation<br>The QEP will compile cleanup documentation and prepare a Cleanup Completion Report summarizing all EPA-funded activities, volumes removed, analytical results, and verification that cleanup objectives have been met. The City will review the report, present results to the City Council, respond to any EPA comments, and complete all grant closeout requirements, including final ACRES updates and financial reporting.  |
| c. Anticipated Project Schedule: Months 25-36: Following excavation and cleanup activities. Months 37-42: Data evaluation and incorporation into the cleanup completion report.  |
| d. Task/Activity Lead: City of Rio Vista Public Works Director   |
| e. Outputs: Cleanup Completion Report; final ACRES updates; final financial and performance reports; EPA grant closeout; 28-acre site formally documented as ready for reuse.  |

**3f. Cost Estimates**

| Budget Categories         | Project Tasks (\$)                       |                              |                                     |                                  | Total              |
|---------------------------|--|------------------------------|-------------------------------------|----------------------------------|--------------------|
|                           | Excavation and Off-Site Disposal of Soil | Abatement and Removal of ACM | LBP Removal and Building Demolition | Oversight and Clearance Sampling |                    |
| Contractual               | \$0                                      | \$0                          | \$0                                 | \$150,000                        | \$150,000          |
| Construction              | \$245,300                                | \$430,000                    | \$1,074,400                         | \$0                              | \$1,749,700        |
| <b>Total Direct Costs</b> | <b>\$245,300</b>                         | <b>\$430,000</b>             | <b>\$1,074,400</b>                  | <b>\$150,000</b>                 | <b>\$1,899,700</b> |
| <b>Total Budget</b>       | <b>\$245,300</b>                         | <b>\$430,000</b>             | <b>\$1,074,400</b>                  | <b>\$150,000</b>                 | <b>\$1,899,700</b> |

Cost estimates for each task were developed using the final ABCA cost model prepared by Toeroek Associates, Inc. and Tetra Tech, Inc. in October 2025. The total estimated cost for Alternative 2A is **\$1,899,700**. Costs were estimated by applying selected functions of RSMeans, professional quotes, and professional judgment, and include a 30 percent contingency to account for unknown costs associated with changes in scope that may occur during the design phase and unknown costs associated with the construction and implementation of the alternative.

***Excavation and Off-Site Disposal of Soil – \$245,300***

This cost covers excavation of 1200 cubic yards of contaminated soil, off-site disposal at a permitted facility, backfilling with clean soil, grading, and stabilization. It includes mobilization, excavation and loading, on-site stockpiling if needed, waste profiling, hauling to a permitted disposal facility, disposal fees, import of clean backfill, grading, and surface stabilization. On a unit basis, the cost equates to roughly \$200–\$210 per cubic yard.

***Abatement and Removal of Asbestos-Containing Materials – \$430,000***

This estimate covers full abatement of the asbestos-containing materials identified in the hazardous building materials survey, including removal from building interiors, mechanical systems, roofing, and ancillary structures. The cost includes contractor mobilization, engineering controls (containment, negative air units, decontamination units), Cal/OSHA- and NESHAP-compliant work practices, on-site air monitoring, waste packaging, transport, and disposal at a licensed landfill.

***Lead-Based Paint (LBP) Removal and Building Demolition – \$1,074,400***

This estimate covers abatement of 12 on-site buildings, demolition of 11 of those, and handling of LBP-containing debris as part of that work. The cost includes contractor mobilization, demolition labor and equipment, dust control and suppression, segregation and loading of debris, transport, and disposal at a permitted facility that can accept LBP-containing construction and demolition waste. On a unit basis, the estimate equates to roughly \$80,000–\$90,000 per building, or a range of \$8–\$12 per square foot for small structures when LBP-containing debris must be managed and disposed of as special waste.

***Oversight and Clearance Sampling – \$150,000***

This cost is a contractual item for the Qualified Environmental Professional (QEP). It covers field oversight during abatement, demolition, and soil excavation; development and implementation of waste-profile and confirmation sampling; data review; and preparation of the cleanup completion report. The estimate assumes roughly 900–1,000 hours of QEP and senior staff time over the 4-year project at an average rate of \$110–\$125 per hour (for field oversight, office engineering, and reporting), plus approximately \$20,000–\$25,000 in laboratory analytical charges for confirmation and waste-profile samples. On that basis, the total contractual cost is \$150,000. Limited QEP support for community engagement (such as preparing technical graphics for public meetings or responding to technical questions) and for technical portions of grant reporting is included in this lump sum. City staff will handle overall community engagement and grant administration using in-kind time that is not charged to the EPA grant.

**3g. Plan to Measure and Evaluate Environmental Progress and Results**

The City of Rio Vista Public Works Department will use Microsoft Excel to track, measure, and evaluate environmental progress and milestones using a combination of contractor reporting, QEP documentation, and EPA Brownfields reporting as required. Throughout the project, the City will track actual outputs against the cleanup work plan in a spreadsheet and document in the final report how the grant-funded work changed site conditions into a remediated riverfront property ready for reuse. The City will hold progress meetings with the City Council, QEP, and City Project Team throughout the project period.

***Outputs:*** The QEP and cleanup contractor will provide regular field reports that document the number of buildings abated and demolished, and the volume of contaminated soil excavated and disposed of.

***Outcomes:*** The primary environmental outcome during the project period will be the number of acres made ready for reuse: by the end of construction, the City expects the full 28-acre site to be cleared of structures, contaminated shallow soils addressed, and documented as ready for redevelopment.

Documentation will also include all identified ACM, LBP, PCB-bearing materials, and contaminated dripline soils that have been removed to applicable cleanup standards, as demonstrated in the completion report and confirmation sampling results.

**PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.**

**4a-b. Organizational Structure and 4b. Description of Key Staff**

The City of Rio Vista has the capacity to manage the Brownfield Cleanup grant and currently manages an average of approximately \$1.5 million in grants each year. The Public Works Department will lead this grant. Public Works will manage all technical, administrative, and financial requirements and will

coordinate with other City departments including finance and the City Manager's Office to keep the project on schedule and within budget. The project will operate within the City's existing structure. The City Manager will oversee implementation at the executive level and ensure coordination across departments. The Public Works Director will have direct responsibility for the cooperative agreement, supervise the Public Works project team, and act as the primary decision-maker on scope, schedule, and budget. The Public Works Program Manager will handle day-to-day grant administration and coordination with the Environmental Professional and cleanup contractor. The Finance Department will support grant accounting, invoicing, and required financial reporting, using the City's established financial management system and internal controls for federal funds. Procurement for professional services and construction contracts will follow the City's adopted purchasing policies and applicable federal requirements.

**City Manager, Kristina Miller** will provide executive oversight for the grant. She will review and approve major grant-related actions, ensure alignment with Council priorities, and coordinate across departments to support staffing, budgeting, and policy decisions needed to deliver the project. Kristina brings extensive grant management and successful oversight experience of over \$15 million in state and federal funding.

**Krystine Ball, Public Works Program Manager**, will be the day-to-day grant manager. In this role, she will coordinate with EPA, oversee the QEP and cleanup contractor, track the budget and schedule, and prepare progress reports for submittal. As Program Manager, Krystine has had 4 years with managing consultant contracts, tracking work products, and aligning field work with community and Council direction.

**Greg Malcolm, Public Works Director**, has over 35 years experience of construction management in related fields of municipal/government projects, including planning design, budgets, contracts, oversight, and regulatory compliance. Greg will provide overall leadership for the project and will guide the execution of the cooperative agreement and major contract documents on behalf of the City, oversee the Program Manager, and ensure that the project complies with City policies and EPA grant requirements. Greg will participate in the selection of the QEP and cleanup contractor, oversee the cleanup work plan and completion report, and suggest any needed adjustments to the scope. As department head, he is responsible for coordinating with the City Manager and Finance Department on budget and staffing.

**Jen Lee, CPA, Finance Director**, will oversee the financial management of the grant. Jen will ensure that all grant-related revenues and expenditures are recorded accurately in the City's financial system, review and approve reimbursement requests and financial reports, and maintain audit-ready records consistent with federal and City requirements. Jen will work with Public Works to confirm that drawdowns match eligible expenses and that internal controls are followed throughout the grant period.

#### **4c. Acquiring Additional Resources**

The City of Rio Vista will use its existing contracting and purchasing procedures to acquire the additional expertise and resources needed to complete the project. The Public Works Department will prepare clear scopes of work for a Qualified Environmental Professional (QEP) and remediation and abatement contractors. These professional services contractors will be procured through the City's standard competitive bid process, consistent with adopted purchasing policy and 2 CFR Parts 200 and 1500 and 40 CFR Part 33. Public Works will issue a request for proposals (RFP), evaluate written submittals against defined criteria, and conduct interviews if needed. Once selected, the QEP, remediation and abatement contractors will work under written contracts that include scope, budget, schedule, insurance, and safety requirements, as well as federal grant conditions. Public Works will manage these contracts, review invoices against progress, and verify that work products meet EPA and regulatory requirements.

#### **Past Performance and Accomplishments (#4d is not applicable)**

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

The City of Rio Vista has not previously received an EPA Brownfields grant, but it currently manages several federal assistance agreements that are similar in scale and complexity and demonstrate the City's capacity to deliver multi-year projects on schedule, within scope, and in compliance with federal

requirements.

**Purpose and Accomplishments:**

The *American Rescue Plan Act (ARPA) – Coronavirus Fiscal Recovery Funds* awarded the City of Rio Vista with a total allocation of \$2,324,752 from the U.S. Department of the Treasury (CFDA 21.027), passed through the State of California, for eligible operating and capital uses between 3/3/2021 and 12/31/2026. ARPA has supported the design of a wastewater consolidation project to improve sewer collection efficiency. All funds were obligated by the federal deadline and projects are progressing within the expenditure period.

The *Federal Aviation Administration – Airport Improvement Program (AIP)* grant provides \$468,000 in federal capital funding under CFDA 20.106, with a federal award offer date of 8/16/2023 and a performance window to 2027. This is a direct federal award from the U.S. Department of Transportation/FAA. The grant supports capital improvements at the City’s airport and is managed as a capital project by the Public Works Director, with expenditures and reimbursements tracked using the Eden software. Accomplishments include completion of aerial photography and planimetric mapping, AGIS data development, updated inventory of existing conditions, aviation forecasts and facility requirements, and development of a recommended plan with input from the Airport Advisory Commission. The project is on schedule within the four-year performance window.

The *FTA Section 5311 – FY 2024/25* grant provides \$168,438 in operating assistance under CFDA 20.509, passed through the State of California’s Division of Rail and Mass Transportation for the period 7/1/2024 to 6/30/2026. This award supports rural transit operations. Accomplishments to date include completing the CARB Innovative Clean Transit Rollout Plan, conducting four travel training events, revising the dial-a-ride schedule for expanded service, and updating passenger schedules and the Riders Guide

**Compliance with Grant Requirements**

**ARPA – Coronavirus Fiscal Recovery Fund:** ARPA funds are managed as a separate fund with a unique accounting string in the City’s Eden financial system. Funding for specific ARPA projects is approved by City Council through the budget and subsequent resolutions, with oversight by the City Manager and Finance Director. All funds were obligated before the December 31, 2024 deadline and will be expended by December 31, 2026, in accordance with the SLFRF final rule. The City submits required Project & Expenditure (P&E) Reports on time each year under SLFRF compliance reporting guidelines and ties reported expenditures directly to approved ARPA projects and eligible use categories, demonstrating ongoing progress toward the program’s goals.

**FAA – Airport Improvement Program (AIP):** The AIP grant was accepted and matched by City and State funds through Council resolutions and is managed by the Public Works Director and Public Works Program Manager, with fiscal oversight by the Finance Director. The contractor or Program Manager submits monthly progress reports to the FAA Lead Airport Planner describing work completed, upcoming tasks, and any schedule or budget issues. The Finance Department submits monthly reimbursement requests through the Delphi eInvoicing System with required forms (e.g., SF-271) and supporting documentation, and files the Federal Financial Report (SF-425) on time annually. Project activities, invoicing, and progress reporting are consistent with the award schedule and scope, and there have been no compliance or reporting deficiencies.

**FTA Section 5311 – Formula Grants for Rural Areas:** Transit services funded by Section 5311 are overseen by a Transit Manager through the Solano Transportation Authority and a Transit Consultant, with fiscal management by the City’s Finance Director. Grant applications and reimbursement requests are submitted in the BlackCat Transit Data Management System with supporting documentation, and each reimbursement package is reviewed and signed by the City Manager before submission. Compliance reporting, including the National Transit Database (NTD) report and the Transit Operator Financial Transaction Report, is prepared by the Transit Manager and Transit Consultant and reviewed and submitted by the Finance Director. These systems ensure that the City makes and documents regular progress toward grant goals, that draws are tied to eligible operating expenses, and that all financial and performance reports are submitted accurately and on time in accordance with FTA and Caltrans requirements.

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**1. Applicant Eligibility**

- a) The City of Rio Vista, California, is eligible to apply for the EPA Brownfields Cleanup Grant as a unit of local government as defined under 2 CFR 200.1
- b) The City of Rio Vista is not exempt from Federal taxation under section 501(c)(4) of the IRC.

**2. Previously Awarded Cleanup Grants**

The City affirms the Former Rio Vista Army Reserve Center has not received funding from a previously awarded EPA Brownfields Cleanup Grant

**3. Expenditure of Existing Multipurpose Grant Funds**

The City of Rio Vista affirms it does not have an open Multipurpose Grant.

**4. Site Ownership**

The City of Rio Vista acquired the property through a quitclaim deed on April 14, 2003.

**5. Basic Site Information**

- a.) Site Name: Rio Vista Army Reserve Center
- b.) Site Address: Beach Drive on the Sacramento River (APN 0049-320-060)  
Rio Vista, California 94571  
Solano County

**6. Status and History of Contamination at the Site**

- a.) Environmental investigations conducted through EPA's Targeted Brownfields Assessment confirmed hazardous-substance contamination consisting mainly of lead and organochlorine pesticides in shallow soils along building dripline areas.
- b.) The site's conditions are a result of its military and industrial history. The Army acquired the property in 1911 and used it for Delta reclamation work, storage, vessel and pontoon repair, and equipment maintenance. During World War II, activities shifted toward the preservation of harbor craft, a process that involved fuels, coatings, and solvents. The City acquired the property through a 2003 quitclaim deed that discloses remaining hazards in the buildings and soils. The site remains fenced and closed to the public, and only extremely occasional interim uses of the launch ramp have occurred by the State for fish studies and to move equipment.
- c.) Mid-century construction methods introduced ACM and LBP into nearly every structure. The Army also documented localized releases from a fuel tank, electrical equipment, and buried metal during the 1990s and early 2000s; these areas were excavated, cleaned, or removed as required under BRAC and CERCLA §120(h).
- d.) In 1952, the site became an Army Reserve storage and training center and continued in that role until closure in 2002. Routine painting, pest control, equipment servicing, and fuel handling generated residues that settled into shallow soils near building foundations. The site currently contains twelve vacant structures in deteriorated condition with

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asbestos-containing material (ACM) and lead-based paint (LBP), documented in the City's 2003 federal quitclaim deed. Some structures also include PCB-containing caulk. Petroleum impacts linked to a former underground storage tank and transformer pads were investigated and addressed before the Army transferred the property, and those areas received recommendations for no further action. No active groundwater issues or unresolved petroleum releases remain.

**7. Brownfield Site Definition**

The City affirms the site is:

- a.) NOT listed (or proposed for listing) on the National Priorities List (NPL);
- 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 US government.

**8. Environmental Assessment Required for Cleanup Grant Applications**

- Phase II Environmental Site Assessment (ESA) - August 2025
- Finding of Suitability to Transfer (FOST) Report (completed prior to acquisition) – May 2002
- Base Realignment and Closure Project Management Plan (completed prior to acquisition) – March 2002
- Environmental Baseline Survey (completed prior to acquisition) – February 2002
- Environmental Baseline Report (completed prior to acquisition) – March 1997

**9. Site Characterization**

- a.) Not Applicable
- b.) Not Applicable
- c.) The City of Rio Vista has received a letter from the Department of Toxic Substances Control (DTSC) confirming that the Rio Vista Army Base cleanup scope is dominated by hazardous building materials, including asbestos-containing materials, lead-based paint, and potential PCB caulk, which fall under Cal/OSHA, NESHAP, HUD lead requirements, and TSCA, not the State's voluntary cleanup or Site Cleanup Program authorities.

A Phase II Environmental Site Assessment consistent with the framework of ASTM E1903-19 was completed under EPA's Targeted Brownfields Assessment program on August 29, 2025. The work was performed and certified by an Environmental Professional as defined in 40 CFR § 312.10. Based on the documented soil and building-material data, the Environmental Professional has certified that the site has a sufficient level of characterization for remediation work to begin. The Phase II ESA delineates the remaining contaminants, lead- and pesticide-impacted shallow soils near building perimeters and hazardous building materials in the twelve onsite structures, and provides enough information to proceed with abatement, demolition, and soil removal. No additional assessment is required before initiating cleanup. If limited confirmatory sampling is needed during abatement or waste profiling, it will occur during remedial implementation and will not delay the start of cleanup activities

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**10. Enforcement or Other Actions**

The City affirms there are no known ongoing or anticipated environmental enforcement actions, orders, or inquiries related to the Rio Vista Army Base site for which Brownfields Cleanup Grant funding is being sought. The City has not received any notices, inquiries, orders, or directives from federal, State, or local agencies asserting liability or requiring additional corrective action beyond what was already completed by the U.S. Army prior to conveyance. The environmental concerns identified at the property (asbestos-containing materials, lead-based paint, potential PCB caulk, and localized soil contamination) are being addressed voluntarily through the Brownfields Program rather than through enforcement mechanisms.

**11. Sites Requiring a Property-Specific Determination**

The City affirms that the site does not require a Property-Specific Determination. The Rio Vista Army Base is not subject to CERCLA removal actions, CERCLA unilateral or administrative orders, RCRA corrective action requirements, RCRA land disposal unit closure requirements, TSCA PCB remediation requirements, or any cleanup funded by the LUST Trust Fund. None of the conditions listed in the FY26 Brownfields Cleanup Grant guidelines requiring a Property-Specific Determination apply to this site.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

**a) Property Ownership Eligibility – Hazardous Substance 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:**

The City of Rio Vista qualifies for the CERCLA §101(20)(D) exemption for units of State or local government that acquire contaminated property **through a uniquely governmental function** and did not cause or contribute to the release of hazardous substances.

The Former Rio Vista U.S. Army Reserve Center was conveyed to the City by the U.S. Department of the Army through a Quitclaim Deed on **April 14, 2003**, following the Army's closure of the installation under the Defense Base Realignment and Closure (BRAC) program. Acquisition of a decommissioned federal military installation through BRAC is a non-voluntary governmental transfer resulting from federal defense policy and is recognized by EPA as a uniquely governmental function consistent with CERCLA §101(20)(D). The City did not negotiate a purchase price, did not compete for the property in a private-market transaction, and did not obtain the site through any commercial motive; instead, ownership transferred as part of an intergovernmental disposal action required by federal statute.

All disposal of hazardous substances occurred prior to the City's acquisition, during the Army's period of ownership from 1911 to 2002. Environmental records, including the Phase II Environmental Site Assessment, ABCA, and the Army's own CERCLA §120(h) deed

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notifications, show that remaining contamination reflects historic Army operations, including use of lead-based paint, pesticides, asbestos-containing materials, PCB-containing caulk, and localized releases from former fuel storage, transformers, and buried metal.

**The City affirms that it has not caused or contributed** to any release or threatened release of hazardous substances at the site. Since acquiring the property, the City has not arranged for the disposal or transport of hazardous substances, and the site has remained vacant, fenced, and closed to public access. Because the City obtained the property through an intergovernmental transfer constituting a uniquely governmental function, and because the City did not cause or contribute to the contamination, the City is exempt from CERCLA §107 liability for pre-existing contamination under CERCLA §101(20)(D).

**ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY:**

Not Applicable

**iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY:**

**(1) Bona Fide Prospective Purchaser Liability Protection**

**(a) Information on the Property Acquisition**

- (i) The City acquired the property through a quitclaim deed.
- (ii) The City acquired the property on April 14, 2003
- (iii) The City is the sole owner of the property and has a fee simple title subject to use restrictions.
- (iv) The City acquired the property from the U.S. Department of the Army.
- (v) The City does NOT have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the site.

**(b) Pre-Purchase Inquiry**

- (i) Several environmental site assessments were performed prior to the City's acquiring the property and after acquisition. The following are the primary documents detailing prior assessments.
  - Phase II Environmental Site Assessment (ESA) (completed by City) - August 2025
  - Finding of Suitability to Transfer (FOST) Report (completed prior to acquisition) – May 2002
  - Base Realignment and Closure Project Management Plan (completed prior to acquisition) – March 2002
  - Environmental Baseline Survey (completed prior to acquisition) – February 2002
  - Environmental Baseline Report (completed prior to acquisition) – March 1997
- (ii) The City affirms that in October 2024, the EPA determined that the Environmental Baseline Survey and FOST completed prior to

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acquisition were acceptable for meeting the All Appropriate Inquiries (AAI) requirement within 180 days of acquisition.

(iii) The City affirms that the appropriate updates were conducted in the original assessment within 180 days prior to acquisition of the property and is acceptable to meet all AAI requirements.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City acquired the property. The City of Rio Vista affirms that at any time, the City has not arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

The property has not been used by the City since taking ownership on April 14, 2003. The property has been vacant since acquisition.

(e) Continuing Obligations

(i) The City closed the site to all public use and ceased all operational activity at the property. No industrial, commercial, or storage uses have been conducted since acquisition, and the City has not stored, handled, or disposed of hazardous substances on site. Buildings have remained vacant, and the City has avoided any renovation, construction, or maintenance activities that would disturb asbestos-containing materials, lead-based paint, or contaminated soils.

(ii) The City has maintained perimeter fencing, locked gates, and “No Trespassing” signage to prevent unauthorized entry that could damage buildings or disturb contaminated soil. The City has kept all structures unoccupied.

(iii) To limit exposure, the City has kept the site fenced and closed to the public and prevented contact with the site. Only environmental assessment work has been conducted under health and safety procedures established by an Environmental Professional.

The City confirms its commitment to:

- (i) Comply with land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) Assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) Comply with information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) Provide all legally required notices

**iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT:**

Not Applicable

**13. Cleanup Authority and Oversight Structure**

- a.) The City of Rio Vista will not enroll the Rio Vista Army Base in a State response program because the cleanup needs involve asbestos-containing materials, lead-based paint, potential PCB-containing caulk, and localized shallow soil impacts from lead and

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organochlorine pesticides. These materials are regulated through federal and state hazardous building material rules rather than a state regulatory oversight authority. To ensure adequate oversight, the City will conduct all cleanup activities under the direction of an Environmental Professional (as defined in 40 CFR §312.10) and retain environmental consultant(s) and licensed abatement contractor(s) with experience in ACM, LBP, PCB materials, and contaminated soil management. The cleanup process will be done in compliance with all applicable regulations, including NESHAP, Cal/OSHA asbestos regulations, HUD lead-safe requirements, TSCA PCB rules, and California hazardous waste management requirements. As needed, the City will also consult directly with EPA Region 9 to confirm that cleanup methods, sampling, and disposal practices remain protective of human health and the environment.

- b.) Access to adjacent or neighboring properties is not required to complete the cleanup. Impacted soils are limited to building dripline areas within the site boundary, and all hazardous building materials are confined to the existing structures. Phase II ESA and ABCA did not identify contamination extending beyond the site's perimeter, and no off-site sampling, monitoring, or right-of-entry agreements are necessary for the planned remediation activities.

#### **14. Community Notification Documents**

- a.) Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

The ABCA for the Rio Vista Army Reserve Center (Site) and the draft application to the EPA's Brownfield Cleanup grant were made available for public review and comment on **January 5, 2026**. These documents summarize information about:

- The proposed cleanup;
- The cleanup alternatives considered; and
- The site and contamination issues and cleanup standards.

- b.) **Community Notification Ad**

A request for public input was published on **December 24, 2025, and December 31, 2025**, in the *Rio Vista Beacon*. The ad announced the Public Meeting and the availability of the application and ABCA posted on the City website, along with instructions on how to submit comments beginning on January 5, 2026. A dated image/screenshot of the website where these documents were posted is also attached to this proposal along with the advertisements.

- c.) **Public Meeting**

The draft application and ABCA were discussed during an in-person public hearing on **January 8<sup>th</sup>, 2026, at 5:00 p.m. Pacific Time**. The City documented participant attendance at the meeting.

- d.) **Submission of Community Notification Documents**

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

- a copy of the ABCA;
- a copy of the newspaper ad and dated image/screenshot of the website that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at least **14 calendar days** before the application was submitted to EPA;
- a copy of the meeting agenda and attendance sheet;

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- the comments received;
- meeting summary notes which includes the City's response to the public comments

**15. Contractors and Named Subrecipients**

Not Applicable



**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**

December 23, 2025

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

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD CLEANUP GRANT APPLICATION FOR \$1,900,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) acknowledges and supports the City of Rio Vista's application for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant (USEPA Grant) for the approximate 28-acre property located along Beach Drive in Rio Vista, California and identified by Solano County Assessor's Parcel Number: 0049-320-060 (Site). The City of Rio Vista is requesting a funding amount of \$1,900,000 to cover the cost of environmental cleanup activities at the Site.

The City of Rio Vista resides along the Sacramento River, approximately 50 miles south of the City of Sacramento within the eastern end of Solano County. According to the United States (U.S.) Census Bureau, the City of Rio Vista is home to approximately 10,000 residents. [CalEnviroScreen](#) is a screening methodology tool from the Office of Environmental Health Hazard Assessment of the CalEPA that shows cumulative impacts in California communities that are disproportionately burdened by multiple sources of pollution. According to CalEnviroScreen 4.0, the Site resides in a census tract with an overall percentile of 78 with 100 being the most impacted.

From approximately 1911 to 1992, the Site was home to the U.S. Army. The City of Rio Vista also hosts a U.S. Coast Guard station, established in 1963 and adjoins the Site to the south. According to an Interim Removal Action Technical Memorandum from 2001,

the Site was initially established as a dockyard for river control activities by the U.S. Army Corps of Engineers. During the 1950s it was used by the U.S. Army Transportation Corps to store and maintain harbor craft. Between 1974 and 1989 the Site was primarily used for training deck crew, amphibious Army Reserve units, and ship maintenance. Following 1989, the Site became a sub-installation of Fort Lewis. Investigation and remedial activities of releases of hazardous substances to the environment were overseen by USEPA, DTSC, and the Central Valley Regional Water Quality Control Board.

Ownership of the Site was transferred to the City of Rio Vista in 2002 and has remained closed to the public since due to identified health and associated risks. In 2025, the City of Rio Vista conducted Phase I and Phase II Environmental Site Assessments (ESAs). The Phase II assessment identified localized shallow soil impacts from lead and organochlorine pesticides in building dripline soil. All twelve buildings on the property contain asbestos-containing materials and lead-based paint, documented through hazardous materials surveys and disclosed in the federal deed. Some structures also contain potential polychlorinated biphenyl (PCB) containing caulk. The buildings are in deteriorated condition, increasing the risk of material degradation if left unaddressed.

With the USEPA Grant funding, the City of Rio Vista would like to fund the Site cleanup of lead-based paint, pesticides, asbestos, and possible PCBs. The USEPA Grant would also support subsequent reuse of the Site which would expand public recreation, attract tourists, and visitors to the area.

The primary cleanup activities proposed under the USEPA grant will address hazardous building materials. As such, the majority of the Site cleanup does not appear to be eligible to be enrolled in DTSC's Voluntary Cleanup Program. Although, a small component includes work eligible under a DTSC voluntary agreement, the City of Rio Vista has indicated they do not plan to enroll in a regulatory oversight agreement to oversee the proposed cleanup.

DTSC looks forward to the possible award of the USEPA Grant to the City of Rio Vista to facilitate the success of the environmental cleanup of the Site. Even though DTSC is not the oversight agency for the cleanup of hazardous building materials, DTSC is supportive of the City of Rio Vista's application. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for any eligible activities covered by the USEPA Grant. 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.

Lisa Hanusiak  
December 23, 2025  
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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](mailto: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-Abassi  
Brownfield Development Manager  
Site Mitigation & Restoration Program  
Department of Toxic Substances Control  
[Maryam.Tasnif-Abassi@dtsc.ca.gov](mailto:Maryam.Tasnif-Abassi@dtsc.ca.gov)