



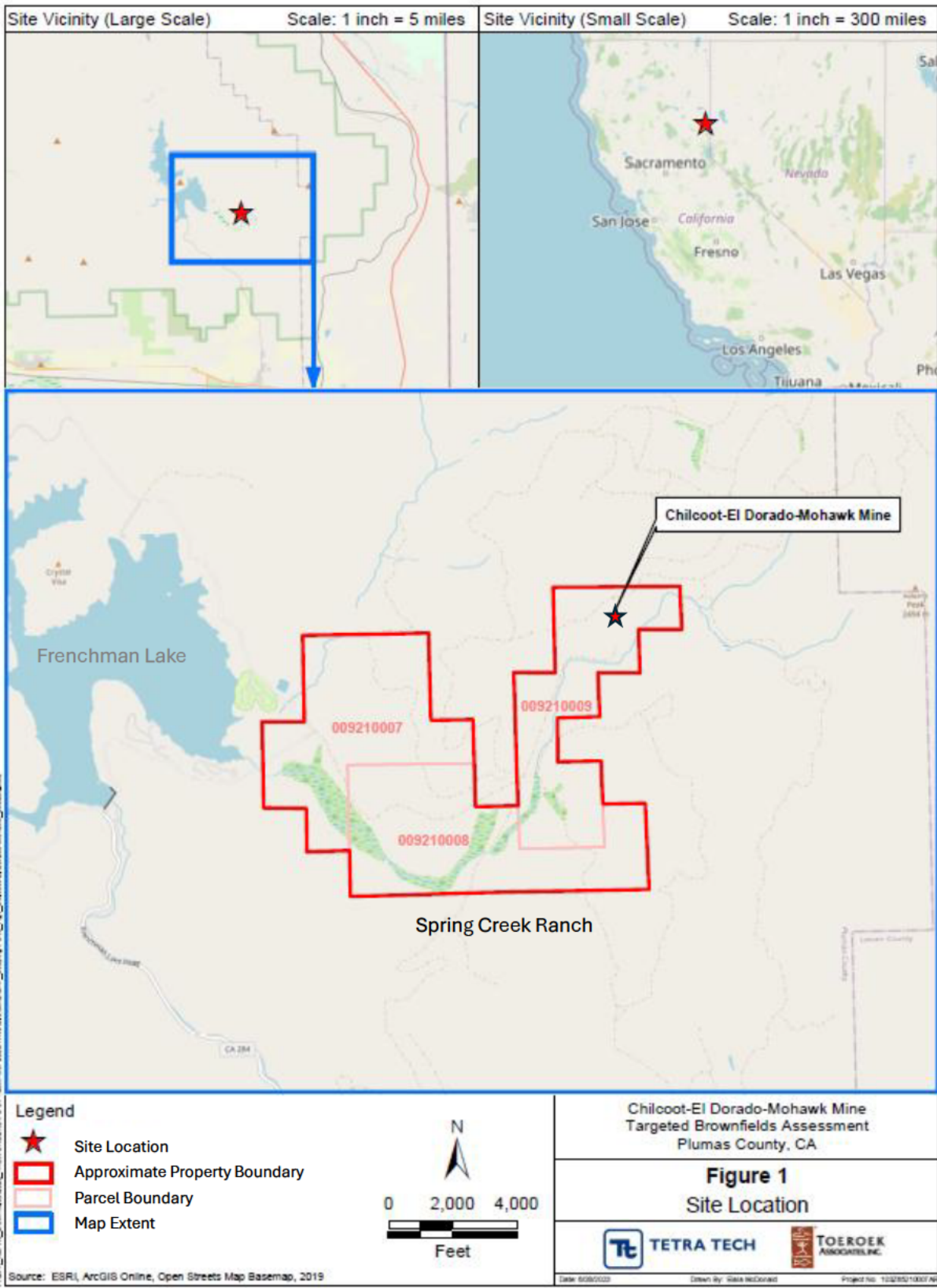
Application Information Sheet

1. **Applicant Identification:** Feather River Land Trust, PO Box 1826, Quincy, CA 95971
2. **Website URL** – frlt.org
3. **Funding Requested:**
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$1,925,787.00
4. **Location:** The property is in unincorporated eastern Plumas County, California. It is located approximately five miles north of the town of Chilcoot, CA and is surrounded by Plumas National Forest lands.
5. **Property Information** – The property is known as Spring Creek Ranch. It has no specific street address. It is located at the intersection of Frenchman Eastshore Road and Plumas National Forest Road 24N88 in Chilcoot, CA 96105. (Map attached)
6. **Contacts:**
 - a. **Project Director:** Shelton Douthit, Conservation Director, 951-692-1600, sdouthit@frlt.org, c/o Feather River Land Trust, PO Box 1826, Quincy, CA 95971
 - b. **Chief Executive:** Corey Pargee, Executive Director, 530-283-5758, cpargee@frlt.org, c/o Feather River Land Trust, PO Box 1826, Quincy, CA 95971
7. **Population** – The site is in unincorporated Plumas County, CA (2023 population of 19,131). The closest town is Chilcoot-Vinton, with a 2020 CDP population of 446.
8. **Other Factors:**

Applicable Other Factor	Narrative Page #
Community population is 15,000 or less	1
The proposed brownfield site is impacted by mine-scarred land.	2
The proposed site is adjacent to a body of water.	1
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3

9. **Releasing Copies of Applications** – Not applicable

Application Information Sheet (Map)



FY.26 EPA Brownfield Cleanup Application Narrative – Mohawk Mine at Spring Creek Ranch

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Overview of Brownfield Challenges and Description of Target Area – Feather River Land Trust (FRLT), a 25-year-old 501(c)(3) nonprofit organization whose mission is to conserve the lands and waters of the Feather River region and steward their ecological, cultural, and educational values for current and future generations, is applying for EPA Cleanup funds to address contamination from operations of the long-inactive Mohawk Mine (Site) at Spring Creek Ranch (Property) in mountainous eastern Plumas County, California. The Mohawk Mine on the Property was originally developed for copper mining and was actively worked from 1905 to 1915. Many hard rock mines in the area stretching back to the mid-1800s remain contaminated mainly due to lack of funding for cleanup and capacity of this low, shrinking-population rural county and its small local government to identify these kinds of threats and take necessary steps to clean them up. The Mohawk Mine and its waste rock pile are directly adjacent to and uphill from perennial Spring Creek, a tributary to Frenchman Lake, which is a key supply of drinking water to local residents and millions of Californians through the California State Water Project. FRLT executed a purchase agreement for the 1640-acre ecologically rich property in March 2020 and subsequently secured a loan and purchased it in June 2021, to effect transfer of this important inholding to the Plumas National Forest (PNF) with funding from the Land and Water Conservation Fund (LWCF).

The Property is within the homelands of the Washoe Tribe of Nevada and California, present since time immemorial, and has also been used seasonally by the Mountain Maidu people. It includes a four-mile stretch of Spring Creek, aspen- and willow-lined riparian areas, many acres of wet meadows, stunning rock outcroppings, shrubland and pine forest. The Property is used by multiple endangered wildlife species, including bald eagle and gray wolf, and supports a large population of the rare plant *Ivesia aperta* var. *aperta*. This region was colonized in the mid-1800s, and the area's economic base developed from resource extraction (mining, timber). In recent years, the economy has begun to pivot toward tourism and recreation. This area in Plumas County is very popular for recreation, including swimming and fishing in the streams, rivers and lakes; hunting (a lottery-based premium Rocky Mountain mule deer zone); hiking; wildlife viewing and more. The adjacent Frenchman Lake Recreation Area draws 34,000 overnight campers and 14,500 day users annually. Local populations and recreational visitors using the area and its waters have the potential for exposure to contaminants from Mohawk Mine. In addition, Spring Creek contributes its waters (and entrained contaminants) downstream into the California State Water Project, which provides drinking water for 27 million Californians and irrigation water to 750,000 acres of California farmland.

FRLT is applying for a Brownfields Cleanup Grant to clean up the Site so the Property can be absorbed into the Plumas National Forest, and no longer be a contamination threat to visitors, wildlife and downstream users. The Forest Service (USFS) has made it clear that it will not proceed with the planned purchase of the Property from FRLT until the Site has been remediated and that only Alternative 2 in the Analysis of Brownfields Cleanup Alternatives (ABCA) will allow the USFS to move forward with the acquisition. As a small nonprofit in an under-resourced area, FRLT does not have the funds for the cleanup and has continued to accrue interest on the loan. While the LWCF was secured for the USFS conveyance in 2021, the transaction and reuse has been delayed due to the suspected contamination of the mine waste pile, which was confirmed through the Targeted Brownfield Assessment (TBA) Phase II.

The population of Plumas County is < 20,000. The nearest community to the Site is ~five miles downstream, the Census Designated Place (CDP) of Chilcoot-Vinton, with a population of 446. The Property and CDP are within Census Tract 3 of Plumas County (Target Population). This Severely Disadvantaged, Economically Distressed census tract (population 5,394) is nearly one-quarter seniors, and has higher rates of extremely low-income households, asthma, COPD, heart disease, and high blood pressure than national averages. Neither the town nor County has resources for the cleanup. The EPA Cleanup grant will allow FRLT to remediate the Site, thereby protecting vulnerable populations, to secure the needed “No Further Action” letter from the State Water Board, and then proceed with the reuse strategy that will improve low- and no-cost recreation opportunities for this severely disadvantaged community.

1.b. Description of Proposed Brownfield Site – The Mohawk Mine (Site) is roughly five acres of the overall 1,640-acre Spring Creek Ranch (Property). The Site is vacant mine-scarred land. Copper was the primary commodity, with minor amounts of gold, silver, lead, and molybdenite mined from the Site. The Property, which is surrounded by Plumas National Forest (PNF), was homesteaded between 1883 and 1892, and has been used for timber production, mining, and for cattle grazing, which ceased in 2018. USFS roads pass through the Property, providing forest access. In 2021, two weeks after FRLT acquired the Property, the Beckwourth Complex wildland fire burned the Property. While there had been a few remnant historic structures on the Property before the fire, only a few rock foundations remain. Environmental assessments (Phase I and II) of the Mohawk Mine revealed the potential for Acid Mine Drainage (AMD) from mine waste and the contamination of soil, sediment, and surface water from metals. Soil samples contain elevated concentrations of antimony, arsenic, cadmium, cobalt, copper, iron, lead, manganese, molybdenum, selenium, silver, thallium, uranium, vanadium, and zinc that exceed at least one applicable screening level. As such, the material is classified as Group B mining waste (CA Title 27, Section 22480). Sediments have concentrations of arsenic, copper, and vanadium, and surface waters have concentrations of boron, iron, and mercury that exceed screening levels.

1.c. Reuse Strategy and Alignment with Revitalization Plans – Spring Creek Ranch was purchased by FRLT to effect a transfer from private to public ownership for inclusion into PNF adjacent to the Frenchman Lake Recreation Area, consistent with the **PNF Land & Resource Management Plan**, Goal 16a. Site cleanup implementing ABCA Alternative 2 is a hurdle that must be cleared for the Forest Service to proceed with the conveyance, in large part because no Institutional Controls will be required following cleanup. Once the cleanup is completed, the acquisition by PNF can proceed. Once the USFS takes possession, the Property will no longer be at risk from development, and the public will be able to enjoy its many resources. The intended re-use of Spring Creek Ranch, in the words of PNF:

“Communities in eastern Plumas County depend directly on the lands of the Plumas National Forest to support their growing recreation and tourism economy. These industries are bringing new economic vitality to a part of California that is still transitioning from its historic reliance on timber extraction. Plumas National Forest can support the growth of the region's recreation and tourism economy by embracing the multiple uses and values of national forest lands and working to enhance the visitor experience at key destinations such as Frenchman Lake. Acquisition of the Spring Creek Ranch will do just that, providing access to 1,640 acres for world-class outdoor recreation experiences using new trails, dispersed campsites, and other future offerings. Recreation-based tourism generates jobs for area concessionaires, contractors, outfitters, guides, conservation groups, educational institutions, and outdoor recreation groups. Trails and facilities projects can make excellent use of job corps programs such as the California Conservation Corps, which invests in youth to develop job skills and land management ethics. Watershed restoration and forest health projects on Spring Creek Ranch can also enhance economic opportunities for area residents, encouraging social and economic diversity, community infrastructure and innovation, and new business and job opportunities in Plumas and Sierra counties. Collectively, investment in this project is a strategic investment in the socioecological resilience of economically vulnerable local communities.” (Plumas National Forest LWCF Application for Spring Creek acquisition, October 2020)

FRLT worked collaboratively with PNF, State agencies and local grassroots organizations to seek input and build support for the reuse strategy. California Department of Fish and Wildlife (CDFW) ranked the Property as a priority acquisition as part of its **Dixie Mountain Conceptual Area Protection Plan** because of its size, status as an inholding within the PNF, potential to expand and enhance wildlife-oriented recreation, and due to its abundance of water, wildlife, and recreational resources. In her letter representing the people of Plumas County, County Supervisor Simpson points out the alignment of the project with the **Plumas County General Plan**, including: by the preservation of open space, recreation, forestry and working lands; by discouraging conversion and encroachment by non-compatible uses on these types of lands within the county; by helping to enhance Plumas County’s appeal as a recreation destination; and by supporting plans and policies in national forest lands that help create new economic activity that benefits the local economy. The meadow downstream of the Site was

identified by the **Sierra Meadows Partnership** – a large collaboration of meadow conservation stakeholders from NGOs, state and federal government, academia, and private consultants – as a high priority for meadow restoration (see Point Blue letter attached).

According to PNF, the project will promote more consistent, cohesive management by consolidating ownership around isolated parcels within National Forest System lands. Incorporation of Spring Creek Ranch into the PNF will reduce boundary management costs, clarify road management, increase opportunities for USFS to improve watersheds and treat hazardous fuels at the landscape scale, and, importantly, by preventing development of housing or other intensive uses on the Property, prevent new wildland-urban interface around Frenchman Lake and potentially decrease future firefighting costs associated with commercial or residential structure protection. It is not in a federally designated floodplain. The elevation of the Property (5,700' – 7,000') provides climate refugia for many wildlife species, including cold spawning flows for the local trout fishery

1.d. Outcomes and Benefits of Reuse Strategy –The Site is subject to extreme weather events that expose the target community to more frequent and severe wildfires, intense rainfall and rain-on-snow events, conditions that pose some of the highest risks for release of Acid Mine Drainage and metal contaminants reaching the creek. In addition, uncontrolled off-highway vehicle use is increasing in the area with direct disturbance to waste rock piles. Removal of the source of contaminants will mitigate these risks. The reuse as public land will allow the Property to continue providing climate resilience benefits, while conserving the wildlife and wild spaces valued by involved community groups. At the heart of the Property is Spring Creek, surrounded by wet meadows and riparian areas. In spring, these meadows act like a sponge, storing snowmelt and slowly releasing it throughout the dry summer. This adds to the long-term storage value of the downstream reservoir, Frenchman Lake, which supplies vital irrigation and livestock water to local ranches, and through the State Water Project, contributes to the state's ability to manage its water supply during extremes such as flooding and drought, while contributing to a major source of hydroelectric power deliveries for the State's power grid. Once the mine is reclaimed, conservation of the Property will ensure these benefits are not lost to development. The reuse strategy will add 1,640 acres to the forest with approximately 115 acres of wet meadows, 4.6 miles of perennial stream, approximately one acre of a rare plant, forest, shrubland, many subsistence food sources (pine nuts, camas lilies, yampah, game), wildlife habitat, and stellar views. The intended reuse will expand recreation opportunities, including stream fishing and dispersed camping in a prime setting, free of the fees that can foster inequity in recreational access. A half-mile creek-side interpretative trail is also planned for the Site once the mine is reclaimed. This trail will include interpretative signage telling the mining history and efforts to restore the watershed, including mine reclamation. Trail construction will involve crews made up of youth from local tribes and Disadvantaged Communities.

“Surrounding communities are in a Disadvantaged Community census tract and rely heavily on outdoor recreation to provide jobs and economic growth. This project would add many acres of diverse terrain to support hiking, hunting, fishing, birdwatching and wildlife viewing, botanical explorations, camping, rock climbing, mountain biking, snow shoeing, and cross-country skiing, to name a few. Local gateway communities can reap economic benefits when visitors seek lodging and restaurants, buy fuel, groceries, outdoor gear, and specialized equipment, or explore local 'Main Street' shops.” (Plumas National Forest, 2020 LWCF application)

Strategy for Leveraging Resources – EPA grant funds will facilitate reuse of the Site and Property, allowing it to be open to the public for passive recreation and outdoor education (through the establishment of mine reclamation-oriented interpretative signage and trail).

1.e. Resources Needed for Site Characterization – The Site characterization from the Targeted Brownfield Assessment is sufficient for remediation to continue.

1.f. Resources Needed for Site Remediation –EPA funding will be sufficient to complete remediation. No additional funding resources are required for the cleanup. FRLT is extremely grateful for the technical assistance being provided by the Sierra Institute for Community and Environment using EPA funds.

1.g. Resources Needed for Site Reuse – Through a joint FRLT-USFS effort, \$2 million in 2021 LWCF has been secured toward Site/Property reuse, the USFS acquisition of the Property, which will allow it to

become an important recreation area for the public for fishing, dispersed camping, hiking, hunting, etc. To demonstrate leveraged funds, the attached Conference Report documents the ranking of Spring Creek for USFS LWCF funds (8 in the nation) and the funding amount secured. A second key secured resource is \$500,000 for meadow restoration from Point Blue Conservation Science with funding from the California Wildlife Conservation Board (see attached letter). By addressing erosion and head-cutting in the meadow, the meadow restoration project will slow the stream and reconnect the flood plain, reducing sediment transport, and, importantly, increasing the filtration and carbon storage capacity of the meadow. These benefits will enhance Site re-use by improving the health of the meadow and stream for wildlife use, recreation, and water quality, along with the capacity to support important indigenous food source plants, such as camas lily and yampah, which rely on wet meadows.

1.h. Use of Existing Infrastructure – Existing County and USFS roads to and through the property are the infrastructure needed for remediation and reuse. These roads will be improved for project implementation as required by the County and USFS. A permit from USFS is required for use of National Forest system roads. Permit fees and the cost of road improvements are included in the budget for this Cleanup. Temporary power and water will be supplied by mobile equipment furnished by the Cleanup contractor.

2. Community Need and Engagement

2.a. Community's Need for Funding – Plumas County is a rural northeastern California county with 1.6 million acres and 19,607 people, with population in decline since 2000 (Census Bureau). In the Target Area (Plumas Census Tract 3), nearly a quarter of the population is age 65 or older. According to the CA Department of Water Resources DAC and EDA Mapping Tools, the target area is a Severely Disadvantaged Community and an Economically Distressed Area (2023). The Cleanup grant will help prevent exposure of this disadvantaged community and others downstream to contaminants from mine waste. FRLT owns the Property. As a small non-profit serving a rural low-population, low-wealth region, the organization does not have the resources to pay for the cleanup. Plumas County would need to dedicate ~5% of its discretionary general fund to cover this cleanup, which would mean cuts to vital services. Meanwhile, years are passing with interest accruing on FRLT's loan, and monitoring and management costs continuing – all pulling from FRLT's private/member fundraising.

2.b. Health or Welfare of Sensitive Populations - The Target Area has a disproportionate percentage of seniors – 23.6% vs. 16.2% in CA and 16.9% in the US (Census ACS 2019-23). Generally having lower immunity, the elderly are particularly vulnerable to all exposure pathways to mine wastes. CalEnviroScreen 4.0 indicates that 30% of people in this census tract live below twice the federal poverty level, higher than 54% of the census tracts in California. Many in this Food Desert (USDA Food Access Research Atlas) augment food resources through fishing and hunting, which increases ingestion exposure through consumption of contaminated food sources, and many recreate in close contact with the environment (e.g., swimming, boating, hiking, off-roading). Contact with sediment-contaminated stream and lake water increases dermal and ingestion exposure. Off-roading, vegetative denuding from wildfire and prescribed burning, and firewood collection cause fugitive dusts that increase inhalation hazard. These activities also increase stream loads of contaminants. Regularly exposed to wood smoke (ozone, particulates) from heating, wildfires and prescribed burning, inhalation exposure worsens lung hazards for this vulnerable population. CalEnviroScreen 4.0 lists the drinking water contaminant score, an index of average contaminant concentrations and violations, for this census tract as 581, higher than 68 percent of the census tracts in the state. Sediment loads from the Site are transported to Frenchman Reservoir, which provides drinking and irrigation water to those in the region and throughout the state. The drinking water contaminants of arsenic, cadmium, hexavalent chromium (valence not indicated in the Phase II), lead and copper, which are contaminants detected at the proposed remediation site, are listed at the 91.4, 0.0, 65.5, and 81.9 percentiles for the region. Inputs of mercury, a US EPA National Primary Drinking Water contaminant, to the surface water at the Site contribute to the contaminant load of drinking water for this census tract; mercury causes kidney damage (US EPA, 2006). Environmental factors exacerbating Incidence of Disease and Adverse Health Conditions for the region include: Ozone levels, which at 76.3%, exceed both state (74.2%) and national (61.8%) averages; Wildfire Risk at 44% (CA: 30%; US:

14%); and Extreme Heat (temperatures exceeding 90°F), which ranged between 81 and 100 days for the years 2019 through 2023. This grant will help improve drinking water quality and air quality by allowing FRLT to remove the contaminant source in its entirety. Without the grant, the population and its wildlife are subject to continued exposure that will go unabated.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions - The UCSF Health Atlas identifies the Target Area as subject to higher-than-average health burdens. The Target Area (census tract) is in the 92nd percentile nationally for potential exposure to PM 2.5 particulate matter. Other key Target Area Health Indicators exceeding state and national averages: Asthma rate is 11.3% (CA: 9.8%; US: 10.5%); COPD at 8.7% (CA: 5.5%; US: 7.1%); Heart Disease is 8.7% (CA: 5.7%; US: 6.8%); High Blood Pressure at 36.2% (CA: 28.3%; US: 32.9%); Extremely low-income households at 21.7% (CA: 16.4%; US: 14%) and Persons with Disabilities at 23.5% (CA: 11.3%; US: 13.1%). Health conditions can also be exacerbated by Critical Service Gaps such as limited access to Broadband Internet with 23.9% without access in the Target Area (CA: 7.5%; US: 10.4%) (Health Atlas). This grant will help FRLT to eliminate conditions found at the Site that pose health risks and contribute to greater-than-normal incidence of disease (e.g., fugitive dusts that inflame asthma leading to greater risk for hospitalization).

2.d Economically Impoverished/Disproportionately Impacted Populations - (a) The Gold Rush arrived in Plumas County in 1850, prior to California's statehood, environmental regulations, and enforcement. A legacy of unremediated hard rock mines remain, contributing contamination to other inequities residents experience associated with loss of extractive industries in a low-income, low-population rural area without a source of jobs, public transportation, food access or medical or assistive services. (b) The Cleanup project promotes three benefits by removing a potential source of contamination, by involving community members in project input, and by increasing low-cost outdoor recreation opportunities, including adding dispersed camping opportunities (free) as alternatives to the fee campgrounds at Frenchman Lake. The cleanup will also offer protections for locals and visitors who recreate, hunt and fish on or downstream of Spring Creek Ranch by reducing exposure to contaminants on the ground and in the water. The unknown assimilative capacity of the creek, reservoir, river and State Water Project recommend removal of all headwaters sources of contamination to reduce exposure for the 27 million drinking water users in communities all the way to Los Angeles, many of whom face inequities, as well as contamination of agricultural products consumed locally and around the world. By conserving and preventing development of the Property, it will also continue to function as a water storage area, carbon sink and filter, regulating quantity and quality of water passing downstream, reducing flooding potential, and building drought resilience.

2.e. / 2.f. Community Engagement – Involvement & Roles – Site re-use is the Property becoming part of the national forest, and PNF will engage the public (individuals, organizations) in forest management planning, per the National Forest Management Act, 2012 Planning Rule. FRLT will continue collaborating during the Cleanup project with the many individuals and entities involved over the past five years, including:

- **Sierra Institute for Community and Environment (SI)** - Mission: *Promoting healthy and sustainable forests and watersheds by investing in the well-being of diverse rural communities and strengthening their participation in natural resource decision-making and programs.* Through a US EPA Community-Wide Assessment (CWA) grant, SI is providing engineering and project designing services and will serve as the Qualified Environmental Professional (QEP) for this project, focusing on developing a cost-effective Removal Action Workplan. SI will also assist in community engagement efforts by attending community meetings to help translate and answer questions regarding technical information about the cleanup process as part of the CWA grant. In addition to the CWA grant, the Sierra Institute has received four US EPA Brownfield Cleanup grants and is well-versed in associated requirements. Contact: Martha McAlister (Rural Brownfields Coordinator), brownfields@sierrainstitute.us.
- **FRLT Land Protection Committee** – Includes community volunteers who oversee FRLT land protection projects, including scientific evaluation, transaction due diligence, conformance to policy, and making recommendations to the board of directors. Volunteer community members providing ecological and strategic input and oversight include Ken Roby (Chair, Aquatic Ecologist), Paul Hardy

and Ryan Burnett (Wildlife biologists), and Teri Simon Jackson (retired USFS). Contact via FRLT, info@frlt.org.

- **FRLT Stewardship Committee** – Includes community volunteers who help guide management of FRLT-owned properties who will provide organizational oversight for the cleanup and meadow restoration projects. Volunteer members include Ken Roby, Denny Churchill (Soil Scientist), Alan Morrison (Chair, retired educator), Tamia Marg Anderson (rancher), and Trina Cunningham (Mountain Maidu tribe). Contact via FRLT, info@frlt.org.
- **Point Blue Conservation Science** – Mission: *working to reduce the impacts of climate change, habitat loss, and other environmental threats while developing nature-based solutions to benefit wildlife and people.* Through a California Wildlife Conservation Board block grant, Point Blue is developing a meadow restoration project in areas of erosion along Spring Creek downstream of the mine. Plans include opportunities for local school children to participate through Point Blue’s Students and Teachers Restoring A Watershed program (STRAW) to help build beaver dam analogs, revegetate and possibly monitor areas, while learning about water quality and watershed function. In addition, graduate students may study water quality at the Site. Contact: Ryan Burnett, rburnett@pointblue.org.
- **US Forest Service**–Motto: *Caring for the Land and Serving People.* USFS Region 5 and PNF staff will continue their involvement in all planning at the Site, and once they take possession, will manage the recreational reuse of the Property. Contact: Erika Brenzovich, erika.brenzovich@usda.gov
- **Community Organizations and Agencies** – FRLT and USFS will continue working with local and regional entities to share information about the project and seek input and support, including the Washoe Tribe of Nevada and California (Chairman Smokey, (775) 265-8600), Northern Sierra Partnership, whose mission is *conserving and restoring the Northern Sierra* (Lucy Blake, President, lblake@northernsierrapartnership.org), California Department of Fish & Wildlife–*managing California’s wildlife, plants and habitats* (Josh Bush, Lands Acquisition Coordinator, joshua.bush@wildlife.ca.gov), Friends of Plumas Wilderness–*protecting & maintaining wild places* (Darrel Jury, darrel@plumaswilderness.org), Tahoe-Sierra Valley Chapter of the California Native Plant Society–*increasing understanding, appreciation and conservation of native plants* (Brett Hall, brett@ucsc.edu), Plumas Audubon Society–*promoting the understanding, appreciation, and protection of the Feather River Region’s biodiversity, especially birds* (Ellie Hinrichs, ellie@plumasaudubon.org), City of Portola (City Council, Bill Powers, [REDACTED]), and Plumas County Supervisors’ office (pcbs@countyofplumas.com).
- **Sky View Foundation (Lender)** – The Sky View Foundation, based in Lake Oswego, OR, is a private foundation with a grant-making focus on education, philanthropy, voluntarism, arts, culture and the humanities primarily in California, Ohio, and Kentucky.

2.g. Incorporating Community Input – Through a combination of online and in-person meetings, FRLT’s project Advisory Team, as described in Task 2 below, will meet at least quarterly for updates and input, including Site visits as-needed. FRLT’s committees will have monthly opportunities for input. USFS, Sierra Institute and Point Blue coordination calls will likely occur monthly during periods of activity (possibly less often in winter). FRLT will invite the public for a Site tour, opportunities to review and comment on the proposed cleanup plan (Removal Action Workplan) and will provide periodic updates to the larger community through our ~2400-person email list, our website, and the local online media outlet. If an “interested parties” list of individuals develops, we will send targeted communications to this group via email. All input will be responded to in writing and will be incorporated into the Removal Action Workplan (RAW) when feasible.

3. Tasks, Costs and Measurement

- a. Proposed Removal Action Workplan (RAW)**– In 2024, Tetra Tech, Inc. and Toeroek Associates, Inc. (the Toeroek Team) completed a Phase II ESA of the Site and prepared an ABCA report under an EPA TBA. The Toeroek Team conducted soil, sediment, and surface water sampling. Concentrations of metals in soil, sediment, and surface water samples exceeded both screening levels (SLs) and background levels. Mine waste piles pose the potential for AMD and are classified as Group B mining waste. The

proposed RAW will follow ABCA Alternative 2. Using awarded US EPA grant funding (CA#98T68001), SI will develop the detailed RAW. Cleanup will include excavation of suspect material, temporary stockpiling of waste, confirmation sampling, and off-site disposal of an estimated 1000 cubic yards of material scattered over the 5-acre Site. Analysis of the material will determine final disposal at either a Class I, II, or III facility. There is currently no indication that groundwater cleanup is necessary. Further sampling and analysis will be performed by SI to address any data gaps. Alternative 2 will allow unrestricted use of the Property eliminating the need for Institutional Controls. Staging areas and temporary stream crossings will be restored to a natural state, and appropriate site and erosion control measures will be installed. FRLT and SI's QEPs will monitor the Site regularly during construction and during a 12-month period post-closing.

b. Description of Tasks/Activities and Outputs:

i. Implementation - Non-EPA grant resources, participant support costs, subawards: N/A

EPA-funded tasks/activities	
Task 1 – Project Management & Oversight	Task Lead: FRLT
<p>Kick-off meeting with EPA Grant Manager to coordinate Grant Requirements. Enter into grant agreement with EPA. Establish internal project tracking and accounting. Working with SI (who will be serving as the QEP for the planning phase of this project), prepare project schedule and milestones. Prepare quarterly status reports to ensure the project stays on track and goals are completed in the project timeframe. Check-in weekly with QEP and FRLT staff assigned to this project. Conduct quarterly check-in meetings with SI, EPA, Water Board, USFS, CDFW and Plumas County. Perform necessary project accounting and record keeping. Attend a statewide and a national Brownfield conference.</p>	
<p>Schedule: Weekly check-in calls, quarterly meetings, reporting; May 2026 (notification of Award) – December 31, 2027 (reporting post-construction). Kick-off meeting, May 2026; Schedule and Milestones established, July 2026.</p>	
<p>Outputs: 1 RFP, 6 quarterly/ACRES reports, 6 quarterly reimbursement invoices, travel to conferences, coordination and update meetings.</p>	
Task 2 - Site Cleanup Planning	Task Lead: FRLT/SI
<p>Form project Advisory Team with representatives from Plumas County, California Water Board, U.S. Forest Service (USFS), Washoe Tribe of Nevada and California, Maidu Summit Consortium (or other interested Mountain Maidu entity), and FRLT Stewardship Committee member(s) (local expertise with specific knowledge of the area). Conduct additional sampling as needed to address data gaps from prior Phase 2. Conduct a detailed risk assessment to evaluate risks to human and ecological receptors (funded by SI's CWA Grant). Confirm screen levels and cleanup goals. Comply with NHPA federal crosscutters to protect cultural resources. Provide notification (email, FRLT website, notice in online media outlets) and conduct community Site tour to engage the community and keep the public informed of planned cleanup activities with website updates and e-blasts. Prepare the Removal Action Workplan (funded by SI's CWA Grant), including Site walks and soliciting input from the Advisory Team and the public, addressing comments and concerns, preparing draft and final plans. Solicit proposals and hire qualified construction contractor following EPA Grant requirements and FRLT Policies and Procedures. Develop interpretative signage and materials working with qualified exhibit designer.</p>	
<p>Schedule: May 2026 through September 30, 2026; community outreach, as-needed, at least quarterly</p>	
<p>Outputs: 1 Project Summary for public distribution, 1 HHERA, 1 NHPA documentation, 1 Removal Action Workplan, 1 pre-bid contractor tour, 1 contract, 1 community tour, 3 notes of meetings with public and agencies.</p>	
Task 3: Cleanup, Remediation, & Monitoring	Task Lead: FRLT/SI and Qualified Construction Contractor
<p>Secure permits from appropriate regulatory agencies (CDFW, Water Board, Plumas County, US Forest Service). Prepare Health and Safety Plan (HASP) and Stormwater Pollution Prevention Plan (SWPPP). Improve haul roads (onsite and off-site USFS roads), stream crossings and create staging areas, as needed. Excavate ~1,000 cubic yards of mining waste and sediments with contaminant concentrations above cleanup levels determined by the HHERA. Engage Washoe and Maidu cultural resource monitors to be on-site during excavation. Following excavation, conduct five-point composite confirmation soil and sediment sampling of the walls and floor of each excavation area to ensure contaminant concentrations in remaining soils are below cleanup levels. Stockpile excavated mining waste and sediment on the Site; conduct waste profile characterization; haul excavated mining waste and sediment to appropriate off-site permitted disposal facility/ies. Depending on hazardous and leaching characteristics, waste disposal may occur at an appropriate non-hazardous or hazardous waste permitted facility. Backfill excavated areas with clean fill material, and grade and seed as appropriate. Decommission and recontour all staging/stockpile sites. Revegetate if necessary. Install necessary erosion control measures appropriate to the Site including onsite mulching with chipped woody material, temporary fencing/log barriers and signage. Construct Creekside trail and install interpretative signage.</p>	
<p>Schedule: Spring 2027 (when site conditions allow) through September 30, 2027</p>	

Outputs: Four Regulatory agency permits, 1 SWPPP, 1 HASP, 1 Post-cleanup report by QEP, 1 Soil Sample results report, 2 waste handling manifests, 1 chain of custody and waste acceptance document, 1 No Further Action Letter from the State Water Board. Interpretive trail and signage.

c. Cost Estimates

Budget Categories		Project Tasks (\$)			Total
		Task 1 Project Management & Oversight	Task 2 Site Cleanup Planning	Task 3 Cleanup, Remediation & Monitoring	
Direct Costs	Personnel	\$65,504			\$65,504
	Fringe Benefits	\$19,651			\$19,651
	Travel	\$17,098			\$17,098
	Supplies	\$500		\$2,500	\$3,000
	Contractual		\$47,330	\$104,000	\$151,330
	Construction			\$1,533,600	\$1,533,600
	Other - Permit Fees			\$43,900	\$43,900
Total Direct Costs		\$102,753	\$47,330	\$1,684,000	\$1,834,083
Indirect Costs		\$5,138	\$2,367	\$84,200	\$91,704
Total Budget		\$107,891	\$49,697	\$1,768,200	\$1,925,787

Personnel (Hourly): CD: Conservation Director (\$62), LPM: Land Protection Manager (\$54), OM: Office Manager (\$33), ED: Executive Director (\$64), CS: Communications Specialist (\$30), CL: Communications Lead (\$57); PM: Project Manager (\$34). Staff fringe: 30%.

Task 1: Project Management and Oversight - \$107,891 (w/indirect)

Personnel Costs: Project oversight, 78 weeks x 5 hrs /week (CD)=\$24,180, and 4 hrs/month x 18 months (ED)=\$4608. Coordination, planning, monitoring, mapping (LPM, PM 60 hrs ea=\$5280). 7 project team meetings (CD, LPM x 3hrs ea x 7=\$2,436). 4 site tours (60 hrs x CD+LPM)=\$6960)+2 w/ ED@8hrs ea=\$1024). Grant reports (CD, OM): 6 Quarterly, 4 hrs/report ea x 6=\$2280 + Final Report 8 hrs ea=\$760. Contracting & accounting (OM, 78 hrs=\$2574). Brownfield conferences: 1 regional (CD, ED 32 hrs ea=\$4032), 1 national (CD, ED@40hrs ea=\$5040). Communications & signs (CS@40hrs, CL@90hrs=\$6330). Fringe @ 30%. Travel Costs: Mileage for site visits, project coordination, monitoring, incl for remote staff (CD) oversight; conference attendance: \$7482. CA/other per diem for site visits (\$110x6=\$660). Regional conference, 2 staff=\$3456 (conference, 1 RT flight, parking, per diem). National conf x 2 staff, SLC flights, parking, per diem: \$5500. Supplies (office & field supplies): \$500. Indirect 5%.

Task 2: Site Cleanup Planning - \$49,697 (w/indirect)

Contractual (Estimates from recent contracts): Tribal engagement stipends (\$1330); Cultural and Biological Assessments (\$15,000). Outside PE/PG review of RAW prepared by SI. (\$31,000). Indirect @ 5%.

Task 3: Cleanup, Remediation and Monitoring – \$1,768,200 (w/indirect)

Supplies: temporary signage, fencing, erosion control materials. (\$2500).

Contractual: QEP for project oversight, confirmation sampling, characterization of waste. (\$104,000).

Construction: Excavation & off-site disposal of 1,000 cubic yards of contaminated rock and sediment (including permitting, haul road improvement and site restoration). ABCA cost estimate including two miles of haul road improvement, adjusted to remove HHERA (to be completed by SI) and for inflation; added interpretive trail construction (est. from CCC rates) (\$1,533,600). Permit Fees and Oversight Cost Reimbursement – CDFW stream alt, USFS commercial road use, county mine rec, water board oversight reimbursement (\$43,900). Indirect @ 5%.

d. Environmental Progress Measurement Plan – FRLT and SI will develop a workplan with a detailed schedule of key project milestones, such as HHERA and QAPP completion, outreach events scheduled and conducted, and remediation work, and will track these in an Excel spreadsheet. At least monthly, FRLT will

track and evaluate progress in achieving outputs and milestones against the work plan schedule, in addition to communicating with the QEP and cleanup contractor. FRLT will increase monitoring and communication during the active cleanup phase and act promptly to address any unanticipated changes during this critical period. FRLT will monitor the project budget concurrently with tracking the schedule, and work to address inconsistencies on at least a monthly basis. FRLT will document project outputs, outcomes, and results in quarterly progress reports to EPA and in EPA's ACRES database. FRLT will track these anticipated outcomes (described in Section 3b) from cleanup and development: volume of waste excavated and removed, miles of haul road treated and/or removed, area (square feet) revegetated, number of Off-Highway-Vehicle barriers installed, number of outreach events conducted (community tours and land trust workshops), feet of trail constructed, and number of interpretative signs installed.

4. Programmatic Capability and Past Performance

a. Organizational Structure - Founded in 2000, Feather River Land Trust (FRLT) is a Land Trust Alliance-accredited regional land trust nonprofit employing 13 full-time staff, a contract CPA, and seasonal field crews from spring to fall. FRLT has a core operating budget of ~\$2,000,000/year, with approximately 40% of funding secured through private philanthropy, 20% through restricted endowment funds and 40% through state and federal grants. FRLT has successfully conserved over 100,000 acres with partners, holds conservation easements on 29 properties (64,600+ acres), and owns 3,637 acres across five preserves, plus Spring Creek Ranch. Oversight is provided by a 7-member board of directors with extensive business, science and educational backgrounds. FRLT's volunteer Land Protection and Stewardship Committee members contribute community contacts and expertise (e.g., biology and ranch management) and will provide more direct project input and oversight. FRLT has experience managing millions of dollars in federal, state, and foundation grants for land conservation and stewardship, education and recreation projects, and is nearing completion of a \$12M facilities project at our Sierra Valley Preserve, funded by California Natural Resources Agency and Sierra Nevada Conservancy grants and private funding. FRLT staff will lead community outreach, agency coordination, financial oversight and recordkeeping, and overall project management.

b. Description of Key Staff - The core FRLT team responsible for managing the EPA grant: Executive Director Corey Pargee will provide organizational and grant oversight of program staff and finance, utilizing her 15 years of non-profit operational and development experience. Conservation Director Shelton Douthit, former FRLT ED, will leverage three decades of property cleanup and site restoration experience as the **project director**, hiring and managing consultants and contractors, and overseeing all aspects of grant execution. Kristi Jamason, FRLT's Land Protection Manager will assist with field coordination and public engagement. Records, invoicing and financial management will be provided by FRLT's Operations Manager, Casey Williams, who has multiple years in office management and bookkeeping. Martha McAlster (PhD, Engineer-in-Training) and Kyle Leach (Professional Geologist with over 30 years' experience with abandoned mine cleanup) will serve as the QEPs for the RAW development and serve as on-site technical advisors during the construction phase of the project.

c. Acquiring Additional Resources – FRLT, with the guidance from SI's QEPs, will leverage professional services contractors with the skills, expertise and equipment to complete the cleanup project. Due to the complexity of the Removal Action Workplan, a licensed construction contractor with appropriate experience with hazardous waste removal and grading is required. Contractor(s) will have appropriate insurance and provide an assurance bond. Soil sampling and compliance monitoring will be performed by the SI. As an accredited land trust, FRLT has policies and procedures that cover ethics, legal compliance, board accountability, financial oversight, ensuring sound transactions, and more. FRLT has the internal procedures and experience necessary to retain a cleanup contractor per the requirements of 2 CFR Part 200.

Past Performance & Accomplishments

d/e. Current/Past EPA Cleanup Grants - FRLT has not received an EPA Brownfields Cleanup Grant but has received other federal and non-federal grants. Examples include:

- Natural Resources Conservation Service Regional Conservation Partnership Program** (completed)
 From 2016 to 2021, FRLT was the lead partner, managing a cooperative agreement with the Natural Resources Conservation Service (NRCS, a division of USDA with a mission *to deliver conservation solutions so agricultural producers can protect natural resources and feed a growing world*), The Nature Conservancy and Northern Sierra Partnership. This project mobilized more than \$17 million in state and private funding to leverage \$8 million in NRCS funds to conserve high-quality wildlife habitat and enhance water quality and quantity in the ecologically important Sierra Valley, CA. The project resulted in the conservation of 5,620 acres using NRCS grant funding, another 5,400 acres conserved without use of NRCS funds, and additional projects beyond the agreement period. Through community outreach, the project raised landowner awareness of conservation easements as a tool for achieving conservation and financial goals. The program was successfully completed under multiple cooperative agreements and program contracts.
- Economic Development Administration (EDA) Grant** (in-progress)
 In 2022, FRLT was awarded \$347,274 from the EDA from the FY 2021 American Rescue Plan Act Travel, Tourism, and Outdoor Recreation program. The project is in the contracting and implementation phase. The purpose of the project is to create a first-class, year-round tourism destination at FRLT’s Olsen Barn Meadow Preserve that will have positive long-term economic benefits for the community of Chester, and Plumas County. The following upgrades will draw more visitors: plan and design visitor amenities; develop interpretive information; improve accessibility for people with physical disabilities, including an ADA-compliant parking area, restroom facility and paved pathway; improve the walking route to the barn; restore barn elements; install three benches, and beautiful illustrated interpretive signage.
- EPA Healthy Watersheds Consortium Program Grant** (completed)
 In 2017, FRLT was awarded \$200,000 under the Healthy Watersheds Consortium Grant Program through the US Endowment for Forestry and Communities, which *works collaboratively with partners in the public and private sectors to advance systemic, transformative and sustainable change for the health and vitality of the nation’s working forests and forest-reliant communities*. Successfully completed in 2021, the overall goal of this project was to build FRLT's capacity to protect and steward additional priority areas in the Feather River Watershed. The intended outcomes and progress toward them are as follows:

Increase private funding to grow staffing and sustain capacity	Raised \$7,065,470 in private funding to increase staffing and sustain capacity toward conservation and restoration goals
Secure remaining capital funds from public and private sources to conserve 75,000 acres.	Secured public and private funds and completed 22 land conservation transactions totaling 22,490 acres during the grant period. Several transactions were delayed, but have since been completed, and FRLT has now conserved over 100,000 acres.
Ensure continued community support for surge in land conservation and ecological land management.	Built community support for land conservation and ecological land management through: public access improvements at our preserves, educational events, media coverage, and digital communications, including a new website and e-newsletter to 2,600 subscribers

Compliance with Grant Requirements - FRLT has consistently completed all required reports, which were submitted on time. FRLT was compliant with all terms and conditions of each grant. All outputs and outcomes were reported to the grantor and current open grants are on track for successful completion by the current grant project end dates.

Threshold Criteria

FY.26 EPA Brownfield Cleanup Application – Feather River Land Trust’s Mohawk Mine at Spring Creek Ranch

1. **Applicant Eligibility** - Feather River Land Trust is a 501(c)(3) non-profit organization. FRLT’s IRS Determination Letter is attached.
2. **Previously Awarded Cleanup Grants** - Feather River Land Trust has not previously been a recipient of EPA Cleanup Grant funds, and the proposed site(s) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.
3. **Expenditure of Existing Multipurpose Grant Funds** - Feather River Land Trust does not have an open EPA Brownfields Multipurpose Grant.
4. **Site Ownership** - Feather River Land Trust is the fee simple owner of the Spring Creek Ranch (the Property), within which is the Mohawk Mine (the Site).
5. **Basic Site Information:**
 - a. Name: Mohawk Mine at Spring Creek Ranch (AKA Chilcoot-El Dorado-Mohawk Mine).
 - b. Address: The intersection of Frenchman Eastshore Road and Plumas National Forest Road 24N88 in Chilcoot, CA 96105. Plumas County Assessor’s Parcel Numbers: 009-210-007, -008, and -009.
6. **Status and History of Contamination at the Site:**
 - a. The site is contaminated by hazardous substances generated by past hard-rock mining that could contaminate onsite streams that flow into Frenchman Reservoir and the California State Water Project. No evidence of petroleum contamination has been identified.
 - b. The site has predominantly been used for cattle grazing/ranching, with some timber production and mining. The property is currently recovering from a wildland fire.
 - c. The Site was originally developed for copper mining beginning in 1905, and active mining operations lasted until 1915. The Mohawk Mine and its waste rock sit directly uphill from Spring Creek, a tributary to the Middle Fork Feather River and California State Water Project. The primary commodity from the mine was copper with gold, silver, lead, and molybdenite of secondary or tertiary importance. The Last Chance Sawmill opened on the Site in 1918 and operated until 1927.

A Phase I Environmental Site Assessment identified a Recognized Environmental Condition of the possibility of acid mine drainage (AMD) with suspected concomitant metal contamination. A Targeted Brownfield Assessment Phase II ESA included soil, sediment and surface water sampling. Testing of the mine waste piles documented the potential of AMD resulting in the leaching of high levels of copper that exceeded the soluble threshold limit concentration (STLC); soil samples were classified as Group B mining waste per the California Code of Regulations, Title 27, Section 22480. Soils had metal contamination, with concentrations of antimony, arsenic, cadmium, cobalt, copper, iron, lead, manganese, molybdenum, selenium, silver, thallium, uranium, vanadium, and zinc exceeding at least one applicable screening level (SL). Sediments had concentrations of arsenic, copper, and vanadium exceeding at least one applicable SL. Surface water samples had concentrations of boron, iron, and mercury exceeding at least one applicable SL.

7. Brownfield Site Definition

- a. The Site is not listed or proposed for listing on the National Priorities List.
- b. The Site is 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.
- c. The Site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications – A Phase I ESA was completed by Shelton Douthit Consulting, LLC in 2021. A Phase II Site Assessment was completed in July 2024 by Toeroek Associates, Inc. and Tetra Tech, Inc.

9. Site Characterization – Please find attached a letter from the Central Valley Regional Water Quality Control Board, verifying the site is eligible for the Water Board’s Site Cleanup Program (state voluntary response program), that FRLT intends to apply to the program, and that there is a sufficient level of site characterization from the Phase II environmental site assessment and ABCA prepared for the remediation work to begin.

10. Enforcement or Other Actions - 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 – As a Mine-Scarred Lands (hard-rock mine waste pile), the site does not require a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability – Feather River Land Trust meets the requirements of a Bona Fide Prospective Purchaser.

a. **Information on Property Acquisition** - Feather River Land Trust (FRLT) acquired the property in fee simple in a negotiated purchase from a private owner (the David and Fern Guidici Trust dated June 1, 2012) on June 15, 2021. FRLT has no familial, contractual, corporate, or financial relationships or affiliations with the previous owners or other potentially responsible parties.

b. Pre-Purchase Inquiry:

- i. A Phase I ESA was conducted on the property, in accordance with: Phase I Environmental Site Assessment Process (E1527-13), ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10), and ASTM Standard Guide for Identifying and Complying with Continuing Obligations (E2790-11). The Phase I is dated June 10, 2021. It was prepared for Feather River Land Trust.
- ii. The Phase I was conducted by an Environmental Professional meeting the definition in § 312.10 of 40 CFR 312 and includes a declaration of these qualifications in the written report.
- iii. The Phase I was conducted within 30 days prior to the purchase.

c. **Timing and/or Contribution Toward Hazardous Substances Disposal** - All unearthing of hazardous substances at the site occurred before FRLT acquired the property. FRLT did not cause or contribute to any release of hazardous substances at the site. FRLT has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d. **Post-Acquisition Uses** - The property has been vacant since acquisition.

e. **Continuing Obligations** – Feather River Land Trust has regularly patrolled the property since taking ownership. In addition, we removed fire rings and installed physical barriers in the previous location of the sawmill, as it was evident the public was trespassing and camping in this location. There are not currently institutional controls, cleanup efforts, information requests or requirements for notices with which to comply.

13. Cleanup Authority and Oversight Structure

- a. FRLT intends to apply to the California State Water Resources Control Board's Site Cleanup Program (state voluntary response program) to ensure adequate oversight of the cleanup at the site. The Site Cleanup Program (SCP) regulates and oversees the investigation and cleanup of non-federally owned sites where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. The State Water Resources Control Board (SWRCB) and Regional Boards have legal authority to regulate site cleanup via Division 7 of the California Water Code (WC), State Board plans and policies, and the Regional Water Quality Control Plans (Basin Plans). At the invitation of FRLT, representatives from the Central Valley Regional Water Quality Control Board have been active participants in the collaborative effort to evaluate potential impacts of the Mohawk Mine, including participating in site visits and planning meetings, in reviewing environmental assessments, and commenting on the draft ABCA.
- b. The Mohawk Mine (the Site) is entirely within Property owned by Feather River Land Trust and is accessible via public roads, including US Forest Service system roads that pass through the Property (Spring Creek Ranch). We do not anticipate any impacts to neighboring properties from the remediation effort.

14. **Community Notification** – On December 29, 2025, Feather River Land Trust (FRLT) published a public notice on its website and submitted a public notice to a local online news outlet, The Plumas Sun (Plumas County no longer has a print newspaper), notifying the target community of FRLT's intention to apply for a US EPA Brownfield Cleanup Grant to address known contamination at one of its properties, Spring Creek Ranch. The notice included: FRLT's intention to apply for FY'26 Brownfield Cleanup Grant program funds; meeting date, time and method of involvement; and how to submit questions and comments regarding the application. FRLT's designated web page included links to the ABCA and draft application as well as instructions for participating in the meeting and how to submit questions and comments. Please see the attached documentation, including

- Copy of Public Notices (e-blast and website)
- Meeting Summary, Participant List
- Comments Received with Responses
- ABCA

15. **Contractors and Named Subrecipients** – Not applicable. (FRLT has not selected a contractor or subrecipient.)