

City of Marysville – FY26 EPA Brownfields Cleanup Grant

Application Information Sheet

1. Applicant Identification: City of Marysville | 526 C Street, Marysville, CA 95901

2. Website Url: <https://www.marysville.ca.us>

3. Funding Requested:

- a. **Grant Type:** Single Site Cleanup
- b. **Federal Funds Requested:** \$3,935,720

4. Location: Marysville | Yuba County | California

5. Property Information: Former Hotel Marysville | 0.44-acre parcel (APN 010-176-014) | 420 5th Street | Marysville, CA 95901

6. Contacts

- a. **Project Director:** Jim Schaad | City Manager | (530) 749-3901 | Cell (530) 799-0020
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- b. **Elected Official:** Chris Branscum | Mayor | (530) 749-3901 | (530) 749-3901 | Cell (530) 812-2260 | cbranscum@marysville.ca.us

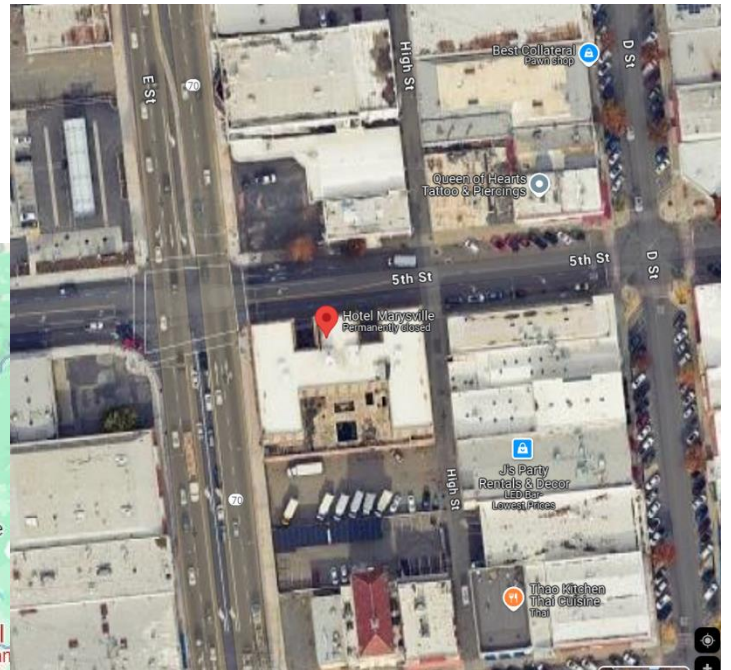
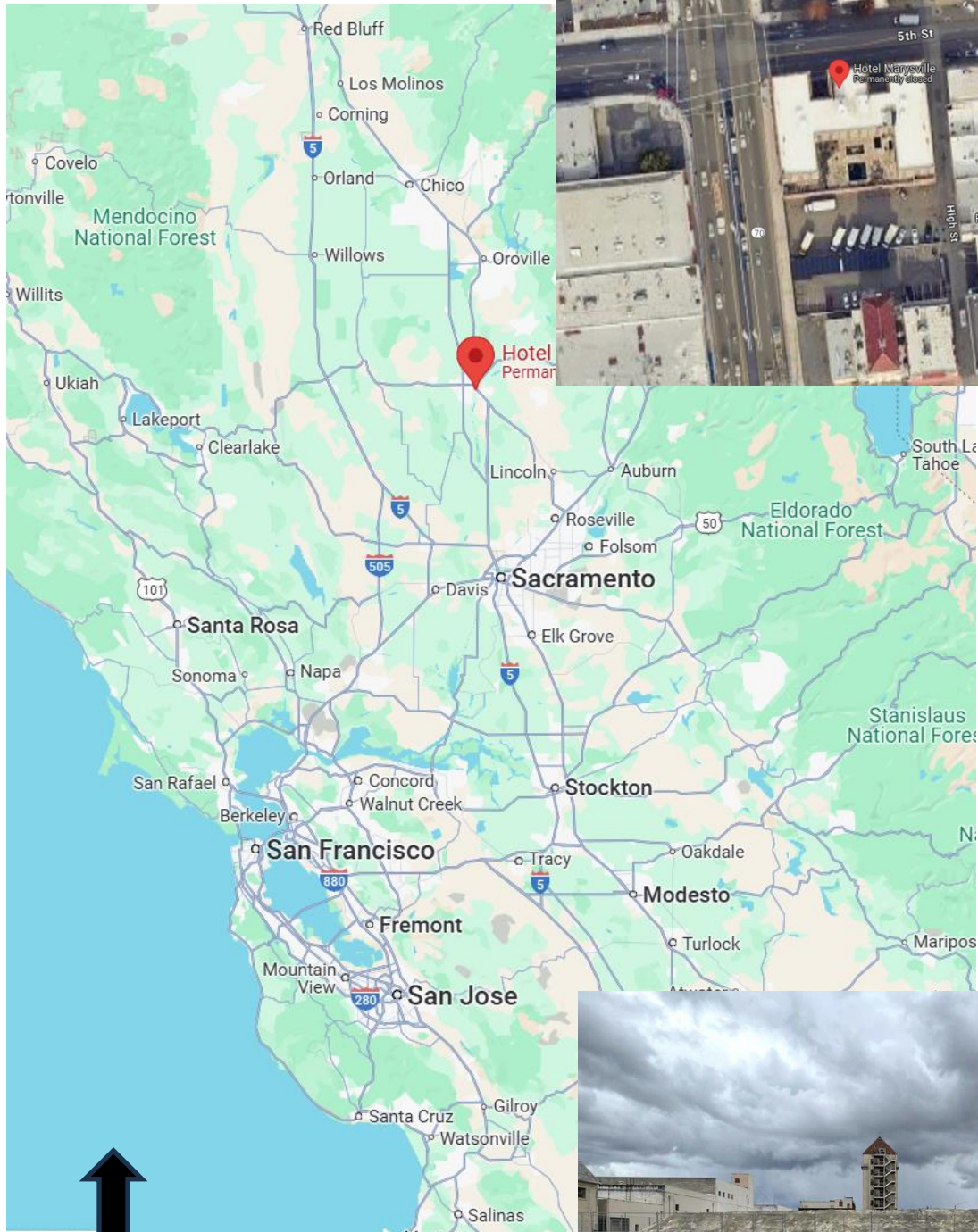
7. Population: 12,844 (source Census.gov)

8. Other Factors:

Other Factors	Page #
Community population is less than 15,000	1
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.	3 & 8
The proposed site is in a federally designated flood plain	1
The reuse of the proposed site will incorporate energy efficiency measures.	2&3

9. Releasing Copies of Application: N/A – The application does not have confidential, privileged, or sensitive information.

AREA MAP:



City of Marysville – FY26 EPA Brownfields Cleanup Grant Narrative

Hotel Marysville Cleanup Project
420 5th Street, Marysville, CA 95901

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

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

The City of Marysville's target area is its historic downtown core (Census Tract 401), surrounding 5th Street and Highway 70/State Route 70. This area is the City's primary commercial district and gateway corridor, but also its most environmentally burdened and economically vulnerable neighborhood, with high renter occupancy, lower household incomes, and sensitive populations including children, seniors, persons with disabilities, and residents with limited English proficiency.

Historic commercial and light industrial uses, including former service stations, auto repair, small manufacturing, storage facilities, and aging commercial buildings containing asbestos- and lead-based materials have created environmental uncertainty and elevated redevelopment risk. Reviews of California EnviroStor and GeoTracker databases indicate approximately 50 suspected contaminated sites citywide, many located in or adjacent to downtown, reflecting petroleum releases, hazardous materials handling, underground storage tanks, and legacy building contamination. Combined with limited municipal fiscal capacity and aging infrastructure, these conditions contribute to vacancy, blight, and suppressed private reinvestment.

EPA Cleanup Grant funding will remove a major source of hazardous material and blight, reduce exposure risks, and eliminate a key barrier to reinvestment. Resolving environmental liability at this priority downtown site will restore market confidence and enable implementation of long-standing downtown revitalization plans.

1.b Description of the Proposed Brownfield Site

The proposed cleanup site is the former Hotel Marysville property at 420 5th Street (approximately 0.44 acres; APN 010-176-014) in the heart of downtown Marysville. The historic building operated as a hotel and later as a hospital and has been vacant for decades. In June 2024, a catastrophic fire caused extensive structural failure and generated contaminated debris. The remaining structure was demolished for public safety; however, debris and impacted materials remain onsite.

Known and suspected contamination and site conditions. Existing information indicates the presence of asbestos-containing materials (ACM) and potential regulated asbestos-containing material (RACM) in demolition debris, lead-based paint residues, and the potential for petroleum hydrocarbon impacts associated with historic building mechanical systems and/or a historic fuel oil tank in the former basement area. The debris piles have been temporarily encapsulated to reduce dust and fiber release, but long-term protection cannot be ensured without permanent removal. The site is fenced, yet it remains a continuing source of risk due to exposure pathways that can be reestablished by weather events, accidental disturbance, or unauthorized entry.

Past and current land uses. The site is currently vacant and occupied by demolition debris. Surrounding land uses are mixed downtown commercial, civic, and residential. The site's location along a primary corridor increases its visibility and amplifies impacts on public safety perception and economic activity.

Due to the known presence of hazardous demolition debris and associated redevelopment risk prospective developers and lenders are unlikely to pursue meaningful site negotiations until cleanup is completed and environmental liability is resolved.

Revitalization of the Target Area

1.c Reuse Strategy and Alignment with Revitalization Plans

Marysville's projected reuse for the former Hotel Marysville site is mixed-use infill redevelopment consistent with the City's adopted planning framework and regional smart-growth objectives.

The reuse aligns with adopted City plans, including the Marysville General Plan (2023 update), Downtown Revitalization Strategy and Streetscape Plan (2022), and Housing Element (2021–2029, State-certified 2022), which designate the downtown core for mixed-use infill redevelopment and reinvestment in underutilized parcels. The reuse also supports the SACOG 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy, which prioritizes infill development in established urban centers.

Following cleanup, the City will pursue a competitive developer selection process to implement a mixed-use concept that may include upper-story housing, ground-floor commercial or community-serving space, and

pedestrian-oriented design. Priorities identified through community engagement include removal of bright and safety hazards, new housing options near services, small business opportunities, and an improved downtown streetscape.

Future redevelopment will comply with FEMA flood hazard requirements and incorporate energy-efficient building systems, heat-resilient design strategies, and stormwater management features. Cleanup of the former Hotel Marysville site is the critical enabling action that allows this projected reuse to proceed, translating environmental risk reduction into public health, economic revitalization, and long-term community resilience outcomes.

1.d Outcomes and Benefits of Reuse Strategy

Cleanup and redevelopment of the former Hotel Marysville site will produce measurable public health, economic, and resilience benefits that directly correlate with the projected mixed-use infill reuse of this high-visibility downtown parcel.

Public health and safety outcomes. Permanent removal and proper disposal of asbestos-containing materials (ACM/RACM) and lead-impacted debris will eliminate key exposure pathways, including airborne fibers, dust, and direct contact, within a pedestrian-oriented downtown corridor. Cleanup will result in the removal of hundreds of tons of contaminated demolition debris, with measurable outcomes documented through waste shipment records and manifests, certified industrial hygienist (CIH) air-monitoring summaries, daily construction logs, and confirmatory sampling (if required). Completion of cleanup will allow the site to meet applicable state and federal health-protective standards and be suitable for unrestricted redevelopment consistent with the projected reuse.

Economic and community outcomes. Cleanup will return approximately 0.44 acres of prime downtown infill land to productive use and remove a long-standing barrier to private investment. Following cleanup, the City will pursue a competitive developer selection process for a mixed-use redevelopment that may include approximately 20–50 upper-story housing units and ground-floor commercial and/or community-serving space, subject to final design and market conditions. Redevelopment is expected to generate approximately 25–45 short-term construction jobs and 10–25 permanent jobs in retail, services, property management, and building operations. Reuse of the site is anticipated to increase assessed property value relative to current vacant conditions and generate ongoing local revenues through property tax, sales tax, and business license activity, while reducing City costs associated with repeated site stabilization, enforcement, and blight response. Increased downtown foot traffic associated with new residential and commercial activity will further support surrounding small businesses and reinforce the City's broader downtown revitalization strategy.

Resilience and sustainability outcomes. Redevelopment within the existing downtown core will advance sustainability and climate resilience by leveraging existing infrastructure and services, avoiding greenfield development, and reducing vehicle miles traveled. Because Marysville is located within a levee-protected floodplain, future redevelopment will comply with local and FEMA flood hazard requirements and incorporate energy-efficient building systems, heat-resilient design features (such as cool roofs and shade strategies), and modern stormwater management and green infrastructure practices. Where feasible, redevelopment will include rooftop solar readiness and/or other energy-efficiency measures, reducing long-term energy demand and improving resilience to extreme heat and climate-related stressors.

Strategy for Leveraging Resources

1.e Resources Needed for Site Characterization

Site characterization is sufficiently complete to support implementation of the cleanup activities described in Section 3. The city will conduct confirmatory sampling as necessary, during and/or following debris and impacted material removal to verify cleanup completion and document that remaining site conditions are protective of the projected reuse. Confirmatory sampling will be implemented as part of cleanup activities and will be documented through chain of custody records, laboratory analytical reports, and clean up completion reporting.

1.f Resources Needed for Site Remediation

EPA Cleanup Grant funds are requested to perform the primary remediation work at the former Hotel Marysville site. The City will contribute non-EPA resources as needed for grant compliance activities and contingency response, including staff time for procurement, contract administration, and coordination with regulatory agencies. The City is also pursuing complementary public and private resources to support full project delivery and reduce the risk of funding shortfalls. The City will ensure compliance with all applicable federal requirements and will avoid duplication of benefits by allocating costs appropriately across funding sources.

1.g Resources Needed for Site Reuse

Current funding status. No reuse or redevelopment funds have been secured for the former Hotel Marysville site at this time. The proposed EPA Cleanup Grant will address the critical environmental barrier to reuse by removing hazardous materials and eliminating redevelopment risk associated with contamination.

Post-cleanup planning and solicitation. Following cleanup completion, the City will issue a Request for Proposals (RFP) to qualified infill development consultants and/or development teams to prepare site-specific reuse concepts, feasibility analyses, and implementation strategies. This process will include community participation through public workshops, stakeholder meetings, and coordination with downtown business and neighborhood groups to ensure reuse plans reflect local priorities and market realities.

Plan development and entitlement. Based on consultant recommendations and community input, the City will refine site reuse plans, establish appropriate development standards, and complete necessary entitlement and permitting actions to position the property for private redevelopment. This step will further reduce barriers to investment and clarify project expectations for prospective developers.

Future funding and resource strategy. The City will pursue a combination of public and private resources to implement reuse and redevelopment of the site. Potential funding sources include:

- State infill and housing programs, such as California Department of Housing and Community Development (HCD) infrastructure and housing incentive programs;
- Low-Income Housing Tax Credits (LIHTC) (as applicable through a selective development partner);
- California Infill Infrastructure Grant (IIG) program (if eligible);
- Affordable Housing and Sustainable Communities (AHSC) Program (if eligible);
- State and regional economic development and infrastructure grants, including programs administered through SACOG and other State agencies supporting downtown revitalization and site readiness;
- Federal economic development and community revitalization programs that support infrastructure, site preparation, and job-creating redevelopment; and
- Private developer equity and financing secured through the competitive developer selection process.

The City will prioritize funding sources and partnerships that support mixed-use infill redevelopment, housing creation, small business opportunities, and community-serving uses within the downtown core.

Long-term implementation. By sequencing cleanup, reuse planning, community engagement, entitlement readiness, and targeted funding pursuit, the City will transform the former Hotel Marysville site from a long-standing source of blight into a catalyst for sustained downtown revitalization.

1.h Use of Existing Infrastructure

The proposed cleanup site is located in the center of Marysville's established downtown grid where municipal water, sewer, storm drainage, roadway access, power, and communications infrastructure already exist. Cleanup and future reuse of the former Hotel Marysville site will primarily leverage this existing infrastructure, limiting the need for new off-site utility extensions and supporting efficient, cost-effective infill development. Most basic utility capacity is already available at the site due to its long-standing urban use. However, future mixed-use redevelopment may require targeted upgrades to onsite and adjacent infrastructure, including potential sewer service capacity improvements, stormwater management features, and streetscape enhancements to support new housing, commercial, and community-serving uses.

To address these needs, the City and selected development partners will pursue infrastructure funding from a combination of sources, including:

- The City's Sewer Enterprise Fund and other applicable municipal capital improvement resources for utility capacity or system upgrades directly supporting redevelopment;
- State and regional infrastructure and infill grant programs, including programs administered by the California Department of Housing and Community Development and SACOG;
- Federal infrastructure and economic development programs that support site-readiness and infill utility improvements; and
- Private developer contributions as part of project entitlements and development agreements.

By relying on existing core infrastructure and strategically targeting incremental upgrades through available enterprise funds and external resources, the City will minimize public costs while ensuring the site is fully positioned for successful mixed-use redevelopment in the downtown core.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a The Community's Need for Funding

Marysville is a small, fiscally constrained city with limited discretionary revenue relative to the scale of hazardous materials cleanup costs at the former Hotel Marysville site. The City's General Fund supports core public safety and essential municipal services, leaving minimal capacity to absorb a multi-million-dollar environmental cleanup without external assistance. Capital reserves are modest, and competing infrastructure needs—aging water, sewer, roadway, and levee-related improvements—further limit available local funding for brownfield remediation.

The proposed target area—Marysville's historic downtown core (Census Tract 401)—is also the City's most economically vulnerable neighborhood. Recent demographic data indicate:

- Median household income in the target area is approximately 60–65% of the statewide median;
- Over 40% of households are renters, limiting resident capacity to finance neighborhood reinvestment;
- More than 25% of residents live below the federal poverty level; and

The area includes a high proportion of seniors, children, and residents with disabilities or limited English proficiency.

These conditions reflect limited local ability—both municipal and household—to address environmental hazards without outside assistance. At the same time, the target area contains a concentration of underutilized and suspected contaminated properties, creating compounding barriers to private investment and local tax base growth.

Cleanup of the former Hotel Marysville site represents a necessary but high-cost intervention that exceeds the City's available financial capacity. Without EPA assistance, hazardous demolition debris containing asbestos, lead-based materials, and suspected petroleum impacts will remain in place, continuing to pose exposure risks and suppressing redevelopment in the City's most distressed neighborhood.

EPA Cleanup Grant funding is therefore essential to remove hazardous materials, reduce public health risk, and unlock reinvestment in downtown Marysville. By addressing environmental liabilities that the City cannot reasonably finance on its own, EPA support will directly advance environmental justice, economic revitalization, and long-term community resilience in a low-income, underserved community.

2.b Health or Welfare of Sensitive Populations

Sensitive populations in and around the target area include children and youth, older adults, individuals with disabilities, residents with limited English proficiency, low-income households, and residents with limited access to healthcare services. The downtown core also includes nearby multi-family rental housing, service-dependent residents, and individuals experiencing housing instability who spend significant time in the immediate vicinity of the site.

These populations face heightened vulnerability to environmental hazards due to pre-existing health conditions, limited mobility, and reduced ability to avoid or mitigate exposure. Of particular concern, children and older adults are more susceptible to respiratory and neurological effects associated with asbestos fibers and lead-based materials. Residents with asthma, chronic respiratory disease, or compromised immune systems face elevated risk from airborne particulates and dust generated by deteriorating demolition debris. Individuals with disabilities and limited mobility may have reduced ability to avoid unsafe conditions or respond to emergency hazards. Residents with limited English proficiency may face barriers to understanding posted warnings or accessing public health information.

The former Hotel Marysville site contains asbestos-containing and potential regulated asbestos-containing materials (ACM/RACM), lead-impacted debris, and suspected petroleum-impacted materials located in a highly visible, pedestrian-oriented downtown corridor. Although the site is fenced and temporarily encapsulated, weather events, material degradation, accidental disturbance, or unauthorized access can re-establish exposure pathways, creating ongoing public health and safety concerns for sensitive populations living, working, or traveling nearby.

EPA Cleanup Grant funding will directly address these health and welfare concerns by permanently removing hazardous materials, eliminating exposure pathways, and restoring safety to a central downtown location. The

project will reduce risks to vulnerable residents, improve neighborhood confidence, and contribute to a healthier, more inclusive environment in Marysville's most economically distressed community.

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

Consistent with the sensitive population vulnerabilities described in Section 2.b, available public health indicators show that Marysville and the surrounding community experience higher-than-average rates of respiratory and chronic disease compared to broader benchmarks. These baseline health conditions increase vulnerability to environmental stressors and heighten concern regarding continued exposure to asbestos- and lead-containing debris at the former Hotel Marysville site.

Respiratory vulnerability. Asthma prevalence in Yuba County is estimated, based on available public health reporting, to be approximately 15–20% higher than the California statewide average, with emergency room visits for asthma disproportionately elevated among low-income and renter households. This is particularly concerning in a downtown neighborhood where children and seniors live within short walking distance of a site containing friable asbestos-containing materials and demolition dust.

Cardiovascular disease. Rates of heart disease and hypertension in the Marysville area exceed state benchmarks, reflecting higher underlying cardiovascular risk in the local population. Older adults, who make up a significant share of downtown residents are especially susceptible to cardiovascular impacts associated with chronic air-quality stressors and particulate exposure.

Cancer incidence. Regional public health tracking indicates that overall cancer incidence in the Marysville area is modestly higher than statewide averages, consistent with cumulative exposure concerns associated with historic industrial activity, transportation corridors, and legacy building materials. While the former Hotel Marysville site is not currently documented as a cancer cluster source, the continued presence of asbestos- and lead-impacted debris represents a preventable local contributor to cumulative environmental risk.

Cumulative risk context. In a neighborhood already burdened by traffic-related air pollution, limited tree canopy, and constrained access to healthcare, the presence of a prominent site containing hazardous demolition debris compounds environmental and public health stressors. Weather events, material deterioration, or unauthorized disturbance can re-establish exposure pathways, increasing risk for residents with asthma, cardiovascular disease, compromised immune systems, and other chronic conditions.

Cleanup benefit. EPA Cleanup Grant funding will remove a continuing local source of hazardous materials, reduce airborne particulate and fiber exposure potential, and lower cumulative environmental health risk in Marysville's most economically vulnerable neighborhood. This directly advances public health protection, environmental justice, and long-term community well-being.

2.d Economically Impoverished/Disproportionately Impacted Populations

The target area includes economically impoverished households and communities that disproportionately experience environmental, health, and market burdens. Historic disinvestment, aging building stock with legacy hazardous materials, and redevelopment barriers associated with environmental uncertainty have contributed to persistent vacancy, blight, and limited private investment in Marysville's downtown core.

According to CalEnviroScreen 4.0, the census tract encompassing the downtown target area ranks in the upper statewide percentiles for cumulative environmental and socioeconomic burden, reflecting elevated pollution exposure indicators combined with low-income status, high renter occupancy, and limited educational attainment. This designation confirms that residents in the target area face disproportionate environmental and economic stressors compared to communities across California.

These conditions limit local capacity to address environmental hazards, suppress property reinvestment, and exacerbate public health vulnerabilities described in Sections 2.b and 2.c. As a result, environmental contamination at the former Hotel Marysville site does not occur in isolation but contributes to a broader pattern of cumulative disadvantage.

EPA Cleanup Grant funding will help break this cycle by removing a major environmental barrier to redevelopment, reducing health and safety risks for vulnerable residents, and restoring a key downtown parcel for productive reuse. The project will enable reinvestment aligned with community priorities, including new housing options, local employment opportunities, and improved access to services — advancing more equitable revitalization outcomes in a disadvantaged and underserved community.

2.e–2.f. Project Involvement, Roles, and Community Engagement

The City will engage a diverse set of partners and residents in a way that meaningfully informs decision-making for both cleanup implementation and the projected reuse. Building on post-fire outreach, the City will establish a Hotel Marysville Community Advisory Group (CAG) with representation from downtown residents, nearby businesses, community-based organizations, and economic development partners. The CAG will review key project milestones (e.g., proposed cleanup approach, construction scheduling and site safety measures, and reuse priorities) and provide documented recommendations to the City.

Communication methods and frequency. The City will provide project updates at least quarterly through a combination of in-person and alternative formats (website updates, email lists, posted notices at the site, direct mail within a defined radius, and bilingual notices). The City will solicit input through structured agendas, comment forms (online and hard copy), and meeting summaries that document how input was considered and addressed.

2.f Project Roles – Partner and Stakeholder Engagement

Organization/ group	Mission/Role	Point of Contact	Specific Involvement in the project or assistance provided
City of Marysville (Applicant)	Lead applicant; grant management, procurement, contract administration, public communication, and final decision authority.	Project Director: City staff (TBD in AIS)	Convenes CAG; incorporates recommendations; approves work products; ensures compliance and reporting.
Yuba-Sutter Economic Development Corporation (YSEDC)	Economic development partner; supports outreach, redevelopment coordination, and leveraging strategy.	Brynda Stranix \ Cynthia Roderick	CAG member; assists in documenting community priorities and reuse outcomes; supports developer outreach.
Marysville Business Alliance / downtown merchants	Represents local businesses; provides input on construction impacts and reuse priorities.	Liz Gates, President And business reps	CAG members; review construction phasing/traffic and reuse options; help distribute project updates.
Downtown residents / neighborhood representatives (Census Tract 401)	Residents directly affected by site conditions and cleanup activities.	CAG reps (to be recruited)	CAG members; provide priorities for health/safety measures, communication methods, and reuse/community benefits.
Local community-based organizations / service groups	Community outreach and connection to sensitive populations.	To be identified based on outreach	CAG members or advisors; ensure engagement reaches vulnerable and hard-to-reach populations; assist with multilingual and culturally appropriate outreach; distribute project information and meeting notices.

2.g Incorporating Community Input

The City of Marysville will implement a robust communication and engagement strategy to ensure that the former Hotel Marysville cleanup is carried out transparently and with meaningful community participation. This approach is designed to keep residents, business owners, and local organizations fully informed while providing multiple opportunities for them to shape project decisions and reuse outcomes. Special emphasis will be placed on engaging underserved and vulnerable populations to ensure that those most impacted by environmental hazards have a strong voice in the cleanup and redevelopment process.

Community Advisory Group (CAG). The City will convene a Community Advisory Group composed of downtown residents, business representatives, community-based organizations, and economic development partners. The CAG will meet regularly throughout cleanup and reuse planning phases to review project updates, provide recommendations on health and safety measures, communication methods, and reuse priorities, and relay community concerns to City project staff.

Multi-channel outreach. Project information will be shared through public meetings, project web pages, social media updates, flyers in English and Spanish, direct outreach to nearby residents and businesses, and coordination with trusted community organizations. Meeting times and formats will be designed to accommodate working families, seniors, and individuals with limited transportation or internet access.

Consideration of community input. Comments and concerns collected through meetings, surveys, and direct outreach will be documented and reviewed by the CAG and project team. Where appropriate, community recommendations will be incorporated into project decisions, and follow-up communications will be provided summarizing project actions and progress. This approach ensures transparency, accountability, and continued public trust.

Integration into reuse planning. During post-cleanup reuse planning, community input will help guide site design features, desired land uses, community-serving amenities, and small business opportunities, ensuring redevelopment reflects local priorities.

Through structured engagement and transparent communication, the City will ensure that cleanup of the former Hotel Marysville site advances environmental protection, public trust, and equitable revitalization in Marysville's downtown core.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a Proposed Cleanup Plan

The City will implement the cleanup project through competitively procured professional services and construction contracts in compliance with federal procurement standards (2 CFR Part 200). Cleanup activities will focus on removal and off-site disposal of asbestos-containing materials (ACM/RACM) and other hazardous demolition debris and will include excavation and removal of impacted debris and materials in the former basement and foundation areas, as necessary. The cleanup contractor will implement dust suppression and engineering controls, regulated waste profiling, load-out and trucking procedures, and secure transportation to appropriately permitted disposal facilities. A Qualified Environmental Professional (QEP) and Certified Industrial Hygienist (CIH) will provide oversight and air monitoring, as applicable, to ensure health-protective work practices. Confirmatory sampling will be conducted as necessary during and/or following removal activities to document cleanup completion and support unrestricted redevelopment consistent with the projected reuse.

3b. Project Implementation

b. EPA Funded task/activity	c. Project Schedule	d. Activity Lead	e. Outputs
Task 1 – Project Management & Compliance (Admin costs within 5% cap)	Months 1–48	City of Marysville	Procurement files (≥3 procurements: QEP/CIH, cleanup contractor, monitoring/inspection support as needed); Quarterly progress reports (≥15) and 1 final closeout report; financial tracking and drawdown documentation; ACRES reporting entries and final ACRES closeout. Administrative record documentation and grant closeout package.
Task 2 – Community Engagement & Risk Communication	Months 1–48 (quarterly minimum)	City + partners (YSEDC)	CAG roster and meeting summaries (≥12 meetings); bilingual notices; website updates (≥12); direct mail notices as needed.
Task 3 – Finalize Cleanup Procurement & Work Planning	Months 1–6	City + Qualified Environmental Professional (QEP)/CIH (procured)	Final workplans (health & safety, waste profiles, traffic control, dust control); permits/agency coordination documentation.
Task 4 – Cleanup Construction: Debris/Basement/ACM Removal & Disposal	Months 6–24	City + Cleanup contractor under City oversight	Removal/disposal manifests; daily logs; CIH air monitoring summaries; interim completion memorandum; Waste characterization profiles; Manifests and disposal facility receipts; CIH air monitoring results, daily compliance logs

Task 5 – Confirmatory Sampling & Remedy Verification	Months 18–30	City + QEP under City oversight	Sampling and lab reports; data summary; documentation supporting cleanup completion.
Task 6 – Site Restoration & Stabilization	Months 18–30	City + Cleanup contractor	Backfill/compaction documentation; restored grade; site controls/signage as needed.
Task 7 – Cleanup Completion Reporting / ABCA & Administrative Record Finalization	Months 24–48	City + QEP	Administrative record documentation, including ABCA finalized during early cleanup planning and maintained through project completion; cleanup completion report/letter; final community summary.

3f. Cost Estimates and Budget:

Costs were developed from engineer's estimates and comparable procurement pricing for hazardous debris removal, CIH monitoring, construction oversight, and reporting. Administrative costs for the City (direct and/or indirect) will not exceed 5% of EPA-requested funds, consistent with the solicitation cap. Cost estimates are based on a combination of (1) engineer's estimates prepared for hazardous debris removal and site restoration activities; (2) recent comparable procurement pricing for CIH air monitoring, environmental oversight, and regulated waste disposal; and (3) contractor pricing assumptions for trucking, disposal, and labor associated with asbestos and hazardous debris handling. Unit-cost assumptions (e.g., disposal fees per ton, trucking and load-out rates, and monitoring day rates) were used to develop category totals and include reasonable contingency for field variability typical of cleanup projects involving fire debris and legacy building materials.

Budget Categories	Task 1 (Project Mgmt)	Task 2 (Engagem ent)	Tasks 3–7 (Cleanup/Tech)	Administrative Costs (Applicant)	Total
Personnel				\$96,780	\$96,780
Fringe Benefits					
Travel		\$5,000			\$5,000
Equipment					
Supplies		\$5,000			\$5,000
Contractual		\$15,000	\$600,000		\$615,000
Construction			\$3,050,000		\$3,050,000
Other (specify: CIH monitoring, inspection, conting.)			\$163,220		\$163,220
Total Direct Costs					\$3,935,000
Indirect Costs					\$0
Total Budget					\$3,935,000

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

The city will also track redevelopment readiness outcomes identified in section 1.d. including issuance of developer solicitation (RFQ/RFP) selection of development partner execution of a development agreement or disposition agreement as applicable and subsequent entitlement milestones

The City will track progress using a written project management system that includes: (1) milestone tracking against the task schedule; (2) contractor submittal review and field documentation; (3) CIH/air monitoring and waste disposal documentation; and (4) verification sampling and reporting where applicable. Progress will be reported to EPA at least quarterly, including budget status, completed outputs, and corrective actions if milestones are at risk. The City will also track eventual outcomes (e.g., site marketed for reuse, RFQ/RFP issued, redevelopment commitments) through followed city actions and partner coordination and will document how community input influenced key decisions throughout implementation.

1. Monitoring and Inspection

- **Contracted Oversight:** The City will procure contracted environmental inspection firms and stormwater monitoring professionals in compliance with 2CFR part 200 and 2CFR part 1500. These firms will conduct regular site inspections to verify that environmental safety protocols are followed, especially during hazardous material removal and demolition.
- **Stormwater Water Pollution Protection:** A Water Pollution Control Plan will be implemented to prevent any contamination from reaching nearby water systems. Regular water quality testing

will be conducted, especially following storm events or significant construction activities, to verify that pollutants are within acceptable levels.

2. Evaluation of Outputs and Milestones

- Milestone Tracking: Key benchmarks will include demolition completion, hazardous debris removal, verification sampling, and regulatory clearance.
- Quantifiable Outputs: Metrics such as the volume of asbestos and lead materials removed, number of inspections completed, and confirmation of safe soil conditions will be documented.

3. Reporting and Documentation

- **Regular Environmental Reports:** The City will produce quarterly environmental progress reports summarizing findings from inspections, air and water quality monitoring, and progress toward milestone completion. These reports will provide transparency and allow adjustments if standards are not met.
- **Final Environmental Assessment:** Upon project completion, a comprehensive final assessment report will be prepared. This report will document all environmental actions taken, confirm compliance with regulatory requirements, and summarize the environmental improvements achieved.

4. Outcome and Impact Evaluation

- The City will evaluate project success through measurable environmental and redevelopment-readiness outcomes, including: (1) completion of hazardous debris removal and disposal documented through manifests and disposal receipts; (2) completion of oversight and monitoring documentation (including CIH summaries); (3) completion of confirmatory sampling and cleanup completion reporting; (4) administrative record completion and site closure documentation, as applicable; and (5) post-cleanup actions to advance reuse, such as issuance of a developer solicitation (RFQ/RFP), selection of a development partner, and initiation of entitlement actions consistent with the projected reuse strategy.

This evaluation plan will ensure that environmental goals are met effectively and that the project's impact is thoroughly documented, helping the City of Marysville achieve its revitalization goals while ensuring community health and environmental safety.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. & b. Organizational Structure & Key Staff

The City will administer the grant through its established finance and public works/engineering functions, supported by competitively procured technical consultants (Qualified Environmental Professional and CIH) and a cleanup contractor. The City will designate a Project Director responsible for day-to-day coordination, procurement compliance, reporting, and community engagement. Fiscal staff will oversee grant accounting, drawdowns, and audit-ready documentation.

4.c. Acquiring Addition Resources

The City will procure all consultants and contractors competitively and will not name a contractor in advance unless required solicitation and contracting steps have been completed. Procurement files will include scope of work, cost/price analysis, conflict-of-interest checks, and documentation of contractor qualifications. The City of Marysville will be procuring contractors after the award of grant. The contractor/consultants will be selected in compliance with the fair and open competition requirements in 2CFR Part 200 and 2CFR Part 1500.

PAST PERFORMANCE and ACCOMPLISHMENTS

The city of Marysville has not previously received an EPA Brownfields Grant but has received numerous federal and state grants of which three are listed below.

The City of Marysville has a demonstrated record of successfully managing federally and state-funded infrastructure and environmental projects that require regulatory compliance, financial accountability, and coordination with multiple agencies and contractors. This experience directly supports the City's capacity to implement EPA Brownfields Cleanup Grant-funded activities.

1) Accomplishments

The City has administered multiple Community Development Block Grant (CDBG) awards from the California Department of Housing and Community Development (HCD) and a Clean Water Construction Grant from the California State Water Resources Control Board, each involving complex construction sequencing, environmental compliance, and reporting requirements.

Under CDBG Phase I (Agreement No. 23-CDBG-10003; \$2,000,000), the City completed infrastructure improvements benefiting low- and moderate-income areas. These activities established site and utility conditions necessary for subsequent construction while meeting federal CDBG National Objectives.

Under CDBG Phase II (Agreement No. 23A-CDBG-20005; \$3,300,000), the City implemented street and related infrastructure improvements serving low- and moderate-income neighborhoods. Phase I and Phase II construction were active concurrently. A critical Phase II task was relocation of an existing sewer main, which was completed prior to paving to prevent future disturbance of finished surfaces and to protect long-term infrastructure investments. The City successfully managed overlapping schedules, contractor coordination, inspections, and documentation while maintaining compliance with grant requirements.

In addition, the City received a Clean Water Construction Grant and Loan from the California State Water Resources Control Board under Agreement No. D2101034, as amended, with an estimated reasonable project cost of \$7,363,299. This project supports the Marysville Wastewater Treatment Plant Closure Project, including sewer pond treatment and closure activities that address legacy facilities, reduce potential contamination pathways, and improve long-term environmental conditions.

2) Compliance with Grant Requirements

Across these projects, the City consistently complied with approved workplans, schedules, and terms and conditions. Required progress reports, financial reimbursement requests, and closeout documentation have been submitted accurately and on time, and deliverables have been accepted by the awarding agencies.

The City also received a Clean Water Construction Grant and Loan from the California State Water Resources Control Board under Agreement No. D2101034, as amended, supporting the Marysville Wastewater Treatment Plant Closure Project. The Clean Water Grant closeout process is currently underway. The final closeout site walk with the State Water Board was completed in August 2025, and final closeout documentation is in progress, demonstrating continued compliance through project completion and closeout.

In addition, the City continues to administer its Community Development Block Grant (CDBG) Phase I and Phase II infrastructure projects in full compliance with federal grant requirements. Both CDBG Phase I and Phase II projects remain on track for June 2026 closeout. Throughout implementation, the City has maintained accurate reporting, reimbursement tracking, construction oversight, and documentation to ensure adherence to grant conditions and timely completion of deliverables.

Where complex sequencing or concurrent construction activities presented coordination challenges, the City implemented proactive project management measures, including schedule adjustments, enhanced contractor oversight, and regular communication with funding agencies. No significant compliance deficiencies have been identified, and any minor issues were promptly documented, addressed, and resolved.

This record demonstrates the City of Marysville's administrative, technical, and financial capacity to manage EPA Brownfields Cleanup Grant funds, comply with federal requirements, oversee cleanup activities, and support safe reuse and community revitalization, particularly in low- and moderate-income and environmental justice communities. The City also has extensive experience managing multiple state and federal grants, ensuring fiscal accountability and compliance with reporting requirements.

To maintain transparency and oversight, the City will provide quarterly progress reports to EPA, detailing environmental monitoring results, milestone completion, and community engagement activities.

With demonstrated programmatic capability, proven grant management experience, and EPA oversight, the City of Marysville is well-positioned to complete the Hotel Marysville cleanup efficiently, effectively, and in full compliance with all requirements.

Threshold Criteria Responses

1. Applicant Eligibility

- a. The City of Marysville, as a general-purpose unit of local government, is an eligible entity under Section 104(k)(1) of CERCLA and Section III.A of the FY26 Brownfields Cleanup Grant NOFO.”
- b. No additional eligibility criteria apply.

2. Previously Awarded Cleanup Grants

The city of Marysville affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant. No prior EPA Brownfields Cleanup Grant funds have been awarded or expended for this site.

3. Expenditure of Existing Multipurpose Grant Funds

The City of Marysville has not received a Multipurpose Grant from EPA. Therefore, no such funds remain to be expended.

4. Site Ownership

The City of Marysville is the sole owner of the Site. The property was transferred to the City by the previous owners, The Feather River Plaza, LLC, via recorded deed on November 14, 2024. The City has fee simple ownership of the Site and will maintain ownership for the duration of the grant. Ownership is held in fee simple through a recorded deed, consistent with EPA Brownfields Cleanup Grant ownership requirements. See Attachment 1 - DEED

5. Basic Site Information

Hotel Marysville
420 5th Street
Marysville, CA 95901
Parcel Number: 010-176-014-000

6. Status and History of Contamination at the Site:

a. Contaminants Present

The former Hotel Marysville site is contaminated by hazardous substances, including asbestos-containing materials (ACM), lead-based paint (LBP) (presumed), and petroleum hydrocarbons.

An asbestos survey and hazard abatement plan prepared by Adams Labs confirmed the presence of extensive friable and non-friable asbestos-containing materials throughout the structure, including thermal system insulation, pipe wrap, sprayed-on acoustics, flooring, mastics, and other building materials associated with the former hotel structure.(Source: Adams Labs, Asbestos Survey and Hazard Abatement Plan, July 9, 2024)

Lead-based paint is presumed present based on the age of the building and historic construction practices. While lead-based materials are treated as a contaminant of concern for cleanup planning, site-specific analytical testing for lead in soil or groundwater has not been conducted to date.

Phase I Environmental Site Assessment (ESA) identified recognized environmental conditions (RECs) related to asbestos-containing materials and the historical presence of a boiler and fuel oil tank in the basement of the former hotel structure. (Source: Marcus H. Bole & Associates, Phase I Environmental Site Assessment, October 29, 2024)

A subsequent Phase II Environmental Site Investigation (ESI) confirmed petroleum hydrocarbon

Threshold Criteria Responses

impacts to soil and groundwater, including diesel-range hydrocarbons detected in soil and groundwater exceeding applicable human health screening criteria. (Source: A&M Environmental Services, Phase II Environmental Site Investigation, December 2025)

b. Operational History and Current Use of the Site

The Hotel Marysville was constructed in 1925 and opened for operation in 1926 as a multi-story hotel. The building ceased operations in the late 1970s and has remained vacant and abandoned for more than four decades. During its period of operation, the building utilized mechanical systems typical of the era, including a basement boiler and associated fuel oil tank.

In June 2024, a major fire destroyed the roof and significantly compromised the structural integrity of the building. Due to safety concerns, the structure was subsequently demolished. Demolition debris, estimated at approximately 4,700 cubic yards, remains onsite and is currently capped with a layer of gunite (spray-applied concrete) as an interim containment measure. The former basement and foundation remain in place beneath the debris pile. The site is fenced, unoccupied, and has no active use.

c. Environmental Concerns

The primary environmental concerns at the site include:

- Widespread asbestos-containing demolition debris, exacerbated by the 2024 fire, which may have resulted in the potential release of friable asbestos fibers;
- Lead-based paint residues within demolition materials (presumed based on building age);
- Petroleum hydrocarbon impacts to subsurface soil and groundwater associated with historic fuel storage and mechanical operations.

These conditions pose potential risks to cleanup and construction workers through inhalation of dust and direct contact with contaminated materials. While the site is currently capped and fenced, the interim containment does not constitute permanent remediation. The Phase II ESI identified data gaps beneath the debris pile and former basement due to physical access limitations, indicating that further investigation will be necessary following debris and basement removal to fully delineate contamination.

d. Source and Nature of Contamination

The contamination at the site is primarily attributable to historical building materials and operations typical of early 20th-century hotel construction and use. Asbestos and lead were commonly used in insulation, fireproofing, flooring, and paint during the period in which the hotel was constructed. The June 2024 fire damaged these materials and potentially dispersed asbestos-containing debris into the surrounding environment.

Petroleum hydrocarbon contamination is associated with the former boiler and fuel oil tank located in the basement of the building. Phase II soil sampling detected diesel-range hydrocarbons in soil at concentrations up to 130 mg/kg and diesel-range hydrocarbons in groundwater at concentrations exceeding applicable human health screening levels. Although immediate exposure risks are currently mitigated through fencing and capping, contaminated debris, underlying soils, and groundwater remain onsite and require removal and confirmatory investigation as part of a permanent cleanup remedy.

7. Brownfield Site Definition

Threshold Criteria Responses

The City of Marysville affirms that the Hotel Marysville site:

- is not listed or proposed for listing on the National Priorities List (NPL);
- is not subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees under CERCLA; and
- is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Application:

There have been three environmental assessments completed for the proposed site, Adams Labs, Asbestos Survey and Hazard Abatement Plan, July 9, 2024, Marcus H. Bole & Associates, Phase I Environmental Site Assessment, October 29, 2024, and A&M Environmental Services, Phase II Environmental Site Investigation, December 2025. These assessments satisfy EPA's threshold requirement that a Phase II or equivalent environmental site assessment be completed prior to application submittal. See Attachments

9. Site Characterization

Based on the Phase II Environmental Site Investigation, the site is not fully characterized due to physical access limitations caused by demolition and the remaining basement structure. Additional investigation will be conducted following debris removal to sufficiently characterize underlying soils and groundwater prior to or concurrent with cleanup activities. The Phase II ESI sufficiently characterizes the site to support remedy selection, with remaining uncertainty limited to areas currently inaccessible.

10. Enforcement or Other Actions:

The City of Marysville affirms that there are no known ongoing or anticipated environmental enforcement actions, liens, or litigation related to environmental contamination at the site.

11. Sites Requiring Property Specific Determination:

The City affirms that the site does not require a Property Specific Determination as outlined in Section III.C.4 of the NOFO. The site does not require a Property-Specific Determination because it does not fall within any special classes of property requiring such determination under CERCLA §104(k).

12. Threshold Criteria Related to CERCLA/Petroleum Liability:

All identified contamination at the site predates City ownership. The City of Marysville did not cause or contribute to any release or threatened release of hazardous substances or petroleum at the property.

The City acquired the site on November 14, 2024, following nuisance-abatement and civil enforcement actions against the former owner. Prior to acquisition, the City completed All Appropriate Inquiries (AAI) in compliance with CERCLA.

Environmental investigations have identified asbestos-containing materials, presumed lead-based paint, and petroleum hydrocarbon impacts to soil and groundwater associated with historic operations. The City qualifies as a Bona Fide Prospective Purchaser (BFPP) under CERCLA §101(40) and has complied with all continuing obligations, including taking reasonable steps to prevent further releases and exposures.

13. Cleanup Authority and Oversight Structure:

The City of Marysville will serve as the lead agency responsible for cleanup activities. Oversight will be provided by EPA Region 9. Independent environmental consultants will be procured through a competitive process consistent with 2 CFR Part 200 to ensure cleanup complies with EPA and state standards and protects human health and the environment. See DTSC letter Attached. Cleanup activities

Threshold Criteria Responses

will comply with DTSC-approved workplans and EPA Brownfields cooperative agreement requirements

14. Community Notification:

a. Draft Analysis Of Brownfield Cleanup Alternatives (ABCA). The City of Marysville has posted a copy of the draft ABCA on its website and provided a downloadable pdf file. The ABCA has also been made available for public review on January 8, 2026.

b. Community Notification Ad. Town Hall meetings notices were posted in local newspaper, The Territorial Dispatch, social media platforms of community partners and city, and City Website.

c. Public Meeting. The City of Marysville conducted 3 public forums, City Council Meeting, September 16, 2025, EPA Grant Hotel Marysville Town Hall Meeting September 25, 2025, EPA Grant Hotel Marysville Town Hall Meeting January 8, 2026. (Source: EPA Public Notice flyers and sign-in sheets are available).

d. Submission of Community Notification Documents. Attached is a copy of the draft, copy of newspaper, meeting sign-in sheets, etc.

15. Contractors and Named subrecipients.

The City currently has no contractors or subrecipients assigned to this project. Contractors will be selected through a competitive procurement process consistent with 2 CFR Part 200 after notification of award.

Attachments:

Deed

Environmental Reports

ABCA Draft

Public Notices



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 17, 2025

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

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BROWNFIELD CLEANUP GRANT APPLICATION FOR \$4,000,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) acknowledges and supports the City of Marysville's application for a United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant (USEPA Grant) for the approximate 0.4-acre property located at 420 5th Street in Marysville, Yuba County, California (Site). The City of Marysville is requesting a funding amount of \$4,000,000 to cover the cost of environmental cleanup activities at the Site.

The City of Marysville resides in western Yuba County, approximately 40 miles north of Sacramento. A draft Environmental Impact Report from September 2024 indicates the City of Marysville is home to approximately 12,600 residents and 7,000 jobs.

[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 a pollution burden percentile of 95 and poverty score of 84 with 100 being the most impacted. The City of Marysville was an important Gold Rush settlement that became a regional commercial hub in the mid-20th century before development in the region shifted to more suburban areas. As a result, the City of Marysville experienced a decline in economic activity, increased vacancy, disinvestment in historic buildings, and focus on auto-centric uses.

The Site was a historic hotel known as Hotel Marysville, located in downtown Marysville. Hotel Marysville was constructed in 1925 and 1926. The hotel's grand opening in April 1926 was reportedly attended by nearly 500 guests and hosted celebrities like Babe Ruth, Lou Gehrig, Clark Gable, Bing Crosby, and Roy Rodgers. The hotel closed in the late 1980s and since then became dilapidated. On June 15, 2024, the hotel was damaged by an overnight fire and considered a total loss.

For months, the Site prevented the use of the northbound lanes on State Route 70, also known as E Street, due to building stability concerns and the potential for collapse. The Site also blocked pedestrian traffic due to the potential health risks from asbestos that became friable after the fire. A large group of the community supported demolition of the Site with even more supporting the reopening of State Route 70 which carries an estimated 60,000 annual average daily traffic. The Site is considered a local emergency that devastated the local and regional economy as well as environmental and transportation systems. The City of Marysville acquired ownership of the Site in November of 2024 and demolished the building in December of 2024 using local funds. The resulting debris was sealed under a layer of gunite to prevent dispersal of potential hazards. With the USEPA Grant funding, the City of Marysville would like to fund the cleanup of the debris containing asbestos, lead, and other regulated building materials. The USEPA Grant would also support the City's goals of creating a vibrant, walkable, and economically active downtown by making the Site suitable for redevelopment once the debris has been removed from the Site and attracting potential developers.

Based on the type of hazardous substances (within building materials), this Site cleanup does not appear to be eligible to be enrolled in DTSC's Voluntary Cleanup Program. Although DTSC would not be the appropriate oversight agency, DTSC is supportive of the City of Marysville's application. DTSC looks forward to the possible award of the USEPA Grant to the City of Marysville to facilitate the success of the environmental cleanup of the Site.

If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (916) 255-3657 or via email at Abraham.Serrato@dtsc.ca.gov.

Sincerely,



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

Lisa Hanusiak
December 17, 2025
Page 3 of 3

cc: (via email)

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