



**CITY OF GRASS VALLEY**  
**ADMINISTRATION**  
 125 East Main Street  
 Grass Valley, CA 95945  
 (530)274-4310

**Council Members**  
 Hilary Hodge, Mayor  
 Haven Caravelli, Vice Mayor  
 Jan Arbuckle  
 Joe Bonomolo  
 Tom Ivy

December 29, 2025

U.S. Environmental Protection Agency, Region 9  
 Attention: Lisa Hanusiak and Jennifer Tung  
 75 Hawthorne Street  
 San Francisco, CA 94105

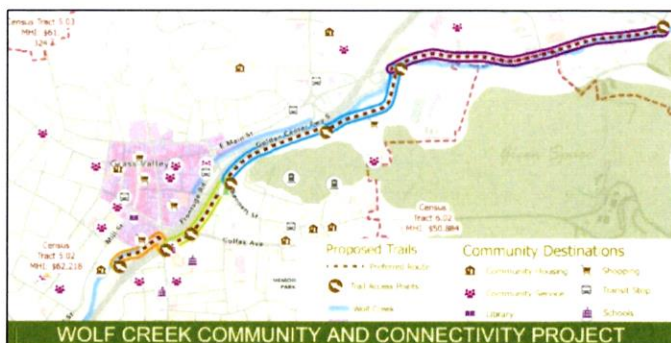
**RE: Application Information Sheet**  
 City of Grass Valley FY26 Multipurpose Grant Proposal  
 Funding Opportunity Number EPA-I-OLEM-OBLR-25-03

Ms. Hanusiak and Ms. Tung:

The City of Grass Valley is pleased to present the enclosed proposal for US EPA Brownfields Multipurpose Grant funding to implement our vision for reuse and redevelopment of mine-scarred infill properties impacted by hazardous substances. We will remediate at least two sites, complete at least three site assessments and cleanup plans, and develop an overall plan for revitalization of the Brownfield sites in the target area, including feasible reuse strategies for four of the six key sites (the other two already have reuse plans).

The EPA previously awarded a FY22 Community-wide Assessment grant to the City of Grass Valley. The assessment identified extensive alluvial transport of hundreds of thousands of cubic yards of mine tailings. These impacts are a legacy of large-scale historical mining activity associated with the area's major mining complexes and numerous smaller historical mining and ore processing operations.

These community-wide impacts have resulted in a patchwork of idle contaminated land that is disrupting planned development and inviting unknown community exposures by casual recreational use. The purpose of this Multipurpose Grant is to put contaminated infill properties back to use and to continue our strategic planning for acquisition and revitalization of mine-scarred properties in Grass Valley. The Multipurpose grant will fund our continued cleanup and revitalization, sustained community outreach, and strategic planning for revitalization that is



aligned with the City's *Wolf Creek Community and Connectivity Project*. Outcomes include 60 affordable housing units and access to 1.75 miles of non-motorized public trails along Wolf Creek through the center of town. Our most recent acquisition, the Joyce Drive property, is already funded for cleanup and affordable

housing development in 2026. Strategic planning, cleanup and revitalization of additional priority sites are described in the application.

The following information is required as part of the narrative information sheet:

**1. Applicant Identification:**

City of Grass Valley  
125 E. Main Street, Grass Valley, CA 95945  
(530) 274-4330  
www.cityofgrassvalley.com  
DUNS Number: 062400192

**2. Website URL:**

<https://www.cityofgrassvalley.com/>

**3. Funding Requested:**

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

**4. Location:**

- a. City: Grass Valley
- b. County: County of Nevada
- c. State: California

**5. Target Area and Priority Site/Property Information**

- a. Target Area: Grass Valley's Wolf Creek Corridor including tributaries Matson Creek and Little Wolf Creek  
Census tracts 5.02, 5.04, and 6.02 (the South Auburn Street Corridor)
- b. Priority Sites: The City owns Key Sites #1 and #2 fee simple tile. None of the sites are listed on the National Priorities List, subject to orders or decrees, or subject to federal jurisdiction, custody or control.
  - #1. 309 Mill Street, Grass Valley, CA, 95945 (Wolf Creek Trailhead)  
APN 008-410-007, 0.58 acres, owned in fee simple title
  - #2. 341 East Main Street, Grass Valley, CA 95945 (former California Restaurant)  
APN 009-230-015, 0.68 acres, owned in fee simple title
  - #3. 619-629 South Auburn Street, Grass Valley, CA 95945 (Stacey Lane, Dietz Property)  
APN 029-242-008, 1.35 acres
  - #4. 570-650 Whiting Street, Grass Valley, CA 95945  
APN 029-340-001, 8.41 acres
  - #5. 544 East Main Street, Grass Valley, CA 95945 (former Hills Sulphuret Works)  
APNs 008-210-014 and 009-190-007, 2.96 acres
  - #6. 10344 Centennial Drive, Grass Valley, CA 95945 (Centennial Property, former Idaho Maryland Mine tailings dump), APNs 009-550-032, -037, -038, -039, -040, and 009-560-036, 56 acres

**6. Contacts**

- a. Project Director: Amy Wolfson, City Planner; (530) 274-4711;  
awolfson@cityofgrassvalley.com; 125 E. Main Street, Grass Valley, CA 95945-6507.
- b. Chief Executive/ Highest Ranking Official: Hillary Hodge, Mayor of Grass Valley; (530) 274-4318; hiliaryh@cityofgrassvalley.com; 125 E. Main Street, Grass Valley, CA 95945-6507.

**7. Population:**

- a. The target area is within city limits. The population of City of Grass Valley is 14,016. The City serves as a hub for the rural region, and the population of Nevada County is 102,241.

**8. Other Factors**

<b>Factor</b>	<b>Narrative Page #</b>
Community population is 14,016.	1 (Section 1.a)
Although not federally recognized, the Nisenan Tribe and the Auburn United Indian Community are both underserved native communities that used this land as their ancestral home.	7 (Section 2.d)
The priority sites are impacted by mine-scarred land.	1,2 (Sections 1.a,b)
The priority sites are adjacent to a mine-impacted body of water (Key Sites #1, #2, #4, and #6 are contiguous to Wolf Creek, and its tributary Matson Creek runs through Key Site #5.	1 (Sections 1.a)
Reuse planning for the cornerstone site #6, a 56-acre tailings dump on Wolf Creek at the upstream end of the Target Area, includes forest biomass reduction renewable energy businesses.	4 (Section 1.e)
The reuse of the priority sites will incorporate energy efficiency measures. Cleanup will include onsite encapsulation when feasible to reduce greenhouse gas production associated with offsite transport.	4 (Section 1.e)
The proposed project will improve local resilience to extreme weather events (increasing number of hot days) resulting in natural disasters (wildfires) by revitalizing mine-scarred land and thereby reducing forest fuel loading within City limits, and planning for biomass management industry on Key Site #6.	4 (Section 1.e)

**9. Letter from State Environmental Authority:**

- a. A letter from the California DTSC is attached.

**10. Releasing Copies of Applications:**

- a. This application does not contain confidential, privileged or sensitive information (not applicable).

The City of Grass Valley and partner organizations have a track record of success in reuse of Brownfields properties. We look forward to the opportunity to partner with US EPA on this important project.

Sincerely,

City of Grass Valley

Hillary Hodge, Mayor

Cc: Stephanie Steinbrecher, EPA Region 9 Project Manager



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

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



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 5, 2026

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

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

Dear Ms. Hanusiak,

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (CalEPA) acknowledges and supports the City of Grass Valley's application for a United States Environmental Protection Agency Brownfield Multipurpose Grant (USEPA Grant) for several properties in the City of Grass Valley, Nevada County, California (Sites). The City of Grass Valley is requesting a funding amount of \$1,000,000 to cover the cost of environmental assessment activities at the Sites.

The City of Grass Valley is located in northern California, approximately 60 miles northeast of Sacramento within western Nevada County and the foothills of the Sierra Nevada mountain range. Historic gold mining and ore processing resulted in mine-tailings and contaminated soil which often contains elevated levels of metals including mercury, arsenic, and lead that threaten human health and the environment. Mine-tailing stockpiles were used as infill for many of the properties in the area. Contaminants were also spread from many of the estimated 2,660 abandoned mines site in and around Grass Valley by alluvial transport in Wolf Creek and its tributaries as well as aerial dispersion. These contaminated Sites are preventing the revitalization of vacant properties in the City of Grass Valley. Many of these properties have been vacant and idle since the mining era because cleanup costs have deterred private redevelopment, and the City of Grass Valley does not have the financial means to address its mining legacy brownfield properties. Mine-scarred lands that are unmaintained and overgrown

present wildfire risks, water quality threats, and toxic exposure risks to casual recreational users and the homeless.

According to the United States Census Bureau, Grass Valley has a population of approximately 14,000 residents. The median household income in Grass Valley is less than half of the state median household income and has nearly double the percentage of senior citizens. Nevada County experiences chronic homelessness and is impacted by an influx of seasonal labor for marijuana cultivation. This sensitive population is disproportionately impacted by mine-scarred land because contaminated open space is used for temporary camping resulting in toxic exposures and inadvertent wildfires.

[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 Sites reside in census tracts with overall CalEnviroScreen 4.0 percentile scores as high as 69 with 100 being the most impacted. Socioeconomic and environmental factors including poverty, unemployment, housing burden, cleanup sites, and groundwater threats have scores as high as 87, 69, 71, 99, and 85 respectively.

The City of Grass Valley's infill redevelopment strategy provides housing opportunities to a low-income population and mitigates existing exposure risks. The City of Grass Valley has identified six key sites with redevelopment challenges due to toxic exposure risks related to historical gold mining. Some of these key sites are owned by the City of Grass Valley and others are privately owned. The key Sites include the following:

- Key Site 1: 309 Mill Street identified by Nevada County Assessor's Parcel Number (APN): 008-410-007-00 is an approximate 0.58 acres Site for a planned pedestrian bridge and picnic area. The historical residential structure was destroyed by a fire and has an estimated 200 cubic yards of contaminated soil impacted by lead.
- Key Site 2: 341 East Main Street identified by APN: 009-230-015-000 is an approximate 0.68-acre Site designated for affordable housing development. A former commercial structure that burned in 2010 and the remaining concrete basement was occupied by local homeless community members. An estimated 500 cubic yards of soil are contaminated by arsenic, lead, and mercury.
- Key Site 3: 619-629 South Auburn Street identified by APN: 029-242-008-000 is an approximate 1.35-acre Site proposed for a mixed-use development including ground-floor commercial and residential lofts. This Site was historically used for automobile sales and has soil contamination from a mine-tailings pond.

- Key Site 4: 570-650 Whiting Street identified by APN: 029-340-001-000 is an approximate 8.41-acre Site proposed for a mixed-use development including commercial street frontage and residential infill units. This Site is impacted by arsenic and mercury in soil from nearby mining operations.
- Key Site 5: 544 East Main Street identified by APNs: 008-210-014-000 and 009-190-007-000 is an approximate 2.96-acre Site proposed for affordable housing units and a community park. This Site is contaminated by mine-tailings and has been known to be used for unauthorized camping by local homeless community members.
- Key Site 6: 10344 Centennial Drive identified by APNs: 009-550-032-000, -037, -038, -039, -040, and 009-560-036-000 is an approximate 56-acre tailings dump for the historic Idaho-Maryland Mine that represents a potential commercial and light industrial development that will support the local economy.

If the budget permits, the City of Grass Valley will select additional sites for assessment and/or strategic planning based on ability to leverage funding, difficulty of the revitalization, and public input. Priority will be given to sites in the South Street Auburn Corridor recognized as disadvantaged and has highest CalEnviroScreen rankings for poverty and number of cleanup sites.

With the USEPA Grant funding, the City of Grass Valley would like to fund the cleanup of key Sites 1 and 2 to reduce the contamination burden on Wolf Creek, downstream communities, and frequency of neighborhood exposures to contaminated soil and dust as well as assess and strategically plan for cleanup and revitalization of at least four other Sites including Key Sites 3-6. The USEPA Grant would also provide trail access, create a compact, walkable, connected community, reduce urban sprawl, greenhouse emissions, wildfire risk, and address the City of Grass Valley's shortage of affordable and workforce housing.

The City of Grass Valley has successfully implemented three EPA Community-Wide Brownfield Assessments, one Site-Specific Assessment Grant, and a Coalition Assessment Grant with exceptional community support. These local projects have led to additional funding including American Reinvestment and Recovery Act, Sierra Nevada Conservancy, California Resources Agency River Parkways Program, California Transportation Commission Alternative Transportation Planning grant, as well as local and private redevelopment investments which can be leveraged against the USEPA Grant.

DTSC looks forward to the possible award of the USEPA Grant to the City of Grass Valley to facilitate the success of the environmental assessment of the Sites. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Sites covered by the USEPA Grant.

Lisa Hanusiak  
January 5, 2026  
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If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (916) 255-3657 or via email at [Abraham.Serrato@dtsc.ca.gov](mailto:Abraham.Serrato@dtsc.ca.gov).

Sincerely,



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

cc: (via email)

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

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

**1.a. Overview of Brownfield Challenges and Description of Target Area:** The Target Area is the city of Grass Valley (pop. 14,016)<sup>1</sup> in northern California and western Nevada County, less than 60 miles northeast of Sacramento, in the western foothills of the Sierra Nevada mountain range. The Target Area includes census tracts 5.02, 5.04, and 6.02 and focuses on tract 6.02 (MHI: \$50,884) and its South Auburn Street corridor, a residential and commercial area blighted with contamination from abandoned gold mines and chemical ore processing facilities. Census Tract 6.02 is designated as a federal and state Opportunity Zone,<sup>2</sup> and CalEnviroScreen<sup>3</sup> ranks it 87 out of 100 for poverty, 85 out of 100 for groundwater threats, and 99 out of 100 for number of cleanup sites.

Previous investigation of the Target Area using both private and EPA funding has identified redevelopment challenges and toxic exposure risks related to historical gold-mining impacts, including approximately 1.2 million cubic yards of mine tailings (mill sands) and contaminated soil (enough to fill 560 football fields to a depth of 1 foot). The mine tailings contain toxic concentrations of mercury, arsenic, and lead that threaten human health and the environment. These mine tailings were historically spread from many of the estimated 2,660 abandoned mine sites<sup>4</sup> in and around Grass Valley by alluvial transport in Wolf Creek and its tributaries, mechanical transport, and aerial dispersion.

Wolf Creek and its tributaries flow through the Target Area and four of its six Key Sites (see Section 1.b). As it enters the Target Area, Wolf Creek flows through the Centennial property (Key Site #6), which contains a half-million cubic yards of mine tailings spread over 56 acres. The tailings originate from the historical Idaho Maryland Mine and are subject to erosion because they are exposed at the sparsely vegetated ground surface. The City of Grass Valley owns Key Sites #1 and #2 and will use EPA funding to clean up the contamination carried to these sites by Wolf Creek. The tributary Little Wolf Creek flows through the 40-acre Empire Mine tailings dumpsite and then into Grass Valley's contaminated South Auburn Street corridor, containing Key Sites #3 and #4. The tributary Matson Creek flows through the former Hills Sulphuret Works, a mine tailings dumpsite on Key Site #5 in downtown Grass Valley. Historical photographs and remnant tailings deposits show that our creeks and rivers once contained mine tailings up to 30 feet deep as a result of the intensive historical gold mining and ore processing.

Legacy mining contamination is preventing the revitalization of the six Key Sites in the Target Area, which are part of the patchwork of vacant, contaminated infill properties in Grass Valley. The California Department of Toxic Substances Control (DTSC) EnviroStor database identifies 53 mine cleanup sites in the vicinity. Many of these properties have been vacant and idle since the mining era because cleanup costs have deterred private redevelopment dollars, and Grass Valley does not have the financial means to address its mining legacy brownfield properties (see Section 2.a). Mine-scarred lands that are unmaintained and overgrown present wildfire risks, water quality threats, and toxic exposure risks to casual recreational users and the homeless, as demonstrated by previous investigation of the Target Area and its high CalEnviroScreen rankings<sup>3</sup> described above in the first paragraph.

EPA Multipurpose Grant funding will help the City of Grass Valley by providing the means to cleanup Key Sites #1 and #2 and plan for revitalization of Key Sites #2 through #6 as affordable housing, community parks, trailhead and biomass management/renewable energy. Planned outcomes include 60 affordable housing units, 2 community parks, and 1.75 miles of non-motorized urban trail corridor. Key Site #6 already has an approved cleanup plan, and Grass Valley will use EPA funding to plan its reuse and identify cleanup and redevelopment funding for this source of contamination to Wolf Creek.

<sup>1</sup> US Census Bureau, 2020 Decennial Census, [https://data.census.gov/profile/Grass\\_Valley\\_city,\\_California?g=160XX00US0630798](https://data.census.gov/profile/Grass_Valley_city,_California?g=160XX00US0630798)

<sup>2</sup> HUD Opportunity Zones, <https://www.hud.gov/opportunity-zones>; California Opportunity Zones, <https://dof.ca.gov/forecasting/demographics/california-opportunity-zones/>

<sup>3</sup> CalEnviroScreen 4.0, <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

<sup>4</sup> California Division of Mines and Geology, [https://www.conservation.ca.gov/dmr/abandoned\\_mine\\_lands/AML\\_Report](https://www.conservation.ca.gov/dmr/abandoned_mine_lands/AML_Report)

**1.b. Description of the Priority Brownfield Sites:** The Multipurpose Grant will fund assessment, reuse planning, and cleanup related to Key Sites #1 through #6, which are mining-impacted properties that are ranked highest on Grass Valley’s redevelopment list. The following table describes each site’s status and the next steps to be taken.

Key Site (Priority Number)	Address	Site Assessment Performed	Community Outreach Performed	Site Acquired by City	Cleanup Plan/ABCA Approved	Reuse Plan Approved	Proposed Reuse
1	309 Mill St	✓	✓	✓	✓	✓	Trailhead/parking
2	341 E Main St	✓	✓	✓			Affordable housing
3	619-629 S Auburn St	✓	✓			✓	Affordable housing
4	570-650 Whiting St	✓					Affordable housing
5	544 E Main St	✓	✓		✓		Housing and park
6	10344 Centennial Dr	✓	✓		✓		Mixed use

The Key Sites are described below.

(1) 309 Mill Street is a contaminated infill property (0.58 acres) on Wolf Creek in downtown Grass Valley designated as a community trailhead and parking area for the Wolf Creek Trail. The historical residential structure on the property was destroyed by fire. The City performed assessment and cleanup planning under EPA Grant BF-99T62701, purchased the site, and needs to remove 200 cubic yards of soil from the bank of Wolf Creek and dispose of it at a hazardous waste landfill before a pedestrian bridge and picnic area can be constructed. The cleanup plan (October 4, 2019) was approved by the Nevada County Environmental Health Department (November 5, 2019). The City will use EPA funding to remove the contaminated soil to allow for bridge and picnic area construction for community trail access.

(2) 341 East Main Street is a vacant contaminated infill property (0.68 acres) on Wolf Creek in downtown Grass Valley designated for affordable housing development. A former commercial structure burned in 2010, and the concrete basement of the burned structure was occupied by local homeless community members. The City performed site assessment under EPA Grant BF-99T62701, purchased the site, removed the unsafe and fire-damaged structure, and needs to remove 750 cubic yards of soil contaminated by arsenic, lead, and mercury. The City will use EPA funding to prepare a cleanup plan, obtain approval, and remove the soil to allow for eight high-density affordable housing units.

(3) 619-629 South Auburn Street (Stacey Lane/Dietz Property) is a vacant contaminated infill property (1.4 acres) in the South Auburn Street Corridor used for auto sales and a mine tailings pond. The City performed assessment under EPA Grant BF-98T42301, is preparing a cleanup plan, and will acquire the property for multi-family residential development. Ground-floor commercial development (and residential lofts) are planned above a soil encapsulation area on South Auburn Street frontage, and high-density residential development is planned for the remainder of the site. The City will use California Department of Conservation funding for physical closure of a vertical mine shaft portal at the site.

(4) 570-650 Whiting Street is a vacant, mine-scarred, contaminated infill property (12.2 acres) in the South Auburn Street Corridor that is surrounded by residential and commercial development. Private funding was used for a Phase II ESA in 2020, identifying 5,000 cubic yards of soil contaminated by arsenic and mercury in a 3-acre area adjoining the street. The City plans to negotiate the acquisition of the property and use EPA funding to consolidate the contaminated soil in place, planning for commercial development of street frontage above the encapsulated mine waste and 32 residential infill units.

(5) 544 East Main Street (former Hills Sulphuret Works) is a vacant property (2.96 acres) on Matson Creek (tributary to Wolf Creek) contaminated by mine tailings with arsenic at hazardous waste levels. The sulphuret process employed chlorination, roasting, and chemical addition to extract gold from highly-mineralized “sulphuret” ore. The nearest adjacent residence is within 50 feet from the hazardous waste area, and Matson Creek runs through the waste area in a decaying box culvert. The property has

been used for unauthorized camping by local homeless community members. A cleanup plan was previously approved by the DTSC for removal of the hazardous waste at an estimated cost of \$1,900,000. The City is negotiating acquisition of the property, and will use EPA funds to strategically plan for cleanup and development of eight affordable housing units and a community park.

(6) The Centennial property at 10344 Centennial Drive is 56-acre tailings dump (534,000 cubic yards) for the historic Idaho-Maryland Mine on Wolf Creek at the upstream end of the Target Area. The Centennial property was assessed by the EPA and USGS in 2018 and was ranked #1 on the EPA Mine Sites Priority List for Nevada County.<sup>5</sup> Private funding was subsequently used to prepare a cleanup plan that received technical approval from the DTSC. The contaminated tailings are to be chemically treated, consolidated as engineered fill, and capped. Capping of the mine tailings will protect public health and water quality, and development of commercial and light industrial businesses over the capped mine tailings will support the local economy. The City will use EPA funding to plan for acquisition, cleanup, and redevelopment of this Key Site.

**1.c. Identifying Additional Sites:** If budget and schedule permit, additional sites in the Target Area will be selected for assessment and/or strategic planning based on (A) the ability to leverage private or public funding for redevelopment, (B) the relative difficulty of revitalization without funding for assessment and strategic planning, and (C) public input regarding cleanup and redevelopment priorities. Priority will be given to sites in the South Auburn Street Corridor, which is recognized as disadvantaged by designation as a federal and state opportunity zone<sup>2</sup> and has the highest CalEnviroScreen rankings for poverty and number of cleanup sites<sup>3</sup> (see Section 1.a).

**1.d. Overall Plan for Revitalization:** The City's brownfields revitalization plans for Key Sites #1 through #6 (Section 1.b) are aligned with and support the City's *Wolf Creek Community and Connectivity Project* and the City's broader land use and revitalization plans and priorities, as summarized below.

The Grass Valley *Wolf Creek Community and Connectivity Project* links the downtown core with residential and commercial areas to promote accessibility and connectivity across the community. The City has already constructed the southern, 1.2-mile segment of the Wolf Creek Trail extending from the North Star Mining Museum to River Otter Road. By 2029, the City will complete the 1.75-mile northern trail segment, with trailhead access at Key Site #1 downtown and extending upstream to Key Site #6 and residential areas beyond.

Infill redevelopment of mine-scarred land is consistent with Grass Valley's *Strategic Plan*<sup>6</sup> *Goal #1: Community and Sense of Place*, which targets high-density housing areas near the town center and promotes fair and equitable housing opportunities. Key Sites #2 through #5 are planned for 60 high-density housing units and 2 community parks.

The revitalization is consistent with *Goal #4: Economic Development and Vitality*, which highlights the promotion of local business. Portions of Key Sites #3, #4, and #6 include redevelopment of commercial frontage, where contaminated soil is to be encapsulated in-place and therefore housing development is not possible. Housing is planned for the portions cleaned to residential standards.

Grass Valley's Environmental Impact Report (EIR) for the City of Grass Valley *Southern SOI Planning and Annexation Project* identified mine-scarred land as a significant obstacle to redevelopment. Planning is already complete for Key Site #1, and the City will strategically plan for the revitalization of Key Sites #2 through #6 consistent with *Strategic Plan* objective 1.A.10, which targets green energy solutions and community choice aggregation. The City Manager and City Council are actively soliciting for commercial business development on Key Site #6 related to biomass fuel management and renewable energy to combat the increasing wildfire risks in Grass Valley.

<sup>5</sup> Personal communication with Matt Mitguard, EPA Site Assessment Manager, 2018

<sup>6</sup> City of Grass Valley Strategic Plan, 2022 Updates

**1.e. Outcomes and Benefits of Overall Plan for Revitalization:** Revitalization of the six key mine-impacted sites in the Target Area will meet community needs by putting 17.4 infill acres back to use for housing and parks and stimulate commercial and light industrial development of 56 infill acres in a Qualified Opportunity Zone<sup>2</sup> (Census Tract 6.02) focusing on forest fuel reduction, biomass processing, and renewable energy generation.

Key Site #1 will serve as a community trailhead accessing 2 miles of *Grass Valley's Wolf Creek Community and Connectivity Project*. Outcomes of site cleanup include a picnic area and pedestrian bridge over Wolf Creek to access the trail (the improvements are already funded). Outcomes of the Wolf Creek trail project (also already funded) include 9,170 feet of shared use paths, one foot bridge, enhanced pedestrian and bicycle crossings at six intersections, and other site amenities and improvements that will enhance safety and comfort for all active transportation users. Benefits of infill brownfield revitalization and trail development include a compact, walkable, mixed-use community, reducing sprawl and commute length, and providing a “decarbonized” transportation system to reduce energy consumption and greenhouse gas emissions.

Strategic planning and cleanup of Key Sites #2 through #5 will facilitate affordable housing development. Outcomes include an estimated 60 high-density housing units and 2 community parks. Where mine waste is to be encapsulated in-place under commercial development (Key Sites #3, #5, and #7) housing is planned above (second-story) and adjacent to the commercial frontage, which will support local business enterprises. Benefits of infill brownfield redevelopment include much-needed affordable housing and public parks.

Strategic planning for medium-term acquisition and cleanup of Key Site #6 (the 56-acre Centennial property) will incorporate energy-efficient remediation (i.e., on-site consolidation and capping rather than off-haul). Outcomes of the strategic planning include a viable redevelopment plan and leveraged funding opportunities for cleanup and forest fuel load reduction. Benefits include economic opportunities to local businesses in the biomass fuel management and renewable energy industries that are essential to combat wildfire risk and develop clean energy sources.

Our community is particularly vulnerable to extreme weather events and wildfire risks because of the dense vegetation fuel load in unmaintained, mine-scarred properties such as the 56-acre Key Site #6 (the origin of the 2021 Brunswick/Idaho Maryland Fire<sup>7</sup>). The local climate, characterized by a six-month period from May through October in which there is little to no rainfall, exacerbates the threat to human health from mining contamination by creating the dusty conditions associated with the dry western states. Extreme weather (long, dry summer and fall) is exacerbating these conditions. Historically, temperatures exceeded 90°F only 20 to 28 days per year, and are predicted will exceed 60 to 95 days per year by late century. Five recent wildfires in Grass Valley (2015 Bennet Incident<sup>8</sup>, 2016 Dorsey Incident<sup>9</sup>, 2016 Auburn Fire<sup>10</sup>, 2021 Brunswick/Idaho Maryland Fire<sup>7</sup>, and 2021 Bennet Fire<sup>11</sup>) were directly linked to unmanaged vegetation on vacant, mine-scarred lands, reinforcing the City's commitment to mitigate fire risk through cleanup and active land stewardship. Recent wildfires have caused mass evacuations in Grass Valley<sup>12</sup> and post-fire erosion of mine-scarred lands. Erosion and alluvial transport of mining contamination is not merely local. As the US Geological Survey<sup>13</sup> has identified, heavy metal-laden sediments from local mines are transported via local water systems to the

<sup>7</sup> CBS News, <https://www.cbsnews.com/sacramento/news/grass-valley-brunswick-fire-50-foot-flames/>

<sup>8</sup> Mark Buttron, Grass Valley Fire Chief, November 2021

<sup>9</sup> [https://www.theunion.com/news/fire/fire-at-sutton-and-dorsey-in-grass-valley-video/article\\_4f5dd132-b8b6-50cd-8f0e-da2841b4817e.html](https://www.theunion.com/news/fire/fire-at-sutton-and-dorsey-in-grass-valley-video/article_4f5dd132-b8b6-50cd-8f0e-da2841b4817e.html)

<sup>10</sup> NBC News, <https://mynews4.com/news/local/suspect-arrested-after-wildfire-breaks-out-in-grass-valley>

<sup>11</sup> CAL FIRE incident archive, <https://www.fire.ca.gov/incidents/2021/8/25/bennett-fire>

<sup>12</sup> The Union, <https://www.theunion.com/news/never-witnessed-anything-like-this-bennett-fire-scares-grass-valley-residents-but-quick-response-by-authorities-lauded-for-averting-larger-disaster/>

<sup>13</sup> USGS, Mercury Contamination and Acidic Drainage from Historical Gold Mining, [https://pubs.usgs.gov/sir/2004/5251/sir\\_2004-5251.pdf](https://pubs.usgs.gov/sir/2004/5251/sir_2004-5251.pdf)

Central Valley and San Francisco Bay-Delta. Strategic planning and cleanup of mine-scarred land benefits our community and downstream communities by reducing toxic exposures and water quality threats, facilitating redevelopment as affordable housing and community parks, and reducing wildfire risk by promoting land reuse and stewardship. Brownfield cleanup and wildfire mitigation go hand-in-hand in our densely forested community, and both are key to our community's revitalization.

**1.f. Resources Needed for Site Reuse:** Grass Valley's cleanup and revitalization of the Key Sites in the Target Area will stimulate private redevelopment dollars. In addition to private redevelopment funding, Grass Valley is leveraging the following resources.

Key Site #1: Grass Valley purchased the site in April 2018 for approximately \$200,000. In 2023 and 2024, Grass Valley developed the uncontaminated portion of the site as a paved trail parking area using approximately \$750,000 of Measure E local special tax funds. Grass Valley has obtained approximately \$250,000 for post-cleanup revitalization of the contaminated area as a picnic area on the bank of Wolf Creek and pedestrian bridge across Wolf Creek providing access to the Wolf Creek Trail. Funding is provided by the California Transportation Commission via an Alternative Transportation Planning (ATP) grant (\$13 million) matched by \$3 million in local funds for a total of \$16 million for the project.

Key Site #2: Grass Valley purchased the site in November 2017 for approximately \$250,000 using local special project funding. In 2018, Grass Valley removed the burned structure debris, installed fencing, and performed forest fuel reduction work using approximately \$50,000 of local special project funding. Cleanup and strategic planning using EPA funding will allow Grass Valley to leverage private redevelopment dollars for development of eight units of affordable housing.

Key Site #3: The current site owner spent approximately \$100,000 of private funding on a redevelopment plan including commercial frontage and duplex residential units, environmental review, and permitting fees. The owner has expressed interest in selling or giving the property to Grass Valley, and we plan to use EPA funding to strategically plan for its cleanup and redevelopment as affordable housing, leveraging the existing development plans and multi-family housing entitlement, and private funding for development of 12 affordable housing units.

Key Site #4: Grass Valley will use EPA funding to obtain an approved cleanup plan and leverage public and private funding for development of an estimated 32 affordable housing units.

Key Site #5: Private investment of \$150,000 yielded an approved cleanup plan. The DTSC donated hours to perform regulatory review. The current site owner has expressed interest in donating the property to Grass Valley, and we plan to use EPA funding to plan for its cleanup and development of 8 affordable housing units and a community park on the banks of Matson Creek.

Key Site #6: Approximately \$300,000 of private funding were spent for site assessment, cleanup planning, and regulatory fees. Grass Valley will use EPA funding to strategically plan for its acquisition, cleanup, and redevelopment and to identify additional private and public funding sources.

**1.g. Use of Existing Infrastructure:** Revitalization of Key Site #1 (the downtown infill trailhead site) will connect the existing downtown infrastructure (roads and sidewalks) to the non-motorized Wolf Creek Trail via a pedestrian bridge. Bridge and trail construction are funded by an ATP grant already awarded to Grass Valley (see Section 1.f). Revitalization of Key Sites #2 through #5 (downtown infill housing and park sites) relies on existing infrastructure and utility systems (water, sewer, power and roads), and no major upgrades to arterial infrastructure are anticipated. Developers will bear the cost of tie-ins and site utilities. For the 56-acre infill site #6, EPA funding will be used for strategic planning to estimate the costs of infrastructure improvements and pursue private and public funding sources for revitalization.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. The Community's Need for Funding:** Grass Valley does not have the financial means to address its mining legacy brownfield properties based on its lack of tax revenue and aging population. The City's

population<sup>1</sup> is 14,016, and 2023 American Community Survey (ACS) data<sup>14</sup> identifies a median annual household income in Grass Valley (\$48,850) that is 49% of the State average.

The Target Area has a severe lack of affordable housing. Almost one third of Grass Valley households<sup>1</sup> (31%) have an annual income below \$25,000 (this percentage of low-income households is 91% higher than the state average). The California Healthy Places Index<sup>15</sup> ranks the Target Area in the lower 20<sup>th</sup> percentile for low-income homeowner severe housing cost burden.

Grass Valley has a high percentage (30%) of senior citizens<sup>1</sup> and lower-income households who work in construction, visitor serving, retail, and other service sectors. Home ownership<sup>1,14</sup> (versus renting) is 40% in Grass Valley, compared to the state average of 56%.

EPA funding will provide trail access and community connectivity (Key Site #1) and will address the City's shortage of affordable and workforce housing (Key Sites #2 through #5), for which 60 high-density units are planned. Grass Valley will use EPA funding to clean up Key Sites #1 and #2 and strategically plan for acquisition, cleanup, and revitalization of Key Sites #3 through #6. Strategic planning for the 56-acre Key Site #6 will catalyze private investment for light industrial development related to biomass reduction, forest health, and renewable energy. These sites are key to revitalization of the Target Area and Census Tract 6.02, a federal and state Opportunity Zone<sup>2</sup> ranked 87 out of 100 for poverty by CalEnviroScreen<sup>3</sup>, 85 out of 100 for groundwater threats, and 99 out of 100 for number of cleanup sites.

**2.b. Health or Welfare of Sensitive Populations:** Grass Valley's brownfield site reuse strategy, catalyzed by EPA Multipurpose Grant funding, will benefit our aging, low-income community living among a disproportionate number of mine-impacted cleanup sites (CalEnviroScreen<sup>3</sup> ranks it 99 out of 100) by addressing contamination and providing affordable housing. A minimum of two sites will be cleaned up, reducing health risks and water quality threats, and will address our affordable housing shortage by providing the means for strategic planning for revitalization of a minimum of four Key Sites including 60 housing units in the Target Area.

Nevada County experiences chronic homelessness and is impacted by an influx of seasonal labor for marijuana cultivation, and unhoused individuals are experiencing increased drug addiction challenges. Point-in-time counts<sup>16</sup> indicate a 33% increase in the homeless population with 34% of those being chronically homeless, 8% veterans, 21% suffering from severe mental illness, and 22% having chronic substance abuse. This sensitive population is specifically impacted by mine-scarred land because the contaminated open space is used for temporary camping, resulting in toxic exposures and inadvertent wildfires such as the 2016 Auburn Fire<sup>10</sup> and 2021 Bennett Fire,<sup>11</sup> which burned mine-scarred land within the Target Area.

**2.c. Greater than Normal Incidence of Disease and Adverse Health Conditions:** The population count for the target community is low, but Target Area has greater than normal incidence of adverse health conditions and number of cleanup sites. Census Tract 6.02 is ranked 75 out of 100 for asthma, 85 out of 100 for groundwater threats, and 99 out of 100 for number of cleanup sites.<sup>3</sup> Grass Valley will use EPA Multipurpose Grant funding to cleanup Key Sites #1 and #2, which will reduce the contamination burden on Wolf Creek and the frequency of neighborhood exposures to contaminated soil and dust. Grass Valley will use EPA funding to assess and strategically plan for cleanup and revitalization of a minimum of four additional mine-scarred properties (Key Sites #3 through #6).

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** Grass Valley's infill redevelopment strategy provides housing opportunities to a low-income population and mitigates existing exposure risks from heavy metals dispersed as a result of past industrial operations related to

<sup>14</sup> United States Census Bureau, American Community Survey, <https://www.census.gov/programs-surveys/acs.html>

<sup>15</sup> California Health Places Index, Public Health Alliance, <https://map.healthypacesindex.org>

<sup>16</sup> Nevada County, 2018-2019, <https://www.mynevadacounty.com/DocumentCenter/View/32748/2019-PIT-Results-One-Pager>

gold mining and ore processing. The TA has significant CalEnviroScreen<sup>3</sup> percentiles for poverty (85%) and unemployment (78%). Data from the following sources provide a more complete picture of the impacted communities and populations. The 2023 US Census Bureau data presented in the table below indicate that the poverty rate in Grass Valley (20.7%) is well above the national (12.1%) and state (11.8%) rates. The Nisenan Tribe and the Auburn United Indian Community are both underserved native communities that used this land as their ancestral home. The median household income (\$48,850) is less than half of the state (\$100,149) household income. Grass Valley provides a significant portion of the affordable and/or subsidized housing in the County and needs assistance with cleanup for these efforts.

Demographic	Grass Valley	California	National
Population, 2020	14,016	39,538,223	331,449,281
Median Household Income	<b>\$48,850</b>	\$100,149	\$81,604
Poverty Rate	<b>20.7%</b>	11.8%	12.1%
Percent Minority	19.3%	58.8%	38.4%
Percent Persons >65 years	<b>30.0%</b>	16.5%	18.0%

Over the previous thirty years, the number of people identifying themselves as Latino/Hispanic in Grass Valley increased from 4% in 1990 to 19.3% in 2023.<sup>17</sup> This trend will continue if we can provide housing and employment for young families. The approximately one hundred tribal members of the Nisenan Tribe are all that remain of the original residents of the Sierra Nevada foothills communities. The tribe suffered tragic losses as a result of the Gold Rush and the subsequent industrialized mining operations, whose effects continue to reverberate to the present.

Wolf Creek and its tributaries Matson Creek and Little Wolf Creek flow through the mining-contaminated Target Area and into the Bear River and Camp Far West Reservoir, which are listed on the CWA Section 303(d) by the State Water Resources Control Board (SWRCB, 2019) as impaired for mercury. Wolf Creek is impacted by the mining toxins arsenic and mercury as documented by community monitoring performed by local non-profit Wolf Creek Community Alliance (2009). Sportfish in local waterbodies are unsafe for human consumption due to mercury concentrations that exceed EPA safety thresholds.<sup>18</sup> Removal of mercury and arsenic-impacted mine tailings from the target properties will improve the health of Wolf Creek and will facilitate the City’s Wolf Creek connectivity project.

**2.e. Prior/Ongoing Community Involvement:** Consistent with Grass Valley’s *Community Involvement Plan* (most recently updated in February 2023) we have hosted public Brownfields meetings on an annual basis since 2018, and when needed for specific actions. In 2025, outreach included a general Brownfield public meeting and postings, mailings and surveys for the Joyce Drive cleanup. A meeting for Joyce Drive cleanup is scheduled for February 2026. Meetings are typically advertised using online press releases and social media and by email blasts to key contacts, local officials, Partner Organizations, and community members that have expressed interest in Brownfield revitalization. Public meetings are typically held in the evenings at City Hall in the council chambers and were held remotely by Zoom when required by COVID-19 restrictions.

**2.f. and 2.g. Project Involvement and Project Roles:** Grass Valley will manage the Multipurpose Grant. The Community Development Department will use the assessment findings to guide planning efforts and promote redevelopment. Grass Valley is supported by the following community partners.

Organization	Contact	Description and Role
Nevada County Habitat for Humanity	Lorraine Larson, Executive Director, (530) 274-1951, lorraine@nchabitat.org	Partnering with Grass Valley in selection, cleanup, and reuse of brownfield sites as affordable housing development. Represents the community members who will build and live on the revitalized

<sup>17</sup> US Census, <https://data.census.gov/all?q=grass+valley+ca>

<sup>18</sup> Sierra Streams Institute, <https://sierrastreamsinstitute.org/wp-content/uploads/2018/01/DeerCreekRestorationPlan2011.pdf>

(Nonprofit)		<u>sites.</u>
Wolf Creek Community Alliance (Nonprofit)	Kristen Hein Strohm, Programs Director, (530) 272-2347, kristen@wolfcreekalliance.org	Partnering with Grass Valley to <u>provide public outreach for Grass Valley's Brownfields program. Has a community advisory board and will perform community outreach.</u> Has a DTSC Technical Assistance Grant for mining impacts on Wolf Creek in the Target Area.
Sierra Streams Institute (Nonprofit)	Jeff Lauder, Executive Director, (530) 470-6037, jeff@sierrastreamsinstitute.org	Provides trained and certified workers to assist with site assessment and site selection. Partners with the City for watercourse-restoration leveraged funding.
Bear Yuba Land Trust (Nonprofit)	Erin Tarr, Executive Director, (530) 272-5994, erin@bylt.org	Partnering with the City for land conservation, trail building, parks creation, and land stewardship.
Nisenan Tribe Nevada City Rancheria	Shelly Covert, (530) 570-0846, shelly@nevadacityrancheria.org	Provides input regarding cultural preservation and mining impacts on Native lands.
Grass Valley Chamber of Commerce	Robin Davies, Executive Director, (530) 273-4667, rdavies@grassvalleychamber.com	Partners with the City for outreach to local business and provides input regarding redevelopment prioritization.
Alliance for Workforce Development	Kristine Zuazua, Chair, (530) 265-7088, kzuazua@ncen.org	Partners with City for workforce redevelopment. Facilitates placement of employees in local businesses.
Nevada County Contractors Association	Tom Last, Executive Director, (530) 274-1919, office@nccabuildingpros.com	Partners with City for workforce development. Assists with project solicitations for cleanup and redevelopment.

**2.h. Incorporating Community Input:** Grass Valley will partner with Wolf Creek Community Alliance, a local non-profit organization that specializes in community outreach regarding mining toxics, to disseminate EPA Brownfields program information and increase community awareness of mine-scarred land. Grass Valley will update the Community Involvement Plan to address specific requirements of the Multipurpose Grant and include the following outputs/deliverables in total: (1) At least five in-person community meetings for progress reporting, education and community input; (2) Fact sheets and other outreach materials, with EPA acknowledgement as funding source, for all outreach events; (3) At least ten website postings and community email blasts, with opportunities for community engagement and contributions by email and telephone; (4) Notes from all outreach meetings, including contact information for meeting attendees for follow-up consultation with the City and Qualified Environmental Professional (QEP); (5) At least five newspaper/online media (YubaNet) articles; and (6) Outreach on social media. Grass Valley also solicits input from the Partner Organizations listed above in 2.f. Public comments are submitted orally and in writing (using the provided forms) during the meeting. Public comments and responses are transcribed, and suggestions from the community for prioritization of specific properties/environmental concerns are reviewed by Grass Valley Planning staff to update and prioritize the site inventory list and revitalization objectives.

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

**3.a,b,c,d. Project Implementation:** The City of Grass Valley is responsible for management of the cooperative agreement, and for compliance with the agreement's terms and conditions, as well as the applicable statutes and regulations. Amy Wolfson, City Planner, will serve as Grass Valley's Project Manager. Ms. Wolfson has a proven track record of successful Brownfields project management, as described in Section 5a and 5b. No subawards or participant support costs are expected.

<b>Task/Activity #1: Qualified Environmental Professional (QEP) and Cleanup Contractor (CC) Selection</b>
a. Project Implementation: Solicit and procure Qualified Environmental Professional (QEP) and Cleanup

Contractor (CC) services based on competitive bids.	
b. Schedule: Months 1-2	c. Task/Activity Lead: City of Grass Valley
d. Outputs: Executed QEP contract; CC contracts for Key Sites #1 and #2.	
<b>Task/Activity #2: Program Management</b>	
a. Project Implementation: Manage the grant program, including QEP and CC contracts, DTSC or Regional Water Quality Control Board (RWQCB) oversight agreements, ACRES database management, and reporting. Hold regular progress meetings with regulatory/oversight agency staff under the EPA-approved work plan. Ms. Wolfson will attend and present at a Brownfields conference. Months 1-2: Update the Community Involvement Plan. Prepare for and negotiate the acquisition of Key Sites #3 and #4. Multipurpose Grant funding will not be used for site acquisition.	
b. Schedule: Months 1-60	c. Task/Activity Lead: City of Grass Valley
d. Outputs: QEP and CC contracts and work scopes; acquisition of Key Sites #3 and #4 using leveraged funding; 20 quarterly and 5 annual reports with financial status and MBE/WBE utilization; ACRES reporting; Updated Community Involvement Plan; and Final Report.	
<b>Task/Activity #3: Applications/Agreements</b>	
a. Project Implementation: Eligibility applications for Key Sites #1 through #4, Local oversight agreement for Key Site #1; 3 DTSC/RWQCB oversight agreements for Key Sites #1 through #4.	
b. Schedule: Months 3-36	c. Task/Activity Lead: City of Grass Valley
d. Outputs: Four to six eligibility approvals, one local oversight agreement, and three DTSC/RWQCB agreements.	
<b>Task/Activity #4: Quality Control</b>	
a. Project Implementation: Update existing Quality Assurance Project Plan (QAPP) and prepare Sampling and Analysis Plans (SAPs) for each site where Phase II ESAs will be performed.	
b. Schedule: Months 3-48	c. Task/Activity Lead: City overseeing QEP
d. Outputs: One approved QAPP and 3-4 approved SAPs.	
<b>Task/Activity #5: Assessments and Cleanup Plans/ABCAs</b>	
a. Project Implementation: Phase I ESA updates for Key Sites #3 and #4 prior to acquisition. Phase II ESAs for Key Sites #2, #3 (if needed), and #4; Cleanup plans/ABCAs for Key Sites #2, #3, #4.	
b. Schedule: Months 3-48	c. Task/Activity Lead: City overseeing QEP
d. Outputs: 2 Phase I ESAs, 3-4 Phase II ESAs, 3 cleanup plans/ABCAs in RAW format.	
<b>Task/Activity #6: Site Remediation</b>	
a. Project Implementation: CC will perform site remediation for City-owned Key Site #1 and for Key Site #2 upon cleanup plan approval. Cleanup planning is currently in progress for Key Site #3. Grass Valley will solicit bids and review cost proposals for each site. QEP will perform QA and prepare final reports.	
b. Schedule: Months 6-60	c. Task/Activity Lead: City overseeing CC and QEP
d. Outputs: Regulatory certification for Key Sites #1 and #2 and others if budget permits.	
<b>Task/Activity #7: Strategic Planning</b>	
i. Project Implementation: Grass Valley's Planning Department and the QEP will strategically plan site acquisitions, cleanup, and redevelopment for Key Sites #2 through #6.	
ii. Schedule: Months 6-60	iii. Task/Activity Lead: City of Grass Valley
iv. Outputs: Strategic plans and funding sources for reuse of Key Sites #2 through #6.	
<b>Task/Activity #8: Community Engagement</b>	
i. Project Implementation: Update Community Involvement Plan, host public meetings, outreach to property owners, website and digital media postings, annual public meetings. Outreach will recognize US EPA support for Brownfield revitalization successes in Grass Valley.	
ii. Schedule: Months 3-60	iii. Task/Activity Lead: City of Grass Valley

iv. Outputs: Updated Community Involvement Plan, press releases, advertisements, agenda, presentation slides, community comments and contact lists.

**3.e. Cost Estimates:** The proposed budget for the Multipurpose Grant is presented below.

Budget Categories		Project Tasks								Total
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	
		QEP and CC Selection	Program Management	Applications/Agreements	QAPP and SAPs	Assessments/Cleanup Plans	Site Remediation	Strategic Planning <sup>6</sup>	Community Engagement <sup>7</sup>	
Direct Costs	Personnel	\$2,200	\$17,160	\$ 880	\$ 1,100	\$ -	\$ -	\$ 35,200	\$ 8,200	\$ 64,740
	Fringe Benefits <sup>1</sup>	\$1,100	\$ 8,580	\$ 440	\$ 550	\$ -	\$ -	\$ 17,600	\$ 4,100	\$ 32,370
	Travel <sup>2</sup>	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
	Equipment <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500
	QEP Contract <sup>4</sup>	\$ -	\$ -	\$6,800	\$16,200	\$181,000	\$ 50,300	\$ 16,000	\$ 18,000	\$ 288,300
	Cleanup Contract <sup>4</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$411,900	\$ -	\$ -	\$ 411,900
	Other (State Fees) <sup>4</sup>	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 55,000	\$ -	\$ -	\$ 135,000
	Other (Cleanup Budget) <sup>5</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,290	\$ -	\$ -	\$ 61,290
	Other (Conference Registration Fees)	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
<b>Total Direct Costs</b>		<b>\$3,300</b>	<b>\$27,740</b>	<b>\$8,120</b>	<b>\$17,850</b>	<b>\$261,000</b>	<b>\$579,300</b>	<b>\$ 68,800</b>	<b>\$ 33,800</b>	<b>\$1,000,000</b>
Indirect Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Budget<sup>8</sup></b>		<b>\$3,300</b>	<b>\$27,740</b>	<b>\$8,120</b>	<b>\$17,850</b>	<b>\$261,000</b>	<b>\$579,300</b>	<b>\$ 68,800</b>	<b>\$ 33,800</b>	<b>\$1,000,000</b>

- 1 Staff costs are estimated using labor rates and hours. Fringe benefits are estimated at 50% of personnel costs.
- 2 Includes travel and lodging for the Grass Valley's Project Manager to one Brownfields-related conference to present the program findings.
- 3 Equipment costs are not part of the Multipurpose Grant budget. Supplies are public outreach materials for five in-person meetings.
- 4 Qualified Environmental Professional (QEP), Cleanup Contractor (CC), and State Regulatory Fees are detailed in the following table.
- 5 Cleanup costs for Key Sites #3 and #4 are to be determined. Funds in this category will be combined with remaining funds from Key Sites #1 and #2.
- 6 Administrative costs (direct and indirect) for the applicant will not exceed 5% of the total EPA-requested funds. Task 7, Strategic Planning, includes Grass Valley planning staff time and is not considered administrative. 7 Wolf Creek Community Alliance will provide assistance to the Grass Valley for Community Engagement (listed in Section 2f). 8 Total Budget = Total Direct Costs + Indirect Costs

**Summary of Construction (Cleanup Contract) Cost Estimates**

Key Site Name	QEP Fees <sup>1</sup>			CC Fees <sup>1</sup>	State/Local Regulatory Fees <sup>1</sup>
	Site Assessment	Cleanup Planning	Quality Assurance	Site Remediation	
#1, 309 Mill St (City-owned)	Completed	completed	\$24,200	\$241,800	\$15,000
#2, 341 E Main (City-owned)	\$29,000	\$30,000	\$26,100	\$170,100	\$40,000
#3, 619-629 S Auburn St	\$3,500	\$50,000	TBD	TBD	\$40,000
#4, 570-650 Whiting St	\$38,500	\$30,000	TBD	TBD	\$40,000
#5, 544 E Main St	Completed	Completed	TBD	TBD	Approved
#6, 10344 Centennial Dr	Completed	Completed	TBD	TBD	Approved
<b>Total Estimated Cost</b>	<b>\$71,000</b>	<b>\$110,000</b>	<b>\$50,300</b>	<b>\$411,900</b>	<b>\$135,000</b>

1 CC = Cleanup Contractor; TBD = to be determined; QEP = Qualified Environmental Professional. Details of the cost estimates from the Phase II ESAs/ABCAs can be provided upon request. For 309 Mill St, includes mobilization and site controls (\$23,500); excavation, loading, transport, and disposal of 280 tons of Class I Hazardous Waste (\$164,500); import and place clean fill (\$22,400) and site restoration and ancillary costs. For 341 E Main St., includes mobilization and site controls (\$23,400); excavate and dispose 1,050 tons non-hazardous waste (\$123,700); and site restoration and ancillary costs.

The Multipurpose Grant budget includes \$778,200 for cleanup planning, cleanup, quality assurance, and

regulatory oversight, as summarized above. The remainder of the budget includes strategic planning, community engagement, quality control, and management and procurement (\$159,610), as well as supplemental cleanup budget (\$62,100) that will be allocated to Key Sites #3 and #4 along with funds remaining after cleanup of Key Sites #1 and #2 as available.

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** Grass Valley meets with the EPA on a monthly basis to report progress, requires regular progress reports from all QEPs, uses ACRES to track outputs and uses Tyler Technologies software to track finances. The outputs and outcomes below are tracked in ACRES and on a master tracking sheet for Grass Valley’s Brownfield program, and are reported to the EPA through monthly meetings and quarterly and annual reports. Monthly and quarterly reporting ensures milestones, benchmarks and deadlines are being met. For unforeseen conditions, Grass Valley will address project performance and explain scheduling and corrective action. Outcomes are also reported to the public via meetings and press releases.

**Measurable Outputs**

Program Management	4 eligibility approvals; 1 QEP and 2 to 3 CC contracts and work scopes; Reports (20 quarterly, 5 annual); ACRES reporting and master list; 2 site acquisitions (Key Sites #3 and #4); 1 local oversight agreement and 3 DTSC/RWQCB oversight agreements; 2 site certifications (#1 and #2).
Quality Control	One approved QAPP and three to four approved SAPs.
Assess/ABCAs	2 Phase I ESAs, 3 Phase II ESAs (PEAs); 3 ABCAs (cleanup plans).
Site Cleanup	2 Regulatory Site Certifications (Key Sites #1 and #2); additional if budget permits.
Strategic Planning	A Strategic Reuse Plan for the Target Area (Key Sites #2 through #6) with funding sources.
Community Engagement	5 in-person community meetings with fact sheets and outreach materials for each identifying EPA as the funding source, attendance lists and notes; 10 website postings and community email blasts with opportunities for community engagement and contributions by email and telephone; 5 newspaper/online media (YubaNet) articles; quarterly outreach on social media.

**Overall Results and Outcomes**

2 Site Cleanups	Key Site #1: allows for the construction of a picnic area and pedestrian bridge and trailhead (already funded) for 1.75 miles of non-motorized urban trail corridor. Key Site #2: allows for the construction of 8 affordable housing units. Both sites: mitigates toxic exposures and water quality threats.
Strategic Reuse Plan	The Strategic Reuse Plan for the Target Area (Key Sites #2 through #6) presents development plans for 60 affordable housing units, 2 community parks, and funding sources for their implementation.
Outreach	Engages the community with Brownfields cleanup and EPA success stories.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a,b,c. Organizational Capacity, Structure and Key Staff:** Grass Valley staff will administer this grant through its Community Development Department, which is responsible for planning, building, redevelopment and economic development. The Project Manager is Amy Wolfson, City Planner, who has 21 years of experience in community development and with local government. Ms. Wolfson will be responsible for the day-to-day management of the grant. She has successfully implemented Grass Valley’s 2022 Community-Wide Assessment Grant. She will be assisted in the financial tracking and compliance related to this grant by Loree McCay, Senior Accountant, who has been with Grass Valley since 2022 and performed financial tracking and reporting on the 2022 grant as well as other recent grant programs using Tyler Technologies. The Grass Valley Planning Department will play a key role in

Task 7, Strategic Planning, and these efforts will be spearheaded by Tim Kiser, City Manager, who has been with Grass Valley for 22 years. Mr. Kiser is responsible for long-term planning within the Target Area and has managed Grass Valley's recent CDBG grant. Together, Mr. Kiser and Ms. McCay will support Ms. Wolfson with program management, financial management, and strategic planning.

**4.d: Acquiring Additional Resources:** If additional resources are needed outside of Grass Valley's Planning Department, contracted QEP services, cleanup contractors, contracted DTSC services, and partner organization expertise, Grass Valley will follow California Public Contract Code and federal regulations in 2 CFR Parts 200 and 1500 and 40 CFR Part 33 for consultant procurement. Partner organization Wolf Creek Community Alliance will provide outreach expertise. Grass Valley publishes Requests for bids, RFPs, and RFQs for city projects on its website and advertises opportunities with the Nevada County Contractor's Association to promote the local workforce with City-sponsored jobs.

**4.e. Past Performance and Accomplishments (Currently an EPA Brownfields Grant):**

(1) Accomplishments: Grass Valley has successfully implemented three EPA Community-Wide Brownfields Assessment grants (2022, 2013, and 2009), one Site-Specific Assessment Grant (2012), and a Coalition Assessment Grant (2017). Our most recent site acquisition, Joyce Drive, was characterized using EPA Grant BF-98T42301 and is being remediated using DTSC ECRG funding. Affordable housing development plans have been approved, and construction is scheduled to begin in 2026. DTSC is scheduled to review two additional deliverables to close out the 2022 grant, and a final public meeting is to be held this winter. Past local Brownfield projects have led to additional funding from the American Reinvestment and Recovery Act (ARRA), the Sierra Nevada Conservancy, and the California Resources Agency River Parkways Program and private redevelopment investments (see ACRES). The City of Grass Valley has completed site inventories including GIS mapping of 167 sites and field screening of 90 sites, 38 Phase I ESAs, 30 Phase II ESAs, 11 PEAs/HHRAs, and 10 cleanup plans/ABCAs. Grass Valley has cleared 21 sites for reuse. Two additional cleanup plans under the 2022 grant are to be submitted, reviewed, and reported in ACRES.

(2) Compliance with Grant Requirements: The Brownfield projects listed above were compliant with the grant terms throughout the projects and were completed within the original grant time frame, except for no-cost schedule amendments. The Grass Valley 2012 and 2013 grants were extended to account for postponement of a start date and regulatory review by DTSC. The 2017 Coalition grant was extended to account for COVID delays and DTSC review. Quarterly and annual reporting were timely. The City works closely with the EPA Project Officer and Partner Organizations including Habitat for Humanity and Wolf Creek Community Alliance.

All grant funds have been spent on the scope of work outlined in the previous grant agreements, and work program objectives were met with exceptional community support. The 2022 grant expenditures exceed the required minimum expenditures (70% of budget through Q4 2025, with expected closeout in early 2026). The City has been diligent in meeting all grant reporting requirements, including financial and progress reporting of all required submittals, quarterly and annual progress reports and ACRES updates. The City and its Partner Organizations have been able to leverage significant additional funds (Section 1.f), both public and private, to support community revitalization.

The City anticipates that all grant funds in the proposed FY26 Multipurpose Grant will be expended in the specified 60-month period of performance because (1) strategies have been developed for collaboration and public participation, (2) cleanup agreements with DTSC will be executed early, and (3) we have a clear path forward and a prioritized list of cleanup sites.

## **Threshold Criteria Responses**

- 1. Statement of Applicant Eligibility:** The Applicant for this grant is the City of Grass Valley, a municipality of the State of California. The City of Grass Valley is an incorporated City of the State of California formed by charter in 1893 under the Constitution of the State of California. In accordance with the US EPA Grant Guidelines, the City is an eligible applicant and is a “General Purpose Unit of Local Government” or a “local government” as defined under 40 CFR Part 31. The City of Grass Valley is not exempt from Federal taxation under section 501(c)(4) of the IRC and does not lobby the Federal government. A certification regarding lobbying is attached.
- 2. Description of Community Involvement:** Although Grass Valley is a small town, we have a very active citizenry with many communication networks. Grass Valley has active network of civic groups, and public workshops are a popular format for involving the community in active participation.

The local community has been involved since 2005 in US EPA Brownfield assessments and cleanup efforts, and these efforts have increased local awareness of the US EPA’s role in assisting with the cleanup of legacy mining impacts in the heart of gold country and promoting redevelopment of mine-scarred land. Brownfields partner organizations include:

- Nevada County Habitat for Humanity, Lorraine Larson, Executive Director
- Wolf Creek Community Alliance, Kristen Hein Strohm, Programs Director
- Indigenous Futures Society, Brian Wallace, Indigenous CEO
- Sierra Streams Institute, Jeff Lauder, Executive Director
- Bear Yuba Land Trust, Erin Tarr, Executive Director
- Nisenan Tribe, Nevada City Rancheria, Shelly Covert, Spokesperson
- Nevada County Contractors’ Association, Tom Last, Executive Director
- Alliance for Workforce Development, Kristine Zuazua, Chair
- Nevada County Environmental Health Department, Amy Irani, Director

The City of Grass Valley will hold a public workshop in early 2026 to broadcast US EPA’s role in previous Brownfields assessment and cleanup planning, to summarize the City’s ongoing Brownfields successes, to solicit further public input on the priorities and needs for the target areas. An additional workshop will be held in late 2026 to announce the award of a FY26 Multipurpose Grant, to respond to previous public input regarding needs and priorities, to update progress on 2026 cleanup activities, and to share the anticipated outcomes. This workshop will give the general public an opportunity to ask questions about the grant, how each phase of the assessment process is conducted, and how public safety will be ensured.

Implementation will be communicated to the public regularly through presentations to the private and public sectors to gain property and business owner awareness and to communicate the value of voluntary participation in the program. Emphasis is placed on sensitive populations such as the school districts and homeless outreach groups to ensure that the program is protective of sensitive populations and nearby residences.

- 3. Description of Target Area:** The Target Area is the city of Grass Valley (pop. 14,016) in northern California and western Nevada County, less than 60 miles northeast of Sacramento, in the western foothills of the Sierra Nevada mountain range. The Target Area includes census tracts 5.02, 5.04, and 6.02 and focuses on tract 6.02 (MHI: \$50,884) and its South Auburn

Street corridor, a residential and commercial area blighted with contamination from abandoned gold mines and chemical ore processing facilities. Census Tract 6.02 is designated as a federal and state Opportunity Zone, and CalEnviroScreen ranks it 87 out of 100 for poverty, 85 out of 100 for groundwater threats, and 99 out of 100 for number of cleanup sites. Wolf Creek and its tributaries flow through the Target Area and four of its six Key Sites. As it enters the Target Area, Wolf Creek flows through the Centennial property (Key Site #6), which contains a half-million cubic yards of mine tailings spread over 56 acres. The tailings originate from the historical Idaho Maryland Mine and are subject to erosion because they are exposed at the sparsely vegetated ground surface. The City of Grass Valley owns Key Sites #1 and #2 and will use EPA funding to clean up the contamination carried to these sites by Wolf Creek. The tributary Little Wolf Creek flows through the 40-acre Empire Mine tailings dumpsite and then into Grass Valley's contaminated South Auburn Street corridor, containing Key Sites #3 and #4. The tributary Matson Creek flows through the former Hills Sulphuret Works, a mine tailings dumpsite on Key Site #5 in downtown Grass Valley. Historical photographs and remnant tailings deposits show that our creeks and rivers once contained mine tailings up to 30 feet deep as a result of the intensive historical gold mining and ore processing.

- 4. Affirmative Statement Regarding Applicant Ownership of Brownfield Sites:** The City of Grass Valley owns Key Sites #1 and #2 in fee simple title, and the sites meet the CERCLA § 101(39) definition of a brownfield and are (a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government. The Key Sites are described below:
  - #1. 309 Mill Street, Grass Valley, CA, 95945 (proposed Wolf Creek Trailhead)  
APN 008-410-007, 0.58 acres, owned in fee simple title
  - #2. 341 East Main Street, Grass Valley, CA 95945 (proposed affordable housing development)  
APN 009-230-015, 0.68 acres, owned in fee simple title
- 5. Use of Grant Funds:** As described on page 6 of the Narrative, Grass Valley will use EPA funding to clean up Key Sites #1 and #2 and prepare an overall plan for the revitalization of the Target Area, including a strategically plan for acquisition, cleanup, and revitalization of Key Sites #3 through #6, with feasible reuse strategies and funding sources. EPA Multipurpose Grant funding will be used to prepare at least 2 Phase I ESAs, at least 3 Phase II ESAs; and at least 3 ABCAs (cleanup plans).
- 6. Expenditure of Existing Grant Funds:** Grass Valley has an open EPA FY22 Assessment Grant and has drawn down and disbursed at least 70.00% of the funding by October 1, 2025. The EPA Project Manager provided the attached financial record from the EPA Compass Data Warehouse (Compass Document Compass Document GO 4B98T42301) displaying the amount of cooperative agreement funds drawn down and corresponding dates.
- 7. Contractors and Subrecipients:** Grass Valley has not yet selected a contractor that will be compensated with EPA funds made available under the notice of opportunity for EPA FY26 Multipurpose Grant Funding. No contracts have been solicited or executed. Contracting is to be performed in accordance with competitive bidding process after grant funding is awarded. No subrecipients are planned.