U.S. Environmental Protection Agency
FY 2022 Brownfield Cleanup Grant
Narrative Information Sheet

1. Applicant Identification
City of Arcata
Address: 736 F Street, Arcata, CA, 95521-6211

2. Funding Requested
   a. Cleanup Grant Type: Single Site Cleanup
   b. Federal Funds Requested
      i. $369,783
      ii. The City is requesting a cost share waiver.

3. Location
   a. Arcata
   b. Humboldt County
   c. California

4. Property Information
The former Little Lake Industries Mill Site is comprised of two parcels at 46 South “I” Street

5. Contacts
   a. Project Director
      Jennifer Dart,
      Community Development Deputy Director
      City of Arcata
      736 F Street, Arcata, CA 95521
      Jdart@cityofarcata.org
      p. 707-825-2112

   b. Chief Executive/Highest Elected Official
      Stacy Atkins-Salazar
      Mayor, City of Arcata
      736 F Street, Arcata, CA 95521
      satkinssalazar@cityofarcata.org
      p. 707-825-2169
6. Population

City of Arcata Population is 18,431

7. Other Factors Checklist

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Population is 10,000 or less.</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation</td>
<td>3,4</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1</td>
</tr>
<tr>
<td>The priority site(s) is in federally designated flood plain.</td>
<td>1</td>
</tr>
<tr>
<td>The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>N/A</td>
</tr>
<tr>
<td>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</td>
<td>N/A</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

8. Letter from the State Environmental Authority


9. Releasing Copies of Applications

NA. The application does not have confidential, privileged, or sensitive information.

ATTACHMENT:

1. North Coast Regional Water Quality Control Board Letter of Acknowledgement dated November 22, 2021
November 22, 2021

Noemi Emeric-Ford  
U. S. Environmental Protection Agency, Region 9  
Brownfield Program  
75 Hawthorne Street  
San Francisco, CA 94105  
Emeric-Ford.Noemi@epa.gov

Dear Noemi Emeric-Ford:

Subject: U.S. Environmental Protection Agency Brownfield Cleanup Grant  
City of Arcata, Little Lake Industries, Humboldt County, California - Letter of Acknowledgement

The California Regional Water Quality Control Board, North Coast Region, is the lead regulatory agency responsible for the investigation and remediation of contaminated sites in Humboldt County, California. Through various initiatives, the Regional Water Board works cooperatively with state and local agencies to foster Brownfields redevelopment and achieve cost-effective, successful assessment of sites, while safeguarding public health and the environment.

The Regional Water Board acknowledges and supports the City of Arcata's efforts to apply for and obtain a FY22 federal Brownfields cleanup grant. City staff representatives have been in contact with this office about the planned continuing cleanup activities.

We appreciate the opportunity to voice our support of this funding. Please contact Craig Hunt of my staff if you have any questions at craig.hunt@waterboards.ca.gov.

Sincerely,

Heidi M. Bauer, P.G.  
Senior Engineering Geologist  
Site Cleanup Unit Supervisor

cc: Jennifer Dart, Community Development Deputy Director, City of Arcata, jdart@cityofarcata.org
I. Project Area Description and Plans for Revitalization

### Target Area and Brownfields

#### Background and Description of Target Area

The City of Arcata (pop. 18,431) is a remote, geographically isolated, rural coastal town in Humboldt County (pop. 135,558), California and is the ancestral land of the Wiyot tribe. From 1850 to the late 1970s, Arcata’s economic history was dominated by timber extraction and processing. The methods used to process timber throughout this period contributed to significant environmental contamination within the City. As growing environmental awareness and new regulations drastically reduced allowable timber harvests, many lumber mills and supporting industries in Arcata closed—leaving vacant and unusable contaminated sites and dramatically reducing economic activity and employment opportunities. Arcata is 11 miles from the closest regional center of Eureka, 225 miles from the closest major city of Santa Rosa, and 110 miles south of the Oregon border.

The target area has a census population of 5,307 (EIScreen ACS Summary Report) and is a designated low-income community. It is popular with tourists from out of the area and visitors from other parts of the City and County due to the many events held at both the Arcata Marsh and Wildlife Sanctuary and the downtown Arcata Plaza. The area has 36 parcels currently characterized as vacant and/or underutilized, totaling approximately 73 acres. Many of these parcels are former mill sites and require environmental contamination assessment and costly clean-up in order to be developed.

#### Description of the Brownfield Site

The Little Lake Industries Mill Brownfield site is in the Samoa Boulevard Revitalization Area, located in Census Tract 6023001000. The area is the southern gateway to the City of Arcata, and it is part of the corridor that connects the Arcata Plaza and central business district to the Arcata Marsh and Wildlife Sanctuary (Marsh). The area not only includes the Marsh, but also natural features such as the McDaniel Slough and a segment of the Humboldt Bay Trail system.

The Little Lake Industries Mill (LLI) property is comprised of two parcels at 46 South “I” Street, located south of Samoa Boulevard in Arcata. From 1950 to 1988, the site was primarily used for timber-related operations that included log storage, milling, and drying. Structures on the site included a remanufacturing complex, maintenance shed, boiler building, drying shed, conical burner, office building, and kilns. The LLI site is approximately 12 acres and bordered by waterways and wetlands, a paved street, open space, and commercial property. Jolly Giant Creek, which flows south to Butcher’s Slough and eventually into Humboldt Bay, is located along the eastern and southern portions of the property. Portions of the site are also in a federally designated flood zone. Since the site has remained undeveloped, it has become a source of blight with negative effects on the surrounding community; it’s impacted by illegal dumping and encampments which can contribute to pollution in the adjacent waterways.

Two 1,000-gallon underground storage tanks (UST) installed in 1959 for diesel fuel were removed from the former maintenance building area in August 1987. In 1990, the tank area was re-excavated and approximately 200 cubic yards of soil was removed and stockpiled at the site. The UST site received closure from the Regional Water Quality Control Board (RWQCB) in March 2000, prior to the City of Arcata obtaining the property. The RWQCB is the lead oversight agency for the LLI site and all documentation is found in the Geotracker database. No report of wood treatment occurred at the LLI site; however, chemicals associated with treated wood, including dioxin, have been identified in the soil and groundwater.

The LLI site had two Targeted Brownfields Assessments (TBA) by Weston Solutions (December 2002 and April 2004) that determined that the primary contaminants of concern were lead, diesel, semi volatile organic compounds and dioxins, but did not identify the lateral extents of contamination. In 2019, a Site Investigation and Data Gaps Work Plan was developed and implemented with EPA funding to further assess the extent of contamination in soil and groundwater at the site. The site investigation Report of Findings, dated October 31, 2019, summarized results of the investigation and determined contaminant levels present at the site were below regulatory thresholds for all...
contaminants excluding dioxins in the former kiln buildings area. In April 2020, an additional round of soil sampling was conducted with EPA funding in the former kiln area along the western border of the property to better define the lateral extent of contamination. Addendum 1 to the Report of Findings, dated May 27, 2020, discusses the results of this final site investigation.

The results of these investigations show that dioxin impacts to soil are concentrated at the northwest perimeter of the former kiln building, along the property boundary with South “l” Street. Soil sample results show that there are minimal impacts outside of the former kiln building area and provide support for a southern and eastern boundary on contamination. Dioxin impacts are within shallow fill soil from the surface to 3.0 feet below ground surface. There are currently no structures remaining on the property.

Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The LLI site is prioritized for reuse because if its size, location, and potential for light manufacturing and office space uses. The City is in the process of completing the “Gateway Area Plan” which is identified in the City’s 6th Cycle Housing Element (2019). The Plan will create a form-based code that promotes high density, mixed-use infill development to address the City’s growing housing needs. Implementation of this plan will necessitate the relocation of current light industrial and manufacturing businesses incompatible with the Plan Vision, for which the LLI site can provide space once contamination is removed.

The northern portion of the site, closest to Samoa Blvd and water infrastructure, will be developed into light industrial/manufacturing and office space consistent with the community vision from the public input that was received during the creation of the following revitalization plans; Implementation Plan: Arcata Community Development Project Area (2010-2014), the Economic Development Strategic Plan (2009), and the Samoa Boulevard Neighborhood Revitalization Strategy (2008). The Southern portion of the site is being considered as the future site for a dog park and open space/recreation area and wetland mitigation consistent with the Open Space Element (2008-2020) and the 2010 Arcata Parks and Recreation Area Plan. The City currently does not have a dog park and it has been identified as a needed community amenity which will complement the LLI site’s close proximity to the Arcata Marsh and the Humboldt Bay Trail, the low-income South G Street neighborhood to the east, and the new infill housing development in the Gateway Area to the northwest. This open space area covers portions of the site in the flood plain and will allow the City to mitigate impacts from flooding.

Arcata is home to Humboldt State University (HSU), which is in the process of transforming to the first polytechnic in Northern California. As a polytechnic, HSU will offer degrees in science, technology, engineering, and applied science. HSU is projected to increase enrollment by over 5,000 students with an increase in faculty and administrative staffing, increasing demand for both housing and commercial development in Arcata. Expansion of the City’s current boundary is restricted due to California’s Coastal Zone, predicted sea level rise, greenbelts, and agricultural lands. In order to accommodate growth, the City must focus on infill and redevelopment of underutilized properties, including former Brownfields such as the LLI site to accommodate anticipated growth.

ii. Outcomes and Benefits of Reuse Strategy

On approximately five acres, a 98,000 square foot commercial development will support approximately 179 jobs. The balance of the property, approximately six acres, will be recreational and open space amenities, including a dog park, and flood control added to the larger Arcata Marsh complex.

Little Lake Industries Site: Job Creation Over a 15-Year Build-out Period

<table>
<thead>
<tr>
<th>Job Type</th>
<th>Lot size (sq ft)</th>
<th># of Lots developed</th>
<th>Projected Job Creation per Lot</th>
<th>Total Projected Job Creation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Manufacturing</td>
<td>8,000</td>
<td>2</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>15,000</td>
<td>4</td>
<td>9</td>
<td>36</td>
</tr>
<tr>
<td>Light</td>
<td>30,000</td>
<td>1</td>
<td>15</td>
<td>15</td>
</tr>
</tbody>
</table>

City of Arcata, Little Lake Industries

Narrative/Ranking Criteria
Development of the site would eliminate blight, create jobs near existing transit stops and major transportation corridors, expand active recreational opportunities, improve access to habitat along Jolly Giant Creek and Butcher Slough, and provide additional flood basin capacity around the South I Street neighborhood. Development of the site will protect existing infrastructure and public and private development from future sea level rise impacts. Removing the contamination will also prevent contaminant runoff from entering the slough protecting water quality, habitat, and wildlife.

While specific business activities on the site have not been determined, the City estimates the site could support minimally 179 jobs. The City is carrying forward the former Redevelopment Agency’s plans for redeveloping the site, with the focus on job creation. Since the City owns the property, development on the site will be contingent on job creation. The City will work with Redwood Coast Energy Authority to take advantage of energy efficiency programs and rebates that may be available to the project including rooftop solar and EV charging stations. The City will also encourage alternative transportation, including expansion of the bike-share program at the site.

The open space and recreation amenities will be a mix of passive and active recreational amenities and habitat restoration. The plan includes outdoor gathering areas, trails, a dog park, and marsh expansion areas. Redevelopment of the site would add active and passive recreational amenities within walking distance of downtown and would expand the size and utility of the adjoining Arcata Marsh creating a more walkable community. This plan will also allow the City to mitigate future flooding impacts due to sea level rise by reserving the area closest to the slough as open space. An opportunity zone is located to the west of the site and the proposed recreational amenities will be within a quarter mile of the opportunity zone. The opportunity zone may also benefit from infrastructure improvements in the area that will be necessary in order to complete the planned development on the site.

### Strategy for Leveraging Resources

#### I. Resources Needed for Site Reuse

The City does not have the financial resources necessary to complete the clean-up of the LLI site. Like many other cities, Arcata’s budget has been impacted due to the COVID-19 pandemic, seven staff positions have been frozen for the past two years due to budget constraints, and many projects have been put on hold. While we are beginning to see some positive progress, we will have a long recovery ahead. The City struggled with the dissolution of the Redevelopment Agency in 2011, prior to the pandemic, and has not been able to move forward with many of the projects that were in process during that time, such as the LLI site clean-up and reuse.

The LLI site was purchased in 2001 for economic development purposes. Due to the potential for contamination on the site, the long-held plans for reuse have been on hold. The Cleanup grant will remove the cloud over the property, allowing the City to invest in the site and implement the development plans. The City is eligible and has the capacity to leverage local, state, and federal grants, to bring the project to fruition. The City will seek State Community Development Block Grant Economic Development set-aside funds to assist with either infrastructure in support of or direct business assistance. The City will also partner with local funding sources including Redwood Region Economic Development Commission, Arcata Economic Development Corporation Small Business Lender, and the local Small Business Development Center. In addition, once the site remediation is completed, the City will look to leverage private financing.

#### ii. Use of Existing Infrastructure

The subject site can largely be serviced by existing infrastructure. “I” Street includes a sewer main with adequate capacity to service full buildout immediately adjacent to the property. The water main will be extended approximately 100 feet to the site to provide both potable water and fire service. Electricity is also accessible from “I” Street, but gas requires extension if required by the project. Broadband is offered currently by two major companies. “I” Street boarders the western property boundary and connects the site to Samoa Boulevard, a main arterial, and U.S. Highway 101. The site...
also has access to ample recreational infrastructure within 0.25 miles, including the 239-acre Arcata Marsh and the California Coastal Trail.

The project may require improvements to City streets and possibly the intersection of Samoa Boulevard and “I” Street. In addition, the project will install sidewalks along “I” street. In addition, there will be public access trail and levee infrastructure required along the McDaniel Slough on the east and south edges of the property. To fund the necessary improvements, the City is evaluating the Drinking Water State Revolving Fund, the State Community Development Block Grant, CalTrans STIP program, EDA grants, and USDA loan/grant programs, as well as a host of other sources.

II. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

i. The Community’s Need for Funding

The City is still struggling with the loss of Redevelopment Agency funding in 2011. The dissolution of Arcata’s Redevelopment Agency not only reduced funding for economic development and housing activities, but it also reduced funding for staff which has reduced capacity to apply for and manage grants. The City of Arcata median household income is $35,506, and has a poverty rate of 38%, compared to the California median of $75,235 and poverty rate of 11.8%, based on the 2020 Census data. COVID-19 impacts, including lost transit oriented taxes and a reduction in retail sales, has severely restricted the City’s budget and made the possibility of funding the LLI site cleanup even less likely. If the site were remediated and the City was able to redevelop it, we would see increased revenue from the sale of a portion of the property and also from property taxes and potentially sales tax. While habitat improvement and a potential dog park would not have a direct increase in tax revenue, it would enhance the area and lead to more activity at surrounding businesses as well as provide additional recreational opportunities for members of the surrounding low-income neighborhoods.

ii. Threats to Sensitive Populations

1) Health or Welfare of Sensitive Populations

The Samoa Boulevard Revitalization Area is one of the region’s most demographically diverse neighborhoods, with comparatively poor health and economic outcomes (CalEnviroScreen). According to CalEnviroScreen, the census tract data in which the LLI site is located has some of the highest local markers of social and economic challenges, including linguistic isolation, high poverty, and high unemployment rates. The census tract that includes the LLI site contains a 33% non-white population compared to 25% citywide, and specifically includes 19.3% Hispanic, 3.7% African American, and 2.6% Native American populations, which are the highest percentage of the respective populations in any of Arcata’s census tracts. Although not as diverse as other areas of the state, it is a neighborhood of regional diversity.

The most pronounced health disparity in Humboldt County is the outcomes experienced by Native Americans who will die an average of 12 years sooner than Caucasians, and have higher rates of infant mortality, and many other disease related deaths (2018 Humboldt County Community Health Assessment). The Yurok Indian Housing Authority is currently developing an affordable housing project in Arcata, and the cleanup and reuse of the LLI site would allow tribal residents of the new housing development both recreational and employment opportunities less than 2 miles away.

Due to the site’s proximity to the Arcata Marsh and the fact that it is a vacant site, there are frequent unauthorized uses including criminal activity, illegal dumping, encampments of unhoused individuals, and trespassing. These unauthorized uses put people at risk of negative health impacts from coming into contact with the contaminated soil. Dioxins are known to cause problems with reproduction, development, and the immune system, as to increase cancer risk. Remediation of the site will allow development for business use and job creation, encouragement of healthy activities and recreation, elimination of blight, and reduction in health and safety concerns caused by unauthorized uses.

2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Due to Arcata’s small population and rural surrounding area, most of the local health data available is at the County level. Humboldt County as a whole suffers various health disparities when compared to the State of California. The County experiences higher overall death rate at 804.4 per 100,000 people, compared to 612.2 statewide, and the rates for nearly all of the leading causes of death are 2 to 3 times higher than statewide averages. The diabetes mortality rate for Humboldt also
exceeds US and California rates and is significantly higher among the County’s American Indian/Alaska Native populations (Humboldt County diabetes mortality data report, 2005-2018). Due to its rural nature and geographic isolation, Arcata has limited health care options compared to urban areas, and even other rural communities of comparable size; residents must travel long distances for specialized care, and the ratio of patients to primary care providers in the area is 1400:1 above the State ratio of 1270:1 (2018 Humboldt County Health Assessment).

The site is located in the Arcata census tract with the highest CalEnviroScreen percentile population characteristics score of all Arcata census tracts. The groundwater threats in the site’s census tract are higher than 94% of the census tracts in California based on CalEnviroScreen data. The percentage of diesel particulate matter (60%) and traffic (41%) also score higher than the surrounding census tracts.

<table>
<thead>
<tr>
<th>CalEnviroScreen Indicators</th>
<th>LLI Site Census Tract (6023001000)</th>
<th>South-East of LLI Site (6023009900)</th>
<th>North-East of LLI Site (6023001200)</th>
<th>North-West of LLI Site (6023001101)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Characteristics Score:</td>
<td>79</td>
<td>21</td>
<td>67</td>
<td>70</td>
</tr>
<tr>
<td>Asthma</td>
<td>72</td>
<td>32</td>
<td>72</td>
<td>75</td>
</tr>
<tr>
<td>Low Birth Weight</td>
<td>33</td>
<td>8</td>
<td>36</td>
<td>32</td>
</tr>
<tr>
<td>Cardiovascular Disease</td>
<td>88</td>
<td>37</td>
<td>89</td>
<td>93</td>
</tr>
<tr>
<td>Education</td>
<td>44</td>
<td>15</td>
<td>31</td>
<td>38</td>
</tr>
<tr>
<td>Linguistic Isolation</td>
<td>33</td>
<td>2</td>
<td>3</td>
<td>14</td>
</tr>
<tr>
<td>Poverty</td>
<td>93</td>
<td>50</td>
<td>77</td>
<td>91</td>
</tr>
<tr>
<td>Unemployment</td>
<td>97</td>
<td>65</td>
<td>91</td>
<td>62</td>
</tr>
<tr>
<td>Housing Burden</td>
<td>100</td>
<td>47</td>
<td>81</td>
<td>86</td>
</tr>
</tbody>
</table>

*Comparison of adjacent census tract indicators.

Exposure to dioxin may contribute to reproductive problems. Humboldt County’s birth weight is consistently lower than the State and our post neonatal mortality rate is higher than California’s rate and the Healthy People 2020 objective (California Department of Public Health, Birth and Death Records, 1996-2010). Removing contaminants from the LLI site will eliminate the potential for exposure and the negative health consequences associated with it, while redevelopment of the site will provide both employment and recreational opportunities that will draw residents and visitors to the Samoa Boulevard Revitalization Area.

(3) Promoting Environmental Justice

Environmental justice could be defined as an equitable redistribution of positive impacts resulting from industrial, commercial, and/or government activities, ensuring residents have equal access to job opportunities and community investment dollars resulting from these activities. Investing in cleanup and redevelopment of the LLI site addresses this definition of environmental justice in its planned reuse by increasing the health and safety of historically underserved populations and providing targeted opportunities for regional reinvestment in the Samoa Boulevard Revitalization Area.

The Samoa Boulevard Revitalization Area has higher levels of negative health impacts and pollutant, odor, truck traffic, and noise sources than the City of Arcata as a whole (CalEnviroScreen). Contributing factors to negative health impacts include nearby heavy industrial actors as well as proximity to both the City’s wastewater treatment plant and U.S. Highway 101. Combined with the historic contamination from legacy timber processing, these influences identify the area as a primary target for reinvestment, cleanup, and revitalization.

Additional environmental factors will continue to impact the area over time, including anticipated sea level rise. According to the 2018 City of Arcata Sea Level Risk Assessment, there are approximately 38 acres of residential and 75 acres of industrial zoned properties that are vulnerable to sea level rise, all predominantly located south of Samoa Boulevard. The Assessment predicts that portions of the neighborhood could be flooded annually within the next couple of decades. Investment in the LLI site will energize the Arcata community to fortify and protect this neighborhood that houses critical industry and the City’s most vulnerable residents from sea level rise impacts. Finally, the Samoa Boulevard Revitalization Area has been identified for planned, targeted rezones throughout the City to encourage residential redevelopment. As Arcata braces for anticipated population growth due to HSU’s
polytechnic transition, climate change and fires, and a statewide housing crisis, the City’s forthcoming Gateway Area Plan aims to create new affordable housing in the southwest reaches of the City. The LLI site proposal supports this Plan by providing decontaminated space into which the industry can shift to allow for the creation of housing closer to the City’s downtown core and the variety of employment, commercial, and entertainment options present there. Furthermore, through its proximity to areas identified for or already hosting affordable housing, the LLI site redevelopment and the outdoor recreation opportunities it offers serve to benefit some of Arcata’s lowest-income residents. Because of predicted sea level rise, the neighborhoods that comprise the Samoa Boulevard Revitalization Area continues to be some of the City’s most vulnerable areas. The proposal for the LLI site addresses environmental justice by mitigating impacts of factors past while providing a healthier, more sustainable, and more opportunity-rich community for area residents in the future.

### Community Engagement

**i. Project Involvement and 2. Project Roles**

The Arcata community has a strong interest in environmental activities and protecting water quality in Humboldt Bay and the tributaries that flow into it. Due to the varied interest in reuse of the property, and commitment of local environmentally focused non-profit organizations, a variety of different stakeholders have been identified whose role is to assist the City with outreach efforts, and to provide feedback on the assessment, cleanup, and reuse of the LLI site.

<table>
<thead>
<tr>
<th>Stakeholder Name</th>
<th>Description</th>
<th>Role in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Humboldt Baykeeper</td>
<td>Non-profit Environmental Organization</td>
<td>Review and provide comment on cleanup plan, cleanup implementation, and site redevelopment</td>
</tr>
<tr>
<td>Arcata Chamber of Commerce</td>
<td>Local Business Membership Organization</td>
<td>Provide input on economic related reuse and outreach to local businesses</td>
</tr>
<tr>
<td>Economic Development Committee</td>
<td>City of Arcata Committee that advises City Council on Economic related topics</td>
<td>Provide input on economic development related reuse of the LLI site</td>
</tr>
<tr>
<td>North Coast Regional Water Quality Control Board</td>
<td>Oversight Agency</td>
<td>Approve cleanup plan and certify cleanup activity</td>
</tr>
<tr>
<td>Friends of Arcata Marsh (F.O.A.M.)</td>
<td>Non-profit educational support of the Arcata Marsh</td>
<td>Assists with development of recreational amenities around the Arcata Marsh including the LLI site</td>
</tr>
<tr>
<td>Arcata Dog Park Working Group</td>
<td>Community members supporting a dog park at the LLI site</td>
<td>Meets with City Manager monthly to review progress and provide input on recreational amenities</td>
</tr>
<tr>
<td>Humboldt Association of Realtors</td>
<td>Non-profit real estate group</td>
<td>Provide information on Brownfields program to realtors through their newsletter</td>
</tr>
<tr>
<td>Wiyot Tribe</td>
<td>Tribal Government</td>
<td>Supports site clean-up and historic preservation if clean-up/reuse involves soil disturbance</td>
</tr>
</tbody>
</table>

**ii. Incorporating Community Input**

The City is committed to robust community engagement and the LLI site has been the subject of a number of studies and public scoping meetings since it was purchased in 2001. The most recent public meetings in 2017, 2020, and 2021 were specific to the sampling plan and site contamination clean-up, but the community is interested in participating in the revitalization of the LLI site and contributing to the positive change it will bring to the area. Community stakeholders have been involved in the planning and will continue to be an important part of solidifying plans for the site. Ideas gathered to date include a business park or eco-industrial park, picnicking areas, an off-leash dog park, trails along the eastern edge connecting the marsh, and wetland enhancement to mitigate potential flooding.

The City will hold at least one noticed stakeholder meeting prior to beginning clean-up work to discuss the Site Cleanup Plan and consider additional community questions or concerns. The City will target outreach efforts in the neighborhoods immediately surrounding the site to encourage participation from nearby residents and businesses. The City will hold a follow-up meeting after the soil is removed to discuss sample results and next steps. Meetings will be advertised through press releases, social media, and the City’s email list-serve and may be held via Zoom if necessary due to COVID-19 safety precautions. The City will post regular updates about the cleanup process on the
“Current Projects” page on the City website and will update the information quarterly. The City will ensure the results of the testing are posted in a timely fashion and will update webpage information directly before and after community stakeholder meetings in addition to quarterly updates as needed. In addition to meetings and posted information, the City will issue press releases to inform the community about clean-up progress. City staff will accept input and respond to questions or concerns in a timely manner and will incorporate recommendations as appropriate.

Once the site is clear of contamination, the City will hold public scoping meetings to create an updated redevelopment plan that takes into consideration more recent concerns including sea level rise and potential flooding impacts, especially to the southern portion of the site adjacent to Butcher Slough, portions of which are in a flood zone.

III. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Proposed Cleanup Plan
An Analysis of Brownfields Cleanup Alternatives (ABCA) for the former kiln buildings area was provided in the Site Cleanup Plan (SCP) submitted to the RWQCB. The evaluation looked at no action, capping, and excavation as methods for site cleanup. The preferred cleanup method of excavation and offsite disposal of contaminated soils was selected based on long-term effectiveness, regulatory compliance, and ability to implement. It is estimated that approximately 460 cubic yards of in-place material from shallow soils will be removed during the excavation program. The actual volume of material removed will depend on sample testing results from the excavation area sidewalks and floor. Comments received from the RWQCB included collection of additional soil samples for verification of final site conditions.

The excavation area will be left open pending receipt of the conformation soil sampling analytical results. The soil analytical results will be used to assess whether kiln building excavation activities are complete or if additional soil excavation is warranted to achieve the site cleanup goals. Once the excavation work is complete and RWQCB approval is received, the excavation area will be backfilled with clean, river-run gravel or other clean fill material and compacted. All excavation and testing activities will be conducted under a licensed professional, the existing Quality Assurance Project Plan and Site Health and Safety plan prepared for the LLI project.

<table>
<thead>
<tr>
<th>Task Item</th>
<th>Schedule</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. PM and Planning</td>
<td>Year 1, Quarter 1</td>
<td>3 Years</td>
</tr>
<tr>
<td>ii. Excavation Program</td>
<td>Year 1, Quarter 4</td>
<td>2 Months</td>
</tr>
<tr>
<td>iii. Material Disposal</td>
<td>Year 2, Quarter 3</td>
<td>2 Months</td>
</tr>
<tr>
<td>iv. Community Involvement</td>
<td>Year 1 Quarter 1</td>
<td>3 Years</td>
</tr>
</tbody>
</table>

Excavated material will be stockpiled and tested for disposal characterization based on receiving facility requirements. Based on the results of the stockpile characterization, material profiling will occur for transport and disposal at an appropriate facility. Using the estimated stockpile volume of 550 cubic yards (460 cubic yards excavated plus 20% expansion), up to 34 truck-loads will be necessary to remove the material from the site. Each truck leaving the site will be certified to transport hazardous waste and possess a manifest of the material during hauling to the disposal facility. A report of findings for excavation activities, sample testing, material characterization, and disposal will be submitted to the RWQCB and EPA within 90 days of the removal of the soil stockpile. A schedule of project tasks and detailed description is provided in the table.

Description of Tasks/Activities and Outputs

Task 1: Project Management and Planning – starting quarter 1 of year 1 for project duration.
Task Description: This task is the overall management and planning of the grant by City staff and will run the duration of the project (2 years). Director Loya with the City of Arcata will be the lead for this task that will include:

- Working with EPA to complete required paperwork, including quarterly reports.
- Development and disbursement of Request for Proposal(s) and/or other materials related to selecting contractors or entering into a contract for the cleanup work.
- Coordinating legal activities for applicable agreements, coordinating with local environmental authorities, preparation and recording of institutional controls/deed restrictions. This will be a cost share item, see budget detail table.
- Overall management to ensure effective use of EPA funds.

Outputs:

- One RFP/ RFQ or other contractor selection documents by Quarter 3 of Year 1.
• Quarterly progress reports; MBE/WBE reporting annually.
• One Final project report by Year 3, Quarter 4.

Cost Estimate Calculations:
• City Personnel: Approximately 189 hours, $55.46 average salary = $10,486.
• Engineering Services: Senior Engineer - 24 hours, $170/hour = $4,080; Geologist – 32 hours, $125/hour = 4,000; Staff – 24 hours, $110/hour = $2,640; Quality Assurance/Control – 8 hours, $165/hour = $1,320; Administration – 12 hours, $90/hour = $1,080; ODC’s – 2 hours, $100/hour = $200. Total $13,320.

Task 2: Excavation, Testing and Site Restoration (City and Consulting Engineer)
Task Description: Upon approval of the SCP, implementation of the field program will occur within the first year of the grant award under the direction a licensed professional engineer or geologist and include the following:
• SCP implementation and coordinating with Contractors, EPA and RWQCB.
• Site preparation; construction area postings for traffic and parking, staging area setup, “I” Street fence removal, and temporary fencing installation.
• Excavation, material stockpiling and storm-water runoff controls.
• Verification of final site conditions in the excavation area through the collection of confirmation soil samples.
• Site restoration, excavation area backfilling, site grading, and fence replacement.

Outputs:
• Final site report with excavation, sample testing results and material disposal documentation, by Year 2, Quarter 4.

Cost Estimate Calculations:
• City Personnel: Approximately 65 hours, $55.46 average salary = $3,600
• Engineering Services: Senior Engineer - 24 hours, $170/hour = $4,080; Geologist – 40 hours, $125/hour = $5,000; Staff – 16 hours, $110/hour = $1,760. Total $10,840.
• Contractual Costs: Vehicle – 50 miles at $0.85 = $43
• Lab Costs: Cam 17 metals – 4 tests, $175/test = $700; Dioxin/Furan – 24 tests, $650/test = $15,600; Shipping – 4 shipments, $225/shipment = $900; 10% markup = $1,630. Total $18,830.
• Contractual Costs B: Mobilization/Demolition – 1 day, $5,000/day = $5,000; Labor – 5 days, $3,000/day = $15,000; Equipment – 5 days, $5,000 day - $25,000; Materials – 1 day, $5,000/job = $5,000; Fencing, 150 feet, $25/foot = $3,750; Fill – 550 cubic yards, $45/cu = $24,750. Total $78,500.

Task 3: Material Disposal (City and Consulting Engineer)
Task Description: Characterization of stockpiled material for disposal acceptance will be conducted within the first year of the grant award under the direction of a licensed environmental professional. City Engineer Netra Khatri with the City of Arcata will be the lead for this task and will include the following:
• Stockpiled material testing and profiling.
• Loading of material for offsite transport.
• Disposal at licensed facility.

Task Budget Breakdown:
• Material Testing, Profiling and, Manifesting:
• Material Transport and Disposal of 715 tons of Material at $263/ton: $188,045.

Outputs:
• Laboratory testing results for disposal characterization.
• Material disposal profile and manifests.
• Disposal facility weight tickets and receiving tags.

Cost Estimate Calculations:
• City Personnel: 42 hours, $55.46 average salary = $2,325
• Engineering Services: Senior Engineer - 12 hours, $170/hour = $2,040; Geologist – 32 hours, $125/hour = $4,000; Staff – 8 hours, $110/hour = $880. Total $6,920.
- Contractual Costs A: Field Equipment – H&S 1 day, $30/day = $30; Vehicle 40 Miles, $0.85/mile = $34. Total $64.
- Lab Costs: Cam 17 metals – 4 tests, $175/test = $700; Volatiles – 4 tests, $250/test = $1,000; Dioxin/Furan – 4 tests, $650/test = $2,600; Shipping – 2 shipments, $250/shipment = $500; 10% markup = $430. Total $5,230.
- Contractual Costs B: Labor – 3 days, $1000/day = $9,000; Equipment – 3 days, $5,000 day - $15,000; Transport/Disposal – 715 tons, $263/ton = $188,045. Total $212,045.

**Task 4: Community Involvement (City)**

**Task Description:** The City will communicate clean up progress with all parties and solicit feedback via its website, direct e-mails to interested parties, community flyers, and press releases for the duration of the project under the direction of Deputy Director Dart with the City of Arcata. The Community Involvement will be to:

- Provide the public with timely, relevant information and education to improve participation and decision-making.
- Build consensus and partnerships among community members, businesses, property owners, and developers.
- Prepare for sustainable site redevelopment by engaging/educating the community.
- Offer convenient mechanisms for public input on processes and outcomes.
- Budget includes funds for travel to community meetings and site visits.

**Outputs:**

- Community Involvement Plan, by Year 1 Quarter 2.
- Fact sheets for bidding. Construction, quarterly reports, milestone status.
- Press releases & other outreach materials.
- Notes/summaries from outreach meetings and workshops.
- Hard copies of web pages developed as part of the outreach process.

**Cost Estimate Calculations:**

- City Personnel: 52.5 hours, $55.46 average salary = $2,912
- Engineering Services: Senior Engineer - 12 hours, $170/hour = $2,040; Geologist – 12 hours, $125/hour = 1,500; Staff – 8 hours, $110/hour = $880; Administration – 4 hours, $90/hour = $350.

**Cost Estimates**

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>(Task 1) Project Oversight</th>
<th>(Task 2) Excavation &amp; Testing</th>
<th>(Task 3) Offsite Disposal</th>
<th>(Task 4) Community Involvement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$6,188</td>
<td>$2,500</td>
<td>$1,600</td>
<td>$2,240</td>
<td>$12,528</td>
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<td>Fringe Benefits</td>
<td>$4,298</td>
<td>$1,100</td>
<td>$725</td>
<td>$1,060</td>
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<td>Travel</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Equipment</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Supplies</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>$0</td>
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<td>Contractual</td>
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<td>$108,213</td>
<td>$224,259</td>
<td>$4,280</td>
<td>$350,072</td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$23,806</td>
<td>$111,813</td>
<td>$226,584</td>
<td>$7,580</td>
<td>$369,783</td>
</tr>
<tr>
<td>Indirect Costs</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total Federal Funding</td>
<td>$23,806</td>
<td>$111,813</td>
<td>$226,584</td>
<td>$7,580</td>
<td>$369,783</td>
</tr>
<tr>
<td>Cost Share (20% of requested federal funds)</td>
<td>$4,761</td>
<td>$22,363</td>
<td>$45,317</td>
<td>$1,516</td>
<td>$73,957</td>
</tr>
<tr>
<td>Total Budget</td>
<td>($Total Direct Costs + Indirect Costs + Cost Share)</td>
<td>$23,806</td>
<td>$111,813</td>
<td>$226,584</td>
<td>$7,580</td>
</tr>
</tbody>
</table>

- The City is applying for a cost share waiver. If the waiver is not received, the City will use both
staff time and equipment to cover the cost share.

**Measuring Environmental Results**
- A progress report will be prepared quarterly to evaluate compliance with the approved scope, schedule, and milestones. Key Milestones include: contracting, submittal of the project Management Plan, final site cleanup report, submittal of quarterly reports, positive community outreach operations, and submittal of the Final Project Report.
- Outcomes will be tracked and measured by tabulating the tasks that have been completed and will be reported in the quarterly monitoring reports.
- Property details will be updated on the ACRES site.
- A summary of completed tasks and outputs will be tabulated in the Final Project Report.

IV. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**Programmatic Capability**

1. Organizational Structure and ii. Description of Key Staff

The grant team will be organized under the Community Development department in collaboration with the Engineering departments, and an engineering contractor to guide the cleanup activities. This has proven to be effective in managing all technical, administrative, and financial requirements of the project and grant within required timeframes. Key staff members on the project team are listed below.
- Director Loya has more than 10 years overseeing and managing assessment and remediation in the City of Arcata, including projects regulated by the North Coast Regional Water Quality Control Board and the County Department of Environmental Health. His experience includes EPA funded Brownfields assessments and clean-ups, as well as projects funded by the City’s former Redevelopment Agency.
- City Engineer Khatri has more than 10 years of experience with environmental site clean-up and remediation work. His work involves preparing, reviewing, approving, and inspecting the remediation plans/work for the projects per State and Federal guidelines.
- Deputy Director Dart has 8 years project management and grant management experience, including the City’s current EPA Brownfields Assessment grant.

2. Acquiring Additional Resources

To the extent required by the procurement provision of the City and EPA regulations, the City will conduct price analysis and procure contracts for services consistent with EPA procurement 2 CFR § 200.318 and 200.325.

**Past Performance and Accomplishments**

1. City Currently Has Received one EPA Brownfields Grant

<table>
<thead>
<tr>
<th>Year, Amount &amp; Purpose</th>
<th>Output, Outcomes, Measures of Success</th>
<th>Compliance, Schedule, and Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017: $300,000 Community Wide Assessment Grant ($51,234 funds remaining)</td>
<td>Through this grant, four Phase I and four Phase II ESAs were conducted, 2 sites required no further action, one site is in process, and the LLI site requires remediation. Results of the assessment have been successful and posted on the State of California Geotracker database, and reported on ACRES.</td>
<td>The City complied with all grant requirements, submitted quarterly reports on project progress, and conducted ACRES reporting as specified by grant conditions. All field components associated with the grant have been completed. An extension of the grant was received in 2020 to address remediation planning with remaining grant funds.</td>
</tr>
</tbody>
</table>
THRESHOLD CRITERIA RESPONSE

1. Applicant Eligibility
   The applicant is the City of Arcata and thus eligible to apply for this Grant (DUNS # 00-494-0821).

2. Previously Awarded Cleanup Grants
   The former Little Lake Industries Mill Site (LLI) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Site Ownership
   The City of Arcata holds the deed and is the sole owner of the proposed cleanup site.

4. Basic Site Information
   This grant application is being submitted for the former Little Lake Industries Mill Site (LLI), located in the City of Arcata (95521), in Humboldt County, California. The LLI site consists of two parcels located at 46 South “I” Street (APN 503-232-013 and 503-232-004). Both parcels are owned by the City of Arcata.

5. Status and History of Contamination at the Site
   The Little Lake Industries property is comprised of approximately 12 acres bordered by a creek, slough, paved street, open space, and commercial property. Jolly Giant Creek is located along the eastern and southern portions of the property boundary and flows south to Butcher’s Slough and eventually to Humboldt Bay. The site is contaminated by hazardous substances (dioxins), which are the focus of this cleanup application.

   From 1950 to 1988, the site was primarily used for timber-related operations that included log storage, milling, and drying. Structures on the site consisted of a remanufacturing complex, kilns, maintenance shed, boiler building, drying shed, conical burner, and office building. No report of wood treatment occurred at the LLI site; however, chemicals associated with treated wood have been identified. Prior to 1950, the area was used for agricultural purposes.

   The City of Arcata acquired the property in 2001, at which time the abandoned structures of kiln building, drying shed and associated boiler remained in the northern portion of the site. Contamination issues for the kiln buildings were identified in surface coating on the inside of the kiln and drying shed buildings, which contained elevated levels of dioxins. The City oversaw demolition and disposal of the kiln area buildings, their foundations and the boiler house in October and November 2009.

   Two targeted brownfields assessments have been completed at the site by Weston Solutions (December 2002 and April 2004). These initial investigations determined that the primary contaminants of concern were lead, diesel, semi volatile organic compounds and dioxins but did
not identify the lateral extents of contamination. In 2019 a Site Investigation and Data Gaps Work Plan was developed and implemented under EPA funding to further assess the extent of contamination in soil and groundwater at the site. The site investigation Report of Findings dated October 31, 2019, summarized results of the investigation and determined contaminant levels present at the site were below regulatory thresholds for all contaminants of concern excluding dioxins in the former kiln buildings area. In April 2020 an additional round of soil sampling was conducted under EPA funding in the former kiln area along the western border of the property to better define the lateral extent of contamination. In March 2021 additional site characterization was done to reduce uncertainty of contaminant concentrations in specific areas of the site and support development of a site remediation plan.

The results of these investigations show that dioxin impacts to soil appear to be concentrated along the northwest perimeter of the former kiln buildings, along the property boundary with South “I” Street. Soil sample results show that there are minimal impacts outside of the former kiln building area and provide support for a southern and eastern boundary on contamination. Dioxin impacts are within shallow fill soils 2.0 and 3.0 feet below ground surface.

A draft Site Cleanup Plan (SCP) has been prepared for the LLI site under the existing assessment grant for submittal to the North Coast Regional Water Control Board and EPA. The preferred cleanup method from the alternatives analysis in the SCP is excavation and disposal of contaminant impacted soils from the former kiln area of the mill site. The impacted area extends for approximately 150 feet along I street and is approximately 30 feet in width at the widest point. The proposed excavation depth will range from 3 to 4 feet below existing grade. It is estimated that approximately 460 cubic yards of in-place material will require removal during the excavation program. The actual volume of material removed will depend on the results of the excavation boundary soil sampling.

6. Brownfields Site Definition
The City of Arcata affirms the projects site meets the definition of a Brownfield by the following:

   a. The Little Lakes Industries site is not listed or proposed for listing on the National Priorities list.
   b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
   c. The Little Lakes site is not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Grant Applications
Site assessments completed for the LLI mill site have included:
   • December 2002 - Targeted Brownfields Assessments completed by Weston Solutions for site-wide contaminants of concern (Weston, 2003).
   • April 2004 – Targeted Brownfields Assessment IIB completed by Weston Solutions to further evaluate contaminants of concern identified at the site (Weston, 2004)
• **April and July 2019** - Data Gaps investigation for site-wide contaminants of concern and assessment step-out borings completed by SHN (SHN, 2019)
• **February 2020** – Kiln Buildings area soil delineation for dioxin impacts completed by SHN (SHN, 2020)
• **March 2021** - Additional site characterization was completed at four areas on the site that the RWQCB had requested further investigation and sampling.

Information collected during the assessments and delineation of the kiln buildings dioxin impacts to soil has resulted in preparation of a Site Cleanup Plan currently available for public review. The Site Cleanup Plan document was submitted to the Regional Water Quality Control Board for approval and the City received a letter of concurrence with the Site Cleanup Plan from the RWQCB on September 9, 2021. Receipt of cleanup grant funding for the former Little Lake Industries Mill is expected to be the final component to address environmental issues associated with historical use and enable the property to move forward with planned redevelopment.

The City affirms that it does not have an open Multipurpose Grant. It does have an open EPA Assessment Grant # TBA 99T63201.

8. **Enforcement or Other Actions**
There are no known ongoing or anticipated environmental enforcement or other actions related to the parcels for which Brownfields Grant funding is sought.

9. **Sites Requiring a Property-Specific Determination**
The site does not meet any of the listed criteria and therefore does not need a Property-Specific Determination.

10. **Threshold Criteria Related to CERCLA Liability**
   a. **Property Ownership Eligibility – Hazardous Substance Sites**

   ii). Exemption to Meeting the Requirements for Asserting an Affirmative Defense to CERLCA Liability
   (1) **Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002**
The LLI Site is eligible for a Brownfields cleanup grant based on the City of Arcata acquiring the parcels prior to January 11, 2002. The recorded title date for the property transfer to the City of Arcata is July 25, 2001. The former Little Lake Industries mill site was acquired to eliminate blight and create economic development.

   The City did not arrange for the disposal of hazardous substances at the LLI site or transport hazardous substances to the site and did not cause or contribute to any releases of hazardous substances at the site. All impacts to the site from use of hazardous substances occurred prior to the City acquiring the property.

11. **Cleanup Authority and Oversight Structure**
The preferred cleanup alternative involves the removal of hazardous waste from the identified area of impact through excavation. All material handling will be performed under the supervision of a licensed professional and a site safety officer and conducted in accordance with the approved Site Cleanup Plan and Health and Safety Plan. The former LLI mill is a Listed site.
under the regulatory authority of the North Coast Regional Water Quality Control Board. All documents related to site activities under the current Assessment grant have been completed by a licensed professional, and submitted to the State of California Geotracker database for agency approval.

The project manager for SHN Consulting Engineers and Geologists, Inc. designated to oversee this work is a licensed professional geologist and certified hydrogeologist with over 26 years of experience in environmental compliance and remediation. SHN has worked with the City of Arcata staff to successfully complete numerous environmental cleanup projects over the years. Incorporating aspects of the project plans from verification sampling to monitoring worker conditions has always be adhered to. SHN will additionally incorporate senior staff for assurance of quality control in field procedures, reporting, and laboratory testing.

The site is vacant and undeveloped and not adjacent to neighboring properties occupied by residences. Impacts from planned site work will be partial blockage to a paved road which will have cautionary postings and temporary fencing in place for vehicle and pedestrian traffic. The primary safety concern for this work is heavy equipment operation and the potential exposure to airborne dust migration. The project area will have strict controls for access of personnel and a “no visible dust” policy through the application of water during all material handling for dust suppression.

12. Community Notification
   a. Draft Analysis of Brownfield Cleanup Alternatives
      The Site Cleanup Plan contains an Alternative Analysis for Cleanup (attached). It is in the process of being reviewed by the community and stakeholders and the city is currently accepting comments. It is currently located on the City website.

   b. Community Notification Ad
      The public hearing notification is attached.

   c. Public Meeting
      Summary of Public Comments received:
      - Letter of support from Jennifer Kalt, Director of Humboldt Baykeeper

      Applicant’s response to those comments:
      Staff thanked Humboldt Baykeeper for their support of the Little Lake site cleanup application. Council adopted resolution 212-29 authorizing the application for the Environmental Protection Agency Cleanup Grant Program for Hazardous Substance Remediation at the Little Lake Industries Site located at 46 South “I” Street.

      Meeting notes or a summary of the public meeting:
      City Council heard a staff report from Community Development Deputy Director, Jennifer Dart about the proposed Site Cleanup Plan and application for EPA Brownfield cleanup grant. Community Development Director, David Loya discussed the City’s commitment to seeing the contamination on the property removed and the site reused. The Council did not
have any questions of staff after receiving the report, but did express a desire to see the site cleaned so that it can be reused. There was no public comment on the item and the Council took action to adopt resolution 212-29 (attached).

- **Meeting sign-in sheets/participant list:**
  The public hearing was held during the regularly scheduled City Council Meeting on November 17, 2021. The meeting was held via zoom due to COVID restriction. The city does not require sign in of public members at City Council meetings.

13. **Statutory Cost Share**
   a. Cleanup costs for the kiln buildings area at the former Little Lake Industries Mill is estimated to be $369,783. The 20% cost share amount for the City of Arcata is $73,957. The cost share amount will be met through a contribution of labor, equipment, materials and money. City staff will provide labor and equipment operations for the field program that will include site setup, fence removal/replacement, traffic controls, excavation and stockpiling, material loading for disposal, storm-water controls implementation and site restoration.
   
   b. The City of Arcata is requesting a cost share waiver (hardship waiver request attached).

14. **Affirmative Statement Regarding Contractor Procurement**
The City affirms that a Contractor has not been procured or named. The procurement process will proceed only on approval of the proposed grant.

**ATTACHMENTS:**
1. City Resolution 212-29.
2. Hardship Waiver Request