



Siskiyou Economic Development Council Narrative Information Sheet

1. Applicant Identification: Siskiyou Economic Development Council –
1512 S. Oregon St. Yreka, CA 96097
2. Funding Requested:
 - a. Community-Wide Assessment Grant
 - b. Amount requested: \$500,000
3. Location: Siskiyou County municipalities including, but not limited to, Yreka, Montague, Dunsmuir, Weed, Mt. Shasta, Dorris, Etna, Fort Jones, Montague, and Happy Camp, as well as unincorporated communities of Siskiyou County.
4. Target Area and Priority Site Information:
 - a. Montague Former Mill
 - i. 9th Street & Oregon Slough Rd. Montague, CA 96064 — Census Tract: 06093000300
 - b. Former Yreka Shop Smart
 - i. 915 S, Main St Yreka, CA 96097 — Census Tract: 06093000702
 - c. Dunsmuir Traveler’s Hotel
 - i. 5815 Dunsmuir Ave, Dunsmuir, CA 96025 — Census Tract: 06093001100
5. Contacts:

Project Director
Emma Morris, Program Manager, Siskiyou Economic Development Council
530-842-1638
emorris@siskiyocounty.org
1512 S. Oregon St Yreka, CA 96097

Chief Executive
Tonya Dowse, Executive Director, Siskiyou Economic Development Council
530-842-1638
Tonya@siskiyocounty.org
1512 Oregon St Yreka, CA 96097
6. Population (nonprofit organization):
 - a. Montague Former Mill – Montague, CA – 1,226
 - b. Former Yreka Shop Smart – Yreka, CA – 7,589
 - c. Dunsmuir Traveler’s Hotel – Dunsmuir, CA – 1,710



7. Other Factors:

Other Factors Discussed in Narrative	Page #
Community population is 10,000 or less.	(NIS) 1
The reuse of the priority site(s) will incorporate energy efficiency measures.	2, 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2, 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9

8. Letter from the State Authority: attached.

9. Releasing Copies of Application: This application does not contain information that is confidential, privileged, or sensitive, and EPA is authorized to publish all information contained therein (n/a).



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

Via Email Only

Ms. Tonya Dowse
1512 S. Oregon Street
Yreka, California 96097
Tonya@siskiyoucounty.org

ACKNOWLEDGMENT, FY24 BROWNFIELD ASSESSMENT APPLICATION IN SISKIYOU COUNTY, CALIFORNIA

Dear Ms. Dowse:

At your request, the California Department of Toxic Substances Control (DTSC) is providing the Siskiyou Economic Development Council with this letter to acknowledge your intent to submit a FY24 Brownfields Assessment Grant application to the U.S. Environmental Protection Agency. The Siskiyou Economic Development Council is applying to assess multiple brownfield sites across Siskiyou County.

Absent further details from Siskiyou County, DTSC presumes it is not currently providing assessment or cleanup oversight at any of the brownfield sites in question. Should Siskiyou County wish to request DTSC oversight for assessment of these sites in the future, please reach out to Abraham Serrato, DTSC's Brownfield Coordinator for Region 1, at (916) 255-3657 or by email at Abraham.Serrato@dtsc.ca.gov. For future inquiries related to DTSC brownfields oversight, grants, or loans, please contact DTSC's Brownfield Development Manager, Maryam Tasnif-Abbasi, at Maryam.Tasnif-Abbasi@dtsc.ca.gov or (714) 222-3485.

Sincerely,

Kenneth Gath

Kenneth Gath
Hazardous Substances Engineer
Site Mitigation and Restoration Program
California Department of Toxic Substances Control

CC: Emma Morris, emorris@siskiyoucounty.org

1. PROJECT AREA AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

The Siskiyou Economic Development Council (SEDC) is applying for Community-Wide Assessment funding from the United States Environmental Protection Agency (EPA). The boundaries of this grant are the geographic extent of Siskiyou County, which is nestled at the northernmost end of California, directly adjacent to the Oregon border. The area faces unique brownfield challenges due to its rural nature and limited access to resources and opportunities. Siskiyou is poor, rural, and relies heavily on its working landscapes for its economic prosperity. As of 2020, roughly a quarter of the county's total acreage was in farmland, while over half was in rangeland and forest, and over 75 percent of the county is disadvantaged according to CEJST. The county grew rapidly during the California Gold Rush and experienced the largest influx of residents during the boom of the lumber and mining economies in the early 20th century. Prospectors originally came to the region on the promise of gold, and subsequently saw the rise of other industries, including copper and iron mining, timber, and agriculture. The county includes several geographically disbursed cities that were once considered vibrant and prosperous places to live, but now suffer the effects of stalled industry and limited economic progress. Siskiyou County's rural economy has shifted dramatically throughout the years, particularly due to the closure of many mines in the 1920's and mills in the 1980's, which were largely abandoned and left untouched. As such, the effects of historical mining and milling in the region, including the impacts of processing and transporting these resources, have created widespread contamination to this day, making Siskiyou a prime candidate for brownfield work. We will target this assessment grant funding first in the disadvantaged towns of Montague, Yreka, and Dunsmuir, and provide contamination assessment as well as cleanup and redevelopment planning to catalyze revitalization throughout the rural northern California region.

ii. Description of the Priority Brownfield Site(s)

We will focus our initial efforts on a former mill site, an abandoned commercial property, and a mixed-use commercial and residential building. We have identified these three priority properties in consultation with jurisdictions:

1. Former Mill Site – Montague, CA. This vacant, underutilized 17.5-acre lot was once a profitable lumber mill in the heart of the rural town of Montague. The mill has been closed for nearly 50 years, but previous use and perceived contamination have prevented redevelopment. Currently, there is scattered industrial refuse on the site, but no standing structures. The site is directly adjacent to the downtown area and less than a mile from Montague's primary residential areas, making it a strong contender for highest and best use redevelopment planning. Assessment funding will help the City of Montague determine the extent of contamination, investigate land uses that have market redevelopment potential, and mitigate the loss of community from ubiquitous mill closures in the region.
2. Former Yreka Shop Smart – Yreka, CA. This once vibrant and profitable grocery store property has sat defunct, boarded, and fenced in the center of Yreka for over a decade. Currently, the parking lot is overgrown, and the building is sinking into dilapidation. This commercial property has much local lore about the reason for its closure. Speculations include a sunken building and contamination due to historic gas station and trucking operations along the highway into Oregon. The approximately 35,000 square foot commercial structure sits on a 2.3-acre parcel with adequate parking near adjacent shopping centers such as Sears, Ace Hardware, and Rite Aid. Located on Main Street in the center of Yreka, this space has been a topic of reuse conversation for decades by the City of Yreka, county offices, and commercial investors. Without knowing the extent of contamination at the site, the City of Yreka has been hesitant to approach the owner about potential reuse.
3. Traveler's Hotel – Dunsmuir, CA. This 45,000 square foot three-story mixed use residential and commercial building was built in the early 20th century (constructed from 1917 to 1924) and sits in Dunsmuir's historic downtown. It was operated as a hotel until the mid-1900s, then transitioned into an

apartment complex until 2010. Due to neglect, a skylight collapse damaged the fire safety system causing it to be evacuated and red tagged, which remains the status of the building today. Lead and exposed asbestos due to the damage from the collapsed roof are contaminants of concern at this site.

iii. Identifying Additional Sites

If funding remains after priority sites have been addressed, we will systematically identify additional sites by engaging the community (see **2.b.i-iii**), economic stakeholders, and strategic partners in inventory efforts. We will prioritize sites in disadvantaged areas of Siskiyou County that will not cause residential or commercial displacement. Using the CEJST mapping tool and input from our community stakeholders, we will determine which disadvantaged areas will most benefit from assessment and redevelopment planning and seek input from those communities about new site recruitment. Additionally, as the impacts of climate change continue to alter wildfire regimes, we will utilize revitalization funding to prioritize reuse of existing commercial infrastructure, placemaking initiatives, and redevelopment planning in fire-stricken communities to spur recovery post-disaster.

b. Revitalization of the Target Area

1. Reuse Strategy and Alignment with Revitalization Plans

1. Former Mill Site – Through a series of stakeholder listening sessions, the City of Montague has determined that community priorities are shared greenspaces, including a dog park, walking paths, and a community garden. While Siskiyou offers much open space, the dispersed population bases feel disconnected and have expressed a need for shared and maintained community spaces. This former mill site is both expansive and easily accessible, making it an ideal location for these efforts. Greenspace development and community placemaking align with the region’s 2021-2026 Comprehensive Economic Development Strategy (CEDS) goal to “Maintain...Quality of Place in Rural Communities.”¹ This grant funding will directly address these community and regional priorities by allowing the city to start the process of assessment and community-minded reuse planning.
2. Yreka Shop Smart – Relocation of the Yreka Firehall is one of the city’s highest priorities. The Yreka Shop Smart site has been identified as a potential candidate due to its central location and proximity to the local Incident Command Center for wildfires in Siskiyou. The former Shop Smart site is ideal for emergency services, as it has a large parking area and access points to key thoroughfares including commercial corridors, residential neighborhoods, and State Highway 3. This proposed reuse also aptly aligns with the regional CEDS goal of increasing fire resiliency.¹
3. Dunsmuir Traveler’s Hotel – Redevelopment of this site will help fulfill Dunsmuir’s urgent need for housing and commercial development. The City of Dunsmuir is currently conducting a Downtown Revitalization study, and this site is a key priority in the scope of work. Revitalization workshop discussions have identified restaurants, retail, office workspaces, and a museum as priority commercial reuses for the building. Housing discussions include long and short-term rentals, senior and ADA accessible, affordable, and quality housing for young professionals. These reuse plans also fulfill our CEDS’ governing goals to “improve employment opportunities by supporting existing businesses and encouraging local investment by job-creators,” and to “broaden interest and opportunities for young professionals to thrive within the region,” as well as the action item: “pursue grants and incentives through state, federal, and non-profit entities to maintain and improve historic downtown areas.”¹

2. Outcomes and Benefits of Reuse Strategy

1. Former Mill Site – This proposed reuse will allow for up to 17.5 acres of maintained open space in Montague. Greenways and gardens facilitate carbon sequestration, improve air quality, allow for stormwater management, and have a cooling effect, all of which will help build Siskiyou’s climate resilience. A community garden will also promote biodiversity and local food production, which can reduce food insecurity and foster shared resources in this low-income town. Furthermore, there are proven correlations between accessible recreation spaces and improved mental health, meaning this proposed reuse is a holistic and positive strategy with myriad benefits for the city and its residents.

2. Yreka Shop Smart – With thoughtful redevelopment planning, improved fire facilities will support additional volunteer fire districts throughout the county. As climate change continues to drive fire systems in the north state, adequate fire preparedness is a vital step toward resiliency. This proposed reuse will allow for increased mitigation capacity and better response efficiency leading to decreased fire and climate impacts on low income, rural, and tribal communities in Yreka. Redevelopment planning will also include planning for energy independence at this site, including solar, to ensure efficacy and preparedness during utility outages (i.e., during wildfire and winter storm seasons).
3. Dunsmuir Traveler’s Hotel – This building has potential for up to 30 housing units and over 10,000 square feet of rentable commercial space, both of which are salient priorities for the City of Dunsmuir and Siskiyou County at large. Upon completion of cleanup, the commercial opportunity of this building will stimulate positive economic development for the city and increase the appeal of visitation and tourism to Dunsmuir’s historic downtown. This redevelopment can support small local vendors and businesses, expand the local tax base, and foster a much-needed sense of community for Dunsmuir.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Siskiyou County's rural characteristics present difficulties in terms of infrastructure development, educational opportunities, employment options, and access to other technical and financial resources available to more populated and more wealthy areas of the state. As such, our need for environmental assessment, cleanup, and redevelopment funding must be supplemented with alternative resources like this grant opportunity. Securing funds and executing these projects for our communities is a fundamental goal and function of the SEDC. We unite county and city officials to leverage economic resources and implement additional funding mechanisms. Along with traditional assessment districts, the SEDC and cities are exploring how an Enhanced Infrastructure Financing District (EIFD) can be deployed on vacant land to obtain bonding power for site owners to develop properties. The SEDC will also apply for additional state, federal, and foundation funding opportunities to incentivize community asset reutilization. In past projects, we have successfully leveraged US EDA Grants for feasibility and planning work on historic sites, and Department of Housing and Urban Development CBDG funding for housing, community asset construction, and greenway development, in addition to implementing tax credits for green-infrastructure offsets. We are prepared to employ these resources to secure additional funding as we implement assessment, remediation, and reuse strategies for our priority sites.

ii. Use of Existing Infrastructure

Each of our target sites has previously been community assets and can tap into utilities such as water, sewer, electricity, and broadband, but will require upgrades and enhancements for complete revitalization. We intend to use leveraged funds to secure these necessary upgrades either during or after project implementation, as discussed in section 1.c.i. In Montague, assessment is needed to determine the extent of contamination from former mill activities, but little infrastructure will be needed for the proposed reuse. The water line will need to be tied back into the City’s main line, a project which can be assessed through tax reallocation. The building on the former Yreka Shop Smart site is in poor condition but will benefit from the state’s ongoing \$60 million “Yreka Rehab Project,” via infrastructure updates to the surrounding areas and upgraded utilities and aesthetic appeal.² The Dunsmuir Traveler’s Hotel building will need assessment, contamination clean up, and safety upgrades but is otherwise functional, usable, and has access to all necessary utilities. Each of the sites is currently unused by their respective communities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community’s Need for Funding

Our priority areas are low-income with limited populations. Jurisdictions in California rely on sales tax, transient occupancy taxes, and property taxes to provide general services. Limited tax bases, geographic barriers prohibiting resource availability, and lack of industrial tax base in our county force our communities to provide necessary public services independently (such as public safety and infrastructure

upkeep). County taxes go to basic services such as schools, fire departments, and police forces. Tragically, public health needs due to COVID-19 have strained the county budgets to an unprecedented level. Many sites with development potential remain contaminated, discouraging business investments that would otherwise bring jobs and bolster economic capacity. To demonstrate economic constraints due to the loss of industrial output in

Siskiyou, *Table 1* (right) shows several indicators of our impecuniosity. Without industry and viable job opportunities, the county has seen a decline in labor force and a significantly lower population per square mile. With the natural beauty of alpine lakes and dormant

Metric	County	California	National
Population ¹	44,076	39,538,223	331,449,281
Population per square mile*	7.2	254	94
Age 16+ in Labor Force*	50%	63%	63%
Unemployment ²	3.7%	3.9%	3.4%
Poverty Rate ²	16.9%	12.6%	12.8%
Median Household Income ²	\$47,403	\$78,762	\$64,994
1 - 2020 Decennial Census Redistricting Data, US Census Bureau			
2 - 2020 American Community Survey 5-year estimates, US Census Bureau			
* - 2021 Estimates, US Census Bureau			

volcanoes comes the inexorable environmental challenges—annual wildfire and severe winter storms destroy infrastructure and require cities to provide additional services. Thus, the county’s contingency funds are even further strained beyond routine expenses on a yearly basis. These economic realities have exhausted local funding sources, making effective redevelopment impossible without supplemental funding to abate the history of industrial contamination and truly renew vitality in these communities.

ii. Threats to Sensitive Populations. (1) Health or Welfare of Sensitive Populations

Sensitive populations in Siskiyou include those in poverty, the unemployed, the unhoused, children, and seniors (22% of Siskiyou’s residents are over 64 according to EJ Screen). There are numerous threats to these populations in our target areas. Siskiyou County is largely agricultural and therefore relies heavily on its natural resources. As demonstrated in *Tables 2-4* (below), each of our target census tracts are over the 90th percentile in expected agricultural loss rate according to the CEJST Tool. With an already below average median income and high poverty rate, the threat of agricultural loss will have devastating impacts on our target communities. Siskiyou’s average age of 47.7 is significantly higher than the state average of 36.7 and national average of 38.9.³ As a lack of economic viability, resource availability, and aesthetic attraction of our cities pushes young people away, we are seeing more risks associated with an aging population, such as increased burden on the healthcare system and less eligible workforce entrants.

Additionally, the rugged terrain of Siskiyou combined with its isolation from population centers forces residents to drive further distances for work, basic supplies, social services, and health care. Proximity to interstates, congested highways, and railways impacts air quality and can be a serious health concern. According to 2020 State Transportation data, more than 22,100 vehicles travel through Siskiyou County every day, exposing residents to poor air quality and increasing the risk of toxic spills along the transportation corridor.⁴ With most of our population bases in the valleys between mountain ranges, a higher proportion of our sensitive populations are closer to one or more brownfields than to a healthcare facility.

A 2006 meta-analysis study of property values indicates that risk-sensitive populations with low household incomes are more likely to live near brownfields, as real estate prices near distressed properties are reduced by as much as 25% due to perceived contamination.⁵ These sensitive populations are made even more vulnerable when they are displaced or threatened by climate impacts such as wildfire and extreme winter storms. Assessment and redevelopment planning in

Montague Census Tract	
CEJST Metric	Percentile
Expected Agricultural Loss Rate	97 th
PM 2.5 in the Air	93 rd
Heart Disease	88 th
Cancer Among Adults	92 nd

Yreka Census Tract	
CEJST Metric	Percentile
Expected Agricultural Loss Rate	98 th
PM2.5 in the air	95 th
Low Life Expectancy	93 rd
Low Median Income	92 nd

Dunsmuir Census Tract	
CEJST Metric	Percentile
Expected Agricultural Loss Rate	93 rd
Energy Cost	93 rd
PM 2.5 in the air	93 rd
Low Life Expectancy	96 th

our target areas will address these risks and ultimately help alleviate the strain on sensitive populations in Siskiyou County. With dense population clusters in rural areas, a single brownfields assessment creates significant positive economic, social, and environmental impacts for our communities. Assessment and reuse planning conducted throughout the grant term will place special consideration on the needs of our sensitive populations. Our plans to increase accessible greenspace, bolster emergency services, and foster housing and commercial development will facilitate threat reduction to these populations. Site recruitment and redevelopment planning efforts will allow us to identify additional threats and work to mitigate them throughout the duration of the project.

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

Siskiyou County has the highest death rate in the state from all cancers at 298.5 deaths per 100,000.⁶ Yreka is also in the 92nd percentile for heart disease according to EJ Screen. Without research and assessment funding, it is difficult to ascertain the direct impact of brownfields in Siskiyou County; however, the lack of contamination cleanup and redevelopment seems to indicate that brownfields are a contributor to high cancer death rates and heart disease compared to the 57 other counties in California and to the nation at large. Certainly, our populations' proximity to contaminated properties asserts that the cause of these adverse conditions must be identified and addressed.

(3) Environmental Justice

a. Identification of Environmental Justice Issues

Access to resources such as clean air and water, basic utilities, and housing is a fundamental aspect of environmental justice, but in Siskiyou, these resources are not easily accessible to our disadvantaged populations. In our low-income communities, there are too many competing interests for too few resources which has led to environmental and socioeconomic inequities, such as a lack of affordable housing. As of 2021, there were more persons experiencing homelessness in Siskiyou than the available interim and permanent housing supply, and there was no Low-Income Housing Tax Credit production or preservation in 2020 or 2021.⁷ Climate change impacts further exacerbate these issues, as our already vulnerable communities are being displaced by wildfire and winter storms with no ability to relocate or rebuild. Disadvantaged populations in our target areas are less equipped to protect themselves from the effects of harsh weather and wildfire smoke, further compounding environmental injustices for these populations. Brownfield redevelopment is a critical step in addressing environmental justice for our county, as financial and capacity constraints have prevented communities from addressing contamination. Namely, many of Siskiyou's legacy mill sites are in desirable downtown locations, yet contamination assessment and cleanup costs are prohibitive to our small jurisdictions. This has stunted redevelopment and contributed to housing and economic shortcomings in the county. This grant opportunity will spur assessment and redevelopment, thus combating environmental injustice in our region.

b. Advancing Environmental Justice

Each of our target areas and proposed reuse strategies are focused on placemaking and environmental justice, rather than displacement. In our vulnerable and disadvantaged communities, socioeconomic and environmental justice and resilience are paramount, and will be a priority throughout this assessment and redevelopment planning project. Our rural, widespread, and disconnected communities have been historically averse to change, which has led to stalled progress. As such, our team and partners are prepared to utilize local knowledge and expertise to build trust and advance environmental justice through this grant opportunity. To this end, the budget (below) reflects a significant investment in community engagement and will accommodate travel to our most isolated communities. Throughout the process, we will combat the effects of climate change and historical contamination, including its impacts on our most sensitive populations, by promoting environmentally progressive reuse planning and renewable energy sources. Further, our target areas were selected not only for infrastructure and redevelopment potential, but also because most of the adjacent properties are mixed residential and commercial/industrial. These properties tend to have lower value and thus generate greater returns on investment for our communities

while avoiding displacement. This assessment funding will be strategically utilized in the target areas first, which will incentivize neighboring communities to engage with our brownfields program and local health officials as we eliminate the longstanding perceptions of contaminated properties and promote environmental justice in Siskiyou County.

b. Community Engagement

i. Project Involvement & ii. Project Roles

The following table identifies partners who will provide technical assistance and guidance throughout the assessment and redevelopment process. SEDC will manage these partnerships and coordinate communication and outreach. Each of these partners have a demonstrated background in fostering community input, providing community services, redeveloping brownfields, and attracting, retaining, and expanding local businesses. Each entity is familiar with the economic tools (i.e., assessment districts) needed to deploy these strategies in the region.

Organization/Entity	Point of Contact	Involvement in the Project
Department of Toxic Substances Control (DTSC)	Ken Gath Kenneth.Gath@dtsc.ca.gov	State government oversight and technical assistance
Siskiyou County Health Department	Shelly Davis sdavis@co.siskiyou.ca.us	Community health assessment and monitoring; risk management; regulatory compliance
Siskiyou County Certified Unified Program Agency (CUPA)	Rick Dean deanrick@co.siskiyou.ca.us	Local HazMat enforcement; oversight and technical assistance
Shasta Cascade Small Business Development	Beth Wood beth@siskiyoucounty.org	Workforce development; microlending resource; community outreach
Shasta Valley Resource Conservation District	Rod Dowse rdowse@svrccd.org	Environment, natural resource, climate, and renewable energy expertise
SMART Workforce Center	Wendy Zantonelli zwendy@thesmartcenter.biz	Workforce and business development; employment and recruiting resource
Siskiyou Community Resource Collaborative	Michelle O’Gorman [REDACTED]	Community outreach; inventory prioritization; socioeconomic and environmental justice
City of Yreka	Jason Ledbetter jledbetter@ci.yreka.ca.us	Community outreach and site recruitment; prioritization; property acquisition
Discover Siskiyou	Heather Dodds heather@discoversiskiyou.com	Community and business recruitment outreach; tourism sector attraction; reuse planning

iii. Incorporating Community Input

At the onset of the project, SEDC will create a Community Input Plan (CIP). All our outreach efforts will provide a platform to comment on our proposed implementation strategies, and all outreach materials will include acknowledgement of EPA as a funding partner. We will communicate the progress of this grant using a variety of methods to reach the maximum audience, at a frequency which will be established based on community input (likely quarterly, in tandem with reporting requirements). We will leverage existing relationships with the community, stakeholders, project partners, and jurisdictional leadership to maximize program awareness, equitable access, and strong participation and engagement in this brownfields project from a diverse range of Siskiyou County stakeholders. We will develop targeted outreach materials and campaigns specifically tailored to reach disadvantaged communities and other priority populations in Siskiyou County. This will include translations of materials into Spanish, Vietnamese, and other regionally relevant languages as needed, as well as culturally appropriate messaging. We will collaborate with membership organizations, minority associations, and tribal groups to ensure effective communication and outreach to these communities. By collaborating with these organizations, we can leverage our expertise, networks, and outreach capabilities to access a wider audience and ensure equitable awareness of and access to the program. We will also organize outreach events, workshops, and information sessions in locations accessible to the entire community, including virtual options. These events will provide an opportunity for direct engagement, informative Q&A sessions, and productive relationship building with the community. SEDC will ensure that these events are inclusive, culturally sensitive, and designed to

accommodate diverse backgrounds. The program manager and SEDC staff will field and respond to comments from the community using a comment response and FAQ page on our website. Results from our outreach efforts will be recorded during the meetings and incorporated into a living document which we will reference throughout the duration of the grant period.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

i-iv. Project Implementation: Anticipated Project Schedule: Task/Activity Lead: Outputs

Task 1: Project Management and Reporting	<i>Task/Activity Lead: SEDC</i>
<i>Project Implementation:</i> This task will include personnel, fringe, travel, and supplies. The SEDC will utilize the tasks for programmatic management of the grant, including performance reporting (ACRES), quarterly reporting, fiscal management, and oversight. This task will also include workshops, conferences, and contractor procurement. We will procure and manage Qualified Environmental Professional(s) (QEPs) to conduct the assessments and reuse planning. Contractor management will include tracking and measuring milestones and progress regularly using benchmarks for assessments. The Final Report will include a summary of the project goals and objectives, accomplishments, lessons learned, and resources leveraged	
<i>Anticipated Project Schedule:</i> Ongoing for the 4-year period of performance. QEP(s) will be procured in accordance with 2 CFR 200 within the first year.	
<i>Outputs:</i> 1) RFP/RFQ and other contractor selection documents; 2) Report of project regulatory oversight approach, applicable oversight fees, and points of contact; 3) ACRES reporting and inventory of assessed properties; 4) 16 Quarterly progress and financial reports; 5) Final report; 6) 4 Annual Interim Federal Financial Reports (FFR, SF-425); 7) Final FFR	
Task 2: Community Outreach	<i>Task/Activity Lead: SEDC</i>
<i>Project Implementation:</i> This task will include creating and implementing the Community Involvement Plan (CIP), as well as travel related to community outreach and conferences. SEDC will provide updates through Facebook, Twitter, LinkedIn, city blogs and websites, and via local radio, TV stations, and press releases. Status reports will be delivered to the Board of Supervisors, City Planning Commissions, Chambers of Commerce, and other community clubs. These meetings will serve to both update the jurisdictional leaders on the project and allow for public comment and feedback throughout the life of the project. We will also facilitate cooperation between agencies, consultants, jurisdictions, and the public. SEDC staff will organize and preside over all meetings to ensure that the information from the assessments will be entered in the ACRES and EnviroStor databases and our website.	
<i>Anticipated Project Schedule:</i> Task will be ongoing during the 4-year period of performance but will be focused in the first two years to build program awareness and gather community input with time to act on the results.	
<i>Outputs:</i> 1) Community Involvement Plan – to be developed with community stakeholders; 2) Three (3) one page fact sheets; other outreach materials; 3) Notes, photos, and stories from at least two (2) outreach meetings; 4) Website for outreach and updates; 5) Regular updates to partners/communities	
Task 3: Inventory, Site Selection, and Site Approval	<i>Task/Activity Lead: SEDC</i>
<i>Project Implementation:</i> This task will include inventory and eligibility activities. After target sites are addressed, inventory efforts will include results from the CIP. Potential sites will be submitted to the State DTSC and/or EPA for approval. Activities in this task will catalyze a long-term strategy to invest in sustainable and fair development practices to make communities more attractive, economically viable, and socially diverse. This economic and land-use strategy incorporates commercial and industrial development to support the retention of an economic base.	
<i>Anticipated Project Schedule:</i> October 2024-End of grant term	
<i>Outputs:</i> 1) Site inventory list; 2) Plan for selecting sites for further investigation; 3) Criteria to rank	

sites; 4) List of ranked sites; 5) Site approval forms	
Task 4: Phase I Activities	<i>Task/Activity Lead:</i> SEDC will oversee QEP who will conduct ESAs
<i>Project Implementation:</i> This task will include Preliminary Environmental Site Assessment (Phase I) activities. We will maintain compliance with EPA’s All Appropriate Inquiries (AAI) Final Rule (American Society of Testing and Materials (ASTM) ASTM E1527-13), which includes historical records searches to determine ownership of a site, previous usage, and possible sources of contamination. SEDC and QEP will conduct site visits, interviews, and limited sampling as required.	
<i>Anticipated Project Schedule:</i> October 2024-July 2028	
<i>Outputs:</i> A minimum of ten (10) Phase I Environmental Site Assessment (ESA) reports and updated AAI reports, including target sites.	
Task 5: Phase II Activities	<i>Task/Activity Lead:</i> SEDC will oversee QEP who will conduct ESAs
<i>Project Implementation:</i> This task will include Site Investigation (Phase II) activities according to the American Society of Testing and Materials (ASTM E1527-13) definition of Phase II environmental assessments: investigation that includes sampling to confirm the location and identity of environmental hazards. For qualified sites, we will procure a contractor to draft Quality Assurance Project Plans (QAPPs), Sampling & Analysis Plans (SAPs), and Health and Safety Plans (HSPs) for approval by the EPA and DTSC prior to field sampling. The investigation may include a report of recommendations for cleanup alternatives. We will submit Unanticipated Discovery Plan(s) to the EPA. Also, Analyses of Brownfields Cleanup Alternatives (ABCA) will be provided if Phase II analyses require remediation.	
<i>Anticipated Project Schedule:</i> October 2025-July 2028	
<i>Outputs:</i> 1) Three (3) ASTM Phase II reports and corresponding draft/final QAPPs, SAPs, and HSPs as appropriate; 2) Unanticipated Discovery Plan; 3) Two (2) ABCA reports	
Task 6: Reuse and Cleanup Planning	<i>Task/Activity Lead:</i> SEDC
<i>Project Implementation:</i> This task will be performed by the QEP, contracted reuse planning services, and SEDC staff, per results from Phase I and II activities and the CIP. The environmental contractor will assemble assessment data from analyses and provide Analysis of Brownfield Cleanup Alternatives (ABCA) reports on cleanup feasibility, implementation, cost, and end-use, as well as identify presumptive remedial options consistent with development objectives. SEDC and the QEP will develop cleanup plans and Remedial Action Work Plan(s) with options to remediate issues. SEDC will procure reuse planning services per 2 CFR 200, and work with stakeholders, communities, local governments, to develop comprehensive redevelopment plans for our target sites and other potential sites.	
<i>Anticipated Project Schedule:</i> January 2025-End of grant term	
<i>Outputs:</i> 1) Cleanup plans for our target sites; 2) Reuse planning for our target sites; 3) Additional reuse planning in our defined region – targeted in disadvantaged communities	

b. Cost Estimates

Cost estimates for the project were determined using the following formulas:

- An estimate of .5 FTE per year for SEDC staff will be needed for project activities.
Average SEDC wages cost per year = \$78,750. The fringe rate is 30% of wages.
 (4 years) x (.5 FTE/year) x (\$78,750 wages) = \$157,750 Fringe = 30% x wages = \$47,250
 .50 FTE is 1,040 hours per year, so a total of **4,160 hours** is projected for project activities.
 Staffing is divided among project task activities.
- Phase I and II contractual costs are estimated at an average of \$7,000 per Phase I plus potential extraneous sampling, research, or labor fees (\$7,000 x 10 Phase I’s = \$70,000 + \$20,000 for extra sampling/research/labor) and \$40,000 per Phase II (\$40,000 x 3 Phase II’s = \$120,000).
- Reuse planning contractual costs are estimated using a flat rate of \$125/hour using rates from comparable services (\$125 x 280 hours = \$35,000).
- The cost of travel was calculated using the Federal mileage rate of \$0.655/mile and the estimated cost of \$1,050 per in-state conference, and \$2,500 for national conference per SEDC staff member. One-two staff members will attend a state or national brownfields conference each year.

5. Supply costs are estimated based on historical software and subscription costs.
6. Indirect costs are calculated at 5% of the total budget.

Contractual costs for Phase I and Phase II, site specific work (\$210,000) account for 42% of total budget. Reuse planning task activities (\$150,000) account for 30% of total budget.

Budget Categories		Project Task Allocations (\$)					Total	
		Project Management	Community Outreach	Inventory and Approval	Phase I Activities	Phase II Activities		Reuse Planning
Direct Costs	Personnel (.5 FTE) 4yrs	\$38,000	\$17,500	\$15,000			\$87,000	\$157,500
	Fringe Benefits (30%)	\$11,400	\$5,250	\$4,500			\$26,100	\$47,250
	Travel	\$6,000	\$10,000	\$2,000			\$2,000	\$20,000
	Supplies	\$3,250	\$2,000				\$0	\$5,250
	Contractual				\$90,000	\$120,000	\$35,000	\$245,000
Total Direct Costs		\$58,650	\$34,750	\$21,500	\$90,000	\$120,000	\$150,100	\$475,000
Indirect Costs (5%)		\$3,086	\$1,829	\$1,132	\$4,737	\$6,316	\$7,900	\$25,000
Total Budget		\$61,736	\$36,579	\$22,632	\$94,737	\$126,316	\$158,000	\$500,000

c. Plan to Measure and Evaluate Environmental Progress and Results

Our team has experience and expertise in managing and implementing a diverse range of federal and state programs, including environmental planning and redevelopment, in collaboration with local governments. We will utilize cloud-based project management software to track and measure program deliverables. We will use QuickBooks to track the financial progress of the project, including staff, partner, and contractors’ expenses, as well as Microsoft Excel, ACRES, and quarterly reporting intervals to update living documents as the project continues. Our program manager will be directly responsible for coordinating all activities with the QEP(s). Our management team will collaborate with local government, agencies, contractors, and developers to evaluate our progress and measure results.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i-iii. Organizational Capacity, Organizational Structure, Description of Key Staff

The Siskiyou Economic Development Council is a qualified nonprofit with more than 20 years of experience managing brownfield funding. SEDC employs a team of capable professionals with outstanding experience implementing collaborative, multi-year state and federal grant projects, resulting in smart growth and redevelopment success, including an extensive history managing brownfields grants for our jurisdictions (see **4.b.ii**). SEDC is led by Executive Director Tonya Dowse, who has over 20 years of EPA brownfields management experience in Siskiyou County. Tonya will oversee the program and review all documentation, procurement, communication, and reporting. The Program Manager will be Emma Morris, who currently oversees two EPA Cleanup Grants totaling \$740,000 in coordination with the City of Mt. Shasta and a \$600,000 Countywide EPA Assessment project in Siskiyou, which is held by the City of Yreka. Emma has technical knowledge of the brownfields program and its requirements, as well project management experience including successfully procuring and managing a QEP, organizing community outreach, and overseeing financial and progress reporting for each of the current grants. SEDC’s Fiscal Administrator is Jen Thackeray, who has extensive experience managing a range of federal, state, and local foundation grants, including the brownfields programs SEDC currently manages. Each SEDC of these key personnel will provide oversight and review for this program, including thorough review of all documentation prior to submittal to EPA.

iv. Acquiring Additional Resources

SEDC intends to procure a Qualified Environmental Professional (QEP) to perform the ASTM assessment work in addition to coordinating any ABCAs or cleanup plans using 2 CFR 200 and EPA's rule at 2 CFR 1500. We will coordinate with the oversight agencies, such as the local Certified Unified Program Agency (CUPA) and California’s DTSC. SEDC has successfully procured contractors following

2 CFR 200 procurement requirements in past projects. We may also elect to procure a charette artist and/or planning contractor for reuse planning purposes. In our procurement efforts, we will prioritize local entities when possible. Our workforce partners will assist in linking community members to potential employment opportunities in brownfield work, both during and after the program performance period.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose and Accomplishments; (2) Compliance with Grant Requirements

Since our inception in 1985, SEDC has served the businesses and cities of Siskiyou County by securing grant funding to execute regional priorities and promote economic development. The SEDC oversees a shared MOU with city and county jurisdictions to leverage federal and state funding and guide thoughtful redevelopment efforts throughout the region. The following federal and state programs demonstrate our three most recent accomplishments that are similar in scope and relevance to the proposed project:

1. Siskiyou County Brownfields Management – SEDC has managed the Siskiyou County Brownfields program for nearly two decades. This program has facilitated redevelopment efforts across Siskiyou’s working landscapes and business sectors. Most recently, we were awarded contracts totaling over \$250,000 to manage multiple EPA and DTSC grants for communities in Siskiyou. Since 2005, we have managed 9 assessment grants and 2 cleanup grants for brownfield awardees.
2. Community Economic Resilience Fund – In 2023, the SEDC secured \$2.1 million from the Community Economic Resilience Fund (CERF) Pilot Program, administered by the Governor's Office of Planning and Research, the Governor's Office of Business and Economic Development (GO-Biz), and the Labor & Workforce Development Agency. This project will focus on the redevelopment of a brownfield site; to serve as a place-based anchor Main Street revitalization. The SEDC will rehabilitate Yreka’s Carnegie building and lead an adaptive reuse plan to support the region's economic sectors including agriculture, outdoor tourism, and timber. This funding will support a \$5 million dollar investment to create a dynamic business and industry innovation hub, foster collaboration, host events and conferences, and develop climate resiliency practices.
3. Siskiyou Climate Collaborative – In 2022, we convened six principal industry stakeholders across agriculture, outdoor recreation, business, and natural resources sectors, to form the Siskiyou Climate Collaborative. The Collaborative was awarded \$1.5 million over three years by California’s Strategic Growth Council. This program aids capacity-building efforts and will create a technical assistance program and community-wide Climate Resiliency Plan to help local organizations plan for and access climate resiliency strategies and funding.

¹ [Superior Economic Development 2021-2026 Comprehensive Economic Development Strategy.](#)

² [Caltrans. “State Route 3 Yreka Rehab.”](#)

³ [Census 2020.](#)

⁴ [Traffic Census Program. Caltrans 2020.](#)

⁵ [Simons, Robert A. 2006.](#)

⁶ [County Health Status Profiles 2022.](#)

⁷ [Siskiyou County 2022 Affordable Housing Needs Report.](#)



Siskiyou Economic Development Council Threshold Criteria

1. Applicant Eligibility: Siskiyou Economic Development Council (SEDC) is non-lobbying and tax exempt under IRS code 501(c)(4). Tax status, certification of good standing, and legal opinion documentation of non-lobbying status are attached.
2. Community Involvement: At the onset of the project, we will create a Community Input Plan (CIP). All our outreach efforts will provide a platform to comment on our proposed implementation strategies, and all outreach materials will include acknowledgement of EPA as a funding partner. We will communicate the progress of this grant using a variety of methods to reach the maximum audience, at a frequency which will be established based on community input (likely quarterly, in tandem with reporting requirements). We will leverage existing relationships with the community, stakeholders, project partners, and jurisdictional leadership to maximize program awareness, equitable access, and strong participation and engagement in this brownfields project from a diverse range of Siskiyou County stakeholders. We will develop targeted outreach materials and campaigns specifically tailored to reach disadvantaged communities and other priority populations in Siskiyou County. This will include translations of materials into Spanish, Vietnamese, and other languages as needed, as well as culturally appropriate messaging. We will collaborate with membership organizations, minority associations, and tribal groups to ensure effective communication and outreach to these communities. By collaborating with these organizations, we can leverage our expertise, networks, and outreach capabilities to access a wider audience and ensure equitable awareness of and access to the program. We will also organize outreach events, workshops, and information sessions in accessible locations, including virtual options. These events will provide an opportunity for direct engagement, informative Q&A sessions, and productive relationship building with the community. SEDC will ensure that these events are inclusive, culturally sensitive, and designed to accommodate diverse backgrounds. The program manager and other SEDC staff will field and respond to comments from the community using a comment response and FAQ page on our website. Results from our outreach efforts will be recorded during the meetings and incorporated into a living document which we will reference throughout the duration of the grant period. Metrics will be gauged and tracked using the following strategies: (1) *Media*: Regular progress updates through Facebook, Twitter, LinkedIn, individual City blogs and our website. (2) *Public Meetings*: Status reports will be delivered to City Councils, Board of Supervisors, City Planning Commissions, Chambers of Commerce, Rotaries, and other clubs. (3) *Agency meetings*: We will organize and preside over meetings with agencies, contractors, city council members, county supervisors, and the public to ensure that the information from the assessments will be entered in the ACRES and EnviroStor databases and our website.
3. Expenditure of Existing Grants: The Siskiyou Economic Development Council affirm they do not have an open EPA Brownfields Assessment, nor a Multipurpose Assessment Grant.
4. Contractors and Named Subrecipients: The Siskiyou Economic Development Council is not naming any contractors nor subrecipients in this application and will observe the due and legal process of 2 CFR 200 for contractor procurement as required upon grant receipt.