

## **City of Marysville – FY26 EPA Brownfields Cleanup Grant Narrative**

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

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

#### **Target Area and Brownfields**

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

The former **Hotel Marysville**, located at 420 5th Street, represents one of the city's most significant brownfield challenges. Vacant since 1986 and structurally compromised after a catastrophic fire in June 2024, the site contains asbestos-containing materials, lead-based paint residues, and suspected petroleum hydrocarbons. The fire caused partial collapse and released airborne contaminants, triggering regional emergency response and the temporary shutdown of northbound Highway 70. Although the City secured ownership in November 2024 and implemented temporary stabilization, permanent cleanup is urgently needed to eliminate environmental hazards, prevent contaminant migration, and ready the site for safe reuse.

The target area for this grant is Census Tract 401, Block Group 5, which includes Marysville's historic downtown and is home to approximately 1,020 residents. This neighborhood experiences some of the highest socioeconomic burdens in the region, with a 41.7% poverty rate, 12.3% unemployment, and a median household income of \$29,167—far below the California average. Approximately 48% of residents are Hispanic/Latino, 22% Asian/Pacific Islander, and 34% of households receive public assistance, reflecting a community with limited economic resilience.

Environmental indicators further demonstrate that this is a heavily overburdened environmental justice community. CalEnviroScreen and EJScreen place the tract in the **88th percentile for PM2.5, 94th percentile for traffic exposure, 82nd percentile for diesel particulate matter, and 89th percentile for asthma rates**. With roughly **23% of residents** being children or older adults and **19% of households** experiencing linguistic isolation, the population is particularly vulnerable to respiratory hazards and pollution exposure—risks that were heightened by the 2024 asbestos release from the Hotel Marysville site. The City of Marysville, CA is in a federally designated flood plain and is part of the **Levee Flood Protection Zone** as identified by the California Department of Water Resources. The city is situated at the confluence of several major rivers, and while it is protected by an extensive, upgraded ring levee system, the area is still considered to have a flood risk, especially during severe weather events

The brownfield's ongoing contamination and blight directly exacerbate these existing burdens. The hotel's deterioration suppresses downtown investment, contributes to a commercial vacancy rate exceeding **25%**, and negatively impacts walkability and public safety in an area already challenged by unemployment and economic distress. The site's position along the Highway 70 gateway amplifies its visual and psychological impact, reinforcing perceptions of decline and deterring business activity in the city's historic core.

Cleanup through EPA Brownfields funding is foundational to environmental justice and community revitalization. Removing hazardous materials will reduce health risks in a census tract with high respiratory vulnerability, restore safety in a central pedestrian corridor, and unlock opportunities for reinvestment in the region's most economically distressed neighborhood. EPA support will transform a long-standing liability into a safe, developable site that promotes equitable redevelopment, public health improvement, and renewed economic activity in downtown Marysville.

##### **1.b Description of the Proposed Brownfield Site**

The proposed cleanup site is a 0.44-acre parcel (APN 010-176-014) located at 420 5th Street in downtown Marysville. The property was developed in 1926 as the Hotel Marysville and later operated as a hospital before closing in 1986. The building remained vacant for decades, during which asbestos-containing materials, lead-based paint, and aging mechanical systems deteriorated. In June 2024, a major fire caused widespread structural failure and dispersed hazardous debris throughout the site. The unstable structure was subsequently demolished, but contaminated material remains.

The property is now characterized by multiple debris piles that have been temporarily encapsulated with gunite to reduce airborne release of hazardous materials. Laboratory testing in July 2024 confirmed the presence of asbestos-containing materials and lead-based paint debris in the fire-impacted remnants. A Phase I Environmental Site Assessment completed in October 2024 also identified a historic fuel oil tank and boiler system in the former basement, indicating a potential source of petroleum hydrocarbon contamination that warrants subsurface investigation.

Although fenced, the site's condition presents ongoing environmental concerns. The debris contains friable asbestos and lead residues that could be re-entrained into the air if the temporary encapsulation is disturbed by weather events or accidental contact. Additionally, the likelihood of petroleum impacts beneath the former building footprint presents

potential risks to soil and possibly shallow groundwater. These conditions represent a significant environmental hazard within a highly visible and frequently traveled area of downtown.

Planned cleanup activities will include (1) removal and proper disposal of asbestos- and lead-containing debris, (2) Phase II sampling to evaluate potential petroleum contamination from the historic heating system, and (3) implementation of a remedial action plan for any confirmed petroleum impacts. Following remediation, the site will be stabilized and prepared for the next phase of planning.

## **Revitalization of the Target Area**

### **1.c Reuse Strategy and Alignment with Revitalization Plans**

The City of Marysville's reuse strategy for the former Hotel Marysville site is grounded in the Downtown Marysville Specific Plan, which designates this parcel as a high-priority location for Downtown Mixed-Use redevelopment. Cleanup will clear longstanding environmental barriers, allowing the site to accommodate a project that supports the City's vision for a vibrant, walkable, and economically active downtown. Consistent with community priorities identified through the Specific Plan, Economic Development Strategy, and Housing Element outreach, the City anticipates mixed-use infill that may include upper-story housing, ground-floor retail or small business space, and community-serving cultural or civic uses that reinforce downtown as Marysville's civic and commercial hub.

Following cleanup, the City plans to issue a competitive Request for Qualifications (RFQ) to attract experienced-infill developers with expertise in downtown revitalization and resilient design. This process will ensure that the selected development team advances both economic feasibility and broad community benefits, including improved access to services, enhanced public safety, and activation of a long-underutilized downtown block.

The reuse strategy is further supported by the City's participation in SACOG's "Green Means Go" initiative, which directs resources toward infill development that reduces vehicle miles traveled and supports climate-smart growth. Consistent with this program, redevelopment of the site will incorporate energy-efficient building systems, heat-resilient design, pedestrian-oriented connectivity, and green infrastructure for stormwater management such as permeable surfaces and shaded landscaping. These features are essential in Marysville's climate context and its location within a federally recognized floodplain, where redevelopment must comply with local flood-hazard mitigation requirements and integrate elevated floor levels, flood-resilient materials, and safe ingress/egress consistent with FEMA and City standards.

Public and stakeholder involvement has been central to shaping the reuse vision. The Downtown Specific Plan was developed through a multi-year process involving community workshops, stakeholder interviews, small-business roundtables, and City Council and Planning Commission hearings. Additional input from the Marysville Business Improvement District, local nonprofits, and residents during recent economic development and housing outreach reaffirmed the community's desire for mixed-use redevelopment, increased housing options, and activation of vacant downtown parcels. This consistent feedback directly informs the reuse strategy for the former Hotel Marysville site and ensures that redevelopment advances shared community priorities.

Overall, the proposed reuse approach aligns closely with Marysville's adopted land-use and revitalization framework and reflects meaningful public involvement. Cleanup of the site is a critical step toward implementing the community's long-standing vision for a more resilient, economically vibrant, and people-oriented downtown.

### **1.d Outcomes and Benefits of Reuse Strategy**

Cleanup and redevelopment of the former Hotel Marysville site will deliver significant economic, environmental, and community benefits to a highly vulnerable downtown neighborhood. Removal of asbestos- and lead-containing debris and evaluation of potential petroleum impacts will eliminate long-standing environmental hazards in one of the city's most heavily burdened census tracts, improving public health and safety for residents, workers, and visitors.

Post-cleanups, the site's mixed-use redevelopment will provide a substantial economic boost for Marysville's historic downtown. Construction activity will generate short-term jobs, while new ground-floor commercial and community-serving spaces are expected to support long-term employment in retail, hospitality, professional services, and nonprofit uses. Upper-story residential units will expand much-needed downtown housing options, strengthening the customer base for local businesses and helping stabilize the area's commercial corridors. These outcomes directly align with the reuse strategy outlined in the Downtown Specific Plan and reinforce the community's priorities for economic vitality, improved services, and walkable urban living.

The project will also advance public amenities and community well-being. Redevelopment is expected to incorporate publicly accessible pedestrian connections, bicycle access, shaded landscaping, and green infrastructure, creating safer and more inviting public spaces. The inclusion of cultural, civic, or nonprofit program space as identified through community outreach—will enhance access to services, strengthen community identity, and support residents in an area where indoor gathering, arts, and social-service facilities are limited.

Importantly, the reuse strategy will improve the community's resilience to climate and natural hazards. The site is located within a levee-protected floodplain, and future redevelopment will comply with FEMA and local flood-hazard requirements, including elevated floor levels, resilient building materials, and emergency ingress/egress considerations. The project will incorporate **energy-efficient building systems, cool-roof or heat-resistant design**, and opportunities for **solar energy integration** on rooftops or adjacent parking areas, consistent with SACOG's "Green Means Go" climate adaptation framework. These features will reduce greenhouse gas emissions, mitigate extreme heat impacts, and improve long-term safety and habitability.

By transforming a highly visible brownfield into a safe, development-ready site, the project will catalyze broader revitalization across the downtown core. The outcomes—healthier living conditions, new jobs and housing, climate-resilient design, and enhanced public spaces—are directly tied to the City's reuse strategy and will meaningfully advance Marysville's land-use, economic development, and climate-adaptation goals.

## Strategy for Leveraging Resources

### 1.e Resources Needed for Site Characterization

Although the City completed an ASTM-compliant Phase II ESA and emergency environmental assessments during the 2024 demolition, additional confirmatory sampling may be required after removal of remaining debris and foundation elements. If further characterization is required, the City will use a combination of EPA Targeted Brownfields Assessment (TBA) support, the City's General Fund emergency allocation, and potential California DTSC Targeted Site Investigation (TSI) resources to complete any data gaps prior to final remedy certification.

These resources are adequate to address any remaining uncertainties because the site's contaminants of concern are already well documented (asbestos, RACM, lead, and debris-related hazards). No additional federal brownfield funding is anticipated for characterization beyond this Cleanup Grant.

### 1.f Resources Needed for Site Remediation

EPA Cleanup Grant funding will provide most funds necessary to complete the remediation activities described in Section 3. The Engineer's Estimate of Probable Cost (April 18, 2025) identifies \$3,551,420 as the total required cost for removal of RACM, debris, foundation materials, and site restoration.

The City has also budgeted non-EPA local funds to support grant compliance activities and contingency response, including:

- **City of Marysville General Fund:** project administration support
- **ARPA-funded code enforcement and site stabilization** (previously allocated)
- **CalRecycle Illegal Dumping Program** (eligible for any additional debris discovered)

EPA funding, combined with these local resources, is sufficient to complete the entire cleanup, and the City does not anticipate requiring additional federal remediation funds.

### 1.g Resources Needed for Site Reuse

The City has identified several potential resource streams for redevelopment following cleanup. These include:

- **U.S. Economic Development Administration (EDA) Public Works funding** for infrastructure and site preparation
- **California Housing and Community Development (HCD) Infill Infrastructure Grant (IIG)** for mixed-use redevelopment
- **Private developer equity**, anticipated following issuance of RFP
- **Low-Income Housing Tax Credits (LIHTC)** for potential housing-oriented reuse
- **California Downtown Revitalization Program** for streetscape improvements

Although no reuse funding is yet secured, the City has received **significant developer interest** pending completion of cleanup. The City will issue formal invitations for redevelopment proposals as part of its post-cleanup disposition plan.

### 1.h Use of Existing Infrastructure

The site is in the center of Marysville's historic downtown, where existing public infrastructure is fully in place, including:

- Water and sewer service (City Utility Department)
- Stormwater drainage
- Electricity (PG&E)
- Fiber and broadband access
- Transit access on 5th Street

The existing infrastructure network is adequate to support the anticipated mixed-use redevelopment. Cleanup activities will not require installation of new off-site infrastructure. Any minor upgrades (curb, sidewalk, lighting) will be funded separately through future redevelopment or City CIP allocations.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### Community Need

#### 2.a The Community's Need for Funding

Marysville faces significant socioeconomic challenges. With a median household income of \$52,012, below California's \$78,672—and 24% of residents living below the poverty line, the City lacks resources to fund a cleanup of this magnitude. Unemployment is 7%, higher than state and national averages, and nearly 60% of households are renters, highlighting instability and housing insecurity. Federal assistance is critical to addressing these conditions and enabling revitalization of the site.

#### 2.b Health or Welfare of Sensitive Populations

Marysville is home to many residents classified as sensitive populations, including:

- Low-income households: 44% of residents live below the federal poverty threshold.
- Communities of color: 41% identify as people of color.
- Individuals with disabilities: 21% of the population live with one or more disabilities.
- Educationally disadvantaged populations: 18% of adults have less than a high school education.

These populations often face barriers to healthcare, limited access to resources, and greater vulnerability to environmental exposures. According to the Yuba County Community Health Assessment, Marysville ranks among the highest in the state for respiratory illness: asthma prevalence is 10.9% (88th percentile statewide), and chronic obstructive pulmonary disease (COPD) rates are significantly above state averages.

The Hotel Marysville site, in its current condition, presents direct threats to health due to friable asbestos, lead-containing debris, and potential petroleum hydrocarbons, compounded by unstable debris piles. Children, seniors, and individuals with respiratory conditions are particularly at risk from airborne contaminants and accidental exposures. EPA Cleanup Grant funding is essential to eliminate these threats, safeguarding the most vulnerable community members.

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

Marysville's population experiences higher-than-average rates of environmentally linked illnesses:

- Asthma: 10.9% prevalence (88th percentile statewide).
- COPD and chronic respiratory illness: elevated compared to state averages.
- Diesel particulate matter exposure: 68th percentile nationally.

Proximity to major transportation corridors and industrial activity exacerbates these conditions, leading to cumulative environmental health burdens. The Hotel Marysville site contributes additional localized risks through asbestos and lead contamination, compounding already high rates of respiratory illness. Cleanup will directly reduce local sources of hazardous materials, improving air quality and reducing exposure risks for children, seniors, and other vulnerable residents.

#### 2.d Economically Impoverished/Disproportionately Impacted Populations

The Hotel Marysville site and its surrounding Target Area both qualify as disadvantaged communities under the EPA's Justice40 Initiative and the Climate and Economic Justice Screening Tool (CEJST). Approximately 44% of Marysville residents are low-income, and 41% are people of color. Marysville ranks above state and national averages for exposure to environmental hazards, including lead paint prevalence (62nd percentile statewide), traffic proximity (70th national percentile), and proximity to hazardous facilities. These environmental burdens disproportionately affect Marysville's marginalized populations, who have limited resources to mitigate these risks and are more vulnerable to the negative health impacts associated with environmental hazards.

#### 2.e-2.f. Project Involvement, Roles, and Community Engagement

The City of Marysville has developed a robust community engagement framework to ensure residents, businesses, and stakeholders remain central to cleanup and reuse decisions. Engagement has been especially strong since the 2024 fire event, and more than 70 residents signed in at the September 25 Town Hall Meeting to provide feedback on the reuse vision.

#### Public Meeting Notices / Organizations Involved

The following partners are actively participating:

- Yuba-Sutter Economic Development Corporation (YSEDC): grant strategy, redevelopment planning, small business impact mitigation
- Marysville Business Alliance: outreach to downtown merchants
- Local service organizations and civic groups: public feedback and promotion
- Nearby businesses on C Street, D Street, and 5th Street: direct impact stakeholders
- Residents and community leaders: input on safety, site reuse, and public spaces

#### Roles and Responsibilities

- City of Marysville: project management, communication, decision-making

- YSEDC: economic analysis, business outreach, developer recruitment
- Chamber of Commerce: dissemination of notices and business advisory
- Local residents/businesses: reevaluation of reuse priorities and vision shaping
- CIH/consultant team: technical support and cleanup progress reports

### Ongoing Engagement Methods

The City will use the following tools throughout the cleanup:

- Quarterly community meetings
- Website project updates and FAQs
- Direct mail to residents within ¼ mile
- Bilingual notices (English/Spanish)
- Signage at the project site
- Email distribution lists managed by YSEDC and Chamber

### Influence of Community Input / Community input directly informed:

- The decision to pursue a mixed-use redevelopment strategy
- The prioritization of blight removal due to safety concerns
- The desire for ground-floor retail and/or public gathering space
- The need for rapid and visible progress on cleanup

This engagement process ensures that residents remain central to the cleanup and future redevelopment

### 2.f Project Roles

Name of Organization, entity, or group	Entity's Mission	Point of Contact (name and email)	Specific Involvement in the project or assistance provided
<b>Yuba-Sutter Economic Development Corporation</b>	We know business owners have trouble finding the support they need to operate their organizations. At YSEDC, we provide them with the right resources and solutions, so their businesses can grow and our community can thrive.	Brynda Stranix, President/COO <a href="mailto:bstranix@ysedc.org">bstranix@ysedc.org</a>  Cynthia Roderick, Grant Specialist <a href="mailto:croderick@ysedc.org">croderick@ysedc.org</a>	CBO, Community Outreach, Grant writing T/A EPA Grant Application Assistance
<b>Marysville Business Alliance</b>		Liz Gates, President, <a href="mailto:marysvillebusinessalliance@gmail.com">marysvillebusinessalliance@gmail.com</a>	Business Liaison, outreach
<b>Kiwanis Club of Marysville</b>	It's all about the kids.	Brynda Stranix, Treasurer	Service Club, Community Outreach
<b>Caltrans</b>		Hikmat Bsaibess, <a href="mailto:hikmat.bsaibess@dot.ca.gov">hikmat.bsaibess@dot.ca.gov</a>	Development projects will be reviewed if accessing E St / SR-70 through Caltrans Encroachment Permit Process
<b>Blue Zones Project Yuba Sutter</b>	By working collaboratively, Blue Zones Project® helps make healthy choices become easy choices in all of the places where people live, work, learn, and play.	Marni Sanders <a href="mailto:Marni.sanders@sharecare.com">Marni.sanders@sharecare.com</a>	Community Outreach and health

### 2.g Incorporating Community Input

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

### Communication Methods

The city will use the following methods to keep the community informed and gather input:

- **Public Meetings and Workshops:** These will be held quarterly to provide project updates, discuss milestones, and address any community concerns. For those unable to attend in person, virtual attendance via video conferencing tools will be offered. (4 times per year during the grant period.)
- **Online Platforms:** The city will utilize social media channels, its official website, and email newsletters to regularly share updates and solicit feedback from the community. This will allow residents to engage with the project at

their convenience, providing an alternative to in-person meetings. (Bi-monthly, 6 per year during the grant period.)

- **Surveys:** Regular online and paper-based surveys will be distributed to collect community feedback on project progress, impacts, and proposed redevelopment strategies. The city has used similar methods in the past, such as during the Hotel Marysville Fire Impact Survey, which provided crucial insights into the needs of local businesses after the fire. (Bi-annually, 2 times per year during the grant period.)
- **Community Liaison Group:** A group consisting of local business owners, residents, and representatives from key organizations, such as the Yuba-Sutter Economic Development Corporation, will be formed to provide ongoing input and ensure that community voices are integrated into decision-making processes. (Bi-annually, 2 times per year during the grant period.)

### **Soliciting and Responding to Input**

The city will proactively seek input from residents and stakeholders through the following methods:

- **Open Feedback Channels:** Community members will be encouraged to submit comments and suggestions via an online portal, as well as through community meetings. Input will be collected and reviewed regularly to ensure it is addressed in a timely manner.
- **Focus Groups:** To gather more detailed insights, focus groups will be organized with key affected groups such as local business owners, residents of underserved communities, and environmental advocates. This will ensure diverse perspectives are considered, particularly regarding the potential redevelopment of the site in alignment with the Downtown Specific Plan.
- **Responsive Action:** Feedback will be documented, and responses to community concerns will be publicly shared. The project team will ensure that any issues raised are addressed promptly, with follow-up actions communicated to the community.

This engagement strategy will ensure that the project progresses transparently, with consistent community input shaping the redevelopment efforts.

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

### **3.a Proposed Cleanup Plan**

1. The Hotel Marysville, located in Marysville, CA, is contaminated primarily with asbestos and lead, which pose significant environmental and public health risks. The cleanup plan will involve the following steps:
  - a. Demolition and Debris Removal: All materials will be collected and removed from the site for appropriate disposal or recycling, ensuring thorough site clearance.
  - b. Contaminated Media: The primary contaminants are asbestos and lead, both of which will be addressed during demolition. Asbestos, a regulated hazardous material, requires specialized abatement procedures to prevent further contamination and ensure safe disposal. Certified professionals will handle, monitor, and transport asbestos-containing materials (ACMs) to licensed disposal facilities.
  - c. Abatement and Disposal Requirements: Asbestos-containing materials will be handled by certified industrial hygienists and transported to facilities authorized for hazardous waste disposal. Following demolition, the site will undergo contamination testing to ensure no hazardous materials remain. Any contamination identified at the excavation level will be addressed through additional excavation and backfill procedures to meet regulatory standards.
  - d. Site Preparation for Future Use: The final phase involves a thorough cleanup to ensure the building footprint is safe and clear, eliminating any remaining safety hazards. This preparation will support subsequent site redevelopment, aligning with the City's revitalization goals for a mixed-use downtown area.

By executing this cleanup plan, the City will eliminate major environmental health threats, remove a longstanding barrier to downtown revitalization, and create a safe foundation for mixed-use redevelopment that delivers housing, jobs, and community amenities.

### **3b. Project Implementation**

<b>b. EPA Funded task/activity</b>	<b>c. Project Schedule</b>	<b>d. Activity Lead</b>	<b>e. Outputs</b>
<b>#1. Project Management</b> a. Bid Procurement b. Bid Review c. Notice of Bid Award	Immediately after Notice to proceed to Closeout of Project.	City of Marysville	a. City will publish Notices in local paper, and send requests to interested parties b. City will review bids and determine lowest bid and bidder met all requirements

<p>d. Notice to proceed to successful bidder  e. Progress Reports  f. Financial Management/Invoicing  g. Project Monitoring  h. Project Closeout/Final Report.</p>			<p>c. City will notify award of bid to contractor via email and provide formal contract to bidder.  d. Signed Contract and notice to proceed.  e. City will produce progress reports  f. City will manage all payments to contractors, consultants, etc. and invoicing.  g. City will monitor project to ensure compliance  h. City will perform close out of project and final report.</p>
<p><b>#2. Public Outreach</b></p>	<p>Immediate after acceptance of Bidder Contract and throughout the demolition and abatement to final cleanup of project area</p>	<p>YSEDC and City of Marysville</p>	<p>Public will be advised on the progress of the project, traffic notices and alternative routes.</p>
<p><b>#3. Bid Schedule A</b>  <b>Phase 2: Debris Pile Removal and Basement</b></p>	<p>To begin 20 days after Bidder accepts award</p>	<p>Awarded contractor</p>	<p>-Mobilization/Demobilization  -Demolition and Abatement Work Plan  -Caltrans Encroachment Permit  -Water Pollution Control Plan and Implementation  -Certified Industrial Hygienist (CIH) Monitoring And Testing  -Regulated Asbestos Containing Material (RACM) Hauling  -Regulated Asbestos Containing Material (RACM) Disposal  -Basement Demolition and Abatement Workplan  -Asbestos Abatement From Basement  -Basement Temporary Backfill</p>
<p><b>#4 Bid Schedule B</b>  <b>Phase 3: Foundation Removal &amp; Backfill</b></p>	<p>Immediate following completion of Phase 2: Debris Pile Removal and Basement</p>	<p>Awarded contractor</p>	<p>-Foundation Removal &amp; Basement Demolition  -Bottom of Excavation Contamination Testing  -Removal/Disposal of Contaminated Soil &amp; Replacement Material  -Backfill &amp; Compaction</p>
<p><b>#5. Construction Inspection</b></p>	<p>Immediately after acceptance of Bidder Contract and throughout the demolition and abatement to final cleanup of project area</p>	<p>City of Marysville/Contract City Engineer</p>	<p>Provides for third-party inspection and construction oversight to ensure compliance with project specifications, health and safety requirements, and applicable environmental regulations throughout cleanup and demolition activities.</p>
<p><b>#6 Design Construction Support</b></p>	<p>Immediately after Notice to proceed to Closeout of Project.</p>	<p>City of Marysville/Contract City Engineer</p>	<p>Includes final engineering review, refinement of cleanup and demolition work plans, and on-call engineering support during construction to address field conditions and coordinate with regulatory agencies.</p>
<p><b>#7 Construction Contingency</b></p>	<p>Duration of Project</p>	<p>City of Marysville/Contract Civil Engineer</p>	<p>A 15% contingency is included to address uncertainties typical of brownfield cleanup projects, including undocumented utilities,</p>

			variable debris composition, unexpected asbestos quantities, or discovery of additional contaminated soils. This level is consistent with industry standards and prior EPA Cleanup Grant projects.
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**3f. Cost Estimates:** Requested Amount: **\$3,935,000** | Cost Share: \$0 (not required under BIL).

Also see attachments Budget Justification and 12-22-25 Engineer's Estimate of Probable Cost

Budget Categories		Project Task (\$)	
		Task #	Administration
Direct Costs	Personnel	#1 (3%)	\$96,780
	Fringe Benefits		\$0
	Travel		\$0
	Equipment		\$0
	Supplies		\$0
	Contractual		\$0
	Construction	#3 & 4	\$3,226,000
	Other – Construction Contingency	#7 (15%)	\$483,900
	Other – Construction Inspection	#5 (2%)	\$64,520
	Other – Design/ Construction Support	#6 (2%)	\$64,520
	<b>Total Direct Costs</b>		<b>\$3,935,720</b>
	<b>Indirect Costs</b>		<b>\$0</b>
	<b>Total Budget</b>		<b>\$3,935,720</b>

**TOTAL LEVERAGED RESOURCES:** The City of Marysville has already committed significant resources to advance the cleanup of the Hotel Marysville site, including:

- City Ownership – The City owns the parcel, eliminating acquisition costs and ensuring direct control over cleanup and reuse.
- Demolition Funds – Local and state resources have been invested in partial demolition and stabilization following the June 2024 fire.
- Phase I Environmental Site Assessment (ESA) – Completed by Marcus H. Bole & Associates in October 2024, confirming likely petroleum risks.
- Asbestos and Lead Survey – Conducted by Adams Labs in July 2024, providing essential data to support abatement planning.
- Phase II Environmental Site Investigation – Conducted by A&M Environmental Services December 14, 2025.

These leveraged investments demonstrate the City's commitment to revitalization and provide a strong foundation for successful cleanup with EPA support.

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

The City of Marysville will implement a structured approach to monitor and evaluate environmental progress throughout the Hotel Marysville cleanup. This plan includes specific activities to ensure compliance with environmental standards, track project milestones, and assess outcomes.

**1. Monitoring and Inspection**

- **Contracted Oversight:** The City will work with contracted environmental inspection firms and stormwater monitoring professionals. These firms will conduct regular site inspections to verify that environmental safety protocols are followed, especially during hazardous material removal and demolition.
- **Stormwater Water Pollution Protection:** A Water Pollution Control Plan will be implemented to prevent any contamination from reaching nearby water systems. Regular water quality testing will be conducted, especially following storm events or significant construction activities, to verify that pollutants are within acceptable levels.

## 2. Evaluation of Outputs and Milestones

- Milestone Tracking: Key benchmarks will include demolition completion, hazardous debris removal, verification sampling, and regulatory clearance.
- Quantifiable Outputs: Metrics such as the volume of asbestos and lead materials removed, number of inspections completed, and confirmation of safe soil conditions will be documented.
- Performance Benchmarks: Progress will be measured against cleanup goals and environmental standards, with corrective measures taken if benchmarks are not achieved.

## 3. Reporting and Documentation

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

## 4. Community Feedback and Adjustments

- **Public Engagement:** Community input will be gathered through public meetings, workshops, and online feedback platforms. The community will have opportunities to raise concerns, and feedback will guide adjustments to ensure that project goals align with public health and safety expectations.
- **Final Community Report:** A public-facing report will summarize the cleanup's impact on community health, safety, and environmental quality, detailing how the project has addressed local concerns and improved environmental conditions.

## 5. Outcome and Impact Evaluation

- **Post-Cleanup Monitoring:** Following the primary cleanup activities, periodic evaluations of air and water quality will be conducted to ensure the site remains safe and that no residual contamination impacts the surrounding area.
- **Health and Safety Indicators:** The City will track local health indicators, such as respiratory health metrics in collaboration with public health agencies, to assess any improvements in community health following the cleanup.

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

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**a. & b. Organizational Structure & Key Staff** - Organizational structure is typical of an incorporated city in California which is comprised of a city mayor and four city council members, city manager, finance director, public works director, community and economic development director, police and fire chiefs, city attorney and city clerk.

City Manager, Jim Schaad. Mr. Schaad spent 16 years providing management and technical leadership with private sector manufacturing companies. In addition, he has served as an adjunct professor at California State University, Fresno since 2001. Mr. Schaad holds a master's in business administration from Portland State University and a B.S. in Industrial Technology from CSU, Fresno. He has been the city manager since 2021.

Jeramy Chapdelaine - Public Works Director and Chief Building Official for the City of Marysville, overseeing public facilities, infrastructure, utilities, engineering, and building department services. He brings extensive experience from prior roles with the City of Yuba City, City of West Sacramento, and California State Parks, with a strong background in capital project delivery, regulatory compliance, and public safety.

Dan Flores – Community and Economic Development Director for the city of Marysville. Accomplished municipal leader with extensive experience in city management, economic development, and real estate. Known for effective leadership, strategic vision, and a collaborative approach to enhancing community growth and city infrastructure.

**c. Acquiring Additional Resources** - The city does not anticipate any other funding for this project.

## PAST PERFORMANCE and ACCOMPLISHMENTS

**e.** The city of Marysville has not previously received an EPA Brownfields Grant but has received numerous federal and state grants.

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

## **1) Accomplishments**

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

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

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

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

## **2) Compliance with Grant Requirements**

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

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

This record demonstrates the City of Marysville's administrative, technical, and financial capacity to manage EPA Brownfields Cleanup Grant funds, comply with federal requirements, oversee cleanup activities, and support safe reuse and community revitalization, particularly in low- and moderate-income and environmental justice communities.

The City follows federal procurement standards (2 CFR Part 200) and will competitively select qualified environmental consultants and contractors to carry out the cleanup. The City also has experience managing multiple state and federal grants, ensuring fiscal accountability and compliance with reporting requirements.

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

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

## **D. Applicants Using Contractors**

The City of Marysville will be procuring Contractors after award of grant. The contractor will be selected in compliance with the fair and open competition requirements in 2CFR Part 200 and 2 CFR Part 1500. Firms or individual consultants that draft specifications, requirements, statements of work or invitations for bids or requests for proposals will be excluded from competing for such procurement.