ATTN: EPA REGION 9
Noemi Emeric-Ford
75 Hawthorne Street - SFD6-1
San Fransico, CA 94105

R09-17-A-010

Cover Letter

150 S. Palm Ave Rialto, CA 92367-6406

APPLLICANT IDENTIFICATION:

The City of Rialto 150 S. Palm Ave.
Rialto, CA 92376

DUNS NUMBER:

083583849

FUNDING REQUESTED AMOUNT:

$ 536,500.00

GRANT TYPE: Assessment

ASSESSMENT GRANT TYPE: Coalition

REQUESTING A WAIVER FOR A SITE SPECIFIC PROPOSAL: YES / NO

CONTAMINATION TYPE: HAZARDOUS SUBSTANCE / PETROLEUM / BOTH / UNKNOWN

LOCATION OF PROPOSED BROWNFIELD COMMUNITIES:

City of Rialto Chino Well 225 Bloomington Avenue
Rialto, CA 92376 Jurisdiction: City of Rialto

Pacific Bell Telephone Company 495 South Riverside Avenue Rialto, CA 92376
Jurisdiction: City of Rialto

Family Oil Company
1877 North Riverside Avenue Rialto, CA 92376
Jurisdiction: City of Rialto

A-Z Bus Sales
1900 South Riverside Avenue Colton, CA 92324
Jurisdiction: City of Colton

Van Dyk Tank Lines
1800 South Riverside Avenue Colton, CA 92324
Jurisdiction: City of Colton

Guyaux Landfill
End of Flores and Fernando Streets
Colton, CA 92324
Jurisdiction: City of Colton

Midland Oil Group
1916 North Riverside Avenue Rialto, CA 92376 Jurisdiction: City of Rialto

West Coast Petroleum
3610 North Riverside Avenue Rialto, CA 92377 Jurisdiction: City of Rialto

McNeilus Truck and Manufacturing 401 North Pepper Avenue
Colton, CA 92324 Jurisdiction: City of Colton

San Bernardino Northern Site 18896 Verdemont Ranch Road San Bernardino, CA 9240
Jurisdiction: San Bernardino County Unincorporated

San Bernardino Southern Site 3763 Verdemont Ranch Road San Bernardino CA 92407
Jurisdiction: San Bernardino County Unincorporated

CONTACTS:

PROJECT DIRECTOR:
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CHIEF EXECUTIVE:
Mayor Deborah Robertson
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drobertson@rialtoca.gov

POPULATION: Populations of City of Colton and City of Rialto: ~155,000

Robb Steel, Assistant City Administrator
City of Rialto

12/14/16
Date

I. COMMUNITY NEED Partnering cities/county that will make up the National Resource Development Council for Inland Empire Brownfields (hereinafter "the NRDC-IEB). are the City(s) of Rialto and Colton, and the unincorporated areas of SB County. Rialto serves as the hub for the region's planned Data Analytics, Logistics, Surveillance, Business Acceleration and Training Center (DALSBT) that is planned to begin construction and development in 2017. The DALSBT Center will transform the region and its capacity to serve and reduce air pollution, create economic opportunities, and advance active and sustainable transportation platforms.

a. Targeted Community and Brownfields.

i. Community and Target Area Description - The ***targeted communities*** are located in EPA Region #9 and include Rialto, Colton, contiguous and east of Rialto housing one of the region's largest freight transfer stations; and the unincorporated SB County and select communities imbedded within the borders of Colton and Rialto.

Cultural and industrial history- Many of the expected challenges are due to antiquated tools and technologies used in transition from agricultural to industrial in the Inland Empire (IE). In 1914 the Pacific Electric ("PE") completed its rail line through Rialto, located above First Street, and served as a direct gateway supporting the planned DALSBT Center. *Colton's* industrial history resulted in the construction of Interstates 10 and 215 through the City and continues to attract transportation-based industries. *SB County* is vast but mostly rural. Measuring over 20,000 square miles, San Bernardino is the largest county in the United States.

Area brownfield issues- Rialto- The Redevelopment Agency of Rialto was selected to receive two brownfields assessment grants and a brownfield cleanup grant. The target areas contained 47 underground storage tank sites, 18 of which were leaking. The Agency planned to redevelop the site, part of a larger 18.5-acre parcel, as a commercial-retail development. The grants were for hazardous substances and petroleum and an additional $11 million has been invested into the City for cleanup (Rockets, Fireworks and Flares Superfund site). Colton's City Center-Rancho Mill Street project area covers approximately 2 square miles of many vacant and dilapidated industrial structures, partially located in the Agua Mansa Enterprise Zone and Recycling Market Development Zone. Little redevelopment in the project area has taken place due to the fear of environmental contamination. EPA assistance help to mitigate some of these issues that were both hazardous and petroleum in scope, however the fear of liability of land that is contiguous and not yet assessed is still prevalent. The county continues to address environmental, health/welfare, and economic challenges faced by the targeted communities.

ii. Demographic Information and Indicators of Need - According to 2011 Gallup poll, there is a correlation between physical, environmental and mental health issues, and poverty. Those in poverty are more susceptible to communicable diseases and illness. (See table below). The socio-economic challenges for the communities include: 1) high percent low-income, 2) poverty, and 3) increased health disparities. The collective efforts will address area socio-economic challenges by reducing air pollution via reduced vehicle miles traveled, reduction in the time freight remains in transition via transportation corridors, and threats to human health using data analytics to foster reduced greenhouse gas emissions within select transportation corridors.

Targeted Community (e.g., Census Tract)	Rialto	Colton	SB County Unincorporated Area	Statewide	National
Population:	102,741[4]	54,053[4]	2,112,619[4]	38,802,500[4]	311,536,594[1]
Unemployment:	7.3%[2]	6.1%[2]	6.1%[2]	6.3%[2]	5.3%[2]
Poverty Rate:	19.1%[3]	19.6%[3]	20.6%[3]	15.9%[3]	11.3 %[1]
Percent Minority: Hispanic Origin (Any)	67.6%[4]	71.0%[4]	51.7%[4]	37.6%[4]	17%[1]
Black / African American	16.4%[4]	9.7%[4]	9.5%[4]	6.5%[4]	13.7%[1]

1Data are from the 2009-2013 American Community Survey and are available on American Factfinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and **2**Data are from the Bureau of Labor Statistics and are available at www.bls.gov. **3** Data are from City Data and are available at http://www.city-data.com/poverty/ **4** Data are from 2010-2014 U.S. Census Bureau: State and County Quick Facts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing,
County Business Patterns, http://quickfacts.census.gov/

iii. *Brownfields and Their Impacts* The NRDC-IEB will use the grant funds to perform inventory, characterize, assess, and conduct cleanup (if warranted) on targeted Brownfield sites. Maps depicting these areas are attached. Each site has a perceived negative environmental impact and, is located within the targeted communities. Further environmental risks include, air and water pollutants from hazardous materials, and petroleum. According to 2014 EPA report, the air quality rating in the entire SB County is 31 on a scale of 100 (higher is better). This is based on ozone alert days and number of pollutants in the air. This is one-third of the national air quality rating. This includes particulates, carbon monoxide, sulfur dioxide, lead, and other volatile organic chemicals. The air quality level is impactful for those with illnesses like asthma. According to California Office of Statewide Health Planning and Development, 15.9% of people suffer from some degree of asthma in the SB County. Proximity to residents is key as the sites are all commercial and mixed-used zoned and fall within a 1-mile radius of residential living. Residents of SB County are exposed to higher levels of water and air pollutants than the national average.

b. Welfare, Environmental, and Public Health Impacts.

i. Welfare Impacts - Area brownfields have had a negative impact on the public health and welfare of residents. Highly sensitive populations include **a)** children, **b)** women and women of child bearing and age and pregnant women, **c)** seniors (over the age of 65), **d)** minorities, and **e)** residents living at or below poverty residing in the targeted area. A review of the areas targeted transportation corridor was conducted in 2013-2015 to identify relevant publications using the keywords: brownfield, urban, contamination, and urban revitalization. Via an assessment of the data, the review concludes brownfield contamination may contribute to excess infant and adult mortality in certain districts within the county, as well as loss of economic activity and productivity as result of fallow brownfields. In conclusion, brownfield renewal is a high priority and the engagement of policy and planning officials to balance the economic and residential priorities for the IE.

ii. Cumulative Environmental Issues - The Air quality in Rialto is 31 and for Colton it is parallel, based on ozone alert days and number of pollutants in the air, as reported by the EPA. The water quality in Rialto is 48 on a scale to 100 (higher is better) as determined by a complex method of measuring watershed quality. For the SB County, the superfund index is 10 on a scale to 100 (higher being better) based on the number and impact of EPA Superfund pollution sites in the county, including spending on the cleanup efforts.

HEALTH	RIALTO, CALIFORNIA	UNITED STATES
Air Quality (100=best)	31.3	93.9
Water Quality (100=best)	48	55
Superfund Sites (100=best)	10	71
Physicians per Cap.	178	261
Health Cost	103.1	100

Data are from EPA reported last updated June 2014.

ii. Cumulative Public Health Impacts - ***Children*** – Children are at high risk of becoming sick due to brownfield contamination as a result of their likelihood of direct exposure to the contaminated areas. According to County Health Rankings, in SB County, the number of children living in poverty in the targeted communities is 27%; Children are more likely to have physical health problems as a result of lack of prenatal care (California Department of Public Health). The asthma related hospitalization in the County SB for children between the ages of 0 – 18 years is 13.1% children. ***Women, Women of Child Bearing Age, and Pregnant Women*** **-** There are a number of children and women of childbearing age (18% - 2010 Census) in the targeted communities. As a result of the close proximity of residential living to existing/identified brownfields and the density of the area's population (4,437 people per square mile in Rialto, 3,403.4 people per square mile in Colton-2010 Census), the risk is exacerbated. **Seniors**-The targeted communities have a young resident population with large household sizes. However, according to the 2010 Census, over 10.3% of SB County's population is over the age of 65; 7.3% are under 5 years old. The average household size in Rialto and Colton is 4.08 and 3.54 people respectively. In Rialto, 45.92% of people are married, with children. 23.36% have children, and are single. In Colton, 37.23% of people are married, with children. 27.80% have children, and are single. ***Minorities***–The targeted areas have a lower socio-economic position than most other areas in the state. As such, the residents have been adversely affected and suffered from environmental injustice for many years. According to the 2010 Census Rialto's demographic profile is made up largely of minority populations. Rialto's population is 63.7% Hispanic and 18.3% Black / African American. While Colton is 71% Hispanic and 9.7% Black / African American. The entire SB County is 51.7% Hispanic and 9.5% Black/African American. *Plans to Reduce Area Threats to the Health and Welfare of Children* **-** The NRDC-IEB will plan to reduce the threat to the health and welfare of the children of the community by increasing the educational platforms that discuss environmental and health issues and by increasing the number of job opportunities. The efforts serve in minimizing the impact of living in poverty, increase access to preventative health care, to treatment, and result in families receiving healthcare benefits from their employment.

c. Financial Need The target area reflects an economically disadvantaged area that is in need of financial assistance from State and Federal Agencies to identify potential hazardous sites that could have an adverse impact on the regions planned Freight, Logistics and Analytics (FLA) Center.

i. *Economic Conditions* During the recession, the IE was one of the hardest hit areas in the country and the County is in the process of returning to its pre-recession economic status. This funding supports the regions mission to form a coalition to create a plan that serves multiple contiguous land development plans, including unincorporated land within various city boundaries, that serve underserved communities that would otherwise not have access to resources, community engagement activities, and possible cleanup funds to address brownfields.

ii. *Economic Effects of Brownfields* Rialto currently exhibits significant signs of economic distress as evidenced by high unemployment rates and low income levels. Local economic conditions have been worse, due to the 2008 recession. As a result of existing brownfields in the area and its commonly known deterrent to residents and planners, the region experienced a reduced tax base that has shown a 6.5% decline amongst all members of the coalition (IE Economic Quarterly Report October 2015). These conditions have further depressed property

values by 9.4% with the ongoing costs to secure vacant properties having become increasingly difficult. Blight, property vacancy, community disinvestment, and the burden on municipal services reached a high from 2008 and 2012 as vacancy rates decreased almost two percentage points from the peak of 11.8% vacancy in 2009. Recovery from this catastrophic downturn is still occurring.

II. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS - The project goals are to assess existing brownfields, educate the public on brownfields, determine their capacity for reuse, and begin the planning for redevelopment, in line with broader land reuse documents.

a. Project Description, Timing and Implementation- is as follows.

i. *Description* -The project is designed with four components.

1) Project Set-Up: This activity involves engaging project liaisons who will manage the timeline and the progress of the project, a request for proposal from the contractor, initial project promotion, and awareness campaigns.

2) Site Inventory: The process of site inventory includes a comprehensive record review of the sites, their historical significance, as well as GIS maps detailing the boundaries. This inventory is also a baseline analysis for possible contaminants at the site. At this time, community outreach campaigns will begin through our community partner sites.

3) Characterization: The characterization of the site is important to understanding how best to proceed with the project. Based on the contamination levels, the size of the lot, and other factors, the options for redevelopment may be limited. This characterization will allow options to be weighed accordingly.

4) Clean-Up Planning: Once the options have been weighed, a direct plan for cleanup and redevelopment will begin. This will include a timeline for both activities, a feasibility study for the redevelopment plan, and planning documents being produced in anticipation of redevelopment.

Expanding Existing Land Use and Revitalization Plans - The proposed project is in line with the NRDC-IEB land use and revitalization plans created from revitalization strategies identified form Rialto's General Plan for Land Use adopted in 2010; Colton's General Land Use Plan adopted in 2012, and the County of San Bernardino's Economic Development Strategy that was adopted in 2012. Land re-use strategies, within each plan, includes ways for land to **a)** be repurposed as a community benefit site; or **b)** repurposed as an economic stimulator. All three partner entities have expressed interest in revitalizing their communities. ***Alignment with HUD-DOT-EPA Livability Principles-*** The revitalization plans presented are directly in line with the livability principles of the HUD-DOT-EPA partnership in that:

a) The community benefit sites are directly correlated with improving resident access to green space, recreational property, transit, schools, and other public benefits. Moreover, by providing sites as community benefits, these once vacant sites can contribute to greener and healthier homes and neighborhoods while also mitigating the environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste.

b) The building of economic stimulators will improve employment outcomes for residents, while retaining those who have historically lived in the area. This will assist in providing affordable housing opportunities for residents.

ii. *Timing and Implementation -* To ensure that that the project activities are accomplished in the three-year time period, project liaisons will be responsible for producing a quarterly report that

ensures adherence to the project timeline. The project liaisons are responsible for ensuring that these documents are accurate based on consultations with the contractor and on site evaluations of all brownfield selections. These documents will be available to the oversight entities who will compare them to the original plan so as to ensure consistency between the two documents.

(a) Contractor Procurement - The contractor will be selected through competitive bid and the project liaisons will act as evaluator for all the bids being procured. The contractor for the assessment must be determined within the first 2 months of funding. The responsibility of selecting and securing sites will be the responsibility of the city council for the cities of Rialto and Colton and the Board of Supervisors for the County of San Bernardino. Through previous assessments and historical records, entities will identify sites that they believe are prime candidates for being a brownfield. These efforts are in coordination with the project liaisons and accomplished within the first 6 months of funding.

Approach - The methods will consist of an initial assessment of the brownfield sites by an independent contractor, a determination of the capabilities of site based on contamination levels and location, the engagement of the relevant communities at key stages in the brownfield process, and the beginning stages of repurposing of the land based on already existing land reuse and revitalization plans. The plan does identify 'other' sites in the community that may be identified and selected as a result of community outreach and participation. Services are designed to assist multiple communities, and begin the process of large scale re-use.

Large Scale Re-Use Plans

Site Location	City/County	Planned Services- I	Planned Services- II	Entity Responsible
225 Bloomington Avenue	Rialto	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
495 South Riverside Avenue	Rialto	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
1916 North Riverside Avenue	Rialto	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
3610 North Riverside Avenue	Rialto	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
1877 North Riverside Avenue	Rialto	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
1900 South Riverside Avenue	Colton	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
1800 South Riverside Avenue	Colton	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
401 North Pepper Avenue	Colton	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
APNs 016336212, 016336226, 016336227	Colton	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
18896 Verdemont Ranch Rd	Unincorporated Area – SB County	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm
3763 Verdemont Ranch Rd	Unincorporated Area- SB County	Inventory, Characterization	Clean-up Planning (if warranted)	Contracted Environmental Firm

See Maps in Attachments

Resources - Partners will utilize archived records and engage the community on the historical records of the site. If the NRDC-IEB comes across a site they wish to assess that is privately owned, a document outlining the activities and the expected outcomes must be signed by the owner of the land. **Reporting -** The report will reflect the percentage of funds to date that have been allocated for assessment with a highlighted standard in each report conveying 'Total funds

expended to date; % allocated for assessments'. Verification that current funds allocated are above or below budgeted assessment allocation will also be a standard within each quarterly report. If below budgeted expenditures, a statement of justification will be required prior to the quarterly report being approved for processing. **Effective Cost Management** - The overall project will cost $496,500. In order to expend funds in a timely and effective manner, the NRDC-IEB will engage project liaison/industry expert(s) that will work on behalf of the three participating entities. Project liaison(s) will be responsible for managing the timeline of the grant, procuring contractors, and maintaining dates where the communities will be engaged and facilitate these meetings. Rialto's Fiscal Management team will manage cost expenditures for all parties. Liaison(s) will also be responsible for reporting the usage of funds as delineated in the budget submitted herein. Each entity will support the monitoring of project expenditures as it relates to approving project budgets for their respective area for each phase (Phase I and Phase II). Project liaisons will be held accountable by the NRDC-IEB. *Community Engagement*- Community outreach efforts will also serve to solicit suggestions for how the brownfield sites will be reused. Strategies used to engage the community include: **1. *Engagement Through Community Organizations*** - utilize networks of community based organizations as a platform for presenting the brownfield land opportunities. Locations will be identified where people congregate and as such, the NRDC-IEB expects a good attendance rate for these presentations. These presentations will act as education platforms as well as question and answer segments. **2. *Engagement for Redevelopment*** – Engagement of the community will take place when deciding how the assessed land will be repurposed. Engagement will be through the use of newsletters, website and through community organizations. When the assessment is completed, the community will have an opportunity to discuss what options they would like to see exercised. 3. ***Engagement Through City Council*** – the public will be made aware of all of the proceedings through open forums at council meetings. At council meetings, any community member may attend and discuss any concerns regarding the brownfield process and any grievances.

(b) *Site Selection* **-** Each project site identified by the NRDC-IEB will be prioritized based on its location being along Rialto's plan to develop an Analytics Center and Riverside Corridor along Riverside Ave (and supporting streets). Secondly, those sites along the corridor that were also identified as sites that have been recorded as abandoned, idle or underused industrial and/or commercial properties (where expansion or redevelopment had been complicated by real or perceived environmental contamination). The history of said sites along the corridor are former service stations, former dry cleaners, factories, warehouses, parking lots, hangers, lots where heavy machinery was stored or repaired, abandoned railroads, former railroad switching yards, air strips, bus facilities, landfills, etc. Sites that are old industrial sites or older commercial buildings with little or no environmental contamination, will also be considered for assessment. Once the sites meet this criteria, each NRDC-IEB member will prioritize the sites in their respective service area. At this point, the criteria being utilized will be: **1)** Ownership status: Publicly owned receives precedence; **2)** Size of the land: Larger lots receive precedence; **3)** Proximity to residential neighborhoods: Closer lands receive precedence; **4)** History of contamination: Recorded history of contamination receives precedence.

(c) Obtaining and securing site access - *Privately held* - In the event that a private company holds the land that will be assessed, the following process will be utilized: **1)** Written proposal for the owner of the property detailing the activities that will be undertaken, the parties involved, the timeline, and the expected results; **2)** Once the proposal is signed, the owner will be given yearly reports on the progress of the project including findings, alternatives for reuse, and cost; and **3)** providing owners with an evaluation copy of the findings that detail all of results, and the

suggestions for reuse

Site Location	City/County	Approximate Size	Owned By	Conditions/Contamination
225 Bloomington Avenue	Rialto	1-5 acres	City of Rialto	TBD
495 South Riverside Avenue	Rialto	1-5 acres	Pacific Bell Telephone Company	TBD
1916 North Riverside Avenue	Rialto	1-5 acres	Midland Oil Group	TBD
3610 North Riverside Avenue	Rialto	1-5 acres	West Coast Petroleum	TBD
1877 North Riverside Avenue	Rialto	1-5 acres	Family Oil Company	TBD
1900 South Riverside Avenue	Colton	1-5 acres	A-Z bus Sales	TBD
APNs 016336212, 016336226, 016336227	Colton	16-20 acres	City of Colton	TBD
1800 South Riverside Avenue	Colton	1-5 acres	Van Dyk Tank Lines	TBD
401 North Pepper Avenue	Colton	1-5 acres	McNeilus Truck and Manufacturing	TBD
Cement Plant Road (Area)	SB County- 5th District	1-5 acres	SB County- 5th District: Rialto	TBD
Meridian Road (Area)	SB County- 5th District	1-5 acres	SB County 5th District: Colton /SB	TBD

b. Task Description and Budget Table - The tasks for the project is as follows. Task Descriptions - Hazardous Substance Assessment.

i. Task Descriptions

Task 1: Program Management: ($50,200) - Program management: documenting activities undertaken, overseeing contractors work for consistency with contractual obligations, and supervision of their plans (investigation plans, health and safety plans, quality assurance plans, etc.). The NRDC-IEB will assign staff to adhere to federal procurement standards, identified in the appropriate OMB Circulars and support opportunities for Minority-Owned and Women-Owned Business Enterprises (MEBE/WEBE). Management will also include training for Rialto staff to administer the grant and attend one EPA brownfields training meeting or conference.

Task 2: Community Involvement: ($28,600) - The NRDC-IEB recognizes that it is essential to include community residents, business, property owner and stakeholder input throughout all phases of the project. This will be accomplished with the assistance of our community partners and newsletters, holding public meetings, updates to the NRDC web site, press conferences, press releases, and through regular updates at NRDC-IEB meetings. Prior to conducting any assessments, the NRDC-IEB will host a community-wide forum where residents, businesses, property owners and other stakeholders will have the opportunity to hear and comment on the proposed scope of the project, the assessment process, consultant selection process, and the identification and selection of the sites for review. A Brownfield Steering Committee will seek the advice and participation of several community organizations including but not limited to the Rialto Unified School District, Healthy Rialto, Chamber of Commerce, the Downtown Business Improvement District, UCR - Department of Environmental Sciences.

Task 3 Site Inventory: ($83,500) This task begins with the procurement of a qualified consultant, to assist with a community-wide Brownfields Inventory. The consultant's work included conducting a comprehensive records review and creating GIS maps that delineated at a minimum, suspected contaminated sites, parcel boundaries, surface and groundwater resources, roads, zoning districts, and adjacent land uses. The consultant's work will be augmented by NRDC-IEB's and public's knowledge of possible suspect areas and sites based on their previous land use(s). Brownfield site inventory and database also identified current and past ownerships, current and previous uses, likely contaminants and potential re-use opportunities. The site inventory process will prioritize and select brownfields site for investigation.

Task 4 Environmental Assessments: ($367,900**)** The Brownfields Steering Committee made up of the selected consultant firm, NRDC-IEB, and key community stakeholders, will review and evaluate the suspected Brownfield sites identified in Task 3 and select and prioritize sites for Phase I and II Assessments for Task 4. It is anticipated that sites will be selected based on a number of ranking criteria, including the

properties' location to areas already identified as redevelopment areas, the existing infrastructure including access, the potential for job creation and new housing opportunities (including affordable housing), the presence of a willing owner or buyer to invest in the property, consistency with local use plans, community support, and the financial feasibility for clean-up. Community participation in the selection of site for assessments will be a key component. The NRDC-IEB will identify potential areas of contamination as proposed herein. This approach supports identification of hazardous sites and then proposes cleanup (as/when appropriate) that will commence with redevelopment efforts. Residents in this target area will benefit from the assessment and probable cleanup efforts as clean sites will attract new companies, construction, and opportunities for upgraded housing. The NRDC-IEB through educational campaigns that foster over 200 hours of Environmental Education will address threats to highly sensitive groups. The sessions will encourage preventative measures and behaviors for adoption by children, pregnant women, minorities, and low-income families, while engaging residents in on how to create green-space within their neighborhoods. Sessions will include underlying causes of health issues that include workshops on hazardous waste disposal and removal which can decrease the overall effects the brownfields have on the health and welfare of at risk-adult and youth including pregnant women.

iii. Budget Table

Budget Categories	Project Tasks: Hazardous Substance				
	[Task 1] Program Management	[Task 2] Community Involvement	[Task 3] Site Inventory	[Task 4] Environmental Assessment Phase I, II	Total
Personnel	$18,500	$2,400	0	0	**$20,900**
Fringe Benefits	0	0	0	0	**0**
Travel	$2,500	$1,400	0	0	**$3,900**
Equipment	0	0	0	0	**0**
Supplies and Materials	$500	$1,000	$2,400	$3.400	**$7,300**
Contractual[2]	$31,000	$21,000	$80,000	$359,000	**$491,000**
Other (Marketing)	$4,000	$2,800.00	$1,100	$5,500	**$13,400**
Total Budget	**$56,500**	**$28,600**	**$83,500**	**$367,900**	**$536,500**

c. Ability to Leverage - Upon the assessments determining that additional work (e.g., assessment or cleanup) may be **r**equired, the NRDC-IEB will seek or provide additional resources necessary complete the investigations or cleanup work. On a case by case basis, these additional resources may be provided by private funds, either from the current property owner or a prospective developer of the brownfields site, or other public funds, such as loans or grants that may be available from other regional, State or Federal sources and/or Agency funds. Since the targeted areas are within Redevelopment Project Areas, NRDC-IEB could allocate tax increment funds to facilitate the additional assessment or clean-up costs for these affected properties, especially if there is a strong likelihood redevelopment project would benefit the community would occur. Other funding mechanisms and forms of assistance that may be used as resources to ensure the success of this project include: applications for a EPA Site Specific Cleanup Grant, CDBG funds, a CDBG Section 108 loan, Economic Development Administration - Economic Development Initiative Grants, Agency Housing Set-Aside funds, HOME funds, HUD Brownfields Economic Development Initiative, and/or other State of California funding sources such as the Targeted Site Investigation Program and local supplemental environmental funding sources, as they are available. As the revitalization planning efforts continue, all funding opportunities will be fully explored. The completion of the community-wide Brownfield inventory and any subsequent Phase I and Phase II assessments will also provide the NRDC-IEB with reliable information to seek out alternative sources of funds to help mitigate any contamination and keep the project on track. Ultimately, NRDC-IEB

is supporting the redevelopment of underutilized land and therefore will provide the necessary resources beyond the life of the redevelopment process.

III. COMMUNITY ENGAGEMENT PARTNERSHIPS - The community involvement plan is specific plan for informing the community with a separate plan for community engagement.

a. Engaging the Community

i. *Community Involvement Plan* – The primary stakeholders (agency's, organizations, and individuals) that will be engaged are noted in the chart below

Agency Name/ Or Resident	**Type**	**Participation in Project Planning Yes**	**Participation in Project Implementation Yes or No**	**Term/Duration of Engagement Monthly, Quarterly, Annual**
Healthy Families Rialto	Health Organization	Yes	Yes	Annual
National Resource Development Council	Community Development Council	Yes	Yes	Monthly
Rialto Chamber of Commerce	Business Association	Yes	Yes	Annual
Downtown Business Improvement	Business Association	Yes	Yes	Annual
Rialto Unified School District	Academic Institution	Yes	Yes	Quarterly
California Toxic Substance Control	State Government	Yes	Yes	Annual
UCR – Department of Environmental Sci.	Academic Institution	Yes	Yes	Quarterly
SB Housing Authority	Religious Affiliation	Yes	Yes	Annual

As the lead, Rialto will collaborate with Colton and the County of San Bernardino to determine the requirements of their communities and their brownfield sites. The immediacy of this collaboration is important because 1) Each community within the coalition requires specified action plans based on the history and current activities at the site 2) Each community wishes to see a different repurposing of the brownfield site 3) The coalition must be congruent and consistent before hiring the contracted environmental firm to conduct the assessment. This congruence, is critical to the success of the environmental assessments and must be accomplished within one month of the project. The NRDC- IEB recognizes that it is essential to include community residents. The specific approach will be addressed in three ways Media Marketing- This will be accomplished through publishing and mailing newsletters, updates to NRDC-IEB web site, press conferences, and press releases. Strategic Planning - On the local level NRDC- IEB's goal is to incorporate the redevelopment of Brownfields into NRDC-IEB's total redevelopment strategic plan. This plan will also improve economic activity in the target areas by increasing tax revenues, property assessed values, number of new businesses located, and number of jobs created. Public Meetings – Community members, stakeholders, and partners will be invited to attend public meetings to address the brownfields issues, the redevelopment plan, cleanup options and technology costs, how to further involve the community in cleanup decisions, and strategies for meeting and engaging specified high-risk populations. *During Planning*- Prior to conducting assessments, the City will host, with the assistance of it community partners, a community-wide forum where residents and stakeholders will have the opportunity to learn about the Brownfield project(s), comment on the site selection and assessment process, be introduced to consultants selected to work on the project, and have the opportunity to nominate additional sites for review. In addition to residents and property owners, and other stakeholders, the NRDC-IEB will seek the advice and participation of several community organizations. Input from the public and community meetings will be recorded and evaluated and, if appropriate, sites identified through this process will be incorporated into the project and/or future planning effort. *During*

Implementation Community-wide Forum - Residents and stakeholders will have the opportunity to learn about the Brownfield project(s), comment on the site selection, be introduced to consultants selected to work on the project, and have the opportunity to nominate additional sites for review, this will include community organizations including but not limited to the RUSD, Healthy Rialto, the NRDC, and a Business Improvement District (TCU Community Partnership)
ii. Communicating Progress - Progress Reporting to the Community - Throughout the planning and implementation process, the NRDC-IEB will continue to advise the community through various sources such as local newspapers, community meetings, public hearings, newsletters updates or speeches at local service clubs and on Rialto, Colton, San Bernardino County. websites. All meeting notices will be posted in prominent locations in the community and on the Internet, as well as mailed and/or e-mailed to our community partners, community based organizations and special interest groups. Information will be distributed in both English and Spanish. In addition, reasonable accommodations will be made for persons with disabilities. To ensure meaningful engagement of area residents, the NRDC-IEB will strive for community acceptance of various planning strategies and concepts. If acceptance is not achievable, NRDC-IEB will work to build a consensus among community stakeholders. **Project Progress** - Although multiple alternatives exist, the redevelopment strategies for each of the properties will be largely categorized into public benefit projects and economic development projects. Public benefit projects include construction of parks, community centers, recreation centers, etc. Economic development projects include commercial buildings, centers of innovation, small business locations etc. The final decision for redevelopment will be based on the assessment provided by the contractor as well as the results of the community engagement campaign. Methods used to track and measure the project process will be tracked primarily by the project liaison(s). Tracking will include: **1)** a timeline for when the initial assessment of the identified brownfields is to be completed. Deliverables to measure progress will include: **a)** the procurement of the contractor ***b)*** the initial assessment by the contractor ***c)*** the assessment of alternatives d) cost-benefit of each alternative. **2)** Determine a timeline for when the project alternatives must be presented to the project liaisons. Deliverables to measure progress will include: **a)** the initial document detailing all options that are available for brownfield sites; and ***b)*** document detailing the suggested redevelopment plan. **3)** Determine a timeline for when the alternatives will be presented to the communities. Deliverables to measure progress will include: ***a)*** A presentation to the community addressing the sites to be evaluated ***b)*** An analysis of the community engagement including the community preferences/concerns and ***d)*** a final presentation to the community detailing the short list of options and the suggested option. **4)** Evaluate the alternatives and begin to plan for a strategic reuse or redevelopment construction plan. Deliverables will include: **a)** the final decision made on reuse and community preferences **b)** a planning document detailing the feasibility, cost, and benefit **c)** a campaign to leverage funds for the redevelopment plan.

b. Partnerships with Government Agencies - Current efforts that have been carried out to establish partnerships with relevant governmental entities and the roles they will play.

i. Local/State/Tribal Environmental Authority - The NRDC-IEB will establish working relationships with both the California Department of Toxic Substances and the EPA regarding Brownfields and this grant proposal. The mission of the California Department of Toxic Substances Control is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

ii. Other Governmental Partnerships - It is envisioned that stronger ties will be forged

with these two agencies, as well as with the local enforcement agencies including the Santa Ana Regional Water Quality Control Board and the San Bernardino County- 5th Dist. Fire – Hazardous Materials Division as it continues to work on the project. The Santa Ana Regional Quality Control Board is a division of the California State Water Resources Control Board that oversees the allocation of the state's water resources to various entities and for diverse uses, from agricultural irrigation to hydro electrical power generation to municipal water supplies, and for safeguarding the cleanliness and purity of Californians' water. The purpose of the Hazardous Materials Division is to protect the health and safety of the public and the environment of the County of San Bernardino by assuring that hazardous materials are properly handled and stored. Two primary federal agencies to support the FLA will include Environmental Protection Agency and Department of Transportation.

Agency Name	Agency Type	Specific Role they will Play
Environmental Protection Agency (EPA)	Federal	To help sustain, clean-up, and restore communities and the ecological systems that support them by providing funds to assess and clean-up Brownfields.
California Department of Toxic Substances (DTSC)	Government	To assist in the handling, treatment, and disposal of hazardous waste sites, including disposal sites and industrial sites that resulted in contamination of soil and groundwater.
Santa Ana Regional Water Quality Control Board	Government	To evaluate and assess water quality in areas where soil and groundwater contamination have occurred.
San Bernardino County Fire – Hazardous Materials Division	Government- Local	To serve as a resource and provide information and data regarding the Brownfield sites.
National Resources Defense Council (NRDC)	Federal	To provide legal background and context on sustainable policies from federal, state and local government and industrial corporations.
Department of Transportation (DOT)	Government	To review transportation policies and procedures and identify mobility issues.

c. Partnerships with Community Organizations- The project partners reflect community partners and their commitment.

i. *Community Organization Description and Role* - Current efforts and plans to initiate and develop partnerships with community organizations has been ongoing. Each will be involved during planning and implementation. (See chart below)

Agency Name	Agency Type	Function/Role	Information About Agency	Active or Pending
University of CA Dept. of Environmental Science	Community-based Organization	Education and Outreach Link for Internships	The program exposes students to a wide array of environmental science disciplines and prepares them for careers in State/Federal resource agencies, private consulting and for graduate level education.	Active
Rialto Historic Society	Community-based Organization	Museum; Historic preservation and restoration	Deals with the discovery, collection, preservation and publication of the history, historical records and data of and relating to the Rialto area.	Active
Rialto Chamber of Commerce	Community-based Organization	Business Outreach-Steering Committee	A voluntary group of actively concerned business people and citizens who have banded together to advance commercial and civic interests of our community.	Pending
Colton Chamber of Commerce	Community-based Organization	Business Outreach-Steering Committee	Organized for the purpose of preserving the competitive free enterprise system, promoting economic growth and development, and creating more intelligent business and public opinion regarding city, county, state and national legislative affairs.	Pending
NRDC, Cathedral of Praise, TCU	Community-based Organization	Community Based Institution and Steering, Committee	Religious institution involved with various local community programs and organizations.	Active

A representative from each partner organizations will be invited to sit on the Brownfields Steering Committee that will oversee the community education and outreach program, and identifying, inventorying and selecting the Brownfields for investigation. The broad based support and participation in the process will be essential to ensure the overall acceptance and success of the Brownfields project. The following organizations have indicated their support and

participation in the Brownfields project.

ii. *Letters of Commitment*– See attached letter of services. The total number of partners to date is 7 with 12 targeted by project end. In addition to the existing letters, the NRDC has 24 members that support the overall project (see letter from NRDC). Letters will be secured from every partner involved in the process.

d. Partnerships with Workforce Development Programs - Planned efforts to promote local hiring and procurement, and linking members of the community to potential employment opportunities as part of the brownfields include, 1) Work with the San Bernardino County Workforce Development Board to recruit and provide supplemental training for individuals in the community, 2) a preference for local companies and workers when choosing contractors, and 3) an economic opportunities plan for post development.

III. PROJECT BENEFITS- Improved community understanding of the effects of brownfields, how they are formed, and the best options to reuse the land; and economic opportunities for the local community through the cleanup and repurposing of brownfields. To prepare the NRDC-IEB to effectively mitigate these challenges each entity has committed to a broader repurposing plan known as the Data FLA. This corridor will be redeveloped in an effort to provide an analytics hub for the region. Commercial buildings will be built along this corridor that all have an analytics or transportation focus including, analytics hubs for businesses, workforce training centers, or regional transportation data collecting. The project will also ***increase localized economic opportunities*** –The project will help to increase local economic opportunities through the cleanup and repurposing of the land; ***increase the square miles of land providing a community benefit-*** Along with the repurposing of the land for commercial businesses, the land will also be used to help the community through community centers, parks, or recreation areas. The coalition has agreed to repurpose at least one brownfield site into a community benefit site. The exact site and the community benefit will be decided upon after the initial assessment and the engagement of the community; and it will ***increase in Environmental Sustainability efforts being carried out by the NRDC-IEB*** - The project will also support the broader environmental sustainability efforts of the collaborative. This broader effort is designed to redevelop the Inland Empire's interaction with the environment and how it is perceived by the public, private companies, and government officials. Through this project, the tenants of environmental education, environmental awareness, and environmental responsibility are all being furthered. Additionally, the repurposing of the land will serve to remove dangerous contaminants, and enable the construction of environmentally sustainable infrastructure.

a. Welfare, Environmental, and Public Health Benefits - *i. Health and welfare benefits* **-** As part of the project, the National Resource Development Council of Local Governments (NRDC-LG) is being consulted. This council contains industry experts from all sectors including environmental sustainability, economic development, and equity maintenance. As such, the project is adopting the NRDC-LG stance on equity maintenance. Through the assessment of the brownfield, underserved communities in the target area will have greater access to information regarding brownfields and how they affect their lives. Moreover, the cleanup and redevelopment of the brownfields will employee many in the community. Once the redevelopment is accomplished, the jobs created from the establishment of businesses will once again provide equity to the community. All of these efforts will be furthering the NRDC-LG goal of equity maintenance for those underserved. ii. *Environmental Benefits* - As the project addresses community need ***to expand the green landscape of the area*** - the environmental benefit includes sustaining green space that supports forestation of urban and semi-urban areas. As the **project increase re-use of**

land development opportunities through brownfield clean-ups, the project reduces the pollution in soil, air and, water. The projects mission will also engage and recruit environmentally conscious businesses into the area and will minimize the area's adverse effect on climate change, increase opportunities for businesses with advanced manufacturing and technology to locate into the area.
b. Economic and Community benefits - The project being proposed will incorporate equitable development practices by 1) providing benefits to the community through parks and centers for the community 2) will create opportunities for the local community to receive employment either through the cleanup, the redevelopment, or from the businesses that flock to the corridor after the redevelopment and 3) by removing contamination that may harm the local community. On top of providing benefits through equitable development, the project will also improve affordable housing in that the neighborhoods and regions surrounding the brownfield corridor can now be redeveloped in order to provide housing for the community. Currently, the region surrounding the brownfield is undeveloped due to the restrictions of the brownfield and the lack of aesthetic appeal. By retrofitting and developing the corridor of brownfield sites, neighborhoods can begin to de developed so as to provide affordable housing to the community. Finally, with the development of the region, community members will have employment within the city. This will allow them to use the public transportation available in the cities instead of having to drive their cars to their locations. **Economic or Other Benefits -** Potential Outcomes- As a result of the assessment, the redevelopment, and the community engagement, the region will receive tremendous economic benefits. The proposed activities will require the hiring of an independent contractor who receive funds for their assessment and evaluation of the brownfield sites. Once assessed, the planning stages will begin. The NRDC-IEB will agree that the brownfield sites located along the corridor should be redeveloped in a way that is reflective of the large influx of analytics and transportation jobs into the region. With this understanding, the NRDC-IEB will commit over 50% of the redeveloped land to commercial buildings or other small business sites. In addition to the 80% of business development, the remaining 20% will be redeveloped for the community benefit. All of this redevelopment will require employees. The expectation is that 20% of the employees who are taking part in the redevelopment will be from the local communities. This will provide an economic benefit to the communities. Furthermore, because much of the land is to be repurposed as commercial buildings housing analytics and transportation centers, the expectation is that the local community members will gain employment from these local businesses. In the long-term, the redevelopment and the business establishment will add a 5% increase in employment, and raise per capita income. **Job Creation Potential-** The redevelopment of these sites will increase the local tax base and create sorely need new job opportunities, not only during construction, but when the projects are completed. NRDC-IEB anticipates that each grant dollar will be leveraged. As such, upon NRDC-IEB being awarded $496,500, NRDC-IEB anticipates that this will result in over $4,200,000 of additional investment. It is difficult to determine how many jobs may be created as a result of the grant; however, for each acre of land redeveloped into a commercial, retail or office use, NRDC-IEB anticipates creating 20 jobs. Further, the NRDC-IEB anticipates being able to encourage the redevelopment of at least 15 acres of land that would support commercial development as a result of the grant. As such, the NRDC-IEB would anticipate being able to create up to 30 new full time jobs as a result of the grant. *Potential for Expanded Tax Base-* In addition to the potential increases in employment, the redevelopment of the area will serve to expand the tax base because of 1) the higher income levels of the employees 2) taxes on new businesses in the area 3) taxes on the development of the land. In all three cases, the potential for increased tax revenue is high and the benefits to the community will be magnified. *Local Hire-* strategies will

include ***1)*** engagement of firms contracted to participate in clean-up as part of the planning stages, the project liaisons will be responsible for procuring a contractor. The project liaisons must hire a firm or contractor who is within the IE, and who staffs at least 20% of its employees from the area. Moreover, once the sites are assessed, the cleanup of the site will follow the same guidelines in that the contracted cleanup firm must be within the IE and must staff at least 20% of its employees from the Inland Empire. As a result of these new businesses, the local communities will see a boost in their employment rates and through their yearly income. **2)** Hosting of Quarterly Job Fairs (among businesses moving into the area) with NRDC-IEB. Through its commitment to promoting local employment, and a redevelopment campaign.

V. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE - To ensure that all phases of work are completed, the coalition will designate project liaisons who have had experience with real estate due diligence and completing and environmental site assessments projects, including experience in working with outreach and engaging stakeholders.

a. Audit Findings - There have been no adverse audit findings from a government agency been required to comply with high risk terms and conditions. The partners are subject to OMB Circular A-133 audits Select partners will have prepared and filed several financial reports to State Housing and Community Development, EPA. and other government bodies.

b. *Programmatic Capability* - The Project Manager will be a senior level staff member with at least five years' experience in managing complex redevelopment projects. They will report directly to the Redevelopment Director of NRDC-IEB. In order to ensure that all technical, administrative and financial requirements are met the NRDC-IEB will utilize the expertise of the project liaison. The project liaisons will be required to consistently update the city councils and the mayors on the progress of the site assessment. Updates will be in the form of reports that can be viewed by government officials and the public alike. These reports will be assessed and be judged based on how well the schedule is being met, fund use, and community satisfaction. If at any point, the project has failed in one respect or another, it is the responsibility of the city councils or the board of supervisors to halt the project and reassess as necessary. The project liaisons will be required to manage the progress throughout the entire duration. As such, they will also be held accountable for any grievances voiced by the community or the oversight bodies. Contractor(s) doing the assessment will be highly qualified and willing to provide reports of all findings. If the situation arises in which the NRDC-IEB required further expertise, they will contract out.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes –

Outputs – This program will develop an inventory of brownfields. It will track the identified brownfields, determine the scope and cost of cleanup at selected sites, conduct Phase I and Phase II environmental assessments, develop cleanup plans, investigate sources of cleanup financing, develop a revitalization strategy, and implement a public outreach and community plan. These items will be maintained in the brownfield database so that progress for each site may be tracked and measured against each other for evaluation purposes. Evaluation will include analysis of these measurements to determine if each site and its outputs are occurring according to the proposed plan, and to prioritize sites. As part of the project being undertaken the NRDC-IEB will commit to providing sustainable development policies that support overall planning and outcomes through their community outreach activities, and their commitment to smart project tools. The NRDC-IEB will agree to policies redevelopment to boost the analytics and transportation business that exists in the Inland Empire.

Outcomes – The City currently maintains less than 2 acres of parkland and open space per 1,000 residents, but the goal is to increase that number to a minimum of 3 acres per 1,000 residents. To

assist the City, increase the amount of parks and open space in the community, the City may encourage the redevelopment of some Brownfield sites in or near residential areas into addition pocket parks, green space, and/or walking paths for public use. Such re-use and redevelopment would eliminate the brownfields and improve the quality of life in the community. As part of the development of the project, the NRDC-IEB will commit 20% of the brownfield land to be repurposed as parks, recreation areas, or some other community benefit to be decided by the assessments and community outreach strategies. The NRDC-IEB will repurpose the land in a way that is beneficial not just from an economic perspective but also through a community vitality perspective. Regardless of the final development, the NRDC-IEB will remain committed to constructing only 'smart infrastructure' as defined by as infrastructure with the capacity to self-regulate so as to not waste resources or energy.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received and EPA Brownfields Grant Rialto has received an EPA brownfield grant in 2010. Colton received one EPA brownfield assessment grant in 1998. In 2010, Rialto received funding from the EPA to conduct community wide hazardous site assessments. All told, there were 13 Phase I environmental site assessments under the 2010 round of funding and 4 phase II environmental site assessments.

1. Accomplishments - As a result of these assessments, Rialto was granted a cleanup grant for a 4.8 -acre parcel at 1485 S. Willow Avenue. For Colton, the EPA granted the city $200,000 to assess the City Center-Rancho Mill street project area. This area is located in the northwest section of Colton, and covers approximately 2 square miles. The area is characterized by many vacant and dilapidated industrial structures. Part of the project area located in the Agua Mansa Enterprise Zone and Recycling Market Development Zone. Activities associated with this pilot included:

- Conducting Phase, I and Phase II environmental assessments,
- Determining the scope and cost of cleanup at selected sites;
- Developing cleanup plans and a revitalization strategy;
- Investigating sources of cleanup financing; and
- Implementing a public outreach and community involvement plan.

2. Compliance with Grant Requirements - Rialto and Colton have successfully managed grants through financial planning, proper oversight, and through the use of project managers. In both cases, the respective cities recruited key personnel to ensure that the schedule was consistently being met and perhaps more importantly, that the funds were being dispersed and used in a way that was consistent with the original intent of the program. Moreover, the councils of both cities were actively involved in the project from the planning to the assessment stages. Through an integration of expertise and through proper program management, both cities were able to successfully perform the duties of the grant. For both Rialto and Colton, they completed their respective brownfield projects in a timely manner. From these projects, both Rialto and Colton will improve their capacity for the redevelopment of the land after the initial assessment. Once sites are assessed, the respective partners will begin follow-on steps according to plan. In order to reinvigorate the region, the partners will all attempt to recruit area residents to participate in job fairs and to gain employment from area businesses. No member of the NRDC-IEB currently maintains an open EPA Brownfield grant. No Funds are remaining from past EPA grants. Colton was able to assess two square miles of land in the northwest section of Rialto. Both of these efforts are reflected in the ACRES report.

MANDATORY OTHER ATTACHMENTS

Appendix 3 - Regional Priorities Form Pg. 1

Enviornmental Authority Letter Pg. 3

Letters of Support Pg. 5

Letters of Committment Pg. 9

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Rialto

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Leveraging New/Expanded Transit Investments to Reduce Air Pollution.

Page Number(s): 1, 2, 4, 8, 10, 13,

Assessment Other Factors Checklist

Please identify (with an ***x***) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	**Page #**
None of the Other Factors are applicable.	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	6, 8, 14
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.**	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

December 5, 2016

Ms. Noemi Emeric-Ford
Regional Brownfields Coordinator
US EPA Southern California Fields Office
600 Wilshire Boulevard, Suite 1460
Los Angeles, California 90017

LETTER OF SUPPORT FOR USEPA BROWNFIELDS ASSESSMENT GRANT APPLICATION

Dear Ms. Emeric-Ford:

This letter is to acknowledge that the City of Rialto is planning to submit a grant application to the United States Environmental Protection Agency (EPA) for a Brownfields Area-Wide Assessment Grant. The City is planning to request up to $496,500 to continue to support their efforts to improve the different sites in the cities of Rialto, Colton, and County of San Bernardino area. Brownfields are severely impacting effective redevelopment planning in the City, and the EPA grant will be a key factor in facilitating community revitalization through alleviating blight and spurring economic growth.

The Brownfield Assessment Grant will be used on sites in the cities of Rialto, Colton, and County of San Bernardino land. Specifically, the sites are located at 225 Bloomington Avenue, 495 South Riverside Avenue, 1916 North Riverside Avenue, 3610 North Riverside Avenue, and 1877 North Riverside Avenue in the City of Rialto. For the City of Colton, the sites will be 1900 South Riverside Avenue, 1800 South Riverside Avenue, 401 North Pepper Avenue and the Guyauz Landfill located on APNs 016336212, 016336226, and 016336227. For the County of San Bernardino, the sites will be located at Cement Plant Road, and Meridian Road (unincorporated).

On behalf of the State of California's Department of Toxic Substances Control, I am pleased to recognize and support the City of Rialto's plans to redevelop Brownfields sites. Brownfields assessments are important tools through which public agencies can reclaim blighted and underutilized areas and transform them from liabilities to community assets.

Printed on Recycled Paper

Should you have any questions or comments, please do not hesitate to contact me at (714) 484-5489 or Maryam.Tasnif-Abbasi@dtsc.ca.gov.

Sincerely,

Maryam Tasnif-Abbasi

Digitally signed by Maryam Tasnif-Abbasi
DN: cn=Maryam Tasnif-Abbasi, o=Department of Toxic Substances Control, ou=Brownfields and Environmental Restoration Program, email=MTasnif@dtsc.ca.gov, c=US
Date: 2016.12.05 14:23:19 -08'00'

Maryam Tasnif-Abbasi
Brownfields Coordinator
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program

NARRATIVE PROPOSAL ATTACHMENTS

Letters of Support

385 North Arrowhead Avenue, San Bernardino, CA 92415 | Phone: 909.387-4565 Fax: 909.387-5392
www.SBCounty.gov

SAN BERNARDINO COUNTY

Board of Supervisors
Fifth District

Josie Gonzales
Supervisor

December 8, 2016

Mayor Deborah Robertson
City of Rialto
150 S. Palm Ave
Rialto, CA 92376

Dear Mayor Robertson:

As San Bernardino County Supervisor for the Fifth District, I am pleased to submit a letter in support of the City of Rialto's application to the Environmental Protection Agency for the Brownfields Assessment Grant.

The City of Rialto has championed initiatives aimed at improving the health and wellbeing of its residents. This funding opportunity would provide the City with a useful tool to help residents who have been historically impacted by economic disinvestment, health disparities, and environmental contamination. It is important to assess the potential health risks and economic challenges in order to develop a strategy for remediation and future development. I commend the City of Rialto for taking this important step and I support the application to the U.S. Environmental Protection Agency.

Please note that this letter is a reflection of my individual support for the application. Should the city wish to seek formal participation from the County in brownfield program, direction from the full Board of Supervisors would be required. If I can be of further assistance, please feel free to contact me at (909) 387-4565 or via email at supervisorgonzales@sbcounty.gov.

Sincerely,

JOSIE GONZALES
San Bernardino County Supervisor, 5th District

JG/jw

BOARD OF SUPERVISORS
Robert A. Lovingood, Vice Chairman, First District | Janice Rutherford, Second District | James Ramos, Chairman, Third District | Curt Hagman, Fourth District | Josie Gonzales, Fifth District
Gregory C. Devereaux, Chief Executive Officer

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TCU

AN ENTERPRISE
BUILDING FOUNDATION

T.C.U. COMMUNITY PARTNERSHIP INC.

December 16, 2016

City of Rialto
Mayor Deborah Robertson
150 S. Palm Ave
Rialto, CA 92376

Dear Mayor Robertson

The National Resource Development Council – For Local Government, hereby commits to support your proposal to the Environmental Protection Agency (EPA) to assess and develop a plan for the Brownfields Assessment Coalition. I understand that the proposed Brownfields Assessment Coalition will assess, plan, and research economic and environmental needs of the targeted communities. This also includes:

a) *Educating residents of Brownfields and coalitions plan to revitalize area*
b) *Having Brownfields Assessed as well as providing a plan for clean-up, redevelopment, and re-use.*
c) *Incorporate livability and sustainability principles as well as the economic, environmental, health, and social benefits associated with the reuse and redevelopment of brownfield sites.*
d) *Help communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.*
e) *Mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality;*

The Healthy Rialto understands the importance of further addressing and assessing the potential health risks and economic challenges for the community and families. It has been a pleasure to work with The City or Rialto in the past and we look forward to working with The City of Rialto on this project as well.

Sincerely,

3FC9805259D44B8
Tammie Watson
DocuSigned By: Tammie Watson

Dec-18-2016 | 6:57 PM PT

Tammie L. Watson, Administrator
T.C.U. Community Partnership, Inc.

Date

1040 SOUTH MT. VERNON AVENUE, SUITE G-193, COLTON, CALIFORNIA 92324
PHONE 951-682-4646 FAX 951-682-4685

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National Resource Development Council – For Local Government

Kenneth Calvin
NRDC-LG Administrator

2910 South Archibald Ave
Ontario, CA 91761-7323
916-533-4197
lrobinson202@gmail.com

City of Rialto
Mayor Deborah Robertson
150 S. Palm Ave
Rialto, CA 92376

RE: Letter of Support and Participation

Dear Mayor Robertson

The National Resource Development Council – For Local Government, hereby commits to support your proposal to the Environmental Protection Agency (EPA) to assess and develop a plan for the Brownfields Assessment Coalition. I understand that the proposed Brownfields Assessment Coalition will assess, plan, and research economic and environmental needs of the targeted communities. This also includes:

a) *Educating residents of Brownfields and coalitions plan to revitalize area*
b) *Having Brownfields Assessed as well as providing a plan for clean-up, redevelopment, and re-use.*
c) *Incorporate livability and sustainability principles as well as the economic, environmental, health, and social benefits associated with the reuse and redevelopment of brownfield sites.*
d) *Help communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.*
e) *Mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality;*

The Healthy Rialto understands the importance of further addressing and assessing the potential health risks and economic challenges for the community and families. It has been a pleasure to work with The City or Rialto in the past and we look forward to working with The City of Rialto on this project as well.

Sincerely,

DocuSigned by:
Kenneth Calvin
4A0E4A8913244F1...

12/18/2016

Kenneth Calvin, Administrator
National Resource Development Council – For Local Government

Date

DOCUMENTATION OF THRESHOLD CRITERIAS

Letters of Commitment

MAYOR

Richard A. DeLaRosa

COUNCIL MEMBERS

David J. Toro
District 1

Summer Zamora Jorrin
District 2

Frank J. Navarro
District 3

Dr. Luis S. González
District 4

Deirdre H. Bennett
District 5

Isaac T. Suchil
District 6
Mayor Pro Tem

CITY MANAGER

William R. Smith

November 29, 2016

Mayor Deborah Robertson
City of Rialto
150 S. Palm Avenue
Rialto, CA 92376

RE: Letter of Support and Commitment - EPA Brownfields Assessment Grant

Dear Mayor Robertson:

The City of Colton, hereby commits to support your proposal to the Environmental Protection Agency (EPA) to assess and develop a plan for the Brownfields Assessment Coalition. I understand that the proposed Brownfields Assessment Coalition will assess, plan, and research economic and environmental needs of the targeted communities. This also includes:

a) Educating residents of Brownfields and coalitions plan to revitalize area

b) Having Brownfields Assessed as well as providing a plan for clean-up, redevelopment, and reuse.

c) Incorporate livability and sustainability principles as well as the economic, environmental, health, and social benefits associated with the reuse and redevelopment of brownfield sites.

d) Help communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.

e) Mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality;

The City of Colton understands the importance of further addressing and assessing the potential health risks and economic challenges for the community and families. It has been a pleasure to work with the City of Rialto in the past and we look forward to working with the City of Rialto on this project as well.

Sincerely,

Richard A. DeLaRosa, Mayor

CIVIC CENTER
650 N. LA CADENA DRIVE
COLTON, CA 92324
PH: (909) 370-5099
FX: (909) 370-5192
WEB: www.coltoca.gov

December 9, 2016

Mayor Deborah Robertson
City of Rialto
150 S. Palm Ave
Rialto, CA 92376

RE: Letter of Support

Dear Mayor Robertson:

The Rialto Family Health Services, Inc. hereby commits to support your proposal to the Environmental Protection Agency (EPA) to assess and develop a plan for the Brownfields Assessment Coalition. I understand that the proposed Brownfields Assessment Coalition will assess, plan, and research economic and environmental needs of the targeted communities. This also includes:

a) Educating residents of Brownfields and coalitions plan to revitalize area

b) Having Brownfields Assessed as well as providing a plan for clean-up, redevelopment, and reuse.

c) Incorporate livability and sustainability principles as well as the economic, environmental, health, and social benefits associated with the reuse and redevelopment of brownfield sites.

d) Help communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.

e) Mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality;

The Rialto Family Health Services, Inc. understands the importance of further addressing and assessing the potential health risks and economic challenges for the community and families. It has been a pleasure to work with The City or Rialto in the past and we look forward to working with The City of Rialto on this project as well.

Sincerely,

Estevan Bennett

Estevan Bennett, Executive Director

12-9-16

December 9, 2016

Rialto Family Health Services

909-820-2660 • 214 N. Palm Ave. Suite 504 Rialto, CA 92377
P.O. Box 1071, Rialto CA 92377
rialtofamilyhealthsvcs@gmail.com • www.rialtofamilyhealthservices.com

RIALTO UNIFIED SCHOOL DISTRICT

BOARD OF EDUCATION

Edgar Montes
President

Nancy G. O'Kelley
Vice President

Dina Walker
Clerk

Joseph Ayala
Member

Joseph W. Martinez
Member

Cuauhtémoc Avila, Ed.D.
Superintendent

Dr. John R. Kazalunas
Education Center
182 East Walnut Ave.
Rialto, CA 92376-3598

Tel: (909) 820-7700
Extension 2122 or 2124
Fax: (909) 873-0448

December 15, 2015

Mayor Deborah Robertson
City of Rialto
150 S. Palm Ave
Rialto, CA 92376

RE: Letter of Support

Dear Mayor Robertson:

The Rialto Unified School District hereby supports your proposal to the Environmental Protection Agency (EPA) to assess and develop a plan for the Brownfields Assessment Coalition. I understand that the proposed Brownfields Assessment Coalition will assess, plan, and research economic and environmental needs of the targeted communities. This also includes:

a) *Educating residents of Brownfields and coalitions plan to revitalize area*
b) *Having Brownfields Assessed as well as providing a plan for clean-up, redevelopment, and re-use.*
c) *Incorporate livability and sustainability principles as well as the economic, environmental, health, and social benefits associated with the reuse and redevelopment of brownfield sites.*
d) *Help communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.*
e) *Mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality;*

The Rialto Unified School District understands the importance of further addressing and assessing the potential health risks and economic challenges for the community and families. It has been a pleasure to work with The City or Rialto in the past and we look forward to supporting The City of Rialto on this project as well.

Sincerely,

Cuauhtémoc Avila, Ed.D.
Superintendent of Schools,
Rialto Unified School District

DocuSign Envelope ID: 30D23919-F40B-419F-B9AE-F0E5E7A1225A

Letter of Support

December 15th, 2016

Mayor Deborah Robertson
City of Rialto
150 S. Palm Ave
Rialto, CA 92376

RE: Letter of Support and Participation

Dear Mayor Robertson

The Business Improvement District Association hereby commits to support your proposal to the Environmental Protection Agency (EPA) to assess and develop a plan for the Brownfields Assessment Coalition. I understand that the proposed Brownfields Assessment Coalition will assess, plan, and research economic and environmental needs of the targeted communities. This also includes:

a) *Educating residents of Brownfields and coalitions plan to revitalize area*
b) *Having Brownfields Assessed as well as providing a plan for clean-up, redevelopment, and re-use.*
c) *Incorporate livability and sustainability principles as well as the economic, environmental, health, and social benefits associated with the reuse and redevelopment of brownfield sites.*
d) *Help communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality.*
e) *Mitigate environmental conditions through effective deconstruction and remediation strategies which address solid and hazardous waste, and improve air and water quality;*

The Business Improvement District Association understands the importance of further addressing and assessing the potential health risks and economic challenges for the community and families. It has been a pleasure to work with The City or Rialto in the past and we look forward to working with The City of Rialto on this project as well.

Sincerely,

DocuSigned by:
Robb Steel
FA66E463173C44B...

Robb R. Steel, Director of Redevelopment
Business Improvement District Association, Rialto

Date

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Rialto

* b. Employer/Taxpayer Identification Number (EIN/TIN): 956000768

* c. Organizational DUNS: 0835838490000

d. Address:

* Street1: 150 S. Palm Ave
Street2:
* City: Rialto
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 92376-7257

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Mike
Middle Name:
* Last Name: Story
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 909-820-2689
Fax Number:

* Email: MStory@rialtoca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

The DALSBT Center will transform the region and its capacity to serve and reduce air pollution, create economic opportunities, and advance active and sustainable transportation platforms.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant CA-031 * b. Program/Project CA-035

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 06/01/2017 * b. End Date: 05/31/2020

18. Estimated Funding ($):

* a. Federal	536,500.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	536,500.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Tammie

Middle Name:

* Last Name: Watson

Suffix:

* Title: Resource Development

* Telephone Number: 760-822-8767 Fax Number:

* Email: tammie.watson@me.com

* Signature of Authorized Representative: Tammie Watson * Date Signed: 12/19/2016