



Clatsop County

County Manager's Office

800 Exchange St., Suite 410
Astoria, OR 97103
(503) 325-1000 phone / (503) 325-8325 fax
www.co.clatsop.or.us

1. Applicant Identification: Clatsop County, 800 Exchange Street, Suite 410, Astoria, OR 97103

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested
 - i. \$500,000
 - ii. Not Applicable

3. Location

- a) Cities of Astoria and Seaside and other areas within the jurisdiction of Clatsop County
- b) Clatsop County
- c) Oregon

4. Target Area and Priority Site/Property Information – Community-wide

- Cities of Astoria and Seaside
- Former Gas Station, 84806 Junction Rd., Seaside (CT9511)
- Blue Ridge Assemblage, 1 Blue Ridge Drive, Astoria (CT9503)

5. Contacts

Project Director:

Ayreann Colombo;
Columbia-Pacific EDD
375 S. 18th Street, Suite B
St. Helens Oregon 97051
acolumbo@nworegon.org
503.961.5915

Chief Executive/Highest Ranking Elected Official

Monica Steele; msteele@co.clatsop.or.us
Assistant County Manager
503-325-1000 x 1306

6. Population

Astoria: 9,836
Seaside: 6,737

7. Other Factors.

| Information on the Other Factors | Page # |
|---|---------------|
| Community population is 10,000 or less. | 1 |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| The priority site(s) is impacted by mine-scarred land. | |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 2 |
| The priority site(s) is in a federally designated flood plain. | 2 |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 2 |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 2 |
| 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area. | 3, 9 |
| The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing. | |

8. Letter from the State or Tribal Environmental Authority: See attached

9. Releasing Copies of Applications

The applicant understands that the information included will be treated in accordance with [40 CFR §2.203](#). No passages are considered confidential.



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

November 19, 2021

via electronic delivery

United States Environmental Protection Agency
Office of Brownfields and Land Revitalization (MC 5105-T)
1200 Pennsylvania Avenue, NW
Washington DC 20460

Re: DEQ Support for Clatsop County's Application for a Community-Wide Brownfield Grant

Dear EPA Brownfield Grant Manager:

The Oregon Department of Environmental Quality supports Clatsop County's application for an EPA community-wide brownfield assessment grant. If awarded, the grant will support the assessment and cleanup planning of numerous properties throughout the county, with a particular focus on the communities of Seaside and Astoria.

Brownfield grant funding will support community engagement meetings, development of a county-wide GIS-based brownfield inventory, and completion of 10-12 Phase I Environmental Site Assessments (ESAs) and four Phase II (ESAs). Should cleanup be necessary based on the results of the ESAs, grant funds will be used to develop an Analysis of Brownfield Cleanup Alternatives for eligible properties.

DEQ is pleased to support the Clatsop County's EPA brownfield grant application. Please feel free to contact Rebecca Wells-Albers, DEQ Brownfield Coordinator at 503-229-5585 with any questions.

Sincerely,

Nina DeConcini
Administrator, DEQ Northwest Region

ecc: Melyssa Graeper, DEQ
Rebecca Wells-Albers, NWR/DEQ
Terri Griffith, USEPA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Clatsop County, (population 41,072) is located in the Northwestern corner of Oregon, bordered by the Pacific to the west and the Columbia River to the North. Ninety-eight percent of our land is heavily forested, rugged, mountainous terrain. The closest largest city is Portland (pop. 652,503) over 90 miles away, an approximate two-hour drive from most parts of the County. The county is named for the Clatsop People who lived on the coast at the southern edge of the Columbia River, in the area currently occupied by the cities of Astoria and Warrenton. The Lewis and Clark Corps of Discovery Expedition ended their westward journey in this area and spent the winter of 1805-1806 at Fort Clatsop, before returning to St. Louis (<https://www.nps.gov>). This history is now preserved at the Lewis and Clark National Historical Park in Astoria.

The two priority sites are located in the cities of Seaside and Astoria. The first priority site is in the town of Seaside (pop. 6,737). This small community was inundated by the 1964 tsunami following the 9.2 “Good Friday” earthquake in Alaska. The tsunami killed five people along the Oregon coast and devastated countless businesses. This tragic event brought much needed focus on tsunami safety and warning systems.

The second priority site is in Astoria (pop. 9,836), Clatsop’s county seat which was established by John Jacob Astor’s American Fur Company in 1811, making Astoria the oldest U.S. settlement west of the Rocky Mountains. By the end of the century, Astoria had transformed into a bustling port city built around the lumber and salmon industries. Astoria was known as the “Cannery Capital of the World” and boasted 22 canneries. When the salmon stocks collapsed in the 1920s the industry shifted to tuna canning, but due to overfishing, habitat alteration (including dams), and pollution, the salmon industry in the area never fully recovered. In 1981, the Hanthorn/Bumble Bee Cannery shut down its Astoria headquarters and the last major cannery on the Columbia River closed.

Another resource which has been fundamental to our history is timber and wood production. Today, the biggest employer in the county is the Wauna Pulp & Paper Mill which has 750 employees. Clatsop has relied heavily on its natural resources and geographical position to grow economically, but according to the NRCS, 98% of Clatsop County is forested, 30% of which is owned by the state or federal government, leaving only 2% of land for urban, industrial, and agricultural infill development.

The bulk of our population is settled in five cities on the coast, with the rest settled in 35 unincorporated communities. Mountains located just inland from the coast isolate these five cities from the Willamette Valley, Portland, and the rest of Oregon. There are just three two-lane roads that cut across the mountains eastward.

Tourism has supplanted previous resource-based industries in our County, but there is a severe lack of affordable housing for the tourism workforce. Real estate along the Pacific coast is very expensive and leads to overcrowding of available affordable housing and even homelessness for low-income workers. Clatsop County has the highest homeless rate in Oregon at 17.4 per 1,000, which is double the homeless rate of any other Oregon county and a staggering five times higher than the statewide rate (Oregon Health Authority [OHA], 2017 – most recent year available). Additionally, the census tracts that include the Astoria and Seaside priority sites have low-income populations in the 87th and 73rd percentiles for EPA Region 10, respectively (EPA EJ Screen). Tied to homelessness and our low-income population, mortality due to mental and substance use disorders in Clatsop County is a staggering 86.6% higher for females and 44.4% higher for males as compared to the national average (Institute for Health Metrics and Evaluation [IHME] US County Profile: Clatsop County, 2016 – most recent year available). Therefore, the County seeks funds for brownfield assessment and cleanup planning to repurpose blighted real estate and provide livable housing options for our workforce and low-income populations.

The goal of the work to be completed by the grant is to understand environmental liabilities

associated with key sites, and to energize existing community-driven reuse strategies that incorporate workforce housing development. In addition to the homeless and low-income populations described above, a significant number of our residents are members of other sensitive populations, as described in section 2.a.ii. (1) and are in need of affordable housing options. Beyond our County's housing goals, we look to utilize the grant to maintain and improve the natural environment that makes Clatsop County a beautiful area in which to live and visit.

1.a.ii. Description of the Priority Brownfield Site(s): The priority sites are located in two urbanized areas of Clatsop County: Astoria and Seaside. Community input from the initial meetings and activities organized by the Columbia Pacific Economic Development District (Col-Pac) in preparation for the development of this application (described in section 1.b.i.) resulted in the selection of the priority sites and reuse concepts.

Priority Site #1: Former Gas Station, 84806 Junction Rd., Seaside (1.65 acres/2 parcels): This former filling station and automotive service site has been closed for decades, however, several out-of-service gasoline underground storage tanks (USTs) are known to remain onsite. These tanks, as well as multiple underground lifts and other remnants of the historical automotive service operations are likely sources of petroleum, PCB, lead, and chlorinated solvent impacts. Given the sites proximity to local residents and the Necanicum River (less than 500 feet; **the site is in FEMA Flood Zone AE**), the potential for adverse impacts to human health and ecological resources warrants further investigation. Additionally, given the buildings age, deteriorating asbestos-containing building materials and lead hazards from delaminating lead-based paint coated surfaces are likely. The structure is often home to transients and the homeless in search of shelter, who are exposed to numerous cancer-causing materials. **Reuse concept:** Proposed mixed-use redevelopment concepts include professional/commercial space with **workforce housing that incorporates energy efficiencies** (described in section 1.b.i) and flood mitigation strategies.

Priority Site #2: Blue Ridge Assemblage, 1 Blue Ridge Drive, Astoria (20 acres): This property is composed of an assemblage of buildings including the abandoned Emerald Ridge Apartments. These aging, and derelict structures were built adjacent to a decommissioned army base from WWII. Based on historical records and local accounts, there are hastily closed and sealed bunkers underground. Potential contaminants are munitions, lead, storage tanks, and asbestos. Additional contamination may be present resulting from an illegal methamphetamine production lab on the adjoining property. **Reuse concept:** Mixed-use with workforce housing and professional/commercial development that incorporates **renewable energy strategies** (described in section 1.b.i), as appropriate for reuse.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The proposed project reuse strategy is in alignment with local revitalization plans. In 2019, Clatsop County released its Clatsop County Housing Strategies Report. The key findings of the report determined that housing does not meet the needs of the workforce, families, and our aging residents. The County determined it was necessary to focus on adding the correct types of housing supply to meet these needs, particularly workforce housing. The study determined that at least 1,500 new affordable/subsidized residences are necessary to accommodate needs. Denser forms of owner-occupied housing, such as townhomes and condos, were recommended in the Housing Strategies Report to create a lower-cost and suitable housing stock to support first-time or lower-income buyers. The strategy for reuse of the priority sites focuses on affordable housing options, which will greatly benefit the County and allow us to make progress toward the goals outlined in the strategies report.

A more economic-focused plan is the Northwest Oregon Comprehensive Economic Development Strategy (CEDS). The plan combines and coordinates the economic development activities of Col-Pac, the NW Oregon Economic Alliance, the NW Oregon Area Commission on Transportation, the

NW Oregon Workforce Investment Board, and the NW Oregon Regional Solutions Team. The CEDS provides a regional framework and overview to NW Oregon's economic development landscape, drawing upon the needs, issues, goals and strategies of the region's local, regional, state and federal partners and private industry. The CEDS is a flexible and dynamic planning document that is reviewed annually, with a full economic update every five years. Drafting of the CEDS constituted a collaborative effort, with input through public meetings with public partners and private stakeholders. Another key addition in the 2018–2023 CEDS is the inclusion of the NW Oregon Regional Solutions Team mission and priorities, which mirror those of the county, while providing direct connections to the region's state agencies. The economic development goals, strategies and performance measures in NW Oregon's CEDS are a composite of the region's local economic development service delivery system. Based on their own identified needs and issues, local partners identify key projects that meet their economic development goals, which are then matched with potential funding or collaborative partners using the CEDS platform. The goals of the plan include the following: attracting new jobs and investments; diversifying the local economy; supporting the creation and expansion of rural and small community businesses; and providing business opportunities for low-income workers and their families. These goals are in alignment with the brownfields project goals as described above and the outcomes and benefits described in the next section. In addition, the State of Oregon Department of Energy (ODOE) Regional Solutions Team (responsible for Oregon's long-term energy planning and providing expertise in support of renewable energy projects across the state) was consulted in the development of the proposed reuse strategies for the priority sites.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The proposed project will provide environmental due diligence, cleanup planning, and reuse planning services necessary to position the priority properties and other sites for sale and redevelopment, or for use as safe municipally-owned open/recreational space. These activities will accommodate new investments by stimulating the availability of other funds and resources, creating much needed new housing. Specific outcomes include increased property tax revenues. In each instance, the priority properties are blighted with perceived environmental concerns that represent significant roadblocks to reuse/redevelopment. Once assessed, and if necessary, cleaned up (possibly by subsequent cleanup grants), the sites will lead to redevelopment and reuse projects that have the potential to bring jobs and needed resources while preserving the area's natural beauty. The reuse of these properties and encouraged use of energy efficient building practices and renewable energy methods are in keeping with community priorities. Addressing the stigma, blight and health issues created by brownfields is the essential first step in enabling the County to effectively revisit available economic revitalization strategies (See section 1.b.i) and create new opportunities within our disadvantaged communities.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The reuse and redevelopment projects proposed in this brownfield assessment project will require both public and private investment. The County is eligible for the following programs identified for the potential to ensure the redevelopment and reuse of the priority sites: Community Development Block Grants (CDBG) for workforce housing; matching grant opportunities through the Columbia Pacific Coordinated Care Organization (CPCCO); and various state and federal grant opportunities including American Rescue Plan Act (ARPA) funds. The County will work with community partners, including Col Pac and Business Oregon to identify potential developers and investors willing to support intended redevelopment concepts or other suitable revitalization projects. If assessments determine that cleanup is necessary at any project site, then the County will apply for an EPA Brownfields Cleanup grant, if applicable. Business Oregon's Brownfield grant program may be accessed as well. By removing the environmental unknowns with this proposed assessment grant, Clatsop County can expedite redevelopment and its subsequent economic and community benefits. This will ameliorate the current blighted condition and create safer neighborhoods.

1.c.ii. Use of Existing Infrastructure: The County is working to utilize existing infrastructure and

create sustainable development opportunities within the project areas. Each target area and the priority sites are equipped with municipal roads, water, sewer, power, and broadband/fiber optic cable for commercial needs. Further, streets are in place to promote vehicular access. The priority sites have existing structures, when assessed, maybe be reusable in some capacity. The County will use planning funds from this proposed project to conduct assessments of priority sites to determine if further infrastructure needs are imperative for the successful reuse of the intended redevelopment/reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Oregon has no sales tax at the county or town level of government to use as a revenue generator. With Measure 50 tax limitations on assessed value, there is little ad valorem revenue to compensate. The property tax revenue at priority site #1 in Seaside has dropped by half in the past five years due to deteriorating conditions at the site. Our 2020-2021 budget recorded only \$12 million in property taxes for the entire County. Our general fund revenue for last year was \$30 million but our expenditures were also \$30 million; leaving no resources for assessment or reuse planning at the scale proposed by this grant as any excess available discretionary revenues have been focused on addressing the ongoing mental health crisis and providing services to the unhoused population

Further compounding need in the County is the current COVID-19 crisis. As of November 11, 2021 Clatsop County has had 2,520 cases of COVID and 32 people (1%) have died (<https://public.tableau.com>). The cost to the business owners and local governments for recovery from COVID adds to the economic hardship already experienced. Wages and unemployment are suffering from the impacts of COVID-19 and from ongoing stagnation of our local economy. As of January 2021, the County had an unemployment rate of 9.2% compared to the US average of 6.3% at the same time (US Department of Labor data) and **50% of children at public school received free/reduced cost lunches** (NCES: CCD Public school data 2019-2020, 2020-2021 school years), which are indicators of significant need across the County. Additionally, the homeless rate in Clatsop County is the highest in Oregon at 17.4 per 1,000; this rate more than triples to 60.5 per 1,000 for K-12 students in the County, nearly 2.5 times the national average (OHA, 2017).

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Our community suffers greatly in terms of health and welfare threats that exist here. A significant number of our residents can be classified as members of sensitive populations. In our county: 34% are women of child-bearing years; 19.1% are children; and 21.4% of our people are aged 65 years and older (US Census data, 2019 ACS 5-year estimates[CENSUS]), **which is in the 78th percentile nationwide (EJ Screen).**

Crime is a significant issue in Clatsop County. **Property Crime** in the town of Seaside (Priority Site 1) is 8% higher than the national average (<https://www.areavibes.com/seaside-or/crime/>). Derelict and vacant properties contribute to blight and the propensity for crime, such as vagrancy and drug use in the County.

Additionally, **15% of households in Clatsop County qualify for food assistance (SNAP) benefits**, which means their ability to afford nutritious food is greatly compromised. As noted above, within Clatsop County **50% of children at public school received free/reduced cost lunches** (NCES: CCD Public school data 2019-2020, 2020-2021 school years). Further, the impact of COVID-19 has been devastating to the welfare of our community overall.

Redevelopment concepts for the priority sites will address health and welfare issues in the community, which will lead to improved living conditions for all our residents but most importantly for our predominant sensitive populations. This project will enable Clatsop County to begin to erase the visible signs of crime, anti-social behavior, and civil disorder by assessing and developing cleanup, and more importantly reuse and disposition strategies for blighted and underused

properties like the target sites.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health conditions in Clatsop County are exacerbated by exposure to brownfields. Contaminants that exist at the target sites and other blighted properties include asbestos, lead, petroleum, and other hazardous substances. These contaminants can have serious impacts on the health of our residents living in proximity to brownfields sites. **Lead** is a potential contaminant at all sites. The Lead Paint Indicator for Clatsop County is in the 80th percentile for EPA Region 10 and in the 77th percentile statewide. Even low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems. Pregnant women are also highly vulnerable to lead exposure. Clatsop County has an **Infant Mortality** rate of 7.16 per 1,000 live births, which is 6th highest among Oregon counties (OHA: 2011-2015 Data). Asbestos, another potential contaminant at the priority sites, can cause **asbestosis**, a scarring in the lungs caused by breathing asbestos fibers; and mesothelioma, a rare cancer of the membrane that covers the lungs; and lung cancer. Oregon has a 9.87 age-adjusted death rate per million from asbestosis and a 12.71 age-adjusted death rate per million for **malignant mesothelioma** which makes it the 8th highest state for both conditions (<https://www.cdc.gov>). Since 61% of the occupied housing units in Clatsop County were built before 1979, potential exposure to delaminating lead-based paint and degraded asbestos containing materials are persistent concerns for sensitive populations living in older housing stock throughout the County.

Lung and Bronchus cancers occur at a rate of 67.90 per 100,000 in Clatsop County as compared to the Oregon state average of 57 (OHA: 2011-2015 Data). **Chronic Obstructive Pulmonary Disease (COPD)** has an age-adjusted rate of hospitalization (for people over 25 and per 10,000 population) of 26.60 (vs. OR state rate of 14.7) (OHA: <https://www.oregon.gov/oha/>).

Petroleum: Breathing petroleum vapors can cause nervous system, blood effects (such as headache, nausea, and dizziness) and respiratory irritation. Chronic exposure to petroleum products may affect the nervous system, blood and kidneys. According to the Oregon Health Authority, the **age-adjusted incidence rate per 100,000 for kidney cancer is 17.50**, which is higher than the state average (OHA: 2011-2015 Data). Gasoline contains benzene, a known human carcinogen (CDC.gov). Benzene exposure has been known to cause leukemia (<https://www.cancer.gov/about-cancer/causes-prevention/risk/substances/benzene>) and Clatsop has a **leukemia rate of 15.30 per 100,000 people**, which is significantly higher than the OR state average (OHA: 2011-2015 Data). The assessment of sites and the cleanup of those contaminants can reduce these exposures and facilitate improvement in health statistics.

(3) Promoting Environmental Justice: The presence of brownfields, the county's relative isolation from the rest of the state, and our lack of economic and welfare resources impact all of our residents, but especially those belonging to sensitive populations (section 1.a). Blight, lack of employment, poverty, and proximity to brownfields in the target areas can compound or trigger physical and mental health issues, such as depression/anxiety. As previously mentioned, mortality due to mental and substance use disorders in Clatsop County is a staggering 86.6% higher for females and 44.4% higher for males as compared to the national average (IMHE US County Profile: Clatsop County, 2016). Additionally, according to EPA EJ Screen, the combined census blocks that contain the two priority sites are in the 50th – 81st percentile statewide for all the standard Environmental Justice Indexes. The sites are in the 85th and 67th percentiles in EPA Region 10 for the wastewater discharge and hazardous waste proximity EJ Indexes, respectively, which typically correlates with a higher potential for exposure to contaminants for area residents.

According to the US Health Resources and Services Administration, the entirety of Clatsop County, which includes the Target Areas, is a Health Professional Shortage Area which is based on a lack of primary care, dental, and mental health care providers, and federally qualified health centers. This means that residents here are more likely to suffer from or die from chronic health conditions that are caused or exacerbated by possible hazardous substances or petroleum contaminants from

Brownfields sites, such as the priority target sites that are to be addressed through this project.

This project will help to address environmental justice challenges, by encouraging the redevelopment of brownfield sites to mitigate health risks, introduce new businesses and services, create jobs, and build new, quality workforce housing in the Target Area. Through this project, the County can assist the Target Areas with overcoming the Environmental Justice barriers to transform their community. Additionally, priority site #1, a former gas station, is in the flood plain, and due to its riverine location, at risk. The project will draw upon existing resources and support a plan for prioritized site reuse that incorporates flood mitigation strategies. These funds will provide the communities the needed catalyst to overcome the barriers to these redevelopments.

To address these poor health and welfare issues affecting our sensitive populations, the grant strategy will focus on assessing and developing community driven reuse plans that will look to leverage funding for the County to improve health and welfare-related programs. By identifying and quantifying potential contaminants, the County can determine the best course of action to remediate these issues. By removing potential contaminants, positive impacts in terms of health and blight can be reduced or eliminated, thereby improving the conditions in which sensitive populations live. These improvements will address environmental justice for our most in-need communities.

2.b. Community Engagement

2.b.i. Project Partners and ii. Project Roles:

| Organization | Point of contact | Specific involvement or assistance |
|--|--|---|
| Clatsop Economic Development Resources (CEDR) | Kevin Leahy, kleahy@clatsopcc.edu ; 503-338-2402 | Will identify funding sources for developers and communities to move projects towards completion |
| Astoria-Warrenton Area Chamber of Commerce | David Reid, David@oldoregon.com ; 503-325-6311 | Will help to solicit community input for potential project sites for project inclusion beyond the priority sites |
| Col-Pac | Ayreann Colombo, acolombo@nworegon.org ; 971-757-5040 | Will identify potential developers or business interested in expansion or investment in project sites |
| Clatsop Community Action | Viviana Matthews, 503-325-1400 vmatthews@ccaservices.org | Will solicit community input for potential project sites for project inclusion beyond the priority sites |
| Clatsop Community College | Julie Kovatch, 503-338-2429, jkovatch@clatsopcc.edu | Will support planning process for suitable site reuse and job training to accommodate investors willing to establish new employment opportunities in the County |
| Columbia River Estuary Study Taskforce (CREST) | Denise Lofman, 503-325-0435 | Supports efforts to make improvements in area environment, will offer input in planning efforts |
| Seaside Chamber of Commerce | Brian Owen, 503-738-6391 CEO@seasidechamber.com | Will solicit community input for potential project sites selection for inclusion beyond the priority sites |
| Cannon Beach Chamber of Commerce | Jim Paino, 503-436-2623 jim@cannonbeach.org | Will solicit community input for potential project sites selection for inclusion beyond the priority sites |

2.b.iii. Incorporating Community Input: The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and the community's role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. The Brownfields team will develop a written Community Involvement Plan to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection,

project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meeting participation. The community can participate in the prioritization process through public meetings. The County will use the following strategies to communicate with the public. Maintain Point of Contact: The County will designate points of contact for the project and contact information will be provided. Maintain Communication with Local Officials, Agencies, and Residents: Project staff will attend civic organization meetings and provide updates on project activities and answer questions. A focused mailing list of local residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure that those that do not have access to the Internet or other information sources still have a way to receive information. Prepare and Distribute News Releases, Fact Sheets, Newsletters, Social Media Updates: Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The County will prepare and release announcements to local newspapers and radio to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. Establish and Maintain an Information Repository: Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central repository in the project office. Conduct Public Meetings and Information Sessions with Virtual Alternatives: A minimum of four public meetings will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. A live stream will be available as possible. The project team will also reach out to local residents through partner community organizations for additional project sites and to determine priority redevelopment needs from a community perspective and to respond to community input and feedback. Community partners will also promote meetings to their membership through the internal communication methods such as in-person meetings and email notices, for example. The County will communicate progress and seek input at regularly scheduled meetings. The project team will also gather input for use in planning activities and will seek candidate sites for assessment at the scheduled community meetings. Community member input will be responded to through direct discussion or through meeting minutes, using a collective visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The discussion, visioning and proposed solutions will be included in the comments in the public records and incorporated into the County Strategic Plan and updated local community economic revitalization plans. While the goal is to meet in person, given Covid-19 restrictions, and the size and remote nature of parts of the county, virtual formats will be provided.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. – iv. Description of Tasks/Activities and Outputs: The County is proposing a three-year time frame to complete the following tasks. However, the goal is to expedite the funded activities in order to position the County for future funding.

| |
|---|
| <u>Task/Activity 1: Programmatic Support</u> |
| i. Project Implementation: EPA-funded activities for the priority site(s): cooperative agreement implementation and oversight; monthly team meetings; <i>non-EPA grant resources contributed:</i> in-kind resources: County project team staff effort |
| ii. Anticipated Project Schedule: Months 1-36 |
| iii. Task/Activity Lead(s): Project Director with support from QEP and project staff |
| iv. Output(s): quarterly reports, ACRES data entry; notes from monthly team meetings |
| <u>Task/Activity 2: Community Engagement</u> |
| i. Project Implementation: |

| |
|--|
| EPA-funded activities for the priority site(s): securing site access; community engagement activities and meetings; site selection |
| Discussion of EPA-funded activities for non-priority site(s), if applicable: |
| <i>Non-EPA grant resources contributed:</i> in-kind resources – project team staff effort |
| ii. Anticipated Project Schedule: Months 2-33 with the first community meeting within the first 3 months |
| iii. Task/Activity Lead(s): Project Director with support from QEP and project staff |
| iv. Output(s): Community Involvement Plan; community meeting summary; community input for reuse plans |
| Notes: Public meetings will include reuse and redevelopment planning components. |
| Task/Activity 3: Environmental Site Assessments |
| i. Project Implementation: |
| <i>EPA-funded activities for the priority site(s):</i> Phase I and Phase II assessments of priority sites. County-wide inventory of brownfields sites for future reuse |
| <i>EPA-funded activities for non-priority site(s):</i> Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes. |
| <i>Non-EPA grant resources contributed:</i> in-kind resources – staff time for oversight of the QEP |
| ii. Anticipated Project Schedule: Months 4-24, assessment of priority sites within the first 6 months |
| iii. Task/Activity Lead(s): QEP with oversight by the project director and technical coordinator |
| iv. Output(s): GIS-based site inventory; Phase I and Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP) and sites specific QAPPs |
| Notes: Given the age of the priority site, it is anticipated that Asbestos and Lead surveys will be required to position the property for reuse. |
| Task/Activity 4: Cleanup and Reuse Planning |
| i. Project Implementation: |
| EPA-funded activities for the priority site(s) will include: cleanup planning at specific sites; reuse plans for the priority sites; infrastructure evaluation for priority site#2 reuse; brownfields revitalization strategy. |
| EPA-funded activities for non-priority site(s): identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow. |
| <i>Non-EPA grant resources contrib.:</i> in-kind resources - planning department/economic development staff |
| ii. Anticipated Project Schedule: Months 9 through 33 |
| iii. Task/Activity Lead(s): project director with assistance from QEP |
| iv. Output(s): Brownfields revitalization plan, site-specific land use assessments; reuse plans and visual renderings for priority sites |
| Notes: The County will allocate 30% of the budget to planning activities. |

3.b. Cost Estimates: The following cost estimates are based on past project management experiences and in is consultation with Col Pac and its QEP.

| Budget Table | | | | | |
|------------------|-----------------|-------------------------|------------------|------------------|------------------|
| Project Tasks | 1: Programmatic | 2: Community Engagement | 3: Assessment | 4: Planning | Total |
| Travel | \$5,000 | | | | \$5,000 |
| Supplies | | \$2,000 | | | \$2,000 |
| Contractual | \$20,000 | \$23,000 | \$300,000 | \$150,000 | \$493,000 |
| Subtotals | \$25,000 | \$25,000 | \$300,000 | \$150,000 | \$500,000 |

Task 1 – Program Management: *Travel: \$5,000* in travel expenses for one staff member to attend one national EPA Brownfields conference and two persons at one regional brownfields-related training conferences/workshops. *National attendance* = \$2,000 [Breakout - \$800 hotel (1 persons X 4 nights x \$200 per night), \$300 registration, \$500 flight, \$300 per diem expenses (\$75 per person X 1 for 4 days) and \$100 ground transport (parking and airport transfers, taxis). *Regional brownfields conference attendance* = \$3,000: \$1,200 hotel (2 persons X 4 nights (including travel days x \$150 per night), \$300 registration (\$150 per person), \$700 flights (\$350 per person or mileage for drivable location), \$600 per diem expenses (\$75 per person X 2 for 4 days) and \$200 ground transport. Remaining travel funds would be applied to local or regional travel/mileage to meetings with property owners, developers or to public meetings by staff members (@\$.56 mile).

If workshops are held virtually, the GRANTEE will apply any excess funds towards community engagement and assessment. Contractual: \$20,000 is budgeted for program support by a contracted QEP, which will provide for 200 hours at \$100 per hour over the three-year project period. QEP will support program staff to complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support from contractor such as providing oversight and review of the programmatic grant elements. Task 1 total: \$25,000

Task 2 – Community Engagement: *Supplies: \$2,000 is allocated to meeting supplies including typical meeting supplies, including stationary, paper, ink, printing, and postage over the three-year grant project. Contractual: QEP support is budgeted for developing a Community Involvement Plan (\$5,000 set fee) and approximately 180 hours (over three years) at \$100 per hour (\$18,000) for community-wide meetings, meeting planning, outreach, focus groups & visioning sessions as well as for meetings with site owners and potential developers. Should COVID-19 safety precautions be required, the County is experienced at conducting virtual community engagement activities online. Task 2 total: \$25,000*

Task 3 – Assessment: *Contractual: QEP to conduct Environmental Site Assessment activities: GIS-based brownfields inventory, set fee \$25,000; 12 ASTM-AAI compliant Phase I ESAs @ \$3,500 each = \$42,000; an additional \$15,000 is allotted for three to five supplemental lead/asbestos assessments ; one Generic Quality Assurance Plan (QAPP) = \$5,000; five Site Specific QAPPs (@ \$3,000 each)= \$15,000 and five Phase II ESAs (approx. \$25,000-45,000 per site, Phase II ESA costs vary due to the complexity of sites) = \$198,000. Task 3 total: \$300,000*

Task 4 – Planning: *Develop site appropriate remediation/ reuse plans to reduce health & environment risks for selected sites. Community vision and input will continue to be considered in planning. Five Analysis for Brownfields Cleanup Alternatives (ABCAs) @ \$5,000 each (set fee) = \$25,000; Reuse planning and rendering for two priority sites @\$8,000 per site = \$16,000; Infrastructure evaluation for priority site #2 reuse to determine appropriate water, sewage and utility needs dependent on type of housing plan(s): =estimated \$45,000; County-wide Brownfields Revitalization Strategy = \$64,000. Task 4 Total: \$150,000*

3. c. Measuring Environmental Results: The Project Director with support from key staff and the QEP will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly communication with the EPA Project Officer. The activities and outcomes are tracked through a project management and invoice management system. *Outputs:* Number of sites assessed (Phase I/II ESAs); Number of ABCAs; Number of formal community meetings, updated Community Involvement Plan; ACRES data entry. *Outcomes:* Number of sites for which property title transfers are facilitated; Acres of land redeveloped, and square footage of buildings positioned for adaptive reuse; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. Should the project run into delays or obstacles, the County will work the assigned EPA Project Officer and the QEP to implement countermeasures, such as reevaluating project management strategies to resume the schedule as outlined in the workplan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i.- iii. Organizational Capacity and Key Staff: Assistant County Manager Monica Steele will be working with Columbia Pacific Economic Development District (Col-Pac) to assist with the administrative capacity and organizational experience to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the 3-year performance period. Ayreann Colombo of Col-Pac will serve

as project director and has 25 years of experience managing municipal programs, such as Community Development Block Grants (CDBG) and other federal grant programs. This experience has included administering environmental reviews, labor standards and loan programs. Clatsop County will be responsible for fiscal management of the EPA Brownfield funds. Clatsop County Budget & Finance Manager Jennifer Carlson will be the Finance Coordinator for the County who regularly manages both state and federal grants. Gail Henrikson the Community Development Director will serve as Technical Coordinator. Gail oversees all community development projects in the areas of Land-Use Planning and Code Compliance. The team will participate in monthly project meetings and offer ongoing input in decision making.

4.a.ii Organizational Structure: The County will contract with an experienced Brownfields QEP and will work with the Contractor to meet the required programmatic objectives. The County has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the Project Director to ensure the project success. The project director will work with the EPA Project Officer and QEP to implement countermeasures, such as reevaluating management strategies to resume the project schedule and meet workplan milestones should delays or obstacles be encountered. Initial information regarding the project will be presented at a formal public work session of the County Commissioners, and ongoing reviews will be shared at regular public meetings. These efforts will be via Zoom when in-person meetings are not possible. Community input will be sought as described earlier in the application. This process will achieve transparency and public consensus. Quarterly reviews and updates will be provided for EPA quarterly reports.

4.a.iii Acquiring Additional Resources: The County will procure a qualified environmental professional through a fair and open bid process and fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. We will select a QEP with experience with Brownfields Assessment project implementation.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments:

| Grant | Award Amount | Purpose | Accomplishments |
|--|--------------|--|--|
| State DAS FY 2020-2021 | \$852,864 | CARES Funding | Distribution of CARES funding to businesses impacted by COVID-19 pandemic |
| Dept. of Education 2016-2018 | \$350,000 | NW Oregon Kinder Ready Pilot | Conducted a feasibility study to determine if a Public/Private partnership is a feasible way to add needed pre-K programs to Clatsop County |
| Bonneville Power Administration FY 2020-2021 | \$479,560 | Mitigation, protection, of endangered species, minimizing negative impact of SAFE fisheries. | Protection of the environment, and efficient use of hatchery stocks. This is the 10 th year that the County has received and managed these funds. |

(2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with all federal and state grants. The County closely monitors progress and conducts annual audits. As stated, no adverse audit findings have been determined. All grant terms and conditions are met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed. No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls or audits, compliance or any other matters as per the FY 2020 A-133 audit completed by Koontz & Blasquez for the period ending June 30, 2020 (current audit is underway).

1. Applicant Eligibility

Clatsop County is a general-purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.

2. Community Involvement

The project goals in terms of its community engagement and partnership efforts are to achieve the following: 1) assist the public in contributing to and understanding the decision-making process during project planning, assessment phases, and cleanup, and the community's role in that process; 2) give the public accessible, accurate, timely, and understandable information about the project as it moves forward; 3) ensure adequate time and opportunity for the community and community groups to provide informed and meaningful participation and for that input to be considered; 4) reflect community concerns, questions, and information needs; and 5) respect and fully consider and include public input. The Brownfields team will develop a written Community Involvement Plan to document and formalize the process to share information and seek public input to decision-making. Input will be sought on site selection, project planning, and cleanup/reuse planning. The public will be given ample opportunity to submit suggested sites for assessment through community meeting participation. The community can participate in the prioritization process through public meetings. The County will use the following strategies to communicate with the public. Maintain Point of Contact: The County will designate points of contact for the project and contact information will be provided. Maintain Communication with Local Officials, Agencies, and Residents: Project staff will attend civic organization meetings and provide updates on project activities and answer questions. A focused mailing list of local residents, organizations, businesses, and officials will be established. The mailing list will be used to ensure that those that do not have access to the Internet or other information sources still have a way to receive information. Prepare and Distribute News Releases, Fact Sheets, Newsletters, Social Media Updates: Updates summarizing current information about the project and describing upcoming activities (including public meetings) will be prepared and distributed to those on the project mailing and email lists. The County will prepare and release announcements to local newspapers and radio to provide information about events such as opportunities for public input, significant site investigation findings, completion of major milestones, important scheduling information, and other pertinent information. Social media outlets will also be employed to convey these messages. Establish and Maintain an Information Repository: Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central repository in the project office. Conduct Public Meetings and Information Sessions with Virtual Alternatives: A minimum of four public meetings will be held to communicate information and to solicit input from the community. The achievement of certain project milestones or discovery of new information may warrant an additional formal public meeting with presentations of technical information. A live stream will be available as possible. The project team will also reach out to local residents through partner community organizations for additional project sites and to determine priority redevelopment needs from a community perspective and to respond to community input and feedback. The County will communicate progress and seek input at regularly scheduled meetings. The project team will also gather input for use in planning activities and will seek candidate sites for assessment at the scheduled community meetings. Community member input will be responded to through direct discussion or through meeting minutes, using a collective

Clatsop County, Oregon**FY22 EPA Brownfields Community-wide Assessment Grant****Threshold Criteria**

visioning approach that embraces community diversity and focuses on solutions and positive visions for the future rather than problems. The discussion, visioning and proposed solutions will be included in the comments in the public records and incorporated into the County Strategic Plan and updated local community economic revitalization plans. While the goal is to meet in person, given Covid-19 restrictions, and the size and remote nature of parts of the county, virtual formats will be provided.

3. Named Contractors and Subrecipients

Not Applicable - no contractors or sub-recipients are named in this application. The County of Clatsop pledges full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 in the selection of all consultants and contractors.

4. Expenditure of Existing Grant Funds

The County of Clatsop does not have an open EPA Brownfields Community-wide Assessment Grant or Multipurpose Grant.