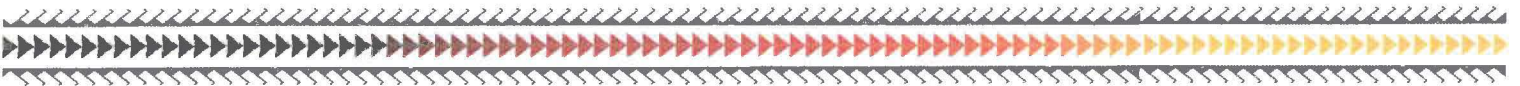


SANTA ROSA RANCHERIA TACHI YOKUT TRIBE



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Vice Chairman

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Delegates

RE: FY2026 EPA Brownfields Community-Wide Assessment Grant for States and Tribes Application

R09-26-A-001

The Santa Rosa Rancheria Tachi Yokut Tribe is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment for States and Tribes Grant funding. Below we provide the information requested.

(1) Applicant Identification:

Santa Rosa Rancheria Tachi Yokut Tribe
16835 Alkali Drive
Lemoore, CA 93245

(2) Website URL:

(a) Website URL for Applicant (Santa Rosa Rancheria Tachi Yokut Tribe): <https://www.tachi-yokut-nsn.gov/>

(3) Funding Requested:

- (a) Assessment Grant Type: Community-wide Assessment Grant for States and Tribes.
- (b) Federal Funds Requested: \$2,000,000

(4) Location:

The geographic boundary is the Santa Rosa Rancheria Tachi Yokut Tribe's region, which includes the traditional lands of its ancestors, including Kings, Kern, and Tulare Counties.

- (a) City: Lemoore, Stratford
- (b) County: Kings County, Kern County, Tulare County
- (c) State or Reservation: Santa Rosa Rancheria, California

(5) Target Area & Priority Site Information:

The target areas are located within Kings, Kern, and Tulare Counties.

Target Areas:

- Commercial Development Area
- Mussel Slough
- Tachi Farms

Census Tract Numbers within Target Areas:

- Commercial Area – Located in Census Tract 06031001601
- Mussel Slough – Located in Census Tract 06031001601
- Former Agricultural/Oil and Gas Lands – Located in Census Tract 06031001601

Addresses of Priority Sites:

The priority sites, with the exception of one, are located in areas without conventional addresses, therefore, descriptions of the locations are provided.

- Commercial Area

- Priority Site #1: Former Morales Trucking, 16089 17th Avenue, Lemoore California
- Priority Site #2: Former Agricultural Lands, 620 Acres in the western portion of Rancheria
- Priority Site #3: Two Water Wells 1) Jersey Avenue between 17th & 18th Ave., and 2) Java Avenue between 17th & 18th
- Mussel Slough
 - Priority Site #1: Slough System, ~3-mile corridor meanders through the Rancheria from Jersey Avenue (north) to 17th avenue (west)
 - Priority Site #2: Dump Sites in proximity to Mussel Slough and its tributaries
- Tachi Farms
 - Priority Site #1: Illicit Dumping and Shooting Area, adjacent west of Kings River
 - Priority Site #2: Stockpiled Treated Lumber, adjacent west of Kings River

(6). Contacts:

(a) Project Director:

Michael McHatten
 (559) 924-1278, ext. 4067
 mmchatten@tachi-yokut-nsn.gov
 16835 Alkali Drive
 Lemoore, CA 93245

(b) Chief Executive/Highest Ranking Elected Official:

Leo Sisco, Chairman
 (559) 924-1278
 lsisco@tachi-yokut-nsn.gov
 16835 Alkali Drive
 Lemoore, CA 93245

(7). Population:

- Population of Target Area:
 - Kings County: 152,830
 - Kern County: 910,433
 - Tulare County: 475,774
 - City of Lemoore: 27,023
- Population of Santa Rosa Rancheria: 4,005

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	5 ¹
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	1,5
The priority site(s) is impacted by mine-scarred land.	1 ²
The priority site(s) is adjacent to a body of water (i.e., the border of the	1 ³

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).	
The priority site(s) is in a federally designated flood plain.	1 ⁴
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2, 3, 4 ⁵
The reuse of the priority site(s) will incorporate energy efficiency measures.	4 ⁶
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4 ⁶
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	Not Applicable
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	Not Applicable

¹The Santa Rosa Tachi Yokut Tribe has less than 10,000 Tribal members.

²The lands of the Rancheria were formerly used for agriculture.

³Multiple priority sites are adjacent to Mussel Slough or its tributaries. The slough once connected the Kings River to Pa'ashi (Tulare Lake) but was re-routed/channelized for irrigation purposes, and receives only intermittent flow during wet weather events or pumping activities. Priority sites in the Tachi Farms target area are adjacent to the Kings River.

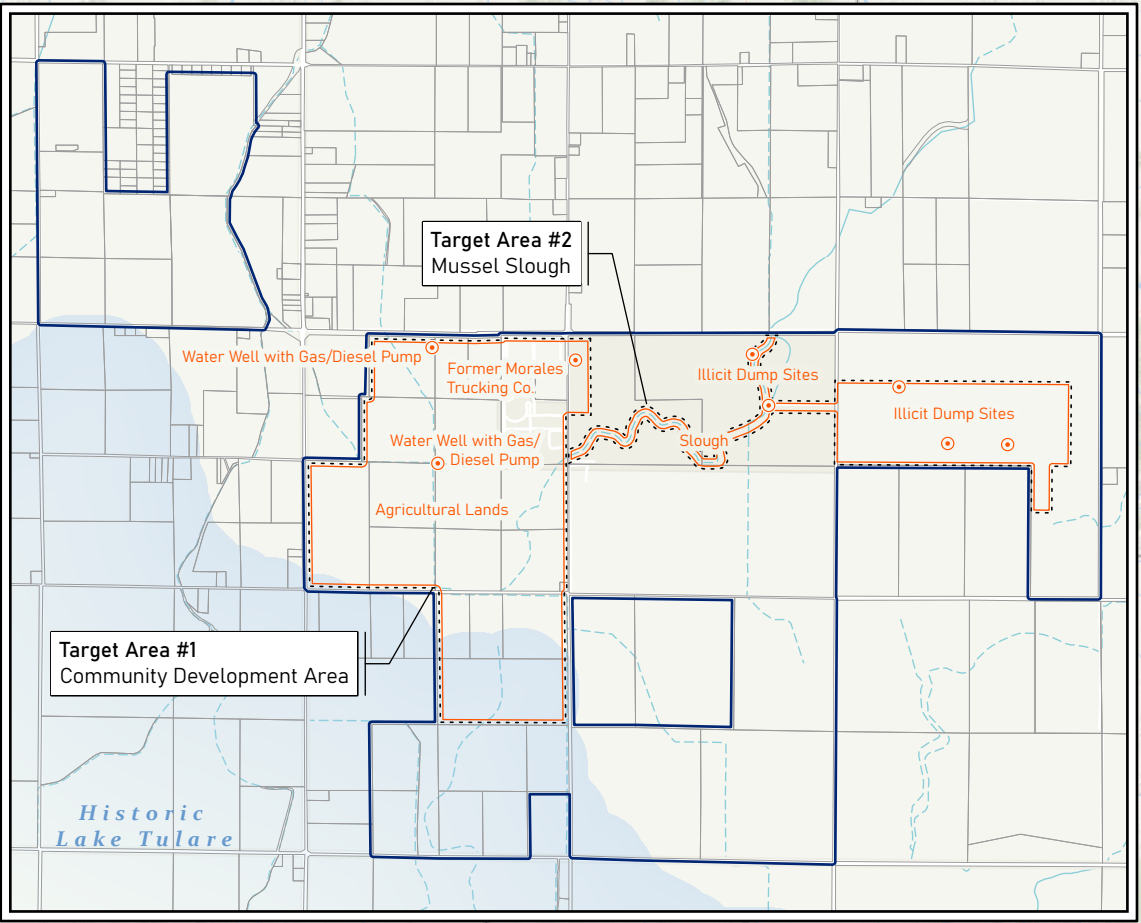
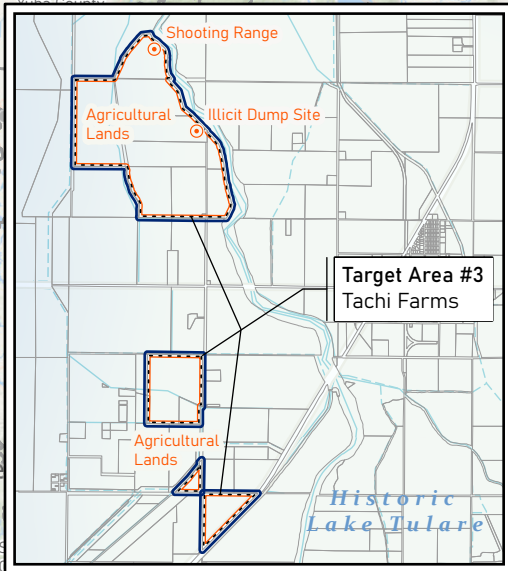
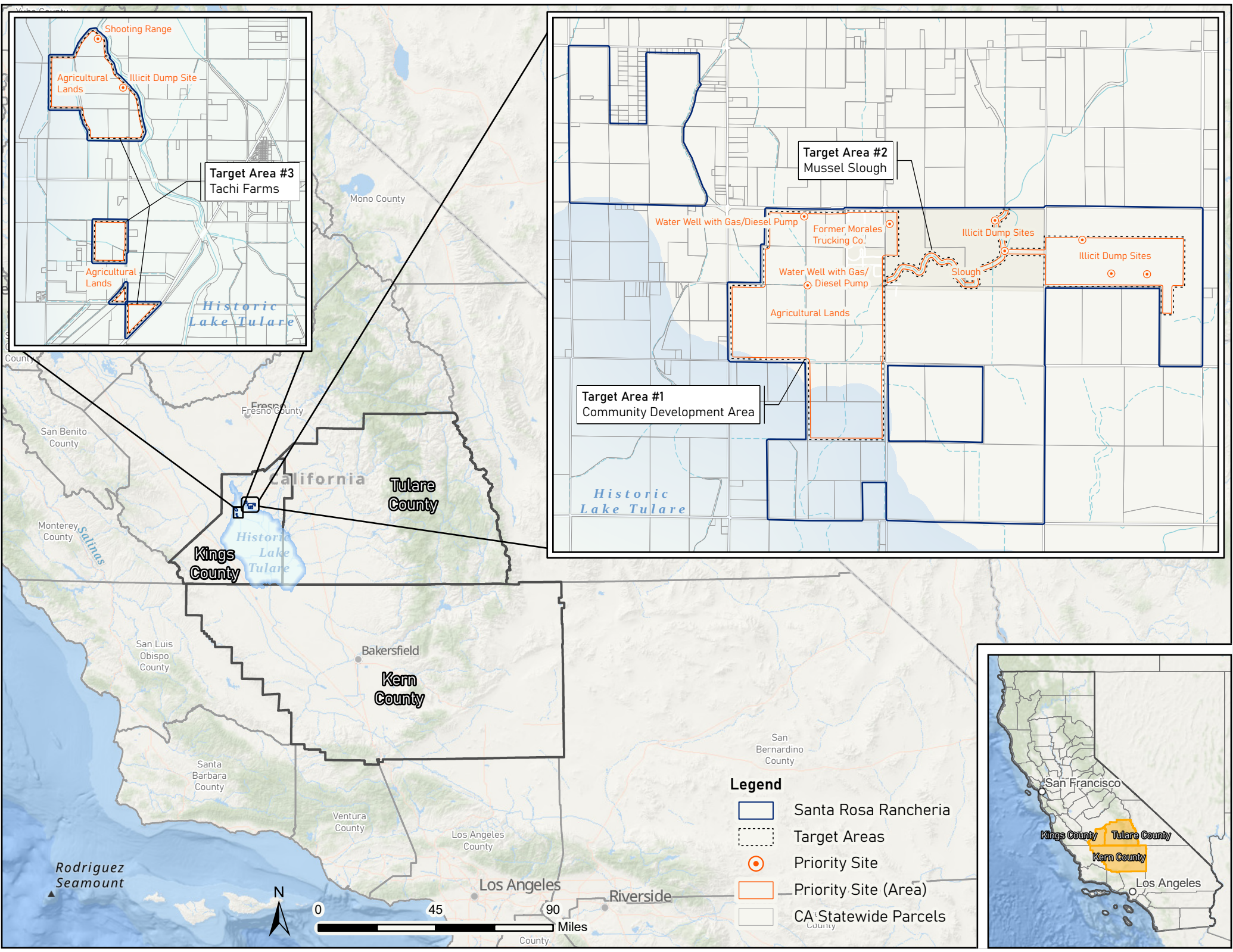
⁴There is a FEMA designated Zona A Floodplain in the central/southwestern area of the Rancheria, in general alignment with Mussel Slough and the location of the former Tulare Lake.

⁵The Tribe plans to incorporate a solar farm into their reuse strategy for the Commercial Development target area.

⁶Planned reuse includes development of up to code housing, which would include energy efficiency measures. Additionally, reestablishment of the slough hydrological system would positively impact natural stormwater management, improving resilience to the impacts of extreme weather events, and decreasing the requirement for energy consumptive means of stormwater management, such as pumping.

9. Letter from the State or Tribal Environmental Authority: The Santa Rosa Tachi Yokut Tribe, who has authority over the Santa Rosa Tachi Yokut Environmental Protection Agency, is submitting the grant. A letter from the Tribal Environmental Authority is not required.

10. Releasing Copies of Applications: Not applicable.



- Legend**
- Santa Rosa Rancheria
 - Target Areas
 - Priority Site
 - Priority Site (Area)
 - CA Statewide Parcels





1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION:

Target Area and Brownfields: 1.a. Overview of Brownfield Challenges and Description of Target Areas:

The ***Santa Rosa Rancheria Tachi Yokut Tribe (Tribe)***, is a federally recognized tribe located within California's Central Valley. The word "Yokut" means people, and "Tachi" refers to the Tribe's traditional lands, which encompass modern-day Kings, Kern, and Tulare Counties. The Tachi were once one of the largest tribes in California, with a territory stretching from the Sacramento-San Joaquin River Delta to Bakersfield, and into the Sierra Nevada foothills. The area was once home to "Pa'ashi", modern day Tulare Lake, the largest freshwater lake (in surface area) west of the Mississippi, covering over 600 square miles. For centuries, Tribal ancestors lived along its shores, depending on the abundant water and fertile lands for food, clothing, and shelter, developing a culture centered on the lake's seasonal shifts. They were known for harvesting acorns, seeds, roots, and hunting deer, birds, and small mammals for sustenance. As European settlers arrived, the land was altered, ecosystems were cleared, & the Tachi experienced catastrophic disease/death. In the 1800s, dams & canals were built to divert water for agriculture; this changed the hydrology, causing Tulare Lake to vanish by the 1930s. The Tribe was ultimately displaced.

The Tribe was eventually resettled to the ***Santa Rosa Rancheria***, nestled between the City of Lemoore and the rural community of Stratford. Forcibly moved to this location, the Tribe acquired land through U.S. District Court Decree 995 in 1921. The initial allotments included an environment wholly changed by intensive agricultural practices and hydrologic alterations, leaving the land (and native people) with limited opportunity for subsistence. The Tribe persevered and today the ***Rancheria*** is the center of Tribal government, contains the Tachi Palace Casino Resort, and is home to 1,100 enrolled members. Over the past century, the ***Rancheria*** expanded from an initial 40 acres to over 1,635 acres (through acquisitions).

The Rancheria and vicinity have been subject to numerous environmental impacts associated with intense agricultural practices, illicit dumping, and petroleum spills; those activities produced contamination, hydrological changes, and ecosystem destruction. The Tribal Environmental Protection Agency (TEPA) is dedicated to protecting the natural environment, cultural resources, and health of the community. TEPA has identified several impacted areas and initiated restoration plans. The Tachi's Traditional lands, encompassing **the entirety of Kings, Kern, & Tulare counties, form the geographic boundary** for the proposed activities; and the Tribe has identified **three priority target areas (TAs)**:

- **TA#1 – Community Development Area (CDA)**: Centered around the Tachi Palace Casino Resort, this TA encompasses 620-acres on the Rancheria's west side, and is bounded by Jersey Ave (north), 18th Ave (west), Kent Ave (south) and 17th Ave (east). The Tribe has initiated restoration and reuse plans that include new businesses, government services, housing, recreational amenities, essential infrastructure, adaptive reuse (of antiquated buildings), and the creation of a Tribal Lake. Lingering environmental impacts from dumping and intensive agricultural activities must be addressed to advance reuse plans.
- **TA #2 - Mussel Slough**: This 3-mile corridor meanders through the Rancheria from Jersey Ave (north) to 17th Ave (west). The slough once connected Kings River to Tulare Lake but was channelized/re-routed for agricultural purposes. Now it only receives intermittent flow during wet weather or pumping activities. There is a FEMA designated Zona A Floodplain in general alignment with Mussel Slough and the former Lake. Given its cultural significance, the Tribe aims to restore the slough and introduce passive recreational amenities while addressing impacts from agricultural practices and illicit dumping.
- **TA #3 - Tachi Farms**: Located five miles southwest of the Rancheria in the rural Stratford community, this TA includes approximately 800-acres of farmland along Kings River. The land is important for Tribal subsistence and commercial enterprises; however, impacts from past agricultural practices, illicit dumping and shooting must be addressed to support sustainable food growing operations at the farm.

EPA funding will provide critical resources to support the Tribe with achieving its mission to strengthen Tribal sovereignty, promote cultural pride, and foster community through restoration and revitalization.

1.b. Description of Priority Brownfield Sites: Over the past 20+ years, the TEPA has leveraged annual EPA Indian General Assistance Program (IGAP) funding to enhance its environmental program, including conducting outreach and education, managing pollution prevention and waste disposal, conducting monitoring, and compiling a preliminary brownfield inventory. These activities have provided TEPA with the capacity and momentum to effectively leverage EPA Brownfield Community-Wide Assessment (CWA) Grant funding to conduct supplemental assessment and cleanup/restoration/reuse planning activities at



priority brownfield sites within the TAs. Having initiated near- and long-term site reuse plans as part of ongoing Master Planning activities, the Tribe has prioritized grant funded activities at the following six priority brownfields. These sites represent an opportunity to deliver significant benefits to the Tribal community, including new commercial, housing, government, and recreational amenities, as well as a significant focus on nature-based restoration of culturally important areas for subsistence purposes. Brownfields in the Tribal community include large tracts of former agricultural lands, the Mussel Slough (subject to impacts from runoff/impaired waters), several dump sites, an illicit truck fueling/repair business, and two historic petroleum releases in the vicinity of critical irrigation wells.

TA	Site Name/ Location	Size	Former Use; Present Condition	Potential Env. Concerns (PECs) / Anticipated Funding Needs (AFN)	Potential Reuse
Community Development Area (CDA)	Former Morales Trucking / 16089 17th Avenue, Lemoore, CA 98245	1.0 Acre	Former trucking facility; Illicit fueling, truck repair & transport. Includes vacant house & ~3,100-square foot auto garage/shop building.	PECs: Observed chemical storage/soil staining; three above-ground tanks (ASTs); soil & groundwater impacts from petroleum/metals. AFN: RBM Survey, Cleanup/Reuse Plan.	<u>Redevelopment:</u> Commercial (including building demolitions)
	Former Agricultural Lands / 620 Acres in western Rancheria	620 Acres	<u>Legacy agricultural uses;</u> Mostly unused.	PECs: Nitrates (from fertilizers), pesticides (1,2,3-Trichloropropane [TCP]), arsenic & per- and polyfluoroalkyl substances (PFAS). AFN: Ph. I/II ESAs; Cleanup/Reuse Plans.	<u>Redevelopment:</u> New Housing, Commercial, Recreation & Government Facilities
	2 Water Wells: 1) Jersey Ave between 17th & 18th Ave., & 2) Java Ave between 17th & 18th	2.0 Acres	Two water wells on former agricultural lands; now unused due to petroleum releases at wells.	PECs: Petroleum releases in vicinity of the wells. Soil & potential groundwater impacts. AFN: Ph. II ESA; Cleanup Plan.	<u>Restoration/ Water Supply:</u> Restore impacts; protect GW; return to use
Mussel Slough	Slough System / Through Rancheria	3 Miles	Formerly a natural slough; channelized for irrigation purposes.	PECs: Runoff impacted with fertilizers, pesticides, arsenic, PFAS & dumping. AFN: Ph. I/II ESA; Cleanup/Reuse Plan.	<u>Restoration/Subsistence:</u> Restore critical water source for community
	Multiple Dump Sites on Rancheria	375 Acres	Illicit dumping of solid & hazardous wastes.	PECs: Undocumented refuse materials; include misc. household wastes & junk. AFN: Ph. I/II ESA; Cleanup/Reuse Plan.	<u>Restoration/Subsistence:</u> Restore to natural conditions
Tachi Farms	Illicit Shooting & Dumping Area	200 Acres	Riparian area on Kings River; utilized for recreation; subject to illicit shooting/dumping	PECs: Impacts from shooting & dumping. AFN: Ph. I/II ESA; Cleanup/Restoration.	<u>Restoration/Subsistence:</u> Recreation
	Stockpiled Treated Lumber	1.0 Acre	Agricultural use; stockpiled treated lumber	PECs: Creosote & arsenic/preservatives. AFN: Ph. I/II ESA; Cleanup/Reuse Plan.	<u>Restoration/Subsistence:</u> Agriculture

1.c. Identifying Additional Sites: The Tribe has completed preliminary inventory activities for all property under their ownership and noted potential environmental impacts for each. Given the size and complexity of the Tribe’s priority brownfields, these six areas are anticipated to require much of the requested assessment and cleanup/reuse planning budget. Once the priority sites have been addressed, the Tribe will engage with its established Tribal Brownfield Advisory Committee (TBAC), that is inclusive of diverse interests within the community. The Tribe will work closely with the TBAC and other Tribal departments to identify, prioritize, and select other brownfields that could benefit from funding. The Tribe will also hold community meetings to solicit input into the site selection process. Prioritization criteria are anticipated to include site eligibility (pass/fail); location in a TA; alignment of funding needs with available resources; extent of contamination; threats to human health and the environment; feasibility of cleanup/reuse; anticipated economic & non-economic benefits; & ability to address critical needs.

Revitalization of the Target Areas: 1. d. Reuse Strategy and Alignment with Revitalization Plans: The Tribe maintains a portfolio of investments for the long-term benefit of its members, including the service, gaming, and tourism/recreation sectors. In 2025, the Tribe created the *Illustrative Plan* to define the land uses and long-term redevelopment plans for the western portions of the Rancheria or the “Community Development Area” (CDA) TA; the Plan aims to expand the suite of amenities associated with Tachi Palace Casino Resort; add government operations/facilities, introduce a solar farm and other utility/infrastructure enhancements; construct recreation/sports amenities; and restore the Mussel Slough and create a new Tribal Lake. The following text describes specific elements of the reuse plans; **the tables that follows** summarize reuse plans/strategies & quantities for each type.



- **Gaming/Entertainment:** The Tribe opened the Tachi Palace Casino in 1983, and subsequently added a hotel, bingo hall, and convenience store all aimed to generate revenue for Tribal operations and member services. The Tribe plans to introduce markets, an amphitheater, a Cultural Center, a golf driving range, and an RV park to the former agricultural areas to the west and expand the list of amenities to the resort. Site assessments are needed to identify/address agricultural impacts and documented releases of petroleum and hazardous substances.
- **Tribal Services/Housing:** The Tribe plans to construct additional Tribal government facilities including space for Public Works, Medical Services, Support Services, Tribal Business Affairs, a Fire Station, Cultural Recovery Center, and several housing alternatives. A new multi-field Sports Complex and Solar Farm (for sustainable energy production) are also planned. The lands must be assessed before embarking on construction activities for several of these planned improvements.
- **Agriculture:** The Tribe will expand food cultivation at **Tachi Farms** pursuant to its long-range business plan to feed its members and generate revenue. As one of the Tribe’s major economic arms, Tachi Farms focuses on integrating traditional ecological knowledge with modern techniques to cultivate diverse & resilient crops. Assessment of impacts will allow Tachi Farms to utilize under producing land areas for agricultural purposes including vegetable/fruit producing crops and livestock, in conjunction with the reinstated slough system, to provide food for Tribal members and improve ecologic function.
- **Conservation/Recreation:** The Tribe plans to restore Mussel Slough in terms of hydrology, ecological health, and pollutant removal to address past environmental degradation and illicit dumping activities. To initiate planning efforts, the Tribe developed engineered **Cross Section Designs** for the slough including specific restoration areas and water quality elements. As natural hydrology is restored, plans include creating a new Tribal Lake to recreate a fragment of the original Pa'ashi serving as a drainage feature, camping area, and culturally significant asset.

TA	Address and/or Location	Site Name	Site-Specific Reuse Plans / Strategies
Community Development Area (CDA)	16089 17th Avenue, Lemoore, CA	Former Morales Trucking	Leverage funding to complete supplemental Phase II ESA & cleanup/reuse plan. Support environmental cleanup and building demolition activities. Redevelop for commercial, housing, or community services.
	620 Acres Forming the Western Portion of the Rancheria	Former Agricultural Lands	Develop land for new commercial/entertainment uses; Tribal facilities and infrastructure; a sports complex, open space & a Tribal Lake. Strategies include leveraging EPA funding to complete Phase I/II ESAs, cleanup/reuse planning, utility analysis & engagement activities.
	No Addresses. Located at: 1) Jersey Ave between 17th & 18th 2) Java Ave between 17th & 18th	Wells with Petroleum Releases	Restore the land and return the wells to production as critical water resources. Reuse strategies include Phase I/II ESAs, Cleanup plans, and nature-based restoration plan.
Mussel Slough	3-Mile Corridor through Rancheria: from Jersey Ave to 17 th Ave, & E along 16th Ave. & Saltgrass Dr	Mussel Slough	Restore the hydrological and ecological function of the slough through the Rancheria and remove illicit dumping debris. Reuse strategies include Phase I/II ESAs, natural resources assessment, and restoration plan.
Tachi Farms	North Tachi Farms Parcel W of Kings River; W Side of Stratford Census-Designated Place (CDP)	Shooting/Dumping Stockpiled Lumber	Restore impacted areas to enhance recreational areas and protect natural resources; expand food cultivation and growing capacity with sustainable practices. Strategies include leveraging EPA funding to complete Phase I/II ESAs & cleanup/restoration planning activities.

1.e. Outcomes and Benefits of Reuse Strategy:

Economic Benefits: The table (right) summarizes the anticipated number of permanent jobs that could be generated by redevelopment projects in the CDA TA. Those projects will employ Tribal members (and non-Tribal members in neighboring communities) and create substantial revenue to fund capital improvements and provide enhanced Tribal services.

Redevelopment Type	Quantities	Jobs
Commercial & Entertainment	1.3M-SF	600
Government & Healthcare	2.14M-SF	180
Housing (Mix of Alternatives)	400 Units	15
Recreational Amenities	355-Acres	40
SF = Square Feet; Estimated jobs are based on illustrative concepts provided in the DRAFT Master Plan		

Non-Economic: Restoration and reuse of the priority brownfields will include an array of other benefits:

- **Preservation of Conservation Lands:** The Rancheria area was once ecologically diverse, providing sustenance for the Yokuts for generations. Infill development and restoration of impacted sites will help protect and preserve natural areas and comply with restrictions that impede development.
- **Naturalization of Hydrologic System:** Prior to conversion to unsustainable agricultural lands, the Rancheria was hydrologically productive (versus dry and barren). The existing slough system, leading to



Tulare Lake, provided surface water management and flood control. Assessment and eventual cleanup of legacy impacts from agricultural activities and illicit dumping activities will support restoration efforts.

- **Quality Housing:** Reuse plans include several conventional and alternative housing options in the CDA TA, including a designated area for Tribal Elders, alternatives to single-family housing, housing for those receiving treatment, and development of a new 300-acre residential neighborhood. These housing initiatives are critically important to addressing the current and future needs of Tribal members.
- **Recreational Amenities & Enhanced Community Spaces:** Reuse plans for the CDA TA include a new sports complex/rec center, trails, gardens, and the construction of a large lake and camping facility.
- **Energy Efficiency, Resiliency, and Sustainability:** Reuse plans are anticipated to include energy-efficient and renewable power, including: a utility grade solar farm and corresponding infrastructure; and naturalization of the slough system to support surface water management and sustainable agriculture.
- **Access to Fresh Food:** Reuse plans for Tachi Farms TA aim to remediate contamination, and utilize underproducing land for agricultural purposes, integrating traditional ecological knowledge with modern agricultural techniques to cultivate diverse and resilient crops to sustain Tribal members and enhance ecological function. Reuse plans in the CDA TA include building a grocery store/market.

Strategy for Leveraging Resources: 1.f. Resources Needed for Site Reuse: The Tribe has access to several local, state, and federal resources than can leverage EPA funding needed for cleanup and/or reuse:

- **Supplemental Assessment & Cleanup Support:** The Tribe will seek technical and/or funding support from the EPA and CA Dept. of Toxic Substances Control (DTSC) for supplemental assessment and cleanup:
1) The CA DTSC offers brownfields assistance, including technical support, liability protections, and funding for assessment/cleanup via the Equitable Community Revitalization Grants (ECRGs) & Brownfield Revolving Loan Fund (BRLF); & 2) EPA Targeted Brownfield Assessments (TBAs) & EPA MARC Grants.

• **Redevelopment Funds & Incentives:** The Tribe can leverage potential resources to support reuse plans:
Tribal Revenues & Private Investments: A potential source of funding will be revenues and investments resulting from Tribal enterprises and partnerships. The Tribe has experience generating funds and attracting investments needed to finance critical large-scale projects (using a phased approach).

FARMER Program: Funding Agricultural Replacement Measures for Emission Reductions (FARMER) provides state funding for agricultural equipment, pump engines, tractors, and other equipment.

Food Production Investment Program (FPIP): A state program that provides grants to help food processors accelerate the adoption of advanced technologies.

Tribal Tourism Grant Program (TTPG): Offered by the Rural Office of Indian Economic Development, supports Tribal economic development by providing funds to achieve substantial community benefits by supporting infrastructure development & increased tourism capacity to elevate living standards.

Tribal Energy Planning & Development Grant: U.S. Department of Energy (DOE) funding for: (1) Conduct energy planning; (2) Comprehensively assess the feasibility and viability of deploying energy technology; or (3) Conduct energy design and development activities.

1.g. Use of Existing Infrastructure: The priority brownfields are located on or adjacent to developed areas, and can leverage existing infrastructure, including capitalizing on the current road network and utilities, including the potable water, sanitary sewer, and communications networks, to serve the planned improvements. The Tribe owns and operates a large wastewater treatment plant south of the Casino, which was built with the capacity for substantial growth. The Tribe also intends to reactivate two idle water wells within the CDA TA to increase its water supply capacity. Additionally, the oversized Casino parking lot is well positioned to serve as a base of operations for planned environmental assessment, cleanup, and redevelopment activities. Whenever feasible, the project will focus on sustainable reuse of existing buildings and infrastructure. Where demolition is necessary, the Tribe will establish salvage goals to divert waste and maximize recycling.

COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

Community Need: 2.a. The Community's Need for Funding: Table 1 includes select demographic data for the Santa Rosa Rancheria & Tachi Farms TAs, & the geographic boundaries for the Tribe's traditional lands around the Former Tulare/Tache Lake, as compared to the State of California (CA) and the U.S.



Table 1 – Select Demographic Data for the Target Area (TAs), Geographic Boundary, CA and the U.S.

Data Type	Target Areas		Geographic Boundary			California	United States
	Santa Rosa Rancheria TAs	Tachi Farms TA (Stratford CDP)	Kings County	Kern County	Tulare County		
Total Population	784	1,030	152,830	910,433	475,774	39.2M	332.4M
Unemployment - Nov 2025	n/a		8.8%	7.8%	10.0%	5.4%	4.5%
Poverty Rates	28.4%	25.8%	16.8%	19.0%	17.8%	12.0%	12.4%
Poverty Rates (children)	31.5%	48.7%	23.6%	25.8%	24.1%	15.1%	16.3%
Poverty Rates (seniors)	29.1%	0.0%	10.5%	14.9%	13.3%	11.3%	10.4%
Median Household Income	\$88,750	\$61,090	\$68,750	\$67,660	\$69,489	\$96,334	\$78,538
Per Capita Income	\$22,594	\$19,886	\$26,420	\$29,238	\$27,550	\$47,977	\$43,289
Homes w Food Stamps/ SNAP	11.5%	42.7%	18.6%	19.0%	23.4%	11.4%	11.8%
No Health Insurance	36.1%	20.1%	7.9%	7.8%	8.0%	6.9%	8.6%
Home Ownership Rate	33.1%	59.5%	54.8%	59.8%	58.6%	55.8%	65.0%
Median Home Value	\$225,000	n/a	\$305,700	\$310,600	\$303,000	\$695,400	\$303,400
Minority Population	94.9%	87.1%	71.2%	69.3%	73.7%	65.4%	41.8%
American Indian	73.7%	4.6%	3.1%	2.9%	3.3%	2.8%	2.2%
Under 18	40.3%	28.9%	27.1%	28.8%	30.1%	22.2%	22.2%
Not in Labor Force	67.5%	38.8%	44.2%	41.2%	39.3%	36.1%	36.5%
% High School or Higher	62.8%	52.9%	74.2%	77.1%	74.4%	84.6%	89.4%
% Bachelor's Degree+	3.3%	0.0%	13.9%	18.6%	15.8%	36.5%	35.0%
Land Area (Square miles)	4.1	0.8	1,391.0	8,134.7	4,823.9	155.9K	3.53M

2019-2023 5YR American Community Survey. Shading/**bold** indicates results that exceed or are less than CA and the U.S., respectively. SNAP = Supplemental Nutrition Assistance Program; CDP = Census Designated Place. n/a = not available.

Economic Distress and Low-Income Status. The Tribe faces severe economic hardships that render the self-funding of environmental assessments impossible. According to recent U.S. Census data, the overall poverty rate for the Rancheria is 28.4%, which is more than double the CA & U.S. averages, and the per capita income is essentially half of the CA & U.S. averages.

Small Population & Tax Base Limitations. The Tribe also has an inability to draw on other funding sources due to its small population of less than 1,100 members, and the Tribe’s unique status as a federally recognized tribe with land held in trust. Unlike a typical municipality that can levy property taxes to fund public works, most of the land within the Rancheria is held in federal trust and is therefore tax-exempt. The Tribe does not have the tax capability to generate a "general fund" surplus.

Restricted Federal Funding Streams. While the Tribe receives federal funding from agencies such as the Bureau of Indian Affairs (BIA) and Indian Health Service (IHS), these funds are strictly "siloe" for essential services like healthcare, education, and basic road maintenance. Federal regulations prohibit the diversion of these operational funds toward environmental due diligence on non-essential or vacant properties. Furthermore, the Tribes enterprises (gaming) operate on thin margins to support the government’s operational deficits, leaving no unrestricted net profit available for brownfields.

2.b. Health or Welfare of Sensitive Populations: Sensitive population groups in the TAs include American Indians, and especially those experiencing high rates of poverty and low-incomes, Tribal Elders, and Tribal Youth. Prominent welfare issues impacting sensitive populations include:

- **Poverty:** As noted in **Table 1** (above), poverty rates are more than double and per capita incomes are nearly half of the CA and U.S. averages. As detailed in Sections 1.d.-1.e., the reuse plans within the CDA TA, have the potential to generate 835 living wage jobs and enterprise revenues that will directly benefit Tribal members and help alleviate poverty issues. The anticipated reuse plans will provide an array of other benefits, including new quality housing, recreational amenities, and healthcare.
- **Access to Healthy Foods:** The Rancheria is designated as being in a food desert. The project will include a significant focus on expanding food cultivation at **Tachi Farms** pursuant to its long-range business plan to feed its members and generate revenue. As one of the Tribe’s major economic arms, Tachi Farms focuses on integrating traditional ecological knowledge with modern techniques to cultivate diverse & resilient crops. Assessment of impacts will allow Tachi Farms to utilize under producing land areas for agricultural purposes including vegetable/fruit producing crops and livestock, in conjunction with the reinstated slough system, to provide food for Tribal members and improve ecologic function.



2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Specific health data was not available for Tribal members of the Rancheria. However, regional health data for Kings, Kern, and Tulare County was available via the Community Health Needs Assessments (CHNAs). These communities have documented, greater-than-normal incidence of chronic diseases directly linked to environmental factors, such as asthma, chronic lower respiratory disease, and cancer. For example:

- **Asthma:** 28% of King’s County children have asthma, compared to 12% of children overall in CA.
- **Birth:** The infant mortality rates in Kern & Tulare County are 5.7 and 5.2 infant deaths per 1,000 live births, respectively, which is 40% higher than the CA average and 33% higher than the U.S. average.
- **Cancer:** Kings County has higher age-adjusted mortality rates per 100,000 than California for cancer.

These adverse health conditions are potentially associated with the hazardous substances present in the TAs. The high incidence of cancer and respiratory illness correlates with the presence of potential presence of persistent environmental toxins at "legacy" sites—such as the illicit dumping areas—which pose a risk of exposure to petroleum hydrocarbons, volatile organic constituents (VOCs), and polychlorinated biphenyls (PCBs). Without assessment (and subsequent remediation), the extent of soil and groundwater contamination remains unknown, also leaving the community vulnerable to potential vapor intrusion in homes or contamination of the lands used for agricultural and recreational purposes. EPA funding will provide essential resources for the Tribal community to identify and eliminate risks associated with potential exposure pathways. For example, by funding Phase II ESAs & cleanup/restoration plans, the Tribe can evaluate whether carcinogens (like benzene from petroleum releases) or persistent agricultural chemicals/nutrients are present in the soil, groundwater, and or intermittent surface waters in the TAs. Furthermore, curbing illicit dumping and removal of solid/hazardous wastes will prevent the leaching of toxins into water sources.

2.d Economically Impoverished/ Disproportionately Impacted Populations:

As an economically impoverished small/ rural community, the Tribe faces significant environmental challenges, primarily poor air quality from particulate matter from agriculture/industry (leading to asthma/ respiratory issues), contaminated drinking and surface water (especially from nitrates/arsenic), and the amplifying effects of extreme heat. These disproportionately impact sensitive populations in the TAs, with key issues including pesticide exposure, groundwater depletion, and agricultural waste.

The area within and surrounding the Rancheria has a history of large-scale/unsustainable agricultural activities. During the 1800s, government subsidized dams and canals were built to divert water for agriculture which resulted in a legacy of catastrophic impacts. Little mitigation has occurred. As detailed in Sections 1.d-1.e., the project will have a considerable focus on restoration of these impaired areas. The Tribe plans to restore Mussel Slough in terms of hydrology, ecological health, and pollutant removal. As natural hydrology is restored, plans include constructing a new Tribal Lake to recreate a portion of the original Pa'ashi, serving as a culturally significant asset camping area.

Type	Pollution Sources Impacting Sensitive Populations	Percentile in CA Santa Rosa Rancheria
Air	Particulate Matter	94
	Non-Attainment for Air	Yes
Hazardous Substances	Lead Paint	73
	Proximity to Risk Mngt Facilities	83
Water	Drinking Water Non-Compliance	Yes
	Impaired Waters	Yes

Bold factors are ≥ 70th %tile. **Shaded** factors are ≥ 80th %tile.

Community Engagement: 2.e. Project Involvement: 2.f. Project Roles: the Tribe has a long history of facilitating effective community engagement and soliciting input from a diversity of Tribal members and community perspectives. For this EPA Brownfield CWAGST project, the Tribe will establish a specific Tribal Brownfield Advisory Committee (TBAC) consisting of the Tribal Elder Committee, Tribal Education Committee, Tribal Cultural Committee, Dept. of Public Safety (DPS), TEPA, Tribal Council, Tachi Farms, and Palace Emergency Response Team (PERT). The TBAC will support community outreach, engagement and education aspects of the project, and meet regularly to discuss community priorities, site selection, and assessment and cleanup/reuse planning activities. The TBAC will ensure funding is utilized for the most impactful sites and activities. Details about our partners and their specific roles/commitments are included in the table below.



Name	Entity's mission	Point of Contact	Specific Involvement
Elder Committee	Enrich lives of elders by fostering an environment that upholds values & traditions.	Rosalie Montanez; rmontanez@tachi-yokut-nsn.gov	Subject matter expertise and stakeholder engagement from perspective of Tribal Elders
Education Committee	Provide quality education from early childhood through life for cultural & economic well-being.	Danny Llamas; dllamas@tachi-yokut-nsn.gov	Engage with youth an support education and outreach components of the project
Department of Public Safety (DPS)	Dedicated to protecting the safety and well-being of the Tribe. Guided by Tribal values.	Joseph Miranda; JMiranda@tachi-yokut-nsn.gov	Supporting Brownfields activities through site safety oversight, hazard identification, and coordinated response to protect people, property, and the environment
Tribal Env. Protection Agency (TEPA)	Restore, protect and enhance the environment, ensure health & vitality.	Damion Cuara dcuara@tachi-yokut-nsn.gov Alternate Roel Tafolla RTafolla@tachi-yokut-nsn.gov	Subject matter expertise, expertise in Tribal relations and disadvantaged communities
Tribal Council	Govern with integrity, uphold sovereignty, and promote safety, well-being & prosperity	Leo Sisco Lsisco@tachi-yokut-nsn.gov	Provide leadership, oversight, and direction, while safeguarding Tribal lands
Tachi Farms	Sustainably manage tribal agricultural lands, provide expert guidance on land use	Kevin Ruble; kevinruble@tachiagri-business.com	Provide expertise in agriculture, land management, and planning
Palace Emergency Response (PERT)	Protect our people, lands, and facilities.	Alyssa Wilkin; awilkin@srrgc-nsn.gov	Subject matter expertise in safety for people and the land
Cultural Group	Fostering a deep connection to our ancestral traditions through cultural education, events, and initiatives.	Nicole Escalon Nescalon@tachi-yokut-nsn.gov	Subject matter expertise and stakeholder involvement from perspective of Tribal Culture
Cultural Committee	To protect, preserve, and guide the respectful treatment of tribal cultural resources, traditions, and sites	Kenny Barrios Kbarrios@tachi-yokut-nsn.gov (Reports to Committee)	To provide cultural oversight, guidance, and review

2.g. Incorporating Community Input: The Tribe relies on collaboration to further its mission. The Tribe understands that effective engagement is imperative to the success of this project. The Tribe will work closely with its partners to solicit input from a diversity of the community related to site selection and planning. The Tribe will prepare a Community Involvement Plan (CIP), including the following elements:

- **Project Webpage:** The Tribe will create and host a brownfield webpage, which will include fact sheets, links to resources, quarterly updates on activities, and opportunities to provide feedback and get involved.
- **Tribal Brownfield Advisory Committee (TBAC):** The Tribe will facilitate TBAC meetings to solicit input on site selection/cleanup/reusing planning. TBAC members have also committed to supporting engagement.
- **Development Partners:** The Tribe regularly conducts meetings with its partners and will leverage these relationships to solicit input and interest from potential investors.
- **Social Media:** The Tribe and its partners have established social media channels that will be utilized to ensure that residents and stakeholders stay informed and feel included in the decision-making process.
- **Emails & Newsletters:** Emails and newsletters will be sent periodically to Tribal members with info on the grant, and communications may also be made available in the traditional native language.
- **Community Events:** Tactical events such as education campaigns at schools and meetings at the Tribal Elders Center, are effective ways of reaching children/youth, elders, as well as busy parents.

This menu of engagement methods will allow partners to provide meaningful input into all phases of work. Sustained outreach will ensure the project concludes with strong community backing. Finally, the Tribe and its partners' translation resources and interpreters available for meetings.



3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks (a. Project Implementation; b. Anticipated Schedule; c. Task/Activity Lead; and d. Outputs): The Tribe is requesting \$2,000,000 of Community-Wide Assessment (CWA) funding to inventory, assess, and plan the cleanup/reuse of priority brownfields in three TAs in and around the Santa Rosa Rancheria. The scope of work is organized into **four tasks**, with responses to Sections 3.a.-3.d. provided under each task.

Task 1: Grant Management, Reporting & Other Activities
a. <u>Implementation (Activities)</u> : The Tribe will manage all aspects of the project, including coordination with EPA, project partners and contractors (or “Consultant”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual Federal Financial Reports (FFRs); and 4) A Final Performance Report documenting outputs, outcomes & accomplishments. The Tribe will meet regularly with the EPA Project Officer to keep the project moving forward. Two Tribal staff will attend up to four conferences over the 5-year period.
b. <u>Schedule</u> : Grant Management and Reporting will be ongoing throughout the five-year implementation period. State/regional and national brownfield conferences will occur in 2026-2030.
c. <u>Lead</u> : The Tribe will lead this task. The Consultant will assist with management and reporting activities.
d. <u>Outputs</u> : 20 QPRs; five FFR Reports; ACRES Entries/Updates; one Final Performance Report. Two Tribal staff will attend up to two state/regional events and two national brownfield conferences.
Task 2: Community Engagement, Brownfield Inventory & Site Selection
a. <u>Implementation (Activities)</u> : <u>Community Engagement</u> : The Tribe engaged with its tribal partners to solicit input regarding the TAs, priority sites, and reuse plans, and will continue to do so throughout the project. The Tribe has also solicited commitments from its partners to participate in engagement activities and provide other contributions. Detailed engagement plans are described in Sections 2.e.-2.f. & include: 1) Preparing a CIP; 2) Preparing fact sheets, establishing a webpage, and using social media to solicit input/communicate progress; 3) Forming a TBAC and hosting up to 12 Meetings; and 4) Other activities. <u>Inventory/Site Selection</u> : As part of the inventory process, the Tribe will engage with the TBAC and other stakeholders to gather information on priority sites and potential reuse plans/strategies. The consultant will assist with file reviews and reconnaissance activities to evaluate existing conditions. The TBAC will inform the prioritization process and ensure the project focuses on activities that provide the greatest outcomes. Site selection will include preparing site eligibility determination (ED) requests.
b. <u>Schedule</u> : <u>Community Engagement</u> : The CIP, fact sheets, and webpage will be developed during the first quarter (1Q). A TBAC kick-off meeting will be held during 1Q and convened quarterly for the first year, and semi-annually thereafter. The Tribe will conduct outreach on an ongoing basis, including providing regular project updates utilizing established networks and communication channels. <u>Brownfield Inventory/Site Selection</u> : Activities will begin in 1Q and continue over the course of the entire project. As several priority sites are known, initial site ED requests will be completed during 1Q. Identification of additional sites will occur as part of planned site reconnaissance and stakeholder engagement activities during the first year. This process will continue until funds are fully committed.
c. <u>Leads</u> : The Tribe will lead this task, with support from the TBAC, consultant, and key stakeholders.
d. <u>Outputs</u> : CIP; fact sheets; press releases/articles; webpage/social media content; 12 TBAC Meetings (including presentations, minutes, etc.); Brownfield Inventory Report and corresponding data files (GIS; tables; figures); and preparation/submittal of 20+ site ED request forms.
Task 3: Phase I/II ESAs, Regulated Building Materials (RBM) Surveys & Cleanup Plans
a. <u>Implementation (Activities)</u> : Includes completion of up to 20 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and up to 15 Phase II ESAs at priority sites. Some sites contain old structures; therefore, budget is included for up to five RBM Surveys. Budget is included for up to five Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup Action Plans (CAPs). This task also includes preparing: 1) Access Agreements; 2) an EPA-approved Master Quality Assurance Project Plan (QAPP) prior to Phase II ESAs and/or RBM Surveys; 3) EPA-approved Sampling and Analysis Plans (SAPs) and site-specific Health & Safety Plans (HASPs) prior to Phase II ESAs and/or RBM Surveys; and 4) National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations.



b. Schedule: Year 1: QAPP, 8 Phase I ESAs, 4 Phase II ESAs, 2 RBM Surveys. | Year 2: 7 Phase I ESAs, 4 Phase II ESAs, 1 RBM Survey, 2 ABCAs/CAPs. | Year 3: 3 Phase I ESAs, 4 Phase II ESAs, 1 RBM Survey, 2 ABCAs/CAPs. | Year 4: 2 Phase I ESAs, 3 Phase II ESAs, 1 RBM Survey, 1 ABCA/CAP.

c. Lead: The Tribe will lead Task 3 with contractor support for Phase I/II ESAs, RBM Surveys & Cleanup Plans.

d. Outputs: 1 Master QAPP; 20 Phase I ESAs; 15 Phase II ESAs; 5 RBM Surveys; 5 ABCAs/CAPs.

Task 4: Site Reuse Plans & Area-Wide Planning (AWP)

a. Implementation (Activities): Includes preparing two Brownfield AWP Studies, one to support reuse planning activities on brownfields on the Santa Rosa Rancheria, and one to evaluate restoration plans for the Slough and historic Tulare Lake. AWP's will include existing conditions assessments, market/feasibility study, evaluation of infrastructure needs/capital improvement plans, preparing conceptual plans/renderings, and preparing an overall reuse strategy. The consultant will also complete up to eight Site Reuse Plans for priority brownfields.

b. Schedule: Year 1: AWP Starts, 2 Site Reuse Plans. | Year 2: AWP Ongoing, 2 Site Reuse Plans. | Year 3: AWP Completed, 2 Site Reuse Plans. | Year 4: 2 Site Reuse Plans.

c. Lead: The Tribe will lead this task, with the support of the contractors for reuse planning activities.

d. Outputs: Two Brownfield AWP Studies and eight Site Reuse Plans.

3.e. Cost Estimates: A summary of the budget for grant funded activities by task and budget category is provided in the table. No equipment is being requested. **62.4% (= \$1,247,500) of the total budget is directly allocated to site-specific activities** [Phase I/II ESAs and cleanup planning (Task 3)].

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Grant Management, Reporting & Other	Engagement, Inventory & Site Selection	Phase I/II ESAs, & Cleanup Plans	Reuse Plans & Area-Wide Planning (AWP)	
1	Personnel	\$57,500	\$57,500	\$237,500	\$57,500	\$410,000
2	Fringe Benefits	\$28,750	\$28,750	\$118,750	\$28,750	\$205,000
3	Travel	\$16,000	\$0	\$0	\$0	\$16,000
4	Supplies	\$2,500	\$2,500	\$100,000	\$0	\$105,000
5	Contractual	\$36,000	\$36,000	\$800,750	\$290,000	\$1,162,750
6	Other	\$500	\$750	\$0	\$0	\$1,250
7	Total Direct Costs	\$141,250	\$125,500	\$1,257,000	\$376,250	\$1,900,000
8	Indirect Costs	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
9	Total Budget	\$166,250	\$150,500	\$1,282,000	\$401,250	\$2,000,000

The following provides a breakdown of the estimated costs for project activities by task and budget category.

Task 1 – Grant Management, Reporting & Other Activities: Total Budget = \$166,250

Includes Tribal Personnel + Fringe Costs of: **\$86,250** for grant management, reporting & other activities:

- Project Director: 250 hours @ \$150/hr¹ = \$37,500 (\$25,000 personnel/\$12,500 fringe).
- Project Manager: 250 hours @ \$75/hr¹ = \$18,750 (\$12,500 personnel/\$6,250 fringe).
- Environmental Staff: 500 hours @ \$60/hr¹ = \$30,000 (\$20,000 personnel/\$10,000 fringe).

Travel Costs of **\$16,000** are budgeted for expenses for up to two Tribal staff to attend four conferences.

Costs are estimated at \$2,000/person/event (\$750 airfare, \$800 hotel, and \$450 incidentals). Contractual Costs of **\$36,000** are budgeted (200 hrs at \$180/hr²) for the consultant to assist with reporting and other activities. Supplies Costs of **\$2,500** (meeting materials) and Other Costs of **\$2,500** (e.g. -printing/advertising) are also budgeted. Indirect Costs of **\$25,000³** are budgeted.

Task 2 – Community Engagement, Brownfield Inventory & Site Selection: Total Budget = \$150,500

Includes Tribal Personnel + Fringe Costs of: **\$86,250** for community engagement/inventory/selection:

- Project Director: 250 hours @ \$150/hr¹ = \$37,500 (\$25,000 personnel/\$12,500 fringe).
- Project Manager: 250 hours @ \$75/hr¹ = \$18,750 (\$12,500 personnel/\$6,250 fringe).
- Environmental Staff: 500 hours @ \$60/hr¹ = \$30,000 (\$20,000 personnel/\$10,000 fringe).

Contractual Costs of **\$36,000** (200 hrs @ \$180/hr²) to assist with engagement, inventory, and site selection. Supplies Costs of **\$750** (meeting materials) and Other Costs of **\$750** (e.g. -printing/advertising) are also budgeted. Indirect Costs of **\$25,000³** are budgeted.

Task 3 – Phase I/II ESAs, RBM Surveys & Cleanup Plans: Total Budget = \$1,282,000

Includes Tribal Personnel + Fringe Costs of: **\$356,250** for conducting assessment/cleanup planning:

- Project Director: 250 hours @ \$150/hr¹ = \$37,500 (\$25,000 personnel/\$12,500 fringe).



• Project Manager: 250 hours @ \$75/hr¹ = \$18,750 (\$12,500 personnel/\$6,250 fringe).
 • Environmental Staff: 5,000 hours @ \$60/hr¹ = \$300,000 (\$200,000 personnel/\$100,000 fringe).
 Supplies Costs of \$25,000/year (X 4 years = \$100,000; miscellaneous field supplies, personal protective equipment (PPE), and rental costs for devices (like drones, photo-ionization detectors, and vehicles needed to support brownfield inventory & assessment/cleanup planning activities). **Contractual Costs of \$800,750** include costs for the consultant to assist with one Master QAPP (\$9,500); 20 Phase I ESAs (\$5,000 each = \$100,000); 15 Phase II ESAs (\$40,000 each = \$600,000); five RBM Surveys (\$9,000 each = \$45,000); and five ABCAs/CAPs (\$9,250 each = \$46,250). Costs for Health & Safety Plans (HASPs), Sampling & Analysis Plans (SAPs) are included in unit costs above. **Indirect Costs of \$25,000³** are budgeted.

Task 4 – Site Reuse Plans & Area-Wide Planning (AWP): Total Budget = \$401,250

Includes Tribal Personnel + Fringe Costs of: **\$86,250** for conducting reuse planning activities:
 • Project Director: 250 hours @ \$150/hr¹ = \$37,500 (\$25,000 personnel/\$12,500 fringe).
 • Project Manager: 250 hours @ \$75/hr¹ = \$18,750 (\$12,500 personnel/\$6,250 fringe).
 • Environmental Staff: 500 hours @ \$60/hr¹ = \$30,000 (\$20,000 personnel/\$10,000 fringe).
Contractual Costs of \$290,000 are included for the Consultant to complete two Brownfields AWP Studies (\$85,000/AWP Study); includes an existing conditions evaluation, market study, infrastructure strategy, and conceptual plans). Consultant will also complete up to eight Reuse Plans (\$15,000 each = \$120,000) at priority brownfields. **Indirect Costs of \$25,000³** are budgeted.

¹Tribal Personnel: Project Director = \$100/hr Personnel + \$50/hr Fringe = \$150/hr total; Project Manager = \$50/hr Personnel + \$25/hr = \$75/hr total; Environmental Staff = \$40/hr Personnel + \$20/hr Fringe = \$60/hr total.
²Average Contractor/Consultant cost = \$180/hour. ³The Tribe is requesting 5% of the total budget for indirect costs for admin. expenses, split evenly between Tasks 1-4 (= \$25,000/task).

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The status and date of completion of **outputs** and **short- and long-term outcomes** will be reported to EPA via QPRs and prompt entry/updates in ACRES. QPRs will list accomplishments during the current and previous quarters, as well as activities planned for the next quarter. Significant deviations in schedule or scope will be discussed with the EPA Project Officer (PO). Between QPRs, activities and **outputs** will be tracked on a spreadsheet, including: (1) # of TBAC and/or Stakeholder Meetings; (2) # of brownfields identified/prioritized/ approved, (3) # of Phase I ESAs, (4) # of SAPs, Phase II ESAs and/or RBM Surveys, (5) # of ABCAs and/or CAPs; (6) # of Site Reuse Plans; and (7) status of AWP activities. The priority sites will be linked to spatial data, to allow for analysis of outcomes using GIS. The following **short- and long-term outcomes** will be tracked: (1) # of sites and acres assessed; (2) # of sites and acres restored/reused; (3) \$ of private investment and leveraged funding; (4) # of jobs created and/or retained; and (5) other benefits. These mechanisms will ensure the project addresses EPA objectives and the Tribe’s project goals. The Tribe will update ACRES beyond the close-out date to ensure outcomes are captured as restoration/reuse activities are completed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability: 4.a. Organizational Capacity: 4.b. Organizational Structure: The Tribe has a current Tribal membership enrollment of 1,100 Tribal members and is governed by a Tribal Council of six elected leadership officials. The Tribal Council is comprised of the Chairman, Vice-Chairperson, Treasurer, Secretary, and two Delegates. The Tribe’s government and administration currently has over 150 employees, within 20 departments, that provide services to the Tribe, Tribal members, visitors, and staff. Departments include Administration, Benefits, Council, Cultural, Early Education, Education, Elders, EPA, Finance, Gaming Commission, Housing, Human Resources, Information Technology, Internal Audits, Maintenance, Membership, Public Safety, Recreation, and Social Services. Over past 20+ years, the TEPA has leveraged annual EPA IGAP funding to enhance its environmental program, including conducting outreach and education, managing pollution prevention and waste disposal, conduct monitoring, and compiling a preliminary brownfield inventory. These activities have provided TEPA with the capacity and momentum to leverage EPA funding to conduct assessment and cleanup/restoration/reuse planning activities. The Tribe has the organizational capacity and clear goals/objectives necessary to lead this effort, grounded in strong governance, established program management practices, and a commitment to protecting community health, cultural resources, and the natural environment. Over the past year, the Tribe has strengthened operational readiness through



incident management training and expanded emergency coordination capability, improving their ability to plan, communicate risk, manage vendors, and maintain documentation and accountability across multiple sites and activities. In addition, the Tribe has increased technical readiness through Hazardous Waste Operations & Emergency Response (HAZWOPER) training, strengthening internal capacity to support preparing Health & Safety Plans, technical work plans, fieldwork oversight, and informed decision-making when hazards are present. The Tribe is also continuing to build capacity through upcoming hazardous materials training and participation, which will further strengthen field readiness, interagency coordination, and safe execution of site assessment and emergency response activities. The Tribe's goals in leading this CWAGST work are to build a complete and actionable brownfields inventory, prioritize and assess sites that present the greatest risk or opportunity, and move projects efficiently from assessment to cleanup planning. Recently added personnel with assessment and cleanup experience further strengthen delivery capacity with direct experience supporting Phase I&II ESAs. This expanded staffing increases the Tribe's ability to support field sampling and reporting in collaboration with qualified environmental professionals (QEP). As noted in Section 4.f. (below), the Tribe has a successful track record of implementing state and federally funded grant projects. The Tribe will employ a similar management structure that has been successful in these past endeavors and will ensure appropriately qualified staff with well-defined roles are assigned. The Tribe's Brownfield Program Director – Michael McHatten, and Project Manager – MK Youngblood, will work together to direct & manage all grant funded activities, with support from staff:

Brownfield Program Director: Michael McHatten, Director of Tribal Operations, Tribal Administration. With a technical background in municipal and tribal administration and planning and nearly 30 years of experience managing environmental projects on Tribal Lands, Mr. McHatten will oversee all facets of grant implementation activities. Mr. McHatten has been instrumental in directing recent/ongoing restoration/reuse planning activities for the Tribe's assets within their 1,635-acre reservation. Michael's knowledge of the Tribes lands, reuse plans/strategies, and project partner and stakeholder relationships will ensure timely and effective expenditure of funds, while maintaining a focus on compliance with the Cooperative Agreement (CA) and achieving the Tribes restoration and reuse goals.

Brownfield Project Manager: MK Youngblood, Cultural and EPA Director, TEPA. Mr. Youngblood will assist with establishing goals and objectives and implementing plans and strategies to ensure the project is a success. He has more than 30 years of public service/first responder experience with a core proficiency in Indian Law, Indian Culture, and Disaster Cleanup. Youngblood has worked on seven of the last major fire disasters in California, conducting Phase I/II ESA and directing HAZMAT teams for assessment and cleanups. He has a degree in Interdisciplinary Studies, Safety, Disaster Archaeology, and Cultural/Natural Resources, a MA in Organizational Leadership. He will oversee grant management and technical activities for this project and ensure the community's goals & objectives are met.

Grant Management/Administration/Compliance Support: Andrew Ramey, Grant Compliance Support. Mr. Ramey and his team will be responsible for assisting with grant administration and compliance support. Mr. Ramey has nearly 15 years of experience with grant administration including his current role serving these functions for the Tribe's recent IGAP Grant and other grants.

Financial Management: Xochitl Ramos, Finance Controller, Finance Department. Ms. Ramos is the senior financial leader responsible for managing the financial operations and strategy of the Tribal Government. Ms. Xochitl oversees the Tribe's budgets, financial reporting, audits, investments, and fiscal policies to ensure adherence to federal, state, and Tribal regulations, and will be responsible for all accounting systems, financial reporting/controls, budgeting and treasury functions.

Technical Support/Community Engagement: Damion Cuara, Environmental Specialist, TEPA. Mr. Cuara has supported TEPA, first as a Water Technician and currently as an Environmental Specialist. He is experienced in environmental and water related projects, including ensuring compliance with regulatory standards, and completing inspections and developing reports related to environmental, health, and safety. He is HAZWOPER certified and will leverage his skills and experience to support assessment and cleanup/reuse planning activities. He will leverage his strong community ties to help disseminate information about the grant and solicit and incorporate stakeholder input into the project.

Technical Support: Roel Tafolla, Solid Waste Coordinator, TEPA. Mr. Tafolla has served as the Tribe's Solid Waste Coordinator since 2023. He is HAZWOPER certified and has supported water quality, solid waste & emergency response. He will leverage his skills to support assessment and cleanup plans.



Technical Support: Rosendo Mejia, Environmental Technician, TEPA. Mr. Mejia has served the Tribe as Environmental Technician since 2024. He will support assessment and cleanup/reuse planning. Additionally, the TBAC will guide site selection/prioritization, inform cleanup/reuse planning, and assist with community outreach/engagement activities.

4.d. Acquiring Additional Resources: The Tribe has substantial resources, including additional technical and support staff to assist with grant managing, administration, and implementation activities. The Tribe also has proactive succession planning should staff changes be required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications and experience. The Tribe also routinely contracts for engineering and consulting services and has expertise complying with federal procurement requirements. The Tribe does not intend to award any subgrants but will retain a QEP/environmental contractor to support programmatic management and technical aspects of the project. The Tribe's capabilities include development of bidding documents, like Requests for Qualifications (RFQ) and Requests for Proposals (RFPs), with mandatory in-house review processes by Tribal Council and legal staff prior to issuance. Procurement specialists and selection committees review proposals and may conduct interviews depending on the quality and number of proposals received. Proposals are scored, ranked, and contractors selected based on the scoring/selection criteria specified in the bidding documents. Contracts are then executed with the selected firm subject to further pricing negotiations and legal review. The Tribe will secure a QEP upon notice of grant award, and will abide by EPA procurement requirements, including 2 CFR § 200.317-326 and the EPA's Best Practice Guide.

Past Performance & Accomplishments: 4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose & Accomplishments: While the Tribe has not directly received EPA Brownfield Grants, it has an established & successful record for managing large grants, loans, and other assistance agreements, including the following three examples: U.S. EPA IGAP Funding. Since 2004 the TEPA has received EPA IGAP funding. Amounts allocated range between \$80K-\$120K annually. The Tribe utilizes the funding to enhance environmental program administration and office management, conduct education and outreach, travel/training, manage pollution prevention and waste disposal, and conduct air quality monitoring and site inventory activities. As a result of meeting the IGAP grant conditions and requirements, the Tribe continues to receive annual IGAP funding. While IGAP funding supports development and expansion of the TEPA, IGAP funding alone does not support completion of assessment and cleanup/re-use planning activities, which is why this CWA funding would be complimentary and in alignment with the Tribe reaching their environmental and revitalization goals.

American Rescue Plan Act (ARPA): In 2021 the Tribe received over \$33,000,000 in ARPA from the federal government, in aid due to impacts stemming from the coronavirus. The Tribe has successfully managed this funding with detailed guidelines and provided expertise in Tribal oversight, financial management, and project oversight. The Tribe continues to administer this funding and shall have all projects fully completed within two years. Development and construction of new water wells, wastewater improvements, internet improvement, and other reservation improvements are among the many projects being executed with this funding.

California Board of State & Community Corrections Program for Missing & Murdered Indigenous People: In 2024, the Tribe was awarded \$981,173. The Tribe, finance department, and project staff continue to administer and provide oversight over the grant objectives and goals.

(2) Compliance with Grant Requirements: The Tribe has maintained schedule and budget expectations on each of these grants and has stayed in full compliance with the terms and conditions of the various assistance agreement. Tribe has a strong record and the technical, legal, and financial capacity to manage/administer federally funded projects, including a 20+ year history of successful implementing annual EPA IGAP funding. Tribal staff have demonstrated competency with project management and will use a successful inter-agency coordination approach to successfully complete and manage the EPA CWAGST. The Tribe always submits required financial/progress compliance reports in a timely manner. Any perceived project delays are immediately discussed with the funding agency. If required, the Tribe then prepares written budget revisions or amendments as instructed by the agency, which advises and approves of revisions.

Threshold Criteria for Community-wide Assessment Grants for States and Tribes

(1) APPLICANT ELIGIBILITY:

(a) Applicant Type: Federally-recognized Native American Indian Tribe

(b) Eligibility: The Santa Rosa Tachi Yokut Tribe is a Federally-recognized Native American Indian Tribe. The Santa Rosa Tachi Yokut is eligible to receive grants under the EPA Brownfield Grants program.

(2) COMMUNITY INVOLVEMENT:

The Tribe relies on collaboration to further its mission. The Tribe understands that effective engagement is imperative to the success of this project. The Tribe will work closely with its partners to solicit input from a diversity of the community related to site selection and planning. The Tribe will prepare a Community Involvement Plan (CIP), including the following elements:

- **Project Webpage:** The Tribe will create and host a brownfield webpage, which will include fact sheets, links to resources, quarterly updates on activities, and opportunities to provide feedback and get involved.
- **Tribal Brownfield Advisory Committee (TBAC):** The Tribe will facilitate TBAC meetings to solicit input on site selection/cleanup/reusing planning. TBAC members have also committed to supporting engagement.
- **Development Partners:** The Tribe regularly conducts meetings with its partners and will leverage these relationships to solicit input and interest from potential investors.
- **Social Media:** The Tribe and its partners have established social media channels that will be utilized to ensure that residents and stakeholders stay informed and feel included in the decision-making process.
- **Emails & Newsletters:** Emails and newsletters will be sent periodically to Tribal members with info on the grant, and communications may also be made available in the traditional native language.
- **Community Events:** Tactical events such as education campaigns at schools and meetings at the Tribal Elders Center, are effective ways of reaching children/youth, elders, as well as busy parents.

This menu of engagement methods will allow stakeholders to provide meaningful input into all phases of work. Sustained outreach will ensure the project concludes with strong community backing. Finally, the Tribe and its partners translation resources and interpreters available for meetings.

(3) EXPENDITURE OF EXISTING GRANT FUNDS:

The Santa Rosa Tachi Yokut Tribe does not have an open EPA Brownfields Community-Wide Assessment Grant for States and Tribes.

(4) TARGET AREAS AND PRIORITY SITES

The target areas are located within Kings, Kern, and Tulare Counties.

Target Areas:

- Commercial Development Area

Threshold Criteria for Community-wide Assessment Grants for States and Tribes

- Mussel Slough
- Tachi Farms

Census Tract Numbers within Target Areas:

- Commercial Area – Located in Census Tract 06031001601
- Mussel Slough – Located in Census Tract 06031001601
- Tachi Farms – Located in Census Tract 06031001601

Addresses of Priority Sites:

The priority sites, with the exception of one, are located in areas without conventional addresses, therefore, descriptions of the locations are provided.

- Commercial Area
 - Priority Site #1: Former Morales Trucking, 16089 17th Avenue, Lemoore California
 - Priority Site #2: Former Agricultural Lands, 620 Acres in the western portion of Rancheria
 - Priority Site #3: Two Water Wells 1) Jersey Avenue between 17th & 18th Ave., and 2) Java Avenue between 17th & 18th
- Mussel Slough
 - Priority Site #1: Slough System, ~3-mile corridor meanders through the Rancheria from Jersey Avenue (north) to 17th avenue (west)
 - Priority Site #2: Dump Sites in proximity to Mussel Slough and its tributaries
- Tachi Farms
 - Priority Site #1: Illicit Dumping and Shooting Area, adjacent west of Kings River
 - Priority Site #2: Stockpiled Treated Lumber, adjacent west of Kings River

(5) CONTRACTORS AND NAMED SUBRECIPIENTS:

(a) Contractors: N/A – A contractor has not been selected that will be compensated from EPA funds made available under this RFA.

(b) Subrecipients: N/A – No subrecipients are named in this proposal.