627 W. Bennett St Compton, CA 90220

Connecting Culture, Community, and the Equestrian Lifestyle.

FY26 EPA Brownfield Assessment Grant Application Information Sheet

Date: January 27, 2026

(1) Applicant Identification
Organization Name: Connecting Compton
UEI (Unique Entity Identifier): V5NLW1PXGX28
Point of Contact: Hector Gomez
Email: connectingcomptongrants@gmail.com **Phone**: (562) 565-3339

(2)Website: https://www.officialconnectingcompton.com/

(3)Funding Requested
a. Assessment Grant Type Community-wide
b. Federal Funds Requested: $500,000

(4.) Location
a. Compton
b. Los Angeles County
c. California

(5) Target Area and Priority Site Information

- **Target Area** 18.1-acre vacant parcel- Census Tract 5430 Los Angeles County, CA census tract GEOID: 06037543000 The specific parcel is situated with W. Alondra Blvd forming its southern boundary, W. 154th Street forming its northern boundary, the back end of 86 residential properties on E. Stanford Ave., E. Darlan St., S. Tarrant Ave. forming the western boundary, and S. Clymar Ave., and W. Cypress St. forming the eastern boundary. Located in the Richland Farms/City of Compton community, the site is

a defined brownfield where real and perceived contamination has prevented redevelopment for nearly 50 years.

- **Address of Priority Site** 2815-2875 + 2901 W. Alondra Blvd. Compton, CA 90220

(6) Contacts

a. Project Director

Name: Hector Gomez
Phone Number: 562-565-3339
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b. Chief Executive

Name: Daniel Zepeda
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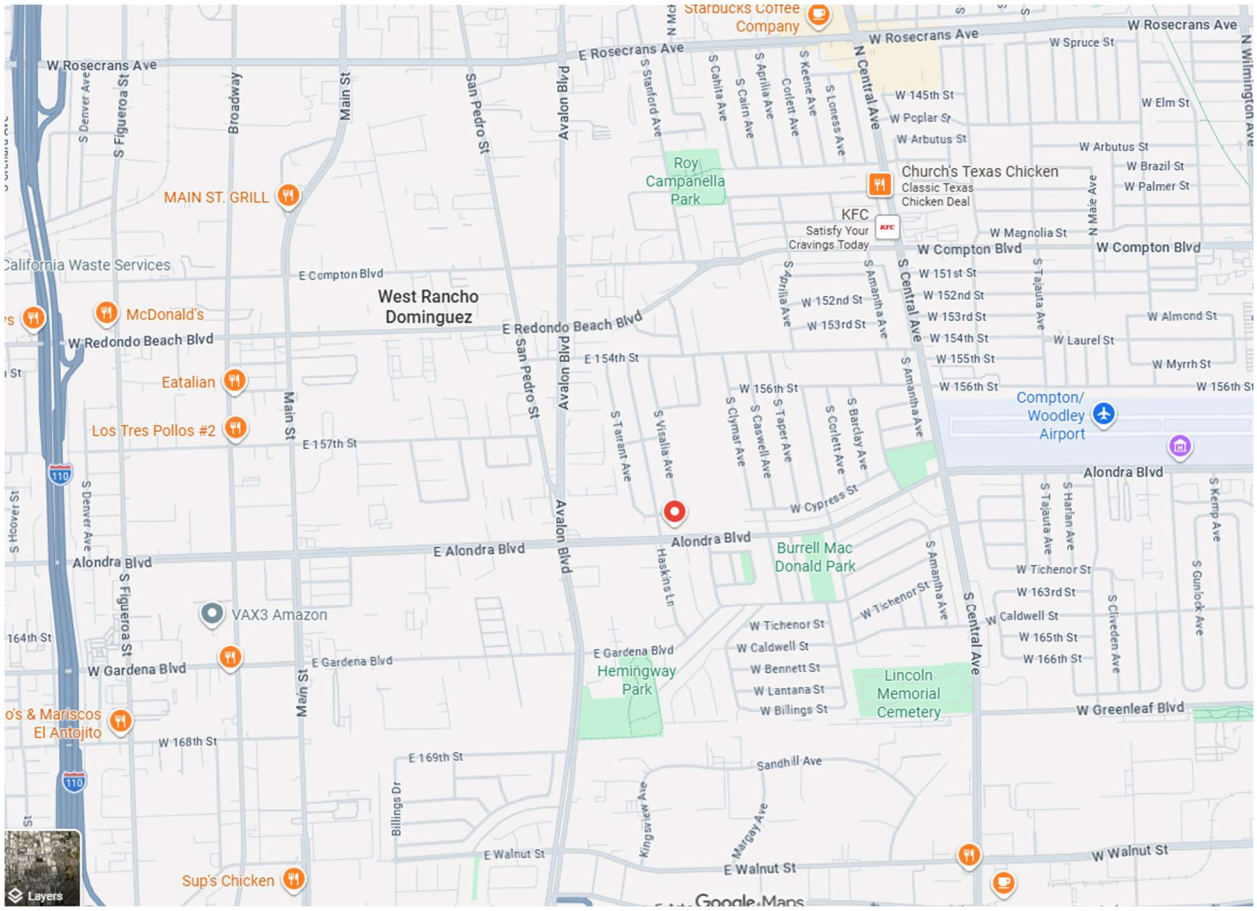
(7) Population 90,773 (2025)

(8) Other Factors

Other Factor	**Page #**
The priority site is impacted by mine-scarred land	1
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	9


Starbucks Coffee Company
W Rosecrans Ave
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W Spruce St
W Elm St
W 145th St
W Poplar St
W Arbutus St
W Brazil St
W Palmer St
Roy Campanella Park
Church's Texas Chicken
Classic Texas Chicken Deal
KFC
Satisfy Your Cravings Today
W Magnolia St
W Compton Blvd
E Compton Blvd
California Waste Services
West Rancho Dominguez
MAIN ST. GRILL
McDonald's
W Redondo Beach Blvd
E Redondo Beach Blvd
W 151st St
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Hemingway Park
W Bennett St
W Lantana St
W Bilings St
Lincoln Memorial Cemetery
W Greenleaf Blvd
W 168th St
E 169th St
Sandhill Ave
E Walnut St
W Walnut St
Sup's Chicken
Broadway
Main St
San Pedro St
Avalon Blvd
S Central Ave
N Central Ave
S Figueroa St
S Denver Ave
Layers

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 2, 2026

Lisa Hanusiak
Regional Brownfields Coordinator
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, California, 94105
hanusiak.lisa@epa.gov

ACKNOWLEDGEMENT AND SUPPORT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FY26 BRWONFIELDS REVITALIZATION COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION FOR $500,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports Connecting Compton's application for a United States Environmental Protection Agency (USEPA) Brownfields Revitalization Community-Wide Assessment Grant (USEPA Grant) for the 18.1-acre vacant parcel located at 2815-2875 + 2901 West Alondra Boulevard in Compton, Los Angeles County, California (Site). Connecting Compton is requesting a funding amount of $500,000 to cover the cost of environmental assessment activities at the Site.

Connecting Compton has the mission of providing the community of Compton with a safe space where all individuals of all ages and all cultures can go with a sense of unity, belonging and pride through the development of equestrian activities. The Site is a brownfield which has real and perceived contamination including methane, lead, and landfill waste. Connecting Compton plans to use this grant for Phase I and Phase II Environmental Assessment of the Site.

With USEPA Grant funding, Connecting Compton would like to reduce the environmental uncertainty of the Site to better position the Site for future development that will benefit the community. The goal of redevelopment is to create the Compton Multi-Cultural Equestrian Center. The USEPA Grant would also support this development which will be a community anchor for healthy food access via farmer's markets, equestrian programming, youth education and open green space.

DTSC looks forward to the possible award of the USEPA Grant to Connecting Compton to facilitate the success of the environmental assessment of the Site. DTSC is ready to provide the necessary technical support and regulatory oversight, as needed, for the Site covered by the USEPA Grant. If you need further information or assistance regarding specific brownfield sites, or any of DTSC's brownfields programs, please feel free to contact me via phone at (714) 484-5439 or via email at anthony.rosas@dtsc.ca.gov.

Sincerely,

Anthony Rosas
Regional Brownfield Coordinator
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abbasi
Brownfield Development Manager
Site Mitigation & Restoration Program
Maryam.Tasnif-Abbasi@dtsc.ca.gov

Connecting Compton - Brownfields Revitalization Community Wide-Assessment
Project Narrative:
Workspace #WS01607679
FOA: EPA-I-OLEM-OBLR-25-04
Date of Revision: 1/26/2026

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(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The target area is the 18.1-acre vacant parcel at 2815-2875 + 2901 W. Alondra Blvd. Census Tract 5430 Los Angeles County, CA census tract GEOID: 06037543000 The specific parcel is situated with W. Alondra Blvd forming its southern boundary, W. 154th Street forming its northern boundary, the back end of 86 residential properties on E. Stanford Ave., E. Darlan St., S. Tarrant Ave. forming the western boundary, and S. Clymar Ave., and W. Cypress St. forming the eastern boundary. Located in the Richland Farms/City of Compton community, the site is a defined brownfield where real and perceived contamination has prevented redevelopment for nearly 50 years. This blight directly impacts the adjacent residential neighborhood and undermines the area's cultural equestrian heritage, contributing to economic disinvestment and limiting recreational space in a community designated as a food desert. This grant for Phase I and Phase II Environmental Assessments will directly address this core challenge by providing the definitive, regulatorily-accepted data required to characterize risks and plan cleanup. The grant unlocks the path to remediation and safe reuse. The project will catalyze economic activity, honor local heritage, and deliver environmental justice by converting a source of contamination into a controlled, vibrant community asset.

b. Description of the Proposed Brownfield Site(s) The Brownfield parcel identified for future redevelopment as the Compton Multi-Cultural Equestrian Center. The subject property is an 18.1-acre rectangular lot located at 2815-2875 and 2901 W. Alondra Blvd, on the western edge of the City of Compton. The site is relatively flat with a gentle north-to-south slope. Its southern frontage is along Alondra Boulevard, a major arterial, while its eastern boundary is adjacent to an LA Department of Water and Power transmission corridor. The northern and western property lines are bordered by existing single-family residential uses, integrating the site within the established Richland Farms neighborhood. **Past and Current Land Uses**: The site has a complex industrial history that informs its current condition. From 1928 to the early 1940s, the property was operated as an open-pit clay mine by the Compton Brick and Tile Company, with excavations reportedly reaching depths of up to 63 feet. Following the cessation of mining, the City of Compton utilized the excavated pits for municipal solid waste disposal, operating the "Alondra Blvd Landfill" from 1956 until its official closure in 1975 (with active disposal ceasing in 1977). Landfilling operations involved the placement of municipal solid waste and construction debris in trenches. Upon closure, a 3- to 5-foot thick soil cap was placed over the landfill area as the primary closure measure. Since 1977, the property has remained entirely vacant and undeveloped, representing a persistent gap in the community's land use matrix. **Characterization of Known Contamination and Site Conditions:** Historical environmental investigations, including a comprehensive 2013 Targeted Site Investigation (TSI) conducted by AMEC on behalf of the California Department of Toxic Substances Control (DTSC), provide a detailed characterization of site conditions. The investigations confirm the widespread presence of landfill materials throughout the subsurface across most of the site. Specific constituents of potential concern (COPCs) have been identified:

- Soil Contamination: Soil sampling data indicates that, in general, concentrations of metals, total petroleum hydrocarbons, PCBs, semi-volatile organic compounds, pesticides, and herbicides are below screening levels for commercial/industrial land use. However, two soil samples reported lead concentrations exceeding the California Human Health Screening Levels (CHHSLs) for commercial/industrial use.
- Soil Gas: Volatile organic compound (VOC) concentrations in soil gas are below residential screening levels. However, soil gas sampling has detected hydrogen sulfide above residential screening levels in specific locations and, critically, methane concentrations in the central landfill area that exceed the Lower Explosive Limit (LEL) of 5%.
- Geotechnical Considerations: A 2011 geotechnical evaluation by Ninyo & Moore concluded that the heterogeneous and uncompacted nature of the landfill materials poses a significant settlement hazard, rendering the land unsuitable for standard building foundations without extensive engineering controls.

There are currently no structures on the property. The primary improvements consist of the historical soil cap and final grading from the 1970s closure. The site's condition—defined by confirmed contamination, subsurface methane generation, and geotechnical instability—has directly prevented its redevelopment for decades, as noted in the City of Compton Successor Agency's Long Range Property Management Plan. The proposed assessment is necessary to update and refine this historical data, providing the precise information required to evaluate risks, plan remediation, and design a safe and feasible reuse for this long-dormant asset.

The 18.1-acre parcel has generated no property tax revenue and minimal economic activity for nearly five decades, representing a persistent drain on the local tax base. This underutilization contributes to a broader pattern of depressed assessed valuations in the immediate area, limiting the city's ability to generate municipal revenue from property taxes that could otherwise fund public services and community improvements. The presence of this large, blighted, and environmentally complicated property has acted as a disincentive to private investment in adjacent parcels, stifling commercial development and job creation along the Alondra Boulevard corridor. Consequently, other potential funding for revitalization from local tax increments is largely unavailable, creating a cycle of disinvestment that this grant is designed to break.

c. **Identifying Additional Sites** N/A

Revitalization of the Target Area – d. Reuse Strategy and Alignment with Revitalization Plans
The proposed reuse strategy for the former Alondra Landfill is its redevelopment into the Compton Multi-Cultural Equestrian Center. This planned facility is designed as a low-impact, open-space reuse that directly responds to the site's specific environmental and geotechnical constraints. The concept prioritizes above-ground structures with minimal subsurface disturbance, focusing on equestrian trails, open riding arenas, paddocks, and supportive community facilities. This approach intentionally minimizes the carbon footprint of construction and ongoing operation while conserving the majority of the 18-acre site as previous open space. This projected reuse is strategically aligned with local planning priorities. The City of Compton's General Plan (2025) for the area designates the site for Mixed Use, and the parcel is zoned Limited-Commercial (C-L), which can accommodate the proposed recreational and cultural facilities. The project advances the city's revitalization goals by converting a long-term liability into a productive community asset, supporting local economic activity through events and programming. Furthermore, the project responds directly to the community's identification as a "high park needs area" in the 2022 Park Needs Assessment, providing a significant new public open space where one is critically lacking. The reuse strategy has been developed with consideration of the site's environmental context; available records indicate the property is not located within a federally designated floodplain, which supports the feasibility of the proposed development.
The development of this reuse strategy has been driven by meaningful public involvement and key partnerships. Connecting Compton's engagement began in 2019 with a series of "Unity Rides," which served as mobile community forums to gather input and build a shared vision directly from residents. This grassroots effort culminated in March 2022 with the formal presentation to the City of Compton of a community petition containing over 650 signatures in support of transforming the landfill into an equestrian center. Ongoing involvement has been demonstrated through active programming, including a pilot "Ranch Camp" that has engaged over 60 local youth, integrating them as stakeholders and co-designers. Project partners instrumental in shaping the strategy include the City of Compton Successor Agency, as the property owner; Compton Advocates; and local educational institutions such as LAUSD and KIPP Charter Schools. This collaborative, community-informed process ensures the reuse plan is not a standalone proposal but a direct reflection of documented public interest and established local priorities for health, heritage, and open space.
d. Outcomes and Benefits of Reuse Strategy The revitalization of the former Alondra Landfill into the Compton Multi-Cultural Equestrian Center is projected to stimulate economic development within the target area by creating a new, activated public destination. Equestrian centers hosting premier rodeos, concerts, weddings, and festivals generate significant revenue from ticket sales, venue rentals, and concessions. Nationally, similar facilities can operate with multi-million dollar annual budgets. Post-cleanup, the operational facility will generate direct and indirect economic activity through job creation in facility management, event operations, equestrian instruction, and maintenance. It will serve as a venue for cultural events, rodeos, farmers' markets, and private functions, retaining and attracting spending within the local economy. Indirect and catalytic community impacts include increased patronage for nearby restaurants, gas stations, and retail, attracting complementary businesses, creating a commercial cluster. The project will potentially increase adjacent property values and municipal tax revenues, even a modest 5-10% increase on hundreds of homes can equate to millions in added assessed value over time (86 homes directly border the site). Crucially, the project will facilitate the creation of a significant new public recreational property on a long-vacant parcel, directly addressing the community's designation as a high park needs area. Over 10 acres of the site are planned for rehabilitated open space, trails, and arenas, substantially increasing the amount of accessible green space for community recreation, environmental education, and nonprofit programming focused on youth development, cultural preservation, and therapeutic equine activities. By converting a large, impermeable capped landfill into a predominately pervious landscape with managed open space and vegetation, the project will enhance stormwater infiltration, reducing runoff and mitigating localized flood risks. The preservation of extensive green space contributes to urban heat island mitigation, providing a cooler community refuge during extreme heat events. The reuse plan, which avoids dense building footprints and utilizes low-impact development strategies, inherently reduces the site's vulnerability compared to more intensive redevelopment options.

Furthermore, the reuse plan is designed to incorporate renewable energy and energy efficiency measures consistent with its low-carbon footprint philosophy. The architectural plans for the community center and support buildings will prioritize energy-efficient design, materials, and systems. The project will actively explore the integration of rooftop solar photovoltaic systems on new structures to meet a portion of the site's operational energy needs with renewable power. The large, open, and unobstructed nature of the site presents a viable opportunity for future consideration of supplemental wind or solar generation to support site operations, aligning the project's sustainability goals with its functional requirements.

Strategy for Leveraging Resources. f.Resources Needed for Site Reuse

Connecting Compton is actively pursuing major public funding mechanisms. This includes applying for assessment and cleanup grants through the EPA TBA Program, pursuing water quality and remediation funds from the State Water Resources Control Board, and accessing park and green space development funds available under California's Proposition 68.

This layered financial strategy is designed to pair smaller, immediate-operation grants with larger-scale public infrastructure funding. The approach ensures resource continuity and strategic alignment at each critical development stage, thereby de-risking the project and transforming the community vision into a permanently sustainable environmental and recreational asset.

This EPA Brownfields Assessment Grant is specifically designed to stimulate the availability of these additional funds. The comprehensive Phase I and Phase II Environmental Site Assessments funded by this grant will produce the definitive, current data required to unlock larger-scale remediation financing. The resulting report will be the essential technical foundation for a competitive application to the EPA Brownfields Cleanup Grants (BCG) program and will satisfy key due diligence requirements for state cleanup funds.

Since its establishment in 2019, Connecting Compton has implemented a mission-driven strategy focused on cultural placemaking, youth development, and the preservation of regional equestrian and agricultural heritage. To ensure the long-term viability and financial sustainability of the Compton Multicultural Equestrian Center, the organization has developed a strategic, multi-phase funding portfolio that aligns distinct funding sources with specific project milestones.

Initial project activation, community engagement, and programmatic development have been supported by a combination of public and private grants. This includes support from public entities such as the Los Angeles County Board of Supervisors, as well as private and philanthropic partners including LA2050, Labcorp, approaching T-Mobile Hometown Grant program, and Ben & Jerry's Foundation. Operational programs, such as equine-assisted youth services, are also under consideration through the LA Cares Wildfire Relief grant.

For the forthcoming capital-intensive phases, including comprehensive site assessment, remediation, and construction

Should the environmental site assessment funded by this grant identify data gaps requiring further delineation to finalize remediation design, the partnership has identified specific funding pathways to secure supplemental characterization resources. The primary target for such follow-on work is the California Department of Toxic Substances Control (DTSC) Site Assessment and Mitigation Program, which provides grants and loans for detailed site investigations. Concurrently, technical assistance and potential funding through the State Water Resources Control Board's oversight programs will be pursued, particularly if contaminant migration or groundwater impacts require more extensive analysis. The authoritative data generated by the initial EPA-funded assessment will serve as the essential technical foundation for compelling applications to these state-level resources, ensuring the site characterization phase can be completed to the standard necessary for remedial action.

Additionally, Connecting Compton has established a multi-faceted strategy to secure the significant capital required for the remediation phase, understanding that the data from this assessment grant is the non-negotiable prerequisite for accessing these funds. The secured and actively sought remediation resources form a layered financial approach. The partnership will be positioned to apply for an EPA Brownfields Cleanup Grant (BCG) upon completion of the site characterization, with the assessment report directly satisfying a core application requirement. At the state level, active pursuit will focus on California Proposition 68 funding, specifically the "Parks and Nature" and "Urban Greening" grant programs administered by the California Department of Parks and Recreation, which can fund remediation integral to park creation. Applications will also be prepared for cleanup-specific grants and loans through the California Department of Toxic Substances Control (DTSC). Regionally and locally, the partnership will collaborate with the City of Compton to explore local infrastructure financing mechanisms and seek grants from entities like the Metropolitan Water District of Southern California for projects that enhance watershed health through brownfield reclamation. This grant represents the critical first public investment designed to leverage more substantial public and private capital for the cleanup phase. By removing the critical unknown of site conditions, this assessment work de-risks the project for future public and private investors, directly catalyzing the next phases of funding. This grant thus acts as the pivotal first public investment, leveraging relatively modest assessment dollars to secure the much larger capital necessary

for full remediation and construction, thereby ensuring the project's progression from planning to implementation.

For the final site reuse and construction phase, the partnership will leverage a blended capital stack drawing from public grants, philanthropic contributions, and community investment. This includes continued pursuit of major state capital grants, foundational support for community health and youth programming, and exploring financing tools such as New Markets Tax Credits for eligible project components.

g. Use of Existing Infrastructure The redevelopment plan is designed to maximize the use of existing public infrastructure to ensure cost-effectiveness and minimize environmental disruption. The site benefits from direct access to Alondra Boulevard, a major arterial with municipal water, sewer, and power infrastructure already present at the property line. The project will connect to these existing systems, foregoing the need for costly off-site extensions. The proposed low-density, open-space design of the Equestrian Center is deliberately scaled to align with the available capacity of this existing infrastructure, ensuring the project's long-term operational viability and fiscal responsibility.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2(a). The Community's Need for Funding

Compton is a community facing significant economic challenges. With a median household income of approximately $66,000—substantially below the Los Angeles County median of $93,500—and an individual poverty rate exceeding 20%, the capacity for local public investment in site characterization and remediation is severely constrained. The targeted census tracts surrounding the site exhibit even more pronounced need, with childhood poverty rates surpassing 20% (U.S. Census Bureau, ACS 2022).

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

This community is disproportionately comprised of low-income Hispanic/Latino and Black residents, a demographic consistently identified in environmental justice mapping tools like CalEnviroScreen as bearing a higher cumulative burden of pollution and socioeconomic stressors. Specifically, the population includes: Children and Adolescents: Who are more vulnerable to environmental contaminants due to developing physiological systems and higher exposure rates (e.g., hand-to-mouth behavior). Elderly Residents: Who may have pre-existing health conditions exacerbated by environmental factors and limited mobility, reducing access to distant recreational spaces. Residents with Chronic Health Conditions: Such as asthma or cardiovascular disease, who are more susceptible to the effects of poor air quality and lack of accessible green space for physical activity. Cumulative Environmental Burden: The target census tracts rank in the 94.5 percentile statewide for Pollution Burden (CalEnviroScreen 4.0), indicating extreme exposure to multiple contaminants (e.g., PM2.5, diesel particulates, lead, and site-specific methane). This burden compounds baseline health risks. Deficit of Health-Promoting Infrastructure: The community is officially designated a "High Park Needs Area" and a "food desert." This critical lack of safe, accessible parks and nutritious food sources contributes to higher rates of obesity, diabetes, and asthma, while limiting opportunities for the physical activity and social cohesion essential for mental and physical well-being. Psychosocial Stress from Blight: The persistent, vacant, and contaminated state of the Alondra Landfill site—adjacent to homes—functions as a daily source of blight, contributing to chronic stress, diminished community pride, and a sense of neglect, which are themselves social determinants of poor health.

2.c. Greater Than Normal Incidence. The community in the target area faces significant health disparities that underscore the urgency of assessing and mitigating potential environmental risks from the former Alondra Landfill brownfield. While comprehensive, hyper-localized health data specific to cancer, asthma, and birth defects directly tied to the site is not fully delineated, available regional and state public health statistics reveal a pattern of adverse health outcomes in Compton that may be exacerbated by environmental stressors. Residents of Compton experience a greater-than-normal incidence of health conditions associated with environmental and socioeconomic factors. According to the Los Angeles County Department of Public Health, the hospitalization rate for asthma in the South Service Planning Area (which includes Compton) is consistently higher than the county average. Furthermore, the prevalence of cardiovascular disease and diabetes in Compton exceeds both California and national averages. These conditions are influenced by a complex array of factors, including air quality, access to healthcare, and lifestyle determinants. While a direct causal link to the specific brownfield cannot be established without further site-specific exposure assessment, the presence of a known, un-remediated former landfill containing methane and other constituents contributes to a landscape of cumulative environmental burden. This burden, coupled with the community's status as a park-deficient area, limits opportunities for physical activity and access to restorative green space, which are known social determinants of health.

Critically, life expectancy in Compton is measurably lower than the California state average, a stark indicator of systemic health inequity. The persistent vacancy and blight associated with brownfields like the Alondra site can contribute to chronic stress and diminish community cohesion, factors that indirectly impact overall health resilience. The proposed assessment is a vital step toward interrupting this cycle by converting a source of potential environmental concern and psychosocial stress into a community health asset. By definitively

characterizing site conditions and enabling future remediation, the project will work to reduce a potential source of exposure and create a controlled environment for positive health outcomes through active recreation, improved nutrition via farmers' markets, and enhanced social connection.

2.d. Economically Impoverished/Disproportionately Impacted Populations. Compton is home to a "sensitive population" disproportionately impacted by a convergence of environmental hazards and socioeconomic stressors. According to the Los Angeles County Department of Public Health (2018), Compton is a "High Need" area where residents face significantly higher rates of chronic disease, such as obesity and diabetes, compared to the county average. These health disparities are rooted in long-standing "park inequity" and a lack of safe, culturally relevant community spaces. The environmental burden on this population is severe. Data from CalEnviroScreen 4.0 reveals that the majority of census tracts in Compton rank in the 90th–100th percentile for Pollution Burden. This indicates that residents are exposed to higher levels of environmental toxins—including fine particulate matter and diesel emissions—than 90% of the rest of California. By transforming a brownfield site into a multi-generational equestrian and community center, this project directly mitigates these "welfare threats." It replaces potential exposure to hazardous contaminants with a "Third Place" designed for physical activity, heritage-based healing, and social cohesion, providing the community with the restorative green infrastructure it currently lacks.

The target area surrounding the former Alondra Landfill is characterized by a concentration of economically impoverished residents who represent a community disproportionately impacted by environmental and socioeconomic burdens. U.S. Census data for the applicable census tracts confirms that a significant portion of the population lives at or below the poverty line, with rates that notably exceed both the California and national averages. This economic precarity directly limits the community's capacity to self-fund environmental assessments or advocate for the remediation of blighted properties without external assistance. The site is situated within the Richland Farms neighborhood, a community with a strong cultural identity rooted in Mexican "Ranchero" and equestrian traditions. This population, while culturally rich and stable, faces intersecting challenges that compound their vulnerability. The area is officially designated as a "High Park Needs Area," indicating a severe deficit of accessible green space for recreation and respite—a common feature in lower-income urban communities. Furthermore, the broader City of Compton is classified as a food desert, where residents have limited access to affordable, nutritious food, contributing to adverse public health outcomes. For nearly five decades, this economically disadvantaged community has borne the brunt of the site's blight—the visual stigma, the opportunity cost of lost recreational space, and the potential environmental liabilities—without the economic or political resources to initiate change. This stands in contrast to more affluent communities where such sites are typically addressed more swiftly. The assessment and eventual remediation of this site are therefore matters of environmental justice. Federal funding through this grant is essential to address this historic inequity, ensuring that this low-income, culturally distinct community receives the technical resources necessary to transform a local liability into a community-controlled asset for health, heritage, and economic opportunity.

2.e. Project Involvement and 2f. Roles. Connecting Compton has established a robust and diverse partnership network integral to the proposed brownfield assessment and revitalization project. This coalition is composed of local organizations and entities with a demonstrable interest, commitment, and defined role in the project's success. The partnership framework includes grassroots community organizations that ensure direct resident representation. Compton Advocates serves as a primary community-based partner, providing essential advocacy and channels for local input.

- The Compton Cowboys and Compton Junior Equestrians contribute deep cultural and historical ties to the Richland Farms equestrian community, ensuring the project authentically reflects and serves local heritage. Vecinos Unidos Por Compton further reinforces this community connection, representing the interests of long-term residents.
- Governmental and institutional partners provide critical foundational support. The City of Compton Successor Agency, as the property owner, is a key partner for site access and aligning the project with municipal planning goals. Formal endorsements have been secured from elected officials, including California State Assemblymember Mike Gipson (64th District) and Compton City Councilmember Jonathan Bowers (3rd District), demonstrating governmental commitment. Educational partnerships with the Compton Unified School District, Barack Obama Charter School, and KIPP SoCal Public Schools have been initiated through collaborative planning and the pilot "Ranch Camp" program. Academic collaboration extends to the California State University, Dominguez Hills, Department of Kinesiology, which has expressed interest in future programming.Environmental and technical execution is supported by specialized professional partners.
- The California Department of Toxic Substances Control (DTSC) is the principal regulatory partner, with whom a Standard Voluntary Agreement is in place. GSI Environmental Inc. provides environmental consulting expertise, having reviewed historical site data and being positioned to conduct necessary

assessments. Additionally, the project benefits from the pre-development contributions of Relativity Architects and Agency Artifact, who have assisted in conceptual master planning.

The project employs a deliberate and structured framework for partner engagement and community involvement to ensure all stakeholders are actively informed, consulted, and integrated into the brownfield assessment and redevelopment process. Partner roles are clearly defined according to expertise, with communication protocols established to maintain alignment and transparency throughout the project lifecycle.

2.g. Community Input Community-based partners, namely Compton Advocates, the Compton Cowboys, and Vecinos Unidos Por Compton, will form the core of a Community Advisory Committee (CAC). The CAC will meet quarterly, with the flexibility for additional sessions at critical project junctures, to receive detailed updates, discuss community impacts, and refine public engagement strategies. All partners, regardless of their primary committee, will receive regular written briefings and have access to a secure, shared digital repository for key project documents, ensuring consistent information flow. Formal agreements, such as memoranda of understanding or letters of commitment, will document each partner's specific role, whether it involves facilitating community outreach, providing technical review, or advocating for the project within governmental channels.

Intentional community involvement has been a foundational principle of this initiative and will be systematically expanded during the assessment phase. Engagement has historically focused directly on the brownfield site in question, beginning in 2019 with "Unity Rides." These culturally resonant events acted as mobile listening sessions, generating the initial community vision to reclaim the vacant Alondra Landfill. This vision was formally quantified in March 2022 when Connecting Compton delivered a petition with 651 signatures from residents to the City of Compton, explicitly demanding the site's transformation into the Compton Multi-Cultural Equestrian Center. Involvement has since progressed from visioning to active co-design through implementation. The pilot "Ranch Camp" program has engaged over 60 local youth in equestrian activities, creating a cohort of young stakeholders and their families who provide ongoing, practical feedback on site use, programming, and design. Public town halls held in late 2021 and early 2022 provided forums for presenting formal plans and gathering public commentary. The community engagement strategy supported by this grant will build upon this established trust and activity. It will utilize inclusive, culturally competent methods—such as facilitated community circles in both English and Spanish, pop-up information stations at local gatherings, and targeted digital communication—to ensure residents living near the site, particularly in Richland Farms, are fully informed about assessment activities and have meaningful opportunities to shape the site's future reuse and associated community benefits.

The partnership network is intentionally diversified to encompass all critical dimensions of a successful brownfield project. It includes dedicated community liaisons like Compton Advocates to represent affected residents; essential governmental and regulatory entities such as the City of Compton Successor Agency and DTSC; educational anchors including the Compton Unified School District and California State University, Dominguez Hills, to link the project to youth development and workforce pathways; and specialized technical experts from GSI Environmental Inc. and the design firms Relativity Architects and Agency Artifact. While formal partnership with the local Chamber of Commerce is being cultivated, early support from established local businesses demonstrates the project's alignment with local economic interests. This multifaceted coalition ensures the project is grounded in technical and regulatory rigor while remaining authentically driven by the community's expressed needs and aspirations.

Our proposed community engagement program is not a new initiative but a strategic expansion of a deeply rooted, pre-existing, and demonstrably successful model of community collaboration. Connecting Compton’s work since 2019 has already generated a powerful, documented groundswell of public support and established trusted, culturally resonant channels for dialogue directly relevant to this brownfield site. This foundational engagement provides a critical head start and proven framework for the formal assessment phase.

2g. Incorporating Community Input.

Connecting Compton will execute a transparent, bilingual engagement plan to inform and incorporate community input. We will communicate progress via quarterly newsletters, a dedicated website, and direct mail to adjacent residents. A Community Advisory Committee of local partners will meet bi-monthly. We will solicit feedback through bi-annual community workshops (with translation and childcare) and alternative methods like online surveys and pop-up info stations. All input will be documented, formally reviewed by the project team, and used to guide decisions. We will close the feedback loop by publicly reporting how community input shaped the project in subsequent updates.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS. 3.a.Project Implementation

This Community Brownfields Assessment and Revitalization Project will be executed over four years under the direction of Project Manager, who will oversee all tasks and coordinate with technical consultants and community liaisons.

Task 1: Pre-Assessment & Community Engagement Launch	iii. Task/Activity Lead: Connecting Compton
i. Implementation: Led by the Project Manager and a qualified environmental consultant, the project will begin with inventory activities, including historical research and windshield surveys to create a prioritized database of brownfield properties. Concurrently, the Community Liaison, funded through participant support costs, will establish the project's social media presence and conduct two introductory public meetings to explain project goals and gather initial community input. During this period, we will complete	
ii: Anticipated Schedule: Months 1-3	
iv. Outputs: two ASTM E1527-21 compliant Phase I Environmental Site Assessments on the highest-priority sites	

Task 2: Environmental Site Assessments	iii. Task/Activity Lead: Connecting Compton
i. Implementation: Based on Phase I findings, this core technical phase will focus on the most promising site. The environmental consultant, supervised by the Project Manager, will develop and execute a site-specific Quality Assurance Project Plan and Sampling and Analysis Plan. Fieldwork will include a targeted Phase II Environmental Site Assessment, potentially involving soil and groundwater sampling. The Community Liaison will host workshops during this period to present technical findings in accessible terms and gather feedback on redevelopment preferences. A screening-level human health risk assessment will also be completed.	
ii: Anticipated Schedule: Months 6-12	
iv. Outputs: 1.Quality Assurance Project Plan (QAPP): A formal plan ensuring all environmental data collection meets EPA standards for quality and defensibility. Site-Specific Sampling and Analysis Plan (SAP): A detailed field plan specifying sampling locations, methods, depths, and analytical parameters.Community Workshop Summary Report: Documentation of the public engagement conducted during this phase, including presentation materials, a record of attendance, and a synthesis of the community feedback received on redevelopment preferences.	

Task 3: Cleanup Planning & Redevelopment Design	iii. Task/Activity Lead: Connecting Compton
i. Implementation: This transitional phase, led jointly by the Project Manager and a remediation design consultant, will synthesize technical data and community input to develop an Analysis of Brownfields Cleanup Alternatives (ABCA). Given the complexity of creating a robust, community-informed ABCA, significant resources are dedicated to this engineering and planning work. Parallel activities will include area-wide planning and preliminary design concepts for a potential community center reuse, ensuring cleanup and redevelopment visions are aligned.	
ii: Anticipated Schedule: Months 12-18:	
iv. Outputs:	

Task 4: Project Management & Closeout	iii. Task/Activity Lead: Connecting Compton
i. Implementation: Ongoing throughout the entire period, the Project Manager will oversee all administrative functions, including financial management, regulatory compliance, and EPA reporting. The project will culminate in a final report summarizing all assessment findings, community engagement outcomes, and the finalized ABCA and reuse plans.	
ii: Anticipated Schedule: Months 14-18	
iv. Outputs: 1. Draft and Final Analysis of Brownfields Cleanup Alternatives (ABCA): A comprehensive engineering report that evaluates multiple remedial options based on effectiveness, cost, and implementability, leading to a recommended cleanup strategy for the site. 2. Preliminary Redevelopment Concept Plan: Architectural and site design drawings, renderings, or a master plan that illustrates the proposed community	

center reuse, integrating the site's environmental constraints and community feedback 3. Summary of Community Input Integration: A brief report or appendix documenting how community preferences gathered during Task 2 were considered and incorporated into the ABCA and the preliminary design concepts.

3.b. Anticipated Schedule.

Phase	Key Activities	Responsible Party	Timeline	Deliverable
Pre-Award & Initiation	-Begin procurement for QEP & Community Liaison; PM attends Brownsfield Conference -Execute Contracts with QEP & Community Liaison: hold project team meeting -First public kickoff meeting.	Project Manager Project Team Community Liaison	Pre-Award (Starting ~July 2026) Month 1 (By October 1, 2026) Month 2 (November 2026)	Contracts in proces; PM trained. Team assembled; subcontracts finalized. Community introduced to project; initial feedback gathered
Site Inventory & Phase I ESA	-Complete historical research, site surveys, and finalize prioritized brownfield inventory -Conduct two ASTM E1527-21 Phase I ESAs; draft reports for review.	QEP QEP	Months 1-3 (by November 2026) Months 3-5 (by January 2027)	Finalized Site Inventory Report Two draft Phase I ESA Reports
Site Characterization & Phase II	- Select primary site for detailed investigation -Develop and submit site-specific QAPP/SAP to EPA for approval. -Conduct Phase II fieldwork and lab analysis. -Hold a community workshop to present preliminary findings and discuss reuse visions. -Finalize and deliver Phase II ESA report with Human Health Risk Evaluation.	Project Team/QEP QEP QEP Community Liaison/QEP QEP	Month 6 (Feb 2027) Month 7 (Mar 2027) Months 8–10 (Apr–Jun 2027) Month 11 (Jul 2027) Month 12 (Aug 2027)	Site selection memo. Site-specific QAPP/SAP submitted. Fieldwork completed; samples analyzed. Workshop held; feedback documented. Final Phase II ESA Report & Risk Evaluation
Cleanup Revitalizatio n	-Draft Analysis of Brownfields Cleanup Alternatives (ABCA). -Second community workshop to review draft ABCA and architectural concepts.	QEP / Architects Community Liaison	Months 10–14 (Jun–Oct 2027) Months 14–15 (Nov 2027)	Draft ABCA. Workshop held; community input integrated

	-Submit draft ABCA to EPA for preliminary review. -Finalize ABCA and redevelopment vision plan.	Project Manager QEP / Architects	Month 15 (Dec 2027) Month 16 (Dec 2027)	Draft ABCA Final ABCA & Redevelopment Concept Plan.
Reporting & Closeout	Comprehensive Final Project Report. Finalize all financial and performance reporting; complete grant closeout.	Project Manager CFO / Project Manager	Months 16–18 (Dec 2027–Feb 2028) Month 18 (Feb 2028)	Final ABCA & Redevelopment Concept Plan Final Project Report

3.e. Cost Estimates

Budget Categories	**Task 1**	**Task 2**	**Task 3**	**Task 4**	**Totals**
Personnel	$15,000	$45,000	$30,000	$85,000	$175,000
Travel	0	$10,000	$5,000	0	$15,000
Supplies	1,000				$1,000
Contractual	$64,000	$135,000	$90,000	0	$305,000
Total Direct Costs	$80,000	$205,000	$105,000	$85,000	$495,000
Indirect Costs	$5,000	0	0	0	$5,000
Total Budget	**$85,000**	**$205,000**	**$125,000**	**$85,000**	**$500,000**

Table 6 – Summary of Cost Assumptions

Task 1 – Pre-Assessment & Community Engagement Launch = $85,000
Cost Basis and Assumptions:.Personnel ($15k): Initial project setup by Project Lead and Program Specialist. Contractual ($65k): Completion of two ASTM Phase I Environmental Site Assessments by a Qualified Environmental Professional (QEP). Other ($5k): Costs for the initial community kickoff meeting, foundational communication materials, and project management software setup.
Task 2 – Environmental Site Assessments = $205,000
Cost Basis and Assumptions: Personnel ($45k): Oversight of QEP work and community workshop facilitation by Project Lead and Program Specialist. Contractual ($150k): QEP services for site-specific QAPP/SAP development, Phase II ESA fieldwork (soil/groundwater sampling), laboratory analysis, and a screening-level human health risk evaluation. Other ($10k): Logistics and materials for community workshops to present technical findings, plus related travel for regional EPA coordination.
Task 3 – Cleanup Planning & Redevelopment Design = $125,000
Cost Basis and Assumptions: Personnel ($30k): Management of planning process and community review sessions. Contractual ($90k): QEP services to develop an Analysis of Brownfields Cleanup Alternatives (ABCA); architectural services for reuse concepts; legal services for zoning/entitlements. Travel ($5k): Project Lead attendance at the National Brownfields Training Conference.
Task 4 – Project Management & Closeout = $85,000
Cost Basis and Assumptions:.Personnel ($85k): Salaries for the Program Manager/CFO and remaining time for Project Lead and Program Specialist across project to ensure ongoing financial compliance, reporting, contractor oversight, ACRES reporting, and final project closeout.

3.f. Plan to Measure

Systems and Personnel for Tracking Progress- Progress measurement will be the direct responsibility of the Project Lead, supported by the CFO/Financial Manager. The Project Lead will utilize a dedicated project

management software system, such as Monday.com, KSU TAB Brownfields Inventory Tool (BIT), and/or a comparable platform, as the central tracking mechanism. This system will host the entire work plan, where each deliverable and milestone is assigned a clear due date and responsible party. The software will provide real-time visibility into task completion status, automatically flagging any items that are behind schedule to allow for proactive management. Concurrently, the CFO/Financial Manager will employ dedicated accounting software to perform monthly budget-to-actual expenditure analyses. Process for Measurement, Evaluation, and Corrective Action- The project team will hold bi-weekly internal check-ins to review the project management dashboard and discuss any emerging challenges with contractors or community engagement. More comprehensively, quarterly performance reviews will be conducted. These sessions will analyze completed deliverables against the work plan timeline, review financial reports to ensure costs align with completed work, and assess the quality and timeliness of data entry into the EPA's ACRES database.

This evaluation process will trigger corrective actions immediately when variances are detected. If a milestone is at risk of delay, the team will convene to develop a mitigation plan. Corrective actions may include re-sequencing non-dependent tasks, increasing frequency of communication with a contractor, or, if necessary and allowable, reallocating funds from a contingency line to address a technical hurdle. All such actions and their justifications will be documented and communicated as part of regular reporting to EPA.

Commitment to Post-Closeout Tracking- Recognizing that the ultimate community outcomes—site remediation, redevelopment, and job creation—will materialize after this assessment grant closes, Connecting Compton commits to post-closeout tracking. We will maintain a project archive that includes baseline "before" conditions documentation. Upon the conclusion of the grant, we will provide the EPA with a follow-up report which will document key subsequent outcomes made possible by the assessment products, such as the submission of a Cleanup Grant application, the securing of redevelopment financing, or ceremonial milestones like a groundbreaking for the Ranch Camp community facility.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE 4.a. Organizational Capacity 4.b. Organizational Structure 4.c. Key personnel Connecting Compton is led by a multi-disciplinary team with deep roots in education, public service, and equestrian culture. Leadership is uniquely positioned to manage the intersection of community programming and environmental revitalization.**Hector Gomez, Executive Director and Project Lead,** serves as the primary administrative and governmental liaison, coordinating all milestones and aligning the project with City of Compton's revitalization goals. His background in education informs a youth-development focused approach. **Daniel Zepeda, CFO and Co-Founder,** ensures rigorous fiscal compliance with federal grant guidelines and leads all community engagement, leveraging his lifelong relationships in Richland Farms to maintain responsiveness to stakeholder needs. **Aide Castro, Board Member & Strategic Advisor**, provides high-level expertise in regulatory navigation and inter-governmental relations. This structure creates a dual-track management system: Gomez handles upward-facing regulatory coordination, while Zepeda manages downward-facing fiscal and community implementation, ensuring clear accountability and efficient execution of all grant activities. **Administrative and Technical Integration** This executive core is supported by a Board of Directors and the previously mentioned technical partners (GSI Environmental, SOMOS, and Relativity Architects). This structure allows for a dual-track management approach: Mr. Gomez manages the upward-facing regulatory and governmental requirements, while Mr. Zepeda manages the downward-facing fiscal integrity and community-level implementation. This clear division of responsibilities minimizes operational bottlenecks and ensures a high degree of accountability for all grant-funded activities.

4.c. Acquiring additional Resources

Technical Partners and Specialized Consultants To ensure the viability of our revitalization plans, we have integrated a suite of professional services firms into our core project team:GSI Environmental, SOMOS, and Relativity Architects

4.d. Acquiring Additional Resources

4.f. Past Performance and Accomplishments - While Connecting Compton has not yet received an EPA grant, the organization has demonstrated exceptional fiscal stewardship and programmatic success through other significant funding streams. As a recipient of the 2024 LA2050 Grants Challenge, Connecting Compton managed a comprehensive one-year performance period with a high degree of accountability. This funding was instrumental in scaling the 2025 Ranch Camp, allowing the organization to provide the program entirely free of charge to the community. Connecting Compton successfully managed public funding from the office of Los Angeles County Supervisor Holly J. Mitchell. While these funds were primarily designated for the procurement equipment for the 2025 Ranch Camp, the grant period coincided with the severe wildfires of January 2025, providing a vital opportunity to demonstrate our organization's emergency responsiveness and logistical capability. During the height of the crisis, we coordinated a rapid mutual-aid response by securing trailers from neighbors at Richland Farms to evacuate horses from threatened ranching communities.These experiences underscore Connecting Compton's ability to manage complex project budgets and serve as a resilient community anchor during environmental emergencies.