



**U.S. Environmental Protection Agency
FY 2023 Brownfield Cleanup Grant
Narrative Information Sheet**

- 1.) Applicant Identification.
 - a. Applicant Name: Hoopa Valley Tribe
 - b. Address:
Hoopa Valley Tribe
P.O Box 1348
11860 State Hwy 96
Hoopa, California 95546
- 2.) Grant Funding Requested
 - a. Grant type: Single Site Cleanup
 - b. Federal Funds Requested: \$456,987
- 3.) Location
 - a. City: Hoopa-Tribally owned land
 - b. County: Humboldt County
 - c. State: California
- 4.) Property Information
 - a. The former Wagner property is comprised of 7 parcels adjacent to State Hwy 96 Assessor Parcel Numbers 526-081-028-through 034 in Hoopa, CA 95546.
- 5.) Contacts
 - a. Project Director:
 - i. Name: Ken Norton, Director, Tribal
 - ii. Address: P.O Box 1130, Hoopa, CA 95546
 - iii. Phone: (530)-625-5515 ext. 302
 - iv. [REDACTED]
 - b. Chief Executive/Highest Ranking Elected Official
 - i. Name: Joe Davis, Chairman, Hoopa Valley Tribe
 - ii. Address:
11860 State Hwy 96
P.O Box 1348
Hoopa, California 95546
 - iii. Phone: (530)-625-4211 ext. 160
 - iv. Email: hoopachairman@gmail.com
- 6.) Population
 - a. Affected Population: 3,649 enrolled tribal members (as of 1/26/2026).
- 7.) Other Factors

Other Factors	Page Number
Community Population is 10,000 or less	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	1
The priority brownfield site is impacted by mine-scarred land	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in attached documentation	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed sites(s) is contiguous to 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 throughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain	N/A
The reuse of proposed cleanup sites(s) will facilitate renewable energy from wind, solar, or geothermal energy	N/A
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation strategies energy efficiency measures.	N/A
The target area is located within a community in which a coal fired power plant has recently closed (2012 or later) or is closing	N/A

8.) Releasing Copies of Applications

- a. N/A. The application does not have confidential, privileged, or sensitive information.

Attachments:

- 1.) Final ABCA January 2026

NARRATIVE

I. Project Area Description and Plans for Revitalization

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Hoopa Valley Indian Reservation (HVIR) is located in the northeastern portion of Humboldt County, California. It is located 65 miles east of Eureka, 58 miles west of Redding, and 300 miles north of San Francisco. And approximately 13 miles north of Willow Creek, California, on California State Highway 96 (CA-96) along the Trinity River. HVIR is comprised of approximately 92,000 acres with the majority of lands (94%) owned by the Hoopa Valley Tribe (Tribe) or individual Indians in trust by the federal government. The remaining (6%) is held in fee simple ownership, which were originally tribal allotments. As of January 26, 2026, there are 3,649 actively enrolled tribal members. The Tribe is a disadvantaged low-income community of which suffers from a combination of economic, health, and environmental burdens.

The 521 Loop Road Site (Site) is a 3.63-acre Tribal fee property, APN 525-171-003, centrally located in Hoopa. The parcel contains a former church building, a daycare building, a Conex storage unit, a paved recreation court, and remnants of older demolished buildings. The target area latitude and longitude are as follows: 41.04969, -123.67726; with legal description of Section 25, Township 8N, Range 4E.

At the time of this proposal submission, a new Tribal Education Center building is being constructed next to the old church building. Surrounding land uses include Tribal housing, schools, and community facilities. In addition to sharing the property with the Tribal Afterschool Program and new Tribal Education Center, shared boundary lines with the Site include the Klamath Trinity Joint Unified School District Pre-K through 12th Grade, College of the Redwoods Hoopa Branch, Kim Yerton Memorial Public Library, and the recreational Pookies Park. These surrounding uses contain sensitive groups that would greatly benefit from the removal of contaminated hazards and health risks posed by the Site. The property has Hoopa Tribal Council approval of Tribal Education Department for designated use.

b. Description of the Brownfield Site

In Phase I of the ESA (Toeroek 2025a), the Site was developed by the Board of National Missions of the United Presbyterian Church in the US between 1925 and 1952. The church building and an unknown building north of it were built. Between 1954 and 1972, three further buildings were built north of the chapel. HVT acquired the Site in 1980, through gift deed. The three buildings north of the church were demolished between 2009 and 2012, however the foundation for the daycare facility houses a Conex box. Site features have mostly stayed the same since 2012. The target area for the proposed cleanup is primarily focused on the church.

A Phase II Environmental Site Assessment conducted by the Toeroek Team in 05/25/2025, (*25-5-5 Hoopa-521 Loop-Final Phase II Report-EPA Signature*), identified the following contamination concerns and alternatives for cleanup (*Final Analysis of Brownfields Cleanup Alternatives Report Hoopa Valley Tribe-521 Loop, Hoopa, CA U.S. EPA Region 9*):

- Lead-impacted soil exceeding DTSC residential soil screening levels (80 mg/kg) in multiple dripline areas.
- Asbestos-containing materials (ACM) in church building materials. (>0.1% regulated ACM) in roofing, flooring, and mastics.
- Lead-based paint (LBP) on church building components. (>5,000 ppm or 1 mg/cm²).

These hazards currently impede redevelopment of the site as a Tribal Community Wellness Center and Tribal Education Building. These conditions pose direct exposure risks to future sensitive Tribal users, including children, elders and staff.

c. Identifying Additional Sites

If grant funds remain after cleanup of the priority site(s), the Hoopa Valley Tribe will use a structured and EPA-consistent process to identify additional brownfield sites within the target area described in Section 1.a. Additional sites will be identified through review of TEPA’s existing brownfield inventory, coordination with Tribal departments (Land Management, Planning, Housing, Public Utilities, and Education), and consideration of community input and environmental complaints. Sites will be screened to confirm eligibility under the EPA Brownfields Cleanup Grant Program, including ownership, access, and CERCLA eligibility.

Sites will be prioritized based on the following criteria:

1. potential risk to human health and the environment, particularly near sensitive populations;
2. readiness for cleanup, including completed or ongoing site assessments;
3. potential to support community-identified reuse priorities;
4. ability to achieve measurable cleanup outcomes within the grant period; and
5. cost-effectiveness.

Any additional site selected will be submitted to EPA Region 9 for review and approval prior to the use of grant funds.

b. Revitalization of the Target Area

d. Overall Plan for Revitalization

While the Hoopa Valley Tribe does not currently have a single, standalone brownfields-specific revitalization plan for the target area, the proposed cleanup activities are a key implementation step toward an integrated brownfields revitalization strategy that aligns with existing Tribal land use planning, capital improvement priorities, and community development goals in the primary educational hub of Hoopa.

The priority site at 521 Loop Road is identified by the Tribe as a critical redevelopment opportunity due to its central location and proximity to schools, community facilities, and public services. The Tribe’s long-term vision for this property includes construction of new educational and community facilities that support workforce development, youth programs, and community services. The Tribe has stated its intention to expand the Tribal Education Building to incorporate both a cultural immersion area and a community wellness facility. This will provide the community with a site for culturally related activities in close proximity to the hub of educational facilities. Both the Hoopa Education Department and the Hoopa Kma:w Medical Clinic are in support for funding the reuse plan to develop a wellness center with an emphasis on cultural immersion as discussed in Tribal Council meetings. The selected cleanup remedy will permanently remove environmental barriers and make the site suitable for unrestricted reuse, directly supporting a feasible and clearly defined reuse strategy for this priority site.

The proposed EPA Brownfields Cleanup Grant activities will serve as a foundation for an overall brownfields revitalization plan by:

- eliminating contamination that prevents productive reuse of a key community site;
- demonstrating a repeatable cleanup approach for similarly situated properties within the target area; and
- generating cleanup completion documentation that can be used to support redevelopment planning, funding applications, and future site prioritization.

These activities align with and advance the Tribe’s broader land use and revitalization priorities, including improving community infrastructure, supporting educational facilities, protecting public health, and returning underutilized properties to productive use. Cleanup of the priority site will

directly support planned community investments and reduce long-term environmental liabilities, positioning the Tribe to strategically address additional brownfield sites as resources allow. As cleanup activities are completed, TEPA will integrate lessons learned, site data, and community input into ongoing planning efforts to guide future brownfield cleanup and reuse decisions across the target area.

e. Outcomes and Benefits of Overall Plan for Revitalization

Cleanup of priority brownfield sites within the target area will generate significant long-term economic, environmental, and community benefits by removing contamination that limits productive use of centrally located Tribal land. At the priority site, cleanup will enable redevelopment for community-serving and educational purposes, supporting nearby Klamath Trinity Joint Unified School District elementary and high school facilities, the local College of the Redwoods campus, the newly built Tribe’s education building, and afterschool programs. These uses collectively serve children, youth, and families and rely on a safe surrounding environment to function effectively. Removal of hazardous substances will protect these sensitive populations and strengthen the educational corridor within the target area.

The overall revitalization approach will also enhance access to and use of adjacent community amenities, including the recently revitalized Pookies Park and the Kim Yerton Memorial Public Library, by eliminating environmental and physical barriers that detract from safe recreational and learning spaces. Redevelopment of the cleaned site will complement these nonprofit and public-serving facilities, improving connectivity, safety, and overall quality of life. Cleanup activities are expected to support short-term construction employment and long-term job opportunities associated with education, community services, and site operations, contributing to sustainable economic development.

The proposed project will improve local resilience to extreme weather events and natural disasters by permanently removing contaminated soil and hazardous building materials that could otherwise be mobilized during flooding, wildfire, or severe storm events. Given the site’s proximity to schools, parks, and community facilities, cleanup reduces the risk of contaminant migration into areas heavily used by children and the public during extreme weather. Site restoration and future redevelopment will improve ground stability and drainage, reduce erosion, and support safer emergency access, thereby enhancing the Tribe’s capacity to protect critical community assets and recover more quickly from climate-related impacts.

c. **Strategy for Leveraging Resources**

a. Resources Needed for Site Reuse

The Hoopa Valley Tribe currently does not have other secured funding sources available to support additional environmental site assessment activities beyond EPA Brownfields resources. As a result, EPA Brownfields funding is essential to address remaining environmental uncertainties and remove liability that currently prevents redevelopment of the priority site.

However, there is a high likelihood of securing non-EPA funding for site reuse once environmental barriers are addressed. The Tribe has identified strong potential for redevelopment funding through the Tribal Kima:w Medical Center

using Indian Health Service (IHS) resources and through the California Tribal Fund, which supports investments that strengthen the viability and visibility of California Tribal Nations and communities. These funding sources are intended to support construction and programming for a community wellness center, which is a stated Tribal priority.

EPA Brownfields funding will serve as the catalyst for these investments by delivering cleanup completion and site readiness documentation required by reuse-focused funders. By removing

environmental liability, the proposed project will unlock subsequent public funding for construction and long-term community wellness uses that would not otherwise be accessible.

b. Use of Existing Infrastructure

The EPA Brownfields Cleanup Grant will enable safe reuse of existing infrastructure at the priority site by removing environmental barriers to redevelopment. The site is already served by existing water, power, septic, roadway, and sidewalk infrastructure, which will be reused following cleanup, reducing redevelopment costs and accelerating site readiness.

Future redevelopment as a community wellness center may require limited infrastructure upgrades, such as utility capacity or building connections. These improvements will be funded through non-EPA sources, including Indian Health Service (IHS) funding and other Tribal or State-level infrastructure programs. EPA Brownfields funding will ensure the site is environmentally ready so these investments can proceed efficiently.

II. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. *The Community's Need for Funding*

The target area is a rural Tribal community with a small population and limited local revenue, restricting the Tribe's ability to fund environmental assessment, cleanup, and reuse planning without federal assistance. The high cost of remediation, combined with a limited tax base and competing essential service needs, makes EPA Brownfields funding the primary viable resource for addressing contamination.

This grant will meet critical community needs by removing environmental barriers at a priority site that affects sensitive populations and nearby community facilities. Without EPA support, the site would remain underutilized and continue to pose potential risks to human health. EPA Brownfields funding will enable cleanup that supports community and wellness-focused reuse while allowing limited Tribal resources to remain focused on essential services.

b. *Health or Welfare of Sensitive Populations*

Hoopa's Sensitive populations in the target area include children, youth, elders, and individuals with pre-existing health conditions. The priority site is located near schools, an afterschool program, a park, and a library, increasing the potential for exposure to contaminants for vulnerable populations, particularly children. Lead and asbestos pose heightened risks to neurological, developmental, and respiratory health for these groups.

The proposed EPA Brownfields Cleanup Grant will permanently remove contaminated soil and hazardous building materials, eliminate exposure pathways and reduce health risks to sensitive populations. Cleanup will improve environmental conditions surrounding key community and educational facilities and enable reuse of the site as a community wellness center, supporting preventative health, physical activity, and overall community well-being.

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

Information The target area includes populations with higher-than-average rates of asthma and other chronic respiratory conditions, particularly among children, elders, and individuals with pre-existing health issues. Exposure to contaminants such as lead and asbestos can worsen these conditions and increase long-term health risks.

The EPA Brownfields Cleanup Grant will reduce these threats by permanently removing contaminated soil and hazardous building materials, eliminating exposure pathways near schools, parks, and community facilities. Reuse of the site as a community wellness center will further support preventative care and healthy activities, helping reduce environmental contributors to disease and improve overall community health.

d. Economically Impoverished/Disproportionately Impacted Populations

The target area is a rural Tribal community where many residents experience economic hardship and disproportionate environmental burdens due to limited resources and historical underinvestment. Contaminated properties near schools and community facilities increase health risks and reduce access to safe spaces for vulnerable populations.

The EPA Brownfields Cleanup Grant will reduce these impacts by removing hazardous substances from a centrally located site, eliminating exposure pathways and improving environmental conditions. Reuse of the site as a community wellness center will further advance environmental justice by providing equitable access to health-promoting services and safe community space for economically and environmentally burdened populations.

Community Engagement

e. Project/Ongoing Community Involvement

Hoopa Valley Tribal Environmental Protection Agency (HVTEPA) will coordinate site cleanup and redevelopment with other Tribal partners. The tribe’s partners provide means of communication and education to solicit input, inform the community, and make Tribal decisions. The table below lists the tribal entities/organizations and their contributions to this grant.


f. Project Involvement

The Hoopa Valley Tribe will implement this project through coordinated interdepartmental involvement and community participation. The Hoopa Tribal Historic Preservation Office (THPO) will provide cultural resource review through an interdepartmental agreement, ensuring that cleanup activities are consistent with Tribal historic preservation policies and community priorities. The THPO will also facilitate consultation and provide regular input to the Hoopa Tribal Council on project progress and key decisions.

Additional involvement will be provided by the Hoopa Valley Tribe Environmental Protection Agency (TEPA), Tribal Planning Department, and adjacent community institutions, including local schools and childcare programs located near the site. Community members and neighboring organizations will be engaged through public notices, community meetings, and opportunities for comment throughout project implementation to ensure that cleanup and reuse decisions reflect local needs and protect sensitive populations.

g. Project Partner Roles

Partner Name	POC (name, email, phone)	Specific Project Role
Tribal EPA Program	Ken Norton, Director kenpnorton@gmail.com 530-625-5515	Provide project oversight and ensure community engagement
Public Utilities District	Linnea Jackson, General Manager Hvpud.gm@gmail.com 530-625-4543	Provide input on economic development related to site reuse
Planning Department	Pamela Mattz, COO Planningdirector.hoopatribe@gmail.com 530-625-4211	Provide input on redevelopment planning and land use restriction for capped material
Tribal Historic Preservation Office	Keduescha Colegrove, THPO hvt.thpo@gmail.com 530-625-4284	Provide cultural reviews and solicit community feedback

Hoopa Land Commission	Glenna Moore  530-625-5515	Provide input on site redevelopment and nearby affected Tribal lands
Kma:w Medical Center	Ryan Zumalt, Chief Executive Officer 530-625-4261 ex. 1083	Provide input on economic development related to site reuse

h. Incorporating Community Input

The Hoopa Valley Tribe (HVT) will implement a clear and inclusive communication strategy to keep the community informed of project progress and to meaningfully solicit and respond to community input throughout cleanup and reuse planning. Project updates will be coordinated by HVTEPA in collaboration with other Tribal departments and community partners.

Project progress will be communicated at least quarterly, and more frequently during active cleanup phases, using multiple methods to ensure accessibility. These methods will include public notices, flyers posted at community gathering locations, updates provided at Hoopa Valley Tribal Council meetings, and distribution through the local Two Rivers Tribune newspaper, HVT official social media, HVTEPA and HVT websites, and local bulletin boards. For residents unable to attend in-person meetings, information will be shared through digital postings and written summaries, and comments may be submitted electronically, by phone, or in writing.

Feedback will be documented, reviewed by project staff, and considered in decision-making related to cleanup sequencing, site access, and reuse planning. Responses to community concerns will be incorporated into project updates and shared back with the community to ensure transparency and accountability.

This approach ensures that community members—especially those directly affected by the project—have ongoing opportunities to participate, provide input, and influence cleanup and revitalization activities.

III. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan and Schedule

Based on the evaluation presented in the *Final Version 2 Analysis of Brownfields Cleanup Alternatives (ABCA)*, the Hoopa Valley Tribe has selected Alternative 2 – Soil Excavation, Off-Site Disposal, ACM Abatement, and LBP Removal as the preferred cleanup approach for the 521 Loop Road site 26-1-12 Hoopa Valley-Final-Rev...

Alternative 2 is highly effective because it permanently removes lead-contaminated soil, ACM, and LBP, eliminating the need for institutional controls or long-term operation and maintenance and allowing the site to be redeveloped as proposed. It is also easy to implement, relying on standard abatement, demolition of unsafe structural components to ensure abatement worker safety, and excavation practices with readily available materials, services, and equipment. The Hoopa Valley Tribe will implement Alternative 2 through a structured cleanup process led by a qualified environmental professional. The QEP will prepare a site-specific Cleanup Plan consistent with the approved ABCA, including remedial methods, health and safety requirements, waste management procedures, and confirmation sampling criteria. The QEP will also provide technical oversight throughout implementation to ensure compliance with applicable Tribal, state, and federal regulations. TEPA and selected QEP will develop a competitive bidders packet to procure a properly licensed and certified construction and abatement contractor. The bid documents will include technical specifications and performance requirements necessary to safely conduct soil excavation, off-site disposal, asbestos abatement, lead-based paint removal, and demolition activities. Due to significant safety hazards associated with cleanup and abatement activities,

demolition of the structure is required to protect worker health and safety. TEPA and selected qualified environmental professional will prepare closeout reports and document activities. Upon completion, final cleanup documentation will be filed with the Hoopa Realty Department to support land records and future site management. Task/Activities

b. Project Implementation, c. Project Schedule, d. Task/Activity Leads, e. Outputs

Task 1: Project Management and Planning
<p>b.. Project Implementation</p> <ul style="list-style-type: none"> • Manage the EPA Brownfields Cleanup Grant cooperative agreement in compliance with EPA terms and conditions. • Coordinate with EPA Region 9, TEPA staff, and licensed contractors. • Prepare and maintain project schedules, meet biweekly with qualified environmental professional (QEP), procurement documents, and compliance materials. • Prepare construction specifications and contracting package for project bidding. • Oversee contracts process and contractor performance for ACM/LBP abatement, demolition, soil excavation, confirmation sampling, and site restoration. • Review and approve contractor pay applications and required compliance documentation. • EPA grant closeout documentation and final project records filed with the Hoopa Realty Department. • Prepare and submit required ACRES progress reports, financial, and closeout reports.
c. Project Schedule: Start date: Year 1; Quarter 1 Duration: 2 years
d. Task/Activity Leads: TEPA
<p>e. Outputs:</p> <ul style="list-style-type: none"> • EPA-approved cleanup work plan and project schedule • Meetings • Bidding and Contracting Package • Procurement and contractor oversight documentation • Quarterly performance and financial reports • Health & Safety coordination records • Final Cleanup Completion Report and EPA closeout documentation
Task 2: Community Outreach & Engagement
<p>b. Project Implementation</p> <ul style="list-style-type: none"> • Implement a community engagement strategy to keep residents and stakeholders informed throughout cleanup activities under Alternative 2. • Coordinate outreach efforts with Tribal departments, nearby schools, community programs, and service providers located near the Site. • Provide timely notifications regarding cleanup schedules, site access limitations, and health and safety information during abatement, demolition, and excavation activities. • Offer multiple avenues for public participation, including in-person meetings and non-in-person engagement options.
c. Project Schedule: Start Date: Year 1, Quarter 2; Duration: 2 Years
d. Task/Activity Leads: Qualified Environmental Professional and TEPA
<p>e. Outputs:</p> <ul style="list-style-type: none"> • Public notices, flyers, and informational postings at community gathering locations • Project updates shared through Tribal websites, social media, email lists, and bulletin boards

<ul style="list-style-type: none"> • Meeting summaries and documentation of public comments received • Written responses or follow-up communications addressing community questions or concerns
<p>Task 3: Site-Specific/ Site Cleanup Activities</p>
<p>b. Project Implementation:</p> <p>Activity 1 – ACM & LBP Abatement and Building Demolition</p> <ul style="list-style-type: none"> • Abate asbestos-containing materials (ACM) and remove lead-based paint (LBP) from the former church building in compliance with applicable Tribal, state, and federal regulations. • Demolish and remove the church building following completion of abatement. • Transport and dispose of all abated materials and demolition debris at permitted off-site facilities. <p>Activity 2 – Soil Excavation, Off-Site Disposal, and Confirmation Sampling</p> <ul style="list-style-type: none"> • Excavate lead-impacted soils exceeding DTSC residential screening levels as identified in the ABCA. • Dispose of excavated soils at permitted off-site facilities. • Collect confirmation samples to verify cleanup objectives and restore excavated areas with clean fill. <p>Activity 3 – Site Restoration, Cleanup Completion, and Reporting</p> <p>Description</p> <ul style="list-style-type: none"> • Restore disturbed areas and verify completion of cleanup activities. • Prepare and submit final cleanup documentation to EPA Region 9 to support regulatory and grant closeout.
<p>c. Project Schedule: Start Date: Year 2, Quarter 1; Duration: 6 months</p>
<p>d. Task/Activity Leads: Construction and Abatement Contractor</p>
<p>e. Outputs:</p> <ul style="list-style-type: none"> • Abatement and demolition completion documentation • Waste characterization and disposal manifests • Clearance and regulatory compliance records • Excavation and disposal records • Analytical and confirmation sampling results • Site restoration documentation • Site restoration records • Final Cleanup Completion Report with confirmation sampling and disposal documentation
<p>Task 4: Oversee Site Cleanup</p>
<p>b. Project Implementation:</p> <ul style="list-style-type: none"> • Complete site-specific Cleanup Plan and EPA approval process consistent with the ABCA. • Contractor bid package, including technical specifications and performance requirements. • Construction observation logs and field oversight documentation. • Monthly (or periodic) progress reports documenting cleanup activities and compliance. • Provide construction observation during cleanup and abatement activities (estimated 6–8 months).

- Monitor and oversee soil excavation, hazardous materials abatement, demolition, and site restoration to ensure compliance with acquired permits and the approved Cleanup Plan, ABCA, and applicable Tribal, state, and federal regulations.
- Coordinate with the TEPA and EPA Region 9 throughout implementation
- Attend schedule bi-weekly meetings with TEPA.
- Prepare and submit required project documentation and progress reports to support regulatory compliance and grant requirements.
- Review and approve contractor pay applications and required compliance documentation.
- Collect and evaluate confirmation samples, as necessary, to verify cleanup objectives are met.
- Waste characterization, transportation, and disposal documentation.
- Confirmation sampling results and laboratory analytical reports.
- Conduct a final site walk-through to verify completion of cleanup activities.
- Comprehensive Cleanup and Closure Report submitted to EPA.
- Regulatory closeout documentation supporting unrestricted future use of the site.

c. Project Schedule: Start Date: Year 1, Quarter 2; Duration: 6-8 months

d. Task/Activity Leads: Qualified Environmental Professional

e. Outputs:

- Approved site-specific Cleanup Plan consistent with the ABCA.
- Contractor bid package, including technical specifications and performance requirements.
- Construction observation logs and field oversight documentation.
- Monthly (or periodic) progress reports documenting cleanup activities and compliance.
- Waste characterization, transportation, and disposal documentation.
- Confirmation sampling results and laboratory analytical reports.
- Final site walk-through and completion memorandum.
- Comprehensive Cleanup and Closure Report submitted to EPA.
- Regulatory closeout documentation supporting unrestricted future use of the site.
- EPA grant closeout documentation and final project records filed with the Hoopa Realty Department.

e. Cost Estimates

The Hoopa Valley Tribe engaged qualified environmental and engineering professionals to develop cost estimates and technical recommendations for the cleanup of the 521 Loop Rd (Church of the Mountains) property. The proposed scope of work was developed in accordance with Tribal procurement policies and will be implemented in compliance with EPA procurement requirements. Based on the attached budget, the total estimated cost for site cleanup activities, including project management, hazardous material abatement, necessary demolition, cleanup oversight, and confirmation sampling, is \$467,000. The Tribe is requesting \$467,187 in EPA Brownfields Cleanup funding to complete the project, with cost share waived. Costs were reduced from the ABCA that listed an anticipated cost of \$607,000, after contacting local construction professionals.

Budget Categories		Project Tasks				
		Project Management	Education Outreach	Cleanup	Cleanup Oversight	
		Task 1	Task 2	Task 3	Task 4	Total
Direct Costs	Personnel	\$ 10,000	\$ 5,000	\$ 1,500	\$ 1,500	\$ 18,000
	Fringe Benefit 33%	\$ 3,300	\$ 1,650	\$ 495	\$ 495	\$ 5,940
	Travel	\$ -	\$ -	\$ -	\$ -	\$ -
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 30,000	\$ -	\$300,000	\$ 80,000	\$ 410,000
	Other	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
Total Direct		\$ 43,300	\$ 6,650	\$301,995	\$ 91,995	\$ 443,940
Indirect 5%		\$ 2,165	\$ 333	\$ 15,100	\$ 4,600	\$ 22,197
Total Fed Funding		\$ 45,465	\$ 6,983	\$317,095	\$ 96,595	\$ 466,137
Cost Share		\$ -	\$ -	\$ -	\$ -	\$ -
Total Budget		\$ 45,465	\$ 6,983	\$317,095	\$ 96,595	\$ 466,137

Task1 Project Management

- Personnel Costs: 249 hours at an average rate of \$40/hr.= \$10,000
- Construction Cost: QEP development of construction bid packet average = \$30,000

Task 2 Education Outreach

- Personnel Costs: 125 hours at an average rate of \$40/hr.= \$5,000

Task 3 Cleanup

- Construction Costs: ACM Abatement- labor/materials \$300/hr.=\$60,000; Disposal \$50 per cubic yard= \$10,000; Abatement inspection average \$1,000; LBP removal at \$20 per square foot and sequencing demolition \$40 per square foot = \$135,000; Soil excavation \$450 per ton= \$60,000; Total = \$300,000

Task 4 Cleanup Oversight

- Construction Costs: QEP at 2- cleanup plan, QAPP, confirmation sampling, reporting, oversight combined rate of \$100/hr.=\$80,000
- Other Costs: Cultural Monitors onsite for duration of excavation activities at a rate of \$520 per day = \$10,000

f. Measuring and Evaluate Environmental Results

The Tribe’s Environmental Director (ED) will be responsible for tracking, measuring progress and ensure that all project goals will be achieved in an efficient manner. The ED will utilize site for reporting, tracking and documentation of tasks completion of the project. The ED will also provide quarterly reports to the grant project officer of up-to-date task status and completion. The Tribe’s expected outcome for the cleanup and remediation of the project site will ensure health and safety for residents, tribal employees, and the community by mitigating exposure to known hazardous substances.

IV. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

a. Organization Capacity

The Hoopa Valley Tribe, through its Tribal Environmental Protection Agency (TEPA), has the experience and systems in place to effectively manage all programmatic, administrative, and financial aspects of the proposed Brownfields Cleanup grant. TEPA routinely administers EPA-funded programs, including CERCLA 128(a), and has demonstrated capacity to oversee environmental contractors, manage procurement, track budgets, and ensure compliance with EPA

requirements. The Tribe’s established financial management systems support accurate accounting, documentation, and timely reporting, allowing the project to be implemented efficiently, transparently, and in accordance with federal grant standards.

b. Organizational Structure

The Grant team will be organized under TEPA in collaboration with, the HVPUD and an engineering contractor to guide the cleanup activities. This approach has proven to be effective in managing all technical, administrative, and financial requirements of the project and grant within required timeframes.

c. Description of Key Staff

The TEPA Director/Project Director since 1997, Mr. Ken Norton has worked in the field of environmental protection since 1980. Mr. Norton oversees an array of Tribal water programs and other tribal environmental programs that include hazardous waste remediation. He holds a Bachelor of Science in Liberal Arts Degree with an emphasis in Fishery Management. Mr. Norton has the programmatic and administrative capacity to successfully manage and complete the grant within the 3-year period of performance.

The Tribe’s Fiscal Department CFO, Pateisha Alvarado, and Angela Jarnaghan (Grants Compliance), are responsible for assisting tribal programs with fiscal grant reporting and overall grant management. This department has developed financial systems for tracking grant expenditures, payment to vendors, creating fiscal reports, and closeout of grants and contracts.

d. Acquiring Additional Resources

The Tribe has successfully acquired additional expertise and resources to include contractors to successfully completed multiple hazardous waste removal and remediation project on its lands through competitive bids through the Tribes property and procurement policy. The proposed project will utilize licensed and qualified contractors in the Brownfield Cleanup Grant. The Tribe has consulted with qualified environmental and civil engineering firms to provide land reuse project designs and cost estimates for the remediation and revitalization of the site.

b. Past Performance and Accomplishments

a. Tribe Currently Has USEPA Grant Funds for one CERCLA 128 Grant and Brownfield Cleanup Grant

1) Accomplishments

Year, Amount & Purpose	Output, Outcomes, Measures of Success	Compliance, Schedule, Completion
2026: \$235,708 CERCLA 128a	Through this grant the Tribe has completed inventories of Brownfield sites, provided oversight and enforcement authorities, public participation, and approval of cleanup plans with verification and certifications.	The tribe has been in receipt of the CERCLA 128a grant consecutively for over 10 years and has complied with all grant requirements on project progress, fiscal, and conducted ACRES reporting as need.
2023: \$456,988 Brownfield Cleanup	The Wagner Property cleanup is a current funded project that is conducting excavation and onsite encapsulation of contaminated soil from an old mill operation using approved work plans, including confirmation sample findings. The project will minimize harmful	Successful cleanup goals are on schedule to be closed out by 9/30/2026 and will be verified through confirmation sampling, completion of all regulatory documentation, and formal site closeout in the

	pollutants, protect human health and the environment, and prepare the land for community utilization.	Tribal Response Program public record, ACRES, and demonstrating the property's readiness for reuse and long-term stewardship.
--	---	---

The Tribe began receiving CERCLA 128(a) funding in 2002. Since then, the Tribe has been successfully managing this program in achieving its 128(a) goals, outputs, and outcomes as identified in annual project work plan to their completion.

2) *Compliance with Grant Requirements*

Since 2002, the Tribe's EPA Program has been building its capacity to manage and administer its Brownfields grants effectively. The program has successfully met grant reporting criteria on ACRES, detailing whether program objectives were met, fiscal resources were appropriately managed, and assistance award requirements were satisfactorily fulfilled. The Tribe's environmental program also provided oversight during the completion of Brownfields environmental investigations and have ensured that documents such as Sampling and Analysis Plans (SAPs) are followed by contractors and all necessary activities are performed using appropriate methods. The Tribe's EPA Program will continue to meet all federal grant commitments and requirements in an efficient and timely manner.

**U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD CLEANUP PROGRAM**

THRESHOLD CRITERIA RESPONSE

1. Applicant Eligibility

The applicant is the Hoopa Valley Tribe, a federally recognized tribe as such an eligible entity for federal awards, including the Brownfields Cleanup grant. (DUNS # 07467165).

2. Previously Awarded Cleanup Grants

The 521 Loop Road has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Fund

The Hoopa Valley Tribe does not have an active EPA Brownfield multipurpose grant.

4. Site Ownership

The Hoopa Valley Tribe holds the deed and is the sole owner of the proposed cleanup site.

5. Basic Site Information

This grant application is being submitted for the former 521 Loop Road site, located on the Hoopa Valley Indian Reservation, in Humboldt County, California. The site consists of 3-acres located at 521 Loop Rd Hoopa CA 95546 (APN 525-171-003). This parcel is owned by the Hoopa Valley Tribe.

6. Status and History of Contamination at the Site

The 521 Loop Road property is an approximately three-acre site owned by the Hoopa Valley Tribe and located within a mixed residential and community-use area of Hoopa, California. The site contains a historic church building constructed around 1922 and a former daycare building constructed between 1954 and 1972, along with paved areas and ancillary features. The property was transferred to the Tribe in or before 1980 and has since remained underutilized. A Phase II Environmental Site Assessment completed in 2025 identified lead concentrations in surface soils exceeding California Department of Toxic Substances Control residential screening levels in several building drip-line areas, as well as the presence of asbestos-containing materials and lead-based paint in the church building. These conditions have limited redevelopment and pose potential risks to human health, particularly given the site's proximity to schools, childcare facilities, and other sensitive community uses.

7. Brownfields Site Definition

The proposed site meets the definition of a Brownfields site and are:

- a) not listed or proposed for listing on the National Priorities List;
- b) not subject to unilateral administrative orders, administrative orders on consent, or judicial consent decrees issue to or entered into by parties under CERCLA;
- c) not subject to the jurisdiction, custody, or control of the U.S. Government.

Lands owned by the Hoopa Valley Tribe may be subject to the custody of the U.S. Government; however, land held in trust by the government for an Indian tribe is eligible for federal and state funding.

8. Environmental Assessment Required for Cleanup Grant Applications .

- **May 5, 2025** – Final Phase II Environmental Site Assessment (ESA)
- **January 27, 2026** – Analysis of Brownfields Cleanup Alternatives (ABCA)

9. Site Characterization

The 521 Loop Road site is an approximately three-acre property owned by the Hoopa Valley Tribe and located within a residential and community-use area of Hoopa, California. A Phase II Environmental Site Assessment identified lead-impacted surface soils exceeding residential screening levels in localized areas, primarily along former building drip lines, as well as asbestos-containing materials and lead-based paint in the former church building. These conditions represent potential human health risks and have constrained redevelopment, necessitating cleanup prior to safe reuse of the site.

10. Enforcement or Other Actions

The Hoopa Valley Tribe is unaware of any ongoing or anticipated environmental enforcement or other actions related to the proposed site.

11. Sites Requiring a Property-Specific Determination

Based on guidelines for Brownfield funding under CERCLA 104 (k), a property-specific determination is not required for the site.

12. Threshold Criteria Related to CERCLA Liability

The Hoopa Valley Tribe is a federally recognized Indian Tribe and is therefore exempt from demonstrating that they meet the requirements of a CERCLA liability defense.

13. Cleanup Authority and Oversight Structure

Cleanup activities at the 521 Loop Road site will be conducted under the authority of the Hoopa Valley Tribe as the property owner, with oversight provided by the Hoopa Valley Tribe Environmental Protection Agency (TEPA) in coordination with EPA Region 9. The Tribe will implement cleanup actions in accordance with the approved Analysis of Brownfields Cleanup Alternatives and applicable Tribal, state, and federal requirements. EPA Region 9 will provide regulatory review and concurrence as needed to support cleanup completion and grant closeout.

14. Community Notification

a. Analysis of Brownfield Cleanup Alternatives

The Alternatives Analysis for Cleanup of the 521 Loop Road is currently on the Hoopa Land Management Website, hoopaland.org, website for review and comment by the community and stakeholders.

b. Community Notification Ad

The public hearing notification from Two Rivers Tribune newspaper is attached.

c. Public Meeting

A public meeting for the Wagner property Cleanup Grant Application occurred during the December 12, 2025 Hoopa Valley Tribal Council meeting. On December 18, 2025, a Tribal Council Meeting approved a resolution to support the application to apply for Brownfield Cleanup funding for the 521 Loop Road Property.

d. Submission of Community Notification Documents

Documentation including the ABCA, meeting announcements and related information are attached to the application submitted to the EPA.

15. Named Contractors and Subrecipients

Contractors and subrecipients have yet to be determined at this time.

Attachments:

- 1.) Tribal resolution 25-146
- 2.) Final ABCA Jan 2025
- 3.) TEPA letter for site characterization
- 4.) Public meeting documentation from December 12, 2025