

EUNICE M. ULLOA
Mayor



KAREN C. COMSTOCK
CHRISTOPHER FLORES
MARC LUCIO
Council Members

CURTIS BURTON
Mayor Pro Tem

DR. LINDA REICH
City Manager

CITY of CHINO

APPLICATION INFORMATION SHEET

1. Applicant Identification:

Applicant	Street Address	City, State, Zip code	County
City of Chino	13220 Central Avenue	Chino, CA 91710	San Bernardino County

2. Website URL: [Chino, CA | Official Website](https://www.cityofchino.org)

3. Funding Requested: \$500,000

a. **Assessment Grant Type:** Community-wide

b. **Federal Funds Requested:** \$500,000

4. Location:

City	State	County
Chino	CA	San Bernardino

5. Target Area and Priority Site Information:

- Priority Site 1 - APN 1026071020000 (Former Herman G. Stark Youth Correctional Facility Core Area – 216.32 acres): 15180 South Euclid Avenue, Chino, CA, 91710
- Priority Site 2 – APN 1026101110000 (Directly South of Site 1 – 15.28 acres): No associated street address
- Priority Site 3 – APN 1026031010000 (Directly West of Site 1 – 44.92 acres): No associated street address

Please see attached map for more information.

6. Contacts

a. Project Director:

Project Director	Phone Number	Email address	Mailing Address
Rhonesia Perry	909-334-3335	rperry@cityofchino.org	13220 Central Avenue Chino, CA 91710

b. Chief Executive/Highest-Ranking Elected Official:

City Manager	Phone Number	Email address	Mailing Address
Linda Reich	909-334-3290	lreich@cityofchino.org	13220 Central Avenue Chino, CA 91710

7. Population:

City of Chino	95,347 (U.S. Census QuickFacts, 2024)
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8. Other Factors:

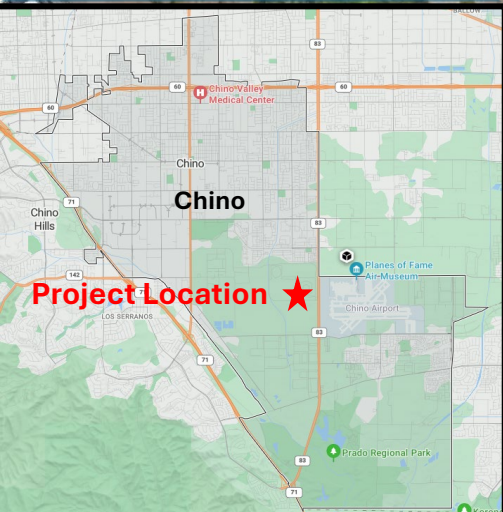
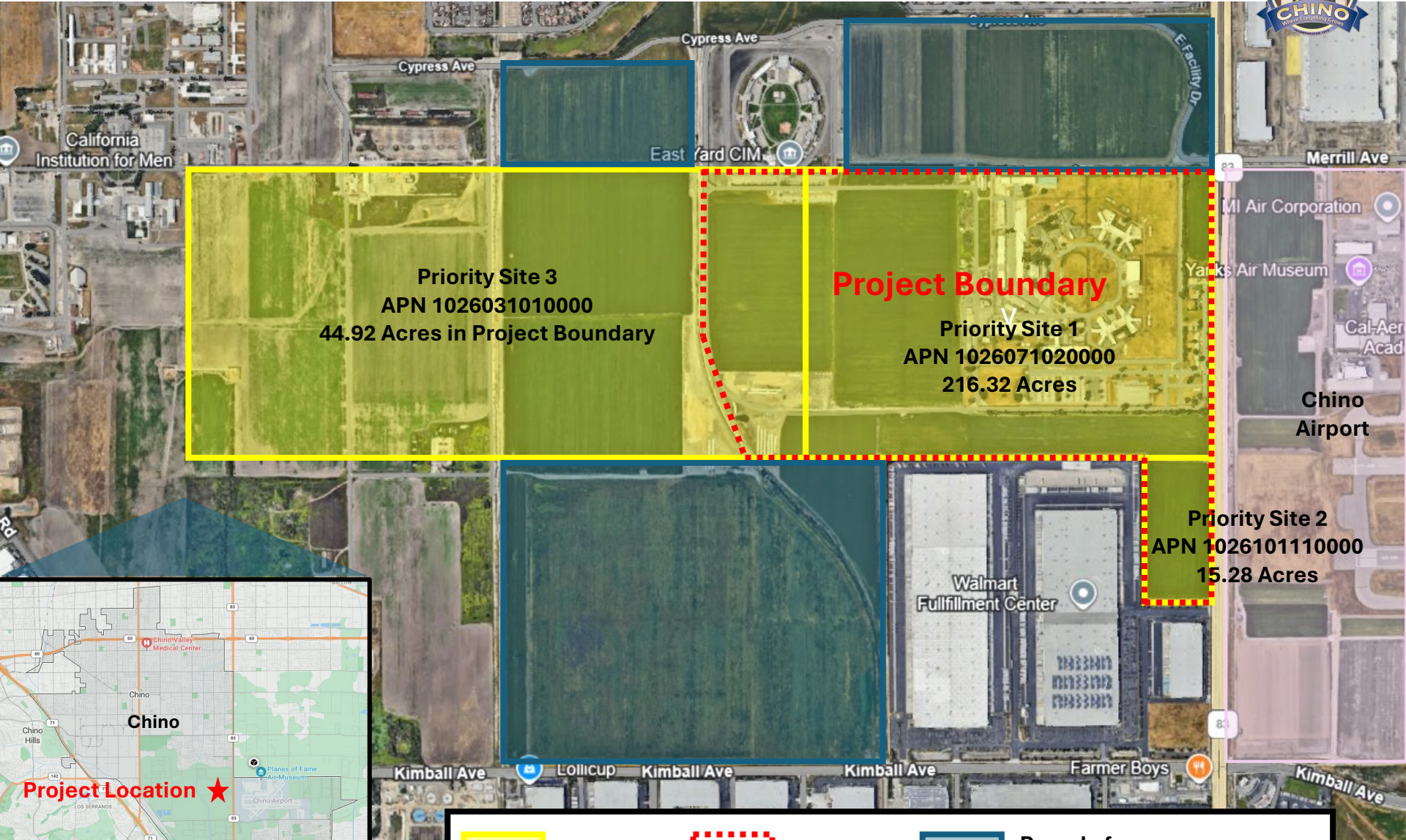
Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
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).	2
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

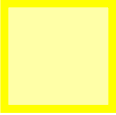



9. Letter from the State or Tribal Environmental Authority:

See attached letter: California Department of Toxic Substances Control (DTSC). The DTSC letter was signed before the project budget was finalized. An updated letter can be obtained from DTSC if requested.

10. CBI Claims: Not applicable. The City of Chino does not need to claim any confidential or proprietary information.

EPA Community-Wide Assessment Grant Chino – Stark Property Environmental Assessment Project Location Map



	Project Parcels		Project Boundary		Parcels for Inventory Only	
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Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 14, 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 BROWNFIELD ASSESSMENT GRANT APPLICATION
FOR \$370,000

Dear Ms. Hanusiak:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports The City of Chino's application for a United States Environmental Protection Agency (USEPA) Brownfield Assessment Grant (USEPA Grant) for the approximately 250-acre property located at west of the Chino Airport adjacent to State Highway 83 at accessor parcel numbers: 1026071020000, 1026031010000, and 1026101110000 in Chino, San Bernardino County, California (Site). The City of Chino is requesting a funding amount of \$370,000 to cover the cost of environmental assessment activities at the Site.

With the USEPA Grant funding, the City of Chino would like conduct environmental site assessments and related planning activities for the Stark Property Environmental Assessment (Project), including inventorying and prioritizing sites brownfield sites, conducting community involvement activities, and supporting next steps/cleanup planning efforts. The Project will establish baseline environmental conditions, incorporate community input related to environmental concerns and priorities, reduce uncertainty associated with legacy land uses, and support informed land acquisition, planning, and future redevelopment decisions. The USEPA Grant would also help identify and address

environmental concerns, promote economic revitalization, and improve public health and safety.

DTSC looks forward to the possible award of the USEPA Grant to the City of Chino 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 714-484-5430 or via email at anthony.rosas@dtsc.ca.gov.

Sincerely,



Anthony Rosas
Regional Brownfield Coordinator
Site Mitigation and Restoration Program

cc: Maryam Tasnif-Abassi
Brownfield Development Manager
Site Mitigation & Restoration Program
[Maryam.Tasnif-Abassi@dtsc.ca.gov](mailto:Mariam.Tasnif-Abassi@dtsc.ca.gov)



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Overview of Brownfield Challenges and Description of Target Area: The City of Chino, California (population 95,347) is located in the heart of Southern California, approximately 35 miles east of Los Angeles. Chino has deep agricultural roots and was once a hub for dairy farming and ranching. Currently, Chino is a diverse community that is growing and evolving quickly; between 2010 and 2020, Chino's population grew by almost 16%. This steady growth and change from an agricultural background to an urban landscape has brought many new challenges including integrating new housing, jobs, services, and infrastructure. The City's long history of heavy industrial and agricultural activity has resulted in multiple underutilized properties. These past operations have left behind environmental concerns such as heavy metals, pesticides, fertilizers, petroleum, and other contaminants that continue to affect the community. Many of these parcels remain unfenced, making them vulnerable to illegal dumping and criminal activity, which further increases potential environmental risks. The City's community-driven 2045 General Plan and San Bernardino County 2026 Comprehensive Economic Development Strategy (CEDS) identify goals to focus economic growth in key areas, invest in affordable housing, revitalize aging commercial corridors, and transform previous agricultural properties. The Target Area is Census Tract 6071012200 (population 18,685) which has one of the highest rates of poverty in the City, triple the State average. The Target Area is located west of Chino Airport and adjacent to State Highway 83 and includes the California Institute for Men (correctional facility), Chaffey College Chino Campus, Ayala Park, the former Heman G. Stark Youth Correctional Facility (Stark Facility), and vacant former agricultural land. The Project's priority sites encompass approximately 273 acres centered around the former Stark Facility and include three parcels (APNs: 1026071020000, 1026031010000, 1026101110000). See attached map. Prolonged vacancy, historic land uses, and significant constraints on the City's General Fund resources have left the Target Area underutilized with vacant buildings, deteriorating infrastructure, and potential and known contamination. Chino seeks \$500,000 in EPA Brownfields Community-Wide Assessment Grant funding to conduct environmental site assessments and related planning, including site inventory and prioritization, community engagement, and cleanup planning in the Target Area for the Stark Property Environmental Assessment (Project). Assessment activities are expected to focus primarily on community outreach and completion of Phase I and II ESAs necessary to establish an initial environmental baseline, followed by the development of remediation planning. These activities will reduce uncertainty associated with legacy use, address identified community concerns, enable informed decision-making related to site acquisition from the State, which currently owns the priority sites, clean up the priority sites, and enable the City to transform the area into a center of economic prosperity that will allow the community to access goods, services, and employment opportunities.

b. Description of the Priority Brownfield Site(s): The three identified priority sites are located in the southern portion of Chino centrally located between Highway 83 (Euclid Avenue) and Central Avenue, the City's two main north/south throughways. The sites are also in close proximity to existing shopping, community services, governmental agencies, parks, and residential neighborhoods. The entire Target Area is also located within the Chino Airport Influence Area, characterized by groundwater contamination and offsite groundwater contamination. The location of the sites and the intended catalytic reuse will transform vacant and unused sites into a new dynamic, multi-use economic center that will bring jobs, housing, and tourism to Chino. A draft Historical Records and Database Review for the Target Area was completed in January 2026. The Priority Sites' location within the Chino Airport (characterized by groundwater contamination and offsite groundwater contamination) Influence Area and proximity to nearby properties with previous industrial uses further heightens the need for accurate environmental data to inform land-use compatibility, infrastructure planning, and future redevelopment decisions. The City is actively coordinating with the State (current owner of all sites) to secure site access, planning, and redevelopment of this key opportunity area. A site access agreement will be completed prior to award.



Priority Site 1 - APN 1026071020000 (Former Stark Youth Correctional Facility Core Area – 216.32 acres): Includes the former institutional campus, vacant buildings (watch towers, living quarters, vocational training facilities, school, gymnasium, maintenance and plant operations buildings, administrative and medical offices), and internal infrastructure including water and sewer lines and underground storage tanks (UST) of diesel, fuel oil, and amberlite. This site is prioritized due to its prolonged vacancy, previous uses, and importance to planned redevelopment efforts. No Phase I ESA, Phase II ESA, or remediation plan has been completed which may create uncertainty and delay reuse planning. The Stark Facility was issued several EPA ID Numbers including CAX000104455 and CAD981388192 for the removal of hazardous waste, including tetrachloroethylene (PCE), benzene, lead, polychlorinated biphenyls (PCBs), paint sludge, and oil/water separator sludge, between 1984 and 2025. Suspected contaminants may include insecticides, fertilizers, PCE, PCBs, hazardous waste, petroleum, heavy metals, arsenic, and lead among others. The lack of completed Phase I/II Environmental Site Assessments (ESA) and a remediation plan have created significant uncertainty regarding environmental conditions, which may delay land transfer, rezoning, and redevelopment efforts. The site has remained vacant for approximately 16 years, further limiting productive reuse and investment. **Reuse Concept:** Regenerative mixed-use development which may include new affordable and workforce housing, neighborhood-serving retail and services, recreational amenities, and employment-generating businesses.

Priority Site 2 – APN 1026101110000 (Directly South of Site 1 – 15.28 acres): This site is vacant agricultural land and was not included in the Historical Records and Database Review. Due to its proximity to sites 1 and 3, potential contaminants are expected to be similar including insecticides, fertilizers, PCE, PCBs, hazardous waste, petroleum, heavy metals, arsenic, diesel, and lead among others. **Reuse Concept:** Regenerative mixed-use development, which may include additional visitor-serving and agrotourism-supportive uses such as farm stores, educational and demonstration facilities, tasting rooms, farm-to-table dining, event spaces, and limited lodging. This site is in the Flight Safety Zone and restricted by zone limitations.

Priority Site 3 – APN 1026031010000 (Directly West of Site 1 – 44.92 acres): This site is vacant land. According to the Historical Records and Database Review, this previous agricultural may have included a milk bottling plant, part of the Jack D. Stiefel Dairy. The dairy reported operating a single UST for the storage of diesel fuel with an unknown size, construction, and installation date. There are no records of the removal of the UST and may represent a potential environmental concern. This site is prioritized due to its proximity to Site 1 and its history of agricultural use with potential shared infrastructure, utility connections, or subsurface conditions to the former Stark facility. The site is vacant and no environmental assessments have been carried out. Potential contaminants include insecticides, fertilizers, and diesel fuel. **Reuse Concept:** Same as Site 2 above.

c. Identifying Additional Sites: Should additional funds remain, the City will direct resources to assess other eligible Brownfield sites within the Target Area. Additional site(s) will be prioritized based on criteria that include historical agricultural use; proximity to the Stark property facilities; potential shared infrastructure, utility systems, or subsurface conditions that may signal contaminants; redevelopment potential; and consistency with the City's adopted economic development, land-use, housing, and Brownfields planning efforts. Parcels meeting these criteria will be documented and added to the Brownfield Inventory for future assessment and cleanup activities. Potential sites are included in blue on the attached map.

d. Reuse Strategy and Alignment with Revitalization Plans: The City's reuse strategy for priority site(s) within the Target Area envisions a phased, regenerative mixed-use development that will transform the former Stark Youth Correctional Facility and adjacent parcels into a destination of regional significance. Concurrently, robust community outreach will be conducted to solicit public input and community priorities regarding the development of a vibrant, environmentally compatible district that will support the community-driven long-term land use, housing, and economic development objectives. Proposed concepts of the Stark Facility portion



of the Target Area include new affordable and workforce housing, neighborhood-serving retail and services, nonprofit or community-serving facilities that improve quality of life, recreational amenities, green spaces, and employment-generating businesses that collectively advance economic vitality and community well-being. Some areas of previous agricultural use may include agricultural mixed-use development incorporating agritourism, visitor-serving farm stores, educational and demonstration facilities, tasting rooms, farm-to-table dining, event spaces, and limited lodging. An Economic Impact Study is underway but is not part of this grant request. This reuse strategy aligns with the City's adopted 2045 General Plan Update goal to leverage community assets to attract new business activities and create jobs. This plan, along with ongoing planning efforts associated with the ongoing Economic Impact Study for the area, identifies the Target Area as a critical opportunity for infill redevelopment, addressing housing needs, supporting economic impact, and reintegrating underutilized and vacant land into the community. The City plans to prepare a specific area-wide plan and zoning updates for the Project Area once environmental conditions are defined and acquisition is complete. Grant-funded assessments will provide the baseline data necessary to inform land-use decisions, refine reuse concepts, and ensure compatibility with surrounding land uses and Airport Influence Area constraints. These activities reflect community priority to remain a family-friendly, connected, and resilient city, identified through prior visioning and planning efforts, including the City's adopted General Plan, San Bernardino County 2026 Comprehensive Economic Development Strategy (CEDS), currently being updated. Community engagement conducted as part of prior redevelopment initiatives emphasize responsible redevelopment, transparency, and balancing economic opportunity with environmental stewardship. By resolving environmental uncertainty, the City will lay the foundation for coordinating planning and revitalization of the Target Area.

e. Outcomes and Benefits of Reuse Strategy: Projected reuse of the priority sites is expected to stimulate long-term economic development following assessment and cleanup. Redevelopment will generate jobs during construction and ongoing site operations, expand the local tax base, and improve access to affordable housing, neighborhood services, and recreational amenities. Based on preliminary planning assumptions, the proposed land use program could support an estimated employment density of approximately 2,730 direct and indirect jobs, resulting in approximately 10 jobs per acre. Housing assumptions will be regulated under California Surplus Land Act legislation which may require a minimum of 20% of units to be affordable, with the remainder as market-rate housing. These estimates are preliminary and would be further evaluated through the development process. Mixed-use development and employment-supporting uses will activate an underutilized area and support sustained economic activity within the Target Area. Community benefits associated with reuse may include new or enhanced open space, recreational areas, mixed-use agriculture, and nonprofit or community-serving facilities that improve quality of life. Green space and agricultural components will support food access, and environmentally beneficial land management practices. Redevelopment will improve local resilience to extreme weather and natural disasters by incorporating climate-responsive design strategies in future development phases. In accordance with the City's 2020-2030 Climate Action Plan, these strategies may include stormwater management, water reuse, heat-mitigating landscaping, and infrastructure upgrades that increase resilience to extreme heat and drought conditions. Future development phases may also incorporate renewable energy generation and energy-efficient practices such as on-site solar installations, high-efficiency building envelopes, and water-saving technologies. Environmental assessments are essential to confirm site suitability and guide the responsible integration of these measures during cleanup and redevelopment planning.

f. Resources Needed for Site Reuse: The City plans to pursue a range of public and private funding sources it is eligible for to support subsequent phases of assessment, cleanup, and redevelopment following completion of the proposed Project. EPA Brownfields assessment funding represents a critical first step in establishing the environmental baseline necessary to unlock and leverage these additional resources. Completion of Phase I and Phase II ESAs, Remediation Plans, and community outreach will position the City to competitively pursue



future EPA Brownfields funding, including supplemental assessment and cleanup grants. The assessment data generated through this Project will also strengthen the City's eligibility for State and regional programs that support on site remediation, infrastructure investment, housing development, and economic revitalization, such as EPA Brownfields Cleanup, CA DTSC grants, and Low-Income Housing Tax Credit programs. In addition, the City anticipates leveraging local resources such as tax increment financing, bond financing, and public-private partnerships with a master developer to support phased redevelopment. Environmental assessment results will directly inform current land acquisition negotiations with the State, clarify cleanup responsibilities, and reduce financial and regulatory risk, thereby improving redevelopment feasibility. By reducing uncertainty related to environmental conditions, the proposed Project will stimulate private-sector interest and increase the likelihood of securing third-party investment. Overall, EPA funding will serve as a catalyst for assembling a coordinated capital stack that supports site cleanup, infrastructure upgrades, and long-term reuse consistent with the City's adopted land-use and revitalization priorities.

g. Use of Existing Infrastructure: The proposed Project will support the strategic evaluation and reuse of existing infrastructure within the priority site(s) and Target Area. The former Stark Youth Correctional Facility and adjacent parcels includes above- and underground storage tanks, buildings, internal roadways, utility corridors, and sewer infrastructure that may be suitable for reuse or upgrading, subject to environmental confirmation and the results of the assessments and economic study. Grant-funded ESAs will evaluate the condition and potential environmental risks associated with existing infrastructure, including legacy sewer systems, water channels, utility connections, and building materials, to determine which assets can be safely reused, remediated, or removed as part of future redevelopment. If upgrades such as utility modernization, stormwater improvements, or roadway enhancements are needed, the City will seek State and federal infrastructure funding and developer contributions, such as EDA Public Works and Economic Adjustment Assistance grants. Assessment results will guide infrastructure planning and phasing by identifying environmental constraints early, supporting cost-effective design decisions, and reducing duplication of investments.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. The Community's Need for Funding: The City's FY 2025–26 General Fund revenue compared to funds allocated to General Fund expenditures, designated for capital projects, and continuing appropriations for long-range capital improvement initiatives leave the City in a shortfall to fund the requested brownfield tasks. Under new City management, fiscal policies are undergoing review to strengthen financial sustainability, mitigate potential revenue shortfalls, and improve oversight of capital investments, including the implementation of a capital improvements dashboard to track projects in construction, design, and pre-design phases. Despite these efforts, significant constraints on General Fund resources limit the City's ability to independently fund environmental site assessments, remediation planning, and predevelopment activities necessary to advance redevelopment in the Target Area. As a result, the inability to address the contaminated and underutilized properties will hinder timely remediation, perpetuating environmental health risks, restricting economic mobility, and constraining housing and employment opportunities for surrounding communities. The requested EPA Brownfields Assessment Grant directly addresses this critical funding gap by providing the resources needed to complete environmental due diligence and support community-driven reuse planning. Grant funding will enable the transformation of contaminated sites into productive community assets that support safe redevelopment, job creation, affordable and workforce housing, and enhanced neighborhood amenities. By reducing environmental health risks and advancing transformative reuse, the project will deliver direct benefits to residents negatively impacted by former site uses while positioning priority sites to leverage future public and private investment.

b. Health or Welfare of Sensitive Populations: Sensitive populations in Census Tract (CT) 6071012200 (Project Area) include children, older adults, individuals with limited access to healthcare including Hispanic, African American, and incarcerated individuals. Per



CalEnviroScreen 4.0, demographic data show that 16.62% of Target Area residents are children aged 10 or younger, 7.72% are seniors aged 65 or older, and 75.66% are individuals between ages 10–64. Sensitive populations within the Target Area and surrounding communities experience environmental conditions that pose ongoing risks to health and welfare. The area ranks in the highest percentiles statewide for air pollution (96%), hazardous waste proximity (94%), and drinking water concerns (99%). The environmental burdens are compounded by high housing cost burdens (59%), elevated rates of poverty (37%) and significant linguistic isolation (64%). These cumulative exposures disproportionately affect sensitive populations increasing vulnerability to respiratory illness, cardiovascular disease, and other adverse health outcomes. Redevelopment plans for the priority sites will address key health and welfare challenges in the community, resulting in better living conditions for all residents, with particular benefits for our most vulnerable populations.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: As noted above, the environmental conditions in the Target Area increase the risk of adverse health outcomes associated with exposure to hazardous substances and pollutants. Per CalEnviroScreen 4.0, sensitive population indicators for the parcels include asthma (14th–16th percentiles), low birth weight (15th and 50th percentiles), and cardiovascular disease (19th and 41st percentiles). Results for each indicator range from 0-100 and represent the percentile ranking of census tract 6071012200 relative to other census tracts in California. In addition, elevated levels of particulate matter and diesel emissions contribute to higher incidence of asthma (10.1%), respiratory illness, and cardiovascular disease (21.2%), while drinking water contamination and proximity to hazardous waste sites increase long-term risks of cancer (6.7%) and chronic health conditions such as high blood pressure (60.7%), high cholesterol (46.1%), and COPD (22.2%). CalEnviroScreen indicators demonstrate a greater-than-normal burden of pollution-related health risks, underscoring the need for targeted ESAs. The requested funding will enable the City to identify contamination sources, exposure pathways, and site-specific environmental conditions that may contribute to elevated disease incidence.

d. Economically Impoverished/Disproportionately Impacted Populations: The Target Area (Census Tract 6071012200) experiences significant environmental and socioeconomic challenges that limit access to alternative funding sources for assessment, remediation, and reuse planning. Census Tract 6071012200 (population 18,685) experiences significant economic hardship with a poverty rate of 37%, well above the City’s 4.7% and statewide rate of 11.8%. In addition, the above-mentioned health risks are further compounded by socioeconomic vulnerabilities, including limited access to preventive care and environmental health information. The Target Area and surrounding neighborhoods are characterized by commercial and industrial land uses, and residents with lower socioeconomic status disproportionately experience the environmental consequences associated with the former Stark Youth Correctional Facility, adjacent light-industrial and warehouse operations along Euclid Avenue, and decades of agricultural activity on surrounding parcels. Phase I and II ESAs, economic reuse study and community engagement will help address disparities by identifying environmental risks and guiding reuse strategies that prioritize community needs and beneficial outcomes. Assessment-driven planning will support redevelopment that expands access to employment opportunities, affordable housing, and community-serving amenities while reducing exposure to environmental hazards. By reducing environmental uncertainty and supporting reuse that incorporates anti-displacement strategies and small business opportunities, the Project will help distribute revitalization benefits throughout the Target Area.

e. and f. Project Involvement and Project Partners/Roles

Partner name	Point of Contact	Mission	Role
State of California –	Jason Kenney	Manage State-owned lands and facilities in accordance	The State will not perform grant-funded activities but will



The City of Chino

Department of General Services (Property Owner)	Chief Deputy Director Jason.Kenney@dgs.ca.gov 916-376-5031	with State policy and applicable laws to protect public health, safety, and environmental quality.	use assessment results to inform land disposition negotiations. The State is a willing seller of the three parcels to Chino, and the proposed project will help inform acquisition efforts.
Jones Lang Lasalle (JLL)	Dan Fenton Managing Director dan.fenton@jll.com 408-309-3450	Implement an innovative and sustainable real estate approach to shape a better world.	Land Acquisition Manager coordinating the transfer of properties to Chino and developing economic reuse study.
San Bernardino County Health Department	Kristian Alfelor, Chief of Environmental Health Services Kristian.Alfelor@dph.sbcounty.gov 800-442-2283	Working in partnership to promote, improve, and protect health, wellness, safety and quality of life in San Bernardino County.	Provide technical and public health expertise, health monitoring and data support, and assist with community outreach as needed.
Cal Poly Pomona, Don B. Huntley School of Agriculture	Ethan Orr, Dean eorr@cpp.edu 909-869-2200	To prepare students for careers in agriculture, food, and environmental science.	Provide subject matter expertise in adaptive reuse of land redevelopment in agriculture water use, agriculture technology, and water management.

Plan to communicate project progress to the local community

The City is committed to transparent, inclusive communication throughout the Project. The City will engage in community outreach through charrette activities and provide residents, local organizations, and stakeholders with regular updates and multiple opportunities for feedback to ensure community voices and needs to inform project decisions. The City will share monthly progress reports via email newsletters, social media, and a dedicated project website. The City will work with local partners listed above to host at least three public meetings to review milestones and next steps. Engagement methods include but are not limited to: 1) In-person meetings; 2) Virtual online town halls and an interactive comment portal; and/or 3) Flyers and mailers for impacted residents. To ensure inclusiveness, materials will be provided in multiple languages, translation services offered, and venues and platforms selected to accommodate all community members.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

In addition to the tasks below, the City will commission the following from other City funds and/or additional grant funds as needed: 1) Economic Impact Study; 2) structural/civil assessment to analyze building structural and infrastructure needs; 3) financing studies for infrastructure funding; 4) and/or planning/architecture for alternatives analysis, etc. No subawards or participant support costs are anticipated.

Task/Activity 1: Site Inventory and Prioritization

a. Project Implementation

- EPA-funded tasks/activities: Activities include 1) collect property data and conduct a comprehensive records review; 2) develop GIS maps that delineate at a minimum, suspected contaminated sites, parcel boundaries, surface and groundwater resources, roads, zoning districts, and adjacent land uses; 3) incorporate additional sites as recommended from outreach events; and 4) assemble a Brownfields Inventory.



<ul style="list-style-type: none"> ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: The City will select a competent and qualified multidisciplinary environmental consultant, procured as per federal procurement standards. The City will provide this task in-kind.
<p>b. Anticipated Project Schedule: Awards September 2026. Year 1 (2026), Quarters 3&4</p>
<p>c. Task/Activity Lead: Project Manager supported by City Staff & Consultant</p>
<p>d. Outputs: Property data memo, Records review memo, GIS maps, Complete site inventory, GIS maps, and site prioritization list.</p>
<p>Task/Activity 2: Community Outreach</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: Activities include 1) setup a City webpage for the project; 3) develop a community outreach plan including approximately 3 public meetings and social media campaign; 4) develop outreach materials including surveys, presentations, and exhibits 5) perform community outreach events; 5) develop outreach summary and incorporate feedback as necessary. ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A
<p>b. Anticipated Project Schedule: Ongoing Years 1-4 (2026 – 2030)</p>
<p>c. Task/Activity Lead: Project Manager supported by City Staff & Consultant</p>
<p>d. Outputs: Project webpage; outreach plan; copies of materials, surveys, presentations, and exhibits; inventory of webpage and social media post and feedback; public meeting attendance sheets, feedback summaries, and photos; Final summary of feedback received.</p>
<p>Task/Activity 3: Targeted Phase I Environmental Site Assessments</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: The City anticipates conducting approximately three (3) Phase I assessments including 1) records review; 2) site reconnaissance; 3) Interviews; 4) Recognized Environmental Conditions (RECs); and 5) Develop final report. ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A
<p>b. Anticipated Project Schedule: Year 2 (2027); Quarters 1&2</p>
<p>c. Task/Activity Lead: Project Manager supported by City Staff and Consultant</p>
<p>d. Outputs: 3 Phase I ESA reports with recommendations for Phase II testing.</p>
<p>Task/Activity 4: Targeted Phase II Environmental Site Assessments</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: The City anticipates conducting approximately three (3) Phase II assessments. Selected site(s) will undergo a complete Phase II site assessment to include but not be limited to: 1) site sampling and testing (water and soil); 2) laboratory analysis; 3) report-writing; and 4) remedial investigation. ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A
<p>b. Anticipated Project Schedule: Year 2 (2027); Quarters 3&4</p>
<p>c. Task/Activity Lead: Project Manager supported by City Staff and Consultant</p>
<p>d. Outputs: 3 Phase II ESA reports, QAPP/SAP/HASP documents, lab data packages</p>
<p>Task/Activity 5: Clean-up Plan</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: Develop a comprehensive hazardous substance clean-up plan including feasibility study with cost estimates, and remediation plan or strategy. The Plan will identify sites requiring hazardous substance clean-up and the type and degree of clean-up expected to be necessary. ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: N/A
<p>b. Anticipated Project Schedule: Year 3 (2028); Quarters 1&2</p>
<p>c. Task/Activity Lead: Project Manager supported by City Staff and Consultant</p>
<p>d. Outputs: Clean-up and Funding Plan</p>
<p>Task/Activity 6: Grant Management Reporting & Compliance</p>
<p>a. Project Implementation</p> <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities:



The City of Chino

- Non-EPA grant resources used to carry out this task: The City will perform the following grant management reporting and compliance in-house via in-kind contribution: 1) submit ACRES, quarterly and yearly progress reports; 2) submit quarterly and yearly invoices; 3) maintain project data; and 4) track outputs/outcomes
- b. Anticipated Project Schedule:** Ongoing Years 1-4 (2026-2030); Quarterly and yearly
- c. Task/Activity Lead:** Project Director supported by Financial Manager and City Staff
- d. Outputs:** # Quarterly and # yearly EPA reports and 1 closeout report; Quarterly and yearly invoices; updated project data; and copies of outputs/outcomes tracking database

3b. Cost Estimates: The City’s proposed budget is provided in the following table and discussed in the narrative that follows. The cost estimates were derived by the City based on our experience with grant projects, and with input from our Land Acquisition Manager experienced in EPA brownfields grants.

Budget Categories		Project Tasks (\$)						Total
		(Task 1) Inventory and Prioritization	(Task 2) Community Outreach	(Task 3) Phase I Site Assessments	(Task 4) Phase II Site Assessments	(Task 5) Clean-Up and Funding Plan	(Task 6) Program Management (City In-kind)	
Direct Costs	Personnel						\$0.00	\$0.00
	Fringe Benefits							
	Travel							
	Equipment							
	Supplies							
	Contractual	\$10,000	\$150,000	\$45,000	\$265,000	\$30,000		\$500,000
	Construction							
Other								
Total Direct Costs								\$500,000
Indirect Costs								
Total Budget								\$500,000

Task 1: Site Inventory and Prioritization. Contractual Costs: \$10,000 in consultant support are budgeted for collecting property data and conduct a comprehensive records review (\$4,000), develop GIS maps (\$4,000), and assemble a Brownfields Inventory (\$2,000). The City will **Task 1 total: \$10,000.**

Task 2: Community Outreach. Contractual Costs: \$150,000 in consultant support are budgeted for website development (\$75,000), develop outreach materials and exhibits (\$2,000), print flyers (\$5,500), and approximately 338 hours over 4 years (84.3 hrs/yr x 4 yrs x \$200/hr = \$67,500) for at least 3 community-wide meetings, ongoing virtual meetings, charrettes, and visioning sessions as well as for meetings with identified community groups and potential developers. **Task 2 total: \$150,000.**

Task 3: Targeted Phase I Environmental Site Assessments. Contractual Costs: \$45,000 in consultant support are budgeted for conducting three (3) Phase I assessments at a cost of \$15,000 each for a total of \$45,000). The contractor will accomplish a records review, a site reconnaissance, previous owner interviews, identify Recognized Environmental Conditions (RECs), and develop a final report for each site as necessary. **Task 3 total: \$45,000.**

Task 4: Targeted Phase II Environmental Site Assessments. Contractual Costs: \$265,000 in consultant support are budgeted for conducting three (3) Phase II assessments at a cost of \$88,333 each for a total of \$265,000). Due to the size, complexity, and potential contaminants of the sites, the cost is estimated toward the higher end of the \$50,000 - \$100,000 variance for Phase II assessments. The contractor will perform complete Phase II site assessments to include but not be limited to site sampling and testing (water and soil), laboratory analysis, developing



reports, and remedial investigations. **Task 4 total: \$265,000.**

Task 5: Clean-up Plan \$30,000. Contractual Costs: \$30,000 in consultant support are budgeted to develop a comprehensive hazardous substance clean-up plan (\$30,000) including feasibility study with cost estimates, and remediation plan or strategy. **Task 4 total: \$30,000**

Task 6: Grant Management Reporting & Compliance (not grant funded). The City will perform all grant management reporting and compliance in-house via in-kind contribution. Tasks include day-to-day oversight of the project and consultant, submitting ACRES, quarterly and yearly progress reports, submitting quarterly and yearly invoices, maintaining project data, and tracking outputs/outcomes.

f. Plan to Measure and Evaluate Environmental Progress and Results: The City will implement a comprehensive performance monitoring system, such as Excel spreadsheets, to track outputs, results, and outcomes as defined in the grant agreement, ensuring accountability, transparency, and timely corrective actions. The City's chosen consultant will help establish milestones, prepare quarterly performance reports, compare actual accomplishments to anticipated outputs and outcomes, explain variances, and recommend corrective measures as necessary. The City will incorporate these reports into its quarterly submissions to EPA, providing a clear and consistent record of progress and compliance. This structured approach enables real-time evaluation, early identification of challenges, and mid-course corrections when necessary. By clearly linking outputs to outcomes and maintaining detailed documentation, the City will ensure measurable environmental, public health, and economic benefits consistent with EPA Brownfields objectives. **Output Metrics** include: 1) Community Outreach: Number of town halls, participant counts, outreach and marketing strategies implemented, handouts and presentation materials produced, and documented community feedback received; 2) Site Inventory: Number of sites assessed and included in the inventory; completed BiT database with site details, maps, photos, and funding sources; BiT summary reports and marketing materials; 3) Phase I ESAs: Number of reports completed, key findings identified, and recommendations developed for Phase II testing; 4) Phase II ESAs: Number of reports completed, findings, contaminants evaluated, and any health-related findings documented; and 5) Contracts procured. **Outcome Metrics** include: 1) Number of properties positioned for cleanup and reuse; 2) Amount of public and private investment leveraged for cleanup and redevelopment activities; 3) Number of jobs anticipated through future redevelopment of assessed sites; 4) Improved understanding of environmental conditions and reduced potential exposure to hazardous substances and petroleum contamination; and 5) Properties acquired.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability (4.a-4.c: Organizational Capacity, Structure, and Key Staff): The City of Chino is currently managing approximately \$7.4 million in active federal, state, and regional funding, and has demonstrated a strong track record of compliance, timely reporting, and successful project delivery, including meeting established performance measures and funding requirements. The project team includes a Project Manager, Finance Manager, and senior staff with expertise in economic development, planning, and grant management. This team will oversee all aspects of the project from application through award, implementation, and reporting. Ms. Rhonesia Perry, Economic Development Manager, will serve as the Project Manager. She has nearly a decade of experience securing over \$56 million in grants for transformative projects. Ms. Perry will coordinate all phases of work, stakeholder engagement, and consultant management, and assist with financial reporting and invoicing. The City's centralized procurement department, experienced in federal compliance, will manage competitive contracting for environmental consultants. Ms. Kim Sao, Finance Director, will serve as the project's Finance Manager. Ms. Sao has nearly 30 years of experience in municipal government financial management. She will manage all post-award requirements, including financial reports, budgets, and progress submissions to EPA, ensuring full compliance with federal regulations. The Project Manager will assist with all financial tasks. The Project Manager will be assisted on day-to-day tasks by senior staff members including Vivian Castro, Deputy City Manager, Jackie Melendez, Assistant City



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Manager, and Michael P. Hitz, Principal Planner, who have over 60 years of experience combined with managing and completing complex projects on time and within budget. Should changes in staff occur, the City has processes in place to replace staff without significant impacts on the project. The City will also convene an Ad Hoc Committee to serve as the project’s framework for project oversight and City Council direction to ensure transparency and accountability throughout the project lifecycle. The committee will define guiding principles that reflect community aspirations, values, and economic development goals.

d. Acquiring Additional Resources: Upon award, the City of Chino will competitively procure a qualified multidisciplinary environmental consulting firm in compliance with all applicable federal, state, and local procurement requirements. The selected consultant will serve as the Qualified Environmental Professional (QEP) and will manage and implement Phase I and Phase II ESAs, community engagement, and other Brownfield assessment activities proposed under this grant. As necessary, and through competitive procurement, the City will advertise a Request for Qualifications and review multiple proposals through a selection committee. The selection committee will choose the top consultant based on qualifications and prior experience and make recommendation to the City Council. The City and consultant may engage specialized subcontractors, such as drilling and sampling firms, analytical laboratories, asbestos and lead inspectors, and investigation derived waste transport and disposal providers to support field investigations and regulatory compliance.

f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements (1) Purpose and Accomplishments

Grant	Amount	Purpose	Accomplishments
U.S. DOT Safe Streets and Roads for All, 2025	\$400,000	To develop a new Comprehensive Safety Action Plan.	The award agreement is pending City Council approval.
CalEPA State Revolving Fund Grant, 2021	\$3.3 Million	Eastside Water Treatment Plant Expansion Project, Phase 3 – To build a new centralized treatment plant that will treat water from City Wells 12 & 14 for nitrate, perchlorate, and 1,2,3-TCP, and includes the installation of off-site pipelines and site improvements.	Currently under construction. Total project cost is \$58.5 million and includes funding from Drinking Water State Revolving Fund (DWSRF) Emerging Contaminants Grant (\$25 million), EPA Community Project Funding grant (\$2 million), and BOR WaterSMART (\$750,000). Project completion is estimated to be November 2027. All grant funding requirements for the total project are continuing to be met completely and on time.
California Statewide Park Program, 2020	\$2.9 Million	To construct the new 1.3-acre Chino Rancho Park.	Chino Rancho Park was completed and opened to the public in March 2025. Project successfully completed and grant closed out with appropriate documentation 2025.

(2) Compliance with Grant Requirements: The City has not received an EPA Brownfields grant. However, the City has extensive experience successfully administering and managing federal and non-federal financial assistance agreements of similar scope and complexity. Across its federal, state, and local funding agreements including the above-mentioned projects, the City has consistently complied with approved workplans, schedules, and all applicable grant terms and conditions. The City maintains a strong record of timely and acceptable reporting, reimbursement requests, and documentation of progress toward expected outcomes, with no outstanding compliance issues. The City uses established, citywide grant management procedures that support compliance with federal and state requirements and ensure successful project delivery. These procedures include internal controls for tracking schedules, monitoring expenditures, and verifying performance against approved workplans.



Threshold Criteria Responses Attachment

(1) Applicant Eligibility

- a.** The City of Chino affirms eligibility for the EPA Brownfield Assessment Grant funding as a city listed in section 2.A Eligible Applicants. The City of Chino is a general-purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.
- b.** No, the City of Chino is not exempt from Federal taxation under section 501(C) (4) of the IRC. The City of Chino is not a non-profit organization and is a unit of local government.

(2) Community Involvement

The City commits to transparent and inclusive communication throughout the Project. Residents, local organizations, and stakeholders will be informed by public meetings, facilitated workshops, and charrette sessions. Community input will help identify environmental concerns, inform assessment priorities, and support transparent communication regarding project activities and future reuse considerations.

(3) Expenditure of Existing Grant Funds

No, the applicant does not have an open EPA Brownfield Assessment Grant or Multipurpose Grant.

(4) Contractors and Named Subrecipients

Contractors: N/A

Named Subrecipients: N/A