



Harvey Heritage Reclamation Project

1. Applicant Identification:

The Town of Chino Valley
202 N State Route 89
Chino Valley, AZ 86323

2. Website URL:

<https://www.chinoaz.net>

3. Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. \$500,000

4. Location:

Chino Valley, Yavapai County, Arizona

5. Property Information:

Del Rio Springs Ranch
845 Del Rio Ranch Road
Chino Valley, Arizona 86323

6. Contacts:

a. Project Director:

Terri Denemy
928-636-3113
tdenemy@chinoaz.net
202 N State Route 89
Chino Valley, AZ 86323

b. Chief Executive/Highest-Ranking Elected Official:

Mayor Tom Armstrong
928-636-2646
tarmstrong@chinoaz.net
202 N State Route 89
Chino Valley, AZ 86323

7. Population:

13,911

8. Other Factors:

Community population is 15,000 or less

Refer to page 1



Mule Barn



Dairy Barn



Bunk House



Milk Barn



Rio Ranch Rd

(1) Project Area Description and Plans for Revitalization

A. Project Area Description

The Del Rio Springs Ranch is located in the Town of Chino Valley, a rural community of approximately 14,000 residents known for its western character and deep agricultural and railroad roots. The 22-acre site is accessible from State Route 89 and contains four historic agricultural structures that supported large-scale ranching and dairy operations during the early 20th century.

Beyond its importance to the Town of Chino Valley, the property is historically significant as part of the Fred Harvey Farm, which supplied dairy products and supported operations for the Fred Harvey Company and the Atchison, Topeka, and Santa Fe Railroad. Ranch operations at the site included cattle handling, dairy production, and livestock support functions critical to serving rail passengers and hospitality facilities throughout the Southwest. In addition to the regional railroad and tourism support, the site served as wintering grounds for the mules used to transport visitors into the Grand Canyon, further tying the property to the region's early tourism and transportation history. As one of the few remaining intact ranching complexes associated with the Fred Harvey Company in northern Arizona, the site represents a rare, tangible link between agriculture, railroads, and early western tourism.

Today, the site remains vacant, secured, and inaccessible to the public due to the deteriorated condition of the historic barns and associated health and safety concerns. Although the property remains a culturally significant landmark and a visible reminder of the Town's agricultural and railroad heritage, its current condition prevents safe public access or educational use.

Environmental cleanup is necessary to preserve the historic structures and enable the Town to repurpose the site for community benefit, and EPA Brownfields Cleanup funding is the critical first step that will allow the Town to remove environmental barriers, stabilize historic assets, and initiate a phased revitalization strategy that would otherwise remain infeasible.

B. Barriers to Redevelopment

The primary barrier to redevelopment of the Del Rio Springs Ranch is the lack of sufficient local funding to address the environmental and health risks associated with hazardous materials present within the historic structures. While the Town of Chino Valley has allocated limited funding for basic stabilization efforts, those funds were intended to address structural safety concerns rather than environmental remediation. Due to the presence of lead-based paint, asbestos-containing materials, and other hazardous substances, stabilization alone is insufficient to allow safe reuse of the buildings.

Environmental remediation at the site requires specialized, licensed contractors with expertise in hazardous materials abatement, significantly increasing project costs beyond the Town's available financial capacity. In addition, enrollment in the Arizona Department of Environmental Quality's Voluntary Response Program is a necessary and prudent step to ensure regulatory

compliance and long-term protection of human health. However, this extra measure adds further costs that the Town cannot absorb without external assistance.

As a small rural community with limited revenue growth and competing demands to maintain essential municipal services, the Town lacks the financial ability to independently fund comprehensive remediation across four historic structures. Without EPA Brownfields Cleanup Grant assistance, the Town anticipates that necessary environmental remediation would be delayed for five to ten years, prolonging safety risks and preventing public access, preservation, and community benefit. The Town also recognizes the reality that continued vacancy accelerates structural deterioration and increases the risk of uncontrolled exposure to hazardous materials.

C. Planned Reuse After Cleanup

Phase 1: Cleanup and Secure Access:

Following environmental cleanup, the Town of Chino Valley plans to adaptively reuse the historic Del Rio Springs Ranch buildings as a public museum and educational venue focused on the area's agricultural, ranching, and railroad history. The site will provide opportunities for residents, visitors, and school groups to safely access and learn from preserved historic structures that reflect early farming practices, sustainable land use, and the site's role in supporting regional transportation and tourism.

Phase 2: Limited Public Access / Interpretation:

Interpretive programming will highlight the Fred Harvey Farm's contribution to agricultural production and its connection to the Atchison, Topeka, and Santa Fe Railroad, including the site's role in supporting railroad operations and early tourism associated with the Grand Canyon. The site's proximity is located along a former railroad alignment called the Peavine Trail. This strategic placement creates an opportunity to connect the property to broader regional trail and heritage networks, which enhances the site's already significant educational and recreational value.

Phase 3: Revenue-Generating Activation:

In addition to public and educational uses, the Town intends to explore revenue-generating opportunities compatible with historic preservation, including rentable event and gathering space. These uses are intended to support long-term site maintenance and sustainability while preserving public access and community benefit. Environmental cleanup is a critical first step to enable safe reuse, protect historic assets, and allow the site to serve as a functional and educational community resource. The Town anticipates that this initial investment will have a catalytic, domino effect, positioning the Fred Harvey Farm for future public and private investment, heritage tourism, and educational programming that are not feasible until environmental conditions are addressed.

Reuse of the proposed site directly aligns with the Town of Chino Valley's long-range revitalization goals and policies outlined in the Council-adopted General Plan. Specifically, the General Plan's Goal CSF-4 calls for infrastructure investments to be strategically planned, funded, and implemented in a manner that delivers the greatest community benefit. Mitigation of hazardous conditions at the Del Rio Springs Ranch is a necessary first step to advancing this goal, as environmental cleanup will enable the safe reuse of the site as a community gathering place and cultural asset.

The proposed cleanup also supports General Plan policies that emphasize the pursuit of diverse and nontraditional funding sources to advance strategic infrastructure and community investments. By leveraging EPA Brownfields Cleanup funding, the Town is addressing environmental barriers that cannot be resolved through local resources alone, while positioning the site for long-term public benefit.

In addition, the Town's General Plan emphasizes preservation of Chino Valley's western character and heritage. Revitalization of this historically significant site supports that objective by protecting a tangible link to the Town's agricultural and railroad past and creating future opportunities for heritage-based tourism, education, and community use. Collectively, the proposed cleanup and planned reuse advance the Town's adopted policies by protecting public health, preserving cultural identity, and supporting sustainable revitalization consistent with long-range planning efforts

(2) Community Need, Community Engagement, Project Involvement

Need:

The current condition of the Del Rio Springs Ranch negatively affects multiple segments of the Chino Valley community. The site represents an important part of the Town's agricultural and railroad history, yet hazardous conditions prevent residents from accessing or learning from a place that reflects the community's identity and origins. As a result, a significant cultural and educational asset remains closed and deteriorating.

The continued closure of the Del Rio Springs Ranch disproportionately affects residents who rely on free or low-cost community amenities, including families, older adults, and school-aged children who currently lack safe access to locally relevant educational and cultural sites. Without cleanup, these residents are excluded from engaging in a resource that reflects their own community's agricultural and railroad heritage.

Because the site is located along State Route 89 and adjacent to a former railroad corridor now used as a regional trail, its inaccessibility represents a missed opportunity not only for Chino Valley, but for visitors traveling between Prescott, the Verde Valley, and the Grand Canyon region. Chino Valley has limited visitor attractions, and the inability to safely access this historically significant site represents a missed opportunity to share the Town's history with visitors and support local economic activity. In addition, local schools lack safe, place-based

learning opportunities that connect students to the Town's agricultural roots, sustainable farming practices, and regional transportation history.

The site also presents a challenge for Town operations. The Town has invested in acquiring the property but is unable to utilize or activate it due to the presence of hazardous materials and insufficient local funding for remediation. Without EPA assistance, the Town is forced to hold the property in an inactive state, delaying public benefit and increasing long-term maintenance and liability concerns.

Engagement:

The Town of Chino Valley has taken steps to ensure transparent and inclusive community engagement in advance of submitting this Brownfields Cleanup Grant application. The Town has published a public notice in the local newspaper informing residents of its intent to apply for EPA Brownfields Cleanup Grant funding and inviting public comment on the proposed cleanup project.

Information regarding the proposed cleanup has also been posted on the Town's website to ensure broad community awareness and access to project details. In addition, the Town has provided an opportunity for public input through a Town Council meeting, during which residents were invited to share comments and feedback related to the site, proposed cleanup activities, and future reuse concepts.

At the point of application submission, public comments received through these outreach efforts have been documented and will be considered as the Town moves forward with cleanup planning and implementation. This approach ensures that community perspectives are incorporated early in the process and that residents are informed about the project prior to application submission.

Project Involvement:

The Town of Chino Valley has engaged and will continue to engage local and regional organizations to support project planning, community outreach, and future site reuse. The Chino Valley Historical Society and Sharlot Hall Museum have provided historical context and documentation that inform the Town's understanding of the site's significance and its role in regional agricultural and railroad history. Their continued involvement will help ensure that cleanup and future reuse efforts respect and preserve the site's historical character.

Chino Valley Public School District and educators will be engaged as the project progresses to help inform future educational programming and interpretive opportunities once environmental cleanup is complete. In addition, regional planning partners, including the Northern Arizona Council of Governments (NACOG), have supported brownfields planning and visioning efforts in the region and will serve as a technical and coordination resource as the Town advances cleanup and regulatory closure.

The Town of Chino Valley's Economic Development Manager has convened a working group to help guide revitalization planning efforts associated with the site. The working group meets monthly and includes representatives from a range of local and regional stakeholders, including the Yavapai County Board of Supervisors, former Chino Valley Town Council members, Arizona National Bank, and families with longstanding ties to Arizona's pioneer history. This group provides community perspective, institutional knowledge, and strategic input that will help inform cleanup sequencing and future reuse planning while ensuring alignment with local priorities and regional interests.

(3) Task Descriptions, Cost Estimates, and Measuring Progress

Task 1: Cleanup Planning, VRP Enrollment and Oversight: \$81,000

This task includes site-specific cleanup planning, regulatory coordination, and oversight necessary to ensure cleanup activities are conducted in compliance with state and federal requirements.

- Site-Specific Planning / Scoping: \$50,000
- Voluntary Response Program (VRP) Fees (Application and Oversight Retainer): \$6,000
- Town Staff Oversight (grant management, coordination, reporting): \$25,000

These activities will support enrollment in ADEQ's Voluntary Response Program, development of contractor scopes, coordination with regulators, and preparation of documentation necessary to pursue a No Further Action letter.

Task 2: Hazardous Materials Abatement & Exposure Controls: \$166,000

This task includes licensed abatement activities and engineering controls necessary to address identified hazards and prevent human exposure.

- Asbestos & Lead Abatement (Four Buildings): \$215,000
- Dairy Barn / Bunk House Materials Handling and Removal: \$108,000
- Fencing to Prevent Human Exposure to Hazardous Substances: \$29,000

Task 2 includes the removal and abatement of lead-based paint and asbestos-containing materials from three historic structures, as identified through Phase I and Phase II environmental assessments and subsequent sampling. Licensed and certified contractors will perform all abatement activities in accordance with applicable federal and state regulations. The Mule Barn will not undergo interior abatement; instead, exposure controls including fencing and restricted access will be installed to eliminate potential human exposure. Completion of Task 2 will be demonstrated through contractor completion reports, waste disposal documentation, and regulatory confirmation that identified hazards have been properly addressed.

Task 3: Waste Handling, Transportation, and Disposal

Costs associated with proper handling, transportation, and disposal of hazardous waste generated through abatement activities are incorporated into the abatement line items above. All waste will be managed by licensed contractors and disposed of at approved facilities in accordance with applicable regulations. Waste streams will be documented through disposal records. These activities ensure that hazardous materials are permanently and properly removed from the site and managed in compliance with regulatory requirements.

Task 4: Additional Site Stabilization Integrated with Cleanup Activities: \$67,000

Limited roof removal and stabilization activities necessary to safely support abatement work are included as part of cleanup implementation:

- Tear-off Roof / Haul Away / Reroof (GAF Weather Watch): \$19,500
- Dairy Barn Roof Tear-off and Debris Haul Away: \$47,500

These activities are directly related to enabling safe access for hazardous materials abatement and do not represent standalone redevelopment or rehabilitation

Task 5: Confirmation, Reporting, and Closeout

Cleanup confirmation, documentation, and regulatory reporting necessary to support VRP closure and issuance of a No Further Action letter are included within planning, oversight, and staff cost categories.

| Budget Categories | | Project Tasks (\$) | | | | |
|---------------------|-----------------|--------------------|----------------|----------|----------------------|----------------|
| | | Task (1) | Task (2) & (3) | Task (4) | Administrative Costs | Total |
| Direct Costs | Personnel | | | | 25,000 | 25,000 |
| | Fringe Benefits | | | | | - |
| | Travel | | | | | - |
| | Equipment | | 29,000 | | | 29,000 |
| | Supplies | | | | | - |
| | Contractual | 50,000 | | | | 50,000 |
| | Construction | | 323,000 | 67,000 | | 390,000 |
| | Other (VRP) | 6,000 | | | | 6,000 |
| Total Direct costs | | 56,000 | 352,000 | 67,000 | 25,000 | 500,000 |
| Indirect Costs | | | | | | - |
| Total Budget | | | | | | 500,000 |

Cost Estimates & Budget Alignment

The Town of Chino Valley is requesting \$500,000 in EPA Brownfields Cleanup Grant funding to address hazardous materials and exposure risks at the Del Rio Springs Ranch (Fred Harvey Buildings). Cost estimates are based on planning-level estimates informed by site-specific environmental assessments, anticipated abatement scope, contractor pricing for specialized hazardous materials work, and Town staff oversight needs. All proposed costs are eligible under the FY26 Brownfields Cleanup Grant Guidelines and are directly tied to the cleanup tasks described in this application.

Measuring Progress

The Town of Chino Valley will measure progress through the following outputs and outcomes tied directly to cleanup implementation:

Outputs will include:

- Enrollment of the site into ADEQ's Voluntary Response Program (VRP) within the first six months of the project period
- Hazardous materials abatement completed at three historic structures including the Dairy Barn, the Milk Barn, and the Bunk House
- Installation of fencing and access controls at the Mule Barn
- Proper disposal of lead-based paint and asbestos-containing materials

Outcomes will include:

- Elimination of health and safety risks associated with hazardous materials
- Regulatory confirmation that cleanup is protective of human health and the environment
- Issuance of a No Further Action (NFA) letter by ADEQ
- Submission of required EPA progress and financial reports

(4) Programmatic Capability and Past Performance

The Town of Chino Valley has the organizational capacity and internal controls necessary to successfully manage an EPA Brownfields Cleanup Grant. The Town Manager and Mayor actively support the proposed cleanup project and provide executive-level oversight to ensure alignment with community priorities and compliance with grant requirements.

The Town's Finance Department has a strong record of audit performance and is responsible for financial management, grant accounting, and required financial reporting. The department ensures compliance with applicable federal and state fiscal requirements and maintains internal controls to support transparent and responsible use of grant funds. When awarded, the Finance Department will oversee controls related to procurement, and progress reporting.

The Town's Public Works Department will provide day-to-day coordination and oversight of contracted cleanup activities. Public Works staff have experience managing contractors and will conduct procurement and contract administration in accordance with applicable federal, state, and local procurement standards. When awarded, the Public Works Department Lead Engineer will oversee operations and monitor budget progress, in collaboration with the Finance Department.

Grant administration and coordination will be supported by the Town's Executive Analyst, who has experience managing state and federal grants, including compliance, reporting, and coordination with funding agencies. The Town has successfully received and administered state transportation grants through the Arizona Transportation Alternatives Program, Community Development Block Grant (CDBG) funding, and other externally funded capital projects. In addition, the Town's Economic Development Manager is currently assisting with management of a Brownfields visioning grant through the Northern Arizona Council of Governments (NACOG), providing relevant experience with brownfields planning and redevelopment initiatives.

Collectively, these systems, staff roles, and past performance demonstrate the Town's ability to manage the proposed cleanup project, adhere to procurement and reporting requirements, and successfully carry out the responsibilities associated with an EPA Brownfields Cleanup Grant.

These established administrative, financial, and procurement systems will be directly applied to the Del Rio Springs Ranch cleanup to ensure timely contractor oversight, regulatory coordination, and compliance with EPA reporting requirements.

Threshold Criteria Responses:

(1) Applicant Eligibility:

The Town of Chino Valley is a general-purpose unit of local government and is therefore an eligible applicant for an EPA Brownfields Cleanup Grant pursuant to CERCLA §104(k)(1) and the FY26 Brownfields Cleanup Grant Guidelines. The Town is an incorporated municipality in the State of Arizona, and it meets the eligibility requirements outlined in Section 2.A of the FY26 Notice of Funding Opportunity.

The Town is not exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code and does not engage in lobbying activities that would affect its eligibility for EPA Brownfields funding.

(2) Previously Awarded Cleanup Grants:

The site proposed in this application has **not** received funding from a previously awarded EPA Brownfields Cleanup Grant.

(3) Expenditure of Existing Multipurpose Grant Funds:

The Town of Chino Valley does not have an open EPA Brownfields Multipurpose Grant.

(4) Site Ownership:

The Town of Chino Valley is the sole owner of the site known as Del Rio Springs Ranch, located at 845 Del Rio Ranch Road, Chino Valley, Arizona, 86323. The Town acquired fee simple ownership of the site on February 28, 2025, as evidenced by the attached recorded deed.

The Town will retain ownership of the site for the duration of cleanup activities funded through this grant.

(5) Basic Site Information:

Site Name: Del Rio Springs Ranch, also known as the Fred Harvey Farm

Site Address: 845 Del Rio Ranch Road, Chino Valley, Arizona, 86323

(6) Status and History of Contamination at the Site:

The Del Rio Springs Ranch has been used for agricultural and cattle ranching activities since approximately 1909. Historical operations included dairy production, livestock handling, and long-term ranch operations associated with the former Fred Harvey Farm. As documented in the Phase I Environmental Site Assessment, pesticides and herbicides were historically applied to control weeds along irrigation canals and around buildings, and pesticides were applied to cattle, likely in areas corresponding to existing cattle chutes. While proper agricultural application does not necessarily result in environmental impacts, there is a potential for releases in areas where pesticides and herbicides were historically stored, mixed, applied, or disposed of.

In addition, historical vehicle and ranch equipment servicing activities occurred within the dairy and farm support buildings, including the Dairy Barn, Milk Barn, Bunk House, and Mule Barn. These activities involve handling and storing oils, greases, solvents, and related materials. Environmental assessments conducted at the site identified hazardous substances associated with these historical activities, as well as lead-based paint and asbestos-containing materials in the historic structures.

The identified environmental concerns are located in and around the historic farm structures central to the Town's planned reuse of the site. The presence of hazardous substances and building materials poses risks to human health and safety and currently prevents the Town from allowing public access or initiating adaptive reuse of the buildings. Cleanup is therefore required to mitigate these risks, remove barriers to safe public use, and support the site's revitalization.

(7) Brownfield Site Definition:

The site meets the definition of a brownfield site under CERCLA §101(39). The site is (a) not listed on or proposed for listing on the National Priorities List (NPL); (b) not subject to any unilateral administrative orders, court orders, administrative orders on consent, judicial consent decrees issued to or entered into by parties under CERCLA, or other exclusions that would make it ineligible for Brownfields funding; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

(8) Environmental Assessment Required:

All Appropriate Inquiries have been completed for the site in accordance with ASTM E1527-13 and E1527-21. Environmental assessments conducted include a Phase I Environmental Site Assessment, signed February 14, 2023, a Phase II Limited Subsurface Investigation, signed May 18, 2023, and an additional limited subsurface investigation, signed May 3, 2024.

(9) Site Characterization:

The site is eligible for enrollment in the Arizona Department of Environmental Quality (ADEQ) Voluntary Response Program (VRP). See the attached ADEQ letter dated January 6, 2026.

The site has been sufficiently characterized to support cleanup planning, and the environmental site assessment will provide sufficient characterization by June 15, 2026, for remediation work to begin. Existing environmental data identify hazardous substances and hazardous building materials requiring remediation, and no additional assessment is proposed beyond cleanup planning and confirmation activities.

(10) Enforcement Actions:

There are no known ongoing or anticipated environmental enforcement or other actions related to the site.

(11) Sites Requiring a Property- Specific Determination:

The site does not require a property-specific determination to be eligible for Brownfields Grant funding.

(12) Criteria Related to CERCLA/Petroleum Liability

a. Information on Site Acquisition:

The Town of Chino Valley is the sole owner of the site. The Town acquired fee simple ownership of the site from The Trust for Public Land (TPL), a California nonprofit public benefit corporation, on February 28, 2025, for \$150,000. The Town purchased the site to support the development of a new Arizona state park at the headwaters of the Verde River, a project that required the combined efforts of multiple government and nonprofit entities.

b. Pre-Purchase Inquiry:

Prior to the Town acquiring the site, TPL conducted All Appropriate Inquiries (AAI) in accordance with ASTM E1527-13 and E1527-21 by completing a Phase I Environmental Site Assessment, signed February 14, 2023, a Phase II Limited Subsurface Investigation, signed May 18, 2023, and an additional limited subsurface investigation, signed May 3, 2024. All three expressly permitted the Town to rely thereon. The Phase I was performed by an Environmental Professional (as defined in 40 CFR § 312.10), whose required declaration is included therein (per 40 CFR § 312.21(d)). Following the Town's acquisition of the site, the Town conducted additional investigations, including lead-based paint and asbestos sampling, to further characterize site conditions.

c. Timing and/or Contribution Toward Hazardous Substances Disposal:

All disposal of hazardous substances at the site occurred before the Town acquired it, and the Town neither caused nor contributed to any release of hazardous substances at the site. The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d. Post-Acquisition Uses:

Since acquiring the site, the Town has not contributed to the release or threat of release of hazardous substances at the site. The site has remained vacant and secured, and no redevelopment, demolition, renovation, or soil-disturbing activities have occurred. Access to the site is restricted through a locked gate, and is limited to a small number of executive-level Town employees, none of whom caused or contributed to the release of hazardous substances at the site. The Town has prevented exposure by prohibiting access to the historic structures and avoiding any disturbance of lead-based paint or asbestos-containing materials.

e. Continuing Obligations:

The Town has taken reasonable steps to prevent further releases and exposure to hazardous substances and will continue to meet its continuing obligations under CERCLA §101(40). Cleanup activities funded through this grant will be conducted by licensed and qualified contractors in accordance with applicable federal and state requirements to ensure proper removal and disposal of hazardous materials and to prevent future releases.

f. Historical Site Use and Significance:

The Del Rio Springs Ranch is located in the Town of Chino Valley, a rural community of approximately 13,000 residents known for its western character and deep agricultural and railroad roots. The site is accessible via State Route 89 and features a collection of historic agricultural structures that supported large-scale ranching and dairy operations in the early 20th century.

The site is historically significant as part of the Fred Harvey Farm, which supplied dairy products and supported operations associated with the Fred Harvey Company and the Atchison, Topeka, and Santa Fe Railroad. Ranch operations at the site included cattle handling, dairy production, and livestock support functions critical to serving rail passengers and hospitality facilities throughout the Southwest. In addition, the site served as wintering grounds for the mules used to transport visitors into the Grand Canyon, further tying the site to the region's early tourism and transportation history.

Today, the site remains vacant, secured, and inaccessible to the public due to the deteriorated condition of the historic barns and associated health and safety concerns. Although the site remains a culturally significant landmark and a visible reminder of the Town's agricultural and railroad heritage, its current condition prevents safe public access or educational use. Environmental cleanup is necessary to preserve the historic structures and enable the Town to repurpose the site for community benefit.

(13) Cleanup Authority and Oversight Structure:

The Town of Chino Valley will conduct cleanup activities at the site under the oversight of the Arizona Department of Environmental Quality (ADEQ) through its Voluntary Response Program (VRP). The site is currently eligible for enrollment in the VRP, and ADEQ has provided written correspondence acknowledging the environmental assessment work completed to date and expressing support for the Town's planned cleanup efforts.

Environmental assessments conducted to date have identified hazardous substances and hazardous building materials at the site; however, additional regulatory coordination and cleanup planning are required before remedial actions can be. Upon award of EPA Brownfields Cleanup Grant funding, the Town will formally enroll the site in ADEQ's VRP to ensure that cleanup activities are conducted in accordance with applicable state and federal requirements.

Cleanup activities will be implemented under the direction of qualified environmental professionals and in coordination with ADEQ and EPA. Oversight through the VRP will ensure that cleanup actions are protective of human health and the environment and will support the pursuit of a No Further Action letter for the site upon completion of cleanup activities.

(14) Community Notification:

The Town of Chino Valley has published a public notice in a local newspaper informing the community of its intent to apply for EPA Brownfields Cleanup Grant funding and soliciting public comment. Information regarding the proposed cleanup was also posted on the Town's website, and public input was received at a Town Council meeting.

At the time of application submission, public comments received through these outreach efforts have been documented and will be considered as the project progresses.

(15) Contractors and Named Subrecipients:

The Town of Chino Valley has not selected any contractors or named subrecipients for the proposed cleanup activities. All contractors will be procured in accordance with applicable federal, state, and local procurement requirements.



Katie Hobbs
Governor

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY



Karen Peters
Deputy Director

January 6, 2026

Terri Denemy
Town of Chino Valley – Town Manager
202 N SR
Chino Valley, AZ 86323

Re: Town of Chino Valley Acknowledgement for Site Specific Cleanup Grant FY26 – Del Rio Ranch

Dear Ms. Denemy,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Town of Chino Valley Brownfields Cleanup Grant (FY26) application to the U.S. Environmental Protection Agency (EPA).

ADEQ believes that the FY26 Brownfields Cleanup Grant will support the assessment work already performed at the site located at 845 Del Rio Ranch Rd, Chino Valley, AZ 86323. ADEQ Brownfields Program is pleased to provide a letter of support for the Town of Chino Valley to the EPA for the cleanup of hazardous substances. The Town of Chino Valley is applying for \$500,000 for the fiscal year 2026 grant cycle.

ADEQ's understanding is upon a grant award the Town of Chino Valley will enter the site into ADEQ's Voluntary Response Program to affirm the site has been fully characterized and cleaned up to regulatory cleanup levels in order to obtain a No Further Action Letter for the site. Currently the site is eligible to enter into VRP however the site is not yet fully characterized.

ADEQ fully supports the Town of Chino Valley Brownfields Cleanup Grant application with this important Brownfields project and we look forward to providing the community with additional services and funding opportunities as needed.

Sincerely,

Travis Barnum

Travis Barnum, Brownfields Coordinator
Waste Program Division

Phoenix Office

1110 W. Washington St. | Phoenix, AZ 85007
602-771-2300

Southern Regional Office

400 W. Congress St. | Suite 433 | Tucson, AZ 85701
520-628-6733

azdeq.gov

Attachment B.

Analysis of Brownfield Cleanup Alternatives (ABCA) – Status Statement

Applicant: Town of Chino Valley

Site: Del Rio Springs Ranch (Fred Harvey Farm)

Program: Brownfields Cleanup Grant

Date: 01/11/2026

The Town of Chino Valley has not yet completed a formal Analysis of Brownfield Cleanup Alternatives (ABCA) for the above-referenced site.

To date, the Town has completed the following site characterization activities:

- Phase I Environmental Site Assessment (ESA)
- Phase II Environmental Site Assessment
- Supplemental environmental testing to further delineate site conditions

These activities have identified the presence and general extent of contamination; however, the project has not yet advanced to the stage where cleanup alternatives can be reasonably developed, evaluated, and cost-compared.

Preparation of an ABCA is typically undertaken once site characterization is complete and a qualified environmental professional is retained to evaluate feasible cleanup options. At the time of application, the Town has not yet procured an environmental consultant to prepare an ABCA. Completion of an ABCA prior to grant award would therefore be premature and could result in incomplete or speculative cleanup scenarios.

If awarded, the Town of Chino Valley commits to procuring a qualified environmental professional in accordance with all applicable procurement requirements and preparing an ABCA consistent with EPA Brownfields guidance. The ABCA will be submitted to EPA for review and approval prior to initiation of any cleanup activities. The Town understands that no cleanup work will commence until the ABCA has been completed and approved.