

# EPA Targeted Brownfields Assessment Program – A Technical Assistance Resource

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# Today's Agenda

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- I. Brownfield Understanding
- II. Other Brownfields Resources
- III. Targeted Brownfield Assessment (TBA)
- IV. Successful TBA Project
- V. Q&A



# Today's Key TBA Takeaways

Targeted Brownfield Assessment (TBA)

Activities Performed Under a TBA

Eligibility Requirements

Application Process

Reasons to Apply

# What are Brownfields?

Underutilized or abandoned properties with known or perceived contamination.

Estimates of 450,000 brownfields in the U.S. - over 15 million acres



# Brownfields – EPA Definition

**Brownfield:** *Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.*





# Typical Brownfields Sites



Gas Stations

Dry Cleaners

Manufacturing/Industrial Sites

Abandoned Mine Sites

Rail Yards

Military Facilities

Abandoned/Vacant lots



# Negative Impacts of Brownfields

- Public & Environmental Health
- Property Values
- Tax Bases
- Disinvestment
- Crime ~ Illegal Activities
- Rising Public Costs
- Illegal Dumping
- Lack of Economic Development & Jobs
- Eyesores
- Diminished Community Pride/Quality of Life



# Reuse/Redevelopment

- Improves health & wellness of community & environment
- Creates economic development opportunities
- Increases tax base
- Facilitates job growth
- Opportunity to utilize existing infrastructure
- Improves Community Pride
- Provides a Community Benefit



# Transforming Liabilities into Assets

Pre-Cleanup



Post-Cleanup



# EPA Brownfields Resources

- Assessment Grants
- Clean-Up Grants
- Revolving Loan Fund (RLF) Grants
- Job Training Grants

*And of course.....*



# Targeted Brownfield Assessments (TBA)

Free Technical Assistance ~ Not a grant

- Phase I Environmental Assessment
- Phase II Environmental Assessment (Sampling)
- Analysis of Brownfields Clean Up Alternatives (ABCA)

*NOTE: A TBA does not provide resources for clean-up or building demolition.*

# Minimum Requirements

- Meet definition of a brownfield
- Consent granted to EPA for site access
- Applicant not responsible for a release of contamination\*
- Property owner conducted due diligence before purchase
- Vision for near/medium-term reuse/redevelopment
- Community benefit
- Community support



# Responsible Party - Tribes

- EPA has interpreted that tribes do not meet the definition of a “person” under CERCLA (AKA Superfund Law) and thus are not considered to be a Responsible Party for the release of hazardous substances on Brownfields sites.
- Tribes could be considered responsible for petroleum contamination (since it’s regulated under other statutes).

# Eligible Applicants

- Unit of government
- **Tribe**
- 501(c)(3) non-profit
- Private party sponsored by an eligible applicant



# Priorities for EPA Region 9

## TBA Resources

- Disadvantaged communities/areas with Environmental Justice concerns
- Relatively small/medium sized sites with near-term reuse/redevelopment potential
- Underserved communities that have never accessed EPA Brownfields resources



# Properties Not Eligible for Funding

- Properties listed, or proposed for listing - the Superfund NPL
- Facilities subject to U.S. EPA unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to, or entered into, by parties under CERCLA.
- Facilities subject to the jurisdiction, custody, or control of the United States Government.
- *Some ineligible properties may be eligible with a "property-specific determination."*

# TBA Basics

- Rolling Application
- EPA Contractor assistance ~ \$100,000+ in value per project
- Provides Phase I & II, ABCA (Analysis of Brownfields Cleanup Alternatives) with Estimated Costs
- Project Duration: 9+ months



# When TBAs Are A Strong Option

- “Targeted” 1-2 sites
- Applicant may not yet be competitive for a grant
- Site is not too complex
- Near/Medium-term reuse/redevelopment
- Immediate plans to pursue cleanup resources



# Application Process

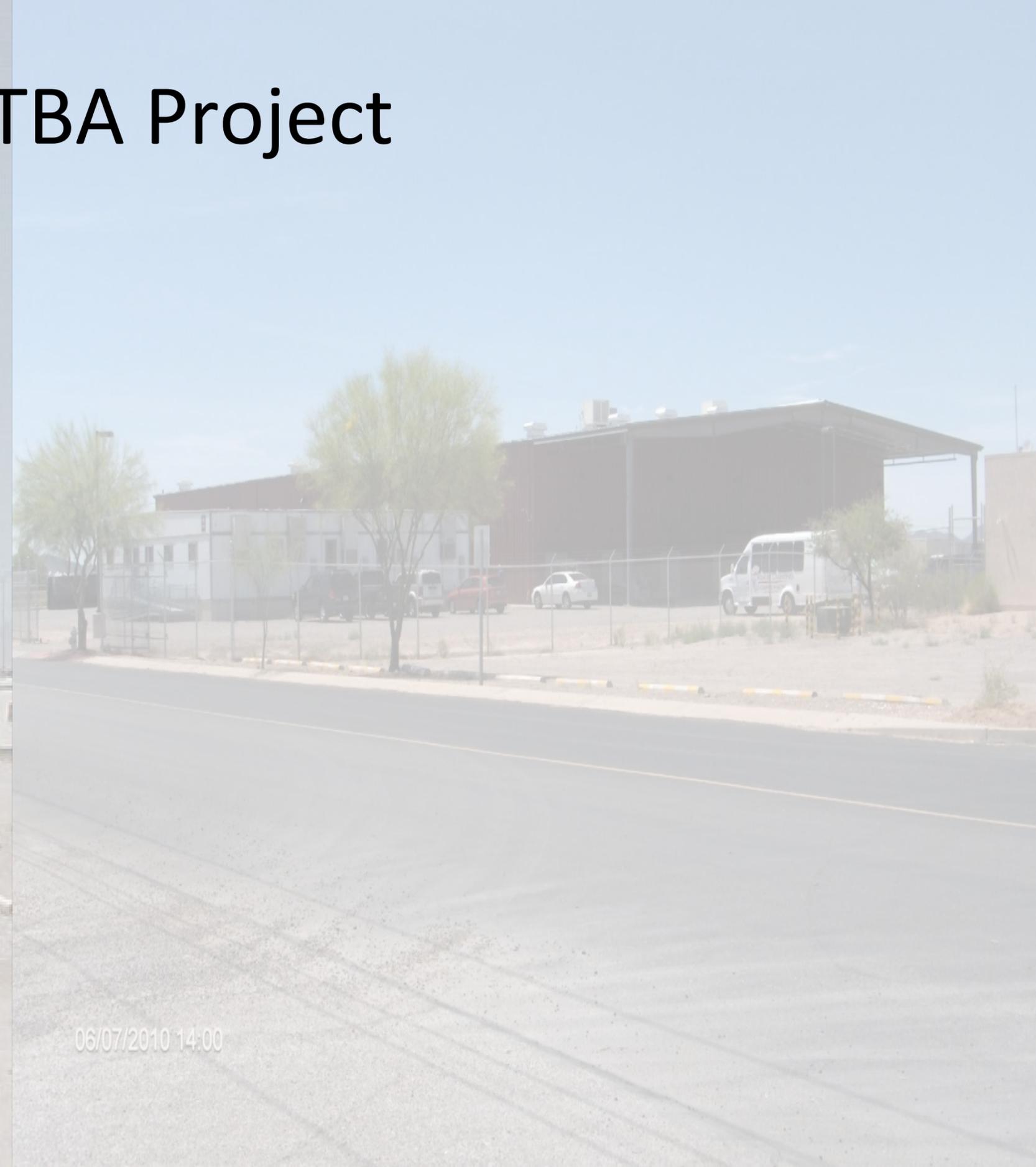
- Region 9 Online Application
- R9 Brownfields Team reviews complete application to determine eligibility and make selection
- Projects assigned to TBA contractor for kick-off call and project scoping



# Successful TBA Project



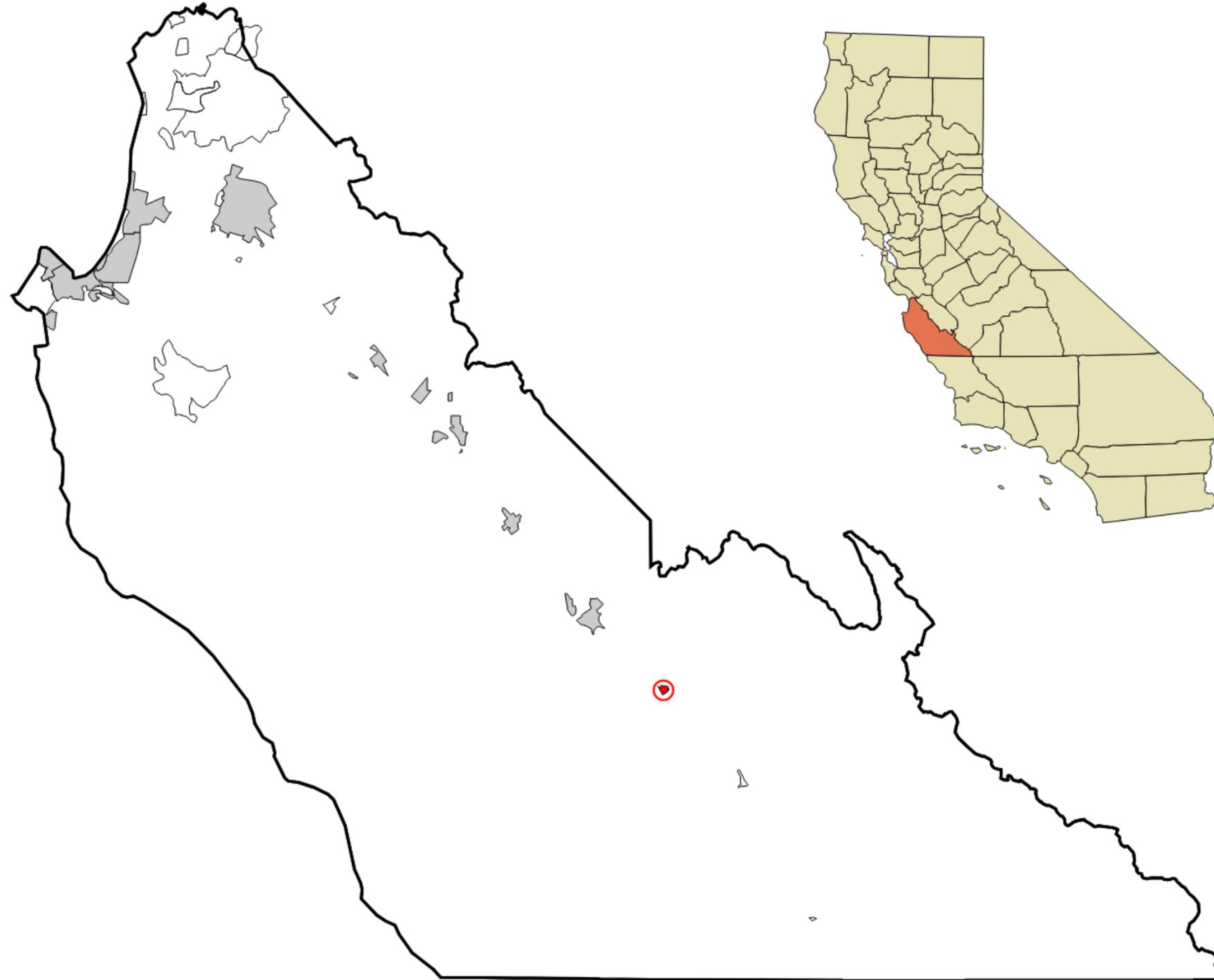
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# Mary Agnes Young Library

San Lucas, Monterey County, CA



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San Lucas, Monterey County, CA



# TBA Pivoted Site to Cleanup & Reuse

- Phase I ESA conducted by County – 2012: Former gas station & auto repair shop
- Phase II ESA ~ TBA, 2013: High levels of lead in soil & possible underground storage tanks
- TBA ~ Clean-up ranging from encapsulation to full clean-up of site with off-hauling contaminated soil and infill of clean soil
- EPA Cleanup Grant – 2014
- Cleanup occurred in 2015
- Grand Opening - 2017



# 2012 : San Lucas Branch Library - Before

54692 Teresa Street, San Lucas, California



# Site Remediation

**June 2016**





9/3/2016

Site Remediation-Grading



2017. 3. 2





# LEVERAGED FUNDING

EPA  
TBA  
Clean Up Grant

CDBG

Monterey Co. Bd. of Supv. funding

Sarmiento Family Trust

Monterey Peninsula Foundation



# Library Services & Programs

Sheriff Sub-station

Free High Speed – Wifi  
Access

Employment Assistance

32

Youth & Teen Programs

Social & Veteran Services



# CHALLENGES & SUCCESS

## Key Challenges

- Timeframe From TBA, apply for Cleanup Funds
- Provided Temporary Book Mobile services

## Keys to Success

- Community Support
- Team of Subject Matter Experts ~ EPA, Local Architect Team & Contractors
- Community Engagement  
Before, during, and after involvement in library design

# HELPFUL WEB LINKS

EPA Region 9 Pacific Southwest Targeted Brownfields Assessment

<https://www.epa.gov/brownfields/forms/pacific-southwest-region-9-targeted-brownfields-assessment-tba-application#considerations>

National Brownfields TBA information page:

<https://www.epa.gov/brownfields/targeted-brownfieldsassessments-tba>

# Questions?

Please email us anytime  
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