TARGETED BROWNFIELDS ASSESSMENT PROGRAM

United States Environmental Protection Agency

What is a Targeted Brownfields Assessment?

A Targeted Brownfields Assessment (TBA) is a technical service provided by the US EPA to conduct an all-appropriate inquiry Phase I Environmental Site Assessment (ESA) and/or Phase II ESA which documents environmental conditions at a property under consideration for redevelopment. The TBA can also be used to evaluate various cleanup alternatives, costs and reuse planning. EPA's environmental consultants will conduct the TBA. The TBA program is offered by EPA at no cost to eligible public and non-profit entities interested in redeveloping abandoned or underutilized property that may be contaminated by hazardous substances, petroleum, drug laboratories, or mining wastes.

The program is voluntary and is designed to evaluate environmental conditions at Brownfields properties as a step towards cleanup and redevelopment of these properties.

When to Apply

These assessments will determine the nature and extent of contamination, and is available on a rolling basis. EPA prioritizes TBA applications for sites where redevelopment is imminent or the assessment information will catalyze reuse in that area.

Who is Eligible to Apply?

Eligible applicants for the TBA program include non-profit and public entities such as local governments, tribes, redevelopment agencies, and community development corporations that have development plans for re-use of properties with suspected or known environmental contamination.

All sites within a government's jurisdiction are eligible for TBA assistance. The property must either be publicly owned or the government entity must be in partnership with a private land owner who agrees to provide site access to EPA's contractor to conduct the assessment work.

What Benefits to Expect from the TBA?

The TBA program provides assessment services only. This program does not provide funds to conduct cleanup activities. Communities participating in a TBA will receive a written report detailing the findings of the Phase I or Phase II ESA. The reports are intended to help meet due diligence requirements of real estate transfer, and to identify environmental impediments to redevelopment. A Phase I ESA includes background and historical investigations, a site/area walkthrough inspection, interviews with landowners and neighbors, and a written report. A Phase II ESA includes sampling to identify the types, concentrations, and areas of potential contamination. Cleanup options along with cost estimates and other technical reports such as health and ecological risk assessments can also be performed under this program.

TBA Success Stories

East Bay Habitat for Humanity, Oakland, CA

The East Bay Habitat for Humanity (Edes Avenue) site is located in an industrial and residential area of Oakland, California. From the mid- to late-1900s, approximately six greenhouses were located on the property, along with at least one boiler room and fuel tank. Debris littered the site, including concrete, bricks, and general trash. A TBA was conducted to determine whether the site was suitable for the planned residential housing development. Analytical results from the Phase II Assessment indicated that the site had been impacted by its historic use. Soil at the site was contaminated by total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), and in two locations, lead at concentrations above residential screening levels. As a result of the TBA, the East Bay Habitat for Humanity partnered with the California Department of Toxic Substances Control to clean up the soil and then construct 54 new homes at the site.

Asarco Mission Mine, Tohono O'odham Nation, Pima County, AZ

The Asarco Mission Mine site is located in the San Xavier District of the Tohono O'odham Nation, near Sahuarita, Arizona. The property was leased to the Asarco Mission Mine Company by the Tohono O'odham Nation for the placement of mine tailings. A TBA was conducted to investigate the site in order to determine its suitability for development of a solar power generating facility. Based upon the soil quality information generated during the assessment, the site was found to be suitable for construction of solar panels provided the accompanying engineering recommendations were reviewed and followed.

What are the Criteria for Selection?

- The property meets US EPA's definition of a Brownfields site
- Level of community need
- Ability to leverage resources for redevelopment
- Sustainable reuse of brownfields
- Site access availability
- Reduction of threats to human health and the environment
- Time-critical needs
- Permission to access property
- The property is in Region 9 (Arizona, California, Hawaii, Nevada, Tribal lands, and Pacific Island Territories)

How Long Does the Process Take?

Work generally begins approximately 6–10 weeks after the submittal of an application. The entire process of completing a Phase II Assessment can take approximately 6–9 months. A Phase I Assessment takes approximately 2 months, with a Phase II Assessment taking approximately 4–6 additional months.

How to Apply?

The application is interactive and must be submitted online. Before filling out the application, contact the appropriate EPA staff member (see contact information below).

The following property-specific information will be necessary in order to apply:

- Assessor's parcel number (if known)
- Address or location of the site
- Current owner's name, business address, and phone number
- Current zoning
- Estimated total acreage
- Number and size of buildings
- Physical condition of buildings (useable, fire damaged, foundation only, partially razed, etc.)
- Information on if/how the property was acquired
- Known Site history
- Plan for redevelopment
- Financing for redevelopment
- Any known involvement from federal, state, or local agencies
- Any previous site assessment reports
- Knowledge on whether the site is on/eligible for the National Register of Historic Places

Any interested entities can fill out an easy two-page online application at **http://www.epa.gov/region-9-documents/forms/targeted-brownfields-assessment-application**.

TBA Success Stories

Café Camellia, Bellflower, CA

The Café Camellia site is located in downtown Bellflower, California in a commercial area. For many years, the site had been an eyesore because of the poorly maintained buildings and remnants of a former gas station. The property was previously occupied by a service station from the 1940s to the 1970s. Since the 1970s, part of the site was used for a restaurant and the other part was used for window-tinting and car stereo installation services. EPA's Underground Storage Tank (UST) Program provided support for identification and initial site assessment and then transitioned to the TBA Program. Analytical results from soil samples identified petroleum contamination in the soil beneath the USTs. However, since the contamination was below residential screening levels, no additional investigation was necessary. The results enabled the planned redevelopment to move forward with the construction of new buildings, including a restaurant, retail shops and housing completed in 2013.

San Tan Industrial Park, Gila River Indian Community, Sacaton, AZ

The site was initially used by Firestone for the production of latex rubber. After Firestone discontinued activities, Electro Treatment, Inc., began using the property for the custom treatment of mine tailings for precious metals extraction, using a cyanide leaching process. The company continued to import mine tailings until 2001, when plant operations ceased. The company filed for bankruptcy two years later. The Gila River Indian Community (GRIC) Department of Environmental Quality (DEQ) applied for a TBA to characterize potential contamination at the site so that it may be eventually cleaned up and reused for light industrial manufacturing with a focus on green technologies. TBA results indicated high metals concentrations in the soil as well as elevated levels of petroleum hydrocarbons in soils and sludge left behind. The tribe subsequently applied for and received a Brownfields Cleanup grant based on the information from the TBA work. Cleanup work is currently underway.

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EPA United States Environmental Protection Agency