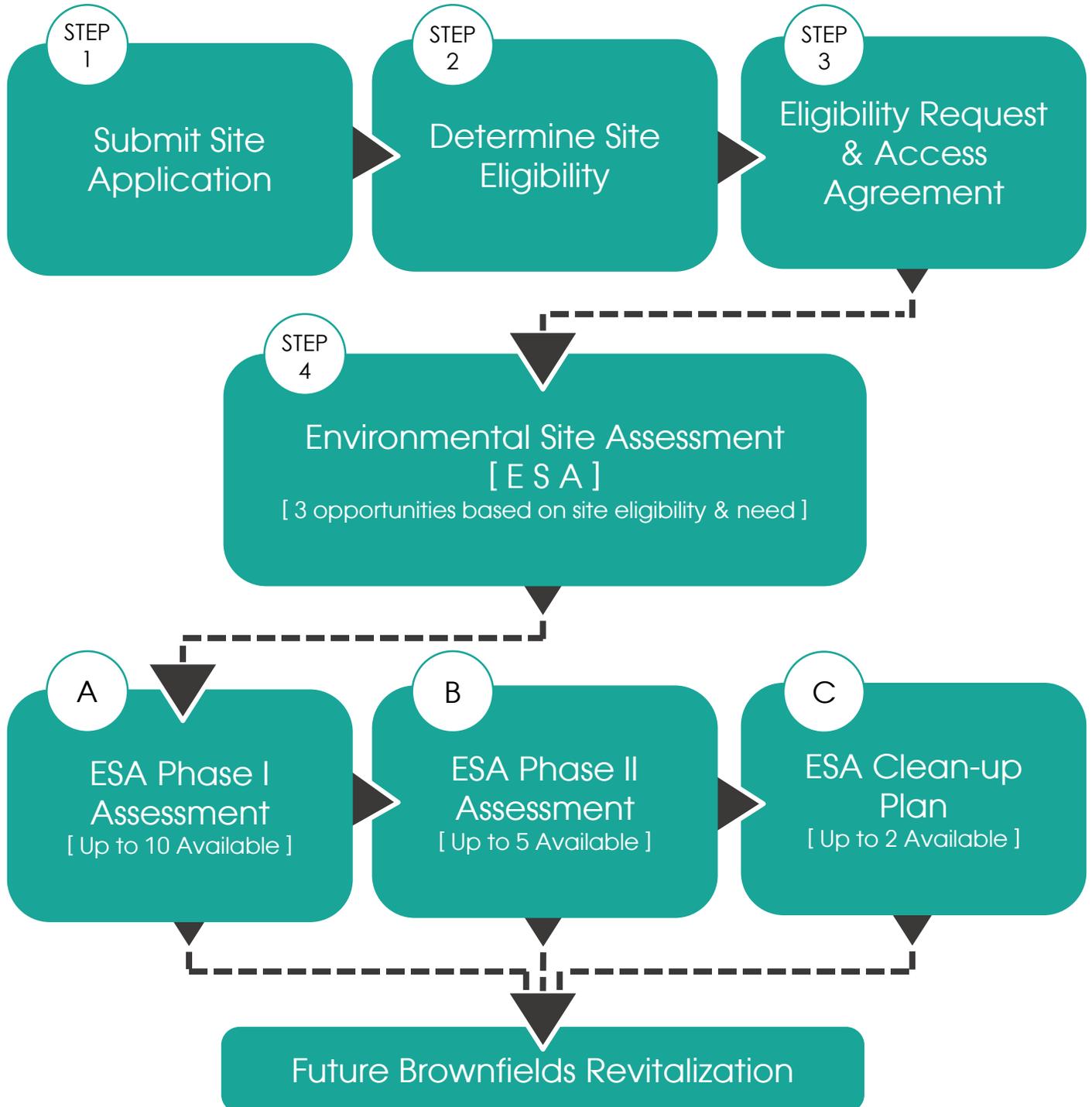




# YAQUINA BAY Brownfields Initiative

## Step-by-Step Summary

The intent of this guide is to provide an outline of key steps involved in the Yaquina Bay Watershed Area Brownfields Revitalization Initiative. The program is funded by a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant.



[ See Following Pages for Step Descriptions ]

# Step-by-Step Descriptions

The Yaquina Bay Brownfields Coalition, led by the Oregon Cascades West Council of Governments and including Newport, Toledo, the Confederated Tribes of Siletz Indians, and Lincoln County, has been awarded a \$600,000 EPA Brownfields Planning Grant.

Each Step below provides a summary of key processes involved in the brownfields revitalization initiative. However, it is not a comprehensive instruction and any further questions may be directed to Jeff Gepper, OCWCOG Planner, at [jgepper@ocwcog.org](mailto:jgepper@ocwcog.org).

## STEP 1: Submit a Site Application & Eligibility Worksheet

- The application and eligibility worksheet are available at the following web address [www.ocwcog.org/community-development/brownfields](http://www.ocwcog.org/community-development/brownfields). Please contact us for assistance with any of the provided forms or if you would like a paper application.
- Applications and site eligibility worksheets can be submitted to [jgepper@ocwcog.org](mailto:jgepper@ocwcog.org) or by mail to: Oregon Cascades West Council of Governments, 1400 SE Queens Avenue, Suite 205, Albany, OR 97321

## STEP 2: Determine Site Eligibility

- The information provided on your Application and Site Eligibility Worksheet will be reviewed to evaluate owner/developer interest and to confirm the property meets baseline eligibility criteria. Generally, a property must be underused, potentially impacted by contaminants and meet the following criteria in order to be considered eligible for grant funding:
  1. Exhibits high potential for redevelopment or other community benefit opportunities; and
  2. Is not included on the EPA National Priority "Superfund" List, under a Consent Decree, or targeted for any federal or state enforcement action.
- Properties that meet eligibility criteria will be prioritized by the greatest need, potential effectiveness and economic development impact. Once a property is prioritized for funding, it will need to be approved by EPA prior to using grant funds.
- *Note: Please let us know if your request for an ESA is related to due diligence for a property transaction already underway as there may be options to submit an expedited ED Request.*

## STEP 3: Access Agreement & Eligibility Determination Request

- The Eligibility Request (ED) Request will be submitted on your behalf to the EPA and/or state environmental agency to obtain approval for using grants funds for Environmental Site Assessment (ESA) activities on your property. (Estimated Timeline: 2-4 weeks)
- The EPA prefers that a signed access agreement accompany the ED Request. We must receive approval from you (in the form of a simple Access Agreement for our environmental consultant, Stantec Consulting Services Inc.) to perform ESA activities on your property. (Estimated Timeline: 1-2 weeks)

## STEP 4: Environmental Site Assessment

- An Environmental Site Assessment (ESA) is an analysis and report prepared for a specific site or portion of a site that identifies potential or existing environmental contamination liability. ESAs performed by the Brownfields Initiative are funded by the U.S. EPA and conducted entirely by the consultant, requiring minimal time from property owners.

[ See Next Page for ESA Opportunities ]

### ► Opportunity A: Phase I ESA (Up to 10 Available)

A Phase I ESA is primarily a desktop study that is intended to gather reasonably ascertainable information to assess the potential environmental condition of a property and identify suspect areas where hazardous substances or petroleum may have been released. A Phase I ESA evaluates whether any recognized environmental conditions (RECs) exist on the property. However, it does not involve collecting environmental samples to confirm if there are actual impacts to the property from the RECs (if any).

#### Purpose of a Phase I ESA:

- Provides liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Supports property acquisition decisions
- Assesses potential for hazardous or other substances impacting the property
- Fulfills typical lender environmental due diligence requirement
- Typically completed within 6 months of commercial or industrial property transactions and/or to secure funding for redevelopment

Estimated Value: \$5,000 (**Funded by PA Brownfield Assessment Grant**)

Estimated Timeline: 1-2 months

### ► Opportunity B: Phase II ESA (Up to 5 Available)

A Phase II ESA involves a physical study where environmental samples are collected and analyzed to characterize the type, distribution and concentration of hazardous substances and/or petroleum in the environment (if present).

#### Purpose of a Phase II ESA:

- Use Phase I ESA findings to design an appropriate Phase II ESA scope of work
- Determine whether a release has occurred
- If a release is identified, delineate its type, distribution and concentration
- Obtain regulatory closure should no, or only limited, contamination be identified

Estimated Value: \$20,000 (**Funded by EPA Brownfield Assessment Grant**)

Estimated Timeline: 2-3 months

### ► Opportunity C: Clean-up Plan (Up to 2 Available)

A Clean-up Plan involves the creation of an Analysis of Brownfield Clean-up Alternatives (ABCA) which provides an in-depth analysis and plan for remediation options based on site details, level and extent of contamination and future opportunities.

#### Purpose of a Clean-up Plan:

- Evaluate options, including estimated implementation costs
- Eliminate cleanup as a fiscal unknown
- Evaluation the highest and best use of property

Estimated Value: \$28,000 (**Funded by EPA Brownfield Assessment Grant**)

Estimated Timeline: 2-3 months



For more information:

Jeff Gepper | Oregon Cascades West Council of Governments

[jgepper@ocwcog.org](mailto:jgepper@ocwcog.org) | 541.924.8430 | [www.ocwcog.org](http://www.ocwcog.org)