

Community Member Fact Sheet

Site Reuse & Revitalization Program

Sonoma County, California

Program Goal

Reuse and revitalize brownfield properties in Sonoma County to provide benefits to the community, including environmental restoration, job creation, increased property values and reduced health risks.

What is a Brownfield?

Brownfields are vacant and underutilized properties previously used for industrial, or commercial activities that may have resulted in contamination from petroleum or hazardous substances.

Program Background

The County will work with property owners, developers and other community stakeholders to identify and prioritize brownfield sites that are in need of environmental site assessments and/or cleanup/reuse plans to support redevelopment. Participation is voluntary.



Frequently Asked Questions

How is the project funded?

The project is funded by a \$392,000 Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA).

What can grant funds be used for?

Grant funding can be used to inventory, assess, and conduct cleanup/reuse planning for priority sites. Activities eligible for use of grant funds include:

- **Phase I Environmental Site Assessment (ESA):** A Phase I ESA is a research study intended to identify potential environmental liabilities that may act as barriers to redevelopment. Phase I ESAs do not involve collecting environmental samples to confirm if there are actual impacts to the property. **Up to 18 Phase I ESAs will be funded by the EPA Brownfields Assessment Grant.**
- **Phase II ESA:** Should a Phase I ESA identify environmental concerns, a Phase II ESA may be necessary. Phase II ESAs may include testing soil and groundwater and/or hazardous building materials, to determine if impacts exist that require cleanup. **Up to 5 Phase II ESAs will be funded by the EPA Brownfields Assessment Grant.**
- **Cleanup and Reuse Planning:** For sites with confirmed impacts, cleanup planning may be necessary. This includes analysis of cost-effective cleanup options for anticipated redevelopment alternatives. Market studies, infrastructure analysis, and master planning are types of reuse planning that can be performed on sites that meet eligibility requirements.





What sites are eligible for grant funds?

Eligibility is determined on a case-by-case basis. Eligible sites may include (but are not limited to):

- Former manufacturing and industrial sites (e.g. shuttered mills and factories)
- Vacant or underutilized warehouses and commercial facilities (e.g. aging strip malls)
- Vacant gas stations and auto repair shops
- Former dry cleaners
- Old rail yards and truck depots
- Salvage yards, dumps and landfills
- Buildings with asbestos or lead-based paint

Eligible sites may not be included on the EPA National Priority “Superfund” List, under a Consent Decree, or targeted for any federal or state enforcement action. The property owner must provide site access for assessment.

What happens if contamination is found?

The current grant funds assessment, reuse planning, and related activities. If contamination is identified, the County will work with the EPA, state environmental agency and/or health department, and other partners to identify potential cleanup funding.

What are the program requirements and timeline?

No grant match is required. Each site will be prioritized by the County based on factors such as redevelopment potential. Prioritized sites must meet certain eligibility requirements.

The County will submit an eligibility request on the owner's behalf. EPA approval is expected within one month. If approved, the property owner will work with our environmental consultant (Stantec Consulting Services Inc.) to coordinate the environmental site assessment and/or related activities. The owner will receive a report with findings and recommendations.

The program and funding is committed until September 2019.

How do I obtain additional information?

For information or to nominate a site for grant funding consideration, contact:

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