

City of Lodi, California

Site Reuse & Revitalization Program

Property Owner Fact Sheet

To further economic development and environmental restoration opportunities in Lodi, funding is now available for revitalization of underutilized properties. Through a U.S. Environmental Protection Agency (EPA) Brownfield Community-Wide Assessment Grant, funds will be available through September 2018 for interested parties to complete Phase I and II Environmental Site Assessments (ESAs), hazardous building materials surveys, Cleanup Action Plans, and a variety of site-specific reuse planning activities on their properties. The City of Lodi is currently soliciting interest from property owners, businesses and developers to partner with the City and take advantage of this funding opportunity.



What is a brownfield?

Brownfields are properties whose reuse is complicated by the presence (or potential presence) of environmental impacts. Former industrial sites and commercial properties, including gas stations, auto repair facilities, food processing facilities, warehouses, and dry cleaners often become brownfields. Many other commercial and residential buildings with little or no visible contamination may also qualify due to hazardous building materials or past use.

Benefits of Brownfield Redevelopment

Property owners, businesses and developers who cleanup and reuse brownfields provide benefits to themselves and their communities, including:

- Removing unknowns regarding site conditions that might hold up a sale or redevelopment.
- Increasing return from the property by making it more valuable and marketable.
- Contributing to economic prosperity and environmental restoration in the community.
- Making neighborhoods safer and healthier.
- Avoiding actions by regulatory agencies that may impose penalties and costly cleanups.
- Reducing the potential that adjacent properties could be impacting their property (and vice versa).

The assessment, cleanup and revitalization of brownfield sites will support several established community goals. We appreciate your support and look forward to your involvement on this transformational project!



Frequently Asked Questions

Do I own a brownfield?

Ask yourself...

- Is my land idle, vacant, or less productive than it ought to be?
- Are concerns about historic use or environmental contamination contributing to the problem?

If you answered yes to both questions, then you might own a brownfield.

What can grant funds be used for?

For eligible priority sites, a Phase I or II Environmental Site Assessment (ESA), hazardous materials survey, and wide variety of cleanup/reuse planning can be conducted at **no cost to the property owner**.

Phase I ESA: Research study intended to gather information to assess the environmental condition of the property and identify potential areas where substances may have been released.

Purpose of a Phase I ESA:

- Liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).
- Support decisions to acquire property.
- Typically required by lenders to secure financing.
- Assess the potential for hazardous or other substances to have impacted the property.

Estimated Value: \$5,000

Estimated Time to Complete: 1-2 Months

Phase II ESA: A physical study where environmental samples are collected and analyzed to characterize the type, distribution and extent of substances in the environment (if present).

Purpose of a Phase II ESA:

- Evaluate the findings of a Phase I ESA.
- Determine whether a release has occurred.
- Delineate the extent of contamination.
- Obtain regulatory closure.

Estimated Value: \$20,000

Typical Process: 2-3 Months

Will an environmental site assessment affect the value of my property?

No, an environmental site assessment will quantify the amount of contamination (if any), but the assessment itself does not affect property value.

Which sites are eligible for grant funds?

Generally, a property must be underused, potentially impacted and meet the following criteria:

- Site exhibits high potential for redevelopment and/or other community benefit opportunities.
- Site is not included on the EPA National Priority "Superfund" List, under a Consent Decree, or targeted for any federal or state enforcement action.

How can this assistance enhance the value of my property?

Property values are often affected by uncertainty regarding site history and the financial and legal risks of potential environmental impacts. Environmental site assessments allow property owners to quantify the amount of contamination on a property (if any). For properties with little to no contamination, this knowledge may increase marketability. For sites with significant contamination, property owners can realize increased value through cleanup, tax incentives, and reduced liabilities.

Will an environmental site assessment trigger a requirement that I take action?

The program is voluntary. Information collected during a Phase I ESA can be kept confidential and is generally not reported to regulatory agencies. In certain cases, Phase II ESA results may trigger a reporting requirement with the state environmental agency and/or Department of Public Health.

Will I have control over the work done through this program?

You will have the right to stop participation in the program at various phases of the assessment process. You will be asked to grant property access to the City's environmental consultant (Stantec Consulting Services Inc.), who will perform all work at the direction of the City. You will receive final reports throughout the assessment process.

How do I nominate a site for grant funding?

Stakeholders are encouraged to nominate sites for use of grant funding by submitting Site Nomination Application Forms to the City.

Contact Information

For additional information or to submit a site for grant funding consideration, please contact:

Joseph Wood, Neighborhood Services Manager

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