

# Oroville Community-Wide Brownfields Assessment



## For the Area of Industrial Unit 2 (IU2) and Surrounding Properties

### Program Application

Release Date: March 23, 2015

Direct Applications to: Luis A. Topete, Associate Planner  
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#### Background

In May 2014, the City of Oroville received notification from the United States Environmental Protection Agency (EPA) that they received a Community-Wide Brownfields Assessment grant to address potentially contaminated properties in the area of Industrial Unit 2 or IU2. Figure 1 identifies the project area located south of downtown Oroville. The City is using the Brownfields funds to create a business assistance program to help property owners and businesses assess environmental conditions to understand potential roadblocks to reuse. Properties will be selected from a brownfields inventory being created using historic information available through a commercial database and sites of interest to the community. An initial list of 50 properties will be screened against eligibility and scoring criteria and ranked in order of priority. Up to 20 Phase I Environmental Site Assessments (ESAs) and 4 Phase II ESAs will be conducted using grant funds. Phase I ESAs are considered *paper* reviews to determine the potential for recognized environmental conditions to exist on site. This study is a requirement for commercial property transactions. If a release of a hazardous substances or petroleum is suspected, a Phase II ESA is conducted to confirm the presence or absence of contamination by collecting samples of the soil, soil gas, groundwater, and air. Assessing site conditions is a valuable planning tool when preparing for new reuses.

#### **Typical Brownfield Sites include:**

*Former auto-related  
industries such as gas  
stations*

*Dry cleaning operations*

*Vacant properties or  
abandoned manufacturing  
facilities*

*Former drug labs*

*Older buildings with  
asbestos or lead-based  
paints*

*Mining sites*



## Eligibility Criteria

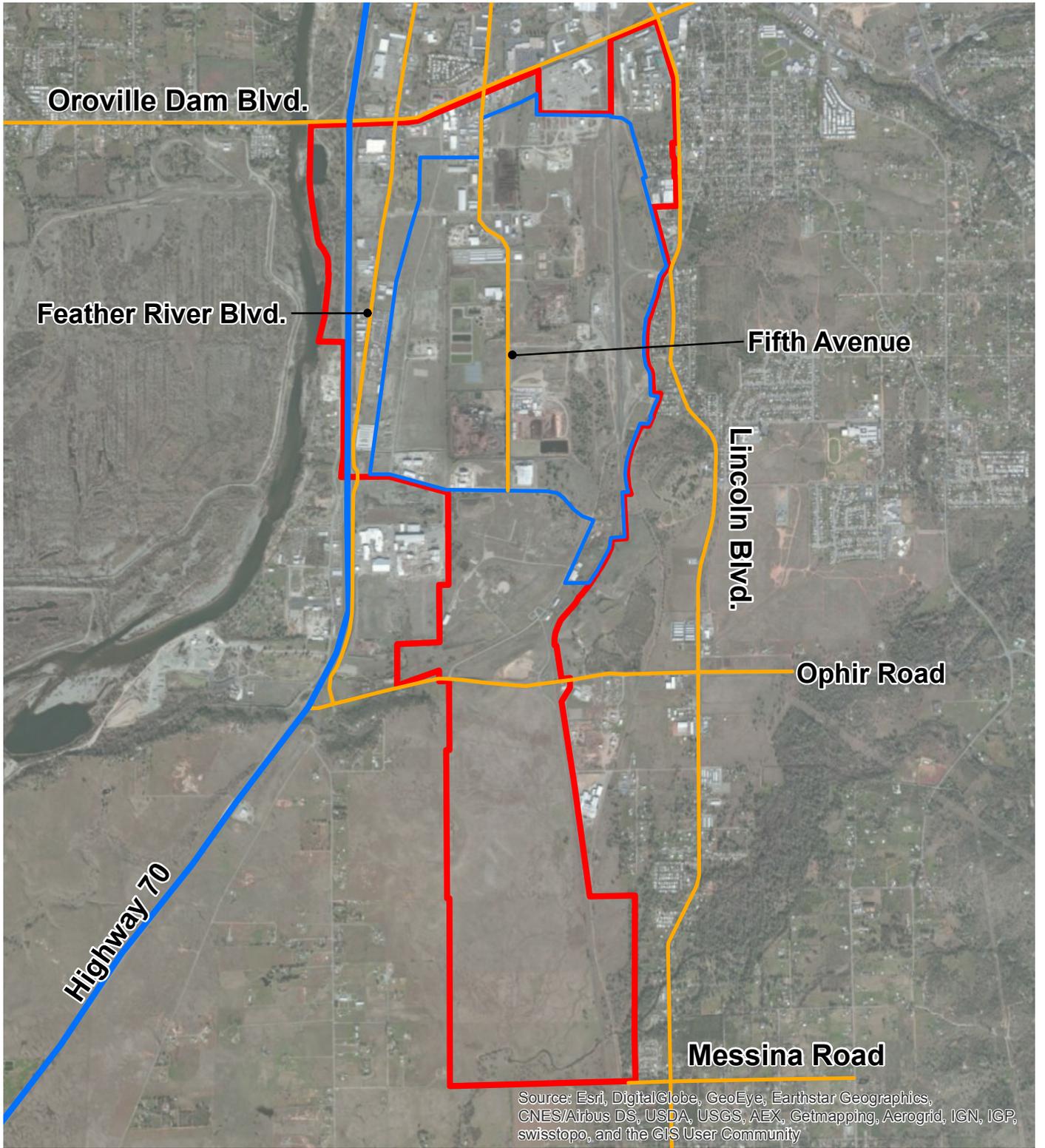
In order to take advantage of this service, at no cost to the property owner, the property must meet the eligibility criteria established under the Brownfields Law. The law, known as the “Small Business Liability Relief and Brownfields Revitalization Act,” was authorized in 2002 to provide funding to assess and cleanup sites and provide clarification regarding liability protections. For more information see: <http://www.epa.gov/brownfields/laws/>.

The City of Oroville created an application that requests information to make sure sites are eligible. The sites will be compared to ranking criteria developed for the Brownfields Program and assigned a score in order to prioritize the work.

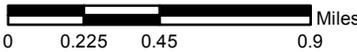
The following criteria are evaluated to ensure the sites are eligible:

1. Properties must be located within the Project Area boundaries as identified in Attachment C, with a preference being given to properties within the area of IU2.
2. Sites will need to meet the federal definition identified in the Brownfields Law and receive EPA’s approval before work can proceed.
3. Properties must have a real or perceived environmental contamination challenge or concern.
4. Property owners and their tenants will need to agree to participate in the Program by allowing the environmental consultants site access and responding to general questions regarding the history and operation of the site. The agreement is provided as Attachment B.
5. Participants must allow submission of the property profile form to be submitted to the EPA. The information is used to track the success of the program and is not used for enforcement purposes.
6. Participants should be prepared to allow disclosure of any previously prepared Phase I ESA or Phase II ESA Reports to the environmental consultants.

Participants must prepare and sign the attached application (Attachment A) and the Certificate, Indemnification and Liability Release and Right of Access (Attachment B).



Map Date: 3/12/2015  
By: KG



**Legend**

-  Study Area
-  Industrial Unit 2



Community Wide Brownfields Proposal  
Oroville, California

Figure 1  
Map of City of Oroville  
BSK Project ES1207557

**Attachment A**  
**Application to Participate in the Oroville Community-Wide Brownfields Assessment**

Name			Address		
Phone		Fax		Email	

**Property Owner Information**

Name			Address		
Phone		Fax		Email	

*Contact Person: (write **same** if same as owner)*

Name			Address		
Phone		Fax		Email	

**Site Information**

Current Activity or Business Operation

Years of Operations			APN Number(s)		
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Property Address

*Operator's Contact Information*

Name			Address		
Phone		Fax		Email	

Types and Number of Structures

Total Acres			Assessed Value: \$		
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Potential Area of Contamination

Plans Regarding Reuse

**Attachment B**  
**Certification, Indemnification and Liability Release**

*(This form must be signed by a principal officer or a non-profit organization, a principal executive officer, or property owner)*

The signee indicated below certifies that the information submitted is, to the best of the undersigned's knowledge and belief, true, accurate, and complete. The signee indicated below hereby releases, indemnifies, and agrees to hold the City of Oroville and the Oroville Redevelopment Agency, its agents, employees, officers, principals, successors, contractors, and subcontractors from all liability, claims, damages or actions, including attorney's fees and expenses of litigation, that may arise or result from the performance of the Oroville Community-Wide Brownfields Assessment, regardless of whether such liability, claims, damages, or action are caused in whole or in part by a negligent act or omission of City of Oroville and the Oroville Redevelopment Agency, its agents, employees, officers, principals, successors, contractors, and subcontractors.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Right of Access**

That the City of Oroville and the Oroville Redevelopment Agency has notified, hereinafter referred to as "Owner" of its need for the right of access under, over, and across the property hereinafter described and which property is located in the City of Oroville, Butte County, California, for the purpose of performing a Phase I/II Environmental Site Assessment (ESA).

Owner of the property hereby grants and extends to the City of Oroville, the Oroville Redevelopment Agency and its consultant, BSK Associates, and any subconsultants the right of access under, over, and across the property for the purpose of performing a Phase I/II ESA.

The City of Oroville and the Oroville Redevelopment Agency, its agents, employees, contractors, and assignees will be permitted to enter upon said property in order to perform the project described above, said property being more particularly described as:

\_\_\_\_\_  
APN

\_\_\_\_\_  
Lot

\_\_\_\_\_  
Address

\_\_\_\_\_  
As recorded in Volume

\_\_\_\_\_  
, Page

Street Address:

\_\_\_\_\_  
Executed this day of

,

\_\_\_\_\_  
,201

\_\_\_\_\_  
Signature of Owner's Name