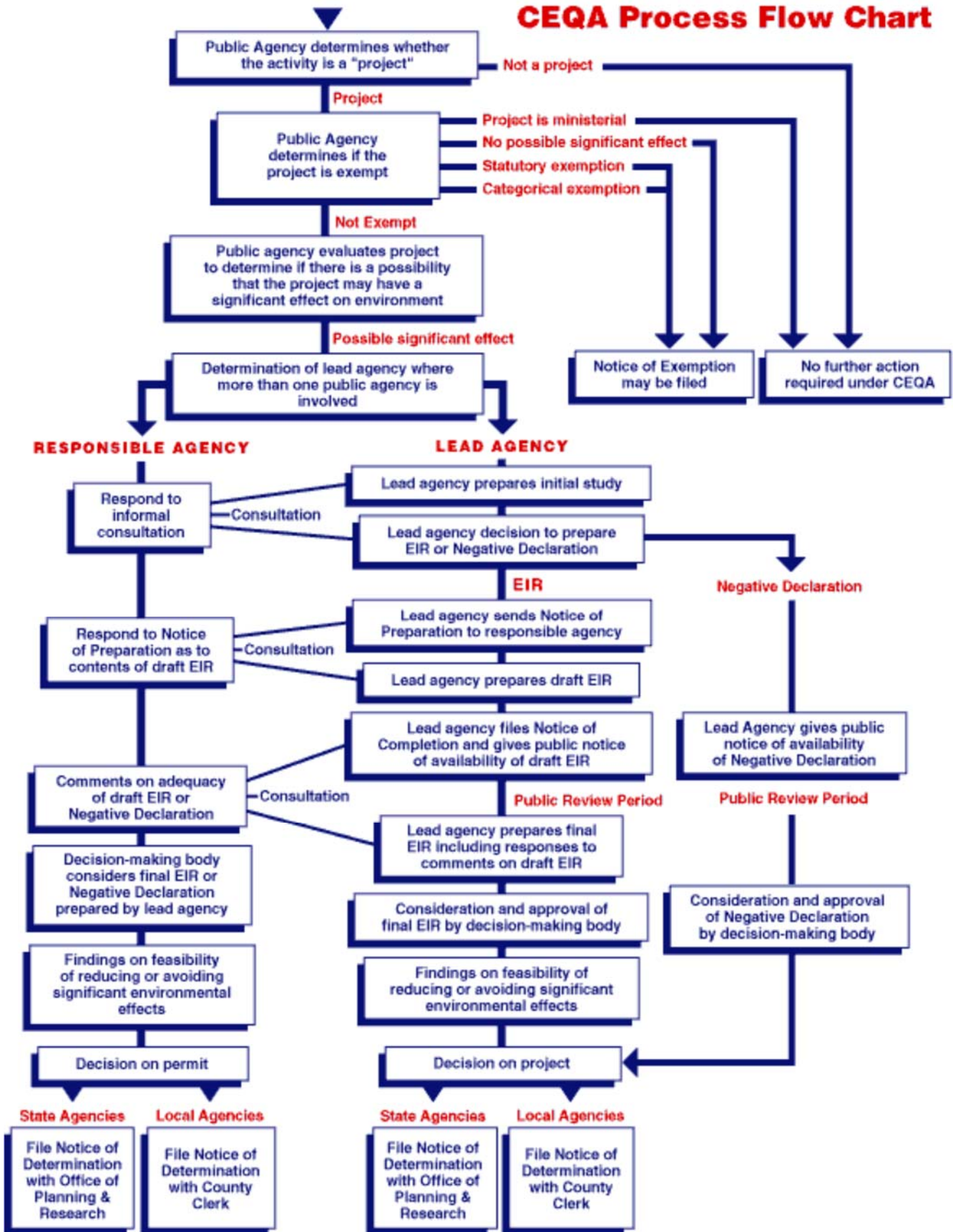


## **APPENDIX G—ENVIRONMENTAL CLEARANCE PROCESS/GUIDELINES**

The chart on the following page shows how to decide what type of CEQA (California Environmental Quality Act) filing is required for a given project. Most of the “Opportunities” identified in this Plan would be considered “Categorically Exempt” for one of the reasons listed in this chart. However, there are a few that will require more extensive environmental assessment documentation. We recommend that project proponents work with their local jurisdictional agency representatives to determine what is required and how best to complete that documentation. It is very important to complete this process or have the process well in hand before applying for any type of grant funding, as most government grant programs will require completion of the environmental assessment/documentation process before awarding grant funds.

APPENDIX F—ENVIRONMENTAL CLEARANCE PROCESS/GUIDELINES

**CEQA Process Flow Chart**



## APPENDIX F—ENVIRONMENTAL CLEARANCE PROCESS/GUIDELINES

Brownfield redevelopment has more stringent environmental assessment, clean-up and documentation requirements than any other type of land use development project. A good resource for what is required for such development can be found in EPA’s publication, “Anatomy of Brownfields Redevelopment”. This publication is available for download at:

[https://www.epa.gov/sites/production/files/2015-09/documents/anat\\_bf\\_redev\\_101106.pdf](https://www.epa.gov/sites/production/files/2015-09/documents/anat_bf_redev_101106.pdf)

This applies specifically to Opportunity #6—22nd St. Brownfield Reclamation. In this particular case the brownfield redevelopment would be for creating a park.



A *brownfield* is a property on which expansion, redevelopment, or reuse may be complicated by the presence, or perceived presence, of contamination. EPA’s Brownfields Program provides grants to fund environmental assessment, cleanup, and job training activities. Additionally, EPA seeks to strengthen the marketplace and encourages stakeholders to leverage the resources needed to clean up and redevelop brownfields.

This *Brownfields Solutions Series* fact sheet is intended to provide an overview of the brownfields redevelopment process. The brownfields real estate redevelopment process, along with key challenges, critical participants, and example redevelopment scenarios are discussed. Key real estate terms are highlighted in bold text. These terms are explained on page 7. The information in this fact sheet is based on stakeholders’ experiences in the brownfields cleanup and redevelopment process and does not represent the views of EPA.

### Key Challenges in Brownfields Redevelopment

Several challenges make brownfields cleanup and redevelopment unique compared to other real estate development projects. These challenges include:

- **Environmental Liability Concerns:** Developers and property owners want to manage past and future liabilities associated with the property’s environmental history.
- **Financial Barriers:** Private lenders are often reluctant to give loans for potentially impaired lands. In some cases, cleanup costs for a property may ultimately be more than the property’s value.

- **Cleanup Considerations:** A brownfields redevelopment timeline may take longer than typical real estate development due to environmental assessment and cleanup activities.
- **Reuse Planning:** A reuse plan based on community goals or sound economic and environmental information (e.g., market potential) may be lacking.

In spite of these challenges, significant opportunities exist for successful brownfields redevelopment. A redevelopment idea that works to bring new life to an area, enhanced by public support for the project, can create the momentum necessary to overcome the challenges associated with brownfields transactions.

### Critical Participants in a Brownfields Transaction and Redevelopment Effort

Property owners, public- and private-sector stakeholders, and other parties (e.g., attorneys, regulators) have roles and interests in brownfields cleanup and redevelopment efforts. There is no specific point in the brownfields project that these participants must be identified and involved, but the more participants involved in the upfront planning, the smoother the project planning process. Included on the following page is a table that summarizes the roles each participant plays in a brownfields transaction and their interest in a successful transaction.