

Lake County, Colorado

Site Reuse & Revitalization Program

Community Member Fact Sheet

Program Goal

Reuse and revitalize brownfield properties throughout the 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 mining, industrial, or commercial activities that may have resulted in contamination from petroleum or hazardous substances.

Program Background

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

The project is funded by a \$400,000 Brownfields Community-Wide Assessment (CWA) Grant from the US Environmental Protection Agency (EPA). Stantec Consulting Services Inc. (Stantec) will assist with the project over a three-year period.



Frequently Asked Questions

What can grant funds be used for?

Grant funding can be used to inventory, assess, and conduct cleanup/reuse planning for priority sites at **no cost to the property owner**. Activities eligible for use of grant funds include:

Phase I Environmental Site Assessments

Phase I ESAs are reviews of existing environmental information, including previous permits, historical documents, or other information about site conditions to identify potential environmental liabilities that may act as barriers to redevelopment. Up to 16 Phase I ESAs will be completed.

Phase II Environmental Site Assessments

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 10 Phase II ESAs will be conducted.

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):

- Abandoned mining sites
- Former rail facilities
- Old dumps and salvage yards
- Buildings with asbestos or lead-based paint
- Former commercial and industrial sites

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, Colorado Department of Public Health and Environment (CDPHE), Colorado Division of Oil and Public Safety (OPS) 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 the County’s environmental consultant (Stantec) to coordinate the environmental assessment and/or related activities. The owner will receive a report with findings and recommendations.

The program and funding is committed until September of 2017.

How do I obtain additional information?

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

Bruce Hix, Lake County Commissioner

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