Phase I and Phase II Site Assessments

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Identifying Brownfields

• Area-wide Inventory
  • Revitalizing area of a community
  • e.g. Cuba, Neosho

• Targeted Site
Phase I Assessments – The Need

• Comprehensive Environmental Response, Compensation, and Liability Act (aka Superfund)

• All Appropriate Inquiry vs. “But I got a good deal.”
The Standard and the Assessment

- ASTM E 1527-05 (soon to be 1527-13)
- AKA Phase I Site Assessment
  - Records Review
  - Site Reconnaissance
  - Interviews
  - Report
- Goal: Identify Recognized Environmental Conditions (RECs)
- Conducted by an Environmental Professional
What Things Are Looked For?

- Petroleum Products
- Drycleaning Solvents
- PCBs
- Heavy Metals
- PAHs
- Pesticides
What Things Aren’t Looked For?

- Asbestos
- Lead-Based Paint
- Radon
- Mold
- Annoying Neighbors
Examples of RECs
Examples of Wrecks
The Phase I Report

- Narrative: Site description, records review, site recon, interviews, findings & conclusions, deviations, signature and qualifications of Environmental Professional
- Appendices: Site map, photos, historic photos/maps, topographical maps, regulatory records documentation, interview documentation
Phase II Site Assessment

- ASTM E 1903-11
- Developed from Site RECs
- Invasive Investigation, though not Exhaustive
- Soil Borings
- Monitoring Wells
Phase II Soil Boring Map

Jumping Jacks Shoe Factory
Sampling

- Surficial Soil Samples
- Subsurface Soil Samples
- Surface Water Samples
- Groundwater Samples
- Asbestos-Containing Material (ACM)
- Lead-Based Paint (LBP)
The Phase II Report

- Narrative
  - Background Info
  - Work Performed
  - Results of Investigation
  - Interpretations/Conclusions
- Tables
- Figures
- Appendices
  - Site Photos
  - Boring Logs/Monitoring Well Construction
  - Lab Data with Quality Control Information
Phase II Addendum

• Following a Phase II
• More Detail
• Investigating a Particular Area from a Phase II or Expanding Investigation of Original Area
Results

• If Phase I shows no RECs, no Phase II necessary
• If Phase I shows RECs, but Phase II shows no contamination above Default Target Levels (DTLs), no further investigation necessary
• If Phase II shows contamination above DTLs, either Phase II Addendum performed or enrollment is BVCP recommended
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- Website:  [www.missouribrownfields.com](http://www.missouribrownfields.com)

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- Call your Friendly Neighborhood BVCP Project Manager @ 573-526-8913
Questions?