

What is a Phase I Environmental Site Assessment (ESA)?

The Phase I ESA involves a review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials. The review of government records and interviews may take a lot of time. To ensure a quality assessment, allow sufficient time for the process.

Contamination can result from activities that took place on the site . Contamination could also come from activities at a nearby property. The records and interviews will be the best sources to provide this information. Public records are available regarding the locations of properties that have been classified as contaminated by federal or state regulations. Depending on their proximity to your site, contamination could have made its way to your site.

What is a Phase II ESA?

If a Phase I ESA identifies potential contamination of the site by hazardous materials, a Phase II ESA may be conducted. The Phase II ESA includes sampling and laboratory analysis to confirm the presence of hazardous materials.

Some of the tests that may be performed include:

- surficial soil and water samples
- subsurface soil borings
- groundwater monitoring well installation, sampling, and analysis (may be appropriate on neighboring properties as well to determine the presence of contamination)
- drum sampling (if any were left on the property)
- sampling of dry wells, floor drains and catch basins
- transformer/capacitor sampling for Polychlorinated Biphenyls (PCBs)
- geophysical testing for buried tanks and drums
- testing of underground storage tanks

Depending on the results of the samples, the Phase II ESA should outline additional site investigation needs, and potential remedial actions that may be required to clean up the property.

How are ESAs Performed?

After a site is nominated and approved by the LCRPC, each Phase I or II ESA funded by LCRPC's grant funds will be performed at no cost to the owner or prospective owner by Ransom Consulting. The assessments are conducted in compliance with EPA's technical and scientific standards.