LDEQ'S TARGETED BROWNFIELD ASSESMENT PROGRAM
PHASE II ENVIRONMENTAL SITE ASSESSMENTS

A **Phase II Environmental Site Assessment (ESA) /** environmental investigation involves the collection of environmental samples, such as soil, groundwater, suspected asbestos-containing materials, and lead based paint, to determine if contamination is present above regulatory standards.

WHY DO A PHASE II ESA?

Reasons to perform a Phase II ESA or environmental investigation at a property include:

- Determine if contamination is present in soil and/or groundwater at the property above regulatory standards and the extent of the contamination
- Survey building materials for hazardous substances such as lead-based paint and/or asbestos prior to demolition or renovation
- Assess potential contamination from former onsite USTs
- Assess any environmental concerns identified by the Phase I ESA or previous environmental investigations
- Ensure the site is safe for human health and the environment prior to reuse

Sites may be enrolled in LDEQ's Targeted Brownfield Assessment Program at any point in the environmental process. For example, if a Phase I ESA has already been conducted and meets EPA requirements, LDEQ's TBA services can assist with the environmental investigation and cleanup planning.

WHAT DOES A PHASE II ESA INVOLVE?

A Phase II ESA, or environmental investigation, collects and analyzes soil and groundwater samples and/or building materials to determine if contamination is present and the extent of the contamination. The elements of a Phase II ESA include:

- A sampling plan detailing the type of sampling and contaminants that will be tested based on the findings of the Phase I ESA and/ or initial environmental sampling
  - E*xample: a historical gas station may require soil and groundwater analyses for petroleum products or an old municipal building may need an asbestos survey prior to redevelopment.*
- Field work to collect the samples as outlined in the plan
- Lab analyses of the collected samples; the results are then compared to LDEQ regulatory standards
- A final Phase II ESA report which details the investigation's findings including any contaminants identified and recommended next steps.



THE PHASE II PROCESS UNDER LDEQ'S TBA BROWNFIELD ASSESSMENT PROGRAM

Once the Applicant submits the TBA Request form and the project is approved by LDEQ and EPA, LDEQ's contractor drafts a sampling plan. Once the sampling plan is approved by LDEQ and EPA, LDEQ's contractor will conduct the sampling and analyze results. The Applicant is responsible for securing site access. The Applicant is kept informed along the way, and receives a copy of the final Phase II ESA report with suggested next steps upon completion. In general, the process takes approximately 6-12 Months.

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