

## Attachment 1 Elements of an Environmental Review

### Environmental Reviews and the Brownfield Program Discussion and Review

1. Environmental Reviews are associated with land acquisition and there are specific ISO standards outlining the review process. These reviews are typically completed for a single owner or corporation.
  - Phase 1: *A comprehensive background study of historical use and existing conditions to evaluate recognized environmental conditions (RECs) and potential areas where substances may have been released. • Assess potential impacts from petroleum or hazardous substances that may impede redevelopment. • Establish baseline conditions for liability protection. • Support property sale/acquisition activities. • Provide documentation required to secure loans.* Reviews include landowner questions, discussions with landowners or others who may know the history of the site, a site inspection, and historical research related to potential sources of contaminants. If findings indicate a need for further investigation, a Phase 2 is commissioned.
  - Phase 2: *A physical study where samples (e.g. soil, groundwater, air/vapor, surface water and sediments) are collected and analyzed to characterize the type, distribution and extent of substances (if present) in the environment. • Evaluate the findings of the Phase I ESA (if contamination is suspected). • Identify whether a release has occurred. • Support efforts to obtain regulatory closure.* Generally includes the development of a Health and Safety Plan; potential borings (including shallow depth); soil samples; potential installation of wells/well sampling; and vapor, soil, and groundwater evaluation. Owners who agree to allow the phase 2 are financially obligated to mitigate any contaminants found and are required to notify EPD of the presence of contaminants on the site. This leaves the owner with limited choices, potentially go bankrupt, pay for the clean-up, or hope someone else will buy the land knowing the site is contaminated (although the value of the property could be significantly impacted). It is potential that the prospective buyer could submit the property to the Brownfield program.