

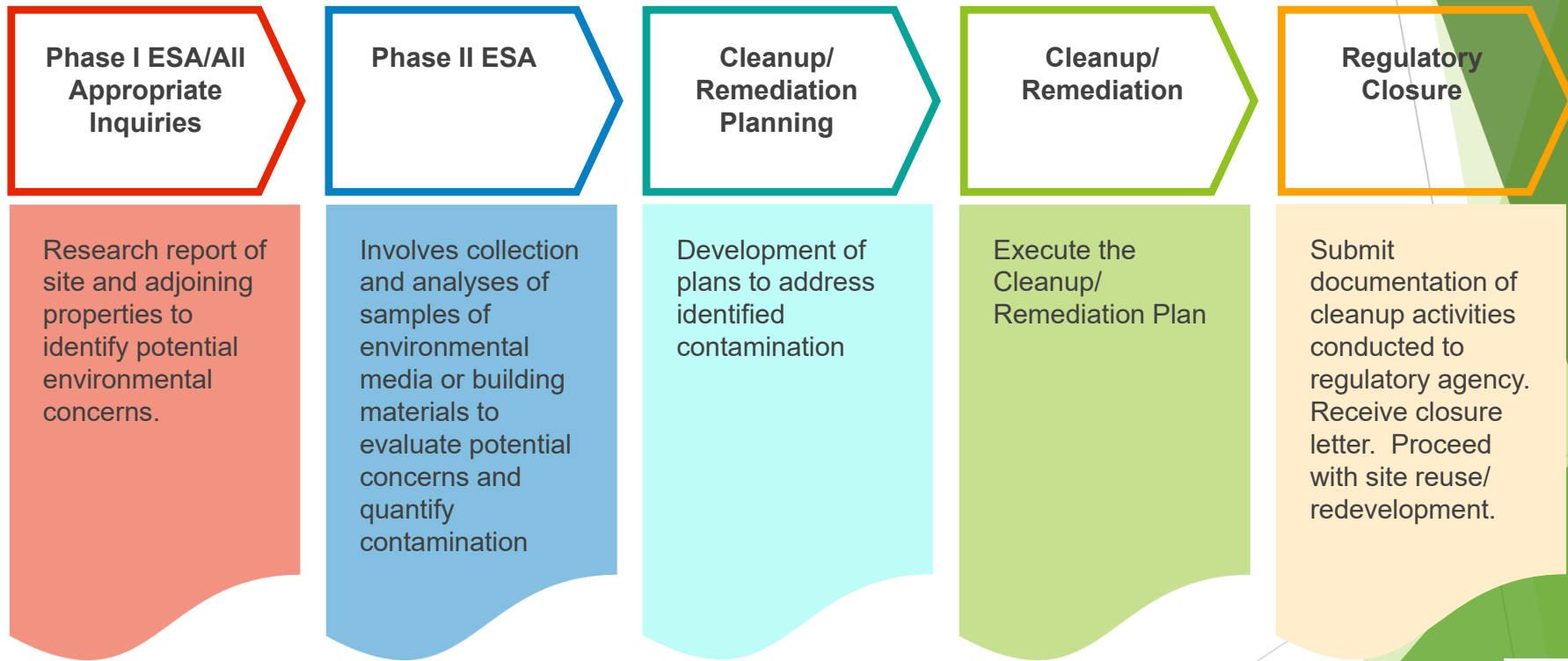
Brownfields Redevelopment: The Environmental Process

Louisiana Brownfields Conference

October 25, 2023



Overview of the Environmental Process



Why do a All Appropriate Inquiries/ Phase I Assessment?

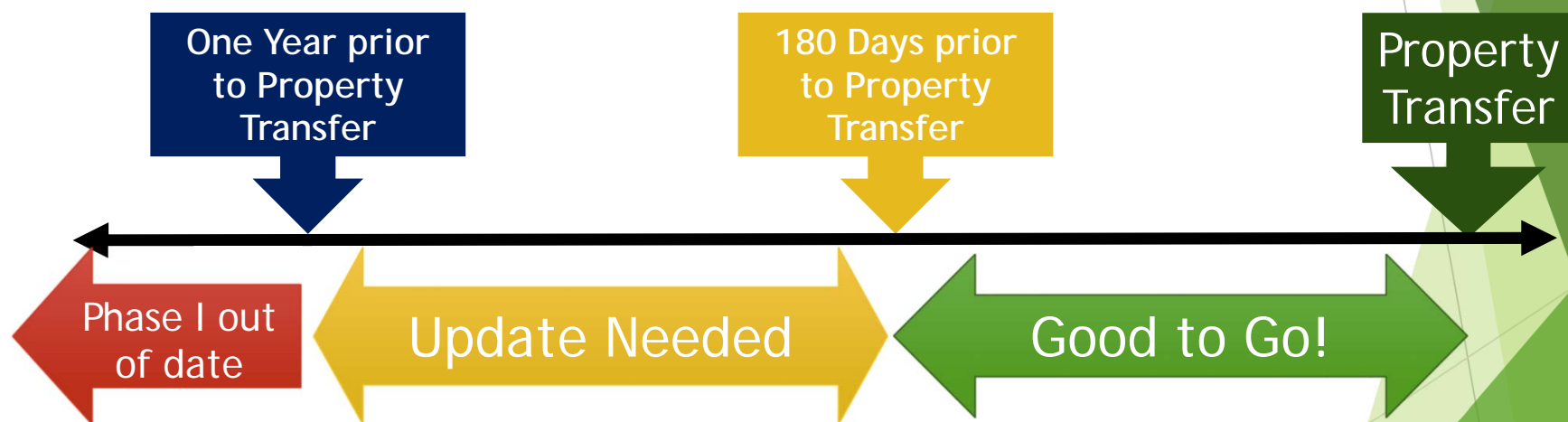
- Qualify as a Bona fide Prospective Purchaser as a Liability Defense for past contamination
- Qualify for Brownfield Grant Funding for Assessment & Cleanup
- Find out what you're getting yourself into
 - Identify "Recognized Environmental Conditions" (RECs)
- Access to other funding

Phase I ESA Components

- ▶ Review of Historical Records (aerials, Sanborn Maps, City directories, Chain of Title, etc.)
- ▶ Review of Regulatory Records (3rd Party Database Summary Report, EDMS records)
- ▶ Site Reconnaissance
- ▶ Interviews
 - ▶ Site Owner, Operator, Manager
 - ▶ User of report
 - ▶ Government Officials
 - ▶ Other Relevant Persons

All Appropriate Inquiries

- ▶ For liability protection, complete All Appropriate Inquiries BEFORE taking site ownership



www.epa.gov/brownfields/brownfields-all-appropriate-inquiries

Phase II Environmental Site Assessment

- ▶ Includes collection and analyses of samples or other testing
- ▶ Reasons for performing a Phase II ESA
 - ▶ Further investigate Recognized Environmental Conditions (RECs)
 - ▶ Determine how to address “Continuing Obligations” to maintain CERCLA Liability defense
 - ▶ Evaluate business risk, costs, and feasibility of project or future development



Can be done before or after acquiring property

Phase II ESA

Interpreting the Results

- Is the property contaminated?
- LDEQ's Risk Evaluation/Corrective Action Program
 - LDEQ's primary statutory mandate for assessment and remediation activities
 - RECAP Standards – constituent concentration levels in impacted media that do not pose unacceptable risks to human health or the environment.

Louisiana Department of Environmental Quality

Risk Evaluation/ Corrective Action Program (RECAP)



Prepared by:
Louisiana Department of Environmental Quality
Corrective Action Group

October 20, 2003



Cleanup/Remediation Planning

- ▶ Cleanup Plan/Corrective Action Plan
- ▶ Analysis of Brownfields Cleanup Alternatives (ABCA)
- ▶ Quality Assurance Project Plan
- ▶ Community Relations Plan (CRP)

Execute the Cleanup Plan



Receive Regulatory Closure


- ▶ Submit Cleanup Action Report
 - ▶ No Further Action At This Time (NFA-ATT)
 - ▶ Voluntary Remediation Program - Certificate of Completion (COC)

May now proceed with Site Reuse/Redevelopment in accordance with any use restrictions or stipulations per closure letter



Targeted Brownfield Assessments (TBAs)

- Provide Environmental Assessments & Cleanup Planning through our TBA Contractor
 - Phase I Environmental Site Assessment
 - Phase II Investigations
 - Cleanup Planning
- Cleanup Assistance may also be available
- Goal: Facilitate the reuse of a site by addressing environmental concerns



Can be layered with other resources

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