

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT (ESA)



What is a Phase 2 ESA?

A *Phase 2 Environmental Site Assessment (ESA)* is an investigation to confirm the presence or absence of contamination on a property. It is accomplished by a sampling and analysis program that may include:

- soil drilling and/or test pitting;
- geophysical analysis;
- surface or groundwater sampling;
- indoor/outdoor air sampling; and
- testing of building materials (e.g., asbestos, lead)

When is a Phase 2 ESA Required?

Generally, a Phase 2 ESA is required by a lending institution (bank) when potential contamination has been identified on a high-risk property requiring financing. High-risk properties generally include sites where hazardous substances have been stored or used for examples gas stations and dry cleaners.

The potential contamination is often identified in a Phase 1 ESA which is typically conducted (before a Phase 2 ESA) to investigate the past land use of a property (see Phase 1 ESA Fact Sheet). In some cases, however, enough information is known about the property to proceed directly to a Phase 2 ESA (i.e., a site with leaking underground storage tanks).

What is done with the information?

If contamination is identified, the Phase 2 findings are used to develop options for dealing with the contamination including removing the contamination, managing the contamination in-place and or monitoring soil and groundwater conditions to ensure the contamination doesn't worsen. The Phase 2 ESA may also recommend a more comprehensive sampling program (i.e., Phase 3 ESA).

How long does a Phase 2 ESA take and how much does it cost?

The cost, scope and duration of a Phase 2 ESA are dependent on many factors such as the size and location of the site, the number and type of suspected contaminants, the type of material to be sampled (e.g., soil, groundwater, plants, etc.), the methods used for sample collection and the time required to obtain laboratory results. The turnaround time for a typical Phase 2 ESA (8 testholes) is approximately 3-4 weeks.

Green Plan Ltd. and Phase 2 ESA's:

Green Plan Ltd. has been conducting Phase 2 ESA's since 1989 and has earned the reputation of being a recognized leader in this area. Green Plan applies the highest standards to all Phase 2 ESA's including specific standards required by lending institutions, government and industry. **Green Plan is on the list of qualified consultants of most of the major lending institutions.**

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