

## RPC's Process for Brownfield Phase II Environmental Site Assessments



Rebecca Otte, Brownfield Redevelopment Program Coordinator  
Regional Planning Commission  
Phone: (504) 483-8513  
Email: [brownfields@norpc.org](mailto:brownfields@norpc.org)  
Web Site: <http://rpcbrownfields.org/>



## RPC's Process for Brownfield Phase II ESAs

Sites come to RPC via:

- Outreach Events
- Word of mouth – Architects & Consultants
- Referrals from EPA/ LDEQ/ Other Brownfield Grantees
- Web Searches

Applicant can be:

- Owner
- Prospective Purchaser
- Developer
- Municipality



## RPC's Process for Brownfield Phase II ESAs

- RPC meets with the applicant and collects basic information
- Site access agreement signed by the property Owner
- RPC sends a request to EPA for approval to spend grant funding
  - Also need LDEQ approval for Petroleum Sites
- Typically a Phase I ESA is completed as the first step
- Once the Phase I is complete, if additional assessment is warranted and the client wants to continue under RPC's Brownfield Program, RPC sends another request to EPA for the Phase II assessment.
- Once approved by EPA, RPC issues a Notice to Proceed to RPC's pre-selected consultant for the Phase II ESA



## RPC's Process for Brownfield Phase II ESAs

### Project Scoping Meeting

Participants:

- Client
- RPC Brownfield Coordinator
- LDEQ – Brownfield Team and Project Officer if applicable
- Consultant
- Any other applicable project team members

Goals:

- Decide about enrolling site in VRP
- Draft the sampling plan
- Develop a rough timeline



## RPC's Process for Brownfield Phase II ESAs

### Consultant develops:

- LDEQ Work Plan according to RECAP guidance
  - Includes VRP Application & Cost Waiver Form if applicable
  - *If in the VRP, sent to LDEQ for approval*
- EPA Quality Assurance Project Plan (QAPP) and QAPP checklist
  - *Sent to EPA for approval*
- Cost Estimate for Implementing Work Plan



## RPC's Process for Brownfield Phase II ESAs

- Once approvals received, Consultant executes work plan
  - Applicant & Site Owner are notified prior to sampling event(s)
- Based on the results of the investigation, Consultant develops the investigation report
  - RPC contacts the Applicant with draft results
- Once the report is finalized, RPC & the Consultant meet with the Applicant to review the results of the investigation & provide recommendations/ options for next steps
- If applicable & requested by Applicant, RPC can also develop a cleanup plan under the Brownfield Program if funding is available
  - May also include preparing contractor selection documents for cleanup

