

Limited Phase II Environmental Site Assessment (ESA) Results

The Phase II process was reduced to “Limited” when it was realized that there was not sufficient grant funds to complete standard Phase II assessment. The use of the Limited Phase II ESAs was approved by EPA. The Limited Phase II Environmental Site Assessments (ESAs) were completed on each of the eight sites (Tax Lots 4700, 4800, 4900, 5000, 7700, 7600, 7700 and 7800) to be acquired by the Agency for the proposed Commons Park. Enough subsurface investigation was conducted to determine whether or not the sites were contaminated with petroleum product, but not enough subsurface investigation to delineate the extent of the petroleum products, or to develop a meaningful mitigation plan.

On May 17, 2008 the EPA approved the modified Quality Assurance Project Plan (QAPP). The QAPP provides a baseline for planning and implementation of the Limited Phase II ESAs and evaluation activities.

Monitoring Well Installation — Eight monitoring Wells and seven test holes were drilled as part of the Limited Phase II ESAs.

Finding — Based on the Limited Phase II ESA results it was determined that six of the eight properties had evidence of petroleum contamination. Because of the nature of the grant the Limited Phase II ESA findings are pertinent to petroleum related assessment only.

Limited Phase II Conclusion — After completing all of the Limited Phase II ESAs it was determined that of the eight sites, six were impacted by the presence of subsurface petroleum product. Of the six sites two of the sites were determined to be clean, two of the sites were “minimally impacted” and did not require further investigation, and the remaining four sites showed evidence of petroleum contamination. Based on the limited subsurface investigation the extent of the impact was unknown. In an effort to identify the next steps in the environmental assessment process it was agreed by EPA, ODEQ, and MURA to prepare what came to be known as the Interim Planning for Brownfield Redevelopment (IPBR) report. The purpose of the IPBR reports was to summarize the findings and provide a written recommendation of “next steps” in the environmental assessment process.