Regional Planning Commission's Brownfield Redevelopment Program

RPC’s Process for Brownfield Phase II Environmental Site Assessments

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

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

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