



## Environmental Site Assessment

### Phase II ESA

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#### Purpose

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The purpose of a Phase II Environmental Site Assessment (ESA) is to confirm the presence of and characterize the substances of concern at a given site. Assessment may range from a simple substance identification to a detailed analytical investigation of the site.

#### Components of a Phase II ESA

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- Phase I ESA Review
- Site Investigation
- Site Sampling and Laboratory Analysis
- Interpretation and Evaluation of Data
- Written Report / Conclusion and Recommendations



#### Potential Applications

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- Confirmation of Phase I Findings – a Phase II ESA is often utilized to confirm previous Phase I ESA findings.
- Financial – clients such as property owners, purchasers, lenders, and tenants who may face the potential for liabilities with regards to contaminated property.
- Baseline information – establishes a predetermined reference point which may be used to evaluate previous or current environmental impacts on the subject property.
- Regulatory Compliance – many jurisdictions may require a Phase II ESA of a site identified as being potentially contaminated. A Phase II ESA is also valuable in evaluating site suitability prior to granting planning approvals.
- Site Remedial Measures or Redevelopment – A Phase II ESA may determine whether site remedial measures are necessary.
- Risk Assessment – A Phase II ESA may be used to provide information for risk assessment activities.

#### Value

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A Phase II ESA will determine the impact of potential contaminants within the subject property. A Phase II ESA will also establish the course for further actions.

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