

PHASE II ENVIRONMENTAL SITE ASSESSMENTS

The objective of the Phase II Environmental Site Assessment (Phase II ESA) is to confirm the presence or absence of contamination on a property. If contamination is encountered, delineation of such contaminant can also take place. These assessments determine 'actual' environmental liability through quantitative analysis of soil and groundwater conditions in relation to applicable regulatory standards. Prior to the completion of a Phase II ESA, Oakhill recommends the completion of a Phase I ESA. The Phase I ESA will help identify 'Areas of Potential Environmental Concern' (APEC), to be further investigated in a Phase II ESA.

Oakhill has successfully completed numerous Phase II ESAs for various clients. We are uniquely qualified, as we have two in-house drills (a hand auger and a PionJar Drill) and our Engineers carry the Qualified Person (QP) designation from the Ministry of the Environment and Climate Change (MOECC). Oakhill has a good relationship with various licensed environmental sub-contractors (for deep borehole drilling, test pits and monitoring well installation).

How Oakhill Can Help:

Typically, the scope of work for a Phase II ESA includes:

- Review of previously completed reports for Site (i.e. Phase I ESA);
- Demarcation of underground utilities by both Ontario One-Call and a private locater;
- Complete boreholes, test pits and/or monitoring wells;
- Collect continuous soil samples from boreholes and test pits;
- Soil/water samples will undergo visual and olfactory inspection. All soil samples will be logged for soil texture, staining and odors;
- Headspace combustible vapor concentration measurements will be taken from each Soil/water sample using a Gas-Tech meter, to determine presence/absence of petroleum hydrocarbons and volatile organic compounds;
- Groundwater monitoring well installation with appropriate riser/screen and sand/seal placement for optimal environmental groundwater sampling;
- Monitoring well surveying and groundwater depths to determine groundwater flow direction;
- Laboratory analytical results will be compared to predetermined MOE Site Condition Standards (Tables 1-9); and
- Report preparation detailing procedures and findings concerning soil conditions and recommendations.

Oakhill is able to provide limited "presence/absence" liability reports and/or detailed Phase II ESA's for Record of Site Condition (RSC) submission. Don't get caught buying someone else's environmental liability. Let Oakhill help you with a free, no obligation quote.

Applicable Legislation:

- Evaluation of Site use restrictions: "Records of Site Condition – Part XV.1 of the Act", 2011 (O. Reg. 153/04, as amended)
- Phase II ESA report format: "Z769-00 Phase II Environmental Site Assessment", 2000.
- Evaluation of Site Use Restrictions followed the Ministry of the Environment and Climate Change (MOECC) "Technical Guidance Manual for Phase II Environmental Site Assessments in Ontario", March 2006 and CAN/CSA Z769-00 with modifications as stated in Ontario Regulation 153/04, as amended, 2011.
- "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario", 1996.
- "Soil, Ground Water and Sediment Standards for Use Under XV.1 of the Environmental Protection Act", 2011.

Related Documents:

- Oak-9: Phase I ESA
- Oak-11: Env. Drilling & MW Installation
- Oak-12: Phase III ESA
- Oak-13: UST Decom

For further information and your

FREE QUOTE,

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