Graduated Steps of Environmental Investigation

Non Site-Visit Reports (Desktop Reports)

- RSRA (Records Search with Risk Assessment) – SBA approved report
- HRDR (Historical Regulatory Database Review)
- DR (Database review)

If the desktop report comes back with an elevated or high risk you would usually proceed to a Phase I ESA. However, if this is not a U.S. SBA loan, you could progress to a Transaction Screen Analysis depending on your environmental policy/risk appetite.

Transaction Screen Analysis (TSA)

- Also referred to as TSR (Transaction Screen Report) or an ETS (Environmental Transaction Screen)
- Site Visit, Database Search, Questionnaire, Interviews, Topo Map, Regulatory Database, Aerials, Sanborns or CDs, City Directories

Phase I Environmental Site Assessment (ESA)

- Environmental Database Search, QA/QC review by EP, Questionnaire, Site Inspection, Interviews, Topo Map, Soils (LUFO), Regulatory Database, Aerials, Sanborns, City Directories, CUPA (Haz Mat & UST), Local Fire Dept, Building Dept, Planning Dept, Other Agencies such as Air Quality, DTSC, RWQCB

If the Phase I comes back with recognized environmental concerns (REC's) then a recommendation will be given to have subsurface testing performed. This next level of reporting is known as a Phase II. Phase II proposals are based on the data provided in the Phase I and each site is unique – so prices vary.

Phase II Environmental Site Assessment

The Phase II investigation will typically indentify environmental concerns through soil and groundwater sampling and analysis. The results of the Phase II assessment may result in the identification of necessary response actions. This information can be used to identify remediation costs and/or property devaluation. If contamination is found above state action levels then your next step would be a Phase III Site Assessment.

Phase III Environmental Characterization

The Phase II determined that you have contamination. Your next step is to quantify the contamination (vertical and horizontal extent) so you know how far the contamination has traveled. The Environmental Site Characterization is often a more involved process, as big problems might require multiple iterations of testing. You need this information if you plan on doing remediation on the subject property. Once your Phase III Site Characterization is complete your next step is to obtain a Remedial Cost Estimate.

Remedial Cost Estimate

Once the size of the problem and approximate cleanup goal are known, a reliable remedial cost estimate can be prepared. This process is rather straight forward; the environmental engineer will estimate how much each step of the process costs. Of course the reliability of the Remedial Cost Estimate is highly dependent on the qualifications and experience of the engineer or geologist. Typically the RCE is provided as a set of scenarios: Most Likely Scenario and Reasonable Worst Case Scenario. This gives the user a reasonable range of possible costs.

Remediation

The remedial process takes property owners to regulatory closure and/or through the legal process. By implementing the remedial action plan created from the Remedial Cost Estimate the goal is to restore th property to its full potential.

PARTNER
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