

Ohio EPA RCRA &VAP MOA Track: Phase I Property Assessment

Required Information Component of Phase I Property Assessment	Yes or No (choose one)	Provide response below. Please reference the location [including document name, section and page number(s)] within the NFA documentation where this information or evaluation is located and also answer any specific questions as indicated.
OAC 3745-300-06 General Information		
1.a. When was the Phase I Property Assessment ("Phase 1") completed? Note: An amendment to the Phase I must be performed when the Phase I was conducted more than 180 days prior to conducting the Phase II and if the Phase I did not meet all the requirements of OAC 3745-300-06.		Date:
1.b. Does the Phase I Report contain a recommendation that a Phase II investigation be completed?	Yes: No:	
2. OAC 3745-300-06(C)(1) Historical and current uses of property		
2.a. The Phase I report must contain a summary of all relevant information related to historical and current property uses from the first commercial/ industrial use to present.		Section: Page Number:
2.b. Please check which historical sources were used to establish a continuous history of the property in accordance with OAC 3745-300-06(C)(1) and indicate where in the Phase I report this information is located.		_ Sanborn Maps _ Aerial photographs _ City directories_ Other Section: Page Number:
2.c. Indicate where in the Phase I report the chain of title is located (Includes deeds, mortgages and easements of record)		Section: Page Number:
2.d. Reference where the results of interviews with reasonably available residents or workers, including the interviewees relationships to the property, are located within the Phase I report.		Section: Page Number:
2.e. Based on the information obtained regarding the historical and current uses of the property, is there any reason to believe a release of hazardous substances or petroleum has or may have occurred on, underlying or is emanating from the property?	Yes: No:	
OAC 3745-300-06(C)(2)and (C)(3) Environmental History of Property. The Phase I report must contain a summary of all relevant information related to the environmental history of the property		
3.a. Are any previous environmental, property or geologic assessments or studies available? If any of these are included in this report, note where they can be found.	Yes: No:	Section: Page Number:
3.b. Reference where in the Phase I report the findings and conclusions regarding such previous assessment or studies are located.		Section: Page Number:

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3.c. Reasonably available information resulting from inquiries of the following sources must be reviewed for information related to environmental compliance history of the property. Reference the location in the Phase I report detailing the results of the review or why the information was not reasonably available. (Note: Commercial database searches do not generally fulfill the requirement for conducting a diligent inquiry of these sources)			
1. US EPA		Section: Page Number:	
2. Ohio EPA		Section: Page Number:	
3. Ohio Department of Natural Resources (ODNR)		Section: Page Number:	
4. Ohio Bureau of Underground Storage Tank Regulations (BUSTR)		Section: Page Number:	
5. Community Right to Know Inventory report records of the State Emergency Response Commission or Local Emergency Planning Committee.		Section: Page Number:	
6. Local Fire Department Records		Section: Page Number:	
7. Local Health Department Records		Section: Page Number:	
3.d. A review of the following sources must be completed for the property to the extent that they are reasonably available. A review of the following sources for surrounding properties must be completed to the extent necessary to determine if a release on another property may have affected the subject property. Reference the location in the Phase I report detailing the results of the review.			
1. National Priorities List.		Section: Page Number:	Off Property / Surrounding Properties (minimum ½ mile) Section: Page Number:
2. Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List.		Section: Page Number:	Section: Page Number:
3. RCRA's Treatment, Storage and Disposal (TSD) facilities list.		Section: Page Number:	Section: Page Number:
4. Federal RCRA's generators list.		Section: Page Number:	Section: Page Number:
5. Federal Emergency Release Notification System List.		Section: Page Number:	Section: Page Number:

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6. Federal National Corrective Action Priority System List.		Section: Page Number:	Section: Page Number:
7. Ohio Master Sites List (MSL).		Section: Page Number:	Section: Page Number:
8. Ohio BUSTR Registered UST List.		Section: Page Number:	Section: Page Number:
9. Ohio BUSTR Leaking UST (LUST) List.		Section: Page Number:	Section: Page Number:
10. Ohio EPA Spill Database.		Section: Page Number:	Section: Page Number:
11. ODNR Well log information.		Section: Page Number:	Section: Page Number:
3.e. The use of other sources identified in ASTM Standard E 1527, paragraph 7.2.2 is required if there is a reason to believe that relevant information will be obtained. Reference location in the Phase I Report where relevant information is discussed and where a list of these other sources of information can be found.		Other relevant information: Section: Page Number: List of other sources of information: Section: Page Number:	
3.f. Reference the location of the names and titles of "key personnel" interviewed and the interview summary. Key personnel have knowledge relevant to environmental conditions of the property.		Section: Page Number:	
3.g. Based on the information obtained regarding the environmental history of the property, is there any reason to believe a release of hazardous substances or petroleum has or may have occurred on, underlying or is emanating from the property? Note: All areas where there is a reason to believe a release of hazardous substances or petroleum occurred, or may have occurred, should be addressed as Identified Areas in Question 6 or as DeMinimis Areas in Question 8, as appropriate.	Yes: No:		
3.h. Based on the information obtained regarding surrounding properties, is there any reason to believe a release of hazardous substances or petroleum has or may have occurred on, underlying or is emanating onto the property? Note: All areas where there is a reason to believe a release of hazardous substances or petroleum occurred, or may have occurred, should be addressed as Identified Areas in Question 6 or as DeMinimis Areas in Question 8, as appropriate.	Yes: No:		
OAC 3745-300-06(C)(4) Reference the location in the Phase I report identifying all known or suspected releases of hazardous substances or petroleum that have or may have occurred on, underlying or emanating from the property. The release must be evaluated for constituent type, quantity, date of		Section: Page Number:	

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release, area and media impacted and measures taken to address release to the extent known or suspected.		
OAC 3745-300-06(C)(5) Property Inspection		
5.a. Date the property walk-over was conducted by the Certified Professional.		
5.b. Date the property walk-over was conducted by Ohio EPA.		
5.c. The Phase I report must contain a summary of all relevant information related to the property inspection and must at a minimum identify and document the items outlined in OAC 3745-300-06(C)(5)(a)-(g). Reference the location of this summary.		For all that apply in OAC 3745-300-06(C)(5)(a)-(g): Section: Page Number:
5.d. Are there areas which contain(ed) hazardous substances or petroleum which may have leaked (e.g. USTs, ASTs or any other containers, sewers, lagoons, surface water, sediments)? Note: Include these areas on the Identified Area Table and Map of Identified Areas. This must be identified on the map in Question 7 of this form.	Yes: No:	
5.e. Is there any physical evidence that a release of hazardous substances or petroleum may have occurred (e.g. odors, stressed vegetation, stains)?	Yes: No:	
5.f. Is there evidence of current and past uses of adjoining properties that may have resulted in release of hazardous substance or petroleum to the property?	Yes: No:	
5.g. Have any migration conduits for hazardous substances or petroleum identified (e.g. drains, utility lines, wells)?	Yes: No:	
5.h. Were there any obstructions which limited the visibility of conditions on the property during the inspection (e.g. buildings, snow, pavement, leaf cover, gravel, etc.)?	Yes: No:	
5.i. Based on the information obtained from the property inspection, is there any reason to believe a release of hazardous substances or petroleum has or may have occurred on, underlying or is emanating from the property? Note: All areas where there is a reason to believe a release of hazardous substances or petroleum occurred, or may have occurred, should be addressed as Identified Areas in Question 6 or as DeMinimis Areas in Question 8, as appropriate.	Yes: No:	
6. OAC 3745-300-06(E) Identified Areas Identified Areas are locations which contain or may contain hazardous substances or petroleum on, underlying, or emanating from the property. Identified Areas are a basis for conducting a Phase II investigation as described in OAC 3745-300-07(B).		

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6.a. Were any Identified Areas discovered or determined to exist? Note: If Yes, include these areas on the Identified Area Table and Map of Identified Areas. This must be identified on the map in Question 7 of this form.	Yes: No:	
6.b. Identified Areas must be detailed in writing in the Phase I report including a descriptive title of each Identified Area, potential contaminants of concern and a brief description. Reference the location of this information within the Phase I report. Note: It is recommended that identified areas be summarized in the form of a table.		Section: Page Number:
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7. OAC 3745-300-06(H)(3), OAC 3745-300-07(J)(13) and OAC 3745-300-13(E)(2) Site Maps [Note: Elements in this section can be provided on one or multiple maps. Map sizes should be either 8 1/2" x 11" or 8 1/2" x 14"]		If the response to any of these questions is NO, give the location within the NFA documentation where an explanation can be found.
7.a. Does the Phase I contain map(s) delineating the boundaries of the property to which the NFA pertains? Please include legal description of the property. At a minimum, this must include a survey conducted by a professional surveyor. (Previous surveys may be used unless property is being subdivided)	Yes: No:	Document: Section: Page Number:
7.b. Does the Phase I contain map(s) depicting the property location on the most recent USGS 7.5 minute quadrangle map delineating surface water with contour no greater than five feet? (If a 7.5 USGS map with contours no greater than five feet is not available, a site contour map must be provided.)	Yes: No:	Document: Section: Page Number:
7.c. Does the Phase I contain map(s) delineating improvements to the property, including all roads, railroads and above and below ground structures and appurtenances?	Yes: No:	Document: Section: Page Number:
7.d. Does the Phase I contain map(s) delineating the locations of all structures, property boundaries, borings, monitoring wells, and/or other sampling locations?	Yes: No:	Document: Section: Page Number:
7.e. Does the Phase I contain map(s) identifying the location(s) of all Identified Areas, including portions of the property characterized as deMinimis release areas?	Yes: No:	Document: Section: Page Number:

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		<input type="checkbox"/> No Identified Areas
7.f. Does the Phase I contain map(s) identifying sites within 0.5 miles of the property boundary identified under OAC 3745-300-06(C)(3)?	Yes: No:	Document: Section: Page Number:
7.g. Any other maps Reference the location of any other maps.	Map Noted *****	Document: Section: Page Number
<p>Note: Per OAC 3745-300-07(C)(4) potential contaminants of concern (COCs) from hazardous substances or petroleum must include those identified during Phase I activities, those which are or have been commonly used in industrial or commercial activities similar to the activities conducted at the property, and the typical constituents, components, additives, impurities and degradation products of hazardous substances and petroleum.</p>		
<p>8. OAC 3745-300-06(F) De Minimis Areas</p>		
8.a. Were any de minimis releases identified? Note: Areas demonstrated to be De minimis are not Identified Areas.	Yes: No:	
8.b. For any De Minimis areas the Phase I Report must contain documentation per OAC 3745-300-06(F)(1)(a) through (2). Reference the location of this documentation		Section: Page Number:
<p>9. OAC 3745-300-06(H) Minimum requirements contained in Phase I report (in addition to the information required in E.2.e., 3.g., 5.a. and 5.g).</p>		
9.a. Provide a summary of the findings of the Phase I including conclusions for conducting Phase II activities if warranted.		Section: Page Number:
9.b. The name and job title of each person conducting the investigation.		Section: Page Number:
9.c. The current and intended land use.		Section: Page Number:
9.d. An explanation of procedures used in conducting the Phase I.		Section: Page Number:

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9.e. An explanation of any limitations of the Phase I, including physical obstructions and information sources not reviewed because they were not "reasonably available."		Section: Page Number:
9.f. A Bibliography of References which identifies a description, date, source and location of any document reviewed during the Phase I Assessment.		Section: Page Number:
9.g. Color photographs to document current conditions at property.		Section: Page Number:
9.h. Appendices for supporting documentation		Section: Page Number:
END OF FORM #8		