

SPRING 2013 NEWSLETTER

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Office Enhancements

Clean Soils Environmental, Ltd. (CSE) has been in the environmental consulting business for over 25 years, providing comprehensive management and Licensed Site Professional (LSP) services in a green and sustainable manner. We are committed to serving our clients with practical and pragmatic solutions to environmental problems in an environmentally sound and aesthetically pleasing way that meets regulatory agency policy and client goals.

CSE has gone through some major enhancements in the past several months. The Ipswich, MA office has gone through a significant technological overhaul, revamping the office with all new, energy-star qualified tower and laptop computers to enhance and expand the company's green capabilities, increasing productivity and turnaround time of professional assessment reports and documentation. These computers use less energy, compute information faster, and speed up the review processes to provide our clients with the information they need in a timely

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manner. In addition to the technological expansion of computers, the office has upgraded to an energy-star qualified multifunction printer.

As more information is transmitted digitally, there is less need for heavy printing and wasting ink.

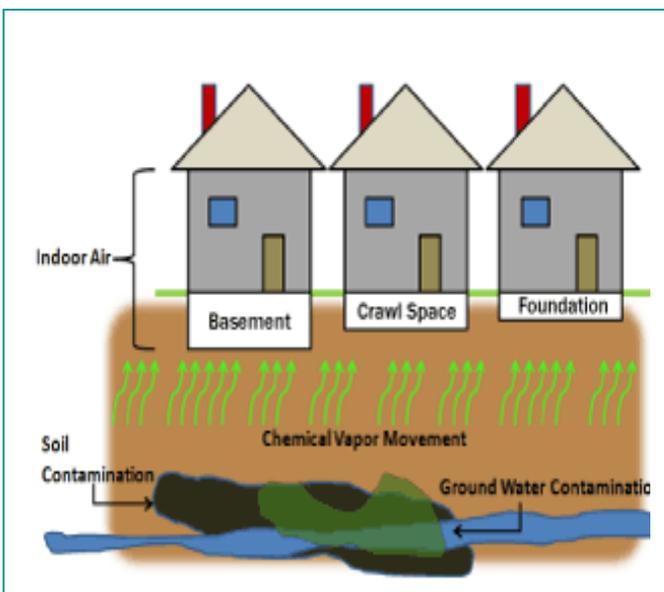


The printer also features automatic duplex scanning and printing to reduce paper consumption up to 50%. The easy recycle ink cartridges use 70% less supplies and packaging by weight compared to laser printers.

Vapor Intrusion (VI) Services

Vapor intrusion has become a significant environmental issue, occurring when certain types of contaminants in the soil or groundwater evaporate (volatilize) and migrate through spaces in the soil into an overlying building. CSE is proud to be on the forefront of this issue, with access to current strategies and sampling equipment required to conduct the assessment and mitigation of intruding vapors. Services include:

- Vapor Intrusion (VI) Pathway Evaluation
- Conceptual Site Models (CSM)
- Development of Investigative Framework
- Workplan Design and Preparation
- Data Collection and Evaluation
- Assessment of Background Sources
- Multiple Lines of Evidence
- Mitigation or Remediation



Changes to ASTM Phase I ESA

Whether you are a corporate real estate professional, an investor, a lender, or an environmental consultant, big changes are being revised for the ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments (ESAs) and are expected to be published in early fall, 2013. Some of the biggest changes include the re-wording of the definition of the terms “recognized environmental condition” (REC) and “historical environmental condition” (HREC); along with the addition of a new term “controlled recognized environmental condition” (CREC).



Using the CERCLA definition of a REC release, the consensus is that vapor intrusion shall be considered a release; therefore, a vapor intrusion screening must be included in the scope of work of a Phase I ESA to be consistent with E1527-13. In addition, instead of recommending a regulatory file review, it will now be a component of the Phase I ESA.

The bottom line is that the typical cost and standard turnaround time of a Phase I ESA is likely to increase with the new standard, but with that comes more information and a report that is more consistent with the EPA’s All Appropriate Inquiry rule.

Did You Know?

Paved roads are made up of bituminous mixtures, or asphalt mixed with mineral aggregates. **CSE** helps to reduce landfill accumulation by facilitating the green practice of soil recycling by submitting petroleum-contaminated soil (PCS) removed from disposal sites to recycling facilities for use in hot asphalt mixes. In this way, the contaminated soils are used in a cost-effective method during the paving of new roads, instead of sitting in a landfill and/or being incinerated.

Staff News

CSE welcomes its newest team member, **Kevin McAndrews** as the company’s Environmental Geologist. Kevin holds a B.S. in Geological Sciences from Salem State University and has been with the company since June 2012. Kevin’s role at CSE includes Field Technician responsibilities, as well as helping to initiate the technology overhaul by directing the office equipment upgrades and performing webmaster duties.



Revised VI Guidance

MassDEP released revisions to the Vapor Intrusion (VI) Guidance on March 7, 2013 to the Appendix I (Indoor Air Threshold Values) and Appendix II (Sub-Slab Soil Gas Screening Values) to reflect revised toxicity values and correct errors.

The Interim Final Vapor Intrusion Guidance revision document can be found here: <http://www.mass.gov/dep/cleanup/laws/policies.htm#11-435>

Massachusetts

Contingency Plan

Regulatory Reform Proposal

MassDEP is proposing significant amendments to the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000, as part of the agency's regulatory reform efforts (summary can be found here (<http://www.mass.gov/dep/cleanup/laws/mcpsum13.pdf>)). The MCP sets forth the procedures and standards for notification, assessment, and remediation of disposal sites resulting from the release of oil and/or hazardous materials to the environment. These regulations govern the response to sudden oil and hazardous material spills, as well as the assessment and cleanup of Brownfields, properties contaminated by past use as industrial or commercial facilities, prior to their redevelopment and productive reuse. Consistent with regulatory reform goals, the proposed MCP amendments enhance regulatory efficiency in a manner that benefits both parties conducting response actions and MassDEP, while maintaining a high standard of environmental protection.

The MassDEP website offers the proposed revisions as both a red-line/strikeout document and a "clean" (just the new text) version (<http://www.mass.gov/dep/service/regulations/newregs.htm#mcpreg>). The spreadsheets documenting changes to the MCP numerical standards are also available to download, as is a 4-page summary of the proposals.

An extended (until May 17, 2013) Public Comment Period will allow reviewers time to develop comments on this substantial package. MassDEP also expects to hold discussion sessions over the next few months to address specific issues in the proposal.

The proposal is included as part of MassDEP's Regulatory Reform Initiative, more information can be found here

(<http://www.mass.gov/dep/about/priorities/regreform.htm>)

Website Resources

At CSE, we understand that maintaining environmental compliance can be a burdensome task for business professionals and homeowners with countless priorities and obligations. In an effort to further educate our patrons with today's environmental requirements, we are pleased to offer guidance packages and information found in our new "Resources" section of the webpage found at <http://www.cleansoils.com/Resources.html>

Links include:

- Oil Spill Help
- Vapor Intrusion Guidance
- Hiring a LSP
- MassDEP Services & Policies
- Waste Site Lookup
- Acronym List

