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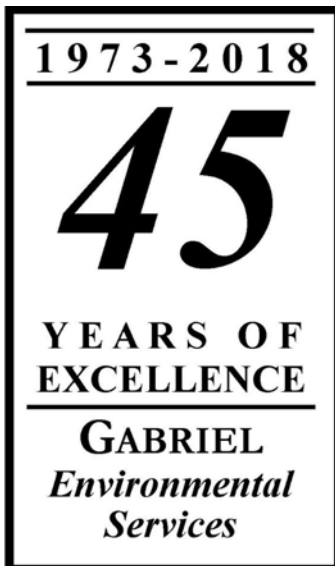
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**GABRIEL**  
*Environmental Services*

JANUARY 2018

## **Phase I Environmental Site Assessment Spotlight: Soil Conditions**



During the course of a Phase I Environmental Site Assessment (ASTM E1527-13), Gabriel attempts to document soil conditions through visual observations, regulatory database review, and historic document review.

Visual observations may include:

- Above-ground storage tanks
- Evidence of underground storage tanks (eg: vent stacks or fill ports)
- Drums
- Staining or corrosion
- Stressed vegetation
- Pools of liquid
- Hazardous materials
- Wells
- Septic systems or cesspools
- Geological/topographical observations

## Recipe Corner

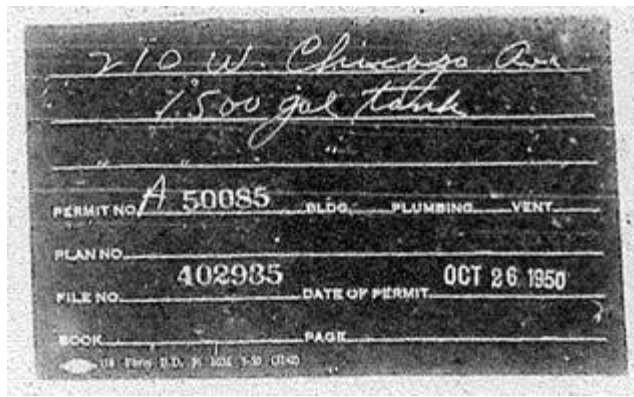


### **Smoky Sausage Chili**

#### **Ingredients:**

- 1 package of Andouille

- Sausage (chopped into small pieces)
- 1 package of Polish Kielbasa Sausage (chopped into small pieces)
- 1 package of Smoked Turkey Sausage (chopped into small pieces)
- 1 package of Ground (Hot) Pork Sausage
- 8-9 Dried Ancho Chili Peppers
- 1 large can of Crushed Tomato
- 1 small can of Tomato Paste
- 1 large White Onion (half chopped in big chunks, half finely chopped)
- 5-6 Garlic Cloves (whole)
- 1 Poblano Pepper (chopped in big chunks)
- 2 cans of Kidney Beans (rinsed and drained)
- 1 can of Black Beans (rinsed and drained)
- 1 can of Cannellini Beans (rinsed and drained)
- 2 32oz. containers of Chicken broth
- Chili Powder
- Cumin
- Chicken Bouillon
- 1 Starbucks Via Instant Coffee Italian Roast packet
- Cinnamon
- Brown Sugar
- Light Agave Nectar
- 2 Bay Leaves
- Salt & Pepper
- Water



Regulatory database and historic document review may include:

- Underground Storage Tank (UST) installation or removal records
- Leaking USTs
- Past uses of property
- Records of hazardous materials usage and/or violations
- Environmental remediation/clean up
- Fire insurance maps

If a Recognized Environmental Condition (REC) impacting the site's soil is discovered either through visual observation or a review of regulatory databases or historic documents during a Phase I, Gabriel may recommend soil borings to investigate if there is analytical data showing hazardous substances or petroleum products in, on, or at the property.

Contact Natalie Neuman, Group Leader Assessment Services, at [nneuman@gabenv.com](mailto:nneuman@gabenv.com) or 773-486-2123 with any questions about how Gabriel assesses soil conditions during a Phase I.

## How TACO Regulations Make Cleaning Up Dirty Properties Easier

### Directions:

1) In a deep bowl, place the dried ancho chiles and pour boiling water over them - stack another bowl (same size or slightly smaller) on top to keep the chiles submerged in the hot water. Let sit for a few minutes (around 5-10) to soften them. Cut open the chiles and remove the seeds and stems and put in a blender.

All cleanup programs in the state of Illinois are based on TACO limits, but not everyone knows exactly what TACO means - or why it makes cleaning up your property easier.

TACO is an acronym for "Tiered Approach to Corrective Action Objectives." Prior to the implementation of TACO standards in the mid-1990s, the Illinois EPA (IEPA) took a "one size fits all" approach to cleaning up contaminated properties. All sites, regardless of their location, use, contaminants, etc., had to be cleaned up



2) Add the can of crushed tomato, half of the onion chopped in bigger chunks, all of the garlic, poblano pepper, half of the can of tomato paste, a few dashes of cumin and pepper, about 1 tbsp of chicken bouillon, and about a cup or so of water. Puree everything until smooth and set aside.

3) In a skillet, saute the Ground pork sausage until cooked, while breaking it up into small pieces. Set aside.

4) In a large pot, saute all of the other sausage, along with the remaining half of the onion (finely chopped). Cook until sausage is browned and onion is soft, and add the remaining tomato paste and the bay leaves. Stir frequently and cook for another minute or two, then add the chili base puree from the blender. Cook for a few more minutes then add all of the chicken stock. Let simmer for 10-15 minutes.

5) Add the crumbled and cooked pork sausage that was set aside, and add a few more dashes of cumin, chili powder, salt & pepper, and add the packet of instant coffee, as well as a few squirts of agave nectar. Add brown sugar, as needed to sweeten more. If chili is looking too thick, at this point, add water as needed. Let simmer for another 30 minutes.

6) Add all of the cans of beans and a few dashes of cinnamon - stir and let simmer for another 45 minutes on low. Taste frequently and add seasonings as needed.

*2nd Place - Chili Contest  
Carmina Ramirez Villalobos*

to the same standards.

This regulatory climate changed as cleanup programs across the U.S. continued to mature. Environmental agencies realized that cleaning up an industrial property that was only going to be used for a parking lot was a lot different than cleaning up a former gas station to become apartments. Remediation objectives became risk-based and site-specific. Today, TACO takes into account three main components to determine environmental risk:

1. Contaminant(s) - ie: chemicals
2. Exposure route(s) - eg: air, drinking water, etc.
3. Receptor(s) - eg: people, plants, or animals

Through both the Site Remediation Program (SRP) and Leaking Underground Storage Tank (LUST) program, environmental consultants such as Gabriel conduct a site investigation consisting of soil, groundwater and/or vapor testing. Once these results are analyzed for each of the above components, the environmental consultant can work with the IEPA project managers to determine the best way to clean up the property. The three most common risk management tools are:

1. Active remediation - eg: contaminated soil removal; bioremediation; chemical remediation; etc.
2. Engineered barriers - eg: asphalt parking lot, concrete floor, building control technologies (BCTs), etc.
3. Institutional controls - eg: drinking water restriction, commercial/industrial use restriction, etc.

Once a property owner has satisfied the applicable program requirements and documented that the contaminants had either been reduced below TACO standards or controlled through engineered barriers or institutional controls, the IEPA will issue a No Further Remediation (NFR) Letter.

These TACO standards mean that you'll often be able to clean up your property with less expense and hassle, which promotes progressive reuse of contaminated property.

If you have more questions about how the TACO regulations work, contact John Polich, P.E. at [jpolich@gabenv.com](mailto:jpolich@gabenv.com) or 773-486-2123.



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