

SECTION 30 - ENVIRONMENTAL ASSESSMENTS

A. Standards

1. If any interest (fee simple, easement or otherwise) in a street, road, lot, tract, parcel or strip of land is to be dedicated to the County, an Environmental Questionnaire and Disclosure Statement (EQDS Form 6000) shall be completed. The purpose of the EQDS is to provide staff with information to conduct a preliminary assessment of the land interest for the likely presence of recognized environmental conditions. (orig. 10-25-05)
2. Recognized environmental conditions are the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance(s) of petroleum product(s) into structures on the property or into the ground, ground water, or surface water of the property. (orig. 10-25-05)
3. A Phase I, Phase II, and/or Phase III Environmental Site Assessment shall be required if recognized environmental conditions are found to be present in a street, road, lot, tract, parcel or strip of land is to be dedicated to the County. (orig. 10-25-05)

B. Environmental Questionnaire and Disclosure Statement (EQDS Form 6000)

1. Preparation
 - a. The Case Manager shall provide the Environmental Questionnaire and Disclosure Statement form to the applicant. (orig. 10-25-05)
 - b. The Environmental Questionnaire and Disclosure Statement shall be completed by the property owner(s), or officer, or general partner of the present property owner(s). (orig. 10-25-05)
2. Content

The Jefferson County Department of Health and Environment shall prepare, amend and update the Environmental Questionnaire and Disclosure Statement form as deemed necessary. (orig. 10-25-05)
3. Approval
 - a. The contents of the Environmental Questionnaire and Disclosure Statement submitted by the applicant will be reviewed and verified by the Jefferson County Department of Health and Environment. A Site Visit may be conducted. (orig. 10-25-05)
 - b. If the Environmental Questionnaire and Disclosure Statement yields any evidence of recognized environmental conditions, additional assessments, such as a Phase I, Phase II, and/or a Phase III Environmental Site Assessment and/or site remediation may be required. (orig. 10-25-05)

C. Phase I Environmental Site Assessment

1. Preparation

When a Phase I Environmental Site Assessment is required, it shall be prepared by a qualified environmental professional in accordance with the American Society for Testing and Materials (ASTM) E1527-00 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" requirements. (reloc. 07-12-05; am. 10-25-05)

2. Content

The Phase I Environmental Site Assessment shall include all (ASTM) E1527-00 requirements. (reloc. 07-12-05; am. 10-25-05)

3. Approval

- a. The Phase I Environmental Site Assessment will be reviewed by the Jefferson County Department of Health and Environment. (orig. 10-25-05)
- b. If the Phase I Environmental Site Assessment yields any evidence of recognized environmental conditions, a Phase II Environmental Site Assessment may be required. (reloc. 07-12-05; am. 10-25-05)

D. Phase II Environmental Site Assessment

1. Preparation

- a. When a Phase II Environmental Site Assessment is required, it shall be prepared by a qualified environmental professional in accordance with the American Society for Testing and Materials (ASTM) E1903-97 (re-approved 2002) "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process" requirements. (orig. 10-25-05)
- b. The Phase II shall be sufficient to evaluate the risk of potential liability from acquisition and use of the property for the intended purpose (e.g. roads, detention ponds, parks, schools, etc.) and provide pertinent public/worker health and safety information. (reloc. 07-12-05; am. 10-25-05)

2. Content

The Phase II Environmental Site Assessment shall include all (ASTM) E1903-97 (re-approved 2002) requirements. (orig. 10-25-05)

3. Approval

- a. The Phase II Environmental Site Assessment will be reviewed by the Jefferson County Department of Health and Environment. (reloc. 07-12-05; am. 10-25-05)
- b. If the Phase II Environmental Site Assessment yields any evidence of recognized environmental conditions, a Phase III Environmental Site Assessment may be required. (reloc. 07-12-05; am. 10-25-05)

E. Phase III Environmental Site Assessment

1. Preparation

- a. When a Phase III Environmental Site Assessment is required, it shall be prepared by a qualified environmental professional in accordance with applicable industry standards, such as an American Society for Testing and Materials (ASTM) standard or equivalent. (orig. 10-25-05)
- b. The Phase III shall be sufficiently detailed to adequately characterize the nature and extent of contamination on the property and to enable development of the plan of remediation and to design the remediation project, if any, to be constructed on the property. (reloc. 7-12-05; am. 10-25-05)

2. Content

The Phase III Environmental Site Assessment shall include all applicable industry standard requirements. (orig. 10-25-05)

3. Approval

- a. The Phase III, including the remediation recommendations, will be reviewed by the Jefferson County Department of Health and Environment. (reloc. 07-12-05; am. 10-25-05)
- b. If the Phase III Environmental Site Assessment recommends remediation, the remediation shall be conducted prior to the development's approval. (reloc. 07-12-05; am. 10-25-05)