

## Section 30 - Environmental Assessments

(orig. 7-12-05)

### A. Standards

1. An Environmental Questionnaire and Disclosure Statement (EQDS Form 6000) shall be completed for the outlined processes in Submittal Requirements Section of this Regulation or any transfer of land interest to the County, such as a Right-of-Way. 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, am. 12-13-16; am. 7-17-18)
2. Recognized environmental conditions are findings that indicate an existing release, a past release, or a material threat of a release of any hazardous substance(s) or petroleum product(s) into structures on the property or into the ground, ground water, or surface water of the property. (orig. 10-25-05; am. 7-17-18)
3. A Phase I, Phase II, and/or Phase III Environmental Site Assessment shall be required if recognized environmental conditions are present. (orig. 10-25-05; am. 7-17-18)
4. Environmental Site Assessments shall be prepared by qualified environmental professionals in accordance with the applicable ASTM International standard or equivalent standard that is in effect when the environmental site assessment is conducted. (orig. 7-17-18)

### 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

Public Health shall prepare, amend and update the Environmental Questionnaire and Disclosure Statement form as deemed necessary. (orig. 10-25-05; am. 12-21-10)
3. Approval
  - a. The contents of the Environmental Questionnaire and Disclosure Statement submitted by the applicant will be reviewed and verified by Public Health. A Site Visit may be conducted. (orig. 10-25-05; am. 12-21-10)
  - b. If the Environmental Questionnaire and Disclosure Statement yields any evidence of recognized environmental conditions, or land is to be dedicated or transferred to the County (including Right-of-Way and/or tracts), 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; am. 7-17-18)

### C. Phase I Environmental Site Assessment

1. Preparation
  - a. When a Phase I Environmental Site Assessment is required, it shall be prepared by a qualified environmental professional in accordance with the applicable ASTM International standard. (reloc. 07-12-05; am. 10-25-05; am. 7-17-18)
2. Approval
  - a. The Phase I Environmental Site Assessment will be reviewed by Public Health. (orig. 10-25-05; am. 12-21-10)
  - 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 applicable ASTM International Phase II Environmental Site Assessment standard requirements. (orig. 10-25-05; am. 7-17-18)
  - 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. Approval
  - a. The Phase II Environmental Site Assessment will be reviewed by Public Health. (reloc. 07-12-05; am. 10-25-05; am. 12-21-10)
  - 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 the applicable ASTM International standard. (orig. 10-25-05; am. 7-17-18)
  - 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. Approval
  - a. The Phase III, including the remediation recommendations, will be reviewed by Public Health. (reloc. 07-12-05; am. 10-25-05; am. 12-21-10)
  - b. If the Phase III Environmental Site Assessment recommends remediation, the remediation shall be conducted prior to the development's completion. (am. 12-21-10; am 7-17-18)