

SANTA ROSA FIRE DEPARTMENT FIRE PREVENTION BUREAU STANDARD

July 1, 2010



ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE I

This standard outlines the general requirements for the completion and submittal of a Phase I Environmental Site Assessment (ESA). Information contained herein applies to typical instances and may not address all circumstances.

Purpose

In the interest of public health and environmental protection, the City of Santa Rosa requires the assessment of properties pending development and, if necessary, determines the remediation of those sites.

Code References

ASTM E1528-00

Permit(s) Required

A Phase One permit application shall be submitted to the Fire Department for review and approval of all new commercial and residential development including applications for new subdivisions, development on previously undeveloped property, lot line adjustments, lot splits, major building additions for the proposed parcel to be developed.

Note: *If the site has known contamination or on site sampling has already been conducted, see Standard for Phase II ESA submittal.*

Categories and fee amounts are found at:

<http://ci.santa-rosa.ca.us/doclib/Documents/IB%20018.pdf>

Attachments

- 1) Plan Review Checklist – Phase I ESA (ASTM E1528)

Required Inspections

Verification inspections may be required.

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Permit Information

A Phase I ESA shall be developed and submitted in accordance with American Society for Testing and Materials (ASTM) E1528.

Phase I ESA's shall be submitted for approval to the Santa Rosa Fire Department before any on site development. A completed Plan Review Application Form and fee shall be submitted along with not less than two (2) copies of a current Phase I ESA.

Phase I ESA's shall include the information specified below and failure to provide all of the required information may result in the plans being rejected. Rejected plans will be returned with a Plan Review Correction Form. Review the form and make the required additions/ changes. Allow ten (10) working days for review of submitted plans.

Submittals shall conform to the ASTM E1528 standard. Plans shall be drawn to an indicated scale, on sheets of uniform size. Submittals shall include the following:

- Date of the Phase I (must be within past 12 months)
- Applicant name
- Applicant address
- General Site Information
- Address
- Parcel number
- Ownership
- Current use
- Past use
- Ownership history – Past owners date range of ownership
- Title Search
- Reason Phase 1 is being conducted
- Plan for the property
 - Apartments
 - Single Family Dwelling
 - Commercial
- Historical use of the property
- Known existing or potential environmental issues
- Verification ASTM standard 1528 was followed
- Location of any water wells or septic systems
- Easements
- Plan for removal of water wells or septic systems
- Creeks waterways identified
- Water table in area
- Directional water flow- towards property/away from property
- Buildings or structures on the property
- Present - plan for the structure demo/remain etc.

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- Past – previous structures
- Pictures – Historical and Current
- Age of structures mold, lead asbestos
- Any properties containing hazardous materials with a ½, ¾, or 1 mile radius
- Industrial properties nearby
- Past ESA conducted on the property
- What records were reviewed - should be multiple and included
 1. RCRA
 2. CHMIRS
 3. Prop 65
 4. LUST
 5. UST history
 6. Water Board
 7. Assessors info
 8. Property owner info
 9. Sanborn Maps
 10. State and Federal databases
 11. Reports applicable to past use
 12. Maps
 13. Aerial Photos
 14. LOP information
 15. Topographical maps
 16. Geological history
 17. Title history
 18. Federal Files
 19. Transformers in area
 20. MPDES permit history
- Site visits by rep conducting the Phase 1
- Interviews conducted
- Executive Summary or Findings
- Conclusions

If the Phase I reveals the potential for contaminated soil, groundwater, surface water or other environmental hazards, a Phase II may be warranted.

The Phase II may include a request for soil or groundwater samples, water well samples or additional information to determine the existence of environmental hazards