

City of Chandler

ESA Procedures for Grading Permits and Dedications

The City of Chandler (the City) has established the following procedures for issuing grading permits and certificates of occupancy on developments where property is to be dedicated to the City. Any site-specific deviation from the policies set forth herein shall be submitted for review by Legal, Risk Management and Environmental Management prior to implementation.

1. If no property is to be dedicated to the City, the provisions set forth herein are not applicable to the development.

2. The developer shall submit to the City a Phase I Environmental Site Assessment (ESA), and a Development Plan (8 ½" x 11"), on any property to be graded with the application for a grading permit. The City's review of the ESA will focus on the potential contamination of the property to be dedicated and will heavily rely on the findings of the professional who prepares the ESA.

3. If the ESA submitted with the application for a grading permit does not identify any Recognized Environmental Condition (as defined in ASTM E-1527) on the property to be graded, and all other requirements necessary for issuing a grading permit have been satisfied, the City will issue a grading permit.

4. If the ESA submitted with the application for a grading permit establishes that Recognized Environmental Conditions exist, or may exist, these conditions will generally need to be verified, further characterized or remediated in accordance with standards dictated by the Arizona Department of Environmental Quality (ADEQ) before a grading permit will be issued. After such conditions are addressed and documented, a grading permit may be issued by the City. Notwithstanding the above, a grading permit may be issued prior to addressing such conditions if the developer submits a Property Environmental Mitigation Certification (as shown in the attachment) that includes the following:

- a) The developer identifies the activities it will undertake to ensure that the property to be dedicated to the City as part of the development will be free from such environmental condition at the time of dedication;
- b) Certifies that these activities will be undertaken and completed prior to dedication of the property; and
- c) Certifies that such remediation efforts will achieve the standards dictated by the Arizona Department of Environmental Quality (ADEQ) and all standards necessary for the dedicated property's intended use.

5. The developer shall submit an (updated) ESA to the City, prior to the City accepting dedication of any property, which meets the following criteria:

- a) The ESA is current (less than 180 days old at time of dedication);
- b) The ESA lists the City of Chandler as a beneficiary;
- c) The ESA complies with the Standard Practices for ESA's as set forth in ASTM Standard Practice E 1527 – in its most current form; and
- d) The ESA states that the property to be dedicated is without any Recognized Environmental Condition.

(Note: ESA's can be made current and Chandler may be added as a beneficiary by submitting an ESA Addendum as shown in attachment.)

City of Chandler
Property Environmental Mitigation Certification

Date

Ref: (Project Name) (Development Service Project Log #)
(Description of property location)
Property Environmental Mitigation Certification

The above identified property has been found to contain or is suspected to contain the following Environmental Conditions:

1. (Describe each Environmental Condition to be investigated and/or remediated and the specific actions to be taken to investigate and/or remediated the Conditions).

(Developer's Name) hereby agrees to take action to investigate and/or remediate the above listed Environmental Conditions to achieve the standards dictated by the Arizona Department of Environmental Quality (ADEQ) for residential uses and all standards necessary for the dedicated property's intended use. This remediation will be confirmed by credible field testing accompanied by proper quality assurance procedures and documentation of the investigation will be presented to the City of Chandler. A summary of the remediation and waste disposal will also be included in a revised Phase I Environmental Site Assessment Report that conforms to the requirements of the ASTM E-1527- (2005 or Date of Most Current Update of Procedure), and concludes that the property to be dedicated to the City of Chandler does not contain any Recognized Environmental Conditions at the completion of the above listed investigations. The City of Chandler is a beneficiary of this report, and may rely on, the investigation and findings included in the report.

(Developer's Name) further agrees and certifies that no identified contaminants will be moved to the property to be dedicated to the City of Chandler during any grading, investigation, remediation or other activity.

I understand that the property owner will not be issued a certificate of occupancy if the above listed items are not fully investigated and/or remediated in accordance with the measures identified in this certification.

Signature of a Principle of the Development Company

Date

City of Chandler
REPORT ADDENDUM
Phase I Environmental Site Assessment

(Letter to be issued on Consultant's letterhead)

Date

(Environmental Manager's Name), Environmental Program Manager
City of Chandler
P.O. Box 4008, M.S. 607
Chandler, Arizona 85224-4008

Ref: (Project Name) (Project Development Service I.D. #)
(Description of property location)
Phase I Environmental Site Assessment – Update Addendum

Dear Mr. (Environmental Manager's Name):

(Environmental Consultant's Name) hereby submits this update to the Phase I Environmental Site Assessment Report (Report) completed on (date) for the property known as (Project Name) which is located at (Project Location). This update conforms to the requirements of the ASTM E-1527- (2005 or Date of Most Current Update of Procedure), (Option A) *and concludes that the property is unchanged as to the conditions described in the Report. OR (Option B) and all Recognized Environmental Conditions previously identified or suspected to exist have been fully investigated and remediated to achieve the standards dictated by the Arizona Department of Environmental Quality (ADEQ) and all standards necessary for the dedicated property's intended use.* The City of Chandler is a beneficiary of, and may rely on, the investigation and findings included in both the report and this update.

Signature of Principal of the Environmental Firm

Date

C: (Name), Development Services Manager
(Name of Plan Reviewer), Engineering Assistant