



DSC NOTICE #130
City of Virginia Beach
Planning Department
Development Services Center
November 28, 2006

Topic: Phase I Environmental Site Assessment Requirements (Refer to DSC Notice #113)

Background: There appears to be some confusion regarding the need for a Phase I Environmental Site Assessment during the rezoning and conditional use permit application and development plan review processes. In addition to the information found in DSC Notice #113, the following questions and answers are provided to help give our customers a better understanding of the requirement.

Questions and Answers:

What is a Phase I Environmental Site Assessment?

A Phase I Environmental Site Assessment is a report of the conditions found on a subject site. The report is prepared by a qualified professional who follows the standards of practice established by the American Society for Testing and Materials (ASTM) found in Document# 1527-05. The purpose of the report is to identify “recognized environmental conditions” or hazardous conditions that are or may be present on the site under conditions that indicate an existing release, a past release or a threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property.

Why do I have to provide a Phase I Environmental Site Assessment?

The City wants to make sure the property proposed for residential use and the land being dedicated or reserved to the City are suitable for the proposed use and free from environmental or hazardous conditions.

Do I have to provide a Phase I Environmental Site Assessment for a rezoning or conditional use permit application?

Yes, if the proposed use is residential in nature. This is one of the earliest stages of development. Environmental or hazardous conditions must be identified and reflected in the design of the project prior to City Council action.

Do I have to provide a Phase I Environmental Site Assessment for a site plan and subdivision?

Yes, if the proposed use is residential in nature. A Phase I Environmental Site Assessment is to be provided with the first site plan submittal for motels, hotels, apartments/condominiums/multifamily and other permanent or temporary residential units. Phase I Environmental Site Assessments are to be submitted with the first submittal of a residential preliminary subdivision.

Do I have to submit a Phase I Environmental Site Assessment for a subdivision or site plan if I submitted a Phase I Environmental Site Assessment with my rezoning or conditional use permit?

No, the Phase I Environmental Site Assessment used for the City Council application is acceptable for the subdivision and site plan. Please note the previous submittal on the submittal package checklist and project narrative to assist staff in their research.

Where can I get a Phase I Environmental Site Assessment and who prepares it?

There is a good possibility that a Phase I Environmental Site Assessment was prepared for the lending institution during the initial financial stages of the development. If one was not prepared, contact a qualified professional to have the assessment prepared. Your consulting engineer for the project may be able to provide this service or refer you to someone who is experienced in performing Environmental Site Assessments.

Is the Phase I Environmental Site Assessment an item on the submittal checklists?

Yes, the application checklists for rezonings and conditional use permits, as well as, submittal checklists for preliminary subdivisions and site plans have Phase I Environmental Site Assessments listed. These checklists are available on the Planning Department website and in the Planning office.