



NOTICE TO CONSULTANTS

This guidance has been established to aid in compliance with the provisions of LDC 3.08.00 A.4.d.

WHAT ARE YOUR REQUIREMENTS?

LDC 3.08.00 A.4.d.i

- Submit any Phase I and/or Phase II Environmental Site Assessment (ESA) Reports conducted on the subject property.

LDC 3.08.00 A.4.d.ii

- All sampling activities and field measurements shall follow the applicable procedures and requirements described in the most current version of the Department of Environmental Protection Standard Operating Procedures (SOPs), DEP-SOP-001/01, per FAC 62-160.
- ESA Reports with sampling shall include at a minimum:
 - Professional certification (P.G., or P.E.),
 - Proper documentation of field activities (notes, logs, forms),
 - Scaled site map with sample locations,
 - Tabulated analytical data,
 - Complete laboratory analytical report(s) produced by a NELAP certified laboratory,
 - Description of scope of work completed, sampling methodology and locations, analytical results correlated to current State/Federal Cleanup Target Levels, and conclusions/recommendations based on the analytical results.

Scan to view LDC digitally:



LDC 3.08.00 A.4.d

GENERAL ENVIRONMENTAL REQUIREMENTS

- Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by DEP.*
- Soil and/or groundwater sampling shall be required no later than time of Early Work Authorization (EWA), SDP, or PPL submittal, whichever is the first to occur, for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where hazardous products exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where hazardous wastes in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (DEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the DEP where contamination exceeding applicable DEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.*
- Conversion of golf courses have further soil and/or groundwater sampling requirements. In addition to the sampling requirements established in LDC section 3.08.00 A.4.d., the applicant shall conduct soil and/or groundwater sampling for the pollutants as follows: managed turf, chemical storage/mixing areas, and maintenance areas (i.e. equipment storage and washing areas, fueling and fuel storage areas) shall be tested for organophosphate, carbamate, triazine pesticides, and chlorinated herbicides. In addition, maintenance areas, as described above, shall be tested for petroleum products. The County shall notify the Department of Environmental Protection where contamination exceeding applicable Department of Environmental Protection standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.*

Live Green. Save Blue. Report Pollution.

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