Appendix B:
Environmental Site Assessment Guidance

PRIVATE FOREST ACCORD
GRANT PROGRAM

Introduction

Applicants and Grantees are strictly required to employ all appropriate inquiries to determine if real property, including any associated improvements, is subject to environmental hazards known as recognized environmental conditions. The inquiries conducted must be comprehensive enough to determine if and how any discovered recognized environmental conditions can be fully remediated to ensure that the core biological and habitat purposes of the Private Forest Accord (PFA) grant can be successfully met. Performing an Environmental Site Assessment (ESA) in strict compliance with the American Society for Testing and Materials (ASTM) standards specified below will satisfy these programmatic requirements.

Standards and Procedures

ESAs must be conducted by qualified, independent third-party environmental professionals in compliance with ASTM standards issued under the fixed designation:

- E1527 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Commercial Real Estate), or
- E2247 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property).

Grantees retain full administrative responsibility for coordinating with their selected environmental consultants to determine which of the two ASTM standards best accomplishes all appropriate inquiries for the specific tract being assessed, and ensuring that the most current version of the selected standard is utilized. Consultants must provide a sound justification explaining the rationale for their choice of standards, including the specific active version, within the text of the ESA report or an accompanying formal cover letter. Grantees must contact PFA Grant Program staff directly with any technical questions regarding appropriate ASTM standard application.

The findings or conclusions of a Phase I ESA may result in a formal recommendation for additional subsurface investigations, including, but not limited to, a Phase II ESA, to further isolate and quantify environmental liabilities. Grantees are strictly required to consult with and obtain formal authorization from the ODFW PFA Grant Coordinator prior to authorizing or proceeding with a Phase II ESA.

Inspection and Report Requirements

In scenarios where a Phase I ESA is conducted for an entire global parcel or tax lot that encompasses more acreage than the specific boundaries proposed for PFA grant funding, the following protocols must be enforced:

- **Field Inspection Footprint:** The environmental consultant must make a comprehensive effort to physically inspect the specific resource area or riparian corridor proposed for PFA funding.
- **Textual Delineation of Findings:** The narrative text of the report must clearly and explicitly explain which environmental findings and recognized conditions pertain directly to the area proposed for PFA funding.
- **Cartographic Delineation:** All maps, figures, and aerial overlays within the final report must clearly and unambiguously delineate the exact boundaries of the area proposed for PFA funding.
- **Cross-Parcel Contamination Analysis:** The report text and associated figures must clearly indicate if and how any recognized environmental conditions discovered on an adjacent or unencumbered portion of the property may physically affect, migrate into, or degrade the PFA-targeted resource area.
- **Mandatory Updates:** ODFW retains the administrative authority to require Grantees to obtain an updated or supplementary ESA, depending on the specific findings, the age of the initial assessment, or environmental events known or reasonably assumed to have occurred on the tract. For example, if a forested parcel contains an in-use logging equipment staging yard or fuel depot that remains operational for more than six months following the initial ESA inspection date, ODFW will require an updated ESA prior to authorizing the release of closing funds.

Any administrative or technical inquiries regarding these requirements should be referred directly to the ODFW Private Forest Accord Grant Coordinator.