

CSE ENVIRONMENTAL RISK RATINGS

High Environmental Risk:

Documented spills or releases of oil and hazardous materials (OHM) at the property, at abutting properties, or at nearby up-gradient properties which have not been remediated or achieved regulatory closure, are considered likely to affect the subject property.

Moderate Environmental Risk:

Documented spills or releases of OHM at the property, at abutting properties, or at nearby up-gradient properties which have achieved regulatory closure where contamination has been left in place (Class B RAO or Class C RAO w/ Activity and Use Limitation) or regulatory guidelines for remediation have changed and are considered likely to affect the subject property. Also, high risk businesses or historical usage of the property or nearby properties likely to lead to contamination (e.g., industrial, automotive repair, gasoline station, dry cleaner, waste management, printing, etc.) or properties with potential sources of contamination (e.g., past or existing underground storage tanks at or in the vicinity of the property which have exceeded their expected lifespan).

Low Environmental Risk:

No apparent evidence to indicate that a release or threat of release would impact the property, either from on-site or off-site sources. Federal and state database listed properties are either at a sufficient distance, on the opposite side of a hydrogeologic barrier and/or downgradient, minor in nature (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater), or the status (achieved regulatory closure) of the identified release sites do not pose a significant environmental threat.