

## Detailed Geologic Analysis Requirements

The **Focus 2030 Comprehensive Plan of Warren County** is the guiding policy document for all development in Warren County, including requests for Zoning Map Amendments. In the Future Land Use Section of the plan, action item **LU-2.3.4** states:

*“Require that proposals for heavy industrial development in areas with a DRASTIC index of greater than 160 be accompanied by a detailed geologic analysis to determine the carrying capacity of the underlying soils with respect to the possibility of accidental spills of hazardous materials and storm water management.”*

The purpose of the "Geologic Analysis" required by this action item is to determine:

- (1) What potential adverse environmental impacts are associated with the proposed zoning and/or use; and
- (2) What steps have or will be taken to mitigate the potential impacts. This geologic analysis aids the Planning Commission in making their recommendation of whether the proposed zoning is appropriate.

Not every property will warrant the same level of assessment. When preparing the required Detailed Geologic Analysis, the Planning Commission staff recommends that, at a minimum, the following issues should be addressed if there is a potential impact:

- ✓ *Stormwater runoff and management*
- ✓ *Groundwater quality*
- ✓ *Geologic, hydrogeologic, hydrologic, and topographic conditions*
- ✓ *Existing or potential underground storage tanks, hazardous substances, petroleum products, or waste areas*
- ✓ *Wetlands, endangered species, or other ecological resources*
- ✓ *Other potential geological issues identified in an ASTM Phase I site assessment*

The DRASTIC index is a numerical system by which multiple environmental factors are used to estimate the pollution susceptibility of the groundwater system. Maps showing the DRASTIC index for all of Warren County are available for review at the Planning Commission.