

ENVIRONMENTAL QUESTIONNAIRE

The purpose of this questionnaire is to discern the possible risks which may arise from hazardous waste or materials related to the project. It is intended to be completed by the applicant and is not meant to take the place of professional hazardous waste assessment. Applicants must comply with National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA) and other applicable laws and regulations.

1. Describe past/present nonresidential uses of the site and adjacent sites. Identify current owner, use of the property and current tenants.
2. Is the property, or are any of the adjacent properties, on federal, state, or local lists of hazardous waste sites (such as CERCLA, Superfund, etc.)?
3. Is the property or any portion of the property the subject of environmental litigation or any regulatory enforcement action? Has it ever been the subject of such litigation or enforcement action?
4. Are there any easements on the property (i.e., roadways, pipelines) with potential environmental implications which could cause hazardous releases or spills? What is the current zoning of the property?
5. Describe physical signs of toxic/hazardous contamination on or around the site, including stained soil or concrete; vegetation damage; foul or unusual odors; oily sheen or discoloration of surface water; or evidence of excavation, filling or other earth moving activities.
6. Describe any actual or potential asbestos-containing materials present at the site or in the equipment, including sprayed-on fireproofing or acoustical ceilings; pipe wire; friable ceiling tiles; and acoustical plaster.

7. Is there any evidence of urea formaldehyde insulation at the site?
8. Are there now, or have there ever been, any underground storage tanks on the property?
9. Is there or has there ever been storage of hazardous waste, such as pesticides, solvents, petroleum hydrocarbons (i.e., gasoline, fuel oil) or explosives?
10. Are there electrical transformers or capacitors on the property which may contain polychlorinated biphenyls (PCB's)?
11. Are there ground water wells, sumps, ponds or lagoons or other contaminants on the property?
12. Are you aware of any previous environmental assessments, audits or inspections of the property? If so, describe and attach relevant documents.
13. Will the project have an affect on any buildings or sites; archeological sites are on or eligible for the National Register in the Area of Potential Environmental Impact (APEI)?
14. Is the project located within a 100-year flood hazard zone (A or V zone)? If the project involves a critical action (e.g., a fire station, hospital, elderly housing project, etc.) determine if project is within the 500-year flood hazard zone.

15. Is project within or does project affect a wetland?
16. Is the source of water to the community in which the project is located a sole source aquifer and whether it is contaminated or has the potential of being contaminated (contact county health department or EPA)?
17. Does the project have the potential to affect or will it affect any endangered species or critical habitat?
18. Will the project have a direct and adverse affect on a river which is a component of the National Wild and Scenic Rivers system or is under consideration for inclusion in the system?
19. Is the project located in a non-attainment area for which the State Implementation Plan is not approved?
20. Does the project involve noise sensitive development (must reflect 10 year forecasts of noise generators) in noise exposed areas?
21. Will the project or the proposed business be located in a vicinity or directly involved with the handling or operation of any hazardous explosive or flammable fuels or chemicals?
22. Does the project or proposed business involve or is it located near (within 2000 feet) toxic chemicals or radioactive materials/facilities?
23. Is the project or prospective business located in an airport clear zone or accident potential zone?

24. Is the project or prospective business in an area designated as agricultural land and if so are there 30 or fewer structures in the immediate 40 acres?

PERSON COMPLETING QUESTIONNAIRE:

Signature:	Title or Position:
Type or Print Name:	Responsibilities or Duties:
Years with the Company:	Phone Number:

The following are information sources which may assist you in your completion of the questionnaire. The list is not meant to be all-inclusive.

1. Review of chain of title.
2. Building, zoning, conditional use permit files—local building, planning departments. Also, local planning departments have a list of identified hazardous waste sites.
3. Local Health Department.
4. Interviews with past and present owners.
5. Aerial photos—the local planning department may be a source for these.
6. Insurance Records.
7. Press reports and local newspapers.
8. Regional Water Quality Control Board.
9. California Integrated Waste Management Board.
10. State Department of Health Services, Toxic Substances Control Division, site Evaluation Program.
11. U.S. Environmental Protection Agency.