



# City of Waterford

## CEQA

### ENVIRONMENTAL QUESTIONNAIRE

(To be completed by Applicant)

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment and review, and will minimize future requests for additional information. Please contact the Planning Department, City of Waterford, 320 "E" Street, Waterford, CA 95386 (209) 874-2328 if there are any questions concerning environmental issues or zoning.

**APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):**

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*Note: The Statement of Project Intent is important for the purpose of CEQA analysis.*

**SUBDIVISION NAME OR PROPOSED COMMON NAME OF PROJECT:**

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**PROPERTY OWNER'S NAME:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: Business \_\_\_\_\_ Home \_\_\_\_\_

**APPLICANT'S NAME (If Different from Property Owner):**

Phone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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**PROJECT SITE INFORMATION:**

Property Address or Location: \_\_\_\_\_

Property Assessor's Parcel Number: \_\_\_\_\_

Property Dimensions: \_\_\_\_\_

Property Area: Square Footage \_\_\_\_\_ Acreage \_\_\_\_\_

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Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed \_\_\_\_\_

If developed, give building(s) square footage \_\_\_\_\_

Existing Zoning of Project Site \_\_\_\_\_

Proposed Zoning (if applicable) \_\_\_\_\_

General Plan Designation \_\_\_\_\_

Proposed General Plan Designation (If applicable) \_\_\_\_\_

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**

*EXISTING ADJACENT LAND USE (i.e., residential, commercial, industrial)*

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North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

**GENERAL PLAN LAND USE/ZONING (from City Zoning and G.P Land Use Maps)**

**ZONING**

**G.P. LAND USE**

North _____	_____
South _____	_____
East _____	_____
West _____	_____

**PROJECT CHARACTERISTICS**

***Site Conditions***

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable):

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Are there any trees, bushes or shrubs on the project site? \_\_\_\_\_ Are any to be removed? \_\_\_\_\_ If yes, attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing

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drainage patterns? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) \_\_\_\_\_

Proposed Use of Existing Structure(s) \_\_\_\_\_

Are any structures to be moved or demolished? \_\_\_\_\_ If yes, indicate on site plan which structures are proposed to be moved or demolished. \_\_\_\_\_

Describe Age, Condition; Size, and Architectural Style of all existing on-site structures (include photos): \_\_\_\_\_

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**Proposed Building Characteristics**

Size of New Structure(s) or Building Addition(s) in gross sq. ft. \_\_\_\_\_

Building Height in feet (measured from ground to highest point): \_\_\_\_\_

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.): \_\_\_\_\_

Project Site Coverage:	Building Coverage:	Sq.Ft. _____
	Landscaped Area:	Sq.Ft. _____
	Paved Surface Area:	Sq.Ft. _____
	Total:	Sq.Ft. _____ 100%

Exterior Building Materials: \_\_\_\_\_

Exterior Building Colors: \_\_\_\_\_

Roof Materials: \_\_\_\_\_

Total Number of Off-Street Parking Spaces Provided: \_\_\_\_\_

*(If not on the project site, attach a Signed Lease Agreement or Letter of Agency)*

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: \_\_\_\_\_

Parking: \_\_\_\_\_

Est. Construction Starting Date \_\_\_\_\_ Est. Completion Date \_\_\_\_\_

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If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

**Residential Projects**

(As applicable to proposal)

Total Lots \_\_\_\_\_ Total Dwelling Units \_\_\_\_\_ Total Acreage \_\_\_\_\_  
 Net Density/Acre \_\_\_\_\_ Gross Density/Acre \_\_\_\_\_

	Single Family	Two Family Duplex	Multi-Family Apartment	Multi-Family Condominium
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet/unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:	_____	_____	_____	_____
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+Bedroom	_____	_____	_____	_____

**Commercial, Industrial, Manufacturing or Other Project**  
***(Complete as Applicable to the Proposal)***

Type of Use(s) \_\_\_\_\_

Expected Influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_

Days and Hours of Operation: \_\_\_\_\_

Total Occupancy/Capacity of Building(s): \_\_\_\_\_

Total Number of Fixed Seats: \_\_\_\_\_ Total Number of Employees: \_\_\_\_\_

Anticipated Number of Employees Per Shift: \_\_\_\_\_

Square Footage of: Office Area \_\_\_\_\_ Warehouse Area \_\_\_\_\_

Sales Area \_\_\_\_\_ Storage Area \_\_\_\_\_ Loading Area \_\_\_\_\_

Total Number of Visitors/Customers on site at any one time: \_\_\_\_\_

Other Occupants (If Applicable) \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste? (Explain): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

***List any permits or approvals required for the project by state or federal agencies:***

\_\_\_\_\_

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**PROJECT INFRASTRUCTURE IMPACTS**

*(Please compute each specific impact issue per the following criteria)*

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**Traffic**

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100%Occ.)</u>
Single Family .....	10.0 trips/dwelling unit
Patio Homes/Townhomes .....	7.9 trips/dwelling unit
Condominiums .....	5.1 trips/dwelling unit
Apartments .....	6.0 trips/dwelling unit
Mobile Homes .....	5.4 trips/dwelling unit
Retirement Communities .....	3.3 trips/dwelling unit
Motel/Hotel .....	11 trips/room
Fast-Food Restaurant .....	553.0 trips/1,000 s.f bldg. area
Retail Commercial .....	51.3 trips/1,000 s.f. bldg. area
Shopping Center .....	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant .....	56 trips/1,000 s.f bldg. area
General Office .....	12.3 trips/1,000 s.f. bldg. area
Medical Office .....	75 trips/1,000 s.f bldg. area
Institutions (Schools/Churches) .....	1.02 trips/student or 18.4 trips/1,000 s.f bldg. area
Industrial Plant <500,000 s.f .....	7.3 trips/1,000 s.f bldg. area or 3.8 emp
Industrial Warehouse .....	5.0 trips/1,000 s.f bldg. area or 4.2 emp.

**Projected Vehicle Trips/Day:** \_\_\_\_\_

What are the nearest major streets? \_\_\_\_\_

Distance from Project? \_\_\_\_\_

Amount of off-street parking provided: \_\_\_\_\_

If new paved surfaces are involved, describe them and give amount of square feet involved: \_\_\_\_\_

**Water**

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential .....	800 gallons/day
Multi-Family Residential .....	300/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices .....	100 gallons/day/1,000 s.f floor area
Retail Commercial .....	100 gallons/day/1,000 s.f floor area
Service Commercial/Industrial	Variable-Please describe the water requirements for any service commercial or industrial uses in your project. _____ _____ _____

**Estimated gallons per day:** \_\_\_\_\_

Source of Water: \_\_\_\_\_

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**Sewage**

<b><u>Land Use</u></b>	<b><u>Estimated Sewage Generation Rates (gal/day)</u></b>
Single-Family Residential .....	300 gallons/day/unit
Multi-Family Residential .....	200 gallons/day/unit or 100 gallons/day/resident
Commercial .....	100 gallons/day/1,000 s.f. floor area
Office.....	100 gallons/day/1,000 s.f floor area
Industrial .....	Variable-Please describe the sewage requirements for any industrial uses in your project. (General projection = 2,500 gallons/day/acre)_____
	_____
	_____
	_____

**Estimate the amount (gallons/day) sewage to be generated** \_\_\_\_\_

Describe the type of sewage to be generated: \_\_\_\_\_

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Will any special or unique sewage wastes be generated by this development? \_\_\_\_\_

**Solid Waste**

<b><u>Land Use</u></b>	<b><u>Estimated Solid Waste Generation (lb/day)</u></b>
Single-Family Residential .....	10.96 lbs./day/res.
Multi-Family Residential .....	7.37 lbs./day/unit
Commercial .....	50 lbs./500 s.f. floor area
Industrial .....	Variable-Please describe the projected solid waste to be generated by your project._____
	_____
	_____

**Type:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

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**NOTE:** If the project site is on or near a Historical Site, Archaeological Site, Landfill Site, River, Floodplain, Freeway, Railroad, or Airport, then specific technical studies may be required. Applicants are encouraged to contact the Planning Department at the Earliest Possible Opportunity to determine the possible need and scope of such studies.

**As the applicant/agent for this proposal, I hereby state that, to the best of my knowledge, the above answers and statements are true and complete.**

\_\_\_\_\_  
Signature of Applicant/Agent Date

\_\_\_\_\_  
Print or Type *Name* and Title of Applicant/Agent.