



State of California
Site Certification Program Questionnaire

Site Information	
Site Name:	
Geographic Location:	
Specific Plan Area:	
City, County, State:	
Zip Code:	

Contact Information	
Name:	
Title:	
Organization:	
Address:	
City, County, State, Zip:	
Office Phone Number:	
Mobile Phone Number:	
Fax Number:	
Email Address:	
Web Site Address:	

I. SITE INFORMATION

1. What are the total contiguous acres of proposed site?

Answer:

2. What is the number of developable acres of proposed site?

Answer:

3. What is the number of parcels of proposed site?

Answer:

4. What is the property price (total or average price per acre)?

Answer:

5. What is the site configuration / shape including any out parcels or site development limitations

Answer:

6. Is the site in an industrial park setting?

Answer:

7. Is the property currently controlled by an option?

Answer:

If yes, please answer the following

Option expiration date:

Current option holder(s):

8. What is the number of landowners?

Answer:

9. Current property landowners (attach addendum if needed):

Owner 1	Name:			
	Address:			
	City:	State:	Zip:	Phone:
	Comment:			
Owner 2	Name:			
	Address:			
	City:	State:	Zip:	Phone:
	Comment:			
Owner 3	Name:			
	Address:			
	City:	State:	Zip:	Phone:
	Comment:			

10. What is the chronology of each parcel's previous use including dates?

Answer:

11. What is the number of existing structures on site?

Answer:

12. What is the description of each structure on site?

Answer:

13. What is the maximum topographic elevation of site?

Answer:

14. What is the minimum topographic elevation of site?

Answer:

15. What is the maximum elevation change?

Answer:

16. Indicate the terrain of the site (please select one and describe):

Check One:	Terrain Description:
	Flat:
	Gently sloping/gently rolling:
	Moderately sloping/moderately rolling:
	Greatly sloping/greatly rolling:

17. What types of foliage are on site?

Answer:

18. What are the descriptions of any areas of the site with bodies of water, creeks, wetlands; etc.?

Answer:

19. Who has jurisdiction controlling these bodies of water/ wetlands?

Answer:

20. Are there any easements and rights-of-way on the proposed site? Please describe and list the owner for each:

Answer:

21. What are the soil types and conditions?

Answer:

II. ZONING

22. What is the site's current zoning code and actual description per adopted zoning ordinance?

Answer:

23. Is a zoning change necessary for the intended usage? Identify the permitted uses allowed by right under the zone (i.e.: no entitlements required) and include a description of uses required by an entitlement such as a conditional use permit. Provide additional zoning requirements such as any required entitlements based on building or site size, building height or site development criteria such as communication or power transmission facilities.

Answer:

If yes, detail the process and approvals necessary to rezone and the timeline to complete:

24. What is the current zoning or land use (if not zoned) surrounding the proposed property?

Answer:

III. TRANSPORTATION Roads

25. Rate site ingress / egress routes for congestion:

- Excellent
 Fair

Poor

26. Rate site ingress / egress routes for safety:

Excellent

Fair

Poor

27. What is the total number of roads providing access to the site?

Answer:

28. Is access to the site controlled with a traffic signal?

Answer:

29. What are the closest north / south interstate(s) and four-lane divided highway?

Answer:

30. How many miles is it to the closest north / south interstate(s) and four-lane divided highway?

Answer:

31. What are the closest east / west interstate(s) and four-lane divided highway?

Answer:

32. How many miles is it to the closest east / west interstate(s) and four-lane divided highway?

Answer:

33. What is the detailed description of the transportation route from the nearest north / south interstate and four-lane divided highway to the site (please include road designations, number lanes, road conditions, interchange accesses and designs, controlled intersections, etc.)?

Answer:

34. What is the detailed description of the transportation route from the nearest east/west interstate and four-lane divided highway to the site (please include road designations, number of lanes, road conditions, interchange accesses and designs, controlled intersections, etc.):

Answer:

35. Are any road improvements currently planned?

Answer:

If yes, please describe:

IV. Commercial Air Service (as applicable and/or necessary to subject site use)

36. What is the name of the closest commercial airport (include identifier)?

Answer:

37. What is the hub status?

- International
 National
 Regional

38. Where is the airport located?

Answer:

39. What is the distance from the site to the airport (miles)?

Answer:

40. What is the transit time from the site to the airport (minutes)?

Answer:

41. How many runways are there?

Answer:

42. What is the longest runway length?

Answer:

43. How many days has the airport been closed due to inclement weather within the last 3 years?

Answer:

44. How many carriers serve the airport?

Passenger:

Charter:

Air Cargo:

45. Is there going to be new service approved by the carrier (carrier and start date)?

Answer:

46. How many daily non-stop flights are there to all cities served?

Answer:

47. How many daily non-stop flights are there to international locations?

Answer:

48. Are there any approved capital expansion plans?

Answer:

V. Ports (as applicable and/or necessary to subject site use)

49. What are the names(s) of any port(s)?

Answer:

50. What is the location?

Answer:

51. What is the distance from the proposed site?

Answer:

52. What type of port is it?

- River
- Lake
- Ocean

53. Are there any canals? If yes, describe and list depth.

Answer:

54. Are there any turning basins? If yes, describe and list depth.

Answer:

55. Are there any highways serving the port?

Answer:

56. Are there any railways serving the port?

Answer:

VI. Railroads

57. What is the distance to the nearest rail siding extendable to the proposed site?

Answer:

58. Do you currently have control of rights-of-way to the site?

Answer:

59. Please indicate type of rail:

- Mainline Rail
- Short Line Rail

- Other

60. Which rail carrier services the site?

Answer:

61. Will any rail access improvements be necessary?

Answer:

62. What is the estimated cost of any access improvements?

Answer:

63. What is the estimated schedule for any access improvements?

Answer:

64. What types of trains (cargo or passenger) operate on the track?

Cargo
 Passenger

Other

65. How many miles away are the closest intermodal services?

Answer:

VII. Foreign Trade Zones

66. Designation:

67. Number:

68. Site / location:

69. Number of acres:

70. Operator:

VIII. UTILITIES
Electric

71. What is the name of the electric transmission company serving the proposed site?

Answer:

72. What is the name of the electric distribution company or companies serving the proposed site?

Answer:

73. Are electric facilities in close proximity to the site?

Answer:

74. If so, what voltage lines are available?

Answer:

75. If electrical facilities are not adjacent to site, approximately how far away are the nearest facilities?

Answer:

76. What is the distance to the nearest substation serving the site?

Answer:

77. What is the estimated of the cost of extending electric service to the site?

Answer:

78. What is the estimated schedule for extending electric service to the site?

Answer:

79. Is dual feed electric service (backup feed from a different substation) an option at the proposed site?

Answer:

If yes, describe the services available:

80. What is the distance to the second closest substation serving the proposed site?

Answer:

81. What is the estimated cost for providing a feed from a second substation to the proposed site?

Answer:

82. What is the estimated schedule for providing a feed from a second substation to the proposed site?

Answer:

83. What is (are) the name(s) of the natural gas transmission company or companies serving the proposed site?

Answer:

84. Which natural gas distribution company or companies serve the proposed site?

Answer:

85. What is the distance to the closest gas line serving the site?

Answer:

86. What size is the line serving the site?

Answer:

87. What is the capacity of the line serving the site?

Answer:

88. How much pressure does the line serving the site have?

Answer:

89. What is the current peak utilization of the line/system?

Answer:

90. Are there any bottlenecks within the system that need to be upgraded? If so, please describe.

Answer:

91. What is the estimated cost of extending natural gas service to the site?

Answer:

Item:	Cost:
Extension of gas line	
Meter	
Tap fee	
Impact fee(s)	
Other:	

92. What is the estimated schedule for extending natural gas service to the site?

Answer:

X. Water Service

93. What is the name of the water provider serving the site?

Answer:

94. What is the distance to the closest water line serving the site?

Answer:

95. What is the size of the line serving the site?

Answer:

96. What is the capacity of the line serving the site?

Answer:

97. What is the capacity of the water system (mgd)?

Answer:

99. What is the average utilization of the water system (mgd)?

Answer:

100. What is the peak utilization of the water system (mgd)?

Answer:

101. How much excess capacity of the water system is there above peak utilization (mgd)?

Answer:

102. Please estimate the following costs:

Item:	Cost:
Extension of water line	
Meter	
Tap fee	
Impact fee(s)	
Other:	

103. What is the estimated schedule for providing water service to the site?

Answer:

104. Are there any planned upgrades to the water system, including the schedule and source of funding for the project? If yes, please describe:

Answer:

105. Is there an alternative water source proposed? If yes, please define in detail:

Answer:

XI. Wastewater Service

106. What is the name of the wastewater provider serving the site?

Answer:

107. What is the distance to the closest sewer line serving the site?

Answer:

108. What is the size of the line serving the site?

Answer:

109. What is the capacity of the line serving the site?

Answer:

110. What is the capacity of the sewer system (mgd)?

Answer:

111. What is the average utilization of the sewer system (mgd)?

Answer:

112. What is the peak utilization of the sewer system (mgd)?

Answer:

113. How much excess capacity of the sewer system is there above peak utilization (mgd)?

Answer:

114. Estimate the following costs:

Item:	Cost:
Extension of sewer line	
Meter	
Tap fee	
Impact fee(s)	
Other:	

115. What is the estimated schedule for providing sewer service to the site?

Answer:

116. Are there any planned upgrades to the system, including the schedule and source of funding for the project? If yes, please describe:

Answer:

117. Is there an alternate sewer service proposed? If yes, please define in detail:

Answer:

XII. Solid Waste Service

118. What is the name of the solid waste handler?

Answer:

119. What types of services are provided for solid waste?

Answer:

120. What are the names and types of solid waste disposal sites that will accept non-hazardous industrial waste?

Answer:

121. What is the potential remaining life of the disposal site(s)?

Answer:

122. How far is the disposal site(s) from the proposed project site?

Answer:

XIII. Telecommunications

123. What is the name of telecommunications provider?

Answer:

124. What types of telecom services are available at the proposed site?

Answer:

**XIV. EMERGENCY PROTECTIVE SERVICES
Ambulance/EMT**

125. What is the closest ambulance/EMT service to the proposed site?

Answer:

126. What is the description of the resources of the closest ambulance/EMT?

Answer:

127. How far away the ambulance/EMT from the proposed site?

Answer:

128. What is the response time to the proposed site?

Answer:

XV. Fire

129. What is the name of the closest fire station to the proposed site?

Answer:

130. What resources are available at the closest fire station to this site?

Answer:

131. What is the distance to the proposed site?

Answer:

132. What is the response time to the proposed site?

Answer:

133. What is the percentage of paid personnel vs. voluntary personnel at the fire station closest to the site?

Answer:

134. What is the current fire insurance rating for each fire house serving the site?

Answer:

XVI. Police

135. What is the name of the closest police/ sheriff department to the proposed site?

Answer:

136. How far away are they?

Answer:

137. What is the response time to the proposed site?

Answer:

XVII. ENVIRONMENTAL

138. Indicate the status of the proposed site's location regarding federal air pollution regulations:

Pollutant	Attainment	Non-Attainment	Partial Attainment
Ozone			
Carbon Monoxide			
Particulate Matter			
Lead			

Sulfur Dioxide			
Nitrogen Dioxide			

139. If the proposed site is located in an area that does not achieve quality air status, how would the characteristics be defined?

Answer:

140. What is the description of local issues with regard to the air quality status of the region?

Answer:

141. Can companies purchase emission credits?

Answer:

142. Are tradable emission rights available?

Answer:

143. Has an EIR been conducted on the proposed site? If yes, when was the study conducted?

Answer:

144. Has a CEQA study been conducted on site? If yes, when was the study conducted?

Answer:

145. List all required environmental/building permits (attach addendum for other required permits):

Permits	Approval Authority	Minimum and Maximum Number of Days from Application to Approval	Application Procedures
Air			
Ground Water			
Wastewater			
Hazardous Materials			
Building			
Erosion Control			

XVIII. Permitting Process

146. Are the environmental permits obtained sequentially or concurrently to the building permit?

Answer:

147. Will the approving agency compile and publish a preliminary decision on the application?

Answer:

148. If there are objections to an application by a certain agency or the public, how are these objections addressed and by whom? How long can it further the review time by law?

Answer:

**XIX. Environmental Impact Assessments
California Environmental Quality Act (CEQA)**

149. What activities or industries require an environmental impact assessment?

Answer:

150. What requirements and procedures are necessary to complete an environmental impact assessment?

Answer:

XX. Subsurface

151. Does the site have a history of mineral rights ownership? If yes, indicate the type:

Answer:

152. Do the current landowners have ownership of the mineral rights? If yes, indicate the type:

Answer:

153. Has the area been mined or drilled in the past? If yes, list the location of mines in relation to site:

Answer:

154. Does the site have any evidence of sink holes, natural springs, caves, etc.?

Answer:

155. Is the area is prone to sink holes, natural springs, caves, etc.?

Answer:

XXI. Restrictions

156. Are there any noise **restrictions** for the proposed site?

Answer:

157. Are there any height restrictions for the proposed site?

Answer:

XXII. WORKFORCE

158. Is the site part of an Innovation Hub (I-Hub) as certified by BT&H pursuant to the Economic Development Workforce Recovery Plan for the region?
159. List the ten largest employers in the county:

	Company	Industry	Employees
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

160. List the ten largest manufacturers in the county:

	Company	Industry	Employees
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1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

161. List most recent new or expanding project announcements:

	Company	Industry	Employees	Year
1				

2				
3				
4				
5				
6				
7				
8				
9				
10				

162. List recent major closings or layoffs:

	Company	Industry	Employees	Year
1				
2				

3				
4				
5				
6				
7				
8				
9				
10				

XXIII. Required Attachments:

1. General location map
2. Conceptual site plan for site development (this would be project specific)
3. Ownership map / Tax Assessor's map
4. Preliminary Title Report
5. Copy of Specific Plan
6. Copy of EIR or other CEQA compliance documents
7. Documentation of ownership and availability
8. Aerial photographs of the proposed site with boundaries identified
9. USGS 7 ½ minute quadrangle map (scale of 1:24,000) with boundaries identified
10. Current property plat and legal description with easements identified (Must distinguish uses permitted by right and uses requiring a conditional use permit or special permit).
11. Proposed site's zoning description with acceptable uses
12. Map illustrating the current zoning for the site area (must distinguish uses permitted by right and uses requiring a conditional use permit or special permit).
13. Description of allowable uses under current zoning classifications for surrounding property
14. Local post office classification information
15. Transportation infrastructure map for truck and passenger vehicles with site boundaries identified. Should include information on trips per day capacity from transportation authorities.
16. Specific information confirming available freight service providers.
17. Infrastructure map(s) identifying the following:
 - a. Power lines
 - b. Gas lines
 - c. Water lines
 - d. Sewer lines
18. If utilities are not at the site, please provide a "will-serve" letter from each service provider detailing how service will be brought to the site. Please include the following:
 - a. Affirmation that utility will-serve the site.
 - b. Identify rights-of-way and ownership, and describe the acquisition process
 - c. Cost of extending utilities to site
 - d. Schedule for completion (including right-of-way acquisition if necessary)
19. FEMA floodplain map of the proposed site with site boundaries identified and to the extent available any maps created pursuant to the jurisdiction of the Central Valley Flood Protection Board.
20. County (or independent) soil survey with site boundaries identified
21. If not explicitly addressed in CEQA/EIR, the following due diligence must be provided:
 - a. Wetlands inventory report for the site area
 - b. Phase I environmental study on the proposed site (and Phase II if recommended)
 - c. Geotechnical/seismic assessment report on the proposed site (seismic zone should be provided)
 - d. Wetlands delineation report on the proposed site including applicable permits. (i.e.: Army Corp of Engineers or US Fish & Wildlife or state agency)
 - e. Archeological / historical investigation report on the proposed site
22. Development agreement(s) entered into with local government, if any.