

**INITIAL STUDY QUESTIONNAIRE**  
**CITY OF MISSION VIEJO**  
COMMUNITY DEVELOPMENT DEPARTMENT  
(To be completed by applicant)

(Staff Use)  
Project Number(s):

This form will not be processed until it is completely filled out. If you have questions, call 949/470-3053.

**A. GENERAL INFORMATION**

Project Applicant (Owner):

Project Representative (Agent):

Name: \_\_\_\_\_

Name : \_\_\_\_\_

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

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

Phone Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

1. Action requested and project name with brief description: \_\_\_\_\_  
\_\_\_\_\_

2a. Street location of project: \_\_\_\_\_

2b. Assessor Parcel number(s): \_\_\_\_\_ Tract/Lot number: \_\_\_\_\_

3a. Present use of site: \_\_\_\_\_

3b. Previous use of site or structure: \_\_\_\_\_

3c. Proposed use of site (project for which this form is filed): \_\_\_\_\_

4. Please list all previous cases (if any) related to this project: \_\_\_\_\_  
\_\_\_\_\_

5. Other related permit/approvals required for this project, including those required by other city, regional, state and federal agencies. Specify type and granting agency: \_\_\_\_\_  
\_\_\_\_\_

6. Are you planning future phases of this project?    Y    N    (circle)    If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

7. Gross square footage of floor area, by type of use proposed (if more than one building, give square footage of each): \_\_\_\_\_

8. Square feet of ground coverage: \_\_\_\_\_

9. Number of floors, including basement if any: \_\_\_\_\_

10. Number of off-street parking spaces provided: \_\_\_\_\_

11. Water and sewer services:	Domestic Water	Public Sewers
Does service exist at site?	Y N (circle)	Y N (circle)

**Residential Projects:**

12. Number, type, and size of units: \_\_\_\_\_

13. Schools: What school district(s) serves the property? \_\_\_\_\_

Are existing school facilities adequate to meet project needs? Y N (circle)

If not, what provisions will be made for additional classrooms?  
\_\_\_\_\_

**Non-Residential Projects:**

14. Distance to nearest residential use or sensitive use (school, hospital, etc.): \_\_\_\_\_

15. Number and floor area of building: \_\_\_\_\_

16. Number of employees and shifts: \_\_\_\_\_

17. Maximum employees per shift: \_\_\_\_\_ Operating hours: \_\_\_\_\_

18. Timing, type and number of deliveries: \_\_\_\_\_

Identify any: End products: \_\_\_\_\_

Waste products: \_\_\_\_\_

Means of disposal: \_\_\_\_\_

19. Do project operations use, store, or produce hazardous substances such as oil, pesticides, chemicals, paints, or radioactive materials? Y N (circle)

If yes, explain: \_\_\_\_\_

20. Identify any flammable, reactive, or explosive materials to be located on-site: \_\_\_\_\_  
\_\_\_\_\_

21. Will delivery or shipment trucks travel through residential areas to reach the nearest highway? Y N

If yes, explain: \_\_\_\_\_

**B. ENVIRONMENTAL INFORMATION**

1. Environmental Setting - Project Site

Describe:

- a. Existing use/structures \_\_\_\_\_
- b. Topography/slopes \_\_\_\_\_
- c.\* Vegetation \_\_\_\_\_
- d.\* Animals \_\_\_\_\_
- e.\* Watercourses \_\_\_\_\_
- f. Cultural/historical resources \_\_\_\_\_
- g. Other \_\_\_\_\_

2. Environmental Setting - Surrounding Area

- a. Existing uses/structures (types, densities) \_\_\_\_\_
- b. Topography/slopes \_\_\_\_\_
- c.\* Vegetation \_\_\_\_\_
- d.\* Animals \_\_\_\_\_
- e.\* Watercourses \_\_\_\_\_
- f. Cultural/historical resources \_\_\_\_\_
- g. Other \_\_\_\_\_

\*Answers are not required if the area does not contain natural, undeveloped land.

3. Are there any major trees on the site, including oak trees? Y N (circle)

If yes, type and number: \_\_\_\_\_

4. Will any natural watercourses, surface flow pattern, etc., be changed through project development?

Y N (circle) If yes, explain: \_\_\_\_\_

5. Will the project result in any changes in scenic views or vistas from existing residential areas or public lands or roads? Y N (circle) If yes, explain: \_\_\_\_\_

6. Grading:  
Will the project require grading? Y N (circle)

If yes, how many cubic yards? \_\_\_\_\_

Will it be balanced on site?            Y      N      (circle)

If not balanced, where will dirt be obtained or deposited? \_\_\_\_\_

7. Are there any identifiable landslides or other major geologic hazards on the property (including uncompacted fill)?    Y      N      (circle)

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

8. Is the property located within a high fire hazard area (hillsides with moderately dense vegetation)?

Y      N      (circle)    Distance to the nearest fire station: \_\_\_\_\_

9. Noise:

Existing noise sources at site: \_\_\_\_\_

Noise to be generated by project: \_\_\_\_\_

10. Fumes:

Odors generated by project: \_\_\_\_\_

Could toxic fumes be generated? \_\_\_\_\_

11. What energy-conserving designs or material will be used? \_\_\_\_\_

12. Water quality:

Could the proposed project result in an increase in pollutant discharges to receiving waters?

Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).

\_\_\_\_\_

Could the proposed project result in significant alteration of receiving water quality during or following construction? \_\_\_\_\_

Could the proposed project result in increased impervious surfaces and associated increased runoff?

\_\_\_\_\_

Could the proposed project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? \_\_\_\_\_

Could the proposed project result in increased erosion downstream? \_\_\_\_\_

Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? \_\_\_\_\_

Is project tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions? \_\_\_\_\_

Could the proposed project have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters? \_\_\_\_\_

Could the proposed project have a potentially significant adverse impact on ground water quality? \_\_\_\_\_

Could the proposed project cause or contribute or exceed applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? \_\_\_\_\_

Can the project impact aquatic, wetland, or riparian habitat? \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

For: \_\_\_\_\_