

Glossary of Terms

Q-Z

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RCRRA.

Resource Conservation and Recovery Act as amended, 42 USC 6901 *et seq.*

RCRA Generators.

Those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

RCRA Generators List.

List kept by EPA of those persons or entities which generate hazardous wastes as defined and regulated by RCRA.

RCRA TSD Facilities.

Those facilities on which treatment, storage and/or disposal of hazardous wastes take place, as defined and regulated by RCRA.

RCRA TSD Facilities List.

List kept by EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes take place, as defined and regulated by RCRA.

Reasonably Ascertainable.

Information that is publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable.

Recognized Environmental Conditions.

The presence, or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

Recorded Land Title Records.

Records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency. Information about title to the property that is recorded in a U.S. District Court, or any place other- than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, are not considered part of recorded land title records.

Records of Emergency Release Notifications (SARA 304).

Reports by operators of facilities notifying their Local Emergency Planning Committee (as defined in

EPCRA) and State Emergency Response Commission (as defined in EPCRA) of any release beyond the facility's boundary of any reportable quantity of an extremely hazardous substance. Often the local fire department is the Local Emergency Planning Committee.

Records Review.

The process of reviewing historical and other records indicated in the Transaction Screen Process.

Report.

The written record of a Transaction Screen Process or the written report prepared by the environmental professional and constituting part of a Phase I environmental site assessment.

SARA.

Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).

SEC.

State Environmental Coordinator.

Site Reconnaissance.

An in-depth evaluation of the property which meets the requirements of a Phase I environmental site assessment. The site reconnaissance includes, but is not limited to, the site visit.

Site Visit.

The visit to the property during which observations are made.

Solid Waste Disposal Site.

A place, location, tract of land, area, or premises used for the landfill disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term *landfill* and is also known as a garbage dump.

Solvent.

An organic chemical-based liquid that is capable of dissolving another substance and is itself a hazardous substance. Solvents are used in a number of manufacturing/industrial processes including, but not limited to, the manufacture of paints and coatings for industrial and household purposes, equipment cleanup, and surface degreasing in metal fabricating industries.

SQG.

Small Quantity Generator.

Standard Environmental Record Sources.

Record sources including, but not limited to, the following state and federal recording systems: the NPL, CERCLIS List, RCRATSD Facilities List, LUST List, and Solid Waste/Landfill Facilities List.

Standard Historical Sources.

Information on the history of property usage which includes, but is not limited to, land title records, building department records, fire insurance maps, and local street directories.

Standard Physical Setting Source.

A current U.S. Geological Survey 7.5 Minute Topographic Map showing the area on which the property is located.

Standard Practice(s).

The activities set forth in the ASTM Standard for the conduct of environmental site assessments.

Standard Sources.

Readily available sources of environmental, physical setting, or historical records pertaining to the property.

State Registered USTS.

State lists of underground storage tanks required to be registered under Subtitle 1, Section 9002 RCRA.

Sump.

A pit, cistern, cesspool, or similar in-ground receptacle where liquids drain, collect, or are stored.

Transaction Screen Questionnaire (TSQ).

The form provided by Farmers Home Administration (FMHA) for completion by agency field staff conducting general property site assessments (see chapter 5).

TSCA.

Toxic Substance Control Act.

Transaction Screen Process.

The overall process of completing the TSQ (see chapter 5).

TSD Facility.

Treatment, Storage or Disposal Facility (see definition of **RCRA TSD Facilities**)

Underground Storage Tank (UST).

Any tank, including underground piping connected to the tank, which is or has been used to contain a hazardous substance or petroleum products, and the volume of which is ten percent or more beneath the surface of the ground. ^e

USC.

United States Code.

User.

The party seeking to use the Transaction Screen Process to perform an environmental assessment of the property. A user may include, without limitation, a purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.

USGS.

United States Geological Survey.

USGS 7.5 Minute Topographic Map.

The map available from the USGS, entitled "USGS 7.5 Minute Topographic Map," and showing the property.

UST.

Underground Storage Tank.

Visually and/or Physically Observed.

Observations made by vision upon walking through a property and the structures located on it, and observations made by the sense of smell, particularly observations of noxious or foul odors. The term *walking through* is not meant to imply that disabled persons who cannot physically walk may not conduct a site visit; they may do so by the means at their disposal for moving through the property and the structures located on it.

Waste Characteristics.

An estimation of the type and quantity of hazardous wastes at the site.

Wastewater.

Water that (1) is, or has been, used in an industrial or manufacturing process, (2) conveys, or has conveyed, sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on, or passing through or adjacent to, a site (such as storm water flows) that (1) has not been used in industrial or manufacturing processes, (2) has not been combined with sewage, or (3) is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

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Zoning/Land Use Records.

Those records of the local government in which the property is located indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county
