

Parcel Evaluation Checklist

Land characteristics

Define in terms of grading and excavation, foundation requirements.

- Soil type: Is it sandy, rocky, full of clay?
- Vegetation: Are there trees you can incorporate as a noise or sight buffer, or as an open space corridor for common use? Or will you clear everything to provide landscaping?
- Water table, percolation rate: Will these affect foundations and drainage?
- Flood plane: Near enough to provide a hazard?
- Elevations: Is the property level? Hilly? Marked by canyons? Are there rock formations that will hamper grading?
- Earthquake faults: How close and how risky?
- Water: Lakes, lagoons, rivers, streams or ponds?
- Other _____

Services

Check those already in place. If not, how much will it cost to provide them, if required?

- Water _____
- Gas _____
- Electricity _____
- Telephone _____
- Cable _____
- Sewers, storm drains _____
- Trash disposal _____
- Other _____

Improvements

- How much will it cost to install services and improvements?
- What will I have to build?
- What will I be assessed for?
- Power lines or transmission towers: Where are they? Will they interfere with my plans?
- Roads: Location? Are they adequate to handle increased traffic generated by my project?
- Traffic loads on major streets and highways?
- Existing buildings: Will I need to demolish them?
- Transportation infrastructure: Proximity of railroad lines, ports, freeways?
- Other _____

Amenities

Which of the following are conveniently located or accessible?

- Grade school
- Middle school
- High school
- Fire protection
- Law enforcement

Parcel Evaluation Checklist *(continued)*

Zoning issues

- Is the property already annexed to the local zoning jurisdiction?
- If not, is assurance forthcoming that it will be?
- How is the parcel zoned now?
- How has the parcel been used in the past?
- How are nearby or adjacent plots zoned?
- Are nearby zonings compatible?
- Local regulatory climate and prospects for rezone?
- Other _____

Location

- Is this parcel clearly in the path of progress?
- Relationship of site to nearby and adjacent properties
- Access to existing services and amenities
- Distance to shopping, entertainment, recreation
- Distance from "undesirable" uses: Trash processing, heavy industrial, etc.
- Access to transportation links: Freeways, commuter rail, shipping hubs
- Special benefits of this location for my project

Price

- Raw land: Will the added cost of improvements exceed our budgeted land cost per building unit?
- Improved land: Is the increased cost adequately offset by existing improvements?

Environmental conditions

- Protected wetlands
- Host to endangered habitat
- Nearby hazards, natural and man-made
- Noise levels (existing and resulting from improvements)
- Percentage of useable land (not restricted by mitigation)
- Other _____