

Appendix D

Due Diligence Checklists

COAMP Site Due Diligence Checklist

Parcel ID#: _____ Parcel Name: _____ County: _____

DSL Land Class: _____ TRS Tax Lot: _____ County Assessor's Acres: _____

COAMP Recommended Highest and Best Use: _____

Zoning: Comprehensive Plan Designation: _____

1. Is the property legally and physically **accessible**? _____

Explain the conditions of legal access: _____

Explain the status/condition of physical access: _____

Explain constraints/key issues in obtaining access: _____

2. Is the property a **buildable parcel**? _____

Does zoning permit a residence? _____

Restrictive zoning overlays? _____

Are utility services (electricity at a minimum) available? _____

Known limitations for on-site septic system? _____

Known limitations for on-site domestic, potable well? _____

Is there a feasible building site/area available? _____

Is the site a lot of record or known legal parcel? _____

Explain process/costs for obtaining legal parcel status: _____

3. Does the property contain any **encumbrances, liabilities, or constraints** to best use?

Listed endangered plants and/or animals on site? _____

Are there known or suspected Cultural resources? _____

Are there water features/drainages (perennial or intermittent) or wetlands present? _____

Abandoned structures, equipment, refuse piles/debris accumulation? _____

Are there site indicators of a need for a Level 1 Environmental Review? _____

Are there easements, leases, permits, or arrangements that limit/constrain best use? _____

Is there evidence of trespass, encroachment, or other unauthorized uses? _____

Is the property title free and clear of liens, defects and claims? _____

4. **Additional actions** needed to realize best use? _____

5. **Special permits, entitlements or approvals** necessary for best use recommendation? _____

Agricultural Development Site Evaluation Checklist

Parcel Name: _____ Land Class: _____

TRS Tax Lot: _____ County: _____ GIS Acres: _____

Ownership: surface _____ subsurface _____ Legal Access? _____

Zoning/ other District: _____

Agricultural potential - possible crop activity: _____

Current Income (if any): _____ per acre. Potential Income: _____ per acre

Soils: _____

Significant Physical/Terrain Features: _____

Current Vegetation Type/Condition: _____

T&E Plant Species of Record: _____

Mitigation: _____

T&E Wildlife Species of Record: _____

Mitigation: _____

Cultural Resources:

Survey completed: _____ Isolates: _____ Sites: _____

Mitigation: _____

Proposed Water Source:

Water Well _____ Depth of nearby wells _____

Surface (Water District name) _____

Mitigation: _____

Electrical Service: on-site _____ Distance to existing: _____

Estimated Development Costs: Well: _____, Power: _____, Access: _____

Property Boundaries/Corner Stakes/Survey Markers: _____

Access/ Rd name/ Condition: _____

Unimproved Trails/roads located on-site? _____

Structures/Site Improvements: _____

Current Site Use/trespass/dumping/noxious weeds: _____

Adjacent property Use: _____

Existing lease? _____ Type: _____ Lessee: _____

Existing Lessee willing to convert use? _____

Existing easements? _____ To/from whom and what type? _____
