

**SITE INVESTIGATION REPORT
PROJECT NO.**

I. PROJECT IDENTIFICATION

Date of Report: *Answer here*

Project Name: *Answer here*

Location:

Square Footage: *Answer here*

Jurisdiction: **City:** *Answer here* **County:** *Answer here.*

APN: *Answer here*

Client:
Answer here

Manager: *Heilbronner Agency Management
801 Ygnacio Valley Rd., Suite 230
Walnut Creek, CA 94596
510.463.8319
510.463.8395 FAX*

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II. EXISTING CONDITIONS

A. Site Description:
Answer here

B. Property Size:
Answer here

C. Existing Topography:
Answer here

D. Existing Vegetation:
Answer here

E. Existing Drainage:
Answer here

F. Existing Road / Access:
Answer here

G. Existing Easements:
Answer here

H. Important Vistas:
Answer here

- I. Conditions of Neighboring Parcels:**
1. **North East:** *Answer here*
 2. **North West:** *Answer here*
 3. **South East:** *Answer here*
 4. **South West:** *Answer here*

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III. PROPOSED PROJECT

A. Proposed Description:

B. Proposed Building Area:

Answer here

C. Proposed Site Area:

Answer here

D. Proposed Building Construction Type:

E. Proposed Building Valuation:

Answer here

F. Proposed Utility Service:

Electric Service: Answer here

Gas Service: Answer here

Sanitary Service: Answer here

Domestic Water: Answer here

Fire Water: Answer here

Landscape Water: Answer here

Television: Answer here

Internet: Answer here

G. Proposed Building Coverage:

% (% permitted)

H. Proposed Floor Area Ratio:

(permitted)

I. Proposed Building Height:

' (permitted)

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IV. ZONING AND PLANNING APPROVALS

A. General Plan Designation of Site:

B. Is the project permitted by the General Plan:

Answer here

C. Area Plan Designation of Site:

D. Is the project permitted by the Area Plan:

E. Current Zoning Designation of Site:

F. Is the project permitted by the Current Zoning Code:

G. Proposed Zoning Designation of Site:

H. Is the project permitted by the Proposed Zoning Code:

I. Zoning Code Obtained:

Answer here

J. Rezone, Site Development Permit and Special Use Permit Required:

1. Decision making entity:

Answer here

2. Public hearing:

Answer here

3. Briefly describe process and time frame associated with a Rezone, Site Development Permit & Special Use Permit:

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- 4. List any costs or fees associated with a Rezone, Site Development Permit & Special Use Permit:**

Answer here

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V. SPECIAL PLANNING REQUIREMENTS

A. Environmental Review:

B. Geologic Hazard Clearance:

C. Traffic Study:

D. Noise Study:

E. Pre-Application Meeting:

Answer here (if not applicable, please delete)

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VI. ADDITIONAL PERMITS

A. Building Permit:

1. Decision making entity:

Answer here

2. Briefly describe process and timeframe associated with a Building Permit:

Answer here

3. List any costs or fees associated with a Building Permit:

B. Grading & Excavation Permit:

4. Decision making entity:

Answer here

5. Briefly describe process and timeframe associated with a Grading & Excavation Permit:

a. Answer here

6. List any costs or fees associated with a Grading & Excavation Permit:

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C. Sewer Lateral Permit:

1. **Decision making entity:**
2. **Briefly describe process and time frame associated with a Sewer Lateral Permit:**
 - a. *Answer here*
3. **List any costs or fees associated with a Sewer Lateral Permit:**
Answer here

D. Major Public Improvement Plan Permit

1. **Decision making entity:**
Answer here
2. **Briefly describe process and time frame associated with a Major Public Improvement Plan Permit**
 - a. *Answer here*

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3. **List any costs or fees associated with a Major Public Improvement Plan Permit:**
See attached fee schedule

E. Food Facilities Permit / Pool and Spa Permit:

1. **Decision making entity:**

2. **Public hearing:**

Answer here

3. **Briefly describe process and time frame associated with a Food Facilities Permit / Pool and Spa Permit:**

- a.

4. **List any costs or fees associated with a Food Facilities Permit / Pool and Spa Permit:**

Answer here

F. Water Service Application:

1. **Decision making entity:**

Answer here

2. **Briefly describe process and time frame associated with a Water Service Application:**

- a. *Answer here*

3. **List any costs or fees associated with a Water Service Application:**

G. Fire Prevention Review:

1. **Decision making entity:**

Answer here

2. **Briefly describe process and time frame associated with a Fire Prevention Review:**

- a. *Answer here*

3. **List any costs or fees associated with a Fire Prevention Review:**

Answer here

H. Short-Term Wastewater Discharge Permit:

1. **Decision making entity:**

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Answer here

2. Briefly describe process and time frame associated with a Short-Term Wastewater Discharge Permit:

a. *Answer here*

3. List any costs or fees associated with a Short-Term Wastewater Discharge Permit:

a.

I. Sign Permit

1. Decision Making Entity:

2. Briefly describe process and timeframe associated with a Sign Permit:

a.

3. List any costs or fees associated with a Sign Permit:

J. Tentative Map Application:

1. Decision Making Entity:

2. Briefly describe process and timeframe associated with a Tentative Map Application:

3. List any costs or fees associated with a Tentative Map Application:

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VII. AGENCY CRITERIA

A. Copy of Planning Criteria attached?

Answer here

B. Criteria Described Below:

C. Site Requirements:

1. Building height maximum ():

Answer here

a.

2. Floor Area Ratio ():

Answer here

3. Landscape minimum coverage limit ():

Answer here

4. Building maximum coverage limit ():

Answer here

5. Setbacks ():

D. Parking Requirements:

1. Vehicle Parking Requirements ():

a.

2. Clean Air Vehicle Parking Requirement ():

a.

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3. Standard stall dimensions ():

4. Handicap stall requirements and dimensions ():

5. Bicycle parking requirements ():

a.

E. Off-Street Loading Requirements ():

a.

F. Signage Requirements:

a.

G. Affordable Housing Requirements:

a.

H. Energy Requirements:

Answer here

I. Green Building Requirements:

J. Undergrounding of Overhead Wires:

Answer here (if not applicable, please delete)

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VIII. BUILDING CODES

A. Building Code:

Answer here, include amendments

B. Electrical Code:

Answer here, include amendments

C. Plumbing Code:

Answer here, include amendments

D. Mechanical Code:

Answer here, include amendments

E. Fire Code:

Answer here, include amendments

F. Green Building Code:

Answer here, include amendments

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IX. UTILITIES

A. Sanitary Sewer:

- 1. Utility company:**
Insert name, address and phone number
- 2. Available at this site?**
Answer here
- 3. Sufficient capacity?**
Answer here
- 4. Line size and location:**
Answer here
- 5. Easement required?**
Answer here
- 6. Sewer connection fees:**
Answer here
- 7. Impact fees:**
Answer here
- 8. Will serve letter:**
Answer here

B. Domestic and Landscape Irrigation Water:

- 1. Utility company:**
Insert name, address and phone
- 2. Available at this site?**
Answer here
- 3. Sufficient capacity?**
- 4. Line size and location:**
Answer here
- 5. Easement required?**
Answer here

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6. Water connection fee:

Answer here

7. Impact fees:

Answer here

8. Will serve letter:

Answer here

9. Water pressure test:

Answer here

C. Fire Protection:

1. Utility company:

Insert name, address and phone

2. Available at this site?

Answer here

3. Sufficient capacity?

Answer here

4. Line size and location:

5. Loop Required?

Answer here

6. Location of tie-ins:

Answer here

7. Easements required:

Answer here

8. Fire/Domestic connection:

Answer here

9. Separate fire meter:

Answer here

10. Connection fees:

Answer here

11. Impact Fees:

Answer here

12. Detector check:

Answer here

13. Backflow preventer:

Answer here

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14. Will serve letter:

15. Water Flow test:

Answer here

16. Booster Pump:

Answer here

D. Natural Gas:

1. Utility company:

Insert name, address and phone

2. Available at this site?

Answer here

3. Sufficient capacity?

4. Gas connection fee:

Answer here

5. Premium:

Answer here

6. Easement required:

Answer here

7. Will serve letter:

Answer here

E. Electric:

1. Utility company:

Insert name, address and phone

2. Available at this site?

3. Transformer, pad and service :

Answer here

4. Transformer provided by:

Answer here

5. Transformer pad by:

Answer here

6. Primary service by:

Answer here

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7. Secondary service by:

Answer here

8. Meters by:

Answer here

9. Easement Required:

10. Connection fees:

Answer here

11. Will serve letter:

Answer here

F. Storm Water:

1. Utility company:

Click here to enter text.

2. On site or street tie in?

Answer here

3. Existing facilities:

Answer here

4. Capacity:

Answer here

5. Size and location:

6. Easement required:

Answer here

7. Connection fee:

Answer here

G. Telecommunication Services:

1. Company:

Insert name, address and phone

2. Available at site:

Answer here

3. Easement required:

Answer here

4. Fees:

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Answer here

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X. SUMMARY

Explain if the project is feasible.

A. Site Access:

Explain if issues are present, if no issues are present, delete

B. High Speed Rail & Caltrain Electrification:

C. Rezoning:

Explain if issues are present, if no issues are present, delete

D. Affordable Housing:

Explain if issues are present, if no issues are present, delete

E. Environmental Review:

F. Undergrounding of Overhead Utility Wires:

[END]