

**CITY OF FLORENCE
PHASE I SITE INVESTIGATION REPORT**

APIC Florence Holdings

Applicant

Rhododendron and 35th PUD

Proposal or Project

A 120 Unit Planned Unit Development

Purpose of Proposal or Project (attach additional sheets, as needed)

No street address

Street Address

April 13, 2021

Date

1812153300700, 1812153403800,
1812222101900

Map No. Tax Lot

Medium Density

Comprehensive Plan Designation

RMH

Zoning District

Overlay District

Based on submitted information, zoning and comprehensive plan requirements, and the completed Site Investigation Report, this proposal **does** / ~~does not~~ comply with Title 10 of the City Code and the Comprehensive Plan. The proposal **will** / ~~will not~~ achieve the stated purpose. The site and/or building design ~~will~~ / **will not** have adverse impacts and **will** / ~~will not~~ mitigate any adverse impacts.

The completed Site Investigation Report is available at the Planning Department.

This investigation was done by:

Aaron Murphy

Print

Signature

Senior Project Manager

Title

**PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
<u>X</u>	_____	1. <u>LOCAL ZONING REGULATIONS</u> Does the proposed development site plan conform to City, or County Zoning Regulations regarding setback lines and other code provisions? (Contact the City or County Engineer for details.)
<u>X</u>	_____	2. <u>COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION</u>
_____	<u>X</u>	a. Has a Coastal Construction Setback line (CCSBL) been adopted for this County or city? (Inquire from the County or City Engineer.)
_____	<u>N/A</u>	b. If a CCSBL has been adopted for this County or City is the proposed site seaward of the CCSBL?
		c. If the proposed site is seaward of the adopted CCSBL, has application for a variance or exception been made to the Planning Commission having jurisdiction?

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YES	NO	
		3. <u>DUNAL FORMS</u>
	<u>X</u>	a. Does the property contain any of the following dune formations?
<u> </u>	<u>X</u>	1. Active Dune
<u> </u>	<u>X</u>	2. Newer Stabilized Dune
<u> </u>	<u>X</u>	3. Older Stabilized Dune
<u> </u>	<u>X</u>	4. Deflation Plain
<u> </u>	<u>X</u>	5. Leading Edge of Sand dune
<u> </u>	<u>X</u>	6. Foredune
		3. <u>IDENTIFIED HAZARDOUS CONDITIONS</u>
<u> </u>	<u>X</u>	a. Has any portion of the property been identified as being affected by any potential or existing geological hazard? (Contact County or City Planning Departments for information published by the State Department of Geology and Mineral Industries, US Department of Agriculture-Soil Conservation Service, US Geological Survey, US Army Corps of Engineers and other government agencies.)
		b. Are any of the following identified hazards present?
<u> </u>	<u>X</u>	1. foredune
<u> </u>	<u>X</u>	2. Active Dunes
<u> </u>	<u>X</u>	3. Water erosion
<u> </u>	<u>X</u>	4. Flooding
<u> </u>	<u>X</u>	5. Wind erosion
<u> </u>	<u>X</u>	6. Landslide or sluff activity
<u> </u>	<u>X</u>	7. Leading edge of active Sand Dune
		c. Are there records of these hazards ever being present of the site? Describe:
<u> </u>		4. <u>EXISTING SITE VEGETATION</u>
<u>X</u>	<u> </u>	a. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff?
<u> </u>	<u>X</u>	b. Does the condition of vegetation present constitute a possible fire hazard or contributing factor to slide potential?
		(If answer is Yes, full details and possible remedies will be required.)
		5. <u>FISH AND WILDLIFE HABITAT</u>
<u> </u>	<u>X</u>	a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)?
<u> </u>	<u>X</u>	b. Will any significant habitat be adversely affected by the development? (Contact Oregon Department of Fish and Wildlife.)
		6. <u>HISTORICAL AND ARCHEOLOGICAL SITES</u>
<u> </u>	<u>X</u>	Are there any identified historical or archaeological sites within the area proposed for development? (Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians.)
		7. <u>FLOOD PLAIN ELEVATION</u>
<u> </u>	<u>X</u>	a. If the elevation of the 100 year flood plain or storm tide has been determined, does it exceed the existing ground elevation at the proposed building site? (Contact the Federal Insurance Administration, City or County Planning

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YES	NO	
_____	_____	Departments for information on 100 year flood plain. Existing site elevations can be identified by local registered surveyor.)
_____	<u> X </u>	b. If elevations of the proposed development is subject to flooding during the 100 year flood or storm tide, will the lowest habitable floor be raised above the top of the highest predicted storm-wave cresting on the 100 year flood or storm tide?
		8. <u>CONDITION OF ADJOINING AND NEARBY AREAS</u>
		Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site?
_____	<u> X </u>	a. Active dunes
_____	<u> X </u>	b. foredune
_____	<u> X </u>	c. Storm runoff erosion
_____	<u> X </u>	d. Wave undercutting or wave overtopping
_____	<u> X </u>	e. Slide areas
_____	<u> X </u>	f. Combustible vegetative cover
		(Contact County and City Planning staffs for local hazard information.)
		9. <u>DEVELOPMENT IMPACTS</u>
_____	<u> X </u>	a. Will there be adverse off-site impacts as a result of this development?
_____	<u> X </u>	b. Identify possible problem type
_____	<u> X </u>	1. Increased wind exposure
_____	<u> X </u>	2. Open sand movement
_____	<u> X </u>	3. Vegetative destruction
_____	<u> X </u>	4. Increased water erosion (storm runoff, driftwood removal, reduction of foredune, etc.)
_____	<u> X </u>	5. Increased slide potential
_____	<u> X </u>	6. Affect on aquifer
<u> X </u>	_____	c. Has landform capability (density, slope failure, groundwater, vegetation, etc) been a consideration in preparing the development proposal?
<u> X </u>	_____	d. Will there be social and economic benefits from the proposed development?
<u> X </u>	_____	e. Identified benefits
<u> X </u>	_____	1. New jobs
<u> X </u>	_____	2. Increased tax valuation
_____	<u> X </u>	3. Improved fish and wildlife habitat
<u> X </u>	_____	4. Public access
<u> X </u>	_____	5. Housing needs
<u> X </u>	_____	6. Recreation potential
_____	<u> X </u>	7. Dune stabilization (protection of other features)
_____	_____	8. Other _____
		10. <u>PROPOSED DESIGN</u>
<u> X </u>	_____	a. Has a site map been submitted showing in detail exact location of proposed structures?
_____	<u> X </u>	b. Have detailed plans showing structure foundations been submitted?
_____	<u> N/A </u>	c. Have detailed plans and specifications for the placement of protective structures been submitted if need is indicated?
<u> X </u>	_____	d. Has a plan for interim stabilization, permanent revegetation and continuing vegetative maintenance been submitted?
		e. Is the area currently being used by the following?

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YES	NO	
_____	<u>X</u>	1. Off-road vehicles
_____	<u>X</u>	2. motorcycles
_____	<u>X</u>	3. horses
_____	<u>N/A</u>	f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses?
		11. <u>LCDC COASTAL GOAL REQUIREMENTS</u>
<u>X</u>	_____	a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.)
_____	<u>X</u>	b. Have you identified any possible conflicts between the proposed development and the Goals or acknowledged comprehensive plans? (If so, list them and contact local planning staff for possible resolution.)
<u>X</u>	_____	c. Have all federal and state agency consistency requirements been met? (Contact local planning office.)
<u>X</u>	_____	d. Has applicant or investigator determined that the development proposal is compatible with the LCDD Beaches and Dunes Goal and other appropriate statewide land use planning laws?

Rev. 4/09