

CITY OF FLORENCE
PHASE I SITE INVESTIGATION REPORT

<u>Sand Ranch LLC</u> Applicant	<u>04-29-20109</u> Date	
<u>Sand Pine Ranch Subdivision</u> Proposal or Project	<u>18-12-14-00</u> Map No.	<u>1301 & 2100</u> Tax Lot
<u>Single-family residential subdivision</u> Purpose of Proposal or Project (attach additional sheets, as needed)	<u>18-12-15-00</u> Map No.	<u>200</u> Tax Lot
<u>N/A</u> Street Address	<u>Medium Density Residential</u> Comprehensive Plan Designation	<u>Single Family Residential</u> Zoning District
	<u>N/A</u> 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:

EGR & Associates, Inc.
Clint Beecroft

Print

Signature

Civil Engineer

Title

PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

YES	NO	
<u>X</u>	<u> </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>	<u> </u>	2. <u>COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION</u>
<u> </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> </u>	<u>X</u>	b. If a CCSBL has been adopted for this County or City is the proposed site seaward of the CCSBL?
<u> </u>	<u>X</u>	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>	<u> </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 Plan
<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>X</u>	<u> </u>	2. Active Dunes
<u> </u>	<u>X</u>	3. Water erosion
<u> </u>	<u>X</u>	4. Flooding
<u>X</u>	<u> </u>	5. Wind erosion
<u> </u>	<u>X</u>	6. Landslide or sluff activity
		7. leading edge of active Sand Dune
		c. Are there records of these hazards ever being present of the site? Describe: See Page 4
		4. <u>EXISTING SITE VEGETATION</u>
<u> </u>	<u>X</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 ARCHEEOLOGICAL 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

_____ N/A Departments for information on 100 year flood plain. Existing site elevations can be identified by local registered surveyor.)
 _____ 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. CONDITION OF ADJOINING AND NEARBY AREAS

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> _____ | _____ <u>X</u> | a. Active dunes |
| _____ <u>X</u> | _____ <u>X</u> | b. foredune |
| _____ <u>X</u> | _____ <u>X</u> | c. Storm runoff erosion |
| _____ <u>X</u> | _____ <u>X</u> | d. Wave undercutting or wave overtopping |
| _____ <u>X</u> | _____ <u>X</u> | e. Slide areas |
| _____ <u>X</u> | _____ <u>X</u> | f. Combustible vegetative cover |
- (Contact County and City Planning staffs for local hazard information.)

9. DEVELOPMENT IMPACTS

- | | |
|----------------|---|
| _____ <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 <u>N/A</u> |

10. PROPOSED DESIGN

- | | |
|----------------|---|
| <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>X</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

X _____

1. Off-road vehicles

X _____

2. motorcycles

X _____

3. horses

~~X~~ _____

f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses?

11. LCDC COASTAL GOAL REQUIREMENTS

~~X~~ _____

a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.)

_____ X

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.)

X _____

c. Have all federal and state agency consistency requirements been met? (Contact local planning office.)

X _____

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

Land is contained in City of Florence UGB and adopted Comprehensive Plan.

Chapter 18 Policy #5

"Open space designations of open dune sand within Florence shall not be required on private property."

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Note 3.c: The site is currently operated as a permitted sand mining operation. Adjacent properties are also open sand areas prone to wind erosion. Reference Fred Meyer site.