Exhibit F

CITY OF FLORENCE PHASE I SITE INVESTIGATION REPORT

Capital Growth Buchalter, Inc. Attn: Mr. Kirk F Applicant	arrelly, PE	June 7, 2023 Date	
Dollar General retail store Proposal or Project		18122322	18-12-23-22-06800-000
Proposal or Project		Map No.	Tax Lot
		Highway Comprehensive Plan	Designation
New commercial retail store			
Purpose of Proposal or Project (attach additional sheets, as	needed)	(H) Highway Distr Zoning District	
O Oregon Coast Hwy (US-101) - address not ass Street Address	gned	N/A Overlay District	
Based on submitted information, zonin Site Investigation Report, this proposal the Comprehensive Plan. The proposal building design will (will not have adverted Site Investigation Reported Site Investigation Si	does / does no will/ will not a erse impacts an	t comply with Title achieve the stated pud will/will not miti	10 of the City Code and rpose. The site and/or gate any adverse impacts.
This investigation was done by:			
		Vheeler JSA Civil, LLC	
	Print Signatur	e Wand	
	Busine:	ss Manager	
YES NO INITIAL PROPOSED I		T APPLICATION C	HECKLIST
	development site ng setback lines	plan conform to City,	or County Zoning ons? (Contact the City or
a. Has a Coas County or L X b. If a CCSB3 seaward of	tal Construction city? (Inquire from has been adopted the CCSBL?		been adopted for this
	exception been i	made to the Planning C	

PHASE 1SITE INVESTIGATION INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

YES	NO	INTIMETROLOGED DEVELOTMENT ATTEICATION CHECKERST
		3. <u>DUNAL FORMS</u> a. Does the property contain any of the following dune formations?
	X	1. Active Dune
	X	2. Newer Stablized Dune
		3. Older Stablized Dune
		4. Deflation Plan
	X	5. leading Edge of Sand dune
	X	6. Foredune
		3. <u>IDENTIFIED HAZARDOUS CONDITIONS</u>
	X	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?
	X	1. foredune
	_X	2. Active Dunes
	X	3. Water erosion
	X	4. Flooding
	X	5. Wind erosion
	_X	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:
		4. EXISTING SITE VEGETATION
<u>X</u>		a. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff?
_X		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.)
		The site currently contains Scotch Broom. All existing vegetation at the site will be removed for project development
		5. <u>FISH AND WILDLIFE HABITAT</u>
	X	a. Does the site contain any identified rare or endangered species or unique
		habitat (feeding, nesting or resting)?
	X	b. Will any significant habitat be adversely affected by the development?
		(Contact Oregon Department of Fish and Wildlife,)
	V	6. <u>HISTORICAL AND ARCHEEOLOGICAL SITES</u> Are there any identified historical or archaeological sites within the area proposed for
	X	development? (Confederated Tribes of the Coos, Lower Umpqua and Siuslaw
		Indians).)
		7. FLOOD PLAIN ELEVATION
	_X	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.)
N/	A		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?
	X		a. Active dunes
	X		b. foredune
	_X		c. Storm runoff erosion
	_X		d. Wave undercutting or wave overtopping
	_X		e. Slide areas
X			f. Combustible vegetative cover Scotch Broom is currently present on-site which will be removed for development.
			(Contact County and City Planning staffs for local hazard information.)
		9.	DEVELOPMENT IMPACTS
	X	٠.	a. Will there be adverse off-site impacts as a result of this development?
			b. Identify possible problem type
	X		1. Increased wind exposure
	X		2. Open sand movement
	X		3. Vegetative destruction
	_X		4. Increased water erosion (storm runoff, driftwood removal, reduction of
			foredune, etc.)
	_X		5. Increased slide potential
X	X		6. Affect on aquifer
_X			c. Has landform capability (density, slope failure, groundwater, vegetation, etc)
			been a consideration in preparing the development proposal?
X			d. Will there be social and economic benefits from the proposed development?
			e. Identified benefits
_X _X_			1. New jobs
_X			2. Increased tax valuation
	X		3. Improved fish and wildlife habitat
X			4. Public access
	X		5. Housing needs
	X X		6. Recreation potential
	_X		7. Dune stabilization (protection of other features)
	X		8. Other
		10.	PROPOSED DESIGN
X			a. Has a site map been submitted showing in detail exact location of proposed
			structures?
	X		b. Have detailed plans showing structure foundations been submitted?
N/A	Α		c. Have detailed plans and specifications for the placement of protective
,			structures been submitted if need is indicated?
X			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?

PHASE 1SITE INVESTIGATION INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

		INITIAL I ROLOSED DE VELOT MENT ATTLICATION CHECKLIST
YES	NO	
	X	1. Off-road vehicles
	X	2. motorcycles
	X	3. horses
N/A	A	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
		Rev. 4/07