

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

Applicant

Date

Proposal or Project

Map No. Tax Lot

Comprehensive Plan Designation

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

Zoning District

Street Address

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:

Print

Signature

Title

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

YES	NO	
_____	_____	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.)
_____	_____	2. <u>COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION</u>
_____	_____	a. Has a Coastal Construction Setback line (CCSBL) been adopted for this County or city? (Inquire from the County or City Engineer.)
_____	_____	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?

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES NO

3. DUNAL FORMS

- | | | | |
|--------------------------|--------------------------|--|--------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | a. Does the property contain any of the following dune formations? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 1. Active Dune |
| <input type="checkbox"/> | <input type="checkbox"/> | | 2. Newer Stablized Dune |
| <input type="checkbox"/> | <input type="checkbox"/> | | 3. Older Stablized Dune |
| <input type="checkbox"/> | <input type="checkbox"/> | | 4. Deflation Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | | 5. leading Edge of Sand dune |
| <input type="checkbox"/> | <input type="checkbox"/> | | 6. Foredune |

3. IDENTIFIED HAZARDOUS CONDITIONS

- | | | | |
|--------------------------|--------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | | b. Are any of the following identified hazards present? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 1. foredune |
| <input type="checkbox"/> | <input type="checkbox"/> | | 2. Active Dunes |
| <input type="checkbox"/> | <input type="checkbox"/> | | 3. Water erosion |
| <input type="checkbox"/> | <input type="checkbox"/> | | 4. Flooding |
| <input type="checkbox"/> | <input type="checkbox"/> | | 5. Wind erosion |
| <input type="checkbox"/> | <input type="checkbox"/> | | 6. Landslide or sluff activity |
| <input type="checkbox"/> | <input type="checkbox"/> | | 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

- | | | | |
|--------------------------|--------------------------|--|--------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | a. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 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. FISH AND WILDLIFE HABITAT

- | | | | |
|--------------------------|--------------------------|--|-----------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)? |
| <input type="checkbox"/> | <input type="checkbox"/> | | b. Will any significant habitat be adversely affected by the development? (Contact Oregon Department of Fish and Wildlife.) |

6. HISTORICAL AND ARCHEEOLOGICAL SITES

- | | | | |
|--------------------------|--------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | 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. FLOOD PLAIN ELEVATION

- | | | | |
|--------------------------|--------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | 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 |
|--------------------------|--------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES NO

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

11. LCDC COASTAL GOAL REQUIREMENTS

- a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.)
- 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.)
- c. Have all federal and state agency consistency requirements been met? (Contact local planning office.)
- 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?

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