

**CITY OF FLORENCE
SITE INVESTIGATION REPORT PHASE 2**

Applicant	Date
Proposal	Map No. Tax Lot
Street Address	Zoning District
	Overlay District

This investigation was done by:

Signature
Name
Title

Florence City Code 10-7-4: Site Investigation

A. Areas Requiring a Site Investigation: Areas identified on the "Hazards Map," "Soils Map," or Resource Inventory are subject to the site investigation procedure contained in site investigation reports by Wilbur E. Ternyik, published by OCZMA. No building permit, conditional use permit or other permit subject to the provisions of this Title may be issued except with affirmative findings that:

1. Upon specific examination of the site, the condition identified on the "Hazards Map" or "Soils Map" or supporting inventory documents did not exist on the subject property; or
2. That harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas.

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code. (Ord. 669, 5-17-82)

B. Site Preparation Permit Required: A site preparation permit is required for sites identified as subject to a site investigation. A permit will be issued by the Planning Director based on criteria 1 and 2 of 10-7-4-A.

**SITE INVESTIGATION – PHASE 2
DEVELOPMENT APPLICATION CHECKLIST**

See report, "Beach and Dune Implementation Techniques: Site Investigation Reports," Oregon Coastal Zone Management Association, for details on the following requirements.

A. STATE AND LOCAL LAND USE REGULATIONS

Submit letter from City planning staff and/or engineer certifying that the proposed development site plan conforms with applicable city regulations and plan designations. Letter must indicate approval of conformance with any special code provisions. If an exception to a statewide planning goal or a variance has been

previously approved for the particular locale, substantiate accordingly.

B. IDENTIFIED SET BACK LINE OR DESIGNATIONS

Identify on site plan all established set back lines.

C. IDENTIFIED HAZARDOUS CONDITIONS

1. Map to approximate scale all identified areas of wind erosion, water erosion, and slide activity.
2. Provide written details on extent of hazard: wind erosion, water erosion, slide areas.

D. EXISTING SITE VEGETATION

1. Map all major areas of vegetation and provide lists of dominant species in each area.
2. Provide investigator's assessment of age, condition, and stability of all vegetated areas.
3. Identify on site plan any removal or modification of vegetative cover.
4. Give brief description of vegetative cover on adjoining lands.
5. Identify and describe areas where vegetative cover poses a fire hazard. List species and condition. Propose solution to fire hazard problem. Furnish dated photographs of such areas.

E. FISH AND WILDLIFE HABITAT

1. Describe and identify any rare or endangered species or unique habitats present on the site.
2. Describe any adverse impacts on significant habitat to be caused by the proposed development.
3. If adverse impacts are anticipated, describe plans for minimizing such impacts.
4. Describe possible benefits to adjoining habitats to be realized as a result of the project.

F. FLOODPLAIN ELEVATION

1. Identify on site plan 100 year floodplain and highest observed tide line. Give elevation of same.
2. Identify on site plan the State of Oregon Beach Zone Line or the top of river bank.
3. Give evidence that elevation of the lowest habitable floor will be raised above the top of the highest predicted storm wave or 100 year floodplain. Registered surveyor or engineer signed report will suffice.

G. HISTORICAL AND ARCHAEOLOGICAL SITES

1. Describe and locate on site plan any identified historical or archaeological sites.
2. Describe any protection measures that may be needed to protect the site.

H. CONDITION OF ADJOINING AREAS

1. Open Dunes
 - a. Give location of open dunes in relationship to the development site.
 - b. Indicate approximate size (acres), maximum elevation, direction of movement, and predicted rate of movement of adjoining open dune areas.
 - c. Indicate ownership of adjoining dunes and proposed future management, if known.
 - d. Indicate investigator's assessment of probable threat to development site. Furnish aerial photographs if possible.
2. Active Foredunes
 - a. Describe size (height and width) of active foredunes on adjoining areas.
 - b. Describe any threat they pose to development site.
 - c. Describe any plans for cooperative measures to alleviate problems.
3. Storm Run-off Erosion
 - a. Describe any known storm run-off or flood velocity hazards on adjoining property that might adversely affect the site. Examples might be stream, river, denuded watershed, etc.
 - b. Describe any plans for cooperative measures to alleviate problems.
4. Wave Undercutting or Wave Overtopping
 - a. Describe extent of recent or historic undercutting, length of area and height of cut.
 - b. Describe area of wave overtopping and furnish photographs or other evidence.
 - c. Describe historic stability of beaches or riverbank in the general area.

- d. Furnish investigator’s assessment of possible threat to the site.

I. DEVELOPMENT IMPACTS

1. Report should include the investigator’s assessment of the site’s overall capability and suggest maximum use level that will not cause weight slope failure, vegetation problems from too high a density of human population, damage to aquifer, etc. This is a judgment of extreme importance because the cumulative effect of minor impacts could result in a total dune project or riverbank failure.
2. Describe any projected off site adverse impacts on adjoining or nearby properties as a result of the development.
3. Identify and list all benefits of the project (information needed to evaluate social economic gains as required by Statewide Planning Goal 9: Economy, and coordination with possible area recreation plan):
 - a. New jobs created (temporary construction and permanent)
 - b. Increased tax base or assessed valuation of completed project
 - c. Describe any newly created or restored habitat resulting from development
 - d. Describe any improvement to public access provided by the project
4. Evaluate the impact of the proposed development on seasonal surface water and drainage flow patterns and the potential impact of flooding problems resulting from the development. If the development proposes to lower the groundwater in the deflation plain, plans must accommodate problems associated with changes in the landform. The SIR should address groundwater considerations including high water table, ponding, salt-water intrusion, drawdown on sand spits, and pollution potential.

J. PROPOSED DESIGN

1. Furnish a site plan map drawn to scale. Show in detail exact location and size of all proposed structures. Scale drawing of front, back and side view are required as well.
2. Submit detailed plans and specifications for structure foundation and identify materials to be used.
3. Furnish detailed plans and specifications for the placement of all protective structures proposed.
4. Provide complete location mapping and actual work specifications for all initial, temporary, or maintenance stabilization plans proposed.
5. Furnish detailed cost estimates and post performance bond in that amount with City to accomplish stabilization or restoration proposed, if required by City.
6. Identify legal responsibilities for long range vegetation maintenance programs.
7. Describe any benefits realized from dune or river bank stabilization or restoration measures proposed.
8. Furnish copies of necessary shorefront protection permits or completed permit applications (e.g., U.S. Army Corps of Engineers, Oregon Division of State Lands, etc).
9. Furnish detailed plans and specifications for interim stabilization, permanent re-vegetation, and vegetative maintenance as proposed.
10. Furnish detailed plan for off-road vehicle and pedestrian management, if applicable.
11. Furnish detailed plan for required reclamation of areas disturbed for sand removal, road construction, logging, etc.

K. LCDC COASTAL GOAL REQUIREMENTS

1. Identify potential conflicts with Coastal Goals or LCDC-acknowledged comprehensive Plan, and Oregon’s Coastal Management Program. In addition, for river bank applications, relevant Statewide Planning Goals also include: Goal 16: Estuarine Resources, Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces, Goal 6: Air, Water and Land Resources Quality, and Goal 7: Areas Subject to Natural Hazards
2. Identify efforts made in development design to resolve or minimize identified conflicts.