

STAFF USE ONLY



**Hazards Checklist
Beaches and Dunes Combining Zone**

Date of site visit: _____

PA #: _____

Applicant: _____

Proposed Development: _____

APPLICABLE LAW:

____ Lane Code 10.270 (for land inside a UGB) ____ Lane Code 16.243 (for land outside a UGB)

Lane Manual Chapter 10.065 Development Hazards Checklist.

The Development Hazards Checklist provides the initial screening process for any development proposed for Beach and Dune areas.

The Development Hazards Checklist serves to provide a cross-check for the dune landform mapping system and location of the proposed development in relation to the dune forms in the area and to indicate certain potential hazards associated with the particular landform proposed for development. Where these potential hazards are identified, the Checklist specifies what Site Investigation Report (SIR) components must be completed in order to more fully assess the hazard. The Checklist also provides for initial determination of any adverse impacts on adjacent land that may be expected from the proposed development. Where such potential impacts are identified, specific portions of the SIR are indicated so that mitigation methods can be examined by staff.

Based on the Hazards Checklist, is a Site Investigation Report required? Yes No

HAZARD CHECKLIST:

(1) Conformance with Parent Zone. Does the proposed development conform to the requirements of the underlying zoning District? If not, the Planning Division shall require that:

Parent zone: _____

____ **(a) Applications for a Variance or a Conditional Use Permit be made prior to completion of the Checklist,**

Is a Variance or Conditional Use required for the proposed development? Yes No

____ **(b) Applications for Zone Changes be made simultaneously with application for the Beaches and Dunes Development Hazards Checklist.**

Is a Zone Change proposed? Yes No

(2) Existing Site Vegetation.

- ___ (a) What is the existing vegetation type/types on the site?
- ___ (b) Does the vegetation on the site afford adequate protection against soil erosion from wind and surface water runoff?
- ___ (c) Does the vegetation constitute a possible fire hazard or a contributing factor to slide potential? This information shall be used to determine the classification of the dune land form and the specific requirements of the Sand Stabilization Plan.

Comments: _____

(3) Beaches and Dunes Restricted Land Forms. If the proposed development falls completely within the following land forms, the application shall be refused.

- ___ (a) Active Dune Forms.
- ___ (b) Beaches except as allowed by LC 10.270-15(5) "Beachfront protective structures"; and LC 10.270-15(6) "Jetties on beach areas".
- ___ (c) Near-Shore Deflation Plain.
- ___ (d) Foredunes subject to wave overtopping or ocean undercutting.

Comments: _____

(4) Land Form Hazards. If, based on existing technical information regarding the type of land form, area-specific historical information and/or site investigation, the potential for the following hazardous conditions exists, SIR components shall be required as specified after each identified hazard.

- ___ (a) On-Site.
 - ___ i. Water erosion. (LM 10.060(1)(a)(i); LM 10.060(6).)
 - ___ ii. Wind erosion. (LM 10.060(1)(a)(ii), LM 10.060(6).)
 - ___ iii. Landslide or sluff potential. (LM 10.060(1)(a)(iii); LM 10.060(6).)
 - ___ iv. Soil compaction. (LM 10.060(1)(a)(iv); LM 10.060(6).)
 - ___ v. Flooding.
 - 100-year floodplain. (LM 10.060(1)(a)(v); LM 10.060(6).)
 - Highest possible storm wave or tsunami. (LM 10.060(1)(a)(v); LM 10.060(6).)
 - Seasonal flooding or ponding from high water table.

Comments: _____

___ (b) **Adjacent Land Forms.**

- ___ i. **Subject to wave overtopping or undercutting. (LM 10.060(1)(b)(i), LM 10.060(6).)**
- ___ ii. **Active dune form (includes all foredunes). (LM 10.060(1)(b)(ii); LM 10.060(6).)**
- ___ iii. **Storm runoff erosion. (LM 10.060(1)(b)(iii); LM 10.060(6).)**
- ___ iv. **Areas of recent slide activity. (LM 10.060(1)(b)(iv); LM 10.060(6).)**
- ___ v. **Areas of unmaintained combustible vegetation. (LM 10.060(1)(b)(v), LM 10.060(6).)**

Comments: _____

(5) **Historical and Archaeological Sites. Are there any identified historical or archaeological sites within the area proposed for development? (LM 10.060(2).)**

Comments: _____

(6) **Fish and/or Wildlife Habitat. Does the proposed development site fall within or lie adjacent to areas of critical fish and/or wildlife habitat as identified by the Oregon Nature Conservancy, the Oregon Department of Fish and Wildlife or the Lane County Coastal Inventory (LM 10.060(3).)**

Comments: _____

(7) **Development Impacts. Identify any potential adverse impacts anticipated from the proposed development, paying particular attention to the following.**

- ___ (a) **Increased wind exposure. (LM 10.060(4)(a); LM 10.060(6).)**
- ___ (b) **Increased open sand movement.(LM 10.060(4)(a); LM 10.060(6).)**
- ___ (c) **Increased water erosion and runoff. (LM 10.060(4)(a); LM 10.060(6).)**
- ___ (d) **Increased slide potential. (LM 10.060(4)(a); LM 10.060(6).)**
- ___ (e) **Loss of established public access. (LM 10.060(4)(b); LM 10.060(6).)**
- ___ (f) **Negative impacts on the dunal aquifer either qualitatively or quantitatively. (LM 10.060(4)(a); LM 10.060(6).)**
- ___ (g) **Based on anticipated traffic generation, will additional right-of-way or road improvements be required as a result of the proposed development? (LM 10.060(4)(c), LM 10.060(6).)**
- ___ (h) **Other (specify as applicable).**

Comments: _____

(8) Suitability of Proposed Design.

- ___ (a) Is the scale, design and arrangement of the proposed structures compatible with the dune land form? (LM 10.060(5)(a); LM 10.060(6).)
- ___ (b) Is there unnecessary destruction of existing trees or other vegetation as a result of the proposed development? (LM 10.060(5)(b); LM 10.060(6).)
- ___ (c) Is adequate off-street parking provided for the proposed use, and is the layout such that it conforms to dune land forms and minimizes area covered by impermeable surfaces? (LM 10.060(5)(c).)
- ___ (d) Is road or other lineal construction in excess of one-eighth of a mile anticipated? (LM 10.060(5)(d).) (Revised by Order No. 80-7-22-5; Effective 7.22.80)

Comments: _____

