

**From:** [REED Meg \\* DLCD](#)  
**To:** [Chris MacWhorter](#)  
**Cc:** [PHIPPS Lisa \\* DLCD](#); [RODOMSKY Hui \\* DLCD](#)  
**Subject:** DLCD comments for HBCU-22-001  
**Date:** Monday, November 21, 2022 1:40:31 PM

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Hi Chris,

Please include these comments from DLCD in the record regarding HBCU-22-001 Bandon Biota Conditional Use application.

The proposed New River Dunes Golf Course application materials provide a general overview of the uses and structures proposed for the site but lack additional details on the specific components for the site's development. Therefore, we are highlighting several requirements and issues that the applicant and County should keep in mind if the application moves forward with additional permitting stages.

- All development, including access roads, should avoid locating within the County's Coastal Shoreland Boundary.

- If any development is proposed within the Coastal Shoreland Boundary, then the County's applicable criteria should be addressed.

All wetland areas within or near the golf course boundary should be avoided and protected.

- Vegetation within the beaches and dunes overlay zone (which encompasses the entirety of the proposed golf course boundary) should be maintained to the extent possible to ensure the area does not destabilize. This includes during construction and staging activities. For areas where vegetation removal is needed, stabilization plans shall be included and identify how the area will be re-vegetated and maintained, prioritizing native dune plants to the extent possible. Stabilization plans shall also address temporary stabilization methods during construction activities.

All proposed structures will need to complete site investigation reports by a qualified

- registered and licensed geologist or engineer in compliance with the County's land use ordinance. These investigations can be done at the same time but should address each proposed structure individually.

Given the dynamic and sensitive ecosystems and uses in this area, water quality should also

- be addressed to ensure adequate protections of wetland and cranberry bog areas, including the management of stormwater.

Thank you for your consideration,

Meg



**Meg Reed**

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