



Department of Planning and Building Services
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Sensitive Lands Protection Procedures

Prior to beginning development activities (demolition, clearing, grading, etc.) on a site containing a Resource Protection (RP) District, Resource Conservation (RC) District, RC Protection Area (RCPA), or Habitat Benefit Protection Area (HBPA) the requirements of the Sensitive Lands Overlay District LOC 50.05.010.4.d [Construction Standards] shall be met.

- **Protection Boundary.** RP & RC resource boundaries (whether or not delineated) and RCPA or HBPA boundaries, as applicable, shall be located and staked by a qualified professional.
- **Fence Barrier.** Chain link fencing, a minimum of 6-feet tall and supported by steel posts spaced no farther than ten feet apart, shall be installed at the edge of the resource boundaries. The fencing shall be installed flush with the grade.
- **Signs.** Signs, (identical to the example provided by the City), shall be attached to the chain link fencing and placed on every other fence section. The signs identify the area as an RP/RC resource or RCPA/HBPA and warn persons that moving the protection fencing without first receiving City approval may result in a stop-work order and civil violations.
- **Prohibited Encroachments.** Material stockpiling, vehicle parking, storage, and similar encroachments are not allowed within an RP/RC resource or RCPA/HBPA.
- **Hazardous Materials/Site Contaminants.** Hazardous materials, debris and noxious materials on site shall be inventoried and removed prior to development. The RP/RC resource and RCPA/HBPA shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, construction debris, or run off.
- **Fence Removal.** Chain link fencing shall remain in place until all construction activity, including landscaping and irrigation, is installed and approval to remove the fencing is granted by the City.
- **Hydrology.** Surface runoff and other sources of hydrology to an RP resource should be maintained or designed to not adversely impact the functions and values of the resource.
- **Approved Construction.** Transportation facilities, pathways, utilities, or structures approved within a delineated RP/RC resource or RCPA/HBPA shall be constructed with a minimum amount of excavation, and no permanent drainage or fill should occur in a stream corridor or wetland.

Note: Prior to beginning development, please call the Code Enforcement Specialist in the Planning Division (503-635-0290) for an inspection of the Sensitive Lands protection fencing.