



CURRY COUNTY COMMUNITY DEVELOPMENT
94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

Becky Crockett
Planning Director

Phone (541) 247-3228
FAX (541) 247-4579

File # AD-1911 Fee \$ 0 Receipt # _____ Accepted by _____

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

☐ Comp Plan/Zone Change ☒ Conditional Use ☐ Variance ☐ Partition ☐ Subdivision ☐ Development Permit

Application Date: _____ Hearing / Decision Date: _____

APPLICANT: Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name See attached for information from this form
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail _____

2. APPLICANT

Name _____
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail _____

3. AGENT (If Any)

Name: Pacific Geographic Consultants, LLC.
Mailing Address: 140 Brierwood Drive
City, State, ZIP: Talent, OR 97540
Telephone # 541-225-8686 E-Mail pacificgeographic@gmail.com

4. BASIC PROPOSAL (Briefly describe your proposed land use)

5. PROPERTY INFORMATION

Assessor Map # _____ Tax Lot (s) _____
Zoning: _____ Total Acreage _____

6. PROPERTY LOCATION

Address (if property has a situs address) _____

Description of how to locate the property _____

7. EXISTING LAND USE (briefly describe the present land use of the property)

☐ Vacant ☐ Developed; Describe existing development

8. SURROUNDING LAND USES (Briefly describe the land uses on adjacent property)

9. SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source _____

Sewage Disposal _____

Electrical Power _____

Telephone Service _____

Fire Department/District _____

School District _____

10. ROAD INFORMATION

Nearest Public Road _____

Private Roads Serving the Property _____

Road Condition _____

Legal Status _____

Ownership: I own the road ☐ Easement on others property ☐ Joint Owner ☐

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)

11. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY

Topography (Briefly describe the general slope and terrain of the property)

Vegetation (Briefly describe the vegetation on the property)

12. FINDINGS OF FACT

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.

13. APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING

(Please read the statement below *before* signing the signature blank)

I (We) Garth Evey & Jeven Showers ;

have filed this application for ourselves

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:



- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

this application (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 35S, R14W, Section 31B
and Tax Lot(s) 1400 & 1500
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

- (1) Signature 
Print Name Garth Eyey
- (2) Signature 
Print Name Jeven Showers
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

Becky Crockett

From: Zac Moody <pacificgeographic@gmail.com>
Sent: Monday, July 22, 2019 3:52 PM
To: Becky Crockett; Evey Garth
Subject: Revised Findings - Silver Cypress RV Park
Attachments: Evey Findings_final 7-22-19.docx; Exhibit M - Sample RV Sites.docx; EXHIBIT L - Proposed Site Plan.pdf; Exhibit A - Deeds_Assessor's Maps.pdf

Becky,

Attached are the revised findings and new/replacement exhibits for Garth's application. With this information I believe that you can find this application complete. Please let me know if there is anything else you feel is necessary for a positive decision.

New Exhibits:

Exhibit L - Proposed Site Plan

Exhibit M - Example RV Sites

Revised Exhibit:

Exhibit A (includes deeds as requested)

Thanks,

Zac

Zac Moody, Principal

Pacific Geographic Consultants, LLC.

Phone: (541) 225-8686



received
JEC 7/22/2019

BEFORE THE COMMUNITY DEVELOPMENT DEPARTMENT
OF CURRY COUNTY, OREGON:

IN THE MATTER OF A DIRECTOR'S REVIEW)
)
FOR A CONDITIONAL USE PERMIT FOR AN)
)
ELEVEN (11) SPACE RV PARK ON LAND)
)
ZONED RURAL COMMERCIAL; T.35S, R.14W,) FINDINGS OF COMPLIANCE
)
SEC.31B, TAX LOT 1400 & 1500, GARTH EVEY)
)
AND JEVEN SHOWERS, APPLICANT;)
)
PACIFIC GEOGRAPHIC CONSULTANTS, LLC.,)
)
AGENT)

A. Applicant Information

Owners/Applicants

Garth Evey
Jeven Showers
PO Box 1093
Talent, OR 97540

Agent

Pacific Geographic Consultants, LLC
140 Brierwood Dr.
Talent, OR 97540
(541) 225-8686

B. Property Description

As shown on the Zoning Map (**EXHIBIT “B”**), the subject parcels total approximately 3.01 acres and are zoned Rural Commercial (RC). Water will be provided to the proposed development by Nesika Beach-Ophir Water District through the existing water meters. The subject parcels are located at 32990 and 32982 Nesika Road, a County maintained public road. The subject parcels are located within Ophir Fire District (**EXHIBIT “D”**).

The subject parcels are located adjacent to one another on the west side of Nesikia Road, about 0.3 miles north of the Nesika Market. Tax Lot 1400 is developed with a 988 square foot residence, utility sheds and has electrical, water and is served by two existing septic systems. Tax Lot 1500 is developed with a 945 square foot commercial structure (former restaurant) and has water, electrical and is served by a septic system. Both parcels slope gently to the west towards the beach bluff from Nesika Road at approximately a 2.0 percent grade. More than 70 percent of project site is covered in native beach grasses and typical coastal shrubs and conifers.

Lands to the north, south and east are zoned rural commercial and primarily developed with residential uses. Curry County GIS data indicates that the subject parcels are located within the Enterprise Zone and Shoreline Overlay (**EXHIBIT “C”**). No areas of the subject parcels that are proposed for development are located within the Special Flood Hazard Area (SFHA) and no major Class 1 or 2 streams traverse the site. The subject parcels are served by pre-existing driveways from Nesika Road. Nesika Road is a County maintained public road.

C. Proposal

An application for an administrative review of a conditional use permit to allow the establishment of a vintage recreational vehicle park with 11 park spaces and conversion of an existing dwelling to a manager’s unit and the conversion of the former restaurant on Tax Lot 1500 to a community hall for use by RV park guests. As proposed, the RV park will be developed in two phases with the first phase having three spaces on Tax Lot 1400 and the remaining eight spaces on Tax Lot 1500. The proposal also requests the consolidation of both parcels at the time of occupancy of the second phase.

The RV Park, to be known as Silver Cypress will be designed to cater to couples, yoga retreats and artists looking for a tranquil place to stay. The strategically placed vintage RVs will be grouped together in two main locations along the eastern boundary of the property taking advantage of the unique setting the property has to offer. Amenities will include BBQs and Jacuzzis on a private deck (**EXHIBIT “M”**) as well as access to an onsite community hall providing space for retreats and other quaint get-togethers. As shown in the Proposed Site Plan (**EXHIBIT “L”**), each RV will be served by a natural walking path with direct access to a dedicated parking area adjacent to Nesikia Road and buffered from one another with native vegetation. Paths will be illuminated with low voltage, low profile lighting. Each trailer will

offer a unique lodging experienced tailored to compliment the Oregon Coast travel experience with the goal of providing an intimate and tranquil setting.

D. Lot Legality

The subject parcels were first described in 1959 by recorded deed, Vol. 23 Pg. 80 and Vol. 43 Pg. 100 (**EXHIBIT “A”**). Subsequent transfers of title from 1959 to present show the parcels’ configuration did not change and remained in its current configuration except when Tax Lot 1500 was modified through a Lot Line Adjustment by OR 98-04938 (**EXHIBIT “A”**). The property deed for the current owner is included with this application (**EXHIBIT “A”**).

E. Applicable Criteria

The purpose of this application is to clearly demonstrate that the subject parcel is in compliance with the Curry County Zoning Ordinance (CCZO). The applicant is proposing an eleven (11) unit RV Park on two adjoining lots located on Neskia Road. The subject parcels are currently developed including one main and accessory structure on each parcel.

Pursuant to the CCZO, the following criteria are applicable to this application:

Section 3.130 – Rural Commercial

Section 3.300 – Erosion Prevention and Sediment Control

Section 3.400 – Storm and Surface Water Management Standards

Section 4.020 – Off Street Parking

Section 4.050 - Access Management

Section 5.060 – Continuation and Alteration of Nonconforming Use or Structure

Section 7.040 – Standards Governing Conditional Uses

Please refer to maps and documents in the attached exhibits for demonstration of compliance with these standards. With this review, Curry County can find that this application is consistent with applicable requirements established by CCZO.

Exhibit List

Exhibit A – Deed Card, Deeds and Assessor’s Map

Exhibit B – Zoning Map

Exhibit C – Overlay Map

Exhibit D – Topographic Survey Map

Exhibit E – Conceptual Site Plan Map

Exhibit F – Water Service Provider Confirmation Form

Exhibit G – Fire District Sign Off Form

Exhibit H – Availability of Power – Electric Coordination Form

Exhibit I – Declaration of Value

Exhibit J – Erosion Prevention and Sediment Control (EPSC) Plan Review Application

Exhibit K – Geotechnical Site Assessment

ARTICLE III: USE ZONES

SECTION 3.130 RURAL COMMERCIAL ZONE (RC)

3.121 Lot Size and Dwelling Density

Except as provided in Sections 5.030 and 5.040, in an R-3 zone:

1. *Minimum lot size must be at least one acre or larger for proper sewage disposal in areas not served by a community water supply system or a community sewage system.*

FINDING: The subject parcels as shown on the Assessor's Map (**EXHIBIT "A"**) include both Tax Lots 1400 and 1500 and total approximately 3.01 acres. According to Curry County GIS data, Tax Lot 1400 is 1.71 acres and Tax Lot 1500 is 1.30 acres. Both parcels are at least one acre and have sufficient land to accommodate proper sewage disposal systems. **The provisions of this section have been met.**

2. *In areas served by community water supply system or by community sewage system but not by both, lots may have a minimum area of 12,000 square feet.*
3. *In areas which are served by both community water supply system and community sewage system the minimum lot area may be 6,000 square feet.*
4. *For a mobile home park served by community water supply and community sewage system the minimum shall be six thousand square feet or three thousand square feet per mobile home space, whichever is greater.*
5. *For a multiple-family dwelling served by community water supply and community sewer system, the minimum shall be 6,000 square feet or 2,000 square feet per dwelling unit, whichever is greater.*

FINDING: The subject parcels are served by the Nesika Beach/Ophir Water District and exceed the minimum lot size of 12,000 square feet per parcel. The subject parcels include both Tax Lots 1400 and 1500 and total approximately 3.01 acres. As shown on the Curry County Assessor's Map (**EXHIBIT "A"**), Tax Lot 1400 is 1.71 acres and Tax Lot 1500 is 1.30 acres. **The provisions of this section have been met.**

6. *The minimum lot width shall be sixty (60) feet.*

FINDING: As shown on the attached Assessor's Map (**EXHIBIT "A"**), both parcels exceed the minimum lot width of sixty (60) feet. **The provisions of this section have been met.**

3.122 Set-Backs

See Article IV

3.123 Height of Buildings

See Article IV

3.124 Off-Street Parking and Loading

See Article IV

SECTION 3.300 EROSION PREVENTION AND SEDIMENTATION

3.321 Development Affected

1. *All development activity can result in altered or increased runoff, erosion and sediment both during and following vegetation removal, grading, construction of improvements, landscaping and other activities that disturb the surface of the soil. Measures must be taken to manage site hazards such as water runoff, soil erosion and sediment deposition. The requirements of this section must be met by all development activities that:*
 - a) *Will result in the excavation of 800 square feet or more of soil surface or*
 - b) *Will result in the construction of either 2,000 square feet of impervious surface on a site or will result in the coverage of 25% or more of the area of a site in impervious surfaces, whichever is less.*

FINDING: The development as proposed will result in the development of at least 2,000 square feet of impervious surface. The provisions of Section 3.322 are addressed in the findings below and demonstrate that the proposed development can feasibly meet or exceed the requirements for erosion prevention and sediment control. **The provisions of this section have been met.**

3.322 Erosion Prevention and Sediment Control Plan

1. *Applications for authorization to undertake development and other activities described in Section 3.321 must be accompanied by an Erosion Prevention and Sediment Control Plan.*

FINDING: The site is located on a coastal bluff bordered to the west by an actively eroding sea cliff which is undergoing severe costal erosion (**EXHIBIT "C"**). Considering the natural hazard

and the requirements of this section, a Geotechnical Engineer was hired to conduct a site evaluation and to make recommendations regarding possible mitigation scenarios. The Geotechnical Site Evaluation Report (**EXHIBIT "K"**) summarizes the site investigation and subsurface findings and provides recommendations for coastal erosion and stormwater mitigation that ensure the project is feasible from an engineering perspective. **The provisions of this section have been met.**

2. *The provisions of an Erosion Prevention and Sediment Control Plan shall:*

- a) *demonstrate that the subject property will not be disturbed, excavated, filled or developed so as to cause movement of mud, soil, rock, vegetative material or any products of erosion or other depositional material onto, deposited upon or transported to the property of another;*

FINDING: The attached Geotechnical Site Evaluation Report (**EXHIBIT "K"**) summarizes the site investigation and subsurface exploration findings and provides recommendations for mitigation. Further, the surface and subsurface investigations conducted on the subject parcels by the Geotechnical Engineer suggest that the property is suitable for the proposed development provided that development is done in accordance with the recommended mitigation plan included in the report. The Engineer's recommended mitigation will be completed prior to occupancy of each phase in accordance with all building and zoning code regulations. **The provisions of this section have been met.**

- b) *include specific interim and permanent measures that will prevent erosion and control sedimentation on the subject property and meet the requirements of Section 3.322(2)(a);*

FINDING: Pages 10-16 of the attached Geotechnical Site Evaluation Report (**EXHIBIT "K"**) provides specific permanent measures that will prevent erosion and control sedimentation on the subject parcels. These measures will be implemented as part of the construction on site and prior to the occupancy of each phase. **The provisions of this section have been met.**

- c) *include a strategy to minimize the removal of vegetation cover, particularly tree cover, necessary for access, building placement or to establish views for proposed structures or improvements. Nothing in this requirement shall reduce the applicant's obligation to comply with the Fire Safety Areas required in Section 3.055.*

FINDING: As proposed, the development plan minimizes the removal of vegetation and no trees are planned to be removed. Native vegetation, including ferns, escallonia and other ornamental grasses will be added to site to provide additional buffers between RV spaces and to minimize erosion on the property. The proposed development plan does not include the construction of any new structures. Should new structures be proposed in the future, recommendations for the

construction of a floor slab are outlined on page 12 of the Geotechnical Engineer's report and additional mitigation measure would be implemented for the new construction in accordance with the Geotechnical Engineer's recommendations. All fire safety areas required in Section 3.055 will be maintained as required. **The provisions of this section have been met.**

- d) *in cases of development activity that will result in the division of land, include both interim and permanent measures and improvements that must be taken and installed during the development of each lot or parcel created.*

FINDING: The development proposal shown on the Conceptual Site Plan (**EXHIBIT "E"**) and the Proposed Site Plan (**EXHIBIT "L"**) will be constructed in two phases. As proposed, the RV park will be developed in two phases with the first phase having three spaces on Tax Lot 1400 and the remaining eight spaces on Tax Lot 1500.

The first phase will be built on Tax Lot 1400 and includes the development of three (3) RV spaces. The second phase will be constructed on Tax Lot 1500 and includes the development of the remaining eight (8) RV spaces. Both existing buildings will be converted to other accessory uses, including a manager's residence on Tax Lot 1400 and a community hall on Tax Lot 1500 for use by RV park guests. The applicant acknowledges that any interim or permanent measures for geotechnical mitigation and site improvements must be taken and installed during the development of each property and respectfully requests that a detailed mitigation plan, if necessary, be provided prior to construction on the site. **The provisions of this section have been met.**

3. *Preparation of Erosion Prevention and Sediment Control Plans*

- a) *On a single lot or parcel on which the development activity will occur on slopes of less than 15%, the plan may be prepared by the applicant utilizing best management practices. Plans for development activities that will result in the division of land may not be prepared pursuant to this subsection.*
- b) *Development activities on properties that were created pursuant to an application and for which an Erosion Prevention and Sediment Control Plan was approved shall comply with the provisions of that plan and may submit that plan in compliance with the requirements of Section 3.322(2).*
- c) *On lands on which the development or other activity will occur on slopes of 15% or greater, the plan must be prepared by a geologist.*
- d) *Plans prepared in Geologic Hazard Areas must also be prepared in consultation with, and be signed by, a geologist.*

- e) *Final recorded plats and subdivision maps shall indicate that all lots or parcels must be developed consistent with the approved Erosion Prevention and Sediment Control Plan and that the measures and improvements specified in the plan must be maintained by the owner of each lot or parcel.*

FINDING: Considering the natural hazard and the requirements of this section, a Geotechnical Engineer was hired to conduct a site evaluation and to make recommendations regarding possible mitigation scenarios. The attached Geotechnical Site Evaluation Report (**EXHIBIT “K”**) and Topographic Survey (**EXHIBIT “D”**) summarizes the site investigation and subsurface exploration findings and provides recommendations for mitigation. **The provisions of this section have been met.**

- f) *The applicant or owner of any lot or parcel on which an Erosion Prevention and Sedimentation Control Plan has been approved shall record on the title to the subject property a notification of the existence of the plan, of the fact that it can be reviewed in the Planning Division files and that also specifies the obligation of subsequent land owners to refrain from interfering with such measures or improvements and to maintain them.*

FINDING: The applicant acknowledges that the proposed development requires an Erosion Prevention and Sedimentation Control Plan (**EXHIBIT “J”**) and respectfully requests that recording of the required notification of the existence of the plan be a condition of land use approval. **The provisions of this section have been met.**

3.324 Installation and Certification of Erosion Prevention and Sediment Control Measures

1. *The approved erosion prevention and sediment control measures shall be installed and maintained as required by the approved plan.*
2. *The installation of measures required in a plan prepared under Section 3.322(3)(c) may be certified by the applicant.*
3. *The installation of measures required in a plan prepared under Section 3.322(3)(d) shall be inspected by Curry County or may be certified by the engineer or by a geologist who prepared the plan.*

FINDING: The development proposal shown on the Conceptual Site Plan (**EXHIBIT “E”**) and Proposed Site Plan map (**EXHIBIT “L”**) will be constructed in two phases. The first phase will be built on Tax Lot 1400 and includes the development of three (3) RV spaces. The second phase will be constructed on Tax Lot 1500 and includes the development of the remaining eight (8) RV spaces. The applicant acknowledges that all measures for geotechnical mitigation and site improvements recommended by the Geotechnical Engineer must be taken and installed during the

development of each property and understands that all installation of measures required by the plan shall be inspected by Curry County or by the contracted Geotechnical Engineer that prepared the plan. **The provisions of this section have been met.**

SECTION 3.400 STORM AND SURFACE WATER MANAGEMENT STANDARDS

3.401 Applicability

No permit for construction of new development or tenant improvements that results in impervious cover greater than 500 square feet for development activity on any land within Curry County that is not within the limits of an incorporated city, or under federal ownership, at the date of an application shall be issued until effects on stormwater management are evaluated. The level of review varies according to the affected area:

- 1. 500-1,999 square feet. No stormwater management measures beyond any mitigation measures for pollution reduction or flow control are required.*
- 2. 2,000-4,999 square feet. Conceptual plans shall be submitted for approval.*
- 3. 5,000+ square feet. A comprehensive stormwater management plan shall be submitted for approval.*
- 4. Areas smaller than 500 square feet may require review, and a greater level of review for properties between 500 and 4,999 square feet may be necessary when the site is identified as having especially sensitive conditions, including but not limited to wetlands, steep slopes, and fish bearing streams.*

FINDING: As shown on the Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan map (**EXHIBIT “L”**), the development as proposed will result in the construction of at least 2,000 square feet of impervious surface. Each proposed RV pad, walking path and the proposed parking areas will be developed with washed/crushed decomposed granite which are semi-pervious surfaces. The Geotechnical Engineer’s report suggests that wasting of the sea cliff can be slowed by installing a perimeter interceptor drain east of the cliff (shown on the Conceptual Site Plan (**EXHIBIT “E”**) and Proposed Site Plan (**EXHIBIT “L”**)) moving pre and post development surface water discharge away from the wester sea cliff slope. The recommendation from the Engineer is to grade the site such that all surface drainage is directed into the perimeter drains.

Considering the Engineer has determined storm and surface water mitigation is feasible and has provided a preliminary plan for addressing stormwater, the applicant respectfully requests that the required stormwater management plan, if deemed necessary, be submitted for review prior to the issuance of building permits. **The provisions of this section have been met subject to conditions of approval.**

3.410. Stormwater Management Plan Submittal

1. *Site plans shall include the following analyses and descriptions:*

- a) *A description of stormwater mitigation strategies to increase infiltration, promote evapotranspiration (use of water by plants), and reduce the amount of stormwater runoff generated from the site.*
- b) *Calculations of the amount of impervious surface before development and the amount of impervious surface after development. Impervious surface refers only to strictly impervious surfaces including roofs of buildings, impervious asphalt and concrete pavements, and other specifically impervious pavement materials such as mortared masonry and gravel.*
- c) *An analysis of vegetative and other treatment methods used to reduce pollutants.*
- d) *An analysis of flow reduction methods including infiltration, detention, and retention techniques.*
- e) *Statement of consistency with County stormwater management and, if applicable, the watershed management plan for the basin and/or requirements of a pollutant load reduction plan for a water quality limited stream which may be affected by ground disturbance or increased or altered flow regime.*

2. *Post-construction plans shall include the following information:*

- a) *As-built plans stamped an engineer or geologist indicating all stormwater mitigation and management strategies are installed per approved plans and approved changes.*
- b) *Maintenance plans for all stormwater treatment facilities installed to comply with this ordinance. The maintenance program shall be subject to a recorded agreement with the County that outlines the stormwater treatment facility responsibilities of property owners and the County.*

FINDING: The consulting Engineer has determined storm and surface water mitigation is feasible and has provided a preliminary plan for addressing stormwater. The Geotechnical Engineer's report describes stormwater management strategies that can feasibly be incorporated into plan including more comprehensive plans that reduce flow using infiltration, detention and retention techniques using infiltration trenches, vegetative and other treatment methods to not only reduce post-development flow but reduce pollutants.

Considering that the Engineer has determined stormwater management is feasible, the applicant

respectfully requests that the required stormwater management plan, if deemed necessary, be submitted for review prior to the issuance of building permits. **The provisions of this section have been met subject to conditions of approval.**

3.420 General Requirements

Criteria. Plans shall be submitted to the Curry County Public Services Department for review. All plans and calculations for areas 5,000 square feet or larger must be stamped and signed by a hydrologist, civil engineer, or other qualified person recognized by the County.

FINDING: Considering that the Engineer has determined stormwater management is feasible, the applicant respectfully requests that the required stormwater management plan, if deemed necessary, be submitted for review prior to the issuance of building permits. **The provisions of this section have been met subject to conditions of approval.**

3.252 Development in Areas of Geologic Hazards.

Those areas identified as geologic hazard areas shall be subject to the following requirements at such time as a development activity application is submitted to the Director.

1. *The applicant shall present a geologic hazard assessment prepared by a geologist at the applicant's expense that identifies site specific geologic hazards, associated levels of risk and the suitability of the site for the development activity in view of such hazards. The geologic hazard assessment shall include an analysis of the risk of geologic hazards on the subject property, on contiguous and adjacent property and on upslope and downslope properties that may be at risk from, or pose a risk to, the development activity. The geologic hazard assessment shall also assess erosion and any increase in storm water runoff and any diversion or alteration of natural storm water runoff patterns resulting from the development activity. The geologic hazard assessment shall include one of the following:*
 - a) *A certification that the development activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property or to adjacent properties resulting from the proposed development activity.*
 - b) *A statement that there is an elevated risk posed to the subject property or to adjacent properties by geologic hazards that requires mitigation measures in order for the development activity to be undertaken safely and within the purposes of Section 3.250.*

FINDING: Considering the natural hazard and the requirements of this section, a Geotechnical Engineer was hired to conduct a site evaluation and to make recommendations regarding possible mitigation scenarios. The attached Geotechnical Site Evaluation Report (**EXHIBIT "K"**) and

Topographic Survey (**EXHIBIT “D”**) summarizes the site investigation and subsurface exploration findings and provides recommendations for mitigation. **The provisions of this section have been met.**

ARTICLE IV: SUPPLEMENTARY PROVISIONS

4.010 Set-Back Requirements.

The following set-back requirements are established for T, FG, EFU, AFD, R-1, R-2, R-3, RR, RCR, RC and PF zones for development uses; except as provided in sections 5.030 and 5.040.

1. *Required setback shall be minimum of ten (10) feet from lot lines bordering existing roads other than an alley, provided that at least a thirty-five (35) foot set-back from the center of existing road right-of-ways or easements is maintained.*

FINDING: As shown on the Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**), no RV space or other improvements will be closer than ten (10) feet from Nesika Road or within thirty-five (35) feet from the center of the existing right-of-way. **The provisions of this section have been met.**

2. *Required setbacks shall be a minimum of five (5) feet from all other lot lines for a structure not to exceed 15 feet in height. The setback shall increase 1/2 foot for every foot the structure exceeds 15 feet in height.*

FINDING: As shown on the Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**), no RV space or other improvements will be closer than five (5) feet from any adjacent lot lines. No new structures that exceed 15 feet in height are proposed as part of this development plan. **The provisions of this section have been met.**

3. *Vision clearance shall be maintained on all corner lots or parcels.*

FINDING: The subject parcels are not corner lots. However, as shown on the Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**), no RV space or other improvements other than the proposed parking area will be within the required vision clearance area. **The provisions of this section have been met.**

4. *Required dwelling setback for those parcels located within an Urban Growth Boundary (UGB) and which have a common boundary with land zoned for agricultural purposes (EFU or AFD) shall be thirty (30) feet from the boundary with the agricultural land. In addition the boundary common with the agricultural land shall be fenced with a solid fence at least six (6) feet high or a fence that is not solid but is screened with a hedge of sufficient density to provide reasonable buffering for sound and dust.*

FINDING: No new dwellings are being proposed as part of this proposal. **The provisions of this section are not applicable.**

5. *These are the minimum set-back requirements and greater set-backs may be needed to meet other requirements of this ordinance such as the fire break requirements of forestry zones and mandated set backs for safety in areas subject to natural hazards.*

FINDING: The subject parcels are surrounding by Rural Commercial zoned parcels to the north and south and the Pacific Ocean to the west. Parcels to the east are zoned Rural Community. There are no forestry or agricultural zoned parcels near or adjacent to the subject parcels. Based on the location of the subject parcels, no additional setbacks are necessary to meet fire break or forestry requirements. **The provisions of this section are not applicable.**

4.020 Off-street Parking

At the time of construction of a new structure or at the time of enlargement or change in use of an existing structure which would require additional parking spaces, off-street parking spaces shall be provided in accordance with this section. If a parking space(s) has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this section.

Where square feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off- street parking, loading or storage, provided storage is not a primary use of the structure. Where employees are specified, persons counted shall be those working on the premises during the largest shift at peak season including proprietors.

	USE	PARKING REQUIREMENT
1.	Residential	
	a) Dwelling	One space per dwelling unit
	b) Residential hotel rooming or boarding house	Four spaces per five guest accommodations
2.	Commercial Residential	
	a) Motel	<i>One space per guest room or suite, plus one additional space for the owner or manager</i>
	b) Club, lodge	One space for each six seats, or one space for each 50 sq. ft. of floor area used for assembly

4.022 General Provisions - Off-Street Parking and Loading

1. *Offstreet parking and loading requirements for types of building and uses not specifically listed herein shall be determined by the Commission, based upon the requirements of comparable uses listed.*
2. *In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.*

FINDING: In the case of this proposal, a single use is being proposed. The off-street parking and loading requirements in the table in Section 4.020 above do not specifically list recreational vehicle parks. The closest use to this use is a motel which requires one space per guest room or suite, plus one addition space for the owner or manager. In the case of the proposed development, an RV park provides “guest rooms” or “suites” in the form of recreational vehicles. Considering the proposed use includes eleven (11) RV spaces and a dwelling for an onsite manager, the total number of required spaces would be twelve (12), plus one (1) van-accessible handicapped parking space. The proposed plan includes the construction of 18 spaces to ensure that off-site parking is not needed and to minimize the impacts on adjacent property owners. Parking for the manager’s unit and RV park guest community hall building has been accounted for in the proposed 18 spaces. **The provisions of this section have been met.**

4. *Off-street parking spaces shall be located on the same or abutting lot with the building or use they are intended to serve.*

FINDING: The Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**) identifies the location of two separate parking areas are proposed to only serve the RV park patrons. Upon completion of both phases of the development, parking for RV park employees and property owners will be located in the private parking area on Tax Lot 1500. Parking for RV park guests will be provided on Tax Lot 1400. **The provisions of this section have been met.**

5. *Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.*

FINDING: All required parking spaces are intended to be used for parking for RV park patrons and employees only. No storage of vehicles or materials or for the parking of trucks used in conducting the business will take place within the identified parking area. **The provisions of this section have been met.**

6. *Plans shall be submitted in sufficient detail so that they may be reviewed and approved by the Director or Commission.*
7. *Design requirements for parking lots:*
 - a. *Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all weather use.*
 - b. *Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.*
 - c. *Access aisles shall be of sufficient width for all vehicle turning and maneuvering.*
 - d. *Groups of more than four parking spaces shall be served by a driveway so that no backing movement or other maneuvering will be required within a street.*
 - e. *Lighting of the parking area shall be deflected from adjacent residential uses.*

FINDING: The Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**) identify the location of two separate parking areas that are proposed to only serve the RV park patrons. As proposed, the parking area will be surface with washed/compacted decomposed granite to provide an all-weather, durable and dust-free surface. The proposed parking areas provide standard 9’ x 18’ stalls and adequate area for all vehicle turning and maneuvering. Each parking area is served by a driveway to ensure that no backing movement or other maneuvering will be required on Nesika Road.

Upon completion of both phases of the development, parking for RV park employees and property owners will be located in the private parking area on Tax Lot 1500. Parking for RV park guests will be provided on Tax Lot 1400.

Lighting in the parking area, drive aisles and pedestrian paths will include 4’-high, low voltage lighting that will be downward facing and directed away from neighboring properties. **The provisions of this section have been met.**

15. *Completion time for parking lots. Required parking spaces shall be improved and available for use by the time the use served by the parking is ready for occupancy.*

4.050 Access Management

4. *Frontage requirements. All lots in the RR, R-1, R-2, R-3, RCR, RRC, RC, C-1, C-2, I, RI, MA, and PF zones shall abut a county, public or private road as defined by the Curry County Code Article 3 - Roads for a distance of at least twenty-five (25) feet to provide*

adequate access for a private driveway, except flag lots which shall have a 20 foot minimum access. (Revised June 21, 2017, Ordinance 17-03)

13. *Access connection and driveway design for commercial/industrial development.*

a. *Driveways shall meet the following standards:*

- i. *If the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 10 feet and a maximum width of 15 feet and have appropriate signage designating the driveway as a one way connection.*
- ii. *For two-way access, each lane shall have a minimum width of 10 feet and maximum width of 12 feet.*

FINDING: There are two driveways that serve the proposed development. Each driveway has been designed for two-way access and has a width of 20 feet. **The provisions of this section have been met.**

- b. *Driveway approaches must be designed and located to provide an exiting vehicle with an adequate sight distance. Driveway approaches shall be limited to a 60-90 degree intersection angle with any public road. There shall be enough room at the approach for a vehicle to be at a 90 degree angle to the road. Construction of driveways along acceleration or deceleration lanes and tapers shall be avoided due to the potential for vehicle weaving conflicts. (Revised June 21, 2017, Ordinance 17-03)*
- c. *The length of driveways shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public road or causing unsafe conflicts with on-site traffic circulation.*

FINDING: There are two driveways that serve the proposed development. Each driveway has been designed for two-way access and has a width of 20 feet that is at a 90 degree angle to Nesika Road. The length of the proposed driveway is sufficient to support vehicles (cars and trucks) and provides adequate space to prevent vehicles from backing into the flow of traffic. There are no acceleration or deceleration lanes or tapers along this section of Nesika Road. **The provisions of this section have been met.**

ARTICLE V: SUPPLEMENTARY PROVISIONS

5.062 Standards for the Alteration of a Nonconforming Use or Structure.

1. *The proposed alteration in the use will be of no greater adverse impact to the neighborhood or area in which it is located.*
2. *The proposed change in the structure or physical improvements will be of no greater adverse impact to the neighborhood or area in which it is located.*

FINDING: The subject parcels are surrounded by Rural Commercial zoned properties to the north and south and the Pacific Ocean to the west. Properties to the east are zoned Rural Community. There are no forestry or agricultural zoned properties near or adjacent to the subject parcels. Based on the location of the subject parcels, no additional setbacks are necessary to meet fire break or forestry requirements. **The provisions of this section are not applicable.**

ARTICLE VII: CONDITIONAL AND PERMITTED USES

7.040 Standards Governing Conditional Uses

In addition to the standards of the zone in which the conditional and permitted use is located and the other standards in this ordinance, conditional permitted uses must meet the following standards:

1. *Conditional and Permitted Uses Generally.*
 - a) *Set-backs and building height. The County may require property line set-backs or building height restrictions other than those specified in this Ordinance in order to render the proposed conditional use compatible with surrounding land uses.*

FINDING: As shown on the Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**), no RV space or other improvements will be closer than ten (10) feet from Nesika Road or within thirty-five (35) feet from the center of the existing right-of-way. No RV space or other improvements will be closer than five (5) feet from any adjacent lot lines. No new structures that exceed 15 feet in height are proposed as part of this development plan. **The provisions of this section have been met.**

- b) *Off-street parking, additional lot area and buffering. The County may require access to the property, off-street parking, additional lot area, or buffering requirements other than those specified in in this Ordinance to render the proposed conditional or permitted use compatible with surrounding land uses.*

FINDING: The Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**) identifies the location of two separate parking areas are proposed to only serve the RV park patrons. As proposed, the parking area will be surface with washed/compacted decomposed granite to provide an all-weather, durable and dust-free surface. The proposed the parking areas provide standard 9’ x 18’ stalls and adequate area for all vehicle turning and maneuvering. Each

parking area is served by a driveway to ensure that no backing movement or other maneuvering will be required on Nesika Road.

Upon completion of both phases of the development, parking for RV park employees and property owners will be located in the private parking area on Tax Lot 1500. Parking for RV park guests will be provided on Tax Lot 1400.

Lighting in the parking area, drive aisles and pedestrian paths will include 4'-high, low voltage lighting that will be downward facing and directed away from neighboring properties. **The provisions of this section have been met.**

- c) *More restrictive construction standards. The County may require that the development be constructed to standards more restrictive than the Uniform Building Code or the general codes in order to comply with the Comprehensive Plan and specific standards established and conditions imposed in granting the Conditional Use Permit for the proposed use.*

FINDING: The proposed development complies with the Curry County Comprehensive Plan for commercially designated lands. Other than the development of the proposed eleven (11) RV spaces and proposed parking areas, no new construction is proposed. **The provisions of this section have been met.**

- d) *Utility statement requirements. If the proposed conditional or permitted use involves development that will use utility services, the applicant shall provide statements from the affected utilities that they have reviewed the applicants' proposed plans. These statements shall explicitly set forth the utilities' requirements, terms and conditions for providing or expanding service to the proposed development and shall be adopted by the Commission or Director as part of the Conditional or Permitted Use Permit.*

FINDING: All required utility statements from utility providers are provided as part of this application. The applicant has received statements from Nesika Beach/Ophir Water District, Ophir Fire and Coos-Curry Electric Cooperative, Inc. which are included as exhibits to this application (**EXHIBIT "F", EXHIBIT "G" and EXHIBIT "H"**). **The provisions of this section have been met.**

- e) *Water right permit requirement. If the proposed conditional or permitted use involves the development or expansion of a community or non-community public water system, the applicant shall submit a water right permit(s) or documentation that a permit is not required from the Oregon Water Resources Department which indicates that the applicant has the right to divert a sufficient quantity of water from the proposed source to meet the projected need for the proposed use for next twenty-year planning period.*

FINDING: The proposed development does not include the development or expansion of a community or non-community public water system. **The provisions of this section are not applicable.**

- f) *Raw water supply flow monitoring device. If the proposed conditional or permitted use involves the development or expansion of a community or non- community public water system, the applicant shall install a raw water supply flow monitoring device (flow meter) on the water system and shall record the quantity of water used in the system on a monthly basis. The monthly record of water usage shall be reported to the Curry County Community Development Department and the Oregon Department of Environmental Quality and Curry Community Health on an annual basis.*
- g) *Service area requirements. If the proposed conditional or permitted use included the development or expansion of a community or non-community public water system and the use is located within the service area of a city or special district water system the applicant shall utilize the city or special district water system rather than developing an independent public water system. An independent community or non-community public water system can be developed for the use if the applicant can prove that it would be physically or economically not feasible to connect to the city or special district water system. The city or special district must concur in the conclusion that connection of the proposed use is not feasible.*

FINDING: The proposed development is located within the Nesika Beach/Ophir Water District. The Service Provider Confirmation Form required by the Curry County Community Development Department (**EXHIBIT “F”**) is included with this application. No independent public water systems are proposed as part of this development. **The provisions of this section have been met.**

6. *Mobile/Manufactured home parks, or recreational vehicle park or campground.*

- b) *Recreational vehicle park (rural or urban) and related parking facilities.*
 - (1) *Campgrounds and recreational vehicle parks generally. The size and design of the park or campground at a minimum shall conform to any limitations established by law on the proposed public road access or driveway used for access to the park or campground.*

FINDING: The development proposal shown on the Conceptual Site Plan (**EXHIBIT “E”**) and the Proposed Site Plan (**EXHIBIT “L”**) will be constructed in two phases. The first phase will be built on Tax Lot 1400 and includes the development of three (3) RV spaces. The second phase will be constructed on Tax Lot 1500 and includes the development of the remaining eight (8) RV

spaces. Both existing buildings will be converted to other accessory uses, including a manager's residence on Tax Lot 1400 and a community hall on Tax Lot 1500 for use by RV park guests.

Section 9.4 of the Curry County Comprehensive Plan identifies the purpose of commercially designated lands in Curry County. More specifically, Section 9.4.1(1) identifies the purpose of the Rural Commercial (RC) zone and states the following:

"Rural Commercial (RC) is a commercial zone which is designated in areas which are located in a rural setting where there are existing commercial uses and areas where new commercial uses can be developed using individual wells and septic systems."

The RC zone and the uses both allowed and encouraged are further described in the same section of the Comprehensive Plan and state the following:

"The rural commercial zone is applied to specific area in rural parts of the county which are in commercial use but necessarily have to rely upon rural facilities such as individual water wells and septic facilities. Most of these areas are located along U.S. 101 and are predominantly in use for tourist facilities such as shops, restaurants, motels, etc. The light and heavy commercial zones are generally applied in community areas where there are established commercial centers with a variety of uses."

The CCZC does not limit the number of spaces for campgrounds or recreational vehicle parks and no known restrictions exist on the Nesika Road that would prevent the development of this plan. **The provisions of this section have been met.**

(3) *Recreational vehicle park/rural.*

- i) *Utilities shall be limited to a size and scale appropriate for rural uses. Drinking water facilities and sewage disposal facilities shall be limited to those located wholly within the property on which the park is located. Water, electric, telephone, and other utilities may only be developed at a park by extending existing distribution lines located along roads or utility easements contiguous to the park.*

FINDING: All required utility statements from utility providers are provided as part of this application. The applicant has received statements from Nesika Beach/Ophir Water District, Ophir Fire and Coos-Curry Electric Cooperative, Inc. and are included as exhibits to this application (**EXHIBIT "F", EXHIBIT "G" and EXHIBIT "H"**). None of the included utility statements raise concerns about the size and scale of the proposed development and none establish any necessary conditions of approval. **The provisions of this section have been met.**

- ii) *Accessory uses within the park shall be limited to a level appropriate for rural uses and shall be limited to a store, laundry*

facilities, outdoor recreation play area which are of a size and design to serve only the patrons of the park.

FINDING: The proposed RV Park development plan includes the conversion of two existing buildings to other accessory uses, including a manager's residence on Tax Lot 1400 and a community hall on Tax Lot 1500 serving only the patrons of the park. **The provisions of this section have been met.**

iii) *One dwelling for a manager shall be allowed on the park site.*

FINDING: The proposed RV Park development plan includes the conversion of the existing dwelling on Tax Lot 1400 into a manager's residence. No new dwellings are proposed as part of this proposal. **The provisions of this section have been met.**

16. *Shoreland Overlay. The following criteria and conditions are applied to specific uses and activities in the Shoreland Overlay (SO) zone.*

- a. *Except where findings are contained in the Comprehensive Plan, water-dependent commercial, and industrial uses and water-related uses shall require affirmative findings that the proposed use satisfies a need that cannot be satisfied on uplands or in an urban or urbanizable area or in rural areas built upon or irrevocably committed to non-resource use.*
- b. *Except where findings are contained in the Comprehensive Plan, subdivisions, partitions and other uses in rural shoreland areas shall require affirmative findings that the proposed use satisfies a need which cannot be met in another upland location, or an urbanizable area. Built and committed exceptions areas are specifically excluded from this requirement.*

FINDING: The subject parcels are both developed with structures that were formerly used for a dwelling and a restaurant. Considering the area is generally developed with commercial and residential uses and zoned as such, Curry County can determine that both built and committed exceptions for these parcels and other adjacent parcels have been taken and that the subject parcels are excluded from this requirement. **The provisions of this section are not applicable.**

III. SUMMARY:

Based upon the information submitted within this application, Curry County finds that the applicant has provided information demonstrating that the proposed application for an eleven (11) unit RV Park with a manager's residence and community hall for RV park guests is in compliance with and meets or can meet with conditions the provisions of the Curry County Zoning Code.

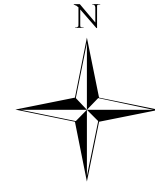
Based on this information and exhibits attached, the applicant respectfully requests approval of this application.

RESPECTFULLY SUBMITTED,

Zac Moody
Pacific Geographic Consulting, LLC

Proposed Site Plan

35-14W-31 TL 1400/1500



Legend

-  Subject Property
-  Existing Drainfield
-  Existing Septic
-  Infiltration Ditch
-  Proposed RV Pad
-  Shoreline Boundary
-  Guest Parking
-  Employee Parking
-  Existing Structures
-  Native Grass
-  Native Vegetation
-  Proposed Granite Path
-  Proposed New Vegetation
-  Proposed Native Grasses

0 50 100
Feet

1 inch = 100 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

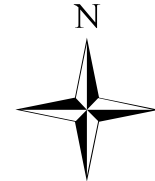
This map is based on a digital database compiled by Curry County GIS from a variety of sources, and may include field data collected using GPS. We cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.



7/16/2019

Proposed Site Plan

35-14W-31 TL 1400/1500

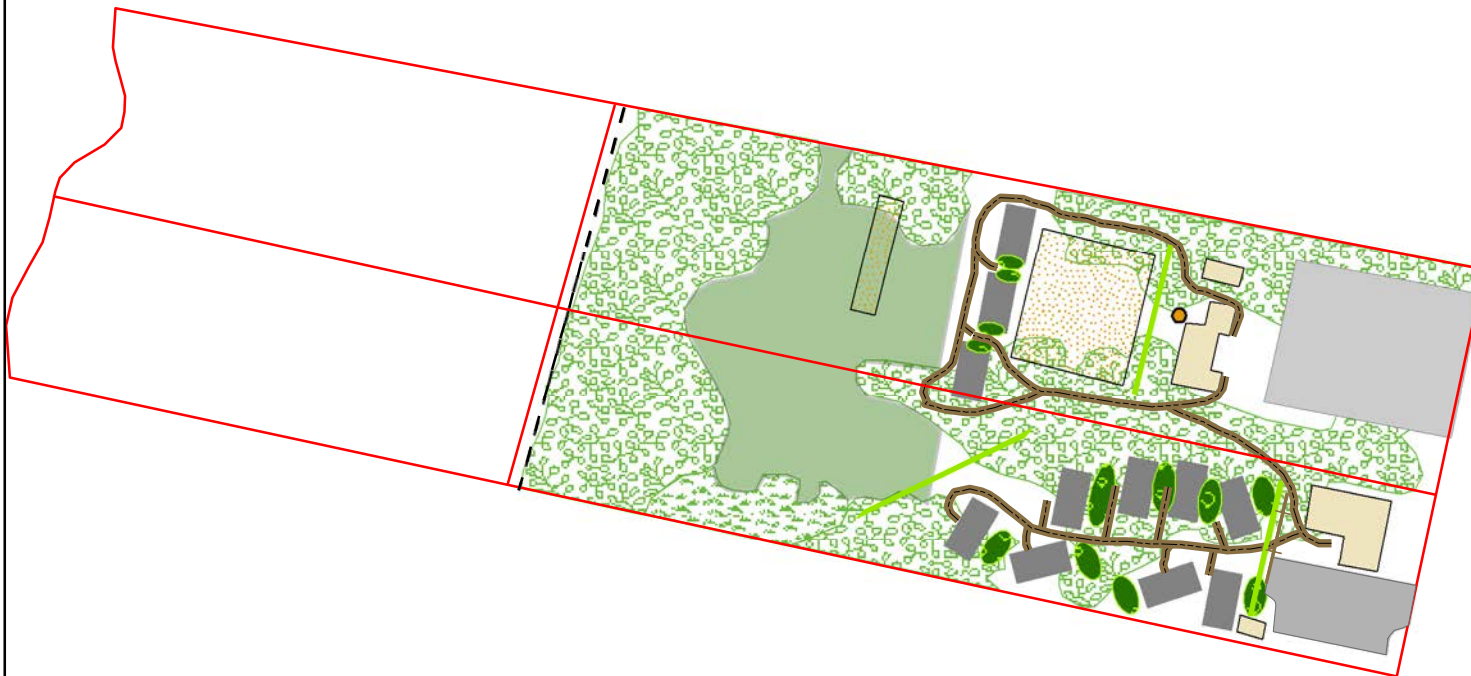


Legend

- Subject Property
- Existing Drainfield
- Existing Septic
- Infiltration Ditch
- Proposed RV Pad
- Shoreline Boundary
- Guest Parking
- Employee Parking
- Existing Structures
- Native Grass
- Native Vegetation
- Proposed Granite Path
- Proposed New Vegetation
- Proposed Native Grasses

0 50 100
Feet

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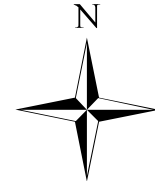
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7/16/2019

Proposed Site Plan

35-14W-31 TL 1400/1500

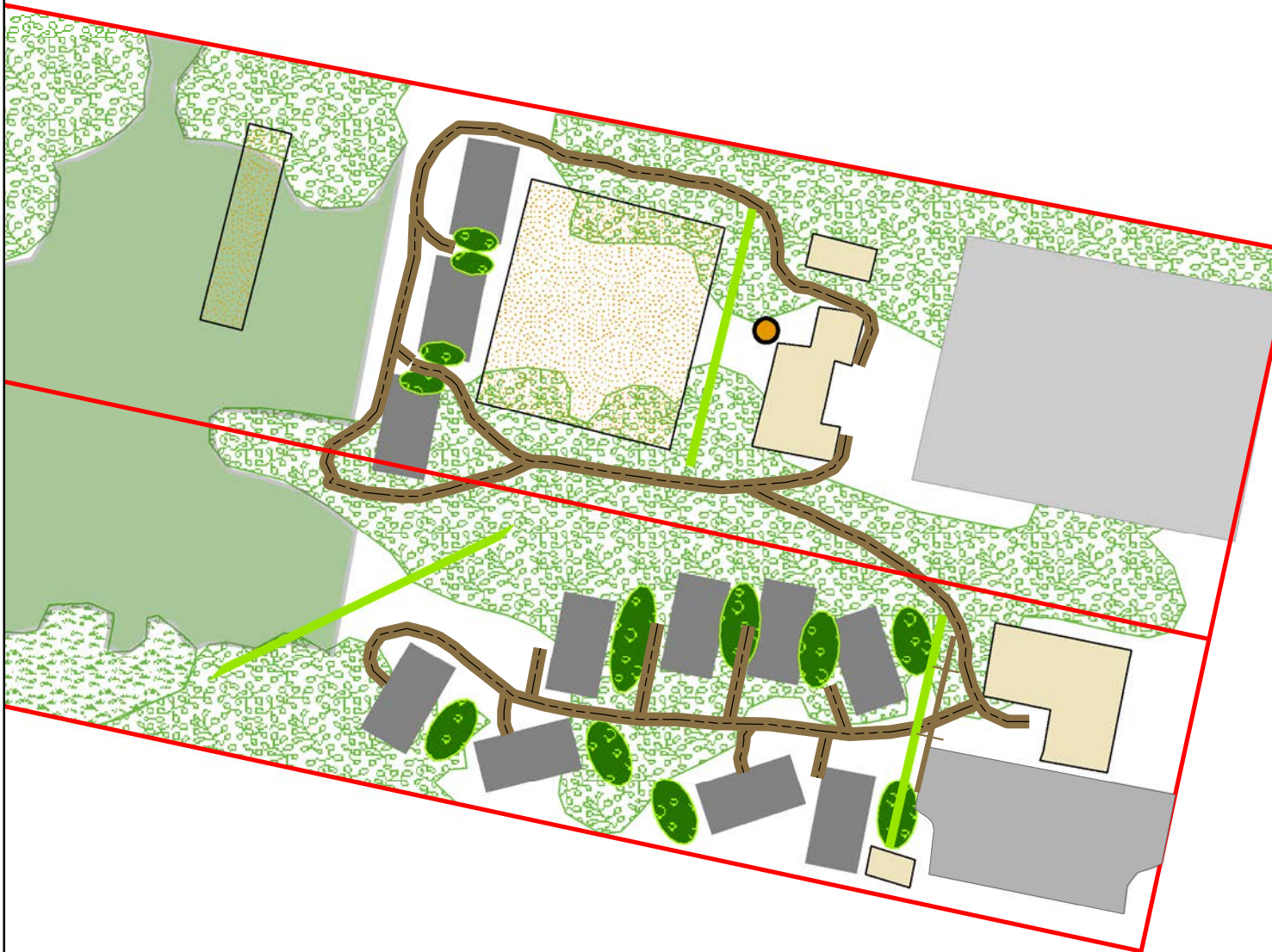


Legend

- Subject Property
- Existing Drainfield
- Existing Septic
- Infiltration Ditch
- Proposed RV Pad
- Shoreline Boundary
- Guest Parking
- Employee Parking
- Existing Structures
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- Native Vegetation
- Proposed Granite Path
- Proposed New Vegetation
- Proposed Native Grasses

0 50 100
Feet

1 inch = 50 feet



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7/16/2019

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Goal 18 Shoreline Protection



Cascadia Geoservices, Inc.

190 6th Street
PO Box 1026
Port Orford, Oregon 97465
D. 541-332-0433
C. 541-655-0021
E-mail: info@cascadiageoservices.com
www: CascadiaGeoservices.com



Geotechnical Site Assessment—Commercial Development

Silver Cypress RV Resort
32982 & 32990 Nesika Road
Nesika Beach, Oregon 97444

Prepared for:

Mr. Garth Sahli
Silver Cypress, LLC
PO Box 1093

Talent, Oregon 97540

Sent via e-mail: garthspeaks@yahoo.com

April 10, 2019
CGS Project No. 19010

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INTRODUCTION

Cascadia Geoservices, Inc. (CGS) is pleased to submit the results of our geotechnical site evaluation for a portion of your property (described here as site or subject property) located on Nesika Road in Nesika Beach, Oregon (Figure 1, Location Map). The purpose of this site evaluation was to evaluate the site, including the actively eroding sea cliff along the western boundary of the site, and to make recommendations regarding possible mitigation scenarios. This Geotechnical Site Evaluation Report summarizes our project understanding, site investigation, and subsurface explorations, and provides our conclusions and recommendations.

PROJECT UNDERSTANDING

Our understanding is based on e-mail and telephone correspondence with you beginning on January 18, 2019. Our understanding is further based on a conceptual site plan provided to us by you in an e-mail dated February 4, 2019. And, our understanding is based on two site visits: the first on February 7, 2019 and the second on March 2, 2019, at which time a geological reconnaissance of the site was conducted and two geotechnical borings were drilled.

We understand that you are proposing to build an RV park on the site (Figure 2, Site Map). We further understand that the park will provide existing RVs located on gravel pads which people will rent. The RVs will be connected to an on-site septic system which will be connected to the City of Nesika Beach's water supply. We further understand that you have no plans to construct a residence on the site or other large structures but do plan to build a 20-foot by 10-foot shower/laundry structure. We understand that this structure will be supported on a concrete slab foundation.

The site is located on a coastal bluff bordered to the west by an actively eroding sea cliff which is undergoing severe coastal erosion. This is causing landward propagation of the sea cliff resulting in bluff retreat and loss of property. As such, Curry County is requesting that, prior to development, you obtain a geologic site review per their Zoning Ordinance Section 3.252: Development in Areas of Geologic Hazards.

SURFACE DESCRIPTION

The site is located in the Klamath Mountain Physiographic Region of southwestern Oregon in the community of Nesika Beach, Oregon. The site is part of Tax Lots 1400 and 1500, T 35S, R14W, Section 31 and is generally level to gently sloping to the west at an elevation of from 74 to 85 feet above mean sea level (AMSL). Tax Lots 1400 and 1500 are rectangular lots which are approximately 100 feet wide (measured north to south) and from 360 to 370 feet long measured east to west. The lots are in a developed area with both residential and commercial use and are bordered on the east by Nesika Road and on the west by a sea cliff. There is an existing residential structure on Tax Lot 1400 and on-site septic systems on both tax lots.

Based on mapping done by others,^{1,2} soils at the site consist of fine sandy loam (116D—Ferrelo-Gearhart complex, 0 to 15 percent slopes). This soil, which commonly mantles marine terrace sediments, is described as a fine sandy loam consisting of an upper organic layer which grades down to fine sand. The soils are excessively drained and are derived from eolian (wind-deposited) sands.

Underlying these are surficial deposits of Quaternary Marine Terrace deposits (QMTD) which consist of sands, silts, clays, and gravels. These sands are exposed in the upper part of the sea cliff and are graded normally with coarser material at the bottom of the section. Underlying these marine sediments are severely deformed and sheared marine sedimentary and volcanic rocks of the Jurassic Otter Point Formation. This assemblage of rocks is described as a *mélange*, and on the site consists primarily of hard conglomerate and softer siltstone which has decomposed to clay near the contact with the overlying QMTD.

→The sea cliff west of the site is approximately 80 feet high. The top of the sea cliff is near vertical and consists of moderately cemented fine-grained sand (Photo 1). Based on mapping done by others, these sands are part of the Quaternary Marine Terrace deposits (QMTD). These are mantled by 3 feet of organic sandy loam soils. The top of the sea cliff is truncated by a fresh, earthen scarp and is severely

¹ United States Department of Agriculture (USDA). Natural Resource Conservation Service Web Soil Survey retrieved from <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

² McClaughry, J. D., et al. 2013. Geologic map of the southwestern Oregon Coast between Crook Point and Port Orford, Curry County, Oregon. Oregon Department of Geology and Mineral Industries (DOGAMI) Open-File Report O-13-21.

undercut in places. Mid-slope, a bench has formed which consists of landslide material. Construction material and vegetation from the top of the bluff are visible, as are drainage pipes within the landslide debris (Photo 2).

Underlying the sands is a gray layer of clay which is variable in thickness. The clay is wet and appears to be medium plasticity. The clay represents an abrasion surface formed as the ocean retreated. The clay overlies hard conglomerate and sandstone with softer, interbedded siltstone which is intensely fractured (Photo 3). We infer, based on mapping by others,² that this is moderately to intensely weathered Otter Point Formation bedrock.

Severe undercutting due to slope seepage within the upper part of the slope is evident (Photo 4) and is exacerbating and accelerating slope wasting. Seepage occurs throughout the fine sands near the top of the sea cliff and predominately within the coarser sands at the base of the QMTD (Photo 5). Slope runoff due to mid-slope seepage has caused deeply incised drainage swales within the slope (Photo 6). Storm debris and a truncated slope at the base of the sea cliff are evidence of storm wave erosion.

SUBSURFACE EXPLORATION

CGS observed the completion of two borings (B-1 and B-2) during our March 2, 2019 site visit. The borings were drilled by Dan Fischer Excavation of Forest Grove, Oregon. The borings were drilled to identify and observe native soil and bedrock. The borings were both drilled to a depth of 29 feet below ground surface (bgs), at which point they were abandoned due to running, caving sand. The borings were drilled using a trailer-mounted drill rig and advanced using conventional auger drilling techniques. Standard penetration tests (SPTs) were completed at 5-foot intervals. The borings were logged by an Oregon certified engineering geologist from our Port Orford, Oregon office. Summary logs are included here as Attachment 1. The locations of the borings are shown on Figure 2, Site Map.

Subsurface Conditions Encountered

Soils encountered in our two borings were similar and are summarized as follows:

Native Soils: From the surface down to three feet below ground surface (bgs), we encountered loose, organic, silty fine sands. We interpreted these to be Ferrelo-Gearhart complex as mapped.

Quaternary Marine Terrace Deposits (QMTD): Below the soils beginning at 3.0 feet bgs to 29.9 feet bgs, we encountered medium-dense to dense brown fine-grained sand that was wet and poorly graded. At 29 feet bgs, both borings caved due to wet, flowing sand and were abandoned. In B-2 we encountered a layer of wet, stiff, gray, clayey fine sand at 26.5 feet bgs.

Otter Point Formation: Observed at the base of the sea cliff but not in the borings. Consists of hard gray conglomerate and softer siltstone which has decomposed to clay near the contact with the overlying QMTD.

LABORATORY ANALYSIS

Select samples were packed in moisture-tight bags and shipped to our laboratory in Woodland, Washington where they were classified in general accordance with the Unified Soil Classification System, Visual-Manual Procedure. In addition, Water Content (ASTM 2216) and Percent Fines (ASTM D114) were determined for selected samples. The results are summarized below in Table 1. The Lab Analysis Reports for the samples are provided as Attachment 2.

Table 1: Laboratory Analysis

Sample Number	Boring	Depth Feet (bgs)	Soil Description	Moisture Content (%)	Percent Fines (-#200)	USCS ³
SS-2	B-1	10	Fine Sand	21.0		SP
SS-5	B-1	25	Fine Sand	22.9	6.8	SP
SS-7	B-2	10	Clayey Fine Sand	28.9		SC
SS-10	B-2	25	Fine Sand	22.7		SP

Our lab analysis indicates that the sands are saturated and contain less than 10 percent fines. The clayey fine sand also has a high-water content which we attribute to the physical characteristics of the clay.

³ Unified Soil Classification System

GROUNDWATER

Groundwater was encountered in both borings beginning at a depth of 5 feet bgs on the north side and 7 feet bgs on the south. Groundwater was also identified by the presence of wet samples within the medium-dense to dense brown fine-grained sand identified as QMTD.

Based on our site observations, near-surface groundwater is abundant within the sea cliff slope and forms multiple seeps. Based on our conversation with you, we understand that you have observed seeps which were “gushing” from the slope. As discussed, the heavy flow of groundwater from the sea cliff is eroding the slope and causing undercutting. This is exacerbating coastal erosion by saturating the softer bedrock materials at the toe of the slope.

The shallow nature of the groundwater encountered in our borings indicates a near-surface source. We infer that groundwater on the site will rise during periods of sustained rainfall. We note that the clay layers within the sand deposits act as confining layers allowing perched groundwater levels to form. We further note that the primary groundwater level is with the coarse sands at the base of the QMTD, and that the primary hydraulic gradient is towards the west.

GEOLOGIC HAZARDS

Coastal Erosion

Based on a review of Oregon HazVu: Statewide Geohazards Viewer,⁴ the sea cliff west of the site has been identified by the State as undergoing “Very High (Active) Coastal Erosion.” In addition, the top of the bluff adjacent to the sea cliff has also been identified as being susceptible to high and moderate coastal erosion. Coastal erosion on the site is a significant geologic hazard because it causes localized landslides along the edge of the sea cliff.

Oregon’s Department of Geology and Mineral Industries (DOGAMI), in concert with others,⁴ has begun monitoring rates of erosion along parts of the Oregon

⁴ Oregon Department of Geology and Mineral Industries (DOGAMI) Oregon HazVu: Statewide Geohazards Viewer viewed at <https://gis.dogami.oregon.gov/maps/hazvu>

coastline. They have identified chronic coastal hazards such as mass wasting of sea cliffs and recession of coastal bluffs caused by wave attack and geologic instability. This process is known as bluff retreat and is occurring along the sea cliff on the western edge of your property. Erosion of Oregon's coastal bluffs is expected to intensify in the future along many beaches due to diminishing beach sediments which provide buffering during winter storms. Future wave attack will be more destructive due, in part, to long-term rises in mean sea level and warmer oceans which will cause more intense storms associated with climate cycles such as El Niño.

As indicated by the presence of storm debris, wave-sea-cliff interaction is occurring along the base of the sea cliff below and west of your site. Beach profiles surveyed by DOGAMI⁵ using GPS⁶ provide a measure of offshore wave energy, which is reflected in accretion of sediments on the beach during the summer and erosion of sediments in winter. These data allow profiling of the beach and a determination as to bluff erosion and retreat rates.

A beach profile taken 60 feet north of Tax Lot 1400 (which was surveyed during various times in the summer and winter beginning in September of 2002 and most recently in May 2017) indicates that 13 feet of the base of the sea cliff has eroded in the last 15 years resulting in 3 feet of bluff retreat at the top, or 0.2 feet per year. The profile, included here as Figure 3, indicates that the rate of erosion at the base of the sea cliff was the most severe during the period from April 2016 through May 2017 indicating an acceleration in slope erosion. Similarly, a second profile, conducted 860 feet south of the site, indicates that 6 feet of retreat at the top of the bluff has occurred from April 2016 to May 2017. Erosion for the period from September 2002 until April 2016 was negligible. The cliff-backed beach at both locations is similar in elevation and geologic composition as that of the sea cliff west of your site.

⁵ Washington Department of Ecology (WA beaches), Oregon Department of Geology and Mineral Industries (OR beaches), and at Oregon State University (OR/WA near-shore bathymetry) accessed at The Northwest Association of Networked Ocean Observing Systems (NANOOS) website at <http://www.nanoos.org/>

⁶ Measurements of the beach were taken using Real Time Kinematic Differential Global Positioning Systems (RTK-DGPS).

We believe that this rate of erosion and bluff retreat is representative of what we are seeing along the sea cliff west of Nesika Beach which includes your site. We further note that future erosion and retreat will be episodic and will be tied to large winter storms.

Seismic Design Criteria

The subject property is located in an area that is highly influenced by regional seismicity due to the proximity to the Cascadia Subduction Zone (CSZ). Recent studies⁷ indicate that the southern CSZ has generated maximum credible earthquakes with a moment magnitude (M_m) of 8.7 or greater every 200 to 300 years. Time-dependent probabilities currently range up to 18 percent in 50 years for a southern segment rupture.

The seismic design criteria for this project are based on the 2012/2015 International Building Code (IBC) (ASCE 7 Standard). The seismic design criteria, in accordance with the 2012/2015 IBC, are summarized in Table 2 below.

Table 2: 2015 NEHRP Seismic Design Parameters

Seismic Design Parameters	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	$S_s = 2.025 \text{ g}$	$S_1 = .928 \text{ g}$
Site Class	D = Stiff Soil	
Site Coefficient	$F_a = 1.0$	$F_v = 1.5$
Adjusted Spectral Acceleration	$S_{MS} = 2.025 \text{ g}$	$S_{M1} = 1.393 \text{ g}$
Design Spectral Response Acceleration Parameters	$S_{DS} = 1.35 \text{ g}$	$S_{D1} = 0.928 \text{ g}$
Peak Ground Acceleration	$\text{PGA} = .902 \text{ g}$	

Liquefaction

Liquefaction potential was assessed based on the information obtained from our borings and using the parameters suggested in the 2015 ODOT Geotechnical Design Manual. According to our seismic analysis, the site will

⁷ Goldfinger, C., et al. (2012). Turbidite Event History—Methods and Implications for Holocene Paleoseismicity of the Cascadia Subduction Zone. U.S. Geologic Survey (USGS), Professional Paper: 1661-F.

experience a peak ground acceleration (PGA) during a seismic event of .902 g. Based on the nature of the soils encountered in our borings and the indicated depth to groundwater, it is our opinion that the medium-dense fine sand encountered near the surface in borings B-1 and B-2 has a low to moderate liquefaction potential.

Tsunamis

Based on recent mapping and modeling done by the State of Oregon,⁹ the site is within the Tsunami Inundation Zone and may be inundated during a tsunami generated by a near-source Cascadia Subduction Zone moment magnitude (Mm) earthquake of 9.0 or greater. Because of this, we strongly recommend that you check local resources and the State of Oregon's Department of Geology and Mineral Industries (DOGAMI) Tsunami Resource Center for current information regarding tsunami preparedness and emergency procedures.

DISCUSSION AND RECOMMENDATIONS

Feasibility

→Based on our surface and subsurface investigation and our knowledge of the area, it is our opinion that the subject property is suitable for the proposed development provided development is done in accordance with our recommendations.

We observed that slope wasting of the sea cliff west of the site is actively occurring, and it is our opinion that future rates of erosion and bluff retreat will increase as sea levels rise and winter storms increase in intensity. It is further our opinion that bluff retreat is being exacerbated by shallow groundwater seeps which daylight on the sea cliff and which cause undercutting and slope wasting. We believe that for planning purposes, the anticipated future rate of bluff retreat will be similar in range to that of the two other Nesika Beach sites (between 0.2 and 6.0 feet per year) as determined by DOGAMI.⁵ We believe that recent rates of erosion at the subject property have been on the order of several feet and that you should anticipate these higher rates of erosion in the future. Erosion and bluff retreat for the site will be episodic occurring during future winter storm events.

It is our opinion that wasting and undercutting of the sea cliff slope presents a severe hazard to people who venture too close to the edge. This is especially true of visitors who are not familiar with the Oregon coastline. Because of this, we recommend that you erect barriers and place signs prohibiting anyone from getting closer than 25 feet to the edge of a slope on the sea cliff.

→ In addition, we recommend that no **permanent** surface or subsurface structures be built closer than 125 feet from the break in slope of the sea cliff. This is a minimum setback. The existing leach field for the on-site septic system on Tax Lot 1400 should be located and monitored closely. Moving the system to the east would be preferable to avoid potential future environmental issues and to further help dewater the sea cliff slope.

We further believe that near-surface groundwater, which is recharging seeps on the sea cliff slope, is causing undercutting and mass wasting of the slope and is a significant cause of bluff retreat on this site. We note that, based on our borings, that groundwater occurs between 5 to 7 feet bgs. Because of this, it is our opinion that wasting of the sea cliff slope can be slowed by installing a perimeter interceptor drain east of the sea cliff. The drain should be discharged away from the western sea cliff slope and should be sited in a low area based on a grading plan for the site. We understand that a contour map of the site has already been completed. The purpose of the interceptor drain would be to intercept shallow groundwater and to divert it from the sea cliff, thus partially dewatering the upper part of the slope. We recommend that the drain be installed to a depth of at least 5 feet bgs, be sized in accordance with the drainage area which it will serve and be located based on the grading plan for the site. For further assistance designing the drain, please contact our office.

Finally, we recommend that the site be graded such that all surface drainage is directed into the perimeter drain and that outfalls from all surface and near-surface drains, including rain gutters (where applicable) be discharged away from the western boundary of the property.

DESIGN

Floor Slabs

Satisfactory subgrade support for reinforced building floor slabs such as proposed for the laundry/shower room can be obtained from the subgrade encountered. All loose fill and disturbed material should be removed to a depth of 1.0-foot bgs. A minimum of 12 inches of loose imported granular material should be placed and compacted over the prepared subgrade. Imported granular material should be crushed rock or crushed gravel that is fairly well graded between coarse and fine, contains no deleterious materials, has a maximum particle size of one (1) inch, and has less than 5 percent by weight passing the U.S. Standard No. 200 Sieve. Material recommendations are provided below.

Drainage

The site should be graded to provide positive drainage away from the structure and away from the area west of the site road.

CONSTRUCTION

Site Preparation

In addition to deepening the floor slab subgrade, all existing near-surface root zones should be stripped and removed from the building site and for a 5-foot margin around the building area. The stripping depths will range from 1 to 2 feet bgs and will most likely vary based on the proximity to existing trees and shrubs on the site. The actual stripping depth should be based on field observations at the time of construction. Stripped material should be transported off-site for disposal or stockpiled for use in landscaped areas. Similarly, if uncovered, all buried pipes, drainage basins, and sumps within all proposed building areas and for a 5-foot margin around the building area should either be removed or grouted shut using low-strength concrete slurry. Deeper excavations and debris removal may be required at the discretion of the engineering geologist. The resulting subgrade should be compacted using a smooth-drum roller or plate compactor.

Probing

Following stripping, excavation, and site preparation and prior to placing structural fill, the exposed excavated surface and the slab subgrade should be evaluated by

probing. A member of our geotechnical staff should carry out the probing. Soft or loose zones identified during the field evaluation should be compacted to an unyielding condition or be excavated and replaced with structural fill.

Wet-Weather/Wet-Soil Conditions

As indicated, the site soils, when wet, may release excess water when disturbed.

Trafficability on the exposed soils may be difficult during or after extended wet periods or when the moisture content of the surface soil is more than a few percentage points above optimum. Soils disturbed during site-preparation activities, or soft or loose zones identified during probing, should be removed and replaced with compacted structural fill.

Excavation

Subsurface conditions at the project site show predominately medium-dense sand. Excavations in these soils may be readily accomplished with conventional earthwork equipment.

Trench cuts in native materials should stand vertical to a depth of approximately 4 feet, provided no groundwater seepage is present in the trench walls, with the understanding that some sloughing may occur. The trenches should be flattened to 1.5H:1V if excessive sloughing occurs or seepage is present.

Groundwater was encountered during our site exploration from 5.0 to 7.0 feet bgs. If shallow groundwater is observed during construction, use of a trench shield (or other approved temporary shoring) is recommended for cuts that extend below groundwater seepage or if vertical walls are desired for cuts deeper than 4 feet. If shoring or dewatering is used, CGS recommends that the type and design of the shoring and dewatering systems be the responsibility of the contractor, who is in the best position to choose systems that fit the overall plan of operation. These excavations should be made in accordance with applicable Occupational Safety and Health Administration and State regulations.

MATERIALS

Fills should be placed over subgrade that has been prepared in conformance with the **Site Preparation** section of this report. A wide range of materials may be used as

structural fill; however, all materials used should be free of organic matter or other unsuitable materials and should meet the specifications provided in the 2015 Oregon Standard Specifications for Construction, Oregon Department of Transportation (ODOT, SS 2015),⁸ depending on the application. A brief characterization of some of the acceptable materials and our recommendations for their use as structural fill are provided below.

Native Soils

The surficial soils generally appear to be not suitable for use as structural fill due to the presence of fill and of organic content. These soils should be stockpiled and either used for landscape areas or transported off the site.

Imported Granular Material

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry-run rock, crushed rock, or crushed gravel and sand, and should meet the specifications provided in ODOT SS 00330.12 – Borrow Material, and ODOT SS 00330.13 – Selected General Backfill. However, the imported granular material should also be fairly well graded between coarse and fine material and have less than 5 percent by weight passing the U.S. Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 8 to 12 inches, and be compacted to not less than 92 percent of the maximum dry density, as determined by ASTM D1557. During the wet season or when wet subgrade conditions exist, the initial lift should be approximately 18 inches in uncompacted thickness, and should be compacted by rolling with a smooth-drum roller without using vibratory action.

Where imported granular material is placed over soft-soil subgrades, we recommend a geotextile be placed as a barrier between the subgrade and imported granular material. Depending on site conditions, the geotextile should meet the specifications provided in ODOT SS 02320.10 – Geosynthetics, Acceptance, for Soil Separation or

⁸ http://www.oregon.gov/ODOT/Business/Documents/2015_STANDARD_SPECIFICATIONS.pdf

Stabilization. The geotextile should be installed in conformance with ODOT SS 00350.40 – Geosynthetic Construction, General Requirements.

Floor Slab Base Aggregate

Base aggregate for floor slabs should be clean crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in ODOT SS 00330.14 – Selected Granular Backfill, and have less than 5 percent by weight passing the U.S. Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557.

Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1.5 inches and less than 10 percent by weight passing the U.S. Standard No. 200 Sieve, and should meet the standards prescribed by ODOT SS 00405.12 – Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

Within roadway alignments or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 2.5 inches and less than 10 percent by weight passing the U.S. Standard No. 200 Sieve, and should meet standards prescribed by ODOT SS 00405.14 – Trench Backfill, Class A or B. This material should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone may consist of general fill materials that are free of organics and of materials over 6 inches in diameter, and should meet the standards prescribed by ODOT SS 00330.12 – Borrow Material, and ODOT SS 00405.14 – Trench Backfill, Class C, D, or E. This general trench backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

BUILDING CODES

There is now a consensus among earth scientists that much of the western US coastline, including the entire southern Oregon coast, is in an area which has been seismically active in the recent geologic past. Our understanding of these forces is evolving and has been heightened by witnessing geologically recent earthquakes and tsunamis in similar tectonic settings in northern Indonesia (2005) and in northern Japan (2011). In order to protect people living in seismically active areas within the state, the State has recently updated and released the 2017 Oregon Residential Specialty Code.⁹ It is our opinion that new homes should adopt these updated standards.

CONSTRUCTION OBSERVATIONS

Satisfactory pavement and earthwork performance depend on the quality of construction. Sufficient monitoring of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that a representative from CGS be retained to observe general excavation, stripping, fill placement, footing subgrades, and subgrades and base rock for floor slabs and pavements.

Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

LIMITATIONS

Cascadia Geoservices, Inc.'s (CGS) professional services will be performed, findings obtained, and recommendations prepared in accordance with generally accepted principles and practices for geologists and geotechnical engineers. No other warranty, express or implied, is made. The Customer acknowledges and agrees that:

⁹ Oregon Residential Specialty Code, 2017, State of Oregon, viewed at <https://oregonhba.com/2017-oregon-residential-specialty-code-now-available/>

1. CGS is not responsible for the conclusions, opinions, or recommendations made by others based upon our findings.
2. This report has been prepared for the exclusive use of the addressee, and their agents, and is intended for their use only. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Customer and Cascadia Geoservices, Inc.
3. The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, historical topographic map and aerial photograph review, and on our site observations. The scope of our services is intended to evaluate soil and groundwater (ground) conditions within the primary influence or influencing the proposed development area. Our services do not include an evaluation of potential ground conditions beyond the depth of our explorations or agreed-upon scope of our work. Conditions between or beyond our site observations may vary from those encountered.
4. Recommendations provided herein are based in part upon project information provided to CGS. If the project information is incorrect or if additional information becomes available, the correct or additional information should be immediately conveyed to CGS for review.
5. The scope of services for this subsurface exploration and report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.
6. If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after two years from its issue, or in the event that the site conditions change.
7. The work performed by the Consultant is not warrantied or guaranteed.
8. There is an assumed risk when building on marginal ground, on sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground.

9. The Consultant's work will be performed to the standards of the engineering and geology professions and will be supervised by licensed professionals. Attempts at improving marginal ground, sites subject to flooding or adjacent to bluffs, sea cliffs, or on steep ground supporting the Customer's property may, through acts of God or otherwise, be temporary and that marginal ground, sites subject to flooding or adjacent to bluffs, sea cliffs, or on steep ground may continue to degrade over time. The Customer hereby waives any claim that they may have against CGS for any claim, whether based on personal injury, property damage, economic loss, or otherwise, for any work performed by CGS for the Customer relating to or arising out of attempts to stabilize the marginal ground, sites subject to flooding, or bluffs, sea cliffs, or steep ground located at the Customer's property identified hereunder. It is further understood and agreed that continual monitoring of the Customer's property may be required, and that such monitoring is done by sophisticated monitoring instruments used by CGS. It is further understood and agreed that repairs may require regular and periodic maintenance by the Customer.
10. The Customer shall indemnify, defend, at the Customer's sole expense, and hold harmless CGS, affiliated companies of CGS, its partners, joint ventures, representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns (Indemnified Parties) from and against any and all claims for bodily injury or death, damage to property, demands, damages, and expenses (including but not limited to investigative and repair costs, attorney's fees and costs, and consultant's fees and costs) (hereinafter "Claims") which arise or are in any way connected with the work performed, materials furnished, or services provided under this Agreement by CGS or its agents.

PROFESSIONAL QUALIFICATIONS

Please see our website at www.CascadiaGeoservices.com to review our qualifications.

Sincerely,

Cascadia Geoservices, Inc.



Eric Oberbeck, RG, CEG
Expires May 31, 2019

Photos

Figures

Figure 1, Location Map

Figure 2, Site Map

Attachments

Attachment 1 – Summary Bore Logs

Attachment 2 – Laboratory Test Sheets



received
of 7/22/2019







EXHIBIT "H"

AVAILABILITY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address - 32990 & 32982 Nesika Beach RA

Township Nesika Beach

Range

Section

Taxlot (s) 1400 & 1500

power is in the planning stages

CCEC Representative

Date

4/26/18

Owner/ Representative

Date

4/24/2018

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 · Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 · Phone: 541-469-2103 Fax: 541-469-3193

Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 · Phone: 541-247-6638 Fax: 541-247-6630

Coquille Office: 220 S Mill Ave Coquille OR 97423 · Phone: 541-396-3118 Fax: 541-396-3119

www.ccec.coop

After Hours Outage Number 866-352-9044

**CURRY COUNTY COMMUNITY DEVELOPMENT**

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Carolyn Johnson
Planning Director

Phone (541) 247-3284

FAX (541) 247-4579

SERVICE PROVIDER CONFIRMATION FORM**TO:****Name of Service Provider:** Nesika Beach - Ophir Water
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: _____

In order to process the application we need information from you on whether their proposal meets the requirements of your agency / department. If there are any conditions or restrictions that will be placed on your approval we need to be aware those so that we may include them in our final decision. Please provide the Planning Division any information you feel is relevant to this proposal in the space provided below:

[Signature]
Name / Title6-7-18
Date

Acting on behalf of the above referenced service provider

TO THE APPLICANT: In the space below describe your proposal with enough detail that the service provider listed above can make a determination regarding the project – if you need more room attach additional sheets:

Applicant / Owner name: _____

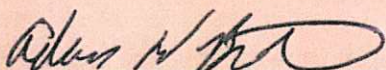
Mailing Address: _____

Assessor Map and Taxlot: _____

Subject Property Address: _____

FIRE DISTRICT SIGN OFF FORM

This form must be taken to the local Fire Department with the Plot Plan that must be turned in when applying for a building permit. Please discuss your proposed development with the Fire Department to ensure fire safety and get the signature of the Fire Department Representative. Return the Permit Clearance and this form with your plans to Curry County Department of Community Development.



Signature of Fire Department Representative



Signature of Applicant

Fire District/ Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Brookings Rural	Jim Watson	541 469-1142
Cape Ferrelo Fire	Aaron Johnson	541 661-1499
Cedar Valley Fire	Wade Hooey	541 698-6237
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	John Brazil	541 469-5301
Langlois Fire	Mike Murphy	541 348-2304 541 253-6191
Ophir Fire	Adam Brotton	541 698-6110
Pistol River Fire	Rocky Carpenter	541 247-2886
Port Orford Fire	David Duncan	541 332-3681
Sixes Fire	Wayne Moore	541 348-9927 541 253-6028
Upper Chetco Fire	Jim Watson	541 469-1142
Wedderburn Rural	Tyson Krieger	541 247-6204
Winchuck Fire	Bill Hauer	541 469-7048