24-000130

Curry County Community Development Department
Planning Division
Application for a Short-Term Rental (STR) Permit

Office Use Only

Date Submitted: _____ Accepted By: _____ File #: STR-2412

APPLICANT: Please include proof of liability insurance, business license and TLT registration. Incomplete applications will not be accepted. The application fee is $2000.00.

STR Address: 15645 Pedrioli Drive

City, State, ZIP: Harbor, OR 97415

Assessor's Map #: 4113-09DC-01800-00 Tax Lot: 1800 Zoning: _____

Is the STR a (circle one): Hosted Homeshare -or- (Vacation Rental)

A Hosted Homeshare is the rental of a portion of a dwelling while the homeowner is present.

Is the STR in a (circle one): (Primary Dwelling) -or- Accessory Dwelling Unit

Maximum Occupancy: 6 Bedrooms: 3 Bathrooms: 2

Is the STR structure permitted (circle one): Yes -or- No

Nights Per Year Available for Rent: 365 Hot Tub, Pool or Spa (circle one): Yes -or- No

# of 9'x18' Parking Spaces: 3 Urban Growth Boundary: no

Property Owner: Wesley Ferraccioli

Mailing Address: 1327 Crissey Circle

City, State, ZIP: Brookings, OR 97415

Phone: 541-450-4100 Email: wferraccioli@gmail.com

Applicant (if different than owner) : _____

Mailing Address: _____

City, State, ZIP: _____

Phone: _____ Email: _____

Point-of-Contact Information:

Name: Wesley Ferraccioli Phone: 541-450-4100

Alternate Phone : _____ Email: wferraccioli@gmail.com

RECEIVED 5/13/24

Utility Coordination:

Please include separate Fire District Notification/Sign-Off Form with application.

If home is on a septic system, please include an existing system evaluation report (ESER) or DEQ records showing appropriate system capacity. If the home is served by a water or sanitary district, a signature from a representative of the district is required.

Water Source: Well/Spring -or- Water District: Harbor Water Dist. PUD

Signature of Representative: _____ Date: 1/3/23

Sewage Disposal: Septic -or- Sanitary District: _____

Signature of Representative: _____ Date: _____

Additional Acknowledgements

Please initial next to each item acknowledging compliance.

[WF] The name and active phone number of the emergency contact person shall be posted on site of the short-term rental so that it is visible from the outside entrance of the short-term rental.

[WF] The hours of 10:00 p.m. until 7:00 a.m. the next day are required quiet time. Renters and short-term rental owners who violate this standard may be issued a citation (violation) and subject to fines in accordance with Article 6 of the Curry County Code.

[WF] All garbage and recyclables shall be legally removed at least once per week during any week, or portion thereof, in which the short-term rental is occupied. All outdoor receptacles shall be covered and secured from wind in a fly tight container. Containers shall not block access to the property or dwelling unit.

N/A [WF] Pets shall be secured at all times while on property. This standard shall be stated in the short-term rental agreement. Nuisance barking by pets or the allowance or escape of pets to adjacent or near-by properties is prohibited and will result in a violation (citation).

[WF] All short-term rentals that are within a tsunami zone shall post the applicable evacuation routes inside and near the front entrance of the rental.

[WF] Short-term rentals are subject to review, consideration of neighborhood impacts and complaint resolution. Failure to acknowledge and actively comply with the standards set forth in the short-term rental ordinance could result in a citation and ultimately revocation of a land use permit for a short-term vacation rental. The Planning Director may revoke the land use permit for a short-term rental if three or more separate citations are issued based on non-compliance of the STR ordinance to the same short-term rental within one year.

RECEIVED

Fire, Life & Safety Compliance Checklist

The short-term rental shall comply at all times with State and local building codes for construction, protection and occupancy features necessary to minimize danger to life from fire, including smoke, fumes or panic, as well as other considerations that are essential to life safety. These shall include:

1. At least one (1) functioning fire extinguisher shall be accessibly and conspicuously located within the dwelling unit. Complete: [WF]
2. All plug-ins and light switches shall have face plates. Complete: [WF]
3. The electrical panel shall have circuits labeled. Complete: [WF]
4. Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks, and within six (6) feet of a water source. Complete: [WF]
5. Smoke detectors shall be placed outside each sleeping area in its immediate vicinity and in each additional story and basement without a sleeping area. Complete: [WF]
6. A combination carbon monoxide/smoke detector device shall be placed and maintained on each floor of a short-term rental and within fifteen (15) feet of each sleeping area. Complete: [WF]
7. Hot water heater should be anchored or strapped pursuant with local building codes. Complete: [WF]
8. All fireplaces, fireplace inserts, and other fuel burning heat surfaces shall be properly installed and vented. Complete: [WF]
9. All interior and exterior stairways with four (4) or more steps and that are attached to the structure must be equipped with a hand railing. Complete: [WF] N/A
10. All interior and exterior guardrails, such as deck railings, must be able to withstand a two-hundred-pound (200#) impact force. Complete: [WF]
11. Every sleeping area shall have at least one (1) operable emergency escape and rescue opening. Complete: [WF]
12. Exterior hot tubs and pools shall have adequate structural support and shall have a locking cover or other barrier to adequately protect against potential drowning when a hot tub or pool is not available for permissive use. Complete: [WF] N/A
13. Primary occupant egress shall meet all applicable codes from parking facility to egress door. Complete: [WF]
14. House numbers are clearly visible from the street. Complete: [WF]
15. Garbage receptacles are secured and do not block access to the dwelling unit. Complete: [WF]
16. Road access shall meet the minimum county road standards that were applicable when the STR structure was originally built. Complete: [WF]
17. A map of the short-term rental property boundaries shall be posted inside and near the front entrance. The map shall include NO TRESPASS noted for adjacent and near-by properties. Complete: [WF]

I (we) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete and correct. If the applicant is not the property owner, the applicant must provide written authoriization from the current property owner. I (we) have read and fully understand and agree to meet the standards included with this application. I (we) understand that providing false information in this application shall be a violation of the Curry County Zoning Ordinance, and shall be grounds to deny the appliction, void the approval, enjoin the use and revoke a short-term rental permit issued for the property.

Applicant Signature: _____ **Date:** 5-8-24

Property Owner Signature: _____ **Date:** 5-8-24 KS

Curry County Community Development
94235 Moore Street, Suite 113, Gold Beach, OR 97444
Phone (541) 247-3304 Fax (541)247-4579
Email: planning@co.curry.or.us OR buildingpermits@co.curry.or.us

Fire District Notification / Sign-Off Form

Please contact your local Fire District. Discuss your proposed development with the Fire District to ensure fire safety requirements are being met. If you are not in a Fire District, you may want to establish a service contract for structural protection or request to be annexed. Return this signed form with your Planning Clearance Application.

Assessor Map / Tax Lot or Situs Address: 4113-09DC-01800-00/1800

Applicant Name	Applicant Phone	Applicant Email
Wesley Ferraccioli	541-450-4100	wferraccioli@gmail.com

Fire District	Within District	Under Contract	Signature of Fire District Representative
HARBOR F.D.	☒ yes ☐ no	☐ yes ☐ no	Michael A. Mantz #30.

Have Need (To be filled out by Fire District Representative)

- ☐ ☑ onsite water storage _____ gallons, stored year round
- ☐ ☐ hose and value connections, specifications: _____
- ☒ ☐ driveway clearance: ☐ 16ft horizontal; ☐ 12ft vertical; ☐ other _____
- ☒ ☐ emergency vehicle turn-around: ☐ on site; ☐ other _____
- ☑ ☐ street address clearly visible; all roads and forks clearly signed
- ☑ ☐ 20ft wide access to all areas of all structures

additional notes/requirements: _____

Fire/District Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	(541) 247-7987
Brookings Fire	Jim Watson	(541) 469-1142
Brooking Rural	Jim Watson	(541) 469-1142
Cape Ferrelo Fire	Bill Van Vlet	(541) 469-5637
Cedar Valley Fire	Wade Hooey	(541) 373-1563
Gold Beach Fire	Tyson Krieger	(541) 247-7020
Harbor Fire	Steve McClintock	(702) 580-1353
Langlois Fire	Bill McDonald	(541) 655-0513
Ophir Fire	Adam Brotton	(541) 698-6110
Pistol River Fire	Richard Little	(541) 373-0844
Port Orford Fire	David Duncan	(541) 332-3681
Sixes Fire	Wayne Moore	(541) 348-9927, or (541) 253-6028
Upper Chetco Fire	Jim Watson	(541) 469-1142
Wedderburn Rural	Tyson Krieger	(541) 247-6204
Winchuck Fire	Mike Lancaster	(541) 469-7751, or (408) 482-7029

EXAMPLE SITE PLAN
FOR STR APPLICATION:

SITE PLAN WORKSHEET
Please prepare a complete site plan. An incomplete site plan will delay review of your project.

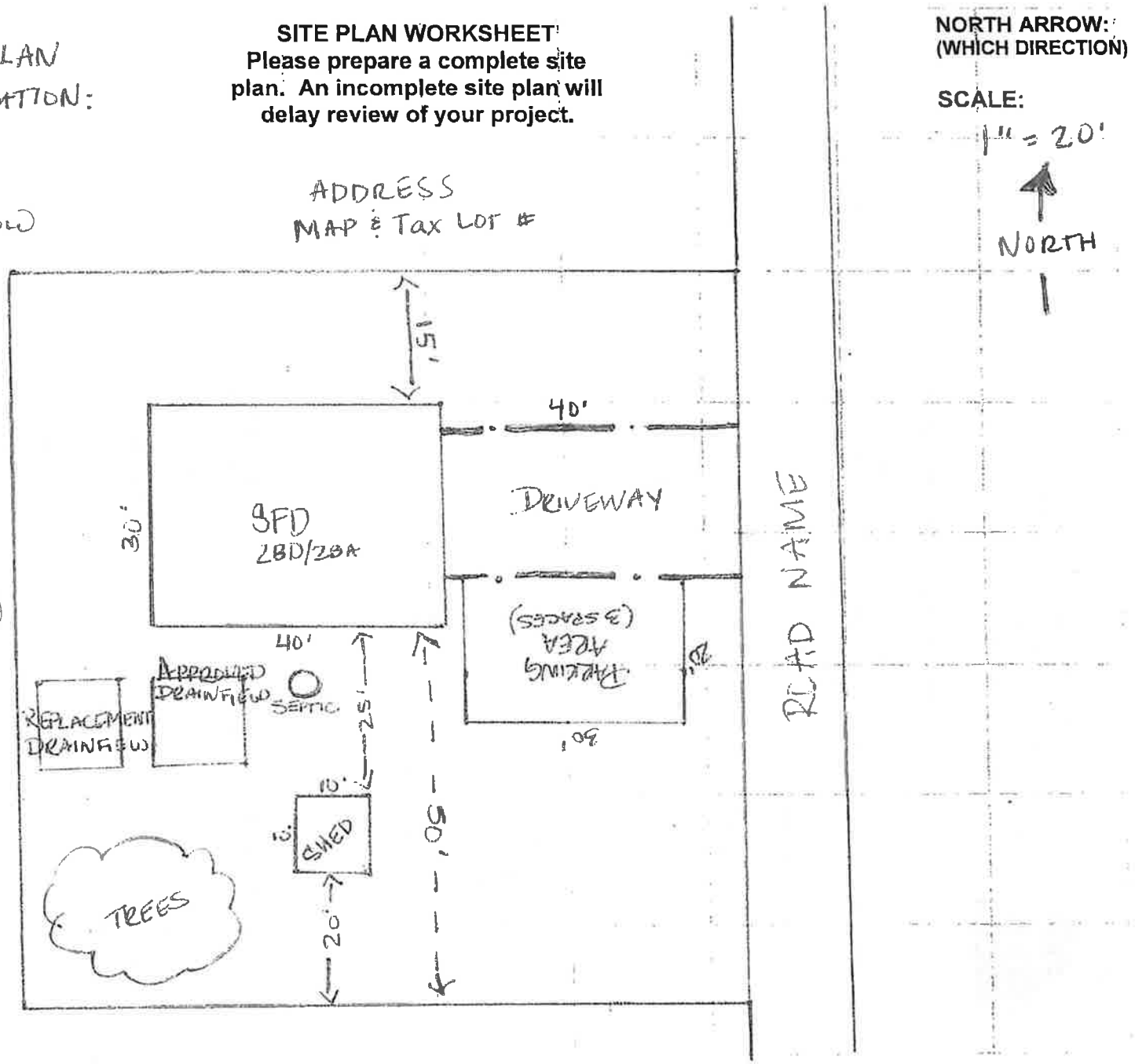
NORTH ARROW: (WHICH DIRECTION)

SCALE:

1" = 20'

NORTH

Please Include:
- SCALE & NORTH ARROW
- ALL EXISTING STRUCTURES
- SETBACK DISTANCES OF STRUCTURES
- ACCESS ROADS, DRIVEWAY, ETC.
- PARKING
- LOCATION OF UTILITIES (WELL, SEPTIC, ETC.)



Policy Information

Policy number	97-BB-E921-4
Policy type	Rental Dwelling
Mailing address	1327 Crissey Cir Brookings, OR 97415-9742
Phone number	(541) 450-4100
Email address	WFERRACCIOLI@GMAIL.COM

Manage Your Policy

Expand all sections | Collapse all sections

General & Billing Information

Location	15645 Pedrioli Dr Brookings, Or 97415-9569
Policyholder	Ferraccioli, Wesley
Renewal date	01/22/2024
Premium	$597.00
State Farm Payment Plan account number	1176182315

Coverages, Deductibles & Discounts

Coverage - Section I

Dwelling

Limit	$345,000

Dwelling Extension

Limit	$34,500

Personal Property

Limit	$17,250

Loss of Rents

Limit	Actual Loss Sustained

Fire Department Service Charge

Limit	$500

Coverage - Section II

Business Liability (Each Occurrence)

Limit	$300,000
Annual Aggregate	
Limit	$600,000
Medical Payments (Each Person)	
Limit	$5,000

Deductible

Deductible	
Percentage	1%

Discount

There are no discounts associated with this policy.

Forms, Endorsements & Options

Number	FP-8129
Description	Special Form 3
Number	FE-7540
Description	Debris Removal Endorsement
Number	FE-8237.3
Description	Amendatory Endorsement
Number	FE-5782.1
Description	Amendatory Collapse
Number	FE-5722
Description	Fungus (including Mold) Excl
Number	FE-6858
Description	Registered Domestic Partnrship
Number	FE-5801
Description	Mandatory Reportng Endorsement
Number	FE-5497
Description	Tenant Notification Liab Excl
Number	FE-2444
Description	Rental Dwelling Endorsement
Number	FE-3650

Description	Actual Cash Value Endorsement
Number	FE-1501
Description	Excl Ctrl Substances
Number	FE-6999.3
Description	Terrorism Insurance Cov Notice

Get ADOBE READER

PDF Viewer is required to view the electronic policy documents listed above. To download your free copy, you may click on the Get Adobe Reader logo above. You may view, save or print the documents as per your need.

Declarations & Policy Information

The information presented in this document is not a declaration page, policy, or endorsement. Recent changes to the policy may not be reflected. If you have any questions about this form or would like to obtain a declaration page or a copy of your policy, please contact your State Farm Agent for assistance.

Do Not Sell or Share My Personal Information (CA residents only)

Like a good neighbor, State Farm is there.

Contact

Contact Us

File a Claim

Get Roadside Assistance

Quick links

Pay Insurance Bill

Enroll in Autopay

Go Paperless

Get Insurance ID Card

Business to Business

About

About State Farm

Community Involvement

Environmental Sustainability

Innovation & Research

Newsroom

Careers

Careers at State Farm

Diversity & Inclusion

Retirees

Follow us

Facebook LinkedIn

Twitter Flickr

Instagram YouTube

About our Ads Site Map

Privacy Give Us Feedback

Security & Fraud

Terms of Use

Accessibility

© Copyright , State Farm Mutual Automobile Insurance Company, Bloomington, IL



These are additional rules for the property, above and beyond what is required on vacation sites.

Brookings Little Farm Rules posted on sites as well as in the Short Term Rental:

Responsible renter must be at least 25 years old. Any additional daytime guests must have 24 hour prior approval by host. Stay out of locked, gated & posted areas. Corral can be used for viewing/enjoying animals and enjoying the firepit. Please do not allow children in the corral unattended. Fines for going into unauthorized areas (cameras mounted) and owner is not responsible for injury. Any abuse of animals will not be tolerated and will be prosecuted. Do not chase or feed animals. All Little Farm Rules are in place for the safety of our guests, animals & the property.

Farm Home House Rules:
Please…

1. Do not enter posted "Keep Out" areas or areas inhabited by animals.
2. Little Farm is not a "party house". ANY drunken and disorderly behavior will result in IMMEDIATE removal from the property.
3. Due to recent damage, animal caretaker access requirement & narrow driveway, trailers and RVs are prohibited on the property. There are a number of great camping/rv park locations within a few miles.
4. Absolutely no personal animals or pets allowed on the property for the safety of the rescue animals, as well as we strive to make the home as hypoallergenic as possible in a farm setting. A fine of $250 will be given and immediate eviction for animals brought onto the property. (See below for Service/Emotional Support Animals)
5. We have a strict no loud noise policy (i.e. excessively loud partying, fireworks, horns, etc.) for the safety of the rescue animals as well as respect for our neighbors.
6. All guests on the property must be registered. Registered guests must have acceptable standing on Airbnb. No visitors permitted on the property at any time. Absolutely no subletting.
7. There is parking available for 2 vehicles. No more than 2 vehicles may be on the premises without approval.
8. Because it is a farm, children must be supervised inside and outside at all times.
9. If you do not know how to operate the stove or other appliances/devices please contact us through Airbnb.
10. Please wipe off or remove shoes before entering the house.
11. Absolutely no BB guns, air guns or sling shots allowed on the property.
12. Do not flush anything but toilet paper. Trash cans are provided in each bathroom for any other hygienic items.
13. Any broken or missing Little Farm property will be charged (including towels/washcloths/hand towels) to the according guest.
14. Do not move furniture and please put back items moved to other locations. Leave the farm as you found it.

*Service Animals/Emotional Support Animals:
According to ADA/Airbnb, a service animal is individually trained to do work or perform tasks for people with disabilities. Please notify host: 1) Whether you require the service animal because of a disability and 2) What work or task the service animal has been trained to perform.

Any service animal that causes damage to the property will be charged a minimum of $250. Emotional Support Animals (ESA) are not considered service animals and we are not required to accept them on the property. In special circumstances, an ESA may be considered. There will be a $100 charge for the accommodation and a $250 charge for any damage to the house including rugs (i.e. urination/defecation.)

**Once the renter arrives, they will have to sign the contract of Rules & Liability (found on counter upon entry) and place it in the mailbox within 24 hours of arrival. If not, $250 will be deducted from deposit. **

Curry County

94235 Moore Street
Gold Beach, OR 97444
(541) 247-3296

License #
BUS-2023-00237

Business Registration License
Transient Lodging Tax Registered

Permission is granted to: Wesley Ferraccioli

Business Name: Little Farm

Located at: 15645 PEDRIOLI DR
HARBOR
Block: **Lot:**

Issue Date: 06/20/2023

Expiration Date: 07/01/2024

This is a permit issued by Curry County and allows an individual or entity to start and conduct a business within the unincorporated areas of the County. It is a license required in addition to any other licenses, registrations and certifications required to conduct a business by other governmental agencies. It is also in addition to any zoning approvals or permits required by the County's Zoning Ordinance. Every person license under this code shall display the license in some conspicuous place on the premises of the business unless the business does not operate from an enclosed permanent location in the unincorporated area of Curry County. In which case all persons doing business in unincorporated area Curry County shall have a copy of the license in their possession at all times.

Approved By:

Curry County

Curry County

94235 Moore Street
Gold Beach, OR 97444
(541) 247-3296

License #
BUS-2022-00165

Business Registration License
Transient Lodging Tax Registered

Permission is granted to: Wesley Ferraccioli

Business Name: Little Farm

Located at: 15645 Pedrioli Drive
Harbor
Block: **Lot:**

Issue Date: 01/31/2023

Expiration Date: 07/01/2023

This is a permit issued by Curry County and allows an individual or entity to start and conduct a business within the unincorporated areas of the County. It is a license required in addition to any other licenses, registrations and certifications required to conduct a business by other governmental agencies. It is also in addition to any zoning approvals or permits required by the County's Zoning Ordinance. Every person license under this code shall display the license in some conspicuous place on the premises of the business unless the business does not operate from an enclosed permanent location in the unincorporated area of Curry County. In which case all persons doing business in unincorporated area Curry County shall have a copy of the license in their possession at all times.

Approved By:

Curry County

Grantor's Name and Address:
Wesley Ferraccioli
1327 Crissey Circle
Brookings, OR 97415

Grantee's Name and Address:
Wesley J. Ferraccioli, Trustee
Wesley J. Ferraccioli Living Trust
1327 Crissey Circle
Brookings, OR 97415

After Recording Return to:
K. R. Olin, Attorney at Law
PO Box 7530
Brookings, OR 97415

Until requested otherwise, send tax statements to:
Wesley J. Ferraccioli, Trustee
Wesley J. Ferraccioli Living Trust
1327 Crissey Circle
Brookings, OR 97415

CURRY COUNTY, OREGON **2018-03019**
LAND
Cnt=1 Pgs=3 RECC **08/17/2018 01:39 PM**
$106.00

00071608201800030190030030

I Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.

Renee' Kolen - Curry County Clerk

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that **Wesley Ferraccioli,** hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Wesley J. Ferraccioli, Trustee, Wesley J. Ferraccioli Living Trust dated August 14, 2018,** hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining situated in Curry County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

To Have and to Hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is -0- (Estate planning purposes only).

In construing the instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses and other entities and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of August, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER

855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Wesley Ferraccioli

STATE OF OREGON)
)ss.
County of Curry) August 14, 2018

Personally appeared the above named Wesley Ferraccioli and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

OFFICIAL STAMP
CYNTHIA L WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 964674
MY COMMISSION EXPIRES JULY 27 2021

Notary Public for Oregon
My commission expires: July 27, 2021

EXHIBIT "A"

Parcel I:

That certain tract of land lying in Section Nine (9), Township Forty-one (41) South, Range Thirteen (13) West, Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at a point 1287.0 feet South and 40 feet East of an iron pipe marking the Southeast Corner of the James W. Taggart Donation Land Claim #40;
thence North 92.0 feet;
thence East 220.0 feet;
thence South 92.0 feet;
thence West 220.0 feet to the point of beginning.

Parcel II:

A tract of land lying in Donation Land Claim #41 and being in the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Forty-one (41) South, Range Thirten (13) West, Willamette Meridian, Curry County, Oregon described as follows:

Beginning a point which is 1287.0 feet South and East 40.0 feet from an iron pipe marking the Southeast Corner of the James W. Taggart Donation Land Claim #40;
thence East 220.0 feet;
thence South 16° 00' West 99.5 feet;
thence 238.0 feet West;
thence North 25° 25' East 106.0 feet to the point of beginning.

EXCEPTIONS:

- Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any potion lying within existing roadways or driveways not disclosed by the public records.

TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	Type	Spec. Int. In REAL PROP.	CODE AREA NUMBER
41	13	9	D	C	1800			17-5

MAP NUMBER / TAX LOT NUMBER

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY

CURRY COUNTY ASSESSOR'S OFFICE

FORMERLY PART OF 41 13 16A 1600

Indent each new course to this point	DESCRIPTION AND RECORD OF CHANGE		Date of entry on this card	Deed Record Vol.	Deed Record PG.	Acres Remaining
	T41S R13W WM Sec 9 PTL20 Beap 1195' S & 260; E of SE cor DLC #40; th W 220'; th S 97' m/l; th S 25°25' W 106'; th E 238'; th N 16°00' E 99.5'; th N 97' m/l to the P.o.b.			28	486	
			1/1/59	50	95	
		WD	12/7/65	77	539	
	Code Change		11/13/68	CTBR3	-894	
	Unrec. doc.		12/24/71			
	Ref. Only		5/9/72	BR23	-596	
		Cont	5/9/72	BR23	-597	
		WD	3/14/73	BR27	-882	
	JV084-5119 Unrecorded Doc Vefifying death & Cont.		9/1/83	BR99	-256	0.96
		JVO 88-411	JUL 6 1987			
	Ref ONly Contract		9-11-91	isn91	-4508	.96
	JVO 99-10767 Warranty Deed		6-11-98	Ins98	-2945	.96
	JVO 00-12395 Quitclaim Deed		7-1-99	Ins99	-3568	.96

COUNTY FORM 303-048 (Rev. 12-72)
OREGON DEPARTMENT OF REVENUE

nothing in building cards checked
nothing in planning cards

request from the Assessor's office =

- - Land Detail (Market) - -

Property ID:	R38775 4113-09DC-01800-21	Segment 1 Of 1	
Type Land :	R (RESIDENTIAL)	Appr Method :	A
Prop Class :	911 Primary: 911	Appr Year :	2010
Land Class :	MV	Land Table :	61001
Nbhd Code :	Primary: 6-100	Unit Price :	$301,658
Nbhd Adj. %:		Total %Adjust :	
Eff. Size :	0.96	Total $Adjust :	
Size - ACRS:	0.72	RMV Total :	$217,190
Size - SQFT:		Trend Adj % :	
Eff. Front :		Trend RMV Tot :	$217,190
Eff. Depth :		Spec Use Apply :	No
Unit Count :	(.72)	Land Spec Use :	
		Site Development	
Situs Addr :		Exception Code :	
		Value :	
		BE Copy Trnd/Adj:	No

Comments : 11/2018 TG-29 TOTAL LOT .96 W/,72 LEASED TO FOR EXEMPTION LEAV

'A'-Adjust	'T'-Trend Data	'AL'-Allocate	'CM'-Comment

Enter selection or <RET> to Exit: __

* - - Property Data Selection Menu - -

Prop ID : R38775 (Real Estate)
Map Tax Lot: 4113-09DC-01800-21
Legal :

Owner: FERRACCIOLI, WESLEY J TRSTEE
(82855) <BROOKINGS HARBOR CHRISTIAN
BROOKINGS HARBOR FFA
18881 CORNETT RD
BROOKINGS, OR 97415

Situs :

Year Built :
Living Area:

Name(s) : OIP: BROOKINGS HARBOR CHRIST
Area : 17-5
Sale Info :
Deed Type :
Instrument:
2023 Tax Status * No Taxes Due *
Current Levied Taxes : 0.00
Special Assessments :

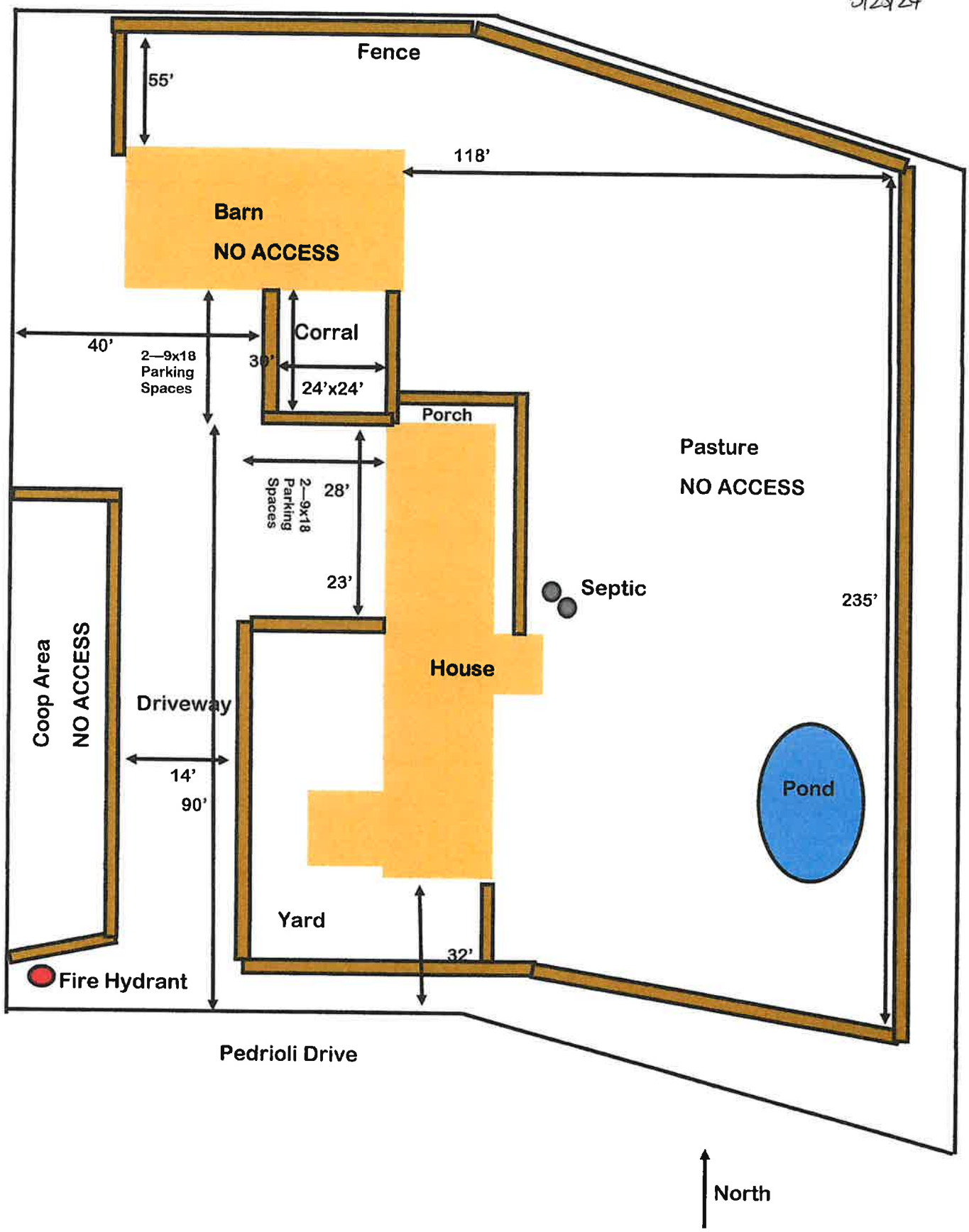
2023 Roll Values

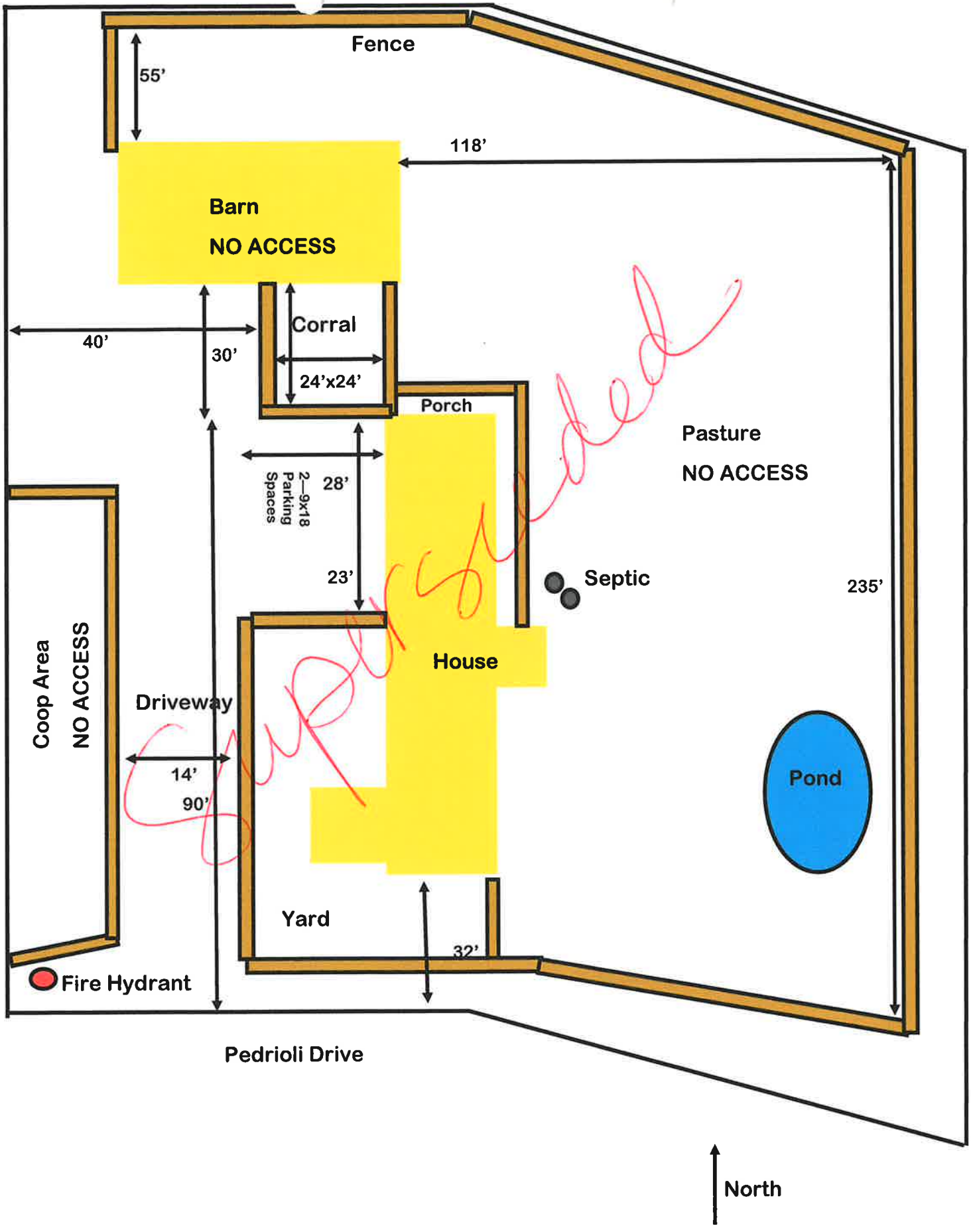
RMV Land	$	217,190	(+)
RMV Improvements	$	0	(+)
RMV Total	$	217,190	(=)
Total Exemptions	$	217,190	
M5 Net Value	$	0	
M50 Assd Value	$	0	

(AD) Alt Disp	(L)and/Impr→	(O)wnership	(H)istory
(W) Spec Assmt	(E)vents	(T) OTC Tax	(.) More

Enter Option from Above or <RET> to Exit: __

Emailed
5/25/24




Fence
55'
118'
Barn
NO ACCESS
Corral
40'
30'
24'x24'
Porch
Pasture
NO ACCESS
2—9x18 Parking Spaces
28'
23'
Septic
235'
Coop Area
NO ACCESS
House
Driveway
14'
90'
Pond
Yard
32'
Fire Hydrant
Pedrioli Drive
North

Existing System Evaluation Report for Onsite Wastewater Systems

DEQ
State of Oregon Department of Environmental Quality

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit:http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx

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Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Wesley Ferraccioli Telephone: 541450-4100

Site Address: 15645 Pedrioli Dr. City: Brookings Zip Code: 97415

County: Curry Lot Size: _____ Acres/Square Feet (circle units)

Legal Description: 41B-09DC-01800-00

Age of wastewater treatment system 13 (years) Is there a service contract for system components? NO

Date the septic tank was last pumped 2023 (please attach receipt if available) NONE

Number of people occupying dwelling 6 MAX If unoccupied, for how long has it been vacant? SE-RT Turn Rental

Was this section completed by the evaluator because own or agent was unavailable? _____

The above information is true and to the best of my knowledge.

Jack R. Waibel
Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): JACK R. WAIBEL

Certification:

- [x] Installer
- [ ] Maintenance Provider
- [ ] National Association of Wastewater Technicians
- [ ] Other: DEQ approved in writing (please describe) _____
- [ ] Professional Engineer
- [ ] Environmental Health Specialist
- [ ] Waste Water Specialist

Certification Number: RI 176 OR 38255

Business name V-Bull Septic & Excavat Email jwaibel@charter.net

Business address 15563 Winnie Dr. Phone 541 661 4685

Date of Evaluation: 5-8-2024 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

5-8-2024
Date (MM/DD/YYYY)

Jack R. Waibel
Signature of Qualified Septic System Evaluator

Updated 12/29/2016

1. **General System Information**
The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

☒ Septic Tank	☐ Cesspool
☐ Dosing Tank	☒ Disposal Trenches/ Leach Lines
☐ Multi-compartment Tank	☐ Capping Fill
☐ Seepage Bed	☐ Sand Filter
☐ Other _____	

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.
There is a permit for the septic system ☐Yes ☒No ☐Unknown

- Permit Number(s) _____
- Year original septic system installed: 1924 (YYYY) ☒No record of installation date
- Dates of subsequent repairs or alterations: None (YYYY)
- All plumbing fixtures are connected to the septic system ☒Yes ☐No Unknown
  If you answered "No" or "unknown," please describe below:

_____
_____

- Additional Comments: System is old But Works Fine
_____
_____

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface ☐Yes ☒No None observed
- Discharge of sewage to surface waters ☐Yes ☒No None observed
- Sewage backup into plumbing fixtures ☐Yes ☒No ☐Unknown
- Additional Comments:

_____
_____

3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☐Yes ☒No Pumped Aug
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc): Pumped 6 mo ago

- The septic tank material is:
  - ☐ Concrete
  - ☐ Steel
  - ☒ Plastic
  - ☐ Fiberglass
  - ☐ Other (explain)_____
  - ☐ Unknown
- Is the septic tank accessible? ☒ Yes ☐ No
- Septic tank volume in gallons 1000
- Tank volume determined by: Check all that apply, add comments below as needed measurement
  ☐ Permit Records ☒ Measured ☐ Stamped on Tank ☐ Other
- Septic tank risers are at ground level ☒ Yes ☐ No
- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No
  If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

_____

_____

- Septic tank lid(s) is intact ☒ Yes ☐ No
- Septic tank baffles are intact: Inlet ☒ Yes ☐ No Outlet ☐ Yes ☐ No
- Baffle material - Inlet ☒ Plastic ☐ Concrete ☐ Metal Outlet ☐ Plastic ☐ Concrete ☐ Metal
  Effluent filter is present ☐ Yes ☒ No
- Effluent filter is free of debris ☒ Yes ☐ No ☐ Not Applicable
- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below
  If above or below invert outlet, please explain: _____
- **Scum** layer 0 (inches) **Sludge** layer_____(inches)
- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐ Yes ☒ No
  Indicate where sludge measured from: ☐ Inlet ☐ Middle ☐ Outlet
- Additional Comments:
  more

4. **Dosing tank / Pump Basin**

   Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank ☐ Yes ☒ No
  (If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No

- Dosing tank capacity _____(gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
  ☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material_____
- Dosing tank appears to be watertight and in good condition ☐Yes ☐No
- Dosing tank lid is intact ☐Yes ☐No
- Electrical components are sealed and watertight ☐Yes ☐No
- Pump/ siphon is functional ☐Yes ☐No
- Type of Pump ☐Demand dose ☐Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☐Yes ☐No
- There is a high water alarm ☐Yes ☐No
- The high water alarm (audible and visual) is working ☐Yes ☐No ☐Not Applicable
- Type of screen_____
- Screen is clean and free of debris ☐Yes ☐No - Screen cleaned for this evaluation ☐Yes ☐No
- Scum/ sludge present in Dosing tank ☐Yes ☐No
- **Scum** layer _____(inches) **Sludge** layer_____(inches)
- Additional Comments:

_____

_____

5. **Soil absorption system**

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☒Yes ☐No ☐Unknown
- Was the soil absorption system part of the evaluation? ☒Yes ☐No ☐See note below

  If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

  _____

  _____

- Absorption distribution ☒Equal ☐Serial ☐Pressure ☐Equal via pressure
- Absorption lines construction material:

☒Gravel and pipe ☐ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐Other_____

- Absorption distribution unit(s): ☐dropbox ☐hydrosplitter ☒equal distribution box

☐ Intact ☐ Damaged ☐ N/A

- Absorption distribution unit(s) are free of debris or solids ☐Yes ☐No ☐ N/A

- Locate all drain lines in soil absorption system ☒Yes ☐No

  Total length of drain lines 180' (ft)

  Lengths determined by ☒Physically uncovering portions of system/probing ☐Written records

  ☒Fish tape ☐Electronic locator ☐ camera

- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

  ☐Yes ☒No

  If you answered "No," please describe below:

  Livestock must be kept off of lines.

  Owner says he will fence

- Absorption area appears to be **free** from surface water runoff and down spouts ☒Yes ☐No
- Evidence of ponding in absorption area or distribution unit(s) ☐Yes ☒No
- The soil absorption system replacement area assigned in the permit record appears to be intact:

  ☒Yes ☐No ☐ Replacement area not identified in permit record

  If you answered "No," please explain below:

- Additional Comments:

  No Replacement area But there is Room For Additional Lines

6. **Sand Filter System**

   There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014** *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐Yes ☒No

  (If "No," skip the rest of section 6)

- Type of sand filter

  ☐ Intermittent
  ☐ Recirculating
  ☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐Yes ☐No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

  ☐Yes ☐No

  If you answered "No," please describe below:

  _____

  _____

  _____

- Sand filter appears to be **free** from surface water runoff and down spouts ☐Yes ☐No
- Evidence of ponding in/ on sand filter media surface ☐Yes ☐No
- Surface access to manifold and valves ☐Yes ☐No
- Monitoring ports are present ☐Yes ☐No
- Lateral lines flushed and equal distribution verified ☐Yes ☐No
- The sand filter has a pump ☐Yes ☐No

  (If "No", skip the rest of section 6)
- Pump vault appears to be watertight and in good condition ☐Yes ☐No ☐N/A
- Pump is functional ☐Yes ☐No
- Pump control mechanism is functional (floats, pressure transducer) ☐Yes ☐No
- High water alarm in pump vault (audible and visual) is working ☐Yes ☐No
- Pump electrical components are sealed and watertight ☐Yes ☐No

- Additional Comments:

  _____

  _____

  _____

7. **Alternative Treatment Technology System**
   The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

   Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐Yes ☒No
  (If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

- Previous two years of maintenance records are available ☐Yes ☐No
  If you answered "No," please explain below:

  _____
  _____
  _____

- Previous two years of maintenance records are attached to this form ☐Yes ☐No
  If you answered "No," please explain below:

  _____
  _____

- Additional Comments:

  _____
  _____
  _____

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.
- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

  _____
  _____
  _____

9. **Provide a Site Plan**
- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

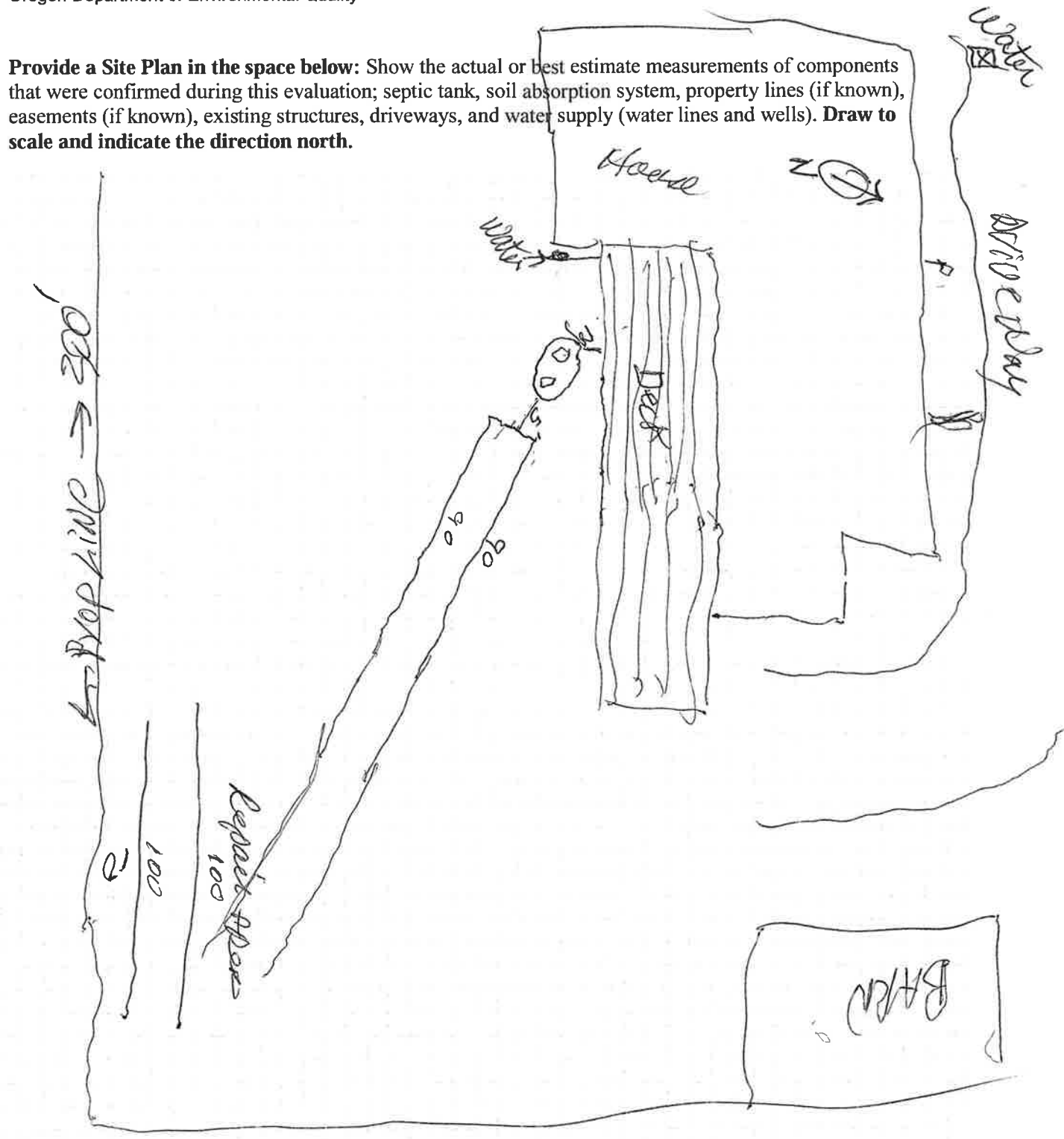
  _____
  _____
  _____

10. **Disclaimer:**
    This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

5-8-24 Jack L. Wells RT176
Date Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**



TRANSACTION RECEIPT

Set Receipt Number: 75713

Receipt Date:5/13/24

Set ID: 24-CAP-00029

Cashier: PHUDGENS

CURRY COUNTY
94235 Moore St
Suite #113
Gold Beach,OR 97444
541-247-3304

Office: Not Applicable

www.co.curry.or.us

buildingpermits@co.curry.or.us

Record No: 221-24-000130-PLNG **Record Receipt No:** 34532
Parcel No: 411309DC0180000
Address: 15645 PEDRIOLI DR, BROOKINGS, OR 97415

Description	Account Code	Fee Amt	Applied Amt
Curry County Planning - Miscellaneous, enter detail in fee comment	2.17-400.00-341.30-000-00	$1,800.00	$1,800.00
		$1,800.00	**$1,800.00**

Record No: 221-24-000177-FIRE **Record Receipt No:** 34533
Parcel No: 411309DC0180000
Address: 15645 PEDRIOLI DR, BROOKINGS, OR 97415

Description	Account Code	Fee Amt	Applied Amt
2.17-424.20-322.10-000-00 Building, Plumbing, Mech fees	2.17-405.00-322.10-000-00	$200.00	$200.00
		$200.00	**$200.00**

Payee	Payment Type	Check/CC Auth	Payment Amount
WESLEY FERRACCIOLI	Check	655212	**$2,000.00**

Payment Comment: STR-2412

Agency Checklist **Application Number:** STR-2412 / **Applicant:** Ferraccioli

LOCAL AGENCIES			WATER DISTRICTS	
County Road Dept	☒ ✓		Harbor Water	☒ ✓
County Surveyor	☐		Nesika / Ophir Water	☐
County Assessor	☐		Langlois Water	☐
County Sanitarian	☐		Gold Beach Water	☐
Building Official	☐		Old Sheep Ranch Water Dist	☐
Commissioner	☒ ✓		STATE AGENCIES	
County Counsel	☒ ✓		Coos Forest Protection	☐
Emergency Services	☐		**DEQ**	☐
Curry County Health Dept	☐		**DOGAMI**	☐
Urban Growth Boundary			**ODF** Dept of Forestry	☐
City of Gold Beach	☐		**DSL** Department of State Lands	☐
City of Brookings	☐		**ODWR** Water Resources	☐
City of Port Orford	☐		**ODFW** Fish and Wildlife	☐
FIRE DEPARTMENTS			**DLCD:**	☐
Winchuck RFD	☐		Newport – Hui Rodomsky	☒ ✓
Cape Ferrelo RFD	☐		Waldport – Steve Williams	☐
Gold Beach / Wedderburn	☐		Salem – Paul Klarin	☐
Ophir / Nesika RFD	☐		**M37 Salem – Carmel Bender**	☐
Sixes RFD	☐		**M49 DLCD – Judith Moore**	☐
Brookings FD	☐		**ODPR** Parks & Recreation:	☐
Brookings RFD	☐		Waldport – Jay Seenewald	☐
Harbor RFD	☒ ✓		Salem	☐
Cedar Valley RFD	☐		**Fire Marshall**	☐
Port Orford RFD	☐		Oregon Dept. of Aviation	☐
Langlois RFD	☐		ODOT – Dept of Trans:	☐
Upper Chetco RFD	☐		White City	☒ ✓
Agenss / Illahe RFD	☐		Coquille	☐
Pistol River RFD	☐		National Marine Fisheries	☐
Sewer Districts			FEDERAL AGENCIES	
Harbor Sanitary Dist	☐		Army Corp of Engineers	☐
Wedderburn Sanitary	☐		**BLM** Bureau of Land Management	☐
Camellia Park Sanitary	☐		**USFS US FOREST SERVICE:** **GB** ☐ **BR** ☐ **GP** ☐	☐
MISC				
Indian Hills Estates HOA	☐		**SWCD** Soil & Water Conserv	☐
Hastings Bulb Farm	☐		SC Watershed – Margaret McHugh	☐
	☐		Federal Aviation Admin	☐
Curry County Reporter – All AD's	☒ ✓		OSU Extension – Frank Burris	☐
Harbor Bench Farm Dist	☐		So. Ore. Land Conservancy	☐
LIBRARIES			ADDITIONAL AGENCIES	
Chetco Public Library	☒ ✓		National Wildlife Federation	☐
Curry Public Library	☐		NW Environmental Defense Ctr	☐
Agness Community Library	☐		Assoc. of NW Steelheaders	☐
Port Orford Public Library	☐		USA	☐
Langlois Public Library	☐		US Dept of Homeland Sec – FEMA	☐
			Chetco Watershed Council	☐
E-MAIL AGENCIES – ALL AD'S	☒ ✓		US Federal Highway Administration	☐

* - - Property Data Selection Menu - -

Prop ID : R12872 (Real Estate)
Map Tax Lot: 4113-09DC-01800-00
Legal : ACRES 0.24

Owner: FERRACCIOLI, WESLEY J TRSTEE
(82339) FERRACCIOLI, WESLEY J LIV TR
1327 CRISSEY CIRCLE
BROOKINGS, OR 97415

Situs : 15645 PEDRIOLI DR
BROOKINGS, OR 97415
Name(s) :
Area : 17-5
Sale Info :
Deed Type : BS
Instrument: 18-3019
2023 Tax Status * No Taxes Due *
Current Levied Taxes : 564.11
Special Assessments :

Year Built : 1944
Living Area: 1675

2023 Roll Values			
RMV Land	$	91,830	(+)
RMV Improvements	$	50,800	(+)
RMV Total	$	142,630	(=)
Total Exemptions	$	0	
M5 Net Value	$	142,630	
M50 Assd Value	$	95,240	

(AD) Alt Disp (W) Spec Assmt	(L)and/Impr (E)vents	(O)wnership (T) OTC Tax	(H)istory (.) More

Enter Option from Above or <RET> to Exit: __

- - Property Data Summary Screen - -

Owner: FERRACCIOLI, WESLEY J TRSTEE
(82339) FERRACCIOLI, WESLEY J LIV TR
1327 CRISSEY CIRCLE
BROOKINGS, OR 97415

Prop ID : R12872 (Real Estate)
Map Tax Lot: 4113-09DC-01800-00 (1-00044172)
Legal : ACRES 0.24

Acreage : 0.24 Zoning: RR5
DBA :
Situs : 15645 PEDRIOLI DR
BROOKINGS, OR 97415
Code Areas : 17-5 (Tax Rate: 5.9232)

Deferral : PrCls: 101
Sale Info : $0
Deed Type : BS
Instrument# : 18-3019
Year Built : 1944
Living Area : 1675

2023 Tax Status

Curr Tax & Assessments:	564.11
Payments or Adjust :	547.19
Discount Allowed :	16.92
Unpaid Balance :	0.00
Interest Due :	0.00
Total Due Current Year:	0.00
Delq Tax + Int + Fees :	0.00
Balance Due :	0.00
Pot Add Tax Liab:	

2023 Roll Values

RMV Land	$	91,830 (+)
RMV Improvements	$	50,800 (+)
RMV Total	$	142,630 (=)
Total Exemptions	$	0 (-)
Net RMV	$	142,630 (=)
M50 Assd Value	$	95,240
Special Assessments:	NONE	
Exemption(Type) :	NONE	

Enter <RET> to Exit:


1900
1700
1800
Pedrioli Dr
4113
2000

formerly part of 4113-16A-11000

Cindy Harwell

From: Kari Schultz <washougalmx@gmail.com>
Sent: Tuesday, May 28, 2024 11:30 AM
To: Cindy Harwell
Cc: Wes Ferraccioli
Subject: 15645 Pedrioli Drive

STR-2412

You don't often get email from washougalmx@gmail.com. Learn why this is important

Good morning Cindy,

I wanted to forward the information for Wesley Ferraccioli regarding his home at 15645 Pedrioli Drive.

1. ESER: The septic system has not had any minor/major repairs. It has been pumped by Rotor Rooter, but nothing has needed to be done since it was originally put in. Yes, the livestock are off the lines.
2. Parking: I have included an updated plot map showing the additional parking. It actually can contain more vehicles as well.
3. Transient Lodging Tax - I have included the last copy of the certificate we received. Wes has not rented his property, due to repairs, so if you are showing no transient taxes paid recently, that is why. If there is another form we need, or information, please provide that.
4. I have included a copy of the deed as the final attachment.

If you have any further questions, please let me know.

Thank you,
Kari

→ The ESER says the septic was installed in 1924 however it has a plastic tank

check for fence keeping animals off @ inspection

-we don't have access. even if it's sold a spreadsheet or something

nothing was ~~included~~ attached in email

1st don't they still have to fill it out? check for certs' Photos? Check @ time of inspection