

Property History

Account ID:7800

Legal Description:

Account History:

Owner(s):

Current Ownership:	<u>Owner Name</u>	<u>Ownrshp %</u>	<u>Type</u>
	Neikes James J		Owner

Ownership History:

<u>Create Dte</u>	<u>Effective Dte</u>	<u>Instrmnt ID</u>		
05/28/2009	03/20/2009	200902870	Weyerhaeuser NR Company	
08/31/2009	08/31/2009		Weyerhaeuser NR Company	Corporation
04/30/2013	04/24/2013	201303648	Neikes James J	Owner

Voucher History:

Voucher 1 Source: Clerk Effective Date: 04/24/2013 Map Key: 610000001501
Document Type Code: Warranty Deed Date Created: 04/30/2013 Instrument Id: 201303648
Operation: Name Change Completed Date: 04/30/2013 Book:
Operation Type: Name Voucher Type: Assessment Page:
Completeness Status: Completed Consideration: \$280,000 Status: Active
Partition Flag: No Remarks:
User Id: SRADFORD

Voucher 2 Source: Misc Effective Date: 08/31/2009 Map Key: 508000000100
Document Type Code: Scrivener Error Date Created: 08/31/2009 Instrument Id:
Operation: Name Change Completed Date: 08/31/2009 Book:
Operation Type: Name Voucher Type: Assessment Page:
Completeness Status: Completed Consideration: Status: Active
Partition Flag: No Remarks: Scrivenors error to correct ownership
User Id: SRADFORD

Voucher 3 Source: Clerk Effective Date: 03/20/2009 Map Key: 610000000501
Document Type Code: Warranty Deed Date Created: 08/24/2009 Instrument Id: 200906594
Operation: Posting Only Completed Date: 08/24/2009 Book:
Operation Type: Information Voucher Type: Assessment Page:
Completeness Status: Completed Consideration: \$0 Status: Active
Partition Flag: No Remarks: Re-recorded to correct legal description.
User Id: SRADFORD

Voucher 4 Source: Clerk Effective Date: 03/20/2009 Map Key: 609000001300
Document Type Code: Warranty Deed Date Created: 05/28/2009 Instrument Id: 200902870
Operation: Name Change Completed Date: 05/28/2009 Book:
Operation Type: Name Voucher Type: Assessment Page:
Completeness Status: Completed Consideration: \$0 Status: Active
Partition Flag: No Remarks: Includes Mult. accounts
User Id: SRADFORD

63228

Control No.

STATE OF OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 01-48

\$ 705.00

Fee

New Construction

Commercial major Repair

Other

Permit Issued To Willamete Industries Inc. 6N 10W 13 1501 Clatsop

Lewis & Clark RD Seaside Connie M Schrandt 4-09-01

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE April 9, 2002 TYPE OF SYSTEM Standard w/effluent pump

D & K concrete, 2-compartment w/Risers Design Sewage Flow 375 Gallons/Day

Tank Volume 1500 Gallons Disposal Trenches X Seepage Bed(s) -- Square Feet

Maximum Depth 30 inches. Minimum Depth 24 inches. 350 Linear Feet

Equal Loop Serial X Pressurized Minimum Distance Between Trenches 10 ft.

Total Rock Depth NA inches. Below Pipe NA inches. Above Pipe NA inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install in accordance with plans & specifications submitted 4-5-01. Honor all required setbacks. As-built with all notations on approved plan addressed and certification of final construction by installer along with copy of electrical permit and pumping receipt required prior to pre-cover inspection request. PRE-COVER INSPECTION REQUIRED - CONTACT

NCBO -- 861-3280

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

Installer Vinson Brothers

Final Insp. Date 4-23-01

Inspected By Connie Schrandt

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71

As-built & certification of final construction received 4-20-01. Electrical permit (bulk label #A319404) received 4-20-01. Pump/alarm test ok. Pumping receipt received pending. System components installed/constructed as per approved as-built. OK to cover system.

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Connie M Schrandt (Authorized Signature)

Natural Resource Specialist (Title)

5-17-01 (Date)

DEQ, NCBO, WARRENTON (Office)

STATEMENT

ED'S
Septic Tank Cleaning Service
 Licensed & Bonded
 92042 Koppisch Road
 ASTORIA, OREGON 97103-8426
CLYDE McDONALD 458-6521
(800) 382-7380

DATE 8-20-2001
 NUMBER 503-738-2439

P.O.# 30887 NC

Willamette Industries
P.O. Box 998
Seaside, Oregon 97138

Re: 86645 Lewis Clark Rd
 Seaside, Oregon

TERMS: A \$20.00 SERVICE CHARGE WILL BE APPLIED TO ALL RETURNED CHECKS.

DATE	CHARGES AND CREDITS	BALANCE
	Pumped @ 25¢ Per Gallon	BALANCE FORWARD
8-18-01	Pumped 6000 Gallons	\$1500.00
8-19-01	Pumped 4000 Gallons	1000.00
8-20-01	Pumped 2000 Gallons	500.00
	TOTAL	3000.00

DUPLICATE

Thank You

PAY LAST AMOUNT IN THIS COLUMN

Department of Environmental Quality
Northwest Region, Warrenton Office
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280/(503) 861-3259(FAX)

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

May 17, 2001

Attn: Garry L. Phelan
Willamette Industries, Inc.
P.O. Box 998
Seaside, OR 97138

Re: Issuance of Certificate of Satisfactory
Completion, Permit #01-48
T6N-R10W-S13; TL# 1501
Clatsop County

Dear Garry L. Phelan:

In response to your letter dated April 12, 2001, the proposed delay in decommissioning the old concrete cesspool later this summer when weather conditions are drier is supported. Breaking down the tank and burying it in place, as proposed in your letter, is acceptable. The sewer line that connects to the old tank does not need to be removed or destroyed.

During the pre-cover inspection, I verified that the old system has been disconnected and is no longer in use. The Certificate of Satisfactory Completion (CSC) for the recent repair under Permit #01-48 is enclosed.

In accordance with Oregon Administrative Rules (OAR) 340-071-0185(1)(b), a system must be decommissioned when the source of sewage has been permanently eliminated. Once the cesspool has been decommissioned later this year, please submit a copy of the pumping receipt to update and complete the record for the old septic system.

If you have any questions regarding this matter, please call the North Coast Branch Office at (503) 861-3280.

Sincerely,

Connie M. Schrandt

Connie M. Schrandt
Natural Resource Specialist
Northwest Region, Water Quality



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993
DEQ-1



APR 20 2001 (Received)

FINAL INSPECTION REQUEST AND NOTICE

NORTH COAST BRANCH OFFICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system: ~~WAPPELTON~~ the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: BASIC INFORMATION.

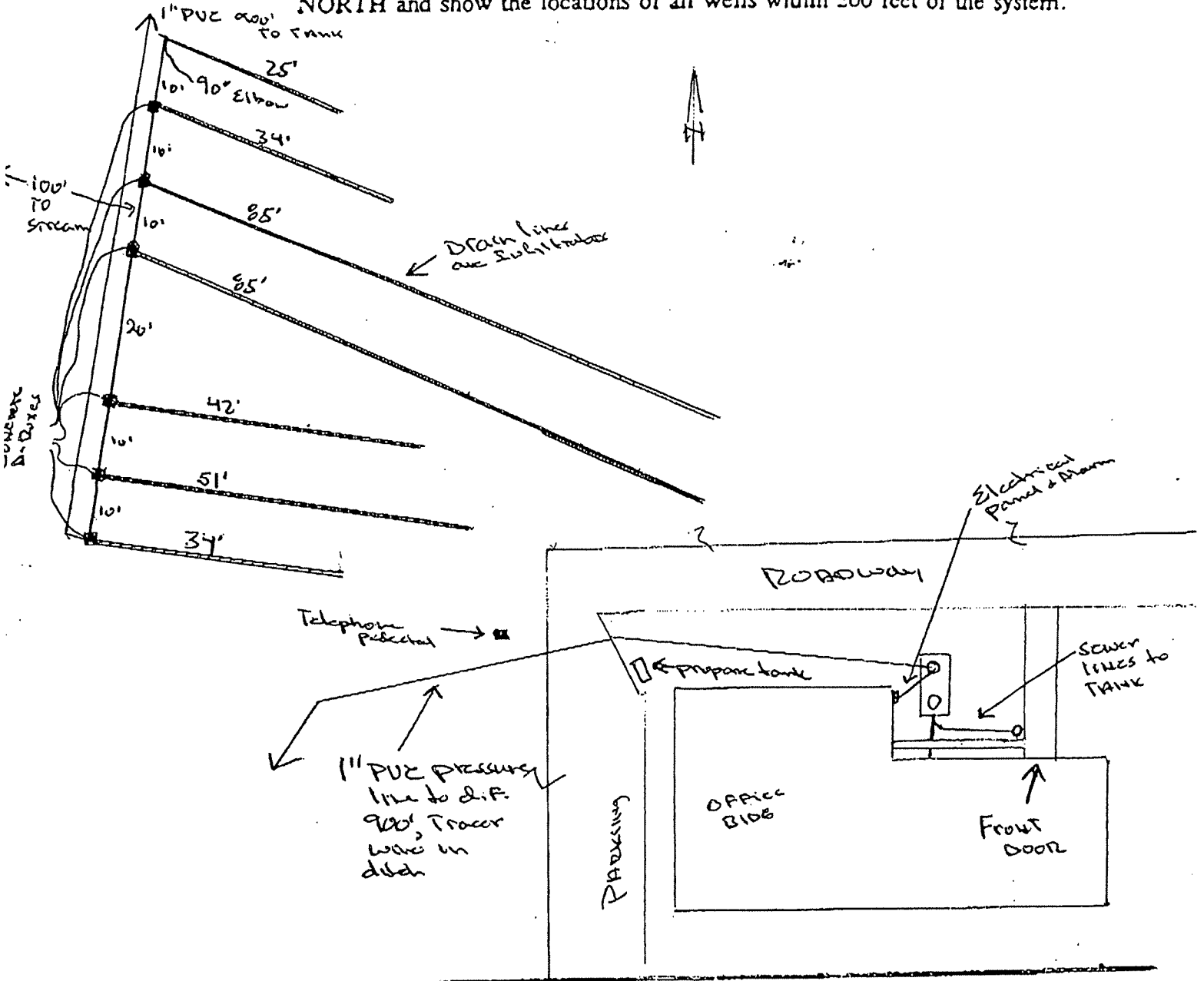
Property Owner Williamette Trail Permit Number 01-48 County Clatsop
Township GN; Range 10W; Section 13; Tax Lot 1501; Tax Acct. # _____
Job Location Lawrence + Clark Road Seaside
Date System Construction Completed 4-20-01; Date Submitted to DEQ or Agent 4-20-01

SECTION 2: MATERIALS LIST. Identify and list all materials used in the system's construction.

- 1500 Gallon D+K Concrete tank
- Grease pump package (see attached)
- 4 yard of concrete for curb ~~curb~~ - 3 rebar
- 60' 2" Abs for sink drain
- 900' 1" SCH 40 P.V.C Transport pipe
- 900' Green tracer wire
- 800' 2" SCH 40 Pipe for casing under driveway
- 41 Infiltrator units
- 14 Infiltrator end caps
- 70' 4" 3034 Sewer pipe
- 6 D+K D-Boxes
- 40 yds of sand to backfill Tank

Property Owner Williamette, Inc Permit Number 01-48 County Clatsop

SECTION 3: AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.



SECTION 4: CONSTRUCTION WAS PERFORMED BY:

Property Owner (Permittee)

Sewage Disposal Service Business: Vinson Bros. Const. Inc 36845
(Prior Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

David Vinson Owner 4-20-01
(Signature) (Title) (Date)

ORD243461

Printed: 4/5/01 12:00:00 PM

This sale subject to Orenco Systems, Inc Terms & Conditions

Order

Page: 1

ORD243461 ENVIRONMENTAL QUALITY RECEIVED

Customer ID	Ordered by	Payment Terms	Req Ship Date	Shipping Method
VINSBROT01	Dennis Vinson	Net 30	4/9/01	USF-N

APR 20 2001

Bill To:	Ship To:
Vinson Brothers Construction 42568 Stringtown Lane Astoria OR 97103 Phone: (503) 458-6561 Ext. 0000 Fax: (503) 458-6763 Ext. 0000	Vinson Brothers Construction 92740 Knappa Dock Rd Astoria OR 97103 <i>Tag: Williamette Industries</i> Ship Phone: (503) 458-6561 Ext. 0000 Ship Fax: (503) 458-6763 Ext. 0000

NORTH COAST BRANCH OFFICE
WARRENTON

Salesperson ID	User ID	Date	Purchase Order No.	Master N
Robert M. ext 284	nmiller	4/3/01	WILLIAMETTE INDUSTRI	572
Qty	B/O Item Number	Description	Unit	
Ris 1.000	RR2430	Pvc Access Riser, 24" Dia.		
Ris 1.000	RR2430+S+10	Pvc Access Riser, 24" Dia. With S and G1		
Lid 2.000	FL24-4B	Fiberglass Lid 24": 4 Bolt		
Pic 2.000	PRTA24	ABS Riser/Tank Adapter 24" Dia		
Pic 2.000	PRTA24BORIT	Bolt Down Kit, Ptra24		
Pic 2.000	MA320	200 G Epoxy Kit		
SB 1.000	SB-	Pvc Splice Box W/4 Cord Clips		
Vau 1.000	PVU57-1819	Universal Bionube® Pump Vault, 18" cartridge		2
Pwr 1.000	PI00511	OSI Effluent Pump; 1/2Hp, 10gpm 115V,60Hz,10' Le		3
Pic 1.000	PAWARRANTY	Pump Warranty, 5 year on OSI Pumps		
H&V 1.000	HV100BC-H32	H&V Assembly, 1" check valve; high head 32"		
H&V 1.000	HVX100	1" Dia. X 12" External Flex Extension		
Flo 1.000	MFAST-Y,C,W-27V	Fl. As.:(Y,C,W);27" stern;pump vault:		
Pan 1.000	STRO	Simplex Panel, 115V W/Ro		2

Dennis 109

Comments SHIP WITH ORDER 243460					ORENCO SYSTEMS, INC. 814 AIRWAY AVE SUTHERLIN, OR 97479 PH: (541)459-4449 FAX: (541)459-2884		Subtotal Misc Tax Shipping Total
Picked by	Ship Date	Pkgs Shpd	Pallets Shpd	Checked by			

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED



State of Oregon
Building Codes Division
Electrical Safety Section

APR 20 2001

Date: 4/18/01 Permit no.: ELOI-1141-NORTH COAST BRANCH OFFICE
Project address: 86645 LEWIS & CLARK RD WARRENTON
SEASIDE OR 97138

Person responsible for this installation:

If this is a homeowner installation,
the homeowner must sign below.

Homeowner: _____

If this installation is made by an electrical contractor,
the following must be completed:

Contracting firm: M & M ELECTRIC
License no.: 4-580
Supervising electrician signature: Craig Colby
License no.: 41795

The preceding must be filled in and this permit attached to the
main electric panel before any inspection will be made.

	Inspector	Date
Service:		
Cover:		
Final:		

A 319404

**Non-transferrable
Non-refundable**



Willamette Industries, Inc.
North Coast Resource Area

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 16 2001

NORTH COAST BRANCH OFFICE
WARRENTON

86645 Lewis & Clark Road
P.O. Box 998
Seaside, OR 97138
(503) 738-6351
FAX: (503) 738-9253

April 12, 2001

D.E.Q.
Attention: Connie Schrandt
Natural Resource Specialist
65 N. Highway 101, Suite G
Warrenton, OR, 97146

Dear Connie Schrandt:

In reviewing the permit for repair of our on site sewage disposal system, I see that a pumping receipt and decommissioning of the old tank is required.

I would ask if this portion of the permit requirements can be delayed until dryer weather in late summer. As you may recall, access to the old tank is difficult because of being in a timbered area and some very wet areas to access across. We will have to pioneer a temporary road to the tank to open and pumped it then dump truck material in to back fill it or break the concrete tank down and bury it. This process would be environmentally better in the dry of the year.

Disconnection and decommission of feeder line will be completed with repairs currently taking place by Vinson Brothers.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Garry Phelan".

Garry Phelan
Engineering Specialist

63228

Control No.

STATE OF OREGON

PERMIT NO. 01-48

DEPARTMENT OF ENVIRONMENTAL QUALITY

\$ 705.00

Fee

Commercial major

New Construction

Repair

Other

Permit Issued To Willamete Industries Inc. 6N 10W 13 1501 Clatsop
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

Lewis & Clark RD Seaside Connie M Schmidt 4-09-01
(Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE April 9, 2002 TYPE OF SYSTEM Standard w/effluent pump

& Equalizer 24s

D & K concrete, 2-compartment w/Risers Design Sewage Flow 375 Gallons/Day

Tank Volume 1500 Gallons Disposal Trenches Seepage Bed(s) -- Square Feet

Maximum Depth 30 inches. Minimum Depth 24 inches. 350 Linear Feet

Equal Loop Serial Pressurized Minimum Distance Between Trenches 10 ft.

Total Rock Depth NA inches. Below Pipe NA inches. Above Pipe NA inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install in accordance with plans & specifications submitted 4-5-01. Honor all required setbacks. As-built with all notations on approved plan addressed and certification of final construction by installer along with copy of electrical permit and pumping receipt required prior to pre-cover inspection request.
PRE-COVER INSPECTION REQUIRED - CONTACT

NCBO -- 861-3280

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

Installer _____

Final Insp. Date _____

Inspected By _____

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

(Authorized Signature)

(Title)

(Date)

(Office)

APR 5 2001

Site Plan Willamette Ind. Seaside Office

T6N RIDW Sec 13 T.L. 1501 & 1600

Vinson Bros. Construction Inc. DEQ # 36845 NORTH COAST BRANCH OFFICE
WARRENTON

This is a detailed Site Plan see attached maps
for full overview

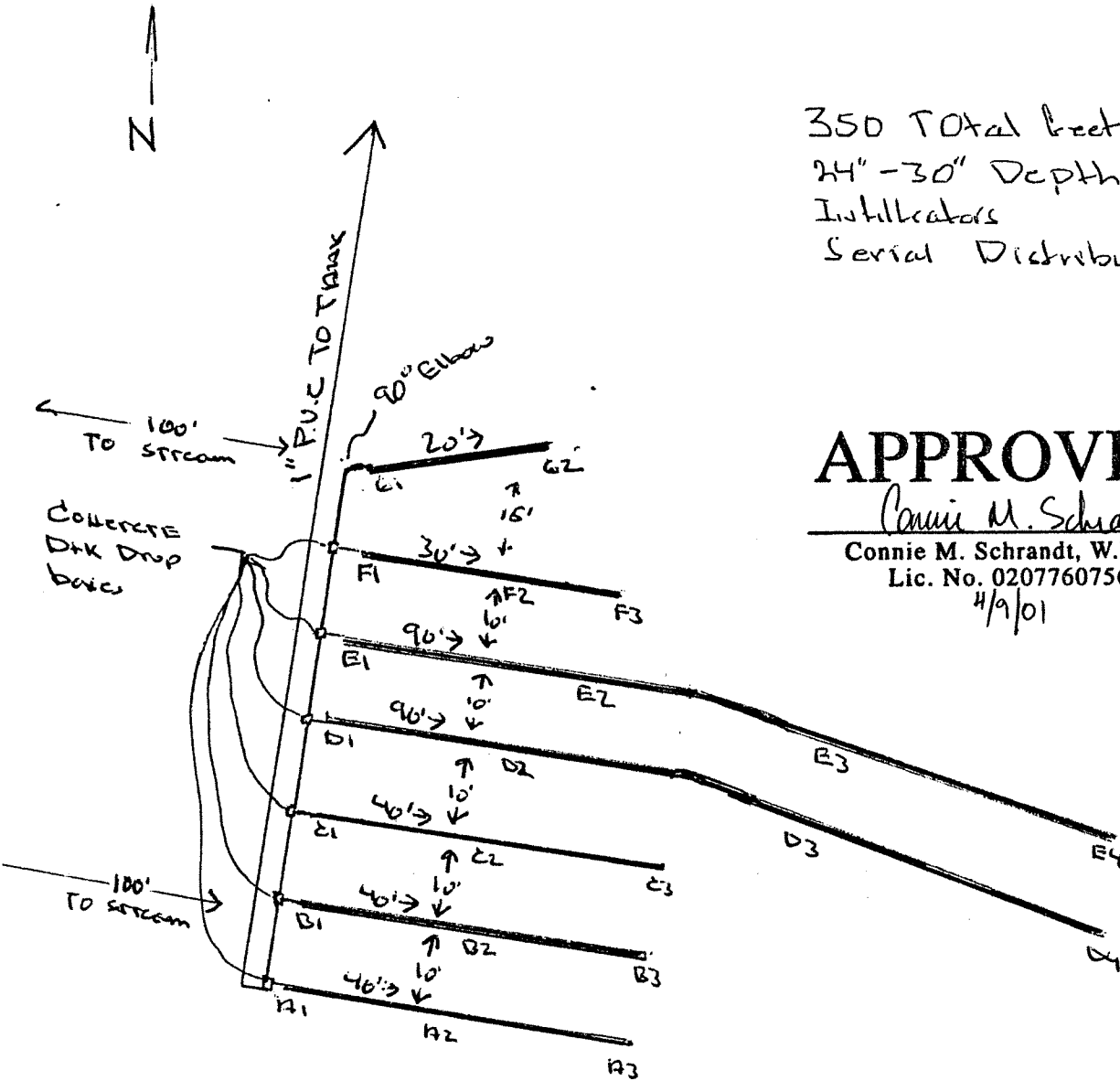
350 Total feet
24"-30" Depth
Infiltrators
Serial Distribution

APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.
Lic. No. 0207760756

4/9/01



Elevations:

A1 1'10"	B1 3'9"	C1 4'4"	D1 5'4"	E1 6'9"	F1 7'2"	G1 8'7"
A2 1'11"	B2 3'3"	C2 4'6"	D2 5'9"	E2 6'9"	F2 7'5"	G2 8'6"
A3 1'6"	B3 3'7"	C3 4'8"	D3 5'11"	E3 7'3"	F3 7'6"	
			D4 5'0"	E4 6'10"		

APR 5 2001

Materials List

Willamette Ind Seaside Office

T6N RIDW Sec 13 T.L. 1501, 1600

Vinson Broc. Construction Inc. D.E. # 36845

NORTH COAST BRANCH OFFICE
WARRENTON

- 1500 Gallon D+K 2 Compartment Concrete Tank
- Oreco Pump package (see attached)
- 145' 3" ABS Pipe for sink drain
- 700' 1" Sch 40 Transport pipe
- 700' Tracer wire
- 100' 2" Sch 40 P.V.C. pipe for casing under gravel area
- 41 Infiltrator units
- 14 Infiltrator end caps
- 65' 4" 3034 P.V.C. Sewer pipe
- 10 Cubic Yards of sand to backfill Tank
- 4 Yds of concrete for Anti-Bouyancy
- 2 pieces of rebar for tank straps

APPROVED

Connie M. Schardt
Connie M. Schardt, W.W.S.
Lic. No. 0207760756
4/9/01

Anti Bouyancy Calculation:

1500 Gal. tank is $5.5'H \times 6.0'W \times 10.5'L = 346.5'$

Tare weight of tank is 14,000 lbs.

of water is $62.5 \text{ lbs. } (346.5) \text{ lbs} = 21656.25 \text{ lbs. displaced}$

$21656 - 14,000 = 7656 \text{ lbs of bouyancy}$

Concrete is 4,000 lbs per yard

2 yds of concrete is needed to counter bouyancy of a 1500 Gallon tank.

4 yds will give a factor of 2

APR 5 2001

Williamette

Quotation NORTH COAST BRANCH OFFICE
WARRENTON Page

QTE31938

Customer ID	Quoted to	Phone	Fax	Salesperson ID	Payment Ter
VINSBROT01	Dennis Vinson	(503) 458-6561	(503) 458-6763	Robert M. ext 284	Net 30

Bill To:	Ship To:
Vinson Brothers Construction 42568 Stringtown Lane Astoria OR 97103	Vinson Brothers Construction 92740 Knappa Dock Rd. Astoria OR 97103

Quote Number	Date	Ship Via	Expiration	Purchase Order	Master
QTE319380	4/2/01		7/1/01	WILLIAMETTE INDUSTRI	5
Qty	Items	Description/Comments			
1.000	RR2424	Pvc Access Riser, 24" Dia.			
1.000	RR2424+S+10	Pvc Access Riser, 24" Dia. With S and G1			
2.000	FL24-4B	Fiberglass Lid 24"; 4 Bolt			
2.000	PRTA24	ABS Riser/Tank Adapter 24" Dia			
2.000	PRTA24BDKIT	Bolt Down Kit, Prra24			
2.000	MA320	200 G Epoxy Kit			
1.000	SB4	Pvc Splice Box W/4 Cord Grips			
1.000	PVU57-1819	Universal Biotube® Pump Vault, 18" cartridge			
1.000	P100S11	OSI Effluent Pump, 1/2Hp, 10gpm 115V, 60Hz, 10' Lead			
PAWARRANTY					
1.000	PAWARRANTY	Pump Warranty, 5 year on OSI Pumps			
1.000	HV100BC-H32	H&V Assembly, 1" check valve; high head 32"			
1.000	HVX100	1" Dia. X 12" External Flex Extension			
1.000	MFABT-Y,G,W-27V	Fl. As. (Y,G,W); 27" stem; pump vault			
1.000	S1RO	Simplex Panel, 115V W/Ro			

APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.
Lic. No. 0207760756

4/9/01

Comments	Oranco Systems, Inc. 814 Airway Ave Sutherlin, OR 97479 1.800.348.9843 Ph: 541.459.4449 Fax: 541.459.2884	Subtotal Tax Shipping Total
----------	--	--------------------------------------

Prices are based on OSI's April 15, 2000 price list. All sales are subject to OSI's terms and conditions.
Please be sure that these are the materials you need and that our totals are correct. **FOB Sutherlin, OR.**
Freight charges are Collect or Prepaid & Add. If freight charges are estimated, actual charges may vary.

Pump Selection for a Non-Pressurized System

Willamette Industries

Prepared for you by: Robert Miller Ext. 284



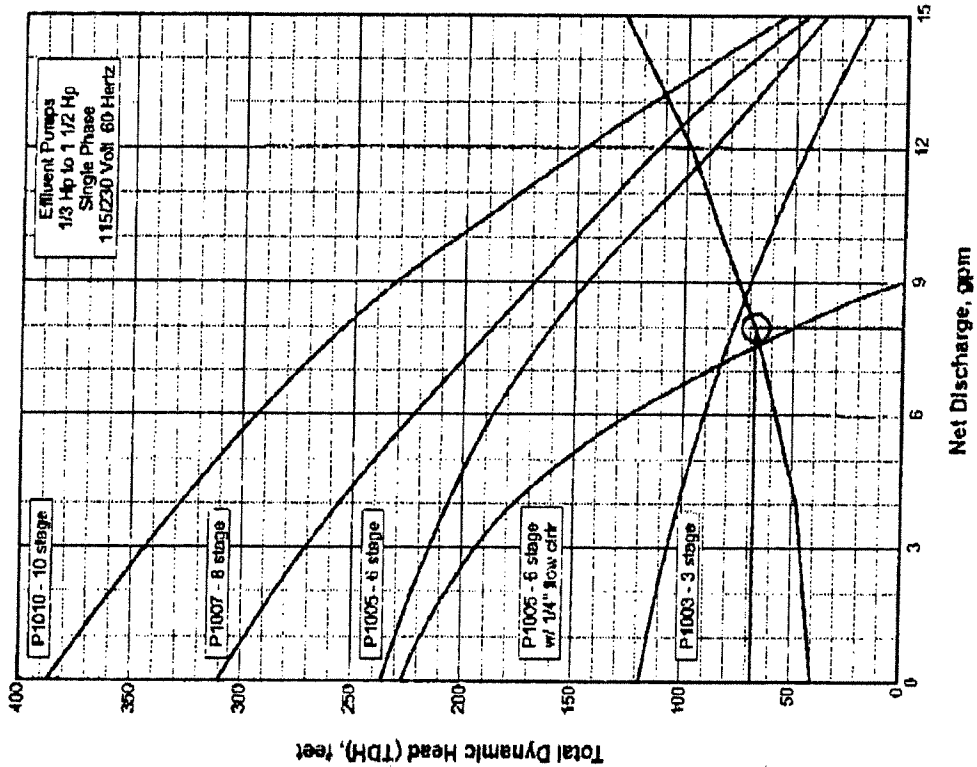
Oreco Systems
Incorporated

814 ATMWAY AVENUE
SOUTH BEND, OREGON
97475-9012
TELEPHONE:
503-468-4149
FACSIMILE:
503-468-2894

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 5 2001

NORTH COAST BRANCH OFFICE
WARRENTON



Input Parameters	
Design Flow Rate	8 gpm
Distributing Valve Model	None
Lift to Discharge	40.0 feet
Transport Length	700.0 feet
Transport Line Size	1.00 inches
Transport Pipe Class/Schedule	40
Discharge Assembly Size	1.00 inches
Flow Meter	None
*Add-on Friction Losses	0.0 feet

Calculations -	
Head Loss Through Distributing Valve	0.0 feet
Head Loss in Transport Pipe	25.9 feet
Head Loss Through Discharge	1.5 feet
Head Loss Through Flow Meter	0.0 feet
*Add-on Friction Losses	0.0 feet
Total Flow Rate	8.0 gpm
TDH	67.3 feet

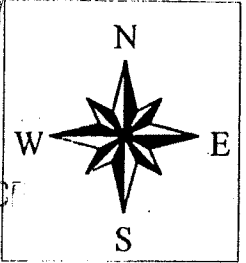
APPROVED
Connie M. Schrandt
Connie M. Schrandt, W.W.S.
Lic. No. 0207760756
4/9/01

Tax Lot Reference Map

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 5 2001

NORTH COAST BRANCH OFFICE
WARRENTON



Tax Lot 1501

L&C Mainline

Office Bld

Well House

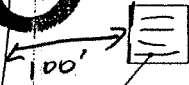
Stream

300 Line

13

Tax Lot 1600

Proposed Drain Field



1:3000

100 0 100 200 Feet



TWN 06N RNG 10W SEC 13

APPROVED

Connie M. Schrandt
Connie M. Schrandt, W.W.S.
Lic. No. 0207760756

4/9/01

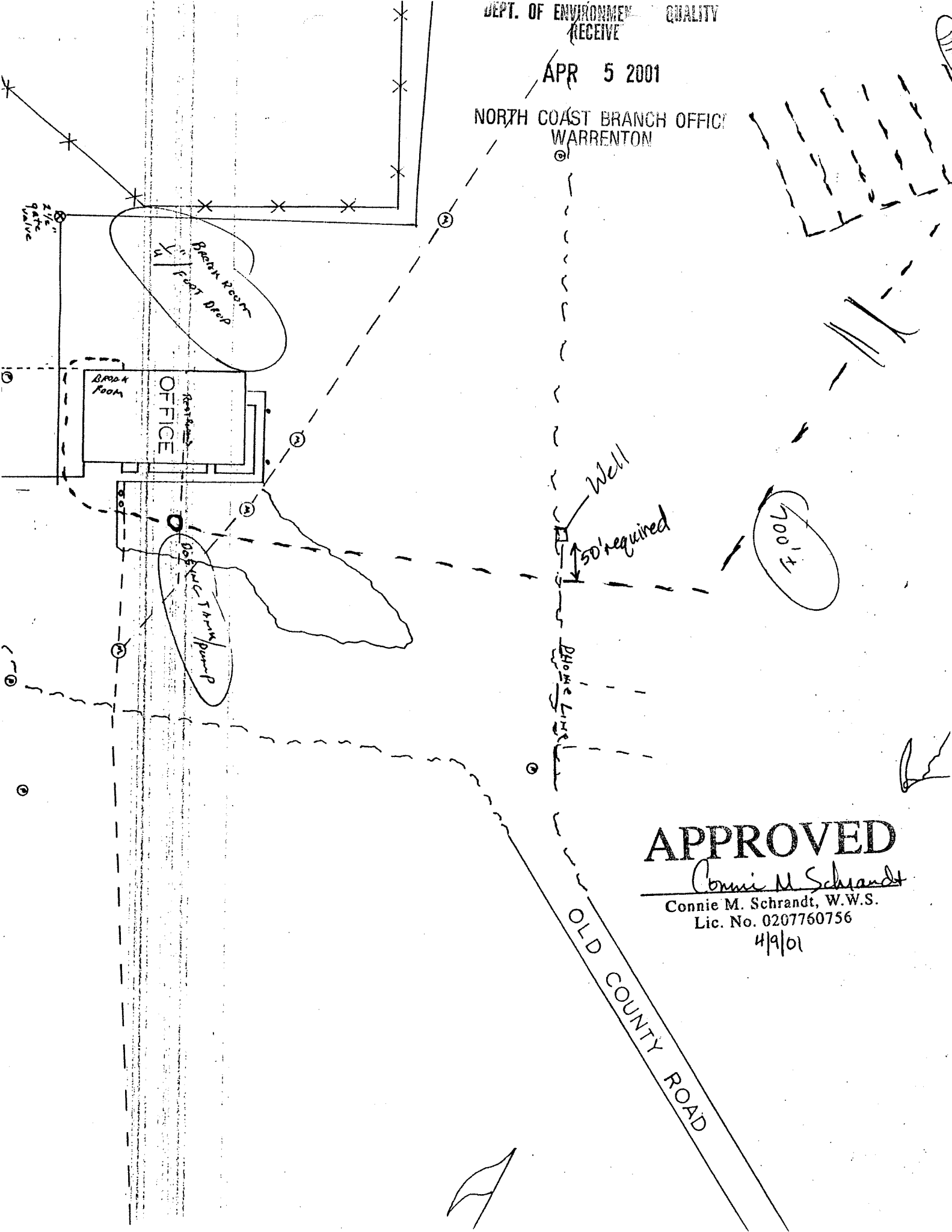


Willamette Industries

Apr 02, 2001

APR 5 2001

NORTH COAST BRANCH OFFICE
WARRENTON



APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.
Lic. No. 0207760756

4/9/01

Site Plan Willamette Ind. Seaside Office

T6N RIDOW Sec 13 T.L. 1501 & 1600

APR 5 2001

Vinson Bros. Construction, Inc. DEQ # 36845

NORTH COAST BRANCH OFFICE
WARRENTON

This is a detailed Site Plan see attached maps
for full overview

350 Total feet
24"-30" Depth
Infiltrators
Serial Distribution

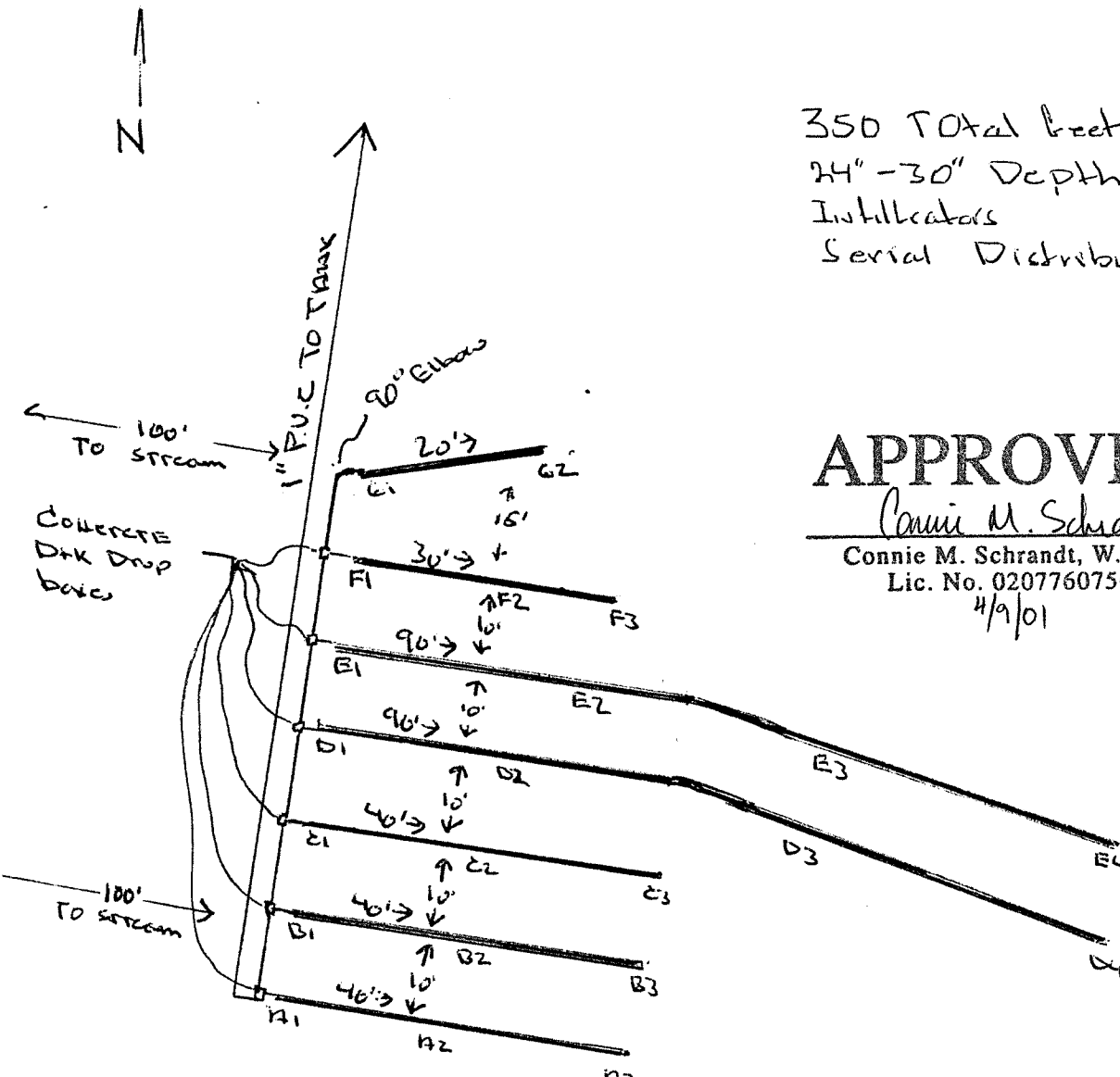
APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.

Lic. No. 0207760756

4/9/01



Elevations:

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A2 1'11"	B2 3'3"	C2 4'6"	D2 5'4"	E2 6'9"	F2 7'5"	G2 8'6"
A3 1'6"	B3 3'7"	C3 4'8"	D3 5'11"	E3 7'3"	F3 7'6"	
			D4 5'0"	E4 6'10"		

APR 5 2001

Materials List

Willamette Ind Seaside Office

T6N RIDW Sec 13 T.L. 1501, 1600

Vinson Broc. Construction Inc. D.E.R. # 36845

NORTH COAST BRANCH OFFICE
WARRENTON

- 1500 Gallon D+K 2 Compartment Concrete Tank
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APPROVED

Connie M. Schardt
Connie M. Schardt, W.W.S.
Lic. No. 0207700756
4/9/01

Anti Bouyancy Calculation:

1500 Gal. tank is 5.5'H x 6.0'W x 10.5'L = 346.5[#]
 Tare weight of tank is 14,000 lbs.
[#] of water is 62.5 lbs. (346.5) lbs = 21656.25 lbs. displaced
 21656 - 14,000 = 7656 lbs of bouyancy
 Concrete is 4,000 lbs per yard
 2 yds of concrete is needed to counter bouyancy
 of a 1500 Gallon tank.
 4 yds will give a factor of 2

notifier

Printed: RECEIVED 4/2/01 3:50:32 PM

APR 5 2001

Williamette

Quotation NORTH COAST BRANCH OFFICE
WARRENTON Page 1

QTE31931

Customer ID	Quoted to	Phone	Fax	Salesperson ID	Payment Ter
VINSBROT01	Dennis Vinson	(503) 458-6561	(503) 458-6763	Robert M. ext 284	Net 30

Bill To:	Ship To:
Vinson Brothers Construction 42568 Stringtown Lane Astoria OR 97103	Vinson Brothers Construction 92740 Knappa Dock Rd. Astoria OR 97103

Quote Number	Date	Ship Via	Expiration	Purchase Order	Master
QTE319380	4/2/01		7/1/01	WILLIAMETTE INDUSTRI	5
Qty	Items	Description/Comments			
1.000	RR2424	Pvc Access Riser, 24" Dia.			
1.000	RR2424+S+10	Pvc Access Riser, 24" Dia. With S and G1			
2.000	FL24-4B	Fiberglass Lid 24", 4 Bolt			
2.000	PRTA24	ABS Riser/Tank Adapter 24" Dia			
2.000	PRTA24BDKIT	Bolt Down Kit, PRTA24			
2.000	MA320	200 G Epoxy Kit			
1.000	SB4	Pvc Splice Box W/4 Cord Grips			
1.000	PVU57-1819	Universal Biotube® Pump Vault, 18" cartridge			
1.000	P100511	OSI Effluent Pump; 1/2Hp, 10gpm 115V, 60Hz, 10' Lead			
	PAWARRANTY				
1.000	PAWARRANTY	Pump Warranty, 5 year on OSI Pumps			
1.000	HV100BC-H32	H&V Assembly, 1", check valve; high head 32"			
1.000	HVX100	1" Dia. X 12" External Flex Extension			
1.000	MPABT-Y,G,W-27V	Fl. As. (Y,G,W); 27" stem; pump vault			
1.000	S1RO	Simplex Panel, 115V W/Ro			

APPROVED

Connie M. Schrandt
Connie M. Schrandt, W.W.S.
Lic. No. 0207760756
4/9/01

Comments	Oreco Systems, Inc. 814 Airway Ave Sutherlin, OR 97479 1,800.348.9843 Ph: 541.459.4449 Fax: 541.459.2884	Subtotal Tax Shipping Total
----------	---	--------------------------------------

Prices are based on OSI's April 15, 2000 price list. All sales are subject to OSI's terms and conditions.
Please be sure that these are the materials you need and that our totals are correct. **FOB Sutherlin, OR.**
Freight charges are Collect or Prepaid & Add. If freight charges are estimated, actual charges may vary.

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APR 5 2001

NORTH COAST BRANCH OFFICE
WARRENTON



Orenco Systems
Incorporated

814 AIRWAY AVENUE

SOUTH BEND, OREGON

51479-5012

TELEPHONE:

(541)459-4480

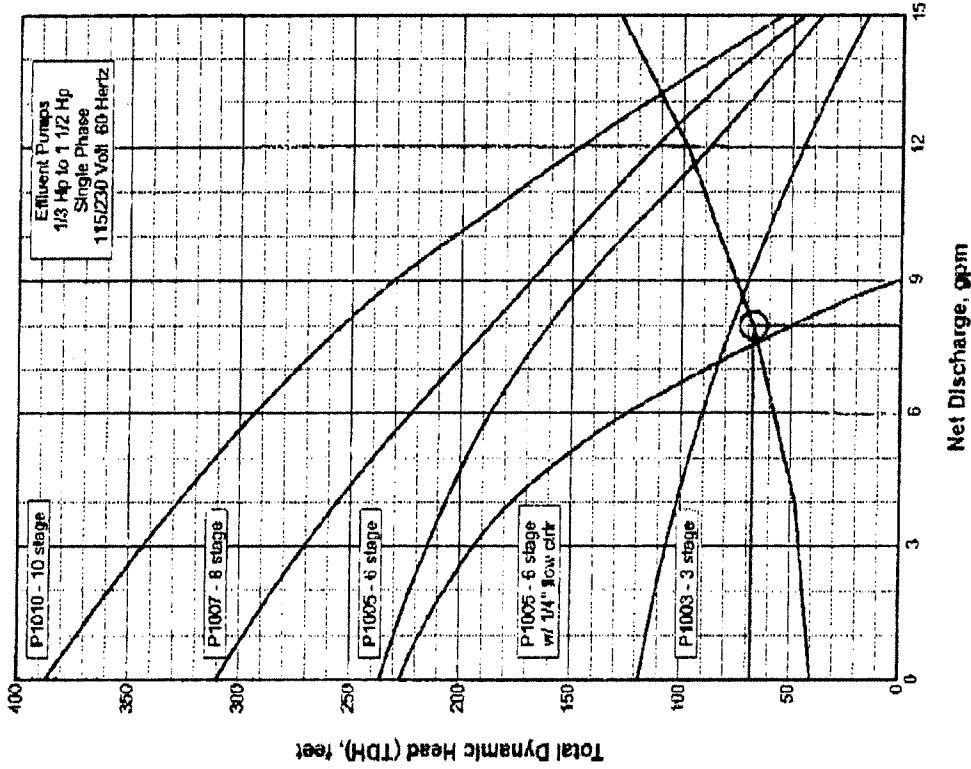
FACSIMILE:

(541)459-2894

Pump Selection for a Non-Pressurized System

Willamette Industries

Prepared for you by: Robert Miller Ext. 284



Input Parameters	
Design Flow Rate	8 gpm
Distributing Valve Model	None
Lift to Discharge	40.0 feet
Transport Length	700.0 feet
Transport Line Size	1.00 inches
Transport Pipe Class/Schedule	40
Discharge Assembly Size	1.00 inches
Flow Meter	None
'Add-on' Friction Losses	0.0 feet

Calculations	
Head Loss Through Distributing Valve	0.0 feet
Head Loss in Transport Pipe	25.9 feet
Head Loss Through Discharge	1.5 feet
Head Loss Through Flow Meter	0.0 feet
'Add-on' Friction Losses	0.0 feet
Total Flow Rate	8.0 gpm
TDH	67.3 feet

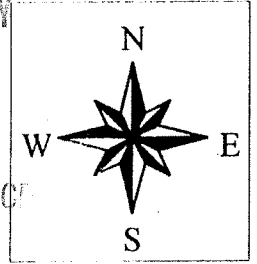
APPROVED
Connie M. Schrandt
Connie M. Schrandt, W.W.S.
Lic. No. 0207760756
4/9/01

Tax Lot Reference Map

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APR 5 2001

NORTH COAST BRANCH OFFICE
WARRENTON



Tax Lot 1501

L&C Mainline

Office Bld

Well House

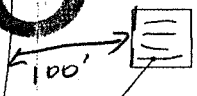
Stream

300 Line

13

Tax Lot 1600

Proposed Drain Field



1:3000

100 0 100 200 Feet



TWN 06N RNG 10W SEC 13

APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.

Lic. No. 0207760756

4/9/01



Willamette Industries

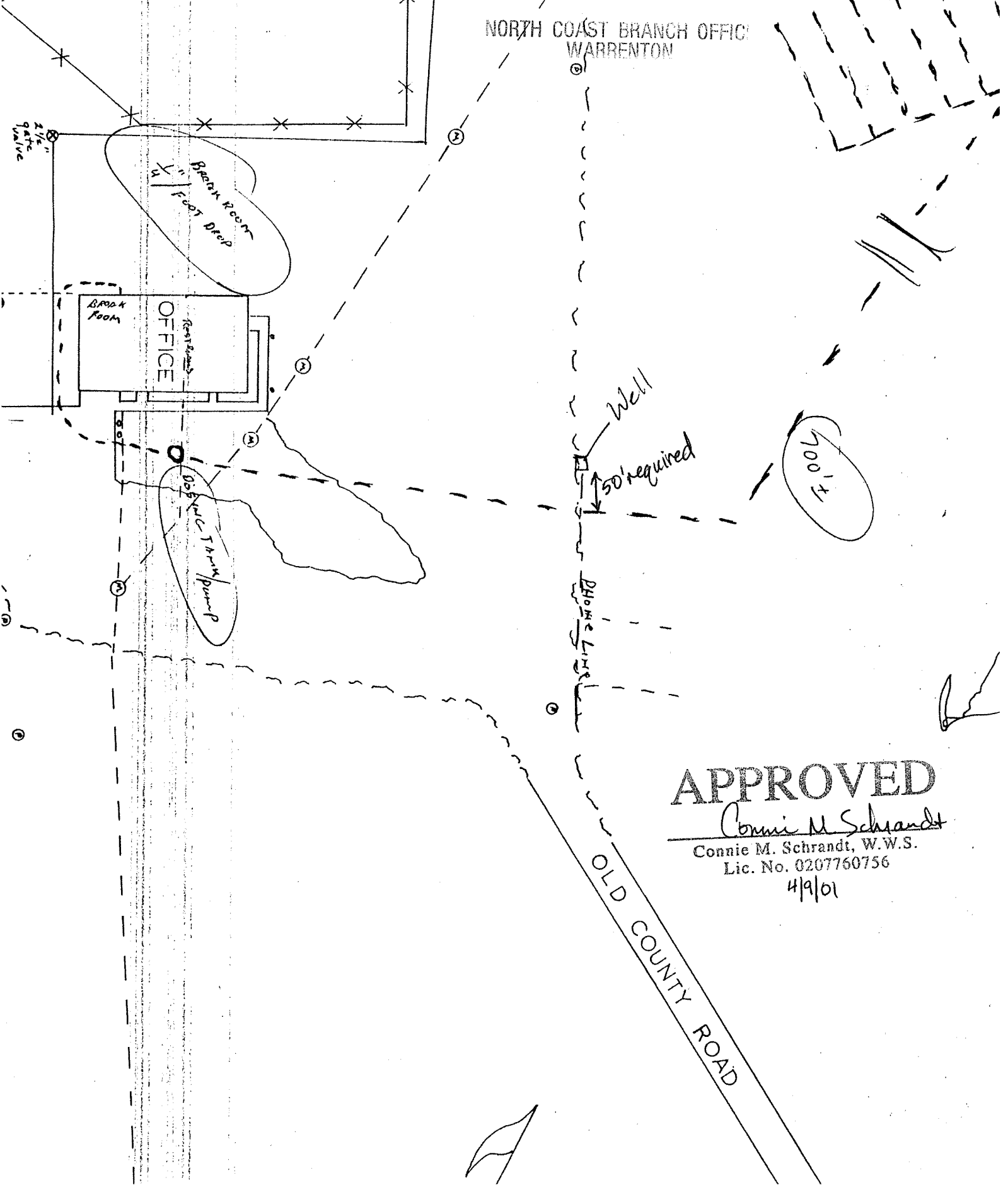
Apr 02, 2001

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NORTH COAST BRANCH OFFICE
WARRENTON

DR#



APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.
Lic. No. 0207760756

4/9/01

OLD COUNTY ROAD



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APR 3 2001

WILLAMETTE INDUSTRIES, INC.
P.O. Box 907
Albany, Oregon 97321

NORTH COAST BRANCH OFFICE
WARRENTON

Please deliver this facsimile to: Connie Schrandt

Date: 4/3/01 Time: Pages including cover sheet 4

From: Janet Runkle Department: Western Forestry

Direct Phone **(541) 924-5325** Subject:

Fax number **(541) 917-3694** March 26 letter to Garry Phelan

e-mail jrunkle@wii.com Repair to on-site septic system

Garry forwarded a copy of your letter to me with his request that I prepare easement, however this activity does not cross a property line.

I've enclosed a copy of the pages from our deed that apply. There are no property lines between tax lots 1501 and 1600; these are only lines put on the maps by the tax assessor to capture different tax values.

Please call me if you have any questions. I'll try to call you later and see if you need anything else from Willamette.

Thank you - Janet Runkle

This information is confidential and to be delivered only to the addressee as indicated.

Until a change is requested,
all tax statements shall be sent
to the following address:

Miller, Nash, Wiener, Hager & Carlsen
111 S.W. Fifth Avenue, Suite 3500
Portland, Oregon 97204-3699

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Willamette Industries, Inc.
1300 S.W. Fifth Avenue, Suite 3800
Portland, Oregon 97201

Attention: Jonathon L. Goodling

APR 3 2001

Attention: Don D. McNeill

NORTH COAST BRANCH OFFICE
WARRENTON

MAY 15 3 15

STATUTORY BARGAIN AND SALE DEED
(Oregon)

HANSON NATURAL RESOURCES COMPANY, a Delaware general partnership, CAVENHAM ENERGY RESOURCES INC., a Delaware corporation and CAVENHAM FOREST INDUSTRIES INC., a Delaware corporation (collectively "Grantor"), conveys to WILLAMETTE INDUSTRIES, INC., an Oregon corporation ("Grantee"), the real property described on Exhibit A attached hereto.

The true consideration for this conveyance consists of or includes other property or value given or promised, which is part of the consideration.

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: May 15, 1996

HANSON NATURAL RESOURCES COMPANY
by Cavenham Forest Industries Inc.
a general partner

By RA Carson

Title CEO + PRES

14-24695

3

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APR 3 2001

BOOK 900 PAGE 739

NORTH COAST BRANCH OFFICE
WARRENTON

TOWNSHIP 6 NORTH, RANGE 9 WEST, W.M.

- SECTION 1: ALL
- SECTION 2: ALL
- SECTION 3: ALL
- SECTION 4: ALL
- SECTION 5: ALL
- SECTION 6: THE EAST HALF; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; GOVERNMENT LOT 7
- SECTION 7: ALL
- SECTION 8: ALL
- SECTION 9: ALL
- SECTION 10: ALL
- SECTION 11: THE SOUTH HALF; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
- SECTION 12: ALL
- SECTION 13: ALL
- SECTION 14: ALL
- SECTION 15: ALL
- SECTION 16: ALL
- SECTION 17: ALL
- SECTION 18: ALL
- SECTION 19: ALL
- SECTION 20: THE EAST HALF; THE SOUTHWEST QUARTER; THAT PORTION OF THE NORTHWEST QUARTER AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 4, 1949 IN BOOK 205, PAGE 441
- SECTION 21: ALL
- SECTION 22: ALL
- SECTION 23: ALL
- SECTION 24: ALL
- SECTION 25: ALL
- SECTION 26: ALL
- SECTION 27: ALL
- SECTION 28: ALL
- SECTION 29: ALL
- SECTION 30: ALL
- SECTION 31: ALL
- SECTION 32: ALL
- SECTION 33: ALL
- SECTION 34: ALL
- SECTION 35: ALL
- SECTION 36: ALL

TOWNSHIP 6 NORTH, RANGE 10 WEST, W.M.

SECTION 1: THE WEST HALF; GOVERNMENT LOT 2; THE WEST HALF OF THE GOVERNMENT LOT 1; AND THAT CERTAIN STRIP OF LAND, OVER AND ACROSS THE

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

APR 3 2001

BOOK 900 PAGE 740

NORTH COAST BRANCH OFFICE
WARRENTON

- SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER, DESCRIBED AS PARCELS 22B AND 23B IN INSTRUMENT RECORDED IN BOOK 134, PAGE 95, CLATSOP COUNTY DEED RECORDS
- SECTION 2: THE EAST HALF OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER; GOVERNMENT LOTS 1, 2, 3, THAT PORTION OF THE OBEDIAH C. MOTTLY DONATION LAND CLAIM LYING IN SECTION 2
- SECTION 3: THAT PORTION OF THE OBEDIAH C. MOTTLY DONATION LAND CLAIM DESCRIBED IN INSTRUMENT RECORDED JANUARY 5, 1955 IN BOOK 228, PAGE 695 LYING IN SECTION 3
- SECTION 11: ALL

EXCEPT THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION CONVEYED BY CROWN ZELLERBACH CORPORATION TO CLATSOP COUNTY DESCRIBED IN INSTRUMENT DATED OCTOBER 5, 1972

ALSO, EXCEPTING PARCEL NO 1 OF PARTITION PLAT NO. 1995-015 AS RECORDED IN CLATSOP COUNTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 AS CONVEYED BY HANSON NATURAL RESOURCES TO THE CITY OF SEASIDE

- SECTION 12: THE SOUTH HALF OF THE NORTHEAST QUARTER; THE WEST HALF

EXCEPTING THEREFROM A TRACT OF LAND CONVEYED BY CROWN ZELLERBACH CORPORATION TO THE CITY OF WARRENTON DESCRIBED IN INSTRUMENT DATED NOVEMBER 9, 1983

THE SOUTHEAST QUARTER

- SECTION 13: ALL

- SECTION 14: THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER

- SECTION 22: THE EAST HALF OF THE NORTHEAST QUARTER

EXCEPTING THAT PORTION CONVEYED BY CROWN ZELLERBACH CORPORATION TO JOHN E. O'DONOVAN ETUX, IN INSTRUMENT DATED MARCH 6, 1964

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE SOUTH HALF OF THE SOUTHEAST QUARTER

EXCEPTING SEASIDE HEIGHTS SUBDIVISION

- SECTION 23: ALL
- SECTION 24: ALL
- SECTION 25: ALL
- SECTION 26: ALL
- SECTION 27: THE EAST HALF; GOVERNMENT LOT 1; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

EXCEPTING THEREFROM A TRACT OF LAND AS DESCRIBED IN INSTRUMENT

Department of Environmental Quality
Northwest Region, Warrenton Office
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280/(503) 861-3259(FAX)

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

March 26, 2001

Attn: Garry L. Phelan
Willamette Industries, Inc.
P.O. Box 998
Seaside, OR 97138

Re: Information for Commercial Repair
T6N-R10W-S13; TL# 1501
Clatsop County

Dear Garry L. Phelan:

Based on our conversations following your receipt of two letters dated March 2 and March 5, 2001 that provided information needed for repair to the commercial on-site system, another site visit was made on March 22, 2001. As stated in the letter dated March 5, 2001, soil and site conditions evaluated prior to the March 22, 2001 site visit required a renewable Water Pollution Control Facilities (WPCF) permit for the approved conventional sand filter system in accordance with Oregon Administrative Rules (OAR) 340-071-0130 (15). The purpose of the March 22, 2001 site visit was to determine if a repair to the existing septic system, which serves an office building with 20 to 25 employees, could be located in a *different* area on the above-described property and be in compliance with the On-Site Sewage Disposal Rules.

During the site visit, several auger holes were established in the forested area beyond the grounds of the camp complex. Keeping outside of the required setback of 100 feet from surface waters, an area of sufficient size for a drainfield associated with a standard on-site sewage disposal system was identified in the forested area located west of the complex. Please refer to the enclosed field worksheet and plot plan for further details of the site and soil conditions evaluated.

The area indicated on the enclosed plot plan as 'acceptable area' is approved for a standard system repair designed for a maximum flow of 375 gallons per day with no additional fee required. Requirements for the system repair are as follows:



- A DEQ-approved 1000 gallon septic tank and 500 gallon dosing tank (or a DEQ-approved 1100 gallon single-compartment dosing/septic tank) equipped with risers to ground surface and sealed for water-tightness;
- An effluent pump and pressurized distribution piping to convey effluent from the septic tank to the drainfield;
- A minimum of 313 linear feet of disposal trenches;
- Maximum trench depth of 30 inches and minimum trench depth of 24 inches for serial distribution; and
- If drain media is used, filter fabric meeting OAR 340-073-0041 to cover the drain media-top only.

The replacement system must be installed in the 'acceptable' area indicated on the enclosed plot plan. Any alteration of the natural conditions (i.e. cutting or filling, heavy traffic, soil cover) in the acceptable area may void this approval. The replacement system is to be protected from vehicular traffic, cover, soil disturbance or further development. Also, the area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways and building down spouts.

The system repair shall be designed for a maximum projected daily sewage flow of 375 gallons (**for a commercial office building with a maximum of 25 employees per shift**) and an average daily sewage flow of not more than approximately 188 gallons. Premature system failure may occur if either flow limit is exceeded. As with any on-site sewage disposal system, periodic maintenance is a necessity and can prolong the effective life of the system. The use of a garbage disposal is discouraged and water conservation measures should be considered.

In order to obtain a repair permit, the Department must be in receipt of a detailed site development plan of the proposed system construction. The plan for the proposed system repair should indicate all required setbacks, ground and pipe elevations throughout the system, all materials to be used, plans and specifications for any mechanical components to be used, system hydraulic calculations and a cross-section detail of the disposal trenches. The existing cesspool must be decommissioned in accordance with OAR 340-071-0185 and a copy of the pumping receipt submitted to the NCBO.

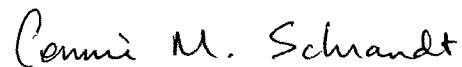
IMPORTANT NOTE: Whenever an on-site system crosses a property line, a recorded utility easement for that part of the system, including setbacks, which lies beyond the subject property line is required that allows entry for installation, maintenance and repair of the system (OAR 340-071-0130(11)). The actual property lines for tax lot # 1501 were not identified during any of the site visits made, therefore the need for such an easement must be determined prior to issuance of a repair permit. Survey information must be submitted to the NCBO and, if the survey shows any portion of the approved area for this repair would be located on the adjacent tax lot #1600, a common ownership easement will need to be recorded with the county assessor. A copy of the Department's form for recording common ownership easements is enclosed.

Willamette Industries, Inc. -Information for Commercial Repair
March 26, 2001
Page 3 of 3

Please refer to the enclosed field worksheet and plot plan for assistance in plan preparation. Any person other than the property owner must be licensed by the DEQ to construct, install, alter or repair an on-site sewage treatment and disposal system. No work can take place on the septic system until a repair permit has been secured.

The Department feels a reasonable time limit of **thirty (30) days** is sufficient to submit the above information/plan. If you have any questions regarding this matter, please call the North Coast Branch Office at (503) 861-3280.

Sincerely,



Connie M. Schrandt
Natural Resource Specialist
Northwest Region, Water Quality

Enc. Field Worksheet with Plot Plan
Common Ownership Easement Form

SITE EVALUATION FIELD WORKSHEET

Comm. Repair

Tax Reference T6N R10W S13 T2 #1501 Clatsop Co. Evaluator CMS
 Applicant Willamette Industries Inc. Date 3-27-01 Parcel Size 29.35 acres

Soil Matrix Color and (Mottling), % Coarse Fragments, Roots, Depth Texture Structure, Layer Limiting Effective Soil Depth, etc.

Area	Depth (inches)	Texture	Soil Matrix Color and (Mottling), % Coarse Fragments, Roots, Depth Texture Structure, Layer Limiting Effective Soil Depth, etc.
Auger #1	0-18	sil	10YR 3/3, 1 SBK
	18-	siclk/c	10YR 4/4, 3 SBK
Auger #2	0-11	sil	similar to auger 1
	11-	siclk/c	
Auger #3	0-31	sil	similar to auger 1
	31-	siclk	

Landscape Notes forested hillside - convex linear

Slope approx 12-15% Aspect NE-N Groundwater Type Permanent

Other Site Notes: Drainfield(s) to be 100' from any ground water or year-round surface water. Septic tank to be 50' from any ground water or surface water.

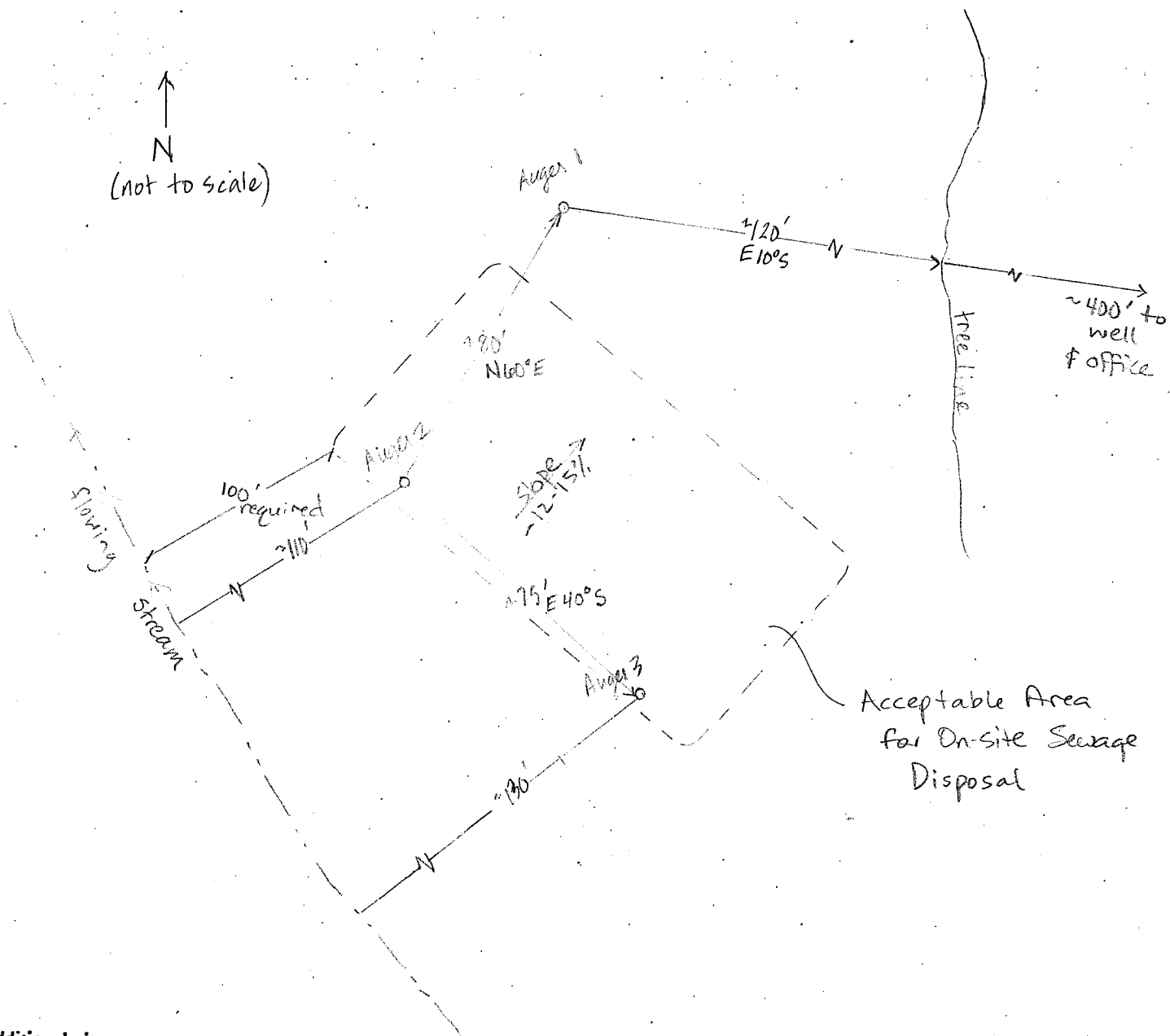
SYSTEM SPECIFICATIONS

Type System: STANDARD Design Flow 375 gpd Disposal Field Size 313 Linear Feet
 Initial NA System Sizing NA /150g. Max. Depth Absorption Facility (in) NA
 Replacement serial System Sizing 125 /150g. Max. Depth Absorption Facility (in) 30"; 24" min

Special Conditions: A detailed site development plan of proposed system construction (in area of approved test holes) is required with construction permit application. Plan must identify septic tank location, size, and manufacturer's name, building, effluent sewer pipe size and ID numbers, distribution or drop box manufacture, cross section of disposal trench, gravel specifications, spacing between trenches, ground and pipe elevations throughout the system. Locate approved test holes as they relate to system placement. In addition to the above, the plan needs to locate the systems placement as it relates to existing or proposed structures, wells, waterways, road and parking areas. We recommend a DEQ licensed sewage disposal business prepare plans and do eventual installation after DEQ construction permit issuance.

Office bldg - 25 employees, 1 shift; Honor all required setbacks; drainfield area to be kept free of cover, traffic, development, excessive drainage or other potential disturbance of soil conditions evaluated
Effluent pump required, 1100 gal single compartment dosing/septic tank acceptable, 2 compartment tank recommended

N
(not to scale)



Additional pits

4 _____

5 _____

notes _____

notes _____

Oregon

DEPARTMENT OF ENVIRONMENTAL QUALITY
WARRENTON OFFICE, 65 N. HWY, 101, STE. G
WARRENTON, OR 97146, 503-861-3280 (OFFICE) 503-861-3259 (FAX)

FAX COVER SHEET

DATE: ~~3/8/01~~ 3-8-01 TIME: 10:40A

TO: Garry Phelan

FROM: CONNIE SCHRANDT, DEQ, NCBO, WARRENTON

TELEPHONE(503/541/971) 738-6351 ext. 111

FAX NUMBER(503/541/971) 738-9253

COVER PAGE PLUS 1 PAGES

MESSAGE: RE: Please note correction on first page

(last sentence) of letter dated 3/5/01. I'll call on

Monday to schedule another site visit

Thank you, Connie

Department of Environmental Quality
Northwest Region, Warrenton Office
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280/(503) 861-3259(FAX)

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

March 5, 2001

Attn: Garry L. Phelan
Willamette Industries, Inc.
P.O. Box 998
Seaside, OR 97138

Re: Amended Information and Permit
Requirements for Commercial Repair
T6N-R10W-S13; TL# 1501
Clatsop County

Dear Garry L. Phelan:

In response to your telephone inquiry this morning regarding use of a holding tank for sewage disposal at the above-described property, I reviewed your application for system repair and the related letter to you (dated March 2, 2001) and have discovered an error. In accordance with Oregon Administrative Rules (OAR) 340-071-0130 (15), a renewable Water Pollution Control Facilities (WPCF) operating permit is required for a system which includes a conventional sand filter as part of the treatment process that serves a commercial facility. The letter dated March 2, 2001 is incorrect in stating information is needed for a repair permit from the Department. In fact, an application for a WPCF permit is needed to proceed with bringing the existing wastewater treatment and disposal on this property into compliance with the State's rules.

I informed you during our telephone conversation this morning that a WPCF permit is required for holding tanks, but that I would have to check if this type of sewage disposal would apply to the office building. Upon review of the rules, I determined that a WPCF permit for permanent use of a holding tank is also an option for the facility on this property, in accordance with OAR 340-071-0340 (1)(a), because the site could not be approved for installation of a standard subsurface system and was approved for an alternative conventional sand filter system instead.

Therefore, the alternative conventional sand filter system described in the letter dated March 2, 2001 (with design modifications described herein) and a permanent use holding tank system for sewage disposal both would require a WPCF permit. If another area on the property, or on an adjacent property secured by a recorded easement, can be evaluated and approved for a standard subsurface system ^{on-site} rather than an alternative system, a WPCF permit will not be required.

Conventional
sand filter



811 SW Sixth Avenue
Portland, OR 97204-1311
(503) 229-5696
TDD (503) 229-6993

The WPCF permit is an ongoing, renewable operating permit (currently issued for a term of 5 years) that requires annual reporting and monitoring of the system, as well as annual compliance fees and permit renewal fees for as long as the system is in operation. Individual WPCF permits for holding tank systems are issued from the North Coast Branch Office (NCBO) in Warrenton. WPCF permits for alternative conventional sand filter systems serving commercial facilities are issued from the Department's Northwest Region Office in Portland.

Your decision to submit a WPCF application for one type of system or the other should be carefully considered in terms of the quantity of sewage to be treated and/or disposed and the costs of operating and maintaining each type of system in compliance with permit conditions.

The design sewage flow of 450 gallons per day described for the conventional sand filter system repair in the letter dated March 2, 2001 was applied to a system serving an office building with up to 30 employees. A design flow of 450 gallons per day is actually a required minimum for single-family residences. Because conventional sand filter systems are more commonly designed for residential applications, the mechanical components and other materials used in construction/installation of this type of system are also more commonly available from vendors for design flows of 450 gallons per day. However, in accordance with OAR 340-071-0295(2)(b), a sand filter proposed to serve a commercial facility shall be sized on the basis of projected peak daily sewage flow. Therefore, for an office building with up to 25 employees, a modified design flow of 375 gallons per day would require a minimum sand filter bottom area of 300 square feet instead of 360 square feet as specified for the design flow of 450 gallons per day in the letter dated March 2, 2001. Please refer to the amended field worksheet (enclosed) for modified system design specifications.

Holding tank systems are generally permitted for disposal of sewage flows that do not exceed 200 gallons per day. This limit relates to the cost of pumping a holding tank (with the required minimum capacity of 1500 gallons) using a licensed sewage pumping service vehicle (equipped with a required minimum capacity of 550 gallons tank volume) as needed. Holding tanks in excess of 3000 gallons capacity are not common and finding one that is approved for use in the state could also be a problem. A holding tank specifically designed for a particular application would require the Department's review and approval of engineered plans. Also, licensed pumping service trucks equipped with large capacity tanks may be both costly and difficult to find.

Based on Table 2 of the On-site Sewage Treatment and Disposal Rules (OAR 240-071), a system serving an office building with 20 to 25 employees would require a minimum design sewage flow of 375 gallons per day. This flow into a 3000 gallons capacity holding tank over a 5-day period would require pumping almost weekly. Alternatively, a conventional sand filter system, though more expensive in terms of initial costs for construction/installation, would require no additional on-going costs for operation beyond the Department's compliance and renewal fees.

WPCF permit fees for both types of systems include a \$50 filing fee, a \$400 permit application fee and a \$40 surcharge. An annual compliance determination fee of \$200 for the holding tank system and \$250 for the conventional sand filter system would also apply.

PLEASE NOTE: In order to issue a WPCF permit for a holding tank system to serve this property, a written comparative analysis of costs for constructing and operating the holding tank system versus the alternative conventional sand filter system will be required. A WPCF application and instructions are enclosed.

If you have any questions regarding this matter, please feel free to contact me at the NCBO, (503) 861-3280, or contact Anne Cox at the Department's Northwest Region office, (503) 229-6653.

Sincerely,

Connie M Schrandt
Connie M. Schrandt
Natural Resource Specialist
Northwest Region, Water Quality

Enc. Field Worksheet with Plot Plan (Amended)
WPCF Permit Application

cc: Anne Cox, NWR

Department of Environmental Quality
Northwest Region, Warrenton Office
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280/(503) 861-3259(FAX)

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

March 2, 2001

Attn: Garry L. Phelan
Willamette Industries, Inc.
P.O. Box 998
Seaside, OR 97138

Re: Information for Commercial Repair
T6N-R10W-S13; TL# 1501
Clatsop County

Dear Garry L. Phelan:

In response to your application for commercial repair of the existing septic system on the above-described property submitted on February 8, 2001 to the North Coast Branch Office (NCBO) in Warrenton, a field inspection and record review of the above-described property has been completed.

There is no record at the NCBO of a septic system serving this property. The existing septic system, inspected during my site visit on February 27, 2001, does not comply with current rules related to effluent treatment capacity, suitable soil conditions and allowable setbacks. The existing septic tank and drainfield must be replaced which requires a repair permit be obtained from this Department.

The purpose of the field inspection was to determine if a repair to the existing septic system, which serves an existing office building with 20 to 25 employees, could be located on the parcel and be in compliance with current rules for on-site sewage treatment and disposal.

An existing concrete cesspool estimated to be approximately 11,000 gallons capacity was identified on the property. The test pit provided revealed a soil column of silt loam underlain with a restrictive clay layer extending to a maximum depth of 55 inches below ground surface. Standing water inside the test pit was measured at 42 inches below ground surface. Soil colors of low chroma and iron concentrations within a higher chroma matrix were confirmed at depths between 17 and 20 inches below ground surface, indicating the upper boundary of a permanent water table.



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993
DEQ-1

In order to allow a reasonable repair of the existing system and eliminate the potential environmental and public health problems associated with failing systems, an alternative conventional sand filter system with capping fill disposal trenches in equal distribution is hereby approved for the on-site sewage disposal system replacement.

For a maximum design flow of 450 gallons per day, requirements for this type of replacement system are as follows:

- A DEQ-approved 1000 gallon septic tank and a 500 gallon dosing tank (or a DEQ-approved 1500 gallon 2-compartment dosing/septic tank) equipped with risers to ground surface and sealed for water-tightness.
- A minimum of 360 square feet of sand filter bottom area.
- A minimum of 150 linear feet of disposal trenches consisting of perforated pipe bedded in clean, washed drain media.
- Maximum disposal trench depth of 14 inches. The soil cap must be sufficient to allow for a minimum 6 inches settled soil depth over the filter fabric and drain media.
- Filter fabric meeting Oregon Administrative Rules (OAR) 340-073-0041 to cover the drain media-top only.

The existing cesspool must be decommissioned in accordance with OAR 340-071-0185 and a copy of the pumping receipt submitted to the NCBO. Also, an additional fee of \$325 is required for alternative system repairs to commercial facilities.

The replacement system must be installed in the 'acceptable' area indicated on the enclosed plot plan. Any alteration of the natural conditions (i.e. cutting or filling, heavy traffic, soil cover) in the acceptable area may void this approval. The replacement system is to be protected from vehicular traffic, cover, soil disturbance or further development. Also, the area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways and building down spouts.

The system repair shall be designed for a maximum projected daily sewage flow of 450 gallons (**for a commercial office building with a maximum of 30 employees per shift**) and an average daily sewage flow of not more than approximately 225 gallons. If these flow limits are exceeded, premature system failure may occur. In order to prolong the life of the sand filter, the dosing septic tank should be pumped out every four or five years depending on usage and number of persons occupying the home. Periodic maintenance such as cleaning the pump screen and flushing the distribution laterals within the sand filter can also help to sustain proper system performance. The use of a garbage disposal is discouraged and water conservation measures should be considered as well.

In order to obtain a repair permit, the Department must be in receipt of a detailed site development plan of the proposed system construction. The plan for the proposed system repair should indicate all required setbacks, ground and pipe elevations throughout the system, all materials to be used, plans and specifications for any mechanical components to be used, system hydraulic calculations and a cross-section detail of the sand filter.

Please refer to the enclosed field worksheet and plot plan for assistance in plan preparation. Any person other than the property owner must be licensed by the DEQ to construct, install, alter or repair an on-site sewage treatment and disposal system. In accordance with OAR 340-071-0265(2)(b), construction of capping fills shall occur **between June 1 and October 1** unless otherwise allowed by the Department. No work can take place on the septic system until a repair permit has been secured.

If you have any questions regarding this matter, please call this office. The NCBO number is (503) 861-3280.

Sincerely,



Connie M. Schrandt
Natural Resource Specialist
Northwest Region, Water Quality

Enc. Field Worksheet with Plot Plan

SITE EVALUATION FIELD WORKSHEET

Repair

Tax Reference T6N R10W S13 TL#1501

Evaluator CMS

Applicant Willamette Industries, Inc

Date 2-27-01

Parcel Size 29.35 acres

Depth (inches)	Texture	Soil Matrix Color and (Mottling), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.	
Pit 1	0-11	sil	10YR7/3, clumpy; common v f t f roots to 20" bgs
1	11-17	sic	10YR5/4; 2SBK
1	17-20	sic	10YR5/4 with few med faint RDF's (10YR4/2); 2 SBK
1	20-55	s	2.5% w/ matrix with 10YR5/6 iron streaks; 3 SBK; sat'd below 37"
Pit 2			
2			
2			
2			
Pit 3			
3			
3			
3			

Notes: standing 342" bgs

Landscape Notes Old logging camp - coastal mtn stream terrace

Slope Approx 0-2% Aspect NW Groundwater Type Permanent

Other Site Notes: Drainfield(s) to be 100' from any ground water or year-round surface water. Septic tank to be 50' from any ground water or surface water. 50' from any

SYSTEM SPECIFICATIONS

360 Sq.Ft. basal area sandfilter or 20'X 18' Container w/liner & drainfield

Type System: Conventional Sandfilter with 30 ml (PVC) Liner and absorption/drainfield

Design Flow 375 ~~450~~* gpd.

Septic Tank Size: 1000 gallons Dosing tank Size: 500 gallons (minimum)

Sandfilter Size: 360 Sq.Ft. Bottom Surface Area or 18 X 20 container.

Drainfield:

Initial NA Distribution System Sizing NA /150g. Min. NA Max. NA Disposal Trench Depth.

Replacement equal Distribution System Sizing 50 /150g. Min. 10" Max. 14" Disposal Trench Depth.

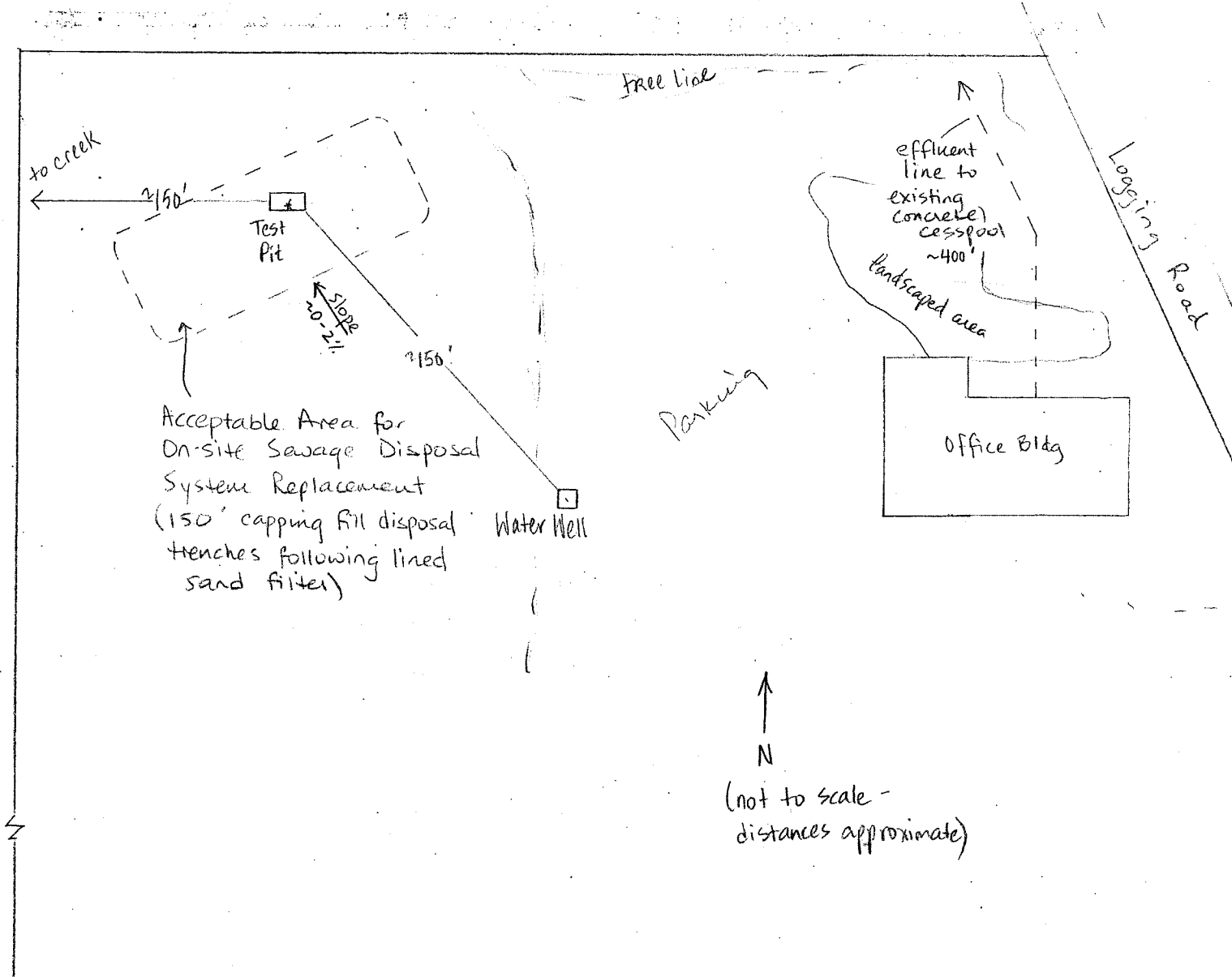
- Note: • Watertight manhole risers required on septic and dosing tanks.
 • DEQ approved dosing septic tanks may also be acceptable - 2 compartments required.

Special Conditions: A detailed site development plan of proposed system construction (in area of approved test holes) is required with system construction permit application. * 25 employees; 1 shift office building;

Locate the proposed system placement as it relates to existing or proposed structures, wells, waterways, roads, and parking.

We recommend a licensed sewage disposal business familiar with this type of work prepare plans and do eventual installation after DEQ construction permit issuance. Please call 503-861-3280 if you have questions. Honor all required setbacks;

site meets DAR 340-071-0410 - Rural Area Consideration; 6" fall required betw/outlet invert of sand filter treatment unit and outlet invert of distribution box for gravity flow to capping fill disposal trenches.



Acceptable Area for On-site Sewage Disposal System Replacement (150' capping fill disposal trenches following lined sand filter)

Additional pits

4 _____

5 _____

notes _____

notes _____



Section Type Map

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

TWN:06N
RNG:10W
SEC: 13
County: Clatsop
Area: North Coast
Mar. 22, 2001

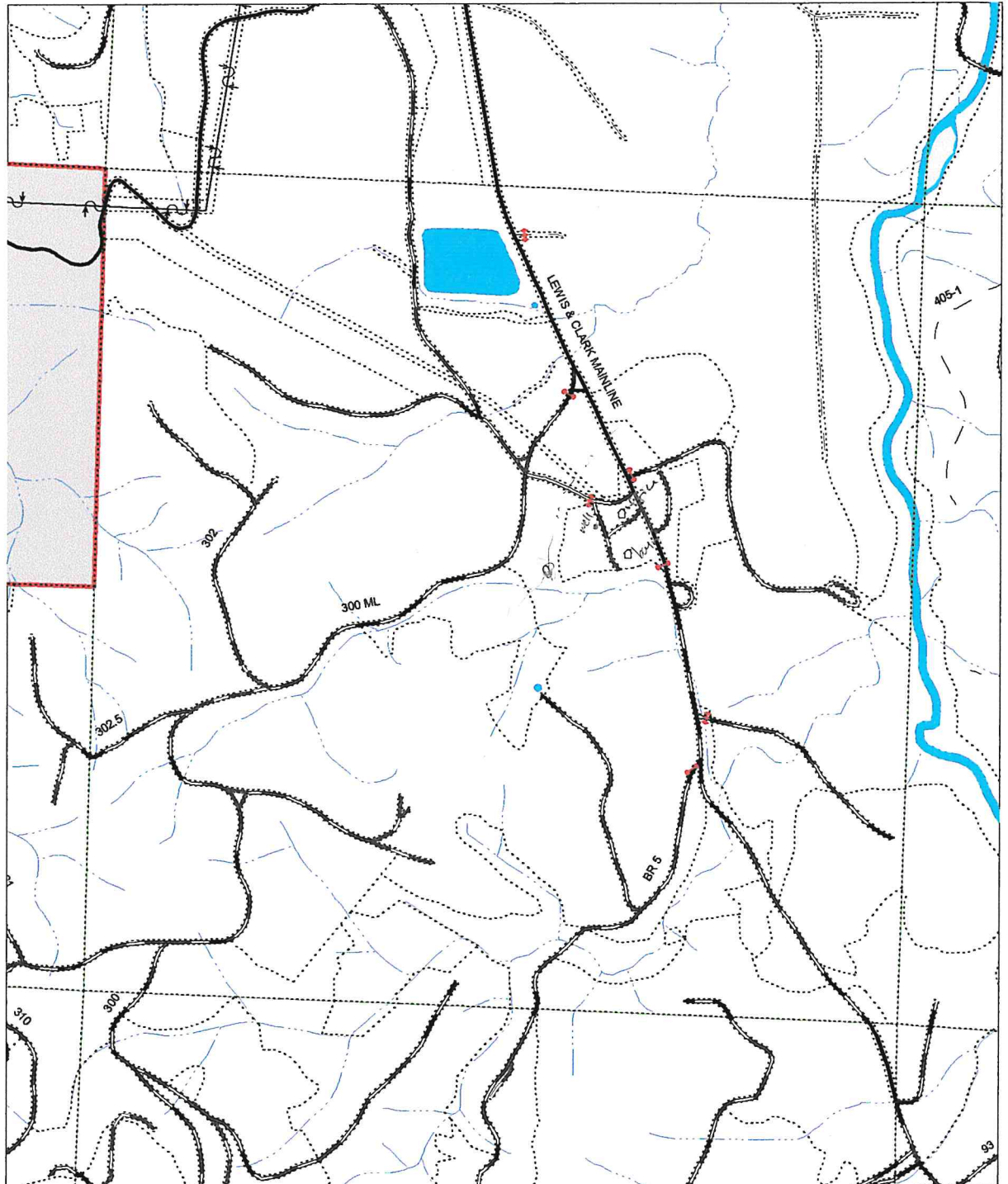
Photo ID: _____

Area: _____

MAR 22 2001

1:12000

NORTH COAST BRANCH OFFICE
WARRENTON



Inventory Year: 2001

REMARKS: _____

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTH COAST OFFICE
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280

FOR OFFICE USE ONLY
Date Rec'd 2-8-01
Date Completed _____
Required Fee \$705.00
Receipt No. 47245
Control No. _____

FOR APPLICANT'S USE - (PLEASE PRINT)

Willamette Industries Inc
(Property Owner's Name)

29.35 ac
Lot Size (Acreage or Dimensions)

GARRY L. PHELAN
(Applicant's Name if Different from Owner)

Legal Description of Property 6N 10W 13 1501 CLATSOP
(Township) (Range) (Section) (Tax Lot/Acct. No.) (County)

For Parcels in Platted Subdivisions, Indicate (Subdivision Name) (Lot Number) (Block Number)

Proposed Facility

Water Supply

- Single Family Residence _____
(Number of Bedrooms)
- Other BUSINESS OFFICE
(Specify)

- Public (Community System)
- Private _____
(Indicate: Well, Spring, Etc.)

Existing Facility

- Single Family Residence _____
(Number of Bedrooms)
- Other BUSINESS OFFICE
(Specify)

APPLICATION FOR:

- Site Evaluation Report
- Permit to Construct On-Site Sewage Disposal System
- Permit to Repair On-Site Sewage Disposal System
- Permit for Alteration of On-Site Sewage Disposal System
- Permit Renewal
- Existing System Report
- Plan Review
- Other (Specify) _____

- Authorization Notice
Purpose of Authorization Notice
- Connect to an existing system not currently in use
- Replace one mobile home with another or a house
- Replace or rebuild a house
- Addition of one or more bedroom
- Personal hardship
- Temporary housing
- Other (Specify) _____

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Garry L. Phelan
(Signature)

2-8-01
(Date)

- Authorized Representative
- Licensed Installer
License No. _____

Owner's Mailing Address
WILLAMETTE INDUSTRIES INC.
P.O. BOX 998
SEASIDE, OR 97138

Applicant's Mailing Address (if different)

LAND USE COMPATABILITY STATEMENT
FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

APPLICANT'S NAME Willamette Industries, Inc. P.O. Box 998 Seaside, OR 97138 <i>GARRY L. PHILSON</i>	MAILING ADDRESS WILLAMETTE INDUSTRIES INC. P.O. BOX 998 SEASIDE, OR 97138 CITY STATE ZIP	PHONE (503) 738-6351
---	--	-----------------------------

P L O C A L I T Y N	TOWNSHIP <i>6N</i>	RANGE <i>10W</i>	SECTION <i>13</i>	TAX LOT OR ACCT NO. <i>1501</i>
	SUBDIVISION/PROJECT	LOT	BLOCK	COUNTY <i>CLATSOP</i>

PROPERTY IS A LOT OF RECORD CREATED BEFORE AUGUST 1, 1981

PROPOSED LAND USE
COMMERCIAL FORESTRY OFFICE - ONSITE REPAIR OF SEWAGE DISPOSAL SYSTEM

STATEMENT OF COMPATIBILITY FROM APPROPRIATE LAND USE AUTHORITY
(An equivalent statement may be provided in lieu of this form)

PROPERTY'S ZONING DESIGNATION

F80

THE ABOVE PROPOSAL HAS BEEN REVIEWED AND FOUND TO BE:

<input checked="" type="checkbox"/> COMPATIBLE WITH THE LCDC ACKNOWLEDGED COMPREHENSIVE PLAN	OR	<input type="checkbox"/> CONSISTENT WITH THE STATEWIDE PLANNING GOALS
<input type="checkbox"/> NOT COMPATIBLE WITH THE LCDC ACKNOWLEDGED COMPREHENSIVE PLAN		<input type="checkbox"/> NOT CONSISTENT WITH THE STATEWIDE PLANNING GOALS

REASON FOR FINDING OF COMPATIBILITY/INCOMPATIBILITY

EXISTING SITE: FORESTRY USE

PROPERTY IS LOCATED: (check one)

<input type="checkbox"/> INSIDE CITY	<input type="checkbox"/> INSIDE URBAN GROWTH BOUNDARY OUTSIDE CITY LIMITS	<input checked="" type="checkbox"/> OUTSIDE URBAN GROWTH BOUNDARY
--------------------------------------	--	--

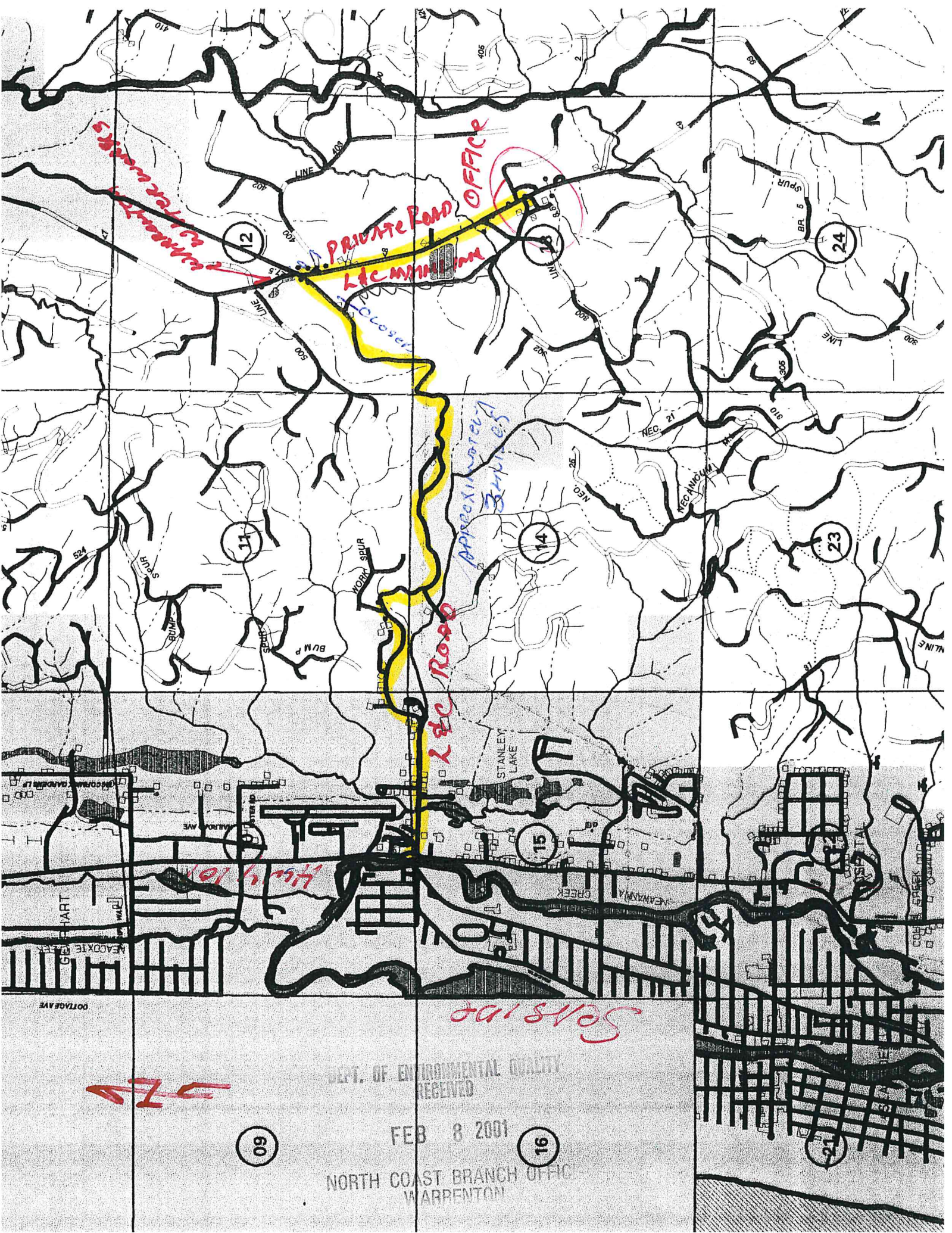
LAND USE AUTHORITY

CLATSOP COUNTY DEPT. OF PLANNING & DEVELOPMENT

SIGNED <i>[Signature]</i>	TITLE <i>PLANNING TECH</i>	DEPT. OF ENVIRONMENTAL QUALITY RECEIVED	DATE <i>2/8/2001</i>
------------------------------	-------------------------------	--	-------------------------

CITY/COUNTY CONCURRENCE IF INSIDE URBAN GROWTH BOUNDARY **FEB 8 2001**

SIGNED	TITLE <i>NORTH COAST BRANCH OFFICE WARRENTON</i>	DATE
--------	---	------



DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED
FEB 8 2001
NORTH COAST BRANCH OFFICE
WARRENTON

09

16

21

PRIVATE ROAD OFFICE
L & C ROAD

Approximate Boundaries

No more works

Hurry 10/11

Sols 100

Well Log Report - Page 1 of 1

Township: 6N, Range: 10W, Section: 13, Well Log ID: NONE

Click on the column heading to re-sort the results, Click on Well Log to view image, Click here if you are having problems

Well Log	T-R-S/ Q-QQ	Taxlot	Street of Well	Owner	Company	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Bonded Constructor	Start/End
CLAT 50953	6N-10W-13 SW-NE	1501	86645 LEWIS AND CLARK RD		WILLAMETTE INDUSTRIES INC.	W	31	41	19	20	10/19/1999	EVEY, LARRY C LARRY EVEY WELL DRILLING	118

Go to page: 1

- ▶ [Download tabular data in an ascii tab delimited format](#)
- ▶ [Report Errors with Well Log Information](#)
- ▶ [Return to GRID Query Screen](#)

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

FEB 8 2001

NORTH COAST BRANCH OFFICE
WARRENTON

EXISTING SEWAGE DISPOSAL SYSTEM DESCRIPTION

FEB 8 2001

Answer the following as best you can.

NORTH COAST BRANCH OFFICE
WARRENTON

1. The existing sewage disposal system consists of (check):

- Septic Tank Disposal Trenches Unknown
 Seepage Bed Cesspool or Pit
 Other ---

(Describe) CONCRETE 6' X 8' X 30' APPROX 10,770 GALS

2. When was your sewage disposal system installed?

APPROXIMATE

1934

(Year)

(Permit No.)

3. Tank material:

- Steel Concrete Fiberglass
 Polyethylene Unknown

4. Volume of the septic tank in gallons: _____

5. When was the septic tank last pumped? _____ (Attach receipt)

6. Number of disposal trenches: N/A

7. Total length of disposal trenches (feet): N/A

8. Is your sewage disposal system currently in use? Yes No
If no, how long has the system been out of use? _____

9. If the sewage disposal system serves a dwelling, how many bedrooms in the Dwelling? N/A How many people occupy the dwelling? _____

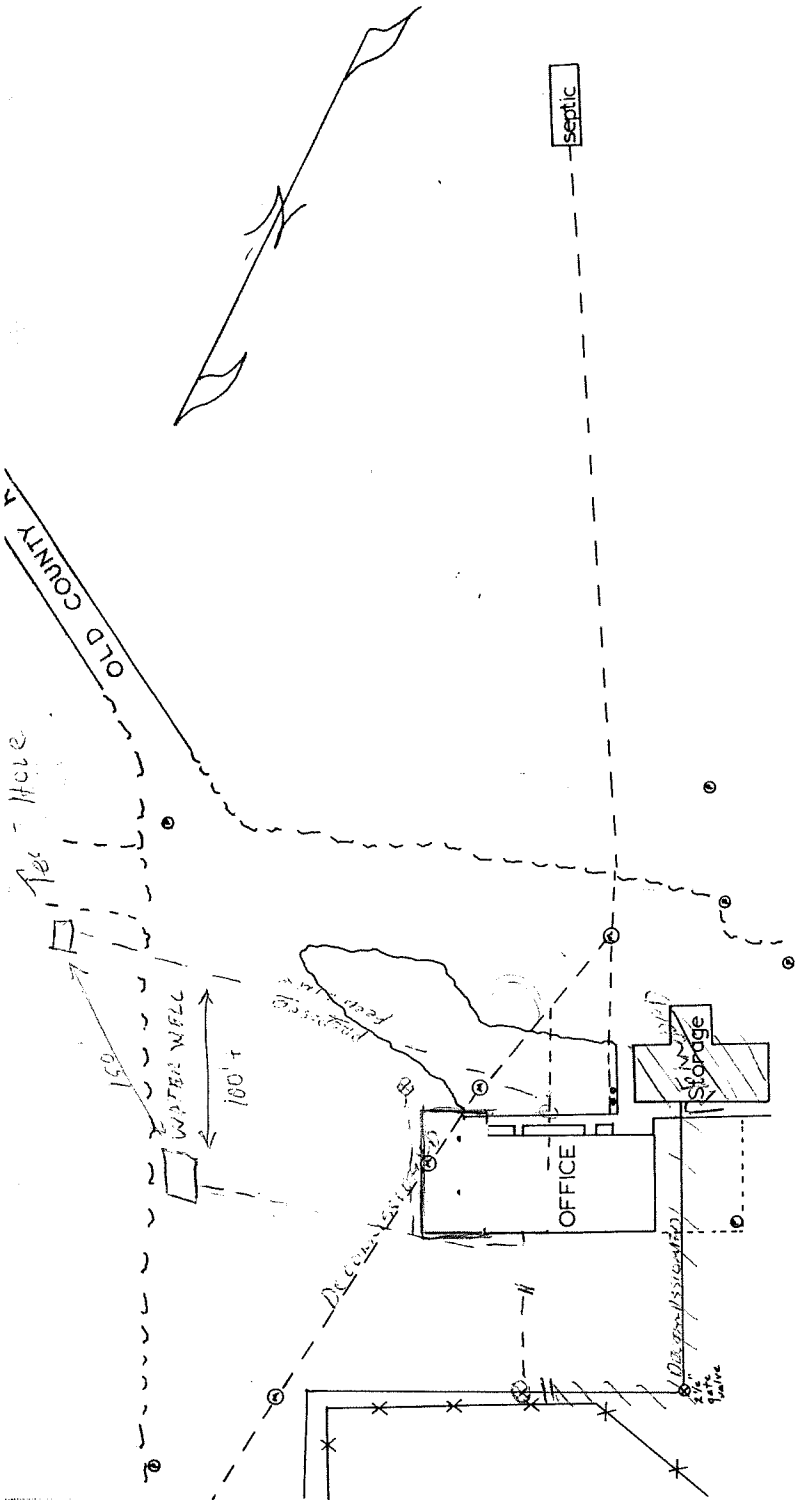
10. If the sewage disposal system serves a business, how many employees do you employ? 20-25 Type of business: FORESTRY

By my signature, I certify the above information is accurate and true to the best of My knowledge.

Date

1-30-01

Henry J. Phelan
Signature of Property owner or
Legally Authorized Representative



LEWIS & CLARK ML

CAVENHAM FOREST INDUSTRIES
 LEWIS & CLARK
 HEADQUARTERS OFFICE
 SCALE 1" = 50'
 DECEMBER 1989
 CLATSOP DIVISION

RECEIVED
 FEB 9 2001
 NORTH COAST BRANCH OFFICE
 WASHINGTON



BUILDING CODES DIVISION
 17 N HWY 101
 WARRENTON OR 97146
 (503) 861-3159
 FAX# (503) 861-3259

City
 CC

BUILDING PERMIT APPLICATION

COMMERCIAL

Old Crown Camp Road
 JOB LOCATION/ADDRESS

Seaside Clatsop
 CITY COUNTY

Old Crown Camp on
 DIRECTIONS TO JOB SITE

Lewis & Clark Mainline

Cavenham Forest Industries
 OWNER

P.O. Box 998 738-6351
 ADDRESS PHONE

Seaside Clatsop 97138
 CITY COUNTY ZIP CODE

DESCRIBE WORK

<input type="checkbox"/> NEW CONSTRUCTION	309.75	CODES
<input checked="" type="checkbox"/> ADDITION	188.00	OT
<input type="checkbox"/> ALTERATION/REMODEL	191.75	
<input type="checkbox"/> OTHER _____ specify	619.50	

BLDG. USE _____

OCCUPANCY GROUP _____

TYPE OF CONSTRUCTION _____

STORIES 1 TOTAL SQ. FT. 1168

BUILDING VALUE 53,225.76

PERMIT/JOB # _____

OFFICE _____

LOCAL GOVERNMENT APPROVALS

ZONING

USE ZONE F-80 6-10 1501
TWNSTP RG TL

FLOOD ZONE YES NO PERMIT # 95-590

BY: Yvonne Allen Planning Tech.
TITLE

325-8611 7-21-95
PHONE DATE

SANITATION

PUBLIC _____ PRIVATE /

DEQ PERMIT # N/A

BY: Judith OFF. COORDINATOR
TITLE

861-3280 7-21-95
PHONE DATE

DESIGNATED CONTRACTORS

DESIGNER/ARCHITECT/ENGINEER	ADDRESS	PHONE	REG #
GENERAL CONTRACTOR	ADDRESS	PHONE	
ELECTRICAL	ADDRESS	PHONE	LIC #
PLUMBING	ADDRESS	PHONE	LIC #
MECHANICAL	ADDRESS	PHONE	

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE ABOVE INFORMATION IS TRUE AND CORRECT. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING LAWS AND RULES.

Yvonne Allen
 SIGNATURE OF APPLICANT

7/24/95
 DATE



CLATSOP COUNTY

"Striving To Be First In Quality Service"

ENVIRONMENTAL QUALITY
RECEIVED

DEPARTMENT OF PLANNING AND DEVELOPMENT

P.O. BOX 179 • ASTORIA, OREGON 97103 • (503) 325-8611 • FAX 325-8606

JUL 13 1995

NORTH COAST BRANCH OFFICE
WARRENTON

July 11, 1995
NOTICE OF DECISION AND RIGHTS OF APPEAL

Applicant: Cavenham Forest Ind. P O Box 998 Seaside, OR 97138

Owner: Cavenham Div Hanson Natural Resources Co - Seaside, OR

Property Description: T6N R10W TL 1501

Request: Variance

Action: Approval

Michael J. Lilly, Attorney:

The Clatsop County Planning Commission has completed review of the request noted above. The resolution and order as well as findings are enclosed for your review. If you wish to appeal this decision you have until the date appearing at the bottom of this letter to do so. I have enclosed a copy of Section 6.500 of the Clatsop County Land and Water Development and Use Ordinance #80-14 (procedure for appeal) for your convenience.

If you have any questions regarding this decision or appeal procedure, please do not hesitate to contact me at 325-8611.

Sincerely,

Curtis J. Schneider
Department of Planning & Development

CJS/tg
Enclosures

LAST DAY TO APPEAL: 4:00 p.m. - July 21, 1995

15-7-02

BEFORE THE PLANNING COMMISSION
OF CLATSOP COUNTY, OREGON

IN THE MATTER OF A VARIANCE)
ON T6N R10W TAXLOT 1501)
APPLICANT: CAVENHAM FOREST INDUSTRIES)
OWNER: SAME)
ZONING: F-80)

RESOLUTION & ORDER

Recording Date: July 11, 1995

The above entitled matter came before the Planning Commission on June 23, 1995; and

The above named applicant applied to the Department of Planning and Development of Clatsop County for County approval of a Variance; and

The Planning Commission reviewed the proposed development on June 23, 1995 and found that the request be approved with conditions, based upon the information contained in the application, site investigation and staff report.

The Planning Commission hereby adopts the findings of fact, conclusions and conditions contained in Exhibit "A".

The effective date of this approval is 10 days from the date of recording noted above. This decision may be appealed to the Board of Commissioners by an affected party by filing an appeal with the Planning Director within 10 days of this date.

PLANNING COMMISSION FOR
CLATSOP COUNTY, OREGON

Steve W Johnson
Chairman

Wanda Nelson for Curtis J Schneider
Secretary

Exhibit "A"
STAFF REPORT

APPLICANT AND PROPERTY DESCRIPTION

Applicant: Cavenham Forest Industries
Division of Hanson Natural Resources Company

Owner: Cavenham Forest Industries
Division of Hanson Natural Resources Company

Request: Variance to Section 1.072 (2a) which limits the expansion
of a non-conforming use to 20 percent of the existing
floor area.

Property Description: T6N, R10W, Tax Lot 1501

Location: Old Crown Camp on the Lewis and Clark Mainline, Southeast
of Lewis and Clark Road, East of Seaside.

Comprehensive Plan Designation: Conservation Forest Lands

Zoning: Forest-80 Acres (F-80)

Overlay District: None

Acres: 29.35 Acres

II. APPLICABLE CLATSOP COUNTY ZONING ORDINANCE CRITERIA:

Sections 1.010 - 1.050	(Purpose, Definitions, Scope)
Section 2.015	(Coordination of Permit Process)
Section 2.120	(Type II Procedure)
Section 2.130	(Type III Procedure)
Section 3.550 - 3.558	(Forest -80 Acres Zone)
Sections 5.130 - 5.134	(Variance)
Sections 5.300 - 5.302	(Site Plan Review)
Sections 6.010 - 6.115	(Procedure for Notice)
Section 6.120	(Type II/ Hearing)
Sections 6.300 - 6.430	(Quasi-Judicial Hearing Procedure)

III. BACKGROUND

The Applicant is requesting a variance to Section 1.072 (2a) which limits the expansion of a non-conforming use to 20 percent of the existing floor area. The proposed variance would allow the Applicant to construct a 1,348 square foot one story addition to an existing 2,780 square foot office building used for forest management purposes by Cavenham Forest Industries. The site is located in what is known as the "Old Crown Camp". This site has been used for over 60 years for a variety of functions relating to the management of timber land in Clatsop County, including office functions. Due to the need for additional space for employees and equipment, the Applicant is requesting an expansion of a non-conforming use and a variance to allow the construction of the size of addition necessary to meet their office needs.

IV. VARIANCE CRITERIA

Section 5.132 Standards for a Variance

It is the intent of this Ordinance that a variance only be granted to overcome some exceptional physical condition related to a parcel of land posing practical difficulty to development and preventing the owner from using the property as intended by the Zoning Ordinance. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if the variance is not granted. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the land. To obtain approval for a variance, the applicant must satisfy all of the criteria listed below.

- (1) There must be proof of unique circumstances. There must exist special circumstances or conditions applicable to the land or buildings for which a variance is sought. Said circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the area. These circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of their land or building.

Applicant: The variance is needed in order to allow the applicant to continue to efficiently manage its forest land within the county. Changes in governmental regulations have increased the amount of office space needed in the forest management building both for additional equipment and employees to meet governmental environmental regulations. The variance needed in order to allow reasonable use of its property in connection with that management. These circumstances are

unique in that there is no other comparable collection of property of similar size within the county which would need a management team of this size.

This site has been used as headquarters for the forest management of the applicant's property in Clatsop County for over 60 years. In the past, the area was in effect a small town with residences, work shops and a railroad/truck maintenance shop. In more recent years, the nature of the use has become more limited and the facility has become smaller. There are currently no residents on the site and the railroad maintenance facility has been removed except for some remaining concrete slabs.

In order to continue the management of the applicant's forest land in the county from a central location, Cavenham must add five employees for the increased work required by governmental regulations. Additional space is needed by the eleven current employees and for the addition of a Geographic Information System (GIS). The addition of GIS capabilities is an important part of modern forest management and the existing facility simply has no space for it.

Staff: This site has been used for various types of forest management for over 60 years. The office was only one of many forest management functions occurring on this site in the past. Most of these forest management functions, other than the office and some storage, are no longer operating in this location. There was previously another office building adjacent to the current office building but this structure had to be torn down several years ago because it had fallen into disrepair. The Applicant's need for additional office space is the result of the requirement for dealing with increased environmental regulation and the collection and analysis of technical data. These new additional forest management functions requires additional personnel and equipment, therefore additional space is needed for work areas. In this case, this means 5 additional employees and a GIS system. This office, although performing forest management functions, is considered to be a non-conforming use in the F-80 zone. Non-conforming uses are allowed to expand under certain conditions but not allowed to expand more than 20% of the existing floor area. The space needs of this office as stated above cannot be met with the allowed maximum of only 556 additional square feet of office space. Reasonable continuing use of this site for a forest management office requires the granting of this variance.

- (2) The granting of a variance shall be in agreement with the general purpose and intent of the regulations imposed by this Ordinance and

shall neither be injurious to the neighborhood or community nor otherwise detrimental to the public welfare.

Applicant: Granting of this variance would be with the general purpose and intent of this ordinance because the property is in a forest zone and would continue to be used for forestry purposes. The expanded building would be used exclusively for forest management.

Staff: Granting this variance meets the general purpose and intent of the Ordinance because non-conforming use are allowed to expand under certain conditions. It also meets the intent of the Ordinance because this office, while technically a non-conforming use, is being used solely for the purposes of forest management, one of the primary functions of the F-80 zone.

- (3) The granting of the variance will not permit the establishment of any development or use which is not permitted by the Ordinance.

Applicant: No new development or use is going to be established.

Staff: The office use is a pre-existing non-conforming use. Expansion of this use will not be permitting the establishment of an unpermitted development or use. Non-conforming uses are permitted to expand under certain conditions. This variance will merely allow the continuance of this office use in a viable manner.

- (4) There must be proof of unnecessary hardship if the variance is not granted. It is not sufficient proof of hardship to show that a greater profit would result if a variance were granted. Nor shall loss of value be a valid reason to grant a variance. Furthermore, the hardship cannot be self-created, nor can it be created by one who purchases property with or without the knowledge of restrictions present. The hardship must result from the strict application of this Ordinance; and be suffered directly by the property in question. Evidence of a variance granted under similar circumstances shall not be considered as a solely sufficient cause to grant hardship relief.

Applicant: The unnecessary hardship arising from a strict interpretation of the ordinance as created by the need for expanded personnel and activities on the site. That need is in turn generated by an increased level of environmental regulation that is outside of the control of the applicant.

Converting the small developed area of the property from an

office building to a forest use such as growing trees would be extremely impractical and inefficient because the building would have to be torn down and the entire facility would have to move. Only a comparatively small amount of resource land could be regained by moving the building and the management of the forest land would be less efficient because the employees would have to travel longer distances to various areas of the tree farm.

The expansion will allow Cavenham to keep its forest management employees in a single and well located building. This will avoid increasing the need for travel and allow good communication between new employees and existing employees. The location is also critical for security purposes since a main access road for log hauling passes in front of the facility, allowing closer monitoring of access to the forest areas.

Staff: The requirement of handling increased environmental regulation and the need for technological equipment to produce data has resulted in the need for more space in which to locate the personnel and equipment necessary to do forest management today. The hardship suffered by not granting this variance would be the necessity of relocating the office which has existed on this site for over 60 years or to divide the office functions into two different locations. Either of these options would be more costly and less efficient for forest management than the addition of office space to the existing building. This hardship would result from the strict interpretation of the Ordinance which does not list office use, even those involve in forest management, as an allowed or conditionally allowed use in the F-80 zone. This office is solely for the purpose of forest management and has existed and been in continuous operation on this site since long before the Ordinance was adopted. The Applicant has demonstrated that an unnecessary hardship will result if this variance is not granted.

(5) The granting of a variance is necessary for the reasonable use of land or building, and the variance is granted by the Director or Planning Commission is the minimum variance that will accomplish this purpose.

Applicant: Reasonable use of the forest land requires compliance with governmental regulations. Those regulations currently impose additional duties on the applicant so that additional personnel are required to meet those regulatory requirements.

Staff: This site has been used for forest management for many years but

due to increased regulation and the need for increased technology, additional space is needed to continue these office management activities in a viable manner. An addition of only 20% of the floor area, as allowed by the Ordinance, could not accommodate the personnel and equipment needed for these purposes. The variance is necessary for the property owners' continued use of this building and site as office headquarters for forest management in Clatsop County.

- (6) The proposed variance will neither impair an adequate supply of light and air to adjacent property, substantially increase congestion in public areas, increase the danger of fire, endanger public safety nor substantially diminish or impair the value of property within the adjacent community or neighborhood.

Applicant: The proposed variance will have no impact on adjacent property because of its distance from the property line and because of its minor nature.

The only development change requested is an expansion of an existing building. The expansion of the building is located entirely on a portion of the lot which for years has been covered with lawn and committed to use as a developed site. No existing resource land will be taken from resource use and no existing resource uses will be negatively impacted in any respect.

There are no residences or any uses other than Cavenham forest property within approximately 2.4 miles of the facility, and the facility is approximately .8 miles from the nearest public road. The facility cannot be seen from the nearest adjoining property and cannot be seen from the public road so there will be no negative visual impact on the neighborhood from the expansion.

The facility does not create any significant noise, vibration, dust, odor, fumes, glare or smoke detectible at the property line. The requested expansion will not increase the noise, vibration, dust, odor, fumes, glare or smoke detectible at the property line because of the nature of the use and the substantial distance to the nearest neighbor and public road, and consequently there will be no negative impact on the neighborhood from noise, vibration, dust, odor, fumes, glare or smoke.

The amount of outside storage, and the number of loading and parking spaces will not change. Consequently there will be no negative impact on the neighborhood from outside storage, loading or parking.

The comparative visual appearance of the property will actually be improved because of the refurbishing of the building and the removal of some of the existing concrete slabs left over from the historic use of the surrounding property in the immediate vicinity of the office. To the extent that there is any change, there will be a net positive impact on the neighborhood.

The current hours of operation are from approximately 7:00 am to approximately 5:00 pm. Those hours will not change, and consequently the expansion will not have a negative impact on the neighborhood.

The maximum increased in expected traffic will be five round trips per day by the new employees. Only a few people who are not employed by Cavenham travel to the facility, and that number is not expected to increase because of the expansion. Consequently, there will be no significant increase in traffic and therefore, no negative traffic impact on the neighborhood from the expansion.

The only effect on the existing vegetation will be a small decrease in the amount of lawn area around the building. The change will not be visible from adjacent property or from the nearest public road. Consequently the changes in vegetation from the expansion will have no adverse impact on the neighborhood.

The only change in surface water drainage will be a small increase in runoff from the increased surface area on the roof. That will be offset by the removal of a similar area of concrete slab. The runoff will be easily absorbed by the lawn and the large expanse of existing natural vegetation surrounding the building. Consequently the expansion will not have a significant impact on the area's stormwater runoff and therefore no negative effect on the storm water runoff in the neighborhood.

This site is completely isolated from public areas and not ordinarily visited by the general public. Consequently there should be no conflict with uses on surrounding properties, or conflicts with neighborhood uses. the facility is not used for any purpose except forest management. Consequently there will be no conflict with other forest uses in the neighborhood.

Staff: The proposed addition of 1,348 square feet will not impair the supply of light or air, nor will it increase congestion, fire danger, diminish property values or endanger the public safety. The office building site is located on a parcel of forest land surrounded by thousands of acres of forest land in the same

ownership. The office addition will have little or no impact on the parcel where it is to be located or on the surrounding area.

- (7) The granting of a variance will not confer upon the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the area.

Applicant: This site is unique because of its historic use as forest management location and the applicant's need to continue and expand its forest management office. Because of the unique nature of the site and its historic background, there is no special privilege being granted to this applicant.

Staff: The ordinance allows for the expansion of a non-conforming use under certain conditions and standards. The ordinance allows any property owner to apply for a variance to standards within the Ordinance. The Applicant has applied for an expansion of a non-conforming use and a variance to the size standard for that expansion. Granting of this variance will not grant the Applicant any special privilege denied by the Ordinance to others.

- (8) The development will occur on a parcel of land that in conjunction with adjacent land in the same ownership is not otherwise reasonable capable of development and use under the provisions of this Ordinance.

Applicant: This development is not otherwise capable of being permitted under the provisions of this ordinance in connection with any adjacent property. No adjacent land in common ownership is zoned for commercial use or with any other zoning designation which would permit an office use.

Staff: This development will occur on a parcel zoned F-80, which is part of a large tract of forest land which is also zoned F-80. Without this variance, this land is not otherwise reasonably capable of development for this use under the Ordinance because none of the property in this tract is zoned for commercial use or allows office uses.

V. ANALYSIS

Section 5.132 states that the intent of this section of the Ordinance is

that a variance be granted only to overcome some exceptional circumstances related to a parcel of land or building which deprives the property owner of the reasonable use of the land. This request has outlined a number of exceptional circumstances related to this property, the building, and the proposed development. Without this variance, the site cannot be used as the forest management office headquarters needed in the future, as it was in the past.

VI. RECOMMENDATION

Based on the above staff report, Staff recommends APPROVAL of the request for a variance to the standard limiting the expansion of a non-conforming use/structure to a 20 percent increase in floor area, subject to the following condition.

1. The office addition shall be one story in height and shall not exceed 1400 square feet in size.

SEE MAP
6 10 4A

SEE MAP
6 10 3

10-05

GEARHART

See Gearhart Index

SEE MAP 7 10

SEE MAP
6 10 15

SEE MAP
6 10 15CA
SEE MAP
6 10 15CB

SEE MAP
6 10 10DC

SEE MAP
6 10 10

SEE MAP
6 10 10CA

SEE MAP
6 10 14

1600
1600MI
4666 22AC

14

SEE MAP
6 10 14

3	27.21	900	27.25	700	27.34	500	40.27	600	59.92	200	39.84	100	31.06	
1000MI	900MI	100.85Ac.	700	1098.95Ac.	800	120.00Ac.	400	160.00Ac.	300	155.58	200	130.11Ac.	100	100.00MI
33.50Ac.														

1100
80.00Ac.

2

800
800MI
120.00Ac.

400
400MI
160.00Ac.

501
80.00Ac.

300
300

300

302
78.77Ac.

1-02

1400
1400MI
239.45Ac.

701
3.21Ac.

1500
1500MI
130.11Ac.

1501
1501MI
29.15Ac.

SITE

GREEN

CROWN

ROAD

101-440Ac.
102-0.21Ac.
CANCELLED NO

27003
500UL
500UR

14.22 Ac.

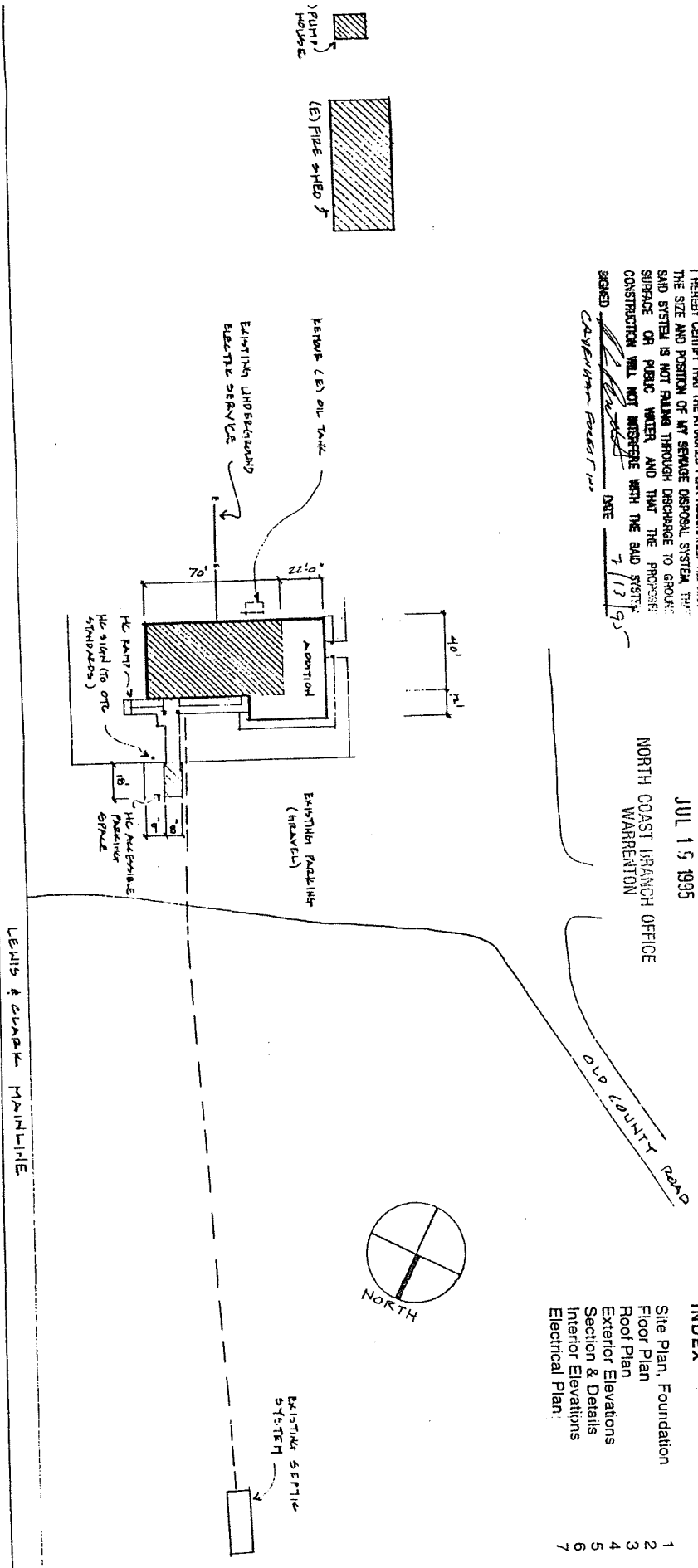
JUL 15 1995

NORTH COAST BRANCH OFFICE
WARRENTON

I HEREBY CERTIFY THAT THE ATTACHED PLAN ACCURATELY REPRESENTS THE SIZE AND POSITION OF ANY SEWAGE DISPOSAL SYSTEM, THE SANITATION SYSTEM, THE SURFACE OR PUBLIC WATER, AND THAT THE PROPOSED CONSTRUCTION WILL NOT INTERFERE WITH THE SAID SYSTEMS.
SIGNED: *[Signature]* DATE: 7/13/95
Caryn Ann Foster, Inc.

INDEX

1	Site Plan, Foundation
2	Floor Plan
3	Roof Plan
4	Exterior Elevations
5	Section & Details
6	Interior Elevations
7	Electrical Plan



- NOTES:
- 1) EXISTING WATER CONNECTION TO WARRENTON WATER SYSTEM
 - 2) INSTALL PROPANE TANK & LINES TO SURVEY NEW RTV FURNACES

TE PLAN

1" = 50'

DATE	FO	SI	AD	RI	LEV	SEAS	CAV	P. 1	P. 5	P. Can	SHE
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