



State of Oregon

DEPARTMENT OF ENVIRONMENTAL QUALITY

INTEROFFICE MEMO

To: Dewey Darold, R.S.

Date: 6-13-95

From: Dave Johns, Office Coordinator

Subject: WATER USE RECORDS AT JAVA REEF

1. According to Bob Williams, City of Seaside, water usage at Java Reef site over the time frame of 1994 thru 1995 currently has not exceeded 200 cubic feet in any two month billing period. 200 cubic feet equivalent to about 1,500 gallons.


Dave Johns

Dennis C. Illingworth, R.S.
Environmental Specialist
Department of Environmental Quality
Northwest Region
2020 SW Fourth Avenue, Suite 400
Portland, OR 97201-4987

DEPT OF ENVIRONMENTAL QUALITY June 5, 1995
RECEIVED

JUN 6 1995

NORTHWEST REGION

Dear Sir:

Thank you for your letter of 5/19/95. We were not aware that the system on our recently purchased property (2674 Hwy. 101 N, Seaside, OR) was not licensed for commercial use. We assumed (obviously incorrectly) that since there had been a business there for ten years that this would not be an issue. Before obtaining our business license from the city of Seaside we were told that DEQ would not need to be involved.

As we are just beginning our business, paying \$350+ for a change in use permit was not in our budget. Because of this and other considerations, we would like to ask for an extension in the time allowed for us to comply with DEQ (OAR) regulations. We believe the three following factors are most important in your consideration of this request:

1) We are a limited use facility, and 95+% of our business is take-out. We are using (indoors) a self-contained espresso cart that has tanks for both fresh water and waste, so we know approximately how much of each we are using. We understand that our usage will increase as tourist season arrives, but we are confident that we can make an educated estimate at this time of what that usage will be. We are currently using about 25 gallons of fresh water per day, including both that used for making coffee/espresso and that used for washing utensils. We expect that our summer usage will rise to a maximum of 35 gallons; this includes an increase in coffee consumption, but not in water used for washing;

2) Our restroom facilities are used sparingly, with an average of 7-9 uses per day (this is based on a one-week observation period that included a weekend), and a maximum of 14 uses. Figuring a 50% increase in usage during summer months (which is unlikely), we are looking at a maximum of 20 uses per day. At an average of five gallons per use, this is 100 gallons per day. Adding this in

with our fresh water use and waste, we will be using a maximum of 135 gallons of water per day, of which 110 is waste. At these figures, we are well below the projected figure of 300 gallons per day for which the system is licensed:

3) We are in the process of forming a Land Improvement District (LID) which will bring the City of Seaside sewer system to our establishment. We have contacted Bob Chisolm at the Department of Public Works, and have been informed that if we are successful, we can expect this system to be in place and operable by February of 1996.

We feel that these considerations warrant, at minimum, an extension in any time allowed to meet OAR requirements. We wish to comply with any and all rules and regulations, and hope that you will work with us both now and in the future. We may be contacted either at the address below, or at (503) 325-1245 - home, or at (503) 717-0482 - business. Thank you for your consideration and patience.

Daniel A. Conner

Java Reef
c/o Daniel A. Conner
2674 Hwy. 101 N.
Seaside, OR 97138

Post-It* Fax Note	7671	Date	6/6/95	# of pages	2
To	DEWEY	From	DEANIS		
Co./Dept.	FYI	Co.			
Phone #		Phone #			
Fax #	861-3259	Fax #			

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

JUN 6 1995

NORTH COAST BRANCH OFFICE
WARRENTON

MAY 23 1995

Oregon

NORTH COAST BRANCH OFFICE
WARRENTON

May 19, 1995

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

DANIEL CONNER & SHAUNA CHILINSKI-CONNER
2674 HWY 101 NORTH
SEASIDE OR 97138

Re: OSS:NWR: Clatsop County: Change in Use:
T6N, R10W, Section 10DC, Tax Lot 1000

Dear Daniel & Shauna:

It has come to the attention of the Department of Environmental Quality (Department), that the facility located on the above described property has been converted to an espresso bar.

Oregon Administrative Rules pertaining to on-site sewage disposal, Chapter 340, Division 71, Rule 205(1) requires an Authorization Notice if there is a change of use. Furthermore, no person shall place into service, change the use of, or increase the projected daily sewage flow into an existing on-site sewage disposal system without obtaining an Authorization Notice, Construction-Installation permit or Alteration Permit, as appropriate. Since this building used to be a spa/hot tub supply business and is now an espresso shop and with the associated increase in water consumption that can be expected, it is a change of use.

A record review of the file shows a repair permit (#84-92) was issued on August 29, 1984, to serve a one bedroom single family residence. The system was designed and installed to serve up to a two (2) bedroom home only or a projected daily sewage flow of 300 gallons. Systems designed for single family use are often incompatible with commercial facilities. The Department's experience has been that systems serving many types of commercial facilities need to be designed for the specific application for any chance of long term success.

By way of this letter, the Department is notifying you that the existing on-site sewage disposal system was not designed to serve a food service facility, and that such a usage may cause the septic system to fail prematurely. An application and a guidance packet for an authorization notice is enclosed. Again, please note that the existing system may not be able to support this type of business. A new on-site sewage disposal system or extensive alteration to the existing system may be required. There is a possibility that this facility may require a Water Pollution Control Facilities (WPCF) permit to continue to operate.

John A. Kitzhaver
Governor



2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471
DEQ-1

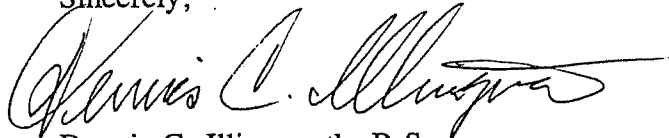
Conner
May 19, 1995
Page 2

The WPCF permit is renewable and requires ongoing maintenance and reporting. This permit carries with it an obligation of the owner to understand and maintain the sewage disposal system.

This letter was sent to Ken & Kiplee Luthe in April, 1995. It was our understanding they were the owners of this property. They have notified us that you are now the owners.

If you have any questions, or would like further information, please feel welcome to contact the DEQ North Coast Branch Office at (503) 861-3280, or myself at (503) 229-6345.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis C. Illingworth", with a stylized flourish at the end.

Dennis C. Illingworth, R.S.
Environmental Specialist

DCI:dc

Enclosure

cc: NCBO, DEQ *WARRENTON*

12317

Control No.

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 84-92

\$ 35.00

Fee

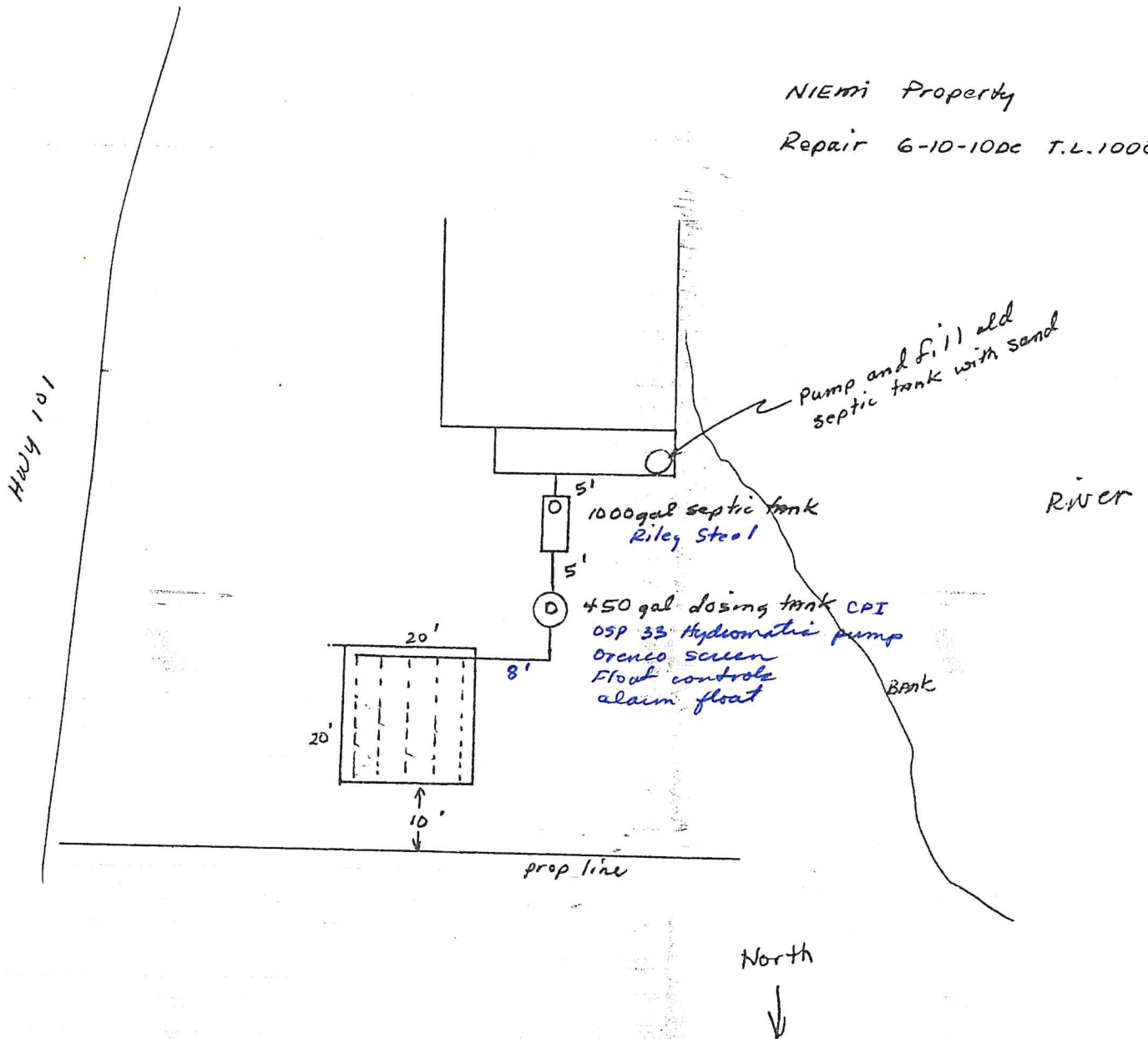
☐ New Construction☒ Repair☐ OtherPermit Issued To Harley J. Niemi
(Property Owner's Name)6N
(Township)10W
(Range)10DC
(Section)1000
(Tax Lot / Acct. No.)Clatsop
(County)Just North of Pizza Palace
(Road Location)Seaside Area
(City)John L. Smith, P.E.
(Issued by - Signature)Aug. 29, 1984
(Date Issued)**PERMITS 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 Aug. 29, 1985TYPE OF SYSTEM Alt. Pressure Seepage BedDesign Sewage Flow 300 Gal's/DayTank Volume 1000 GallonsDisposal Trenches ☐Seepage Bed(s) ☒ 400 Square FeetMaximum Depth 30 inches.Minimum Depth 18 inches.20ft x 20 ft. Linear FeetEqual ☐ Loop ☐ Serial ☐Pressurized ☒Minimum Distance Between Trenches 2 ft from sides 4 ftTotal Rock Depth 12 Inches.not less than
Below Pipe 6 Inches.not less than
Above Pipe 4 Inches.☐ Rake Sidewall

apart

Special Conditions (Follow Attached Plot Plan) Seepage bed mostly 50 ft. from edge of bank as shown. 10 ft.
to water lines and property lines. Pump and fill old septic tank with sand.PRE-COVER INSPECTION REQUIRED - CONTACT North Coast Barnch Office 325-8660**CERTIFICATE OF SATISFACTORY COMPLETION**As-Built Drawing
with Reference LocationsInstaller Johnson & Sons Const. Co.Final Insp. Date Aug. 31, 1984☐ Issued by Operation of Law☐ Pre-cover inspection waived
pursuant to OAR 340-71-170(2)System designed and installed
to serve up to a two (2) bed-
room home only or a projected
daily sewage flow of 300
gallons.System installed according
to attached plot plan.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. The 1000 gallon septic tank should be pumped
every four (4) to five (5) years.John L. Smith, P.E.
(Authorized Signature)Environmental Analyst
(Title)Sept. 4, 1984
(Date)DEQ-Astoria
(Office)

NIEMI Property

Repair 6-10-10DC T.L.1000



John L. Smith

FINAL Inspection

8-31-84

John L. Smith

MAY 3 1995

NORTH COAST BRANCH OFFICE
WARRENTON

Oregon

April 26, 1995

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

KENNETH & KIPLEE LUTHE
2674 HWY 101 NORTH
SEASIDE OR 97103

Re: OSS:NWR: Clatsop County: Change in Use:
T6N, R10W, Section 10DC, Tax Lot 1000

Dear Kenneth & Kiplee:

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John A. Kitzhaber
Governor



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Luthe

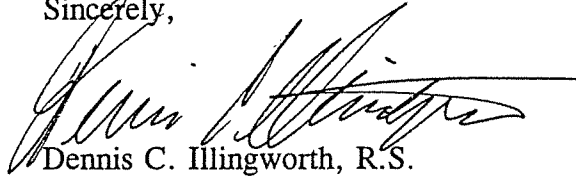
April 26, 1995

Page 2

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If you have any questions, or would like further information, please feel welcome to contact the DEQ North Coast Branch Office at (503) 861-3280, or myself at (503) 229-6345.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dennis C. Illingworth", with a long horizontal flourish extending to the right.

Dennis C. Illingworth, R.S.
Environmental Specialist

DCI:dc

Enclosure

cc: NCBO, DEQ

This building is HOT

Ten year home of hot tubs and saunas moves on to the newest hot spot

Well, you can no longer buy a hot tub at 2674

Highway 101, just north of Seaside, but you can still get a lot of hot water.

New owners of the building, Dan and Shauna Conner, have just opened Java Reef. They serve coffee drinks and teas and are just adding ice cream. You can get mocha or hazelnut or chocolate peanut butter (with banana?) or any number of other flavors and the temperature is HOT. They serve mocha drinks at 180° to keep it well melted and foamy. Coffee drinks range in price from \$.50, for the old fashioned plain kind, up to \$2.50 for the multi-flavored, whipped cream variety. Teas start at \$.75 and go to \$1.50 and include flavored loose teas or Stash Tea packages. Cold drinks



Photo by Jack Palmeri

The hot tradition continues at 2674 Highway 101 between Seaside and Gearhart: The home of Kuuma Saavi Works for ten years will now heat you from the inside out - with coffee and tea.

Q: Tired of chasing past due accounts?

A: Let us run after them for you.

The Credit Bureau

of Clatsop County
325-5141
Accounts Mgt. Co.
325-4209

"Supporting Clatsop County business since 1933."

range from \$.25 to \$2.00, including a small flavored Italian soda for \$.25 for the kids.

Dan and Shauna have not done this long, in fact, Dan "Doc" Conner is finishing his Ph. D. in educational psychology and Shauna has a degree in marine biology. Why are they doing this? They have both drunk a lot of coffee in their schooling days - long ones to obtain those high degrees, and discovered shortly after meeting each other that they had a dream of someday opening a coffee shop.

As far as I can tell, that is what this north coast of Oregon is made of....a lot of people who had the courage to make their dreams come true.

Java Reef is open Monday through Friday 6:00 a.m. to 6:00 p.m., Saturday 7:00 a.m. to 6:00 p.m., and Sunday 7:00 a.m. to 4:00 p.m. They will be open later some evenings if there is a big sporting event going on. Stop by and read the reader board for the posting of the next sporting "late night" or

Quality offset printing at competitive prices

- Full service and quick printing
- High speed and color copies

North Beach PRINTING
Serving the area since 1982.

Open Mon- Fri 8 a.m. to 5:30 p.m.
Saturday 10 a.m. to 4 p.m.
856 Broadway • Seaside

738-7311
Fax 738-2181



DEPARTMENT OF COMMERCE
BUILDING CONSTRUCTION DIVISION
401 LABOR & INDUSTRIES BLDG.
SALEM, OREGON 97310
PHONE 378-4133

#2964-8
BUILDING PERMIT
APPLICATION

COMMERCIAL

2674 Hwy 101 N
JOB LOCATION / ADDRESS

SEASIDE CLATSOP
CITY COUNTY

DIRECTIONS TO JOB SITE

MURDO, CLARK C. P.O. BOX 636
KUMA SAAVI WORKS SEASIDE

OWNER

SHAL 738 7719
ADDRESS PHONE

Seaside CLATSOP 97138
CITY COUNTY ZIP CODE

DESCRIBE WORK

☐ NEW CONSTRUCTION
☐ ADDITION
☐ ALTERATION/REMODEL
☒ OTHER 12X16 DECK WITH POR
60 LT TOGETHER 6X260 TYPE 6H

BLDG. USE to display product
#32.50 + 1.30 = \$33.80

OCCUPANCY GROUP

TYPE OF CONSTRUCTION Bolt together u

STORIES 1 TOTAL SQ. FT. 120

BUILDING VALUE 2000.

ASTORIA PERMIT/JOB # 2964
OFFICE 8-19-85

LOCAL GOVERNMENT APPROVALS

ZONING

USE ZONE C. 6-16-85 DE-1000
TOWNSHIP RG TL

FLOOD ZONE ☐ YES ☐ NO PERMIT # 8-5-128

BY: [Signature] TITLE

PHONE 325-8660 DATE 8-7-85

SANITATION

PUBLIC PRIVATE X

DEQ PERMIT # 94-92 Included 5-31-84 with
end of bldg. deck on sound.

BY: [Signature] ENR. ANALYST
TITLE

PHONE 325-8660 DATE 8-21-85

DESIGNATED CONTRACTORS

DESIGNER/ARCHITECT/ENGINEER ADDRESS PHONE REG #

KUMA SAAVI WORKS Above

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.

Ken W. Luther
SIGNATURE OF APPLICANT

8-16-85
DATE

FIELD OFFICE COPY

BCD 1

4. ABSORPTION FACILITY (DRAINFIELD)

- a. A seepage bed with 400 square feet of bottom area and 80 lineal feet of perforated pipe shall be located as shown on the attached plot plan.
OR
N/A disposal trenches N/A feet long and N/A inches deep shall be located as shown on the attached plot plan.
- b. Pipe used shall have a minimum two (2) inches diameter (Class 160 PVC or equal).
- c. The end of each line shall be capped with threaded plugs or caps.
- d. The filter fabric shall be placed over the top of the gravel the full width of the trenches and down the trench sidewall, or over the top of the gravel of the seepage bed.
- e. Pressure laterals may be graded toward the manifold to allow drainage and prevent freezing; maximum grade is one (1) inch per 100 feet.
- f. The manifold in the seepage bed and the two (2) inch laterals shall be perforated every 24 inches with 1/8 inch holes on top of the pipe.
- g. The rock filter material specification is: clean washed gravel 3/4 inch to 2 1/4 inch or clean crushed rock 1 1/4 inch to 2 1/4 inch in size.
- h. Place not less than six (6) inches of filter material below the piping and not less than four (4) inches above the pipe for a total depth of twelve (12) inches.

5. INSPECTIONS

Call when the system can be pressure tested, either before or after placement of the final four (4) inches of rock filter material. There must be water and electric power for the test. The alarm must also be connected at least temporarily for the inspection.

LOW PRESSURE DISTRIBUTION

Construction Specifications

1. DOSING TANK

- a. Minimum liquid capacity is 450 gallons. (Concrete, fiberglass or plastic of approved design).
- b. Minimum separation distance is five (5) feet to septic tank and seepage bed.
- c. Tank must be placed so that all surface and ground water are excluded with an 18 inch maintenance manhole to the ground surface or above.
- d. The dosing tank shall be equipped with a high water mercury float set to activate a visual and audible alarm in the laundry room, garage or side of building when $1/3$ capacity (150 gallons) remains in tank.

2. PUMP

- a. An approved effluent pump with mercury float switch(es) shall be required. (Hydromatic, Peabody Barnes, Meyers, etc.)
- b. An electrical permit is required to be obtained by the home owner or licensed electrical contractor for the electric controls and service. An inspection by the Department of Commerce is required.
- c. Pump must be capable of creating five (5) feet of head at the orifices.
- d. The mercury float switches shall be positioned to discharge approximately 60 gallons of effluent per cycle.
- e. Pressure pipe from the pump must be a minimum diameter of 2 inches and must meet or exceed the minimum requirements for Class 160 PVC 1120 pressure pipe as identified by ASTM D2241.
- f. A check valve is required on the pressure transport pipe near the pump.
- g. An anti-siphon hole $1/8$ inch in diameter is required in the discharge line, between the pump and check valve within the dosing tank.
- h. The pump must be enclosed in a non-corrosive screen having 12 square feet or an area capable of preventing passage of debris larger than $1/8$ inch, that extends above the maximum effluent level within the dosing tank.

3. SEPTIC TANK

- a. Minimum volume shall be 1000 gallons.
- b. To insure proper venting of the sump, the inlet fitting on the septic tank shall be a 'sanitary tee' or a 2 inch by 2 inch hole drilled or cut into the top of the inlet fitting. The 'sanitary tee' shall extend at least six (6) inches below the liquid level.
- c. Access is required from the ground surface above the inlet manhole. The riser must have a minimum inside dimension equal to or greater than that of the tank manhole.

FOR OFFICE USE ONLY

STATE OF OREGON
Department of Environmental Quality

FOR OFFICE USE ONLY

Date Test Holes Ready _____

Date Rec'd Aug 29, 1984
Date Completed _____
Required Fee 35.00
Receipt No. _____
Control No. _____

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
☐ Authorization Notice
☐ Other (Specify) _____

(Required fee and land use compatibility statement must accompany application)

FOR OFFICE USE ONLY:

PLOT PLAN REQUIRED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	ATTACHED	<input type="checkbox"/> YES	<input type="checkbox"/> NO
VICINITY OR TAX LOT MAP REQUIRED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	ATTACHED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
TEST HOLES REQUIRED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
LAND USE COMPATIBILITY STATEMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	ATTACHED	<input type="checkbox"/> YES	<input type="checkbox"/> NO

ADDITIONAL ITEM(S) REQUIRED _____

FOR APPLICANT'S USE — (Please Print)

Harley John Niemi
 (Property Owner's Name)

<u>6</u> (Township)	<u>10</u> (Range)	<u>10PC</u> (Section)	<u>1000</u> (Tax Lot/Acct. No.)	<u>Clatsop</u> (County)
_____ (Subdivision Name)	_____ (Lot No.)	_____ (Block No.)	<u>Approx. 3 Ac</u> (Lot Size)	

(Public Water Supply) _____ (Private Water Supply, Specify Type) _____
☒ Single Family Residence One (Number of Bedrooms) ☐ Other Searchart (Specify)

Directions to Property: _____

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.

Bob & Cheryl
(Signature)

Aug 29, 1984
(Date) ☐ Owner
☒ Authorized Representative
☐ S.D.S. License No. _____

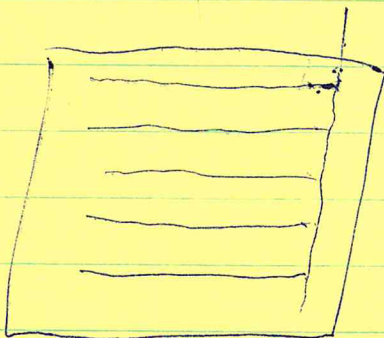
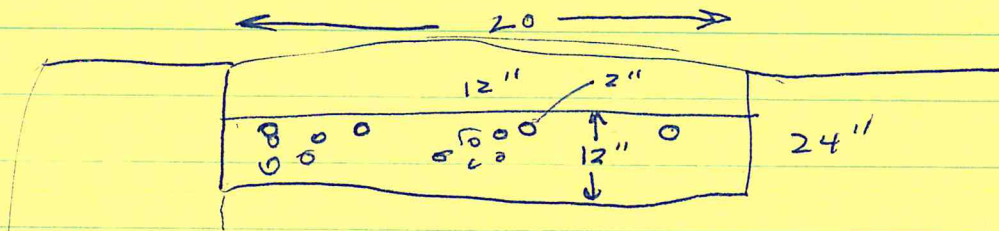
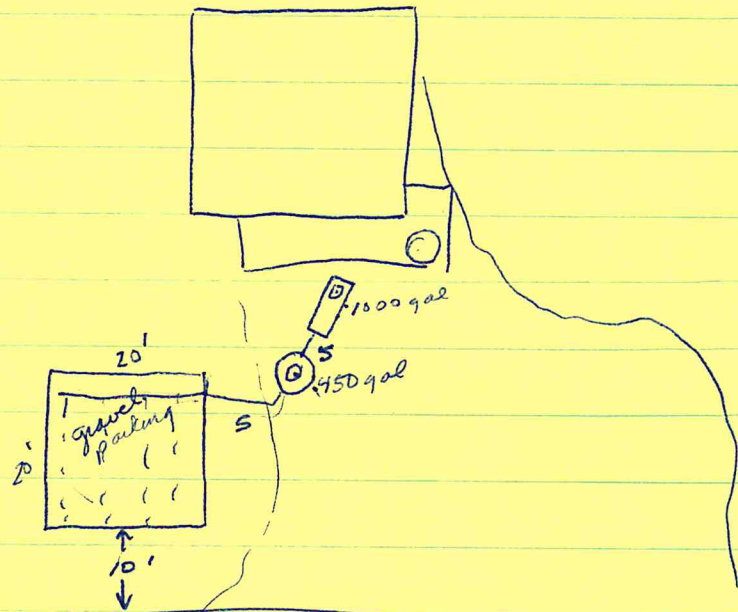
Owner's Mailing Address

P.O. Box 636
Seaside Oregon
 Phone 7388679

Applicant's Mailing Address (if different)

 Phone _____

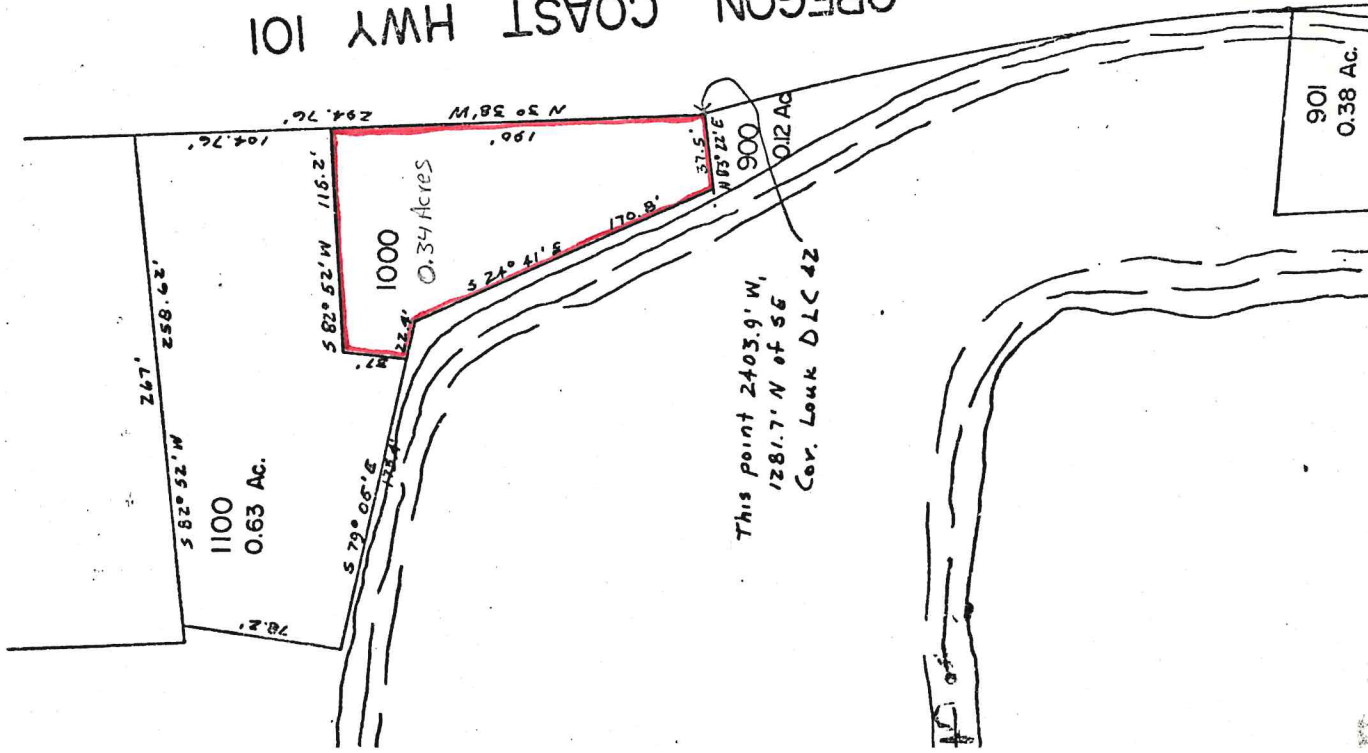
8-7676



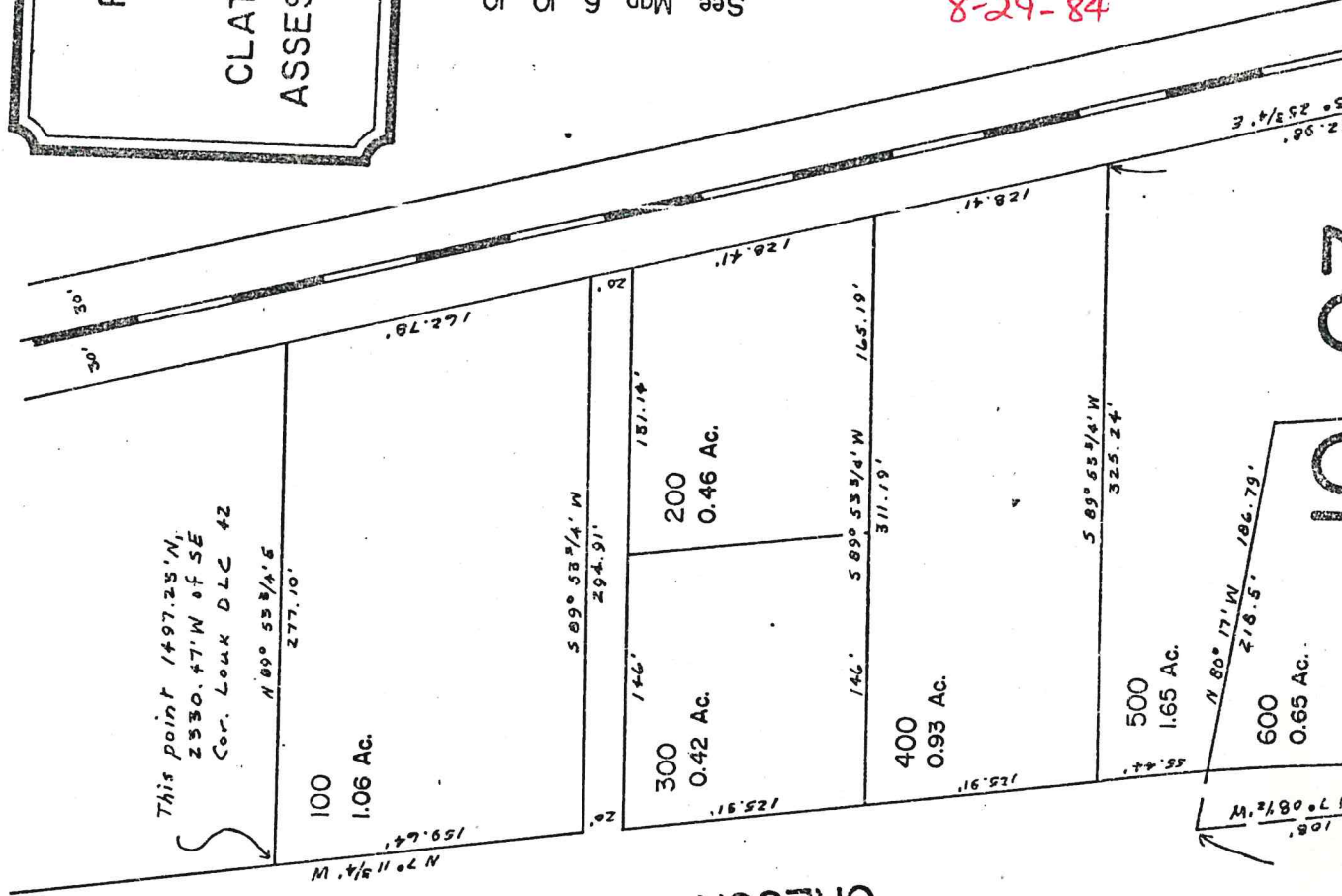
1/4 Sec. 10 T.6N. R.10W. W.M.
 CLATSOP COUNTY
 1" = 100'

6 10 10DC

See Map 6 10 10CA



OREGON COAST HWY 101



PROPERTY
 OF THE
 CLATSOP COUNTY
 ASSESSORS OFFICE

See Map 6 10 10

HARLEY NIEMI
 610-10DC-1000
 8-29-84