STAFF REPORT

Date of Report: Tuesday, August 12, 2014
Appeal Deadline Wednesday, August 27, 2014

Type of Application: ADMINISTRATIVE CONDITIONAL USE APPLICATION

Decision: APPROVED WITH CONDITIONS

File Number: ACU-14-11
Reviewed by: Jill Rolfe, Planning Director

<table>
<thead>
<tr>
<th>Account No.</th>
<th>Map Numbers</th>
<th>Property Owners</th>
<th>Situs Address</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Development Considerations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>568200</td>
<td>26S1403C0-00200</td>
<td>RTA OCEANSIDE RV PARK, LLC</td>
<td>90281 CAPE ARAGO HWY COOS BAY, OR</td>
<td>13.80 Acres</td>
<td>RECREATION (REC)</td>
<td>ARCHAELOGICAL SITES (ARC)</td>
</tr>
<tr>
<td>568001</td>
<td>26S1403C0-00300</td>
<td>RTA OCEANSIDE RV PARK, LLC</td>
<td>90281 CAPE ARAGO HWY COOS BAY, OR</td>
<td>1.69 Acres</td>
<td>EXCLUSIVE FARM USE (EFU)</td>
<td>ARCHAELOGICAL SITES (ARC)</td>
</tr>
</tbody>
</table>

Property Location: The property is accessed off of Cape Arago Hwy west of the urban unincorporated community of Charleston.

Proposal: The applicant is proposing to expand the existing RV Park by adding a tent camping area adjacent to the beach in the Recreation (REC) zone.

Lawfully Created Parcel/Lot: Both tax lots were created by deed prior to 1986 pursuant to CCZLDO § 6.1.125(8).

Prior Application Restrictions: There were conditions of approval that apply to this property from ACU-96-010. Those conditions will be brought forward under conditions of approval.

Special Districts/Agencies:
- Charleston RFPD
- Coos Bay School District
- Coos Bay-North Bend Water Board
- Confederated Tribes of Coos, Lower, Umpqua & Siuslaw Indians
### III. FINDINGS TO THE APPLICABLE REVIEW CRITERIA

**APPLICABLE CRITERIA**

Coos County Zoning and Land Development Ordinance (CCZLDO) and Coos County Comprehensive Plan (CCCP)

<table>
<thead>
<tr>
<th>CCZLDO</th>
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<td>CCZLDO</td>
<td>Appendix 1</td>
<td>CCCP Volume I, Policies 5.10(2) Dunes, Ocean and Coastal Lake Shorelands, (2) Beaches and Dunes Areas with Limited Development Suitability</td>
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<td>Appendix 1</td>
<td>CCCP Volume I, Policies 5.11(1 through 4) Natural Hazards</td>
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Note: criteria are shown below with findings in **bold**.

**DEFINITION**

The purpose of the “REC” district is to accommodate recreational uses of areas with high recreational or open space value.

The district applies solely to areas designated as “Recreation” in the Comprehensive Plan, which include state, county and other municipal parks, the Oregon Dunes National Recreation Area, as well as private lands currently developed as golf courses.

New recreational developments in this district shall be oriented to the open space nature of the land. The type and intensity of recreational developments in this district must be conditioned by environmental considerations set forth in the County’s Coastal Shoreland/Dune Lands Comprehensive Plan policies where such developments are allowed in these coastal resource areas.

**CAMPGROUND:** A lot, tract or parcel of land under single ownership where two or more campsites are located which provide facilities for living in other than a permanent dwelling or recreational vehicle.

**RECREATIONAL VEHICLE (OAR 918-650-0005):** A vehicle which is a) built on a single chassis; b) 400 square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreation, camping, travel, or seasonal use. The basic entities are:

i. travel trailer – vehicular unit which has a roof, floor and sides and is mounted on wheels, but it is not of such size or weight as to require special highway movement permits when towed by a motorized vehicle, and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures and bath or toilet rooms;
ii. camping trailer – vehicle unit mounted on wheels and constructed with collapsible partial side walls which fold when the unit is towed by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping or travel use, and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures and bath or toilet rooms;

iii. truck camper – portable unit which has a roof, floor and sides and is designed to be loaded on an off the bed of a truck or pick-up truck, and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures and bath or toilet rooms;

iv. motor home – vehicular unit built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the complete vehicle, and has a floor area of less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures and bath or toilet rooms;

v. park trailer – vehicle built-on single chassis, mounted on wheels, designed to provide seasonal or temporary living quarters which may be connected to utilities or operation of installed fixtures and appliances, of such a construction as to permit set-up by persons without special skills using only hand tools which may include lifting, pulling and supporting devices and a gross trailer area not exceeding 400 square feet when in the set-up mode.

RECREATIONAL VEHICLE PARK (OAR 918-650-0005): A lot, parcel or tract of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes. [OR 01-02-004PL 6/13/01]

RECREATIONAL VEHICLE SITE: A plat of ground within a recreational vehicle park designed to accommodate a recreational vehicle on a temporary basis.

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SECTION 9.2.800 Modify and/or Expand Existing RV Park and/or Campground. A conditional use application shall be required for an existing RV park and/or campground to modify or expand and shall comply with Coos County’s Zoning and Land Development Ordinance Article 9.2 (OR 01-02-004PL 6/13/01)

SECTION 9.2.050 Recreational Vehicular Park and Campground Review. Notwithstanding any other Ordinance provision, Recreational Vehicular Parks and Campgrounds shall be subject to requirements set-forth in Oregon Administrative Rule (OAR) 918-650-0000 through 918-650-0085. These standards shall apply in-lieu of the parent zoning district.

An application for a Recreational Vehicular Park and Campground shall be reviewed as a Hearings Body conditional use and shall include the submittal of a preliminary plot plan drawn as specified by OAR Division 650. (OR 01-02-004PL 6/13/01)

FINDING: The applicant has requested to expand an approved RV park with additional space for a campground. The campground area would be limited to tent camping and day use only. The campground area has been identified by the plot plan as shown below. The written application states there will be eleven spaces utilized outside of the 1996 expansion boundary. Staff has reviewed the plot plan and it appears that space 33 may have been inadvertently left off of the map but the written findings submitted with the application supports the eleven sites. The preliminary plot plan includes all of the applicable elements that are required for a campground. The applicant will be required to obtain any necessary building sign-off or permits.
2. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the Special Considerations Map only upon the establishment of findings that consider at least:

a. the type of use proposed and the adverse effects it might have on the site and adjacent areas;
b. the need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
c. the need for methods for protecting the surrounding area from any adverse effects of the development; and

da. hazards to life, public and private property, and the natural environment which may be caused by the proposed use.

Further Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.
Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report by the developer that addresses the five considerations above.

This policy recognizes that:

a. The Special Considerations Map Category of "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding.

b. The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that potential mitigation sites must be protected from preemptory uses.

FINDING: The applicant has stated the tent sites have been utilized for the past fifteen (15) years without any damage to the natural landscape. The sites appear to be cleared just enough for a tent site. The applicant’s representative had contacted the planning department about removal of some of the vegetation. Vegetation may continue to be maintained to allow for the primitive camping. The applicant is not proposing to change the landscape; therefore, there will be no future impacts to the site or the neighbors. The water is provided by Coos Bay-North Bend Water Board on this site. There will be no hazards to life, public and private property, and the natural environment which may be caused by the proposed use. The applicant has satisfied the criteria.

| CCZLDO | Table 4.7a(5)(b) | Special Regulatory Consideration Prescribed by the Coos County Comprehensive Plan (Specifies allowed uses within C.S.B.) |
| CCZLDO | Appendix 1 | CCCP Volume I, Policies 5.10(7) Dunes, Ocean and Coastal Lake Shorelands, Coastal Shorelands Boundary |

7. Coos County shall manage its rural areas within the "Coastal Shorelands Boundary" of the ocean, coastal lakes and minor estuaries through implementing ordinance measures that allow the following uses:
   a. farm uses as provided in ORS 215;
   b. propagation and harvesting of forest products consistent with the Oregon Forest Practices Act.
   c. private and public water dependent recreation developments;
   d. aquaculture;
   e. water-dependent commercial and industrial uses and water-related uses only upon finding by the Board of Commissioners that such uses satisfy a need, which cannot otherwise be accommodated on shorelands in urban and urbanizable areas;
   f. single family residences on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of the Coastal Shorelands goal, and as otherwise permitted by the underlying zone;
   g. any other uses, provided that the Board of Commissioners determines that such uses: (1) satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas; (2) are compatible with the objectives of Statewide Planning Goal #17 to protect riparian vegetation and wildlife habitat; and (3) the "other" use complies with the implementation standard of the underlying zone designation.

In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this plan.

This strategy recognizes: (1) that Coos County’s rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that Statewide Planning Goal #17 places strict limitations on land divisions within coastal shorelands.
FINDING: This is a private recreational development that utilized the ocean as part of the recreational use. Due to the location and zoning of the developed facility there is no other location that could accommodate the expansion of the recreational use. This expansion is minor and will continue to comply with the goal of Coastal Shoreland Boundary.

1. Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include stream and ocean flooding, wind hazards, wind erosion and deposition, *critical streambank erosion, mass movement (earthflow and slump topography), earthquakes and weak foundation soils.*

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property.

This strategy recognizes that it is Coos County's responsibility: (1) to inform its citizens of potential risks associated with development in known hazard areas; and (2) to provide appropriate safeguards to minimize such potential risks.

2. Coos County shall continue to participate in the National Flood Insurance Program (Public Law 90-448), recognizing that participation in this program substantially insures the health and safety of county residents and allows property owners to benefit from subsidized insurance rates. Further, this strategy also recognizes that failure to participate in this program would prohibit affected property owners from receiving construction and permanent mortgage loans by federally insured lending institutions.

2a. The areas of special flood hazard, identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Coos County" dated March 17, 2014, with accompanying Flood Insurance Rate Maps and Flood Boundary - Floodway Maps is hereby adopted by reference and declared to be a part of the Coos County Comprehensive Plan Inventory.

3. Coos County shall comply with the requirements of the Federal Insurance Administration Regulation 1910.3(b). This strategy recognizes that the above identified safeguards are appropriate to minimize adverse life and property risks.

4. Coos County shall support the policy of State Building Codes Division requiring new mobile home sitings to be secured to the ground, recognizing that "tie-downs" are appropriate safeguard against Coos County's wind hazards.

* These hazards are addressed under policies for "Dunes and Ocean and Lake Shorelands.*
INDING: The majority of the site is within the floodplain (AE). When reviewing the standards for the floodplain this use would fall within the other development of CCZLDO § 4.6.217; however, the tents in this case are temporary and as a condition of approval shall not be utilized during flood events. Therefore, the criteria have been satisfied.

III. AGENCY COMMENTS

There have been no agency comments received as of the date of this report.

IV. NOTIFICATION

The Planning Department mailed individual written notice of the decision to the owners of record of all property located within 250 feet of the subject property. Notice of Decision with a copy of the staff report was forwarded to Applicant(s), Owner(s) and Dave Perry, DLCD, John Rowe, County Roadmaster and Coos County Assessor. Notice of Decision was also provided to the following: Coos County Planning Commission, The Coos County Board of Commissioners, the special districts as noted above. In addition, notice of the decision was posted at the Coos County Courthouse, Coquille Annex and North Bend Annex. All notices were mailed and posted on August 12, 2014.

V. NOTICE OF APPEAL RIGHTS

This decision may be appealed to the Coos County Hearings Body pursuant to Article 5.8 of the Coos County Zoning and Land Development Ordinance within 15 days from the date of written notice. This means that appeals must be received in the Planning Department by 5 p.m. on Wednesday, August 27, 2014, in order to be considered. This decision will not be final until the period for filing an appeal has expired. Detailed information about the appeal process, filing fees and additional information will be provided by the Planning Department upon request. The decision is based upon the submitted application, supporting evidence, facts, and findings to the criteria.

VI. CONCLUSION AND CONDITIONS

The applicant has met the criteria with the exception of the conditions of approval listed:

1. Pursuant to ORS 215.416(1), the fees charged by the Planning Department for permit applications represent the average cost of processing the application. If the actual cost of processing the application exceeds the average cost, then the applicant shall be responsible for paying the full amount.
2. The expansion area shall only be used for tent camping and day use activities.
3. The expansion area shall not be utilized during flood events.
4. The applicant must adhere to the prior conditions of approval from ACU-90-010.

Attachments: Applicant’s submittal
Attachment “A” from ACU-96-10
Attachment “B” from ACU-96-10
Applicant’s Submittal
June 13, 2014

Jill Rolfe, Director
Coos County Planning Department
Coos County Courthouse Annex
Coquille, Oregon 97423

RE:   R.T.A. OCEANSIDE RV PARK.
      LOCATED IN T.26, R.14, S.03C, TL.200 & 300

Dear Jill,

Enclosed is a conditional use application for the expansion (tent sites) of the R.T.A. Oceanside RV Park. The fee was sent directly to the Planning Department by the applicant.

Although the property is located in several overlay districts, the use is low intensity recreation on a natural setting with no earth moving, fill, or structural development. We attempted to address the criteria as best as possible including the Flood Plain requirements that do not appear to apply. If you determine that you need any further information, please let me know as soon as possible.

We have had conversations the state building codes regarding the tent site expansion and because there is no structural development, all they need for their review is a simple plot plan like the one submitted with the application.

I was informed by the owners, that the RV Park would receive zoning clearance for repairs to their office building when an application was submitted. We hope that is the case because there are some necessary improvements (porch, ADA access etc.) that need to be completed prior to the busy season that is now getting underway.

Thank you for anything you can do to help.

Sincerely,
STUNTZNER ENGINEERING AND FORESTRY, L.L.C.

Chris Hood
Coos County Planning Department
Conditional Use Application

Please place a check mark on the appropriate type of review that has been requested.

administrative Conditional Use
T Site Plan Review
T Hearings Body Conditional Use
T Variance

An incomplete application will not be processed. Applicant is responsible for completing
the form and addressing all criteria. Attach additional sheets to answer questions if needed.

A. Applicant:

Name: R.T.A. Oceanside RV Park, LLC
Address: 31123 Mission Rd, Suite 202
City: Hayward
Telephone: 916-204-4434
State: CA
Zip Code: 94544

B. Owner:

Name: Same
Address: 
City: 
Telephone: 
State: 
Zip Code: 

C. As applicant, I am (check one): Please provide documentation.

T The owner of the property (shown on deed of record);
T The purchaser of the property under a duly executed written contract who has the
written consent of the vendor to make such application (consent form attached).
T A lessee in possession of the property who has written consent of the owner to make
such application (consent form attached).
T The agent of any of the foregoing who states on the application that he/she is the
duly authorized agent and who submits evidence of being duly authorized in writing
by his principal (consent form attached).

D. Description of Property:

Township 26 Range 14 Section 20
Tax Lot. 200 & 300

Tax Account 566200, 568001 Lot Size 15.49 AC. Zoning District Rec.

Updated 11/01
E. Required Information (please check off as you complete)

1. Existing Use  RV Park
2. Site Address  90281 Cape Arago Highway, Charleston, OR 97420
3. Access Road  Cape Arago Highway
4. Is the Property on Farm/Forest Tax Deferral  No
5. Current Land Use (timber, farming, residential, etc.)  No
6. Major Topography Features (streams, ditches, slopes, etc.)  Generally Flat

N/A

7. Letter from Natural Resource Conservation Service (for Forest/Farm dwellings only).

N/A

8. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
9. Identify any homes or development that exists on properties identified in #8.
10. A copy of the current deed of record.
11. Covenants or deed restrictions on the property, if unknown contact title company.
12. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)

F. Proposed use and Justification
Please attach an explanation of the requested proposed use and findings (or reasons) regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

Please note staff has identified the applicable criteria based on the information received from the applicant.

Applicable Criteria:  Section 4.2, 200 CCZLDO, Section 9.2, 800 CCZLDO
Section 4.6, 200 CCZLDO, Appendix 1 - Articles 5, 10 CCZLDO

G. Authorization:
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action

Updated 11/01
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Applicant(s) Original Signature

Applicant(s) Original Signature Date:

Updated 2013
EXHIBIT “A”

R.T.A. OCEANSIDE RV PARK CONDITIONAL USE
LOTEC IN TOWNSHIP 26, RANGE 14, SECTION 03C, TAX LOTS 200 & 300

BACKGROUND

In 1996, Gary and Ruth Barker received approval from Coos County for the expansion of the Oceanside RV Park located as described above. At that time, a new septic system and drainfield, intended to serve the entire park, was developed in the northwest corner of the property. Following its installation, eleven primitive tent camping sites were established both north and west of the drainfield area. Five of the sites were located on the northerly stabilized dune formation situated above Bastendorff Beach and six of the sites are located southerly of the dune. The tent sites were established within natural settings with no excavation, fill or physical improvements. There are portable picnic tables at the majority of the sites and portable steel fire pits at all of the sites. The RV Park was subsequently sold and operated for ten years by owners that assumed the tent sites were permitted uses.

In November of 2013, the RV Park was again sold to its current owners, R.T.A. Oceanside RV Park, L.L.C., who also believe that the tent sites had been legally established. It is now assumed that the tent sites have been in place and utilized in conjunction with the park for approximately fifteen years.

Because the tent sites were not included in the 1996 expansion, this request is to permit eleven primitive tent camping sites within the ownership of the Oceanside RV Park. An RV Park is allowed as a conditional use in the applicable REC zoned district pursuant to Article 9.2 and OAR 918-650-0000 through 918-650-0085. The proposed use is located within a non-estuarine Coastal Shoreland Boundary, a Beaches and Dunes with Limited Development Suitability overlay and partially located within a 100-Year Flood Zone. Therefore, the use is subject to Appendix 1, Policy 5.10, Strategy 2, Strategy 7, and Section 4.6.200.

As a side note, it is well known that dating back to the 1960’s, locals and surfers regularly camped along the stabilized dune formation overlooking Bastendorff Beach. It is believed that the dune tent sites now utilized by the RV Park are in the same general locations as campsites historically used by the general public in the past.

NOTE: For purpose of clarity, the subject property faces the Pacific Ocean in a northerly direction (as shown on the plot plan) rather than the westerly direction one would assume.
5.10 DUNES, OCEAN AND COASTAL LAKE SHORELANDS

Plan Implementation Strategies

2. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the Special Considerations Map only upon the establishment of findings that consider at least:

   a. the type of use proposed and the adverse effects it might have on the site and adjacent areas;

APPLICANTS RESPONSE: This request to allow the expansion of the Oceanside RV Park by permitting eleven tent camping sites that have been utilized in conjunction with the park for approximately fifteen years. The use consists of primitive tent camping on naturally occurring sites located south of, and within a solidified dune formation adjacent to Bastendorff Beach. The sites have been established within natural settings with no excavation, fill or other structural development.

The sites located south of the dune formation are fully covered with natural vegetation, trees and grasses. The sites located within the dune formation contain limited areas of open sand that are surrounded and stabilized by native vegetation, trees and European Beach Grass. Because the open sand areas are limited in size and contained within the surrounding vegetation, they are not susceptible to erosion and will not contribute to the degradation of the dune formation.

Based upon the fact that the sites are well stabilized and have been utilized for years without disturbing the integrity of the dune formation, a conclusion can be made that the continued low intensity recreational use (tent camping) will have no adverse effects to the site or adjacent areas.

   b. the need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;

APPLICANTS RESPONSE: As stated above, the tent sites have existed for approximately fifteen years and are totally surrounded and stabilized by natural vegetation, trees and grasses. There is no indication that utilizing the sites for camping has caused or increased erosion or degradation of the surrounding vegetation or the sites themselves. There is currently no need for a stabilization program as the sites are naturally maintained. However, expanding the campsites located on the dune formation could potentially induce erosion from storm water or extreme wind conditions. Therefore it is recommended that the camp sites not be increased in size and that no vegetation on surrounding lands be disturbed or removed.
c. the need for methods for protecting the surrounding area from any adverse effects of the development; and

APPLICANT'S RESPONSE: The proposed expansion area is surrounded by the applicant's RV Park to the east and the Pacific Ocean the west. There is a solidified bluff to the west that belongs to the State of Oregon and partially stabilized dune formations to the east on land belonging to Coos County.

The use proposed is the continuation of primitive tent camping on sites that are thoroughly stabilized by surrounding native vegetation. Because the proposed use will occur on native ground and will not include excavation, fill or structural development, it is reasonable to conclude that there will be no adverse impacts to surrounding lands.

d. hazards to life, public and private property, and the natural environment which may be caused by the proposed use.

APPLICANT'S RESPONSE: This request to allow an RV Park expansion by permitting eleven tent camping sites that have been utilized in conjunction with the park for approximately fifteen years. The use consists of primitive tent camping on naturally occurring sites located south of, and within a stabilized dune formation fronting Bastendorff Beach. The sites have been established within natural settings with no excavation, fill or other structural development. Because tent camping is a low intensity recreational use on a natural occurring site, there is no reason to believe that it will be a hazard to life or public or private property.

As stated above, the tent sites have existed for approximately fifteen years and are totally surrounded and stabilized by natural vegetation, trees and grasses. There is no indication that the use has caused or increased erosion or degradation of the surrounding vegetation or to the sites themselves. However, expanding the campsites located on the dune formation could potentially induce erosion from storm water or extreme wind conditions. Provided that the campsites are not increased in size and surrounding vegetation is not disturbed, it is unlikely that the use will be a hazard to the natural environment.

Further Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.

APPLICANT'S RESPONSE: Water for the entire campground is provided by the Coos Bay North Bend Water Board, a public water source. The proposed use will have no impact to ground water.
5.10 DUNES, OCEAN AND COASTAL LAKE SHORELANDS

7. Coos County shall manage its rural areas within the "Coastal Shorelands Boundary" of the ocean, coastal lakes and minor estuaries through implementing ordinance measures that allow the following uses:

    g. any other uses, provided that the Board of Commissioners determines that such uses:

    (1) satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas;

APPLICANT'S RESPONSE: This request is to allow the expansion of an existing RV Park and permit a tent camping area to be located within the current Park ownership. The original Oceanside RV Park was developed prior to the first Coos County regulating Ordinance. The park was expanded considerably in 1996 following a conditional use approval by the Coos County Planning Department. The proposed tent sites are predominately utilized in conjunction with the RV sites for overflow in conjunction with group gatherings of friends and family.

In rural areas throughout Oregon, state and county parks generally allow tent camping in conjunction with RV parks. Because the subject property has historically been utilized for commercial recreation and is zoned for Recreational use, it is appropriate to allow the proposed low intensity recreational use (tent camping) in conjunction with the existing RV park.

    (2) are compatible with the objectives of Statewide Planning Goal #17 to protect riparian vegetation and wildlife habitat; and

APPLICANT'S RESPONSE: Four of the eleven proposed sites are located in close proximity to riparian vegetation along Bastendorff Beach. All four camp sites are elevated above the beach and sited east of the riparian vegetation. There are intermittent trails that have historically extended from the RV Park and tent camping sites to the beach however, the riparian vegetation along the westerly edge of the dune remains in sufficient quantities to maintain the integrity of the dune formation. As a suggested condition of approval, no further (existing) vegetation, (riparian or otherwise) within the dunes formation shall be disturbed or removed.

It should also be noted that removal of vegetation could result in the loss of the tent sites due to wind and storm water erosion. It is therefore in the best interest of the park owners to maintain the integrity of the dune formation by protecting the existing vegetation, riparian and otherwise.

    (3) the "other" use complies with the implementation standard of the underlying zone designation.
APPLICANT’S RESPONSE: The proposed use is for a low intensity recreation, tent camping, in conjunction with an existing RV Park. The subject property is zoned Recreation (REC) and the propose use is conditionally permitted subject to statutory requirement and compliance with applicable overlay districts.

In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this plan.

APPLICANT’S RESPONSE: The intent of this application is to address applicable preservation and protection policies established by the plan.

SECTION 4.6.200 FLOODPLAIN:

SECTION 4.6.217 PROCEDURAL REQUIREMENTS FOR DEVELOPMENT WITHIN SPECIAL FLOOD HAZARD AREAS:

The following procedure and application requirements shall pertain to the following types of development:

4. Other Development. Includes mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of a special flood hazard, but does not include such uses as normal agricultural operations, fill less than 12 cubic yards, fences, road and driveway maintenance, landscaping, gardening and similar uses which are excluded from definition because it is the County’s determination that such uses are not of the type and magnitude to affect potential water surface elevations or increase the level of insurable damages.

Review and authorization of a floodplain application must be obtained from the Coos County Planning Department before “other development” may occur. Such authorization by the Planning Department shall not be issued unless it is established, based on a licensed engineer’s certification that the “other development” shall not:

a. Result in any increase in flood levels during the occurrence of the base flood discharge if the development will occur within a designated floodway; or,

b. Result in a cumulative increase of more than one foot during the occurrence of the base flood discharge if the development will occur within a designated flood plain outside of a designated floodway.

APPLICANT’S RESPONSE: This request to allow the expansion of the Oceanside RV Park by allowing the continued use of eleven tent camping sites that have been utilized in conjunction
with the park for approximately fifteen years. The use consists of primitive tent camping on naturally occurring sites located south of, and within, a stabilized dune formation fronting Bastendorff Beach. The sites located south of the dune formation are fully covered with natural vegetation, trees and grasses. The sites located within the dune formation consist of limited areas of open sand that are surrounded and stabilized by native vegetation, trees and European Beach Grass. The sites have been established within natural settings with no structural development or other development defined above including, but not limited to, fill, grading, paving or excavation.

Because no structural development has occurred or is proposed, and because the use is occurring on natural terrain, there is no need for an engineer's report addressing the increase in flood levels or a cumulative increase during an occurrence of the base flood discharge.
PLOT PLAN
RTA OCEANSIDE RV PARK EXPANSION
LOCATED IN T.26S., R.14W., SECTION 3C, TAX LOTS 200 & 300

LEGEND

= 30 FT. DIA. CAMPSITE
= 1996 EXPANSION BDY.

SCALE 1" = 100 Feet

Stuntzner Engineering & Forestry, LLC
705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 114-4-088
DATE: June 2014
DRAWN BY: CMW
CHECKED BY: CDH
FILE NAME: 114-4088.wg

PREPARED FOR:
RTA Oceanside RV Park
Charleston, OR

SHEET 1 OF 1
SITE PLAN LOCATED IN TAX LOTS 300, 200, AND 202, SECTION 3, T.26S.; R.14W., W.M.
COOS COUNTY, OREGON
MURRIETA PROPERTY MANAGEMENT, LLC
90281 Cape Arago Hwy
Coos Bay, OR 97420-7632

Grantor's name and address
RTA Oceanside RV Park, LLC
4685 MacArthur Court, Suite 400
Newport Beach, CA 92660

Grantee's name and address
After recording return to (name, address, zip):
Shannon Bright
Chicago Title Insurance Co.
2828 South St., Suite 800
Dallas, TX 75201

Space reserved for recorder's use
State of Oregon,
County of _____________ I certify that the within instrument was
received for record on the ___________

day of _____________, 2013,
at _____________ o'clock __ M.,

and recorded in book/reel/volume
No. _____________ on page _____________

and/or as fee/file/instrument/

microfilm/reception No. _____________

Record

of Deeds of said County.
Witness my hand and seal of County

affixed.

Name & Title

By _____________, Deputy.

CONSIDERATION $2,400,000.00

AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

44560
SPECIAL WARRANTY DEED

MURRIETA PROPERTY MANAGEMENT, LLC, an Oregon limited liability company, Grantor, conveys and warrants by through, or under Grantor, but not otherwise, to RTA OCEANSIDE RV PARK, LLC, a Delaware limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

All that certain tract of land situated in Coos County, Oregon, more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

The true consideration for this conveyance is: $2,400,000.00 dated this 31st day of October, 2013.

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 or entity acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

GRANTEE IS TAKING THE PROPERTY IN AN ARMS-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE’S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

MURRIETA PROPERTY MANAGEMENT, LLC, an
Oregon limited liability company

By: ____________________________
Name: ____________________________
Its: _____________________________
STATE OF OREGON
COUNTY OF COOS

This instrument was acknowledged before me on OCTOBER 21ST, 2013, by Jeannie Murrieta as the President of Murrieta Property Management, LLC, an Oregon limited liability company, on behalf of said limited liability company.

Notary Public for Oregon
My commission expires: 08-25-15
EXHIBIT "A"

Order No.: 360613009456-TTC0006

PARCEL 1: T26-14-03C Tax Lot 300, Tax Acct No.: 568001
Beginning at a point on the Northerly line of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 5 of Section 3, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of the said Section 3 bears South 28° 53.2' West 1173.67 feet, the said point being marked by an iron shaft; thence North 0° 37' 1/4" West 306.00 feet to an iron pipe on the North boundary of the said Government Lot 5 of Section 3; thence North 89° 30' East along the said North boundary 248.36 feet to an iron pipe; thence South 10° 27' East 159.43 feet to an iron pipe on the Northerly boundary of a 25 foot right of way; thence South 72° 03' West along the said right of way boundary 8.77 feet to an iron pipe at the point of beginning of a curve to the left of 46.20 feet radius; thence along the said curve through a central angle of 78° 12' for a distance of 81.44 feet to an iron pipe; thence South 4° 09' East along the said right of way boundary 100.56 feet to a point on the Northerly boundary of an intersection right of way; thence South 84° 13' West along the said right of way boundary 44.16 feet to an iron pipe; thence North 89° 46 1/2 West 195.83 feet to the point of beginning. Being a portion of Government Lot 5 of Section 3, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 2: T26-14-03C Tax Lot 200, Tax Acct No.: 568200
Beginning at an iron shaft on the Northerly boundary of the right of way of the Cape Arago State Highway #240 and being located in Government Lot 5 of Section 3, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which the iron pipe with brass cap at the Southwest corner of said Section 3 bears South 31° 38' 29" West 1168.28 feet (formerly South 28° 53.2' West 1173.67 feet); thence North 1° 54' 12" East 307.42 feet (formerly North 0° 37' 30" West 306.00 feet) to an iron rod on the North boundary of said Government Lot 5; thence North 88° 01' 34" West 47.90 feet to a 1 inch iron pipe as established October 1995, per CS 20B46, Survey Records of Coos County, said iron pipe representing the Southwest corner of Government Lot 4, said Section 3; thence North 7° 39' 18" West 624.81 feet along the proportionally extended West line of said Government Lot 4 to a 1 inch iron pipe per said CS 20B46 on the vegetation line as described in O.R.S.390.770, said West line based on the proportioned meanders between Government Lot 4 and 5 as shown on CS 20B46; thence South 73° 55' 47" West 602.86 feet, more or less, along said vegetation line to its intersection with the proportionally extended common boundary between said Government Lot 6 and Government Lot 1, Section 4, said Township and Range; thence Southerly 400 feet, more or less, along said common boundary to its intersection with the Section line common to said Section 3 and 4; thence South 1° 40' 06" West 140.0 feet, more or less, along said Section line to its intersection with the Northerly line of said State Highway right of way; thence along said right of way 660 feet, more or less, to the point of beginning.
Coos County Planning Department
Land Use Application

Please place a check mark on the appropriate type of review that has been requested.

x Administrative Review
Γ Hearings Body Review
Γ Site Plan Review
Γ Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: R.T.A. Oceanside RV Park LLC
Address: 4685 MacArthur Court Suite 400
City: Newport Beach
Telephone: 916-204-4434

B. Owner:

Name: Same
Address: 
City: 
Telephone: 
State: 
Zip Code: 

C. As applicant, I am (check one): Please provide documentation.

x The owner of the property (shown on deed of record);
Γ The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
Γ A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
Γ The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 26 Range 14 Section 3
Tax Lot 200 & 300
Tax Account 568200, 568001
Lot Size 15.49 AC
Zoning District Rec

E. Information (please check off as you complete)

Updated 2013
1. Existing Use _RV Park ________________________________
2. Site Address 90281 Cape Arago Highway, Charleston, OR 97420
3. Access Road Cape Arago Highway ________________________________
4. Is the Property on Farm/Forest Tax Deferral No ________________________________
5. Current Land Use (timber, farming, residential, etc.) No ________________________________
6. Major Topography Features (streams, ditches, slopes, etc.) Generally Flat ________
N/A7. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
N/A8. Identify any homes or development that exists on properties identified in #7.
9. A copy of the current deed of record.
10. Covenants or deed restrictions on the property, if unknown contact title company.
11. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. **Applicable distances must be noted on the parcel map along with slopes.** (See example plot map)

F. **Proposed use and Justification**
Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

Please note staff has identified the application criteria based on the information received from the applicant.

**Applicable Criteria: Section 4.2 200CCZLDO, Section 9.2 800 CCZLDO________________
Section 4.6 200 CCZLDO, Appendix_________________**

G. **Authorization:**

Updated 2013
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Applicant(s) Original Signature

Applicant(s) Original Signature

Date:

Updated 2013
Attachment A
From ACU-96-10
ATTACHMENT "A"

CONDITIONS OF APPROVAL

1. Terra Firma's findings, conclusions, and recommendations shall be considered conditions of this approval. The applicants shall be responsible for the implementation of the recommendations sited in the report to assure stable development (Attachment "B").

2. The permit shall run with the land and may be transferred to a new landowner when the property is conveyed. However, the "seller" or "grantor" by acting upon this permit, agrees to notify the "buyer" or "grantee" of the terms and conditions of the permit.

3. A horizontal setback is required equal to the height of the cliff (approximately 60 feet) extending out from the base of the cliff to any campsites. Closer setbacks may be possible subject to a site specific basis for the section of cliff in question. Any sites within the closer setback must comply with this recommendation.

4. Large cleared areas must be stabilized with vegetation or gravel mulch.

5. Campsites must be sited above 11 feet in elevation based upon Sonnevil's Report. Any fill to meet the required elevation for the campsites within the floodplain, requires a floodplain application addressing other development within a floodplain.

6. Signs must be posted warning campers about potential tsunami hazards and evacuation routes established and adequately signed to route occupants by foot to areas above the expected tsunami flood waters.

7. The applicants must obtain a Zoning Compliance letter (ZCL) from the Planning Department in order to obtain any required development permits from the Department of Environmental Quality or State Building Codes. This ZCL can only be issued after the conditions set forth above have been met.

ACU-96-010
Oceanside RV Park

March 28, 1996
Page 4
Attachment B

From ACU-96-10
COOS COUNTY PLANNING DEPARTMENT

CONDITIONAL USE APPLICATION

☐ H.B.
☐ ACU inside UGB
☒ ACU outside UGB $300 $300 $300 $300 $300

$300 $300 $300 $300 $300

$300 $300 $300 $300 $300

The following application must be completed in full. An application will not be accepted for a conditional use request without this information.

The County will use these answers in its analysis of the merits of the application.

PLEASE PRINT OR TYPE

A. APPLICANT:

Name Gary Barker/Ruth Barker Telephone 888-2598
Address 2838 Cape Arago Hwy, Charleston, OR 97420

As applicant, I am (check one):

☒ the owner of the property;

☐ the purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application;

☐ a lessee in possession of the property who has the written consent of the owner to make such applications;

☐ the agent of any of the foregoing who states on the application that he is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal.

If other than the owner, please give the owners name and address:

____________________________________________________________________________

____________________________________________________________________________

____________________________________________________________________________

ATTACHMENT "B"

1 of 19

FORM 10/84
B. DESCRIPTION OF PROPERTY:

- Township 26
- Range 14
- Section 3C
- Tax Lot 300
- Lot Size 0.2 Ac. 20' x 169 Ac. 20'
- Zoning District Rec.
- Existing Use: 300 - RV Park, 200 - Dunes/ Trees, 202 - Beach

C. STATE THE SPECIFIC USE REQUESTED:

- To expand existing Oceanside RV Park (Lot 300) to 50 more RV sites including restrooms and showers on Tax Lot 200. The project will not exceed one Tote Lot 202. It is partly part of our deed.

D. JUSTIFICATION:

Pursuant to the Zoning and Land Development Ordinance, this application may be approved only if it is found to comply with the "Review Standards and Special Conditions" applicable to the proposed use.

Therefore, please attach a page or pages with your "findings" (or reasons) regarding how your application and proposed use comply with the following "Review Standards and Special Conditions" from Chapter IV of the Ordinance:

E. REQUIRED SUPPLEMENTAL INFORMATION TO SUBMIT WITH APPLICATION:

1. A legal description of the subject property (deed);
2. Covenants or deed restrictions on property, if any;
3. A general location map of the property and a detailed parcel map of the property illustrating the size and location of existing and proposed uses and structures, each on 8 1/2 x 11" paper;
4. If applicant is not the owner, documentation of consent of the owner including:
   a. a description of the property
   b. date of consent
   c. signature of owner
   d. party to whom consent is given
   e. notarization of consent
E. AUTHORIZATION:

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based on false statements or misrepresentations.

Signature of applicant

Received by: ____________
Date: 2-18-96

Fee Received

<table>
<thead>
<tr>
<th>ACU Fee ($300)</th>
<th>HB Fee ($400)</th>
</tr>
</thead>
<tbody>
<tr>
<td>F ($50)</td>
<td>Highest fee plus $50.00 per request</td>
</tr>
</tbody>
</table>

[ ] Cash [ ] Cash [ ] Check

[ ] Check

ACU - 3

This page revised 1/95
GEOLOGIC HAZARD EVALUATION

For Gary and Ruth Barker
Oceanside RV Park
Charleston, OR
TL 200, 26-14 3C
DATE: January 26, 1996

FROM: Ron Sonnevul, Engineering Geologist

TO: Gary and Ruth Barker
Oceanside RV Park
9838 Cape Arago Highway
Charleston, OR 97420


INTRODUCTION

This report documents a geologic investigation conducted in September and October, 1995, and January, 1996. The investigated area is Tax Lot 200, Section 3, Township 26 South, Range 14 West, located at the south end of Bastendorff Beach in the Charleston area, 3/4 mile south of the entrance to Coos Bay in Coos County, Oregon (Figure 1). The purpose of the investigation was to address geologic hazards relevant to a proposed expansion of an existing RV park. The investigation consisted of site mapping, study of aerial photographs and review of a report prepared in 1989 by Northwest Testing Laboratories, Inc., herein referred to as the NTL report.

SITE CONDITIONS

Topographic Setting
The property is bounded to the south by the Cape Arago Highway and to the north by Bastendorff Beach. A near vertical cliff with a height up to about 60 feet is located near the southeast corner of the property and runs adjacent to the western property line. A small tributary stream to Miner Creek runs through the property. The southeast portion of the property is part of an existing RV park which is bounded by the main channel of Miner Creek, the tributary to Miner Creek and the Cape Arago Highway. The RV park is proposed to be expanded to an area southeast of the Miner Creek tributary and encroaching onto a hummock dune field (Figure 2).

Most of the property is located on a hummock dune field (Crook, 1979) with individual hummocks typically ranging in height from 4 to 8 feet. A recent topographic survey of part of the property shows that the hummock dune crests in the south part of the dune field have an elevation ranging from 15 to 20 feet while the troughs have an elevation of...
Figure 1. Aerial photograph (1992) showing setting of project area (see Figure 2 for details) Bastendorff Beach area, Coos County, OR. Scale: 1"=750'
Figure 2. Aerial photograph (1992) showing setting of existing RV park and proposed expansion, Tax Lot 200, 26-14-3C, Bastendorff Beach area, Coos County, OR.
11 to 13 feet. The hummock dunes have a 60 to 80 percent vegetative cover which consists primarily of European beach grass and Sitka spruce trees. Huckleberry, salal, willow and alder occur throughout the hummock dune field and shorepines are scattered on the southern part of it. The spruce trees range up to 12 feet in height. The presence of these trees on the historic aerial photographs, combined with growth ring counts, indicates that the trees have been growing for at least 25 years. The hummock dune field was originally 450 to 500 feet wide but its width has been reduced by grading. The southern 100 feet of the dune field was graded flat in the early 1990’s and is presently covered with lawn grass and a gravel road surface. A portion of the dune field near the western property line has been leveled within the last year. This area, which encompasses approximately 1.25 acres, is relatively flat and has a sparse (about 1 percent) vegetative cover of European beach grass. The edge of the recent clearing is located approximately 250 feet from the active foredune.

The hummock dune field is traversed by a dune ridge which extends northeast from a prominent rock point. The dune ridge is shown to have an elevation of 20+ feet on the 1967 Ocean Shores photograph. The dune ridge represents an old foredune which is the obvious active foredune on 1956 aerial photographs. The current foredune has an east west orientation and varies from about 50 to 75 foot wide, widening to the east into a complex of two parallel dunes. The 1967 Ocean Shores map shows that the foredune has an elevation of 18 to 20 feet, however, a recent topographic survey shows that the foredune crest has an elevation 21 to 24 feet near the south property line, indicating probable growth of this feature since 1967. The foredune is densely vegetated with European beach grass and contains scattered 2 to 8 foot tall spruce trees. A low lying, 50 to 150 foot wide, beach grass covered dune field (which also widens to the east) separates the foredune from the beach berm and currently active wave wash area.

A stand of much larger trees (spruce, shorepine, alder and willow) with a dense undergrowth of brush separates the highway and stream from the south edge of the original hummock dune field which was graded and converted to lawn. Portions of this area are low lying, have a shallow depth to the summer water table and appear to be seasonally wet.

*Bedrock and Soils*

The bedrock comprising the cliffs on the southeast part of the property consists of Eocene Age (approximately 40 million years old) sandstone of the Coaledo Formation which is overlain by 5 to 10 feet of weakly cemented Pleistocene age terrace sand deposits (Madin and others, 1995). The slightly younger, but still Eocene age, Bastendorff Shale is shown to be the bedrock unit which underlies the majority of the property and the Miner Creek Fault is interpreted to separate these bedrock types beneath the subject property Madin and others, 1995). Most of the property is covered with recent alluvium from Miner Creek or beach sand, obscuring the bedrock and faulting relationships.
Soil materials were not examined in detail for this investigation, however, it is obvious that much of the property is underlain by very loose to loose sand with driftwood logs. The NTL report states that muck and soft, clayey soils were encountered in test holes adjacent to the stream.

HISTORIC CHANGES AT BASTENDORFF BEACH

Ocean wave erosion has caused considerable shoreline retreat along stretches of the Oregon Coast, particularly during infrequent erosion periods which accompany exceptionally severe El Nino events (Komar, 1992). In contrast to many areas which have eroded, the west end of Bastendorff Beach has experienced considerable accretion during the 55 year period documented on aerial photographs. The 1939 aerial photographs show the active, unvegetated beach extending to the base of the cliff west of the property and to the toe of the slope immediately below the Cape Arago Highway near the southwest property corner without an obvious foredune. In 1939 the mouth of Miner Creek was nearby adjacent to where it crosses the highway and a transient estuary is present on the beach. By 1956, the next available photography, the beach area in the vicinity of the proposed RV park expansion area had developed a partial vegetation cover behind a northeast oriented foredune which is the dune ridge shown in Figure 2. The hummock dune field between the dune ridge and the proposed expansion area is established and sparsely vegetated on the 1956 photographs. By 1956 the mouth of Miner Creek had migrated approximately 800 feet northeast of where it crosses the highway and a very sparse vegetation cover had developed over the beach area west of the channel which had obviously been scoured by the creek several years previously. This rapid period of beach accretion between the 1939 and 1956 aerial photographs (approximately 200 feet in front of the proposed RV park expansion area) is obviously the source of the driftwood logs which are scattered through the hummock dune field.

Aerial photographs taken during the 1960’s show continued beach accretion, development of the current foredune and growth of the hummock dune field, with continued northeastward migration of the mouth of Miner Creek. By 1967 the beach had experienced at least 85% of its current width and Miner Creek had migrated about 1000 feet northeast of where it crosses the highway. Aerial photographs taken between 1968 and 1992 document a minor widening of the beach, continued establishment and growth of vegetation on the hummock dune field and the migration of the mouth of Miner Creek to its present location, about 1500 feet northeast of where it crosses the highway.

The observed beach accretion appears related to jetty construction at the mouth of Coos Bay. The north and south jetties were enlarged to their present lengths in 1929 and 1931, respectively (US Army Corps of Engineers, 1995). This jetty enlargement was significant (768 feet and 1800 feet to the north and south jetties, respectively) and undoubtedly had a major influence on the long shore transport of sand in this area and the subsequent rapid
changes observed in the width of Bastendorff Beach. Establishment of European beach grass is responsible for rapid stabilization of the accreted beach sands and associated hummock dune field. The northeastward migration of Miner Creek is directly related to accretion of the beach and is the process of the stream adjusting to a gentler profile gradient. The stream is contained between the hummock dune field and the base of the slope above the beach. Throughout the photographic record the mouth of Miner Creek has migrated over and area approximately 250 feet wide, however, this area of activity has migrated approximately 1500 feet in a northeast direction.

GEOLOGIC HAZARDS

Ocean Flooding and Wave Erosion

The extreme high tide level for the Oregon Coast (which is the combination of the highest predicted tide and the highest storm surge) has an elevation of 14.5 feet (Beaulieu and Hughes, 1975). The 100 year ocean flood elevation shown on the FIRM flood maps for this area is interpreted to be 12 feet (FEMA, 1987). Portions of the subject property are below the extreme high tide elevation and somewhat lower elevation established by FEMA, however, the proposed development is separated from the ocean by a dune ridge (the former foredune) ranging in elevation from 18 to 20 feet and the currently active foredune which has an elevation of 18 to 24 feet. Given the height of these dunes the development cannot be directly flooded by ocean waves unless the dunes are eroded and breached by the waves. The foredune is breached by the channel of Miner Creek about 1500 feet northeast of the property and it is possible that some flooding could occur from waves which propagate up the mouth of Miner Creek. The great distance that the waves must propagate up a relatively narrow channel width greatly reduces the risk for such flooding to occur and, in my opinion, the non-tsunami ocean flooding hazard at the proposed expansion site is very low to remote.

A beach width of at least 600 feet in the vicinity of the proposed expansion area has persisted since the mid 1960’s and has not eroded. In my opinion the risk that the proposed development will be impacted by wave erosion is low in the next 50 years. If the area does happen to be impacted by wave erosion it is something which should not be catastrophic but, instead, should occur over an extended time period, allowing for orderly evacuation of the property. Ocean flooding related to high tides and surf could occur more rapidly but would not be catastrophic and should be capable of being predicted due to the extreme nature of such an event, in fact, the National Weather Service routinely issues warnings for conditions which are far less severe than those required to flood this property.

Tsunami Hazards

Tsunamis or tidal waves can impact the Oregon coast. The Oregon coast is capable of being impacted by tsunamis generated from distant earthquake sources such as Alaska,
Japan and South American as well as local earthquake sources such as such as the Cascadia Subduction Zone (CSZ). It is impossible to accurately quantify tsunami runup elevations for an area without extensive historical data. The only historical data available for tsunami runup elevations concerns tsunamis generated by distant earthquake sources. Maximum runup elevations along the Oregon Coast for the 100 and 500 year recurrence interval distant earthquake generated tsunamiis is less than 15 feet and 26 feet, respectively (Charland and Priest, 1995). The 1964 Alaska generated a tsunami wave approximately 10 feet above the high tide level in the Coos Bay area which flooded portions of the Sunset Bay picnic grounds and sunk or beached boats and damaged docks in Charleston (Beaulieu and Hughes, 1975). No record was found of impacts by the 1964 tsunami on the subject property which is interpreted to be a 500 year distant generated tsunami event for the Oregon Coast (Charland and Priest, 1995), however, I doubt if the property was seriously impacted given the 18-20 foot elevation of the dunes documented on the 1967 Ocean Shores photography.

There has been no historical record of a tsunami generated by a large magnitude CSZ earthquake, thus, the only source of runup elevation data is based on preserved tsunami deposits and numerical modeling. Deposits of tsunami sands indicate that the minimum runup elevation for CSZ generated tsunamis along portions of the north-central Oregon Coast is 20 feet but the maximum elevation is uncertain (Peterson and others, 1993). Recent by work by DOGAMI (Priest, 1995) has utilized numerical modeling to estimate CSZ tsunami runup elevations for areas along the entire Oregon Coast. The wave height at Bastendorff Beach is estimated to range from 14 to 22 feet, resulting in a runup elevation of perhaps as high as 40 feet, depending upon the tsunami source and nearshore topography. Priest (1995) shows the expected tsunami runup to inundate all of the area north of the Cape Arago Highway at the study site.

There is some potential for extreme, distant generated tsunamis to flood the lower lying portions of the property (most likely through propagation up the Miner Creek channel), however, such tsunamis have hours of warning and allow for orderly evacuation prior to arrival of the tsunami wave. A CSZ tsunami is expected to impact the Oregon Coast within minutes of the earthquake that causes it, thus, the only warning likely is the severe ground shaking associated with the CSZ earthquake. Such a tsunami, if the wave and accompanying tide are high enough, can have catastrophic impacts to the occupants of the RV park. The tsunami waters have the potential to pile up against the fill of the Cape Arago Highway which forms a partial barrier across the Miner Creek valley. Campers must be educated about the potential tsunami hazard and evacuation routes must be established and adequately signed to route occupants by foot to areas above the expected tsunami flood waters.

Seismic Hazards
A potential geologic hazard is seismic shaking related to a large magnitude earthquake. Recent geologic studies have demonstrated that the Northern California and Oregon

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coasts are periodically subjected to very large magnitude earthquakes (Richter Magnitude 8 or greater) generated on the Cascadia Subduction Zone (CSZ) which extends from just south of Eureka, California into Canada. The CSZ is an east dipping thrust fault which begins about 50 miles offshore and extends beneath the Klamath Mountains and Coast Range of Oregon and Northern California. Large segments of the fault are thought to experience movement simultaneously and this accounts for the very large magnitude which is predicted. The recurrence interval for these seismic events is thought to be 300 to 500 years with the last event being approximately 300 years ago, thus, although an event is possible the risk is not very high that it will occur during the economic life of the development (calculated at having a 10 to 20 percent of occurring in the next 50 years (Charland and Priest, 1995)).

The activity and recurrence interval of other faults which can generate earthquakes capable of impacting the southern Oregon Coast is poorly understood and it is very likely that other nearby faults which are not part of the CSZ are active (including the Miner Creek Fault) and can generate earthquakes capable of impacting the area. Seismic shaking during infrequent, large magnitude earthquakes is undoubtedly very severe and has the potential to cause liquefaction, sand boils, and settlement within the loose, saturated soil materials beneath the proposed development. The cliff to the south of the property has a moderate to high potential to experience seismic induced slope failure.

Cliff Failure Hazard
The cliff along the south edge of the property has the potential to experience failure, particularly in response to severe seismic shaking. The height of the cliff varies considerably, ranging from relatively low where it intersects the Cape Arago highway near the southeast corner of the property to about 60 feet at the western limit of the proposed development. Most of the cliff is composed of interbedded sandstone and siltstone bedrock which is locally fractured and weathered. The upper 5 to 10 feet of the cliff is weakly cemented terrace sand. It is expected that the cliff, if it fails, will fail as a dry landslide mass which consists of a mixture of rock, sand, and trees. A horizontal setback equal to the height of the cliff (approximately 50 feet) extending out from the base of the cliff is a conservative setback which should provide reasonable protection from landslide debris. The competency of the cliff is quite variable and closer setbacks may be possible, however, such setbacks should be designed on a site specific basis for the section of cliff in question. A properly constructed berm of soil or large boulders designed to contain failed rocks and debris can be used as a mitigation measure to allow a closer setback to the base of the cliff and maintain an acceptable level of protection.

Erosion and Flooding related to Miner Creek
Miner Creek may have the potential to flood and impact portions of the subject property. The FIRM map relevant to this area only addresses ocean wave flooding and does not address flooding of Miner Creek. Floodwaters from Miner Creek appear capable of inundating portions of the subject property, particularly during periods where high runoff
coincides with elevated tides. Structures should be located above the 100 year flood elevation for Miner Creek and such an elevation must be determined by a qualified engineer.

**Flooding Related to Seasonally Elevated Water Table**
Low lying portions of the property are susceptible to seasonal flooding by an elevated water table. Developments which encroach on these areas will require filling to elevate them above the potential flood waters. During my visit to the property on January 25, 1996, areas were flooded to an elevation somewhere between 10 and 10.5 feet, however, water from the Miner Creek tributary (due to an inadequate culvert) also contributed to this. It appears that the maximum elevation capable of being flooded by elevated groundwater is about 11 feet and locating campsites above that elevation should place them above the seasonal water table. Locating structures and other “permanent” developments above the 100 year flood elevations for Miner Creek and the ocean as required by FEMA will place developments well above the seasonally elevated water table.

**Wind Erosion**
Most of the area proposed for development is underlain by very loose to loose, fine to medium grained sand. The hummock dune field is stabilized with a well established cover of beach grass, spruce trees, and other vegetation. Large areas which are cleared of vegetation and left bare are susceptible to wind erosion but can be easily stabilized with vegetation or a gravel mulch.

**Filling over soft or loose soils**
The proposed development will require gravel, rock or a “pit run” fill for the road and pad surfaces. An appropriate grade of woven geotextile (such as Mirafi 600X) should be placed between the fill and loose sand or soft clay soils. The geotextile will prevent the rock from working into the soft or loose material and, will require less rock, resulting in a probable cost savings. Topsoil or significant amounts of organic debris (i.e. driftwood) should be removed prior to placement of the geotextile and road fill.

**DISCUSSION**

**Discrepancies**
Several discrepancies exist between this investigation, the NTL report, and the Coos County Planning Department’s Interpretation of the NTL report. The Coos County Planning Department has concluded from the NTL report that the property between Miner Creek and the foredune is located on a deflation plain rather than a hummock dunefield. This has occurred because of the NTL report reference to deflation basins and interdune areas. The hummock dunefield has existed since the 1950’s and there is no evidence that the area has been a deflation plain since then. Removal of sand to the elevation of the summer water table by wind erosion is the deflation plain forming process. Local grading
has leveled portions of the dune field on the property and this leveling may have the appearance of a deflation plain to an untrained observer. The leveled areas are well above the summer water table and only the lowest portions of these areas are flooded by an elevated winter water table.

The NTL report states that the 100 year flood elevation established by FEMA for this site is 15 feet. The FIRM map used in this investigation explicitly shows a 12 foot elevation for the 100 year flood elevation at this site. The NTL report concludes that the property is subjected to catastrophic flooding by ocean waves. The elevations of the hummock dune crests (15 to 20 feet), foredune crest (18 to 24 feet) and dune ridge crest (18 to 20 feet) precludes the potential for ocean waves to directly flood the property even though portions of the property may be lower than the 12 foot 100 year flood elevation (FEMA, 1987) or the 14.5 foot maximum possible high tide level (Beaulieu and Hughes, 1975). The only way that the area can be flooded by ocean waters is through erosion and breaching of the foredune, dune ridge and dune field or through propagation of flood water up the channel of Miner Creek.

The NTL report concludes that the property is subjected to catastrophic erosion by ocean waves. The beach area may have a potential to be eroded by ocean waves, however, 600 feet of historical beach accretion and its persistence for over 30 years indicates that the potential for it to erode is relatively low. If the beach were to erode it should occur at such a slow rate that the area could easily be evacuated and the nature of the proposed RV park development is such that no major structures will be constructed or impacted.

The NTL report states that mouth of Miner Creek migrates over an area approximately 250 feet wide. This is true, however, the mouth of Miner Creek is located about 1500 feet northeast of the subject property and can not impact the development. The main channel of Miner Creek has been contained in a constructed channel on the northeast side of the existing RV park area for decades without significant migration. The Miner Creek tributary channel is very wide and poorly defined due to vegetation, however, there is no evidence that it is actively migrating or eroding. In my opinion there is a low to, perhaps, moderate risk that the main channel of Miner Creek will experience some erosion in the vicinity of the existing RV park. There is a low risk that the tributary channel will erode in the vicinity of the proposed expansion area due to the apparent low stream powers possible for the tributary stream. The most likely scenario is that Miner Creek and its tributary will flood and impact the development, however, this can be mitigated for by locating relevant developments above the 100 year flood elevation.

The NTL report states that high ground water will impact foundations and septic drainfields. Septic drainfields will not be impacted but, instead, will be located within the hummock dunes at elevations well above low lying areas which have any potential to be flooded by seasonally high groundwater. Significant structures with foundations are not planned for the proposed development, however, if they were constructed, the impact of
an elevated water table could be mitigated for by locating structures at appropriate elevations incapable of being impacted or through filling.

It is easy to infer from the NTL conclusions that the area proposed for development should be classified as "unsuitable" for development, however, this would be erroneous. In my opinion, the classification of limited suitability for that portion of the property proposed for development is appropriate. If I were to assign a boundary between unsuitable and suitable it would be at the south edge of the northeast trending dune ridge (the old foredune).

The NTL report states that the recent dunes (hummock dunefield in this report) are "more or less stabilized". I strongly disagree and believe that those dunes are stabilized. That portion of the hummock dunefield proposed for development has existed for over 40 years and the nearly complete vegetation cover of beach grass, shrubs and 25 year old trees indicates that it has been stable for decades. The only exception is the area which has been recently graded and although this area is essentially stable (or can be easily stabilized with vegetation) it differs from the hummock dunes because of a lack of vegetation. The vegetation in the hummock dunefield would be much larger if the soil nutrient levels weren't so low. This area will ultimately turn into a forest if left undisturbed and given enough time.

Compatibility with Coos County Comprehensive Plan and LCDC Goal 18
The proposed use of a portion of the property as an RV park will, in my opinion, be compatible with LCDC Goal 18 and Section 5.10 of the Coos County Comprehensive Plan. The area proposed for development is located in a stabilized hummock dunefield which has locally been modified by grading. Development of the planned park will not adversely impact the stability of the dune environment or the adjacent area if adequate measures are implemented to stabilize bared areas from wind erosion.

The area proposed for development is safe from expected erosion and flooding related to ocean waves. If ocean erosion or flooding were to occur there would be ample warning to evacuate the occupants of the park and prepare for the impending impacts. In my opinion tsunamis are the only relevant ocean related geologic hazard which is expected to impact the development. Distant generated tsunamis have a low to moderate risk of flooding the development, however, the site can easily be evacuated when future distant generated tsunamis are predicted. A locally generated CSZ tsunami has a high risk of causing catastrophic impacts to the development, however, the likelihood for such an event to occur is relatively low and impacts to the occupants can be reduced or eliminated through establishment of evacuation routes and education of the campers. The proposed development does not entail major structures and should be considered expendable if extreme tsunamis or significant departures from expected wave erosion were to impact the property.
Areas subject to impacts by a seasonally elevated groundwater table can be mitigated for through avoidance or filling, where appropriate, to elevate the roadway or pads above potential flooding levels. It is possible that local interdune areas may be flooded by a seasonally high water table, however, a large portion of the area which becomes seasonally flooded has been artificially lowered by grading which occurred many years ago. The proposed development will not result in a draw down of the water table which will: 1) impact the vegetation stabilizing the dune field, 2) result in the loss of water quality or 3) lead to salt water intrusion into water supplies.

CONCLUSIONS AND RECOMMENDATIONS

1. The area proposed for development is suitable for use as an RV park. The property is not expected to be directly impacted by ocean flooding or wave erosion. Propagation of ocean waves up the Miner Creek channel may cause local flooding of the low lying portions of the property and developments should be located at least above the 100 year FEMA designated ocean flood elevation of 12 feet, where applicable.

2. The entire area north of the Cape Arago Highway has a high risk of being inundated by a local CSZ generated tsunami. There is a low to moderate risk that distant generated tsunamis will inundate portions of the property. Occupants of the RV park should be evacuated during tsunami warnings for distant generated tsunamis. A local CSZ generated tsunami will have little advanced warning other than the severe ground shaking associated with the earthquake which generates the tsunami. Significant reduction of injury and loss to life during a CSZ tsunami can only be accomplished by establishing evacuation routes to elevations above the potential inundation zone (at least the Cape Arago Highway) and educating campers through appropriate signage and pamphlets.

3. There is a moderate to high hazard that the saturated sand and clay soils will experience seismic induced liquefaction during severe ground shaking associated with a nearby earthquake. This process can damage roads, RV pads and structures. Impacts to the development should be relatively minimal because of the nature of the proposed development.

4. Portions of the area proposed for development may have the potential to be flooded by Miner Creek. A 100 year flood elevation should be established by a qualified engineer for this stream and developments should be appropriately located above that elevation.

5. Local areas are capable of being flooded by seasonally elevated groundwater. These areas can either be avoided or mitigated for by filling above the potential flood elevation. It appears that the maximum elevation capable of being flooded by elevated groundwater is about 11 feet and locating campsites above that elevation should place
them above the seasonal water table. Locating structures and other "permanent" developments above the 100 year flood elevations for Miner Creek and the ocean as required by FEMA will place developments well above the seasonally elevated water table.

6. Portions of the hummock dune field bared during development have the potential to be impacted by wind erosion. Such areas should be stabilized through planting of appropriate vegetation or placement of mulch. The portion of the hummock dune field which was graded last year has a sparse cover of colorized dune grass and that area should also be planted to supplement the existing vegetation and facilitate its rapid stabilization.

7. The cliff along the south edge of the property has the potential to experience failures, particularly in response to severe seismic shaking. A horizontal setback equal to the height of the cliff (variable, up to approximately 60 feet) extending out from the base of the cliff is a conservative setback which should provide protection from landslide debris. A closer setback is likely possible but requires a detailed analysis for the specific section of cliff in question. A mitigation measure such as a properly constructed berm of soil or large boulders designed to contain failed rocks and debris can be used to allow a closer setback to the base of the cliff and maintain acceptable levels of protection.

8. The Miner Creek Fault, which is possibly active, is interpreted to project beneath the proposed development. Ground rupture is possible if the fault experiences movement, however, damage related to ground rupture will be minor because the proposed development does not include major structures. Much more severe damage such as cliff failure and liquefaction will occur as a result of the extreme ground shaking if the fault experiences movement. There is evidence that other nearby faults may be active and there is a high risk that severe ground shaking will occur. Structures throughout the Oregon Coast should be designed to withstand severe, strong ground motion.

REFERENCES


Komar, Paul D, 1992, Ocean processes and hazards along the Oregon coast, Oregon Geology, Volume 54, Number 1, p 3-19.


LIMITATIONS

The recommendations and conclusions in this report are opinions of the author which are based on a current knowledge of erosion rates and erosion processes that are interpreted to have historically impacted the area and the soil conditions which were observed and are interpreted to exist on the remainder of the property. No warranties, either expressed or implied are provided. This report is submitted with the limitation that damage related to an event, historically unprecedented climatic or seismic event is borne by the property owner and is an inherent risk of development on a beach environment in a geologically active area adjacent to an active continental margin.

Respectfully,

Ron Sonnevill

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COOS COUNTY PLANNING DEPARTMENT

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File: ACU-14-11
Applicant/Owner: RTA Oceanside RV Park LLC
Date: 6/20/14
Location: Township 26S Range 14W
Proposal: Expansion of existing campground
Section 03C TL 200 & 300