JORDAN COVE ENERGY PROJECT, L.P.

Administrative Site Plan Review Application
Supplemental Narrative

South Dunes Power Plant Project
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I. INTRODUCTION.

The Weyerhaeuser NR Company ("Weyerhaeuser" or "Applicant") is the owner of the land formerly known as the Weyerhaeuser Linerboard Site and now commonly known as the Mill Site (the "Site"), the legal description of which is set forth in the attached Application Form. Jordan Cove Energy Project, L.P. (JCEP) is the option purchaser of the Site.

This application seeks administrative site plan review approval for the proposed South Dunes Power Plant Project ("Project") an integrated power plant and gas processing facility, allowed uses in the IND zone.¹

II. APPLICABLE GENERAL COOS COUNTY STANDARDS AND CRITERIA.

The following definitions from the Coos County Zoning and Land Development Ordinance (CCZLDO) apply to this application:

A. Chapter 2, Section 2.1.200 – Definitions.

Utility Facility – Including Power for Public Sale: A facility for the generation and distribution of a public or private service including but not limited to electricity, telephone, natural gas, water, sewage service, and other services providing for energy or communication needs; and may include the generation and distribution of power for public sale.

Response: The Project will generate and distribute electrical power and conditioned gas to the Jordan Cove LNG facility, and may include the generation and distribution of power for public sale.²

Section 4.2.600 – Permitted Industrial Use: Assembly, manufacturing or packaging, processing, production, storage or treatment of products such as: bone, canvas, cellophane, chemicals, clay, cork, drugs, feather, felt, fiber, fur, glass, glue, hair, horn, leather, metal, paint, paper, plastic, shell, gems, tobacco, rubber, resources, toiletries, wine, wood.

Response: Alternatively, the gas conditioning component of the Project can also be characterized as a "processing or production use".³

¹ The South Dunes Power Plant is capable of producing up to 420 megawatts (MW) of electrical power and process steam for gas conditioning prior to delivery to the Jordan Cove LNG facility and may include distribution of power for public sale.
² Steam produced by the power plant will be used to process natural gas from the Pacific Connector gas pipeline into a condition suitable for liquefaction prior to distribution to the LNG terminal. Conditioned gas will thus be generated and distributed by the Project in addition to electrical power.
Special Considerations Map: A map, or series of map overlays identifying areas

Response: As detailed below, areas of special consideration have been addressed in prior applications regarding the Site and will be the subject of a condition of approval to this application.

B. Article 5.6 – Design and Site Plan Review.

Response: The application is subject to the action by the Planning Director under Section 5.6.5002 for an administrative approval of the application pursuant to the Site Development Criteria and Standards contained in Section 5.6.400.

C. Article 4.2 – Additional Regulations for All Allowed Uses.

In addition to any applicable special conditions or findings prescribed in Section 4.2.900, the following may also limit and regulate uses and activities in Tables 4.2a through 4.2g:

1. Article 4.5, "Overlay Zones;
2. Article 4.7, "Special Considerations"
3. Chapter V, "Administrative" (Procedural requirements)
4. Article 4.4, "General Development Standards"

Response: This application adheres to the applicable special conditions and findings prescribed in Section 4.2.900, together with all of the other limitations and regulations set forth in the articles and chapter above referenced.

III. SPECIFIC REQUESTS AND APPLICABLE APPROVAL CRITERIA.

A. Proposed Uses.

Energy Facility: Generation of Power for Public Sale; Processing Facility.

B. Site Description.

The property subject to this application is in the balance of County zoned Industrial (IND) (the “Site”). The Site is approximately 110-ac in size and located immediately to the east of Jordan Cove Road. The Site is the former location of a linerboard production mill that has since been demolished. However, the Site is impacted from years of industrial use and remains irrevocably committed to industrial use.

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3 The generation of conditioned gas could also be characterized as the manufacturing, processing, production or treatment of natural gas, a natural resource, into a conditioned natural gas product that allows liquefaction, where all of those other uses are also allowed in the IND zone's "Assembly" use category. However, whether the production of conditioned gas is dened to be "generation and distribution" within the utility facility use category or a "processing or production" use within the IND zone's "Assembly" use category does not make any substantive difference, because the use is allowed outright in the IND zone in either category.
Attached is a proposed site plan Exhibit 1. The site plan combines the power plant and gas conditioning components of the Project for an integrated facility with shared access, parking and circulation and landscaping. As depicted in the proposed site plan, the majority of the Site will have no buildings, structures or parking areas available to the public. Since one of the stated purposes of the landscaping standards is to "lessen visual impacts", the site plan has been developed to place the required landscaping amenities in the areas of the power plant accessible and visible to the public, areas effective to lessen the visual impacts. The site plan also provides for safe and efficient access to all buildings, and their accessory public and employee parking areas, with proximate landscaping, thus providing a harmonious relationship to the terrain and an attractive visual approach to and from buildings and the adjacent roadways. Parking areas are located conveniently adjacent to the administration and other buildings in a way that separates vehicular and pedestrian traffic, for safe and efficient access and maneuvering on site. A total of 60 employees are anticipated per shift, with the site plan proposing 146 accessory parking spaces, plus bicycle parking. Landscaping is shown around the perimeter of the portions of the Site accessible by the public, with trees being planted at the entrance to the Site and in the landscape area adjacent to the administration building.

C. Article 5.6, Section 5.6.400.

Site Development Criteria and Standards. These standards are intended to provide a frame of reference for the applicant to the development of a site and building plans as well as a method of review. These standards shall not be regarded as inflexible requirements, nor do they advocate any particular architectural style, for they are intended to encourage creativity, invention and innovation. The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under Section 5.6.500:

1. Landscaping.

   a. The landscape shall be such to minimize soil erosion and lessen the visual impact;

Response: Landscaping has been provided throughout the Site using a dune vegetation seed mix, American dune grass plantings and gravel surfacing for erosion control. Site access has been landscaped around the perimeter of the private access road to provide at-grade visual buffering, erosion control, and as required by the parking lot standards in Chapter X, discussed below. The amount of perimeter landscaping will exceed the area of landscaping required under the parking standards in Chapter X. This criterion is satisfied.

   b. any grade changes shall be in keeping with the general appearance of neighboring developed areas.
Response: Grade changes associated with the Site will generally match the angle of repose associated with the surrounding sand dunes. Specifically, the adjacent lands are contoured with a variety of undulating dune formations of varying elevations and slopes. The appearance of the Site following development will be consistent with the general appearance of neighboring areas. This criterion is satisfied.

2. **Structures.**

   a. *Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings:*

Response: There are no existing buildings in the vicinity that have a visual relationship to the proposed buildings and that the proposed buildings are related harmoniously to the terrain, being clustered away from the edge of the Site and separated from the freshwater wetlands to the west. Structures will be conveniently located near the private access road to the north. This criterion is satisfied.

   b. *the achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.*

Response: As stated above, the buildings and accessory parking areas have been clustered around the access road to the facility at the northern portion of the Site, which creates an attractive focal point with respect to the entrance and primary avenue of approach. This criterion is satisfied.

3. **Drives, Parking and Circulation.** With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient.

Response: The Roadmaster has approval, the site plan elements for the access road, parking lot, and security gate provide safe and convenient vehicular and pedestrian circulation. The Site will utilize marked walkways, drive aisles, a round-about, security check point and designated areas for employees and visitor parking, so that there is adequate separation of pedestrian and vehicular traffic on site to provide safe and efficient access and circulation on the Site. The revised site plans submitted with this supplemental narrative incorporate the revisions to internal circulation and site access previously requested by the Roadmaster in his comments to the original site plans submitted with the application. This criterion is satisfied.
4. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.

**Response:** The site plan depicts surface water drainage systems serving the impervious portions of the site. The majority of the site will, however, remain as vegetated sand analogous to that of the surrounding native dune and deflation plain environment. Any areas of the site where the potential exists for stormwater to come into direct contact with equipment, lubrication oil, or any other potential industrial contaminants will be paved and curbed to contain the stormwater. The stormwater from these impervious areas (equipment pads, truck loading, liquid storage areas) will be collected, treated, and pumped to the Pacific Ocean via the existing industrial wastewater pipeline (IWP) also located on the IND site. This stormwater will be discharged to the Pacific Ocean as currently practiced pursuant to NPDES permit No. 101499. Stormwater from other impervious areas of the site where storm water is allowed to concentrate (paved roads, buildings, parking lots), will be detained and disposed of onsite in the IND zone in designated stormwater quality control facilities, to be located and designed subject to approval by the Oregon Department of Environmental Quality (DEQ), and as conceptually shown on the site plan. All stormwater systems for the site will be addressed through the development of a Storm Water Pollution Control Plan subject to DEQ approval.

The proposed site surface drainage system will thereby avoid any adverse effect to neighboring properties, the public storm drainage system, or the environment. This criterion is satisfied.

5. **Utility Service.**

   a. *Whenever feasible, electric, telephone and other utility lines shall be underground;*

**Response:** Electric, telephone, water and other utility service lines to the power plant will be located underground in a 60 foot utility right-of-way. This criterion is satisfied.

   b. *any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;*

**Response:** There will be no utility service installations remaining above ground. This criterion is satisfied.

   c. *the proposed method of sanitary disposal from all buildings shall be included.*
Response: The proposed method of sanitary sewage treatment and disposal from all buildings will include an on-site treatment system with associated drain field as indicated on the site plan. This criterion is satisfied.

6. **Special Features.**

   a. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be reasonably required to prevent their being incompatible with the existing or contemplated environment and the surrounding properties;

Response: The existing and contemplated environment of the Site and surrounding properties is industrial use and development. The historic use and development on Weyerhaeuser's Mill Site was for an industrial pulp and paper plant. Other existing uses on the North Spit are engaged in the wood products industry and specialty manufacturing. None of the other existing uses have screen plantings or other screening methods, nor does the industrial zone have required setbacks. Nevertheless, the perimeter fence will be provided with privacy slats to obscure the visibility of the Site. Accordingly, the proposed power plant Project, by its nature, is compatible with the existing and contemplated environment and the industrial use of surrounding properties on the North Spit. This criterion is satisfied.

   b. Service, processing, and storage on property abutting a residential zone or commercial zone shall be wholly within an enclosed building or screened from view from such zone, street or highway by a permanently maintained, sight obscuring device or vegetation.

Response: The Site does not abut a residential or commercial zone. This criterion is inapplicable.

7. **Application of Design Standards.** The standards of review outlined in (1) to (6) above also apply to all accessory buildings, structures, exterior signs and other site features however related to the major buildings or structures.

Response: The applicant has submitted drawings to show how the exterior sign for the power plant is compatible with the other elements of the proposed site development, and with the surrounding properties on the North Spit. This criterion is satisfied.
8. **Riparian Vegetation Protection.**

    a. Riparian vegetation within 50 feet of wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:

    1) Trees certified by the Coos Soil and Water Conservation District, a port district or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or

    2) Riparian vegetation may be removed to provide direct access for a water-dependent use; or

    3) Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or

    4) Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or

    5) Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways, provided that the vegetation to be removed is the minimum necessary to accomplish the purpose; or

    6) Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water for the minimum amount necessary to site or maintain irrigation pumps.

**Response:** The site plan indicates that there are no impacts to riparian vegetation or development activities within 50 feet of an estuarine wetland, stream, lake or river. This criterion is satisfied.

    b. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure’s "footprint." [OR 92-05-009PL]
**Response:**  This criterion is inapplicable to this application.

**D. Additional Approval Criteria in IND Zone.**

**Article 4.2 - Additional Regulations for Allowed Uses.**

*In addition to any applicable special conditions or findings prescribed in Section 4.2.900, the following may also limit and regulate uses and activities in Tables 4.2a through 4.2g:*

1. **Article 4.5, "Overlay Zones;**
2. **Article 4.7, "Special Considerations"**
3. **Chapter V, "Administrative" (Procedural requirements)**
4. **Article 4.4, "General Development Standards"**

**Response:**  The applicant is requesting site plan and related approval for the Project on the Site. The use is described as a utility facility: generation of power for public sale, and alternatively, as an integrated utility facility and gas processing facility, all permitted uses in the IND zone, as described in LDO Section 4.2.600, Table 4.2e. There are other sections that also apply to all uses. In addition to any applicable special condition found in Table 4.2e, the application must be reviewed under Article 4.6, Overlay Zones; Article 4.7, Special Considerations; Chapter V, Administration (Article 5.6, Design and Site Plan Review); and Article 4.4, General Development Standards, which requires Chapter X to be considered in this review process as well.

1. **Section 4.2.900 – Review Standards and Special Development Conditions:**

   The review standards and special development conditions referenced in Tables 4.2-a through 4.2-g are set forth in this section.

   **Response:**  As disclosed in Table 4.2e applicable to commercial industrial zoning districts, none of the review standards or special development conditions of this section apply to the proposed utility facility use in the IND zone. This criterion is satisfied.

2. **Article 4.4 – General Development Standards:**

   Table 4.4-c establishes the property development standards for commercial-industrial zones through the information disclosed in the table and the related footnotes.

   **Response:**  The application complies with the minimum lot frontage and width standards. No other standards apply to this application. All of the above criteria are satisfied.
3. **Section 10.1.300 – Parking Area Design:**

1. **Ingress and Egress.** In any zoning district, driveways or access ways providing ingress and egress for private parking areas or garages, public parking areas or garages and parking spaces shall be permitted, together with any appropriate traffic control devices in any required yard or setback area.

   **Response:** The site plan depicts the areas of ingress and egress to the public and private parking areas, with appropriate traffic control devices in the form of striping and signage. The revised site plans submitted with this supplemental narrative incorporate the revisions to internal circulation and site access previously requested by the Roadmaster in his comments to the original site plans submitted with the application. This criterion is satisfied.

2. **Minimum Standards for Parking.** All public or private parking areas and parking spaces shall be designed and laid out to conform to the minimum standards as specified in the Parking Table and Diagram. All parking lot designs shall be reviewed and approved by the County Roadmaster.

   **Response:** Section 10.1.400 sets forth the required number of parking spaces for the proposed use. For industrial use, one space per employee and bicycle parking space is required for storage warehouse, manufacturing establishments or trucking freight terminals, the use category most similar to the proposed use. As set forth above, it is anticipated that a total of 60 employees will be on site per shift, with the proposed site plan proposing 146 accessory parking space, more than the required number under this section. Further, the site plan proposes 3 bicycle parking spaces, in excess of the required number. This criterion is satisfied.

3. **Service Drive.** Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwelling structures on a single lot, shall be served by a service drive so that no backward movement, or other maneuvering of a vehicle within a public right-of-way, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety for ingress and egress and maximum safety of pedestrians.

   **Response:** The site plan indicates each parking lot will be provided with a service drive to allow ingress and egress for vehicles and pedestrian walkways to authorized access locations. Parking provided without service drives are internal to the Site and are not subject to the criterion. This criterion is satisfied.

4. **Lighting.** Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.

   **Response:** The Site does not abut or is not adjacent to a residential district or use. This criterion is inapplicable to the application.

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5. **Landscaping.** For every 10 required parking spaces, 16 square feet of landscaping will be required. Each 16 square foot area should include, one tree and three one-gallon shrubs or living ground cover.

**Response:** The applicant has provided a site landscaping plan for 0.68 acres (29,620 square feet) which will be planted with 53 trees, 24 one-gallon shrubs, and 382 groundcover plantings. The square footage of landscaping is in excess of the amount of landscaping required (16 feet of landscaping for every 10 required parking spaces). This criterion is satisfied.

4. **Article 4.7 – Special Considerations:**

*The purpose of this Article is to prescribe special regulations for the use and development of land situation within resource or hazard areas identified on the Special Considerations Maps for Volume I (Balance of County).*

**Response:** All of the areas of special consideration have previously been reviewed on the Site via prior land use applications previously submitted and approved on behalf of the International Port of Coos Bay and Weyerhaeuser NR. However, the application should be subject to the same condition of approval that was imposed on the prior applications regarding the need to and the timing of conferring with the Tribes regarding potential impacts to areas of archeological significance prior to the start of construction. See: Condition 13 of Final Decision and Order 07-12-309PL; Condition 1 of Revised Notice of Planning Director's Decision ACU-12-16/ACU-12-17/ACU-12-18.

5. **Article 4.6 – Overlay Zones:**

*Overlay zones may be super-imposed over the primary zoning district and either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations.*

**Response:** No portion of the Site is subject to the floodplain (FP) or airport surface (AS) overlay zones.

**IV. CONCLUSION.**

The application seeks administrative review of the applicable site plan and additional development criteria for the Project in the IND zone. The application satisfies the applicable criteria and should be approved with the condition related to archeological resources as previously imposed on other applications affecting the Site.
SOUTH DUNES POWER PLANT
COOS COUNTY SITE PLAN REVIEW
EXHIBIT 1

COOS COUNTY, OREGON

PREPARED BY:

Consulting Engineers
& Geologists, Inc.

DECEMBER, 2012

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NOTES:
- Bike spaces are subject to change.
LANDSCAPING PLANT LIST (SEE SHEET 8)

1. Tufted Hairgrass
2. Elijah Blue Fescue
3. Thrift, Sea Pink
4. Oregon Jade Mugo Pine
5. Snowberry
6. Salal
7. Oregon Grape
8. Huckleberry
9. Shore Pine
10. Ocean Spray
11. Pacific Wax Myrtle
12. Leyland Cypress
13. Beach Strawberry Groundcover
14. Vegetative Ground Cover, Landscaping Rock, Shrubs
15. Dune Vegetation Seed Mix
16. American Dune Grass and Shore Pines
17. Tufted Grass, Cobble Ground Cover, Landscaping Rocks
**LEGEND**
- **GENERAL DIRECTION OF TRAFFIC FLOW**
- **PIKE**
- **SHORE LINE**
- **AMERICAN CYPRESS**
- **LEGEND CYPRESS**

**ACCESS DETAIL**

**SIGN DETAILS**
- South Dunes Power Plant
- Logo Area
- Other Information Area

**STRUCTURAL DETAILS**
- Posts to be 8" from top of sign
- 4" x 8" x 1/2" galvanized steel strap
- V-strap has bolts to hold top shelf, designed embedded 8" in concrete
- Decorative "dune" board 8/" beachgrass image

- 18" diameter concrete pad
- 6" vertical, frame evenly spaced 8" apart, 3/" x 5/" x 6" bar stock

- Sign supported by 3 6" posts
- Top of sign is 108 inches above grade

- Night illumination supplied by LED intensity ground lighting