

Natalie Ranker  
414 Simpson Ave  
North Bend, OR 97459

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Andrew H Stamp, PC  
Attorney at Law  
4248 Galewood St  
Lake Oswego, OR 97025

Re: HBCU-19-003

Dear Hearings Officer Stamp and Planning Director Rolfe,  
JCEP's application HBCU-19-003 should be denied for numerous reasons.  
Among them are:

Workforce housing is not in compliance with County regulations and common sense. This housing lies within an area of extremely high Tsunami Hazard on the DOGAMI map. there is a great likelihood that it will not survive a subduction quake. This housing also does not comply with CCZLDO Section 7.5.175- The required number of parking spaces for type of use. This requires one space per guest plus one space per employee. JCEP's workforce housing will be built in 100 bed phases from an initial 200 to a max of 700 spaces. Parking will be provided on-site, but their diagram only shows fewer than 200 spaces. Where are the spaces for the other 500 vehicles?

Boxcar Hill Laydown area and Batch Plant is only yards from a tsunami inundation zone located in a high to very high risk liquifaction zone for soil base. This is also in an area that has for years been used for camping and ATV use and the activities of a batch plant and the noise created will hinder any previous enjoyment of this area. People have been coming here for years and will have to find new recreation.

Weyerhaeuser evaluated Ingram Yard when they vacated the property and found areas of concern containing low levels of bioaccumulating materials that must not be placed in the water. JCEP's plan is to dredge and spread these materials over shoreline that would cause damage to clams, sand shrimp, and crabs as well as to spread this on the land where they will be building their workforce housing, highly detrimental to human and aquatic species.

In JCEP's resource report on p.13, they have increased the number of ship calls at the LNG berth from 110-120 per year, increasing from their previous statement of 90-100 per year. This will create up to 240 harbor disruptions at high slack tide . If they can add 30 more trips with impunity, how many more will occur?

There are also numerous problems created by the thermal plumes of the facility that will create problems for the airport. JCEP has continued to cause disruptions with their inability to

guarantee safety for residents, tourists, and numerous species of fish and wildlife. This is not the place for their LNG facility.

Respectfully submitted,  
Natalie Ranker